



Preliminary and
Detailed Site Investigation
Proposed Plan Change

Cashmere Oaks Drive, Masterton



 **RILEY**

Preliminary And Detailed Site Investigation Proposed Plan Change Cashmere Oaks Drive, Masterton

Report prepared for: Welhom Developments Limited

Report prepared by: Ali Anwar, Senior Geoenvironmental Scientist



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Report reviewed by: Marcus Herrmann, Technical Director Site Contamination



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Report approved for issue by: Steven James, Project Director, CPEng



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Report reference: 210422-H

Date: 20 April 2022

Copies to: Welhom Developments Ltd Electronic copy
Mitch Lewandowski Electronic copy
Riley Consultants Ltd Electronic copy

Issue	Details	Date
1.0	PSI and DSI – Proposed Plan Change (Final)	20 April 2022

Contents

1.0	Introduction.....	4
2.0	Site Description.....	5
3.0	Geology and Hydrogeology.....	6
4.0	Preliminary Site Investigation.....	7
4.1	Historic Aerial Photograph Search.....	7
4.2	MDC Property File Search.....	8
4.3	GWRC Site Contamination Enquiry.....	8
4.4	Preliminary Site Investigation Conclusions.....	8
5.0	Detailed Site Investigation.....	8
5.1	Soil Sampling Procedures.....	8
5.2	Observations.....	9
6.0	Laboratory Testing and Acceptance Criteria.....	9
6.1	Data Quality.....	10
7.0	Results.....	10
7.1	Conceptual Site Model.....	10
8.0	Regulatory Implications.....	11
8.1	NES-CS.....	11
8.1.1	NES-CS Activity Status.....	11
9.0	Conclusion and Implications.....	12
10.0	Limitation.....	12

Appendices

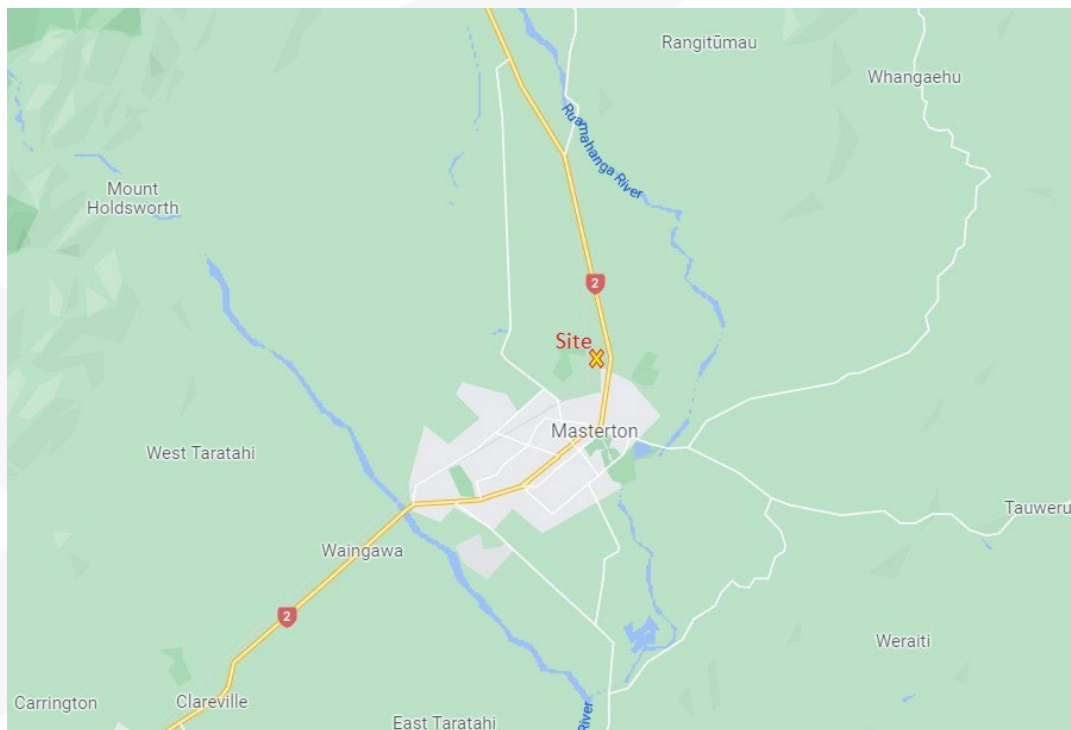
Appendix A:	Historic Aerial Photographs
Appendix B:	Property Files
Appendix C:	Site Contamination Enquiry
Appendix D:	Results Table
Appendix E:	Laboratory Transcripts
Appendix F:	Transfer Station Rates
Appendix G:	Riley Dwg: 210422-5

Preliminary And Detailed Site Investigation Proposed Plan Change Cashmere Oaks Drive, Masterton

1.0 Introduction

The following Preliminary and Detailed Site Investigation (PSI/DSI) report has been prepared by Riley Consultants Ltd (Riley) at the request of Welhom Developments Limited (Welhom). The report details the findings of a desktop review and soil testing results in support of a private plan change request for the re-zoning of a greenfield site, north of Cashmere Oaks Drive, Cashmere Oaks Subdivision, Masterton (Site) (see Figure 1).

Figure 1: Locality Map (Google Maps)



The investigation identifies potential soil contamination risks which must be managed as part of a change in land use for the Site, which will inform future resource consenting requirements under the National Environmental Standard for Assessing and Managing Contaminants in Soil to Protect Human Health (NES-CS)¹. This report also supports a private plan change request to the Masterton District Council (MDC).

¹ Ministry for the Environment: Resource Management (National Environmental Standard for Assessing and Managing Contaminants in Soil to Protect Human Health) Regulations 2011.

This report meets the general requirements of a PSI and DSI as outlined in the Ministry for the Environment Contaminated Land Management Guidelines #1 (MfE CLMG#1)² and Ministry for the Environment Contaminated Land Management Guidelines #5 (MfE CLMG#5)³. It has been reviewed by a suitably qualified and experienced practitioner in contaminated land (SQEP) as required by the NES-CS and as outlined in the NES-CS Users' Guide⁴.

2.0 Site Description

The Site has a total approximate area of 14.7ha and is located on the northern outskirts of Masterton and includes the following lots:

- Lot 1 DP 69308
- Lot 3 DP 516269, Lot 36 DP 429991, Part Lot 9 DP 65445

The Site is rurally zoned and consists of greenfield space which also borders the Site to the north. The Site is bordered by the rail corridor to the west and rural lifestyle properties to the east. The gradients across the Site are predominantly flat to very gently sloping and from aerial imagery appears to be used as pastoral land.

It is proposed to change the zoning of the Site from the current Rural (Primary Production) to Residential zoning with provision for a retirement village. We understand that the Site may yield up to approximately 254 residential lots based on current District Plan density standards applicable to the residential zone. The intention of the assessments to support the rezoning is to provide certainty regarding key requirements for any future residential activity on the Site.

² Ministry for the Environment (revised 2021): Contaminated Land Management Guidelines #1, Reporting on Contaminated Sites in New Zealand.

³ Ministry for the Environment (revised 2021): Contaminated Land Management Guidelines #5, Site Investigation and Analysis of Soils.

⁴ Ministry for the Environment Users' Guide, April 2012: National Environmental Standard for Assessing and Managing Contaminants in Soil to Protect Human Health.

Figure 2: Residential Plan Change – Site Area



3.0 Geology and Hydrogeology

A preliminary review of published geological QMAP of the area (Geology of the Wairarapa Area, Institute of Geological and Nuclear Sciences, 1:250,000 Geological Maps, 2002) indicates that the Site is surficially underlain by poorly to moderately sorted gravel with minor sand or silt.

The ten closest borehole logs to the Site were identified from the New Zealand Geotechnical Database. The logs did not indicate that groundwater was encountered. However, slow to rapid seeping of groundwater was noted during the Riley investigations at depths between 0.9m to 1.0m.

The closest surface water body is the Waipoua River which is approximately 750m to the west of the Site.

4.0 Preliminary Site Investigation

As part of the investigation, a PSI was undertaken to identify potential risk of soil contamination relating to past and current activities and/or industries carried out on or adjacent to the Site that are included in the HAIL⁵.

The PSI includes the following:

- A review of historic aerial photographs.
- Obtaining and reviewing MDC property files.
- Obtaining and reviewing any information relating to Site contamination from Greater Wellington Regional Council (GWRC) contaminated land databases.

4.1 Historic Aerial Photograph Search

A review of available historic aerial photographs dated 1963 to 2019 (Appendix A) is presented in Table 1.

Table 1: Review of Available Historic Photographs

Date	Description
1963	The Site and wider area are vacant pastoral land. Wairarapa Railway Line runs along the western Site boundary.
1974	No significant changes to land use observed.
1983	No significant changes to land use observed.
1994	Residential developments observed to the east of the Site.
2003	No significant changes to land use observed.
2014	A utility shed has been placed directly east of the residential development area.
2019	No significant changes to land use observed.

⁵ Ministry for the Environment, October 2011: Hazardous Activities and Industries List.

4.2 MDC Property File Search

The documents included in the property file relate to a building consent application to relocate a building to be used as a farm implement shed. The location of the shed is within the wider property, but not within the Site where residential development is anticipated. The building consent application is provided in Appendix B.

4.3 GWRC Site Contamination Enquiry

The GWRC maintain a Site contamination database called the Selected Land Use Register (SLUR). All known properties that currently or historically have had activities of industries included in the HAIL to have occurred on-site are included on the SLUR and are presented as a graphical information system layer via GWRC WebMaps.

None of the lot numbers that comprise the Site (identified in Section 2.0) are included in the GWRC's SLUR. Riley contacted the GWRC to confirm whether new contamination data yet to be uploaded to the SLUR was available, however, none was on file. A copy of the site contamination email enquiry is included in Appendix C.

4.4 Preliminary Site Investigation Conclusions

The review of the aerial photographs, property files, and SLUR database indicate that no current or historical activities or industries included in the HAIL are likely to have occurred on-site.

5.0 Detailed Site Investigation

A DSI was carried out to assess soil quality⁶ to inform off-site disposal options and estimate costs rather than to carry out a health risk analysis as would be required by the NES-CS if HAIL categories were identified. The DSI was undertaken on 27 September 2021, following the PSI. A total of 10 hand augered borehole sampling locations were advanced to assess on-site soil quality (same boreholes used for the Riley geotechnical investigation) and these are shown on Riley Dwg: 210422-5 (Appendix G).

5.1 Soil Sampling Procedures

Soil sampling was undertaken in general accordance with the requirements of the NES-CS and MfE CLMG #5.

⁶ Heavy metals and metalloids were assessed as they form the basis of most landfills' acceptance criteria.

Samples were collected according to the following procedures:

- Discrete soil samples were collected from 0.1m, 0.5m and 1.0m below ground level (bgl) from each borehole.
- The soil at each sampling location was logged in accordance with the New Zealand Geotechnical Society guideline for the field classification and description of soil and rock for engineering purposes.
- Freshly gloved hands were used to collect the samples, which were placed immediately into the appropriate laboratory supplied sample containers.
- Sampling equipment was wiped down and cleaned with Decon-90 and freshwater between each sampling location.
- Samples were couriered in chilled containers to IANZ-certified Analytica Laboratories (Analytica) under chain of custody documentation.

5.2 Observations

The topsoil on-site comprised silt with trace to minor clay to a maximum depth of 0.3m bgl. Underlying the topsoil was natural alluvium comprised of silt with minor clay to clayey silt grading into gravels around 0.8m bgl. Slow to rapid seeping of groundwater was noted in half of the boreholes at depths between 0.9m to 1.0m.

6.0 Laboratory Testing and Acceptance Criteria

A total of 28 soil samples were collected and couriered to Analytica to be tested for heavy metals and metalloids.

Table 2: Analytical Regime

Sample IDs	Depth (m)	Sample IDs	Depth (m)	Analyses
HA01_0.1	0.1	HA06_0.1	0.1	<ul style="list-style-type: none"> • Arsenic • Cadmium • Chromium • Copper • Lead • Nickel • Zinc
HA01_0.5	0.5	HA06_0.5	0.5	
HA02_0.1	0.1	HA06_0.9	1	
HA02_0.5	0.5	HA07_0.1	0.1	
HA02_0.9	1	HA07_0.5	0.5	
HA03_0.1	0.1	HA08_0.1	0.1	
HA03_0.5	0.5	HA08_0.5	0.5	
HA03_1.0	1	HA08_1.0	1	
HA04_0.1	0.1	HA09_0.1	0.1	
HA04_0.5	0.5	HA09_0.5	0.5	
HA04_1.0	1	HA09_0.9	1	
HA05_0.1	0.1	HA10_0.1	0.1	
HA05_0.5	0.5	HA10_0.5	0.5	
HA05_1.0	1	HA10_1.0	1	

Testing results have been evaluated against the following criteria:

- Background Concentrations: GWRC, Determination of Common Pollutant Background Soil Concentrations for the Wellington Region – August 2003.
- NES-CS health-based soil contaminant standards for outdoor worker (unpaved) and high-density residential land uses.

6.1 Data Quality

A quality assurance and quality control (QA/QC) programme was implemented as part of field procedures to confirm that the soil analytical data was fit for purpose, including:

- Transportation of samples with accompanying chain of custody documentation.
- Laboratory testing by an IANZ-accredited laboratory.
- Compliance with sample holding times.

Laboratory QA/QC reports are available on request.

7.0 Results

A summary of the laboratory test results is provided in Appendix D, with full laboratory transcripts included within Appendix E.

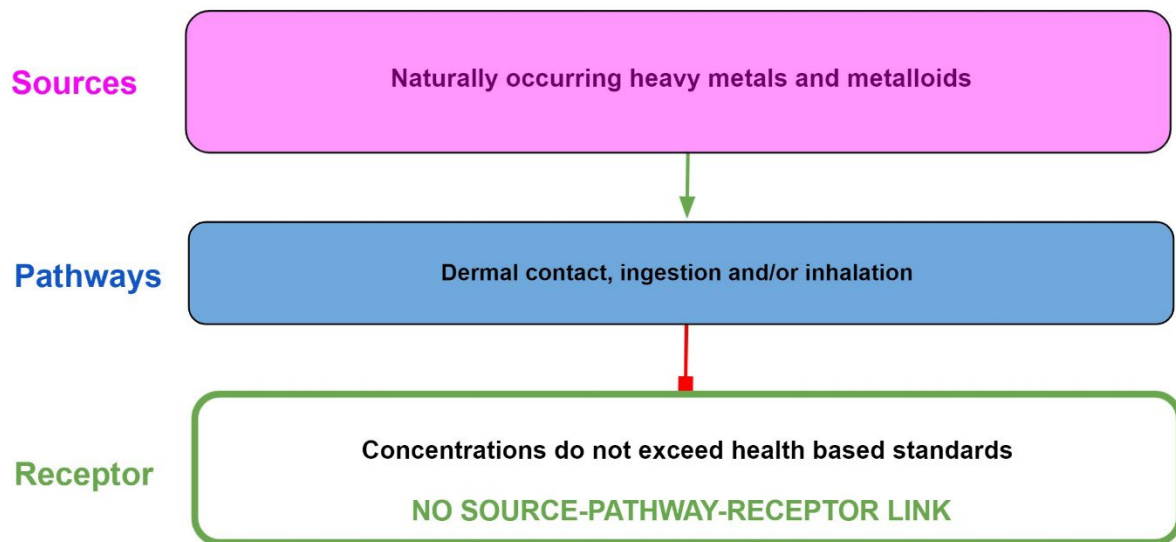
Results from soil sampling at the Site are as follows:

- Arsenic, lead and zinc concentrations did not exceed the adopted background concentrations.
- Cadmium concentrations from the 0.1m bgl samples exceeded the adopted background concentration, however, the samples from 0.5m and 1.0m bgl did not.
- Copper concentrations from the 0.1m bgl samples did not exceed the adopted background concentration, however, the samples from 0.5m and 1.0m bgl did.
- Chromium and nickel concentrations from all samples and depths exceeded the adopted background concentrations.

7.1 Conceptual Site Model

A post-investigation conceptual Site model (CSM) has been developed to summarise the sources of contamination at the Site, the human receptors that may be exposed to those contaminants, and the potential pathways for exposure.

Figure 3: Conceptual Site Model



The naturally occurring heavy metals and metalloids did not exceed relevant health protection criteria, therefore, there are no identified health risks to future Site end users and construction workers. As such, the source – pathway – receptor link is incomplete.

8.0 Regulatory Implications

The rules relating to the control of contaminated sites and potentially contaminated sites, specific to the protection of human health, are specified in the NES-CS.

8.1 NES-CS

The NES-CS came into effect on 1 January 2012. The need, or otherwise, for contamination related resource consents for the proposed development has been evaluated against this regulatory requirement.

The NES-CS applies to specific activities on land where a HAIL activity has or is more likely than not to have occurred. Activities covered under the NES-CS include soil disturbance, soil sampling, fuel systems removal, subdivision, and land use change.

8.1.1 NES-CS Activity Status

The investigation did not identify any activity or industry included in the HAIL to have occurred on-site. However, soil testing carried out to inform off-site disposal/on-site reuse options identified heavy metals and metalloids at concentrations exceeding the adopted background levels, but not exceeding the NES-CS health-based soil contaminant standards.

As such, any future development of the Site for residential land use is not considered a permitted activity and will require resource consent by MDC under the NES-CS as a controlled activity.

For any future development of the Site, a Site Management Plan (SMP) will be required to be developed prior to earthworks commencing, and a Site Validation Report (SVR) will be required following completion of earthworks. A draft SMP may be required to be submitted to MDC to support the NES-CS resource consent application, in conjunction with this PSI/DSI.

9.0 Conclusion and Implications

The findings of the historical review and soil testing described in the previous sections indicate:

- No activities or industries included in the HAIL have occurred on-site based on the findings of the desktop review.
- Testing of Site soils was carried out to inform off-site disposal/on-site reuse options for soils. Various heavy metals and metalloids were identified at concentrations exceeding the adopted background levels, but none of the relevant health-based standards. As such, the proposed works cannot be considered a permitted activity and will require resource consent under the NES-CS as a controlled activity.

Resource consent under the NES-CS will be required for Site development works and a SMP (pre-earthworks) and SVR (post-earthworks) will be required by MDC under this consent.

10.0 Limitation

This report has been prepared solely for the benefit of Welhom Developments Limited with respect to the brief given to us. The reliance by other parties on the information or opinions contained in the report shall, without our prior review and agreement in writing, be at such parties' sole risk.

Riley Consultants Ltd has performed the services for this project in accordance with the standard agreement for consulting services and current professional standards for environmental site assessment. No guarantees are either expressed or implied.

The recommendations and opinions expressed are based on data from limited test positions chosen based on the former locations of dwellings and sheds. The nature and continuity of subsoil conditions away from the positions are inferred, and it must be appreciated that actual conditions could vary considerably from the assumed model.

Opinions and judgements expressed herein are based on our understanding and interpretation of current regulatory standards and should not be construed as legal or planning opinions. Where opinions or judgements are to be relied on, they should be independently verified with appropriate advice. There is no investigation that is thorough enough to preclude the presence of materials at the site which presently, or in the future, may be considered hazardous. Because regulatory evaluation criteria are constantly changing, concentrations of contaminants present and considered to be acceptable may, in the future, become subject to different regulatory standards, which cause them to become unacceptable and require further remediation for this site to be suitable for the existing or proposed land use activities.



Appendix A

Historic Aerial Photographs

1963 Aerial Image



1974 Aerial Image



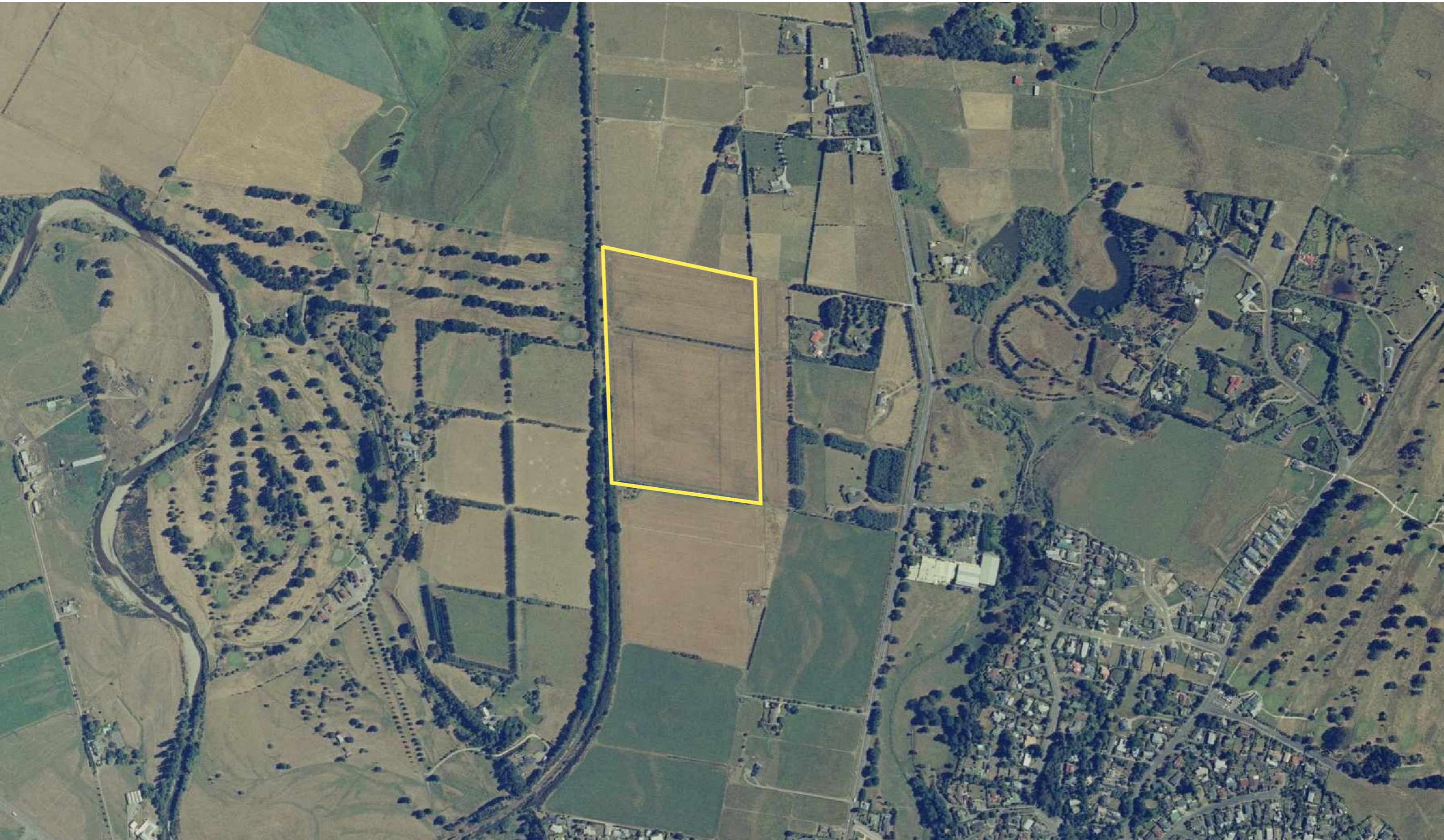
1983 Aerial Image



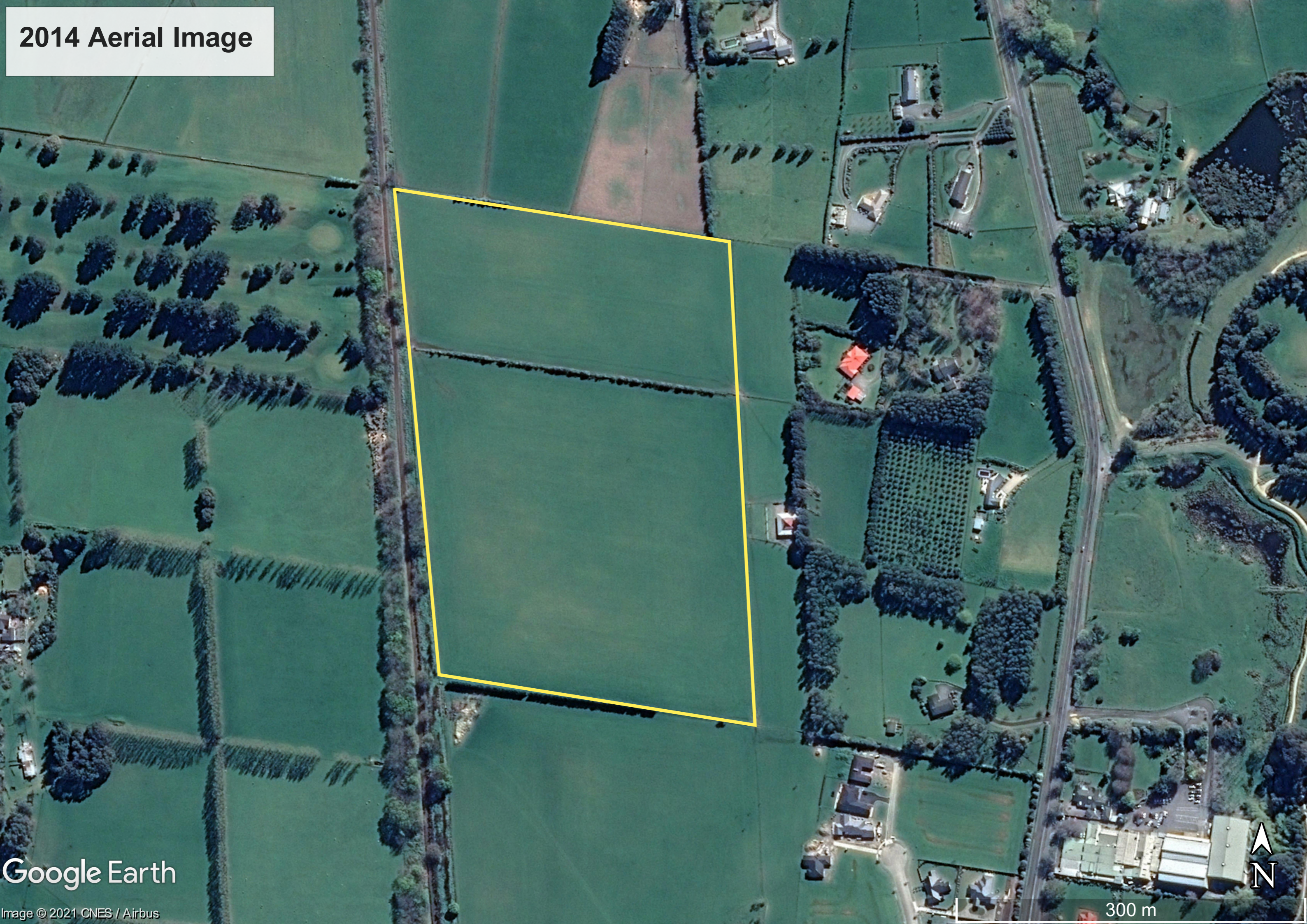
1994 Aerial Image



2003 Aerial Image



2014 Aerial Image



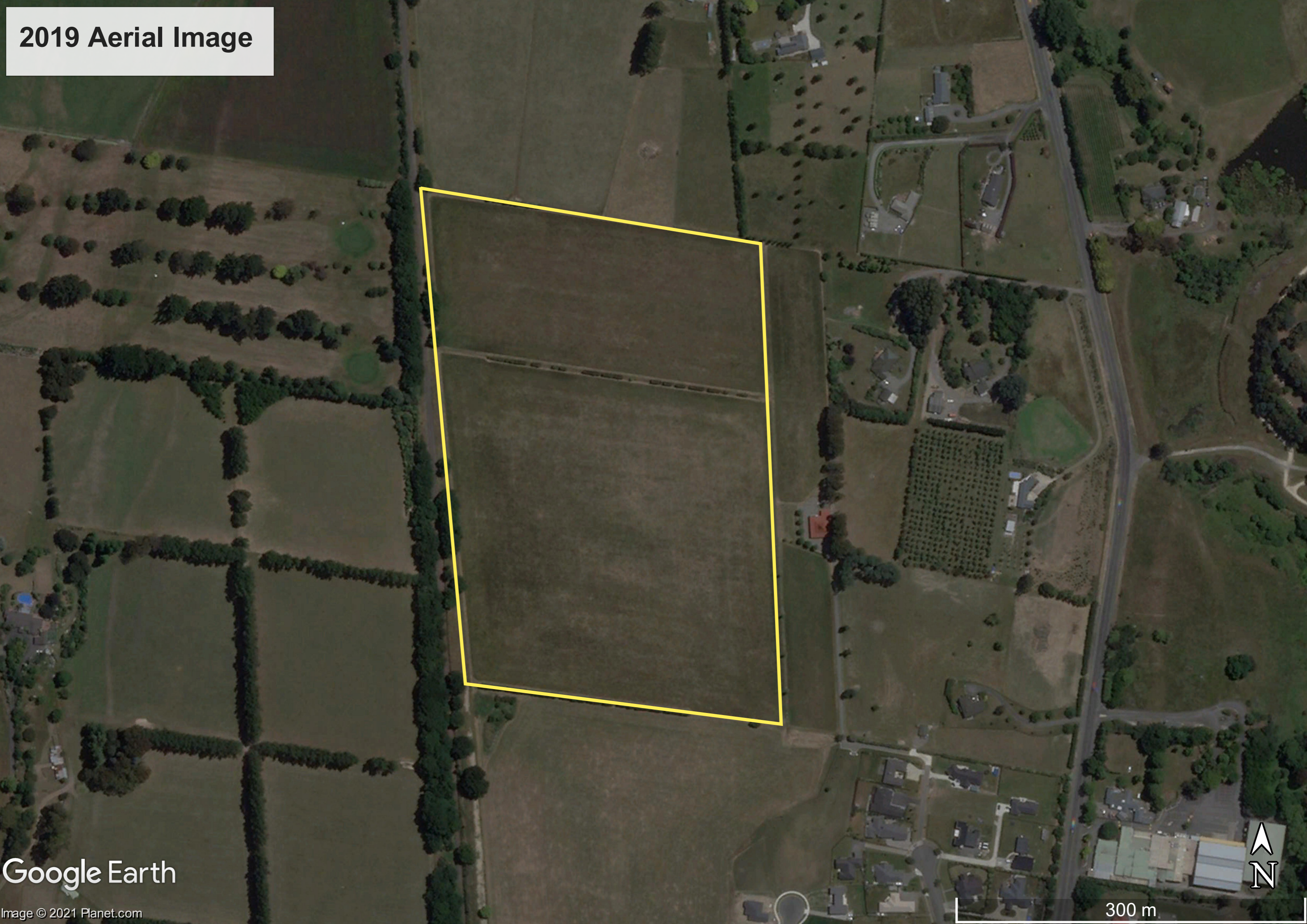
Google Earth

Image © 2021 CNES / Airbus

300 m



2019 Aerial Image



Google Earth

Image © 2021 Planet.com

300 m





Appendix B

Property Files

MASTERTON DISTRICT COUNCIL

BUILDING CONSENT APPLICATION

Saved as:

Valuation Number		Plan Number	.PDF
1792073200		060783	.PDF



MASTERTON DISTRICT COUNCIL

SERVING THE COMMUNITY

64 Chapel Street
P O Box 444
MASTERTON
DX PA 89022
Tel: (06) 378-9666
Fax: (06) 378-8400

Building Consent

060783

Section 51, Building Act 2004

THE BUILDING

Street address of building:	STATE HIGHWAY 2, MASTERTON
Legal description of land where building is located:	LOT 9 DP 65445
Valuation number:	1792073200
Building name:	
Location of building within site/block number:	
Level/unit number:	

THE OWNER

Name of owner:	R & N SOUTHEY & SOUTHLAND TRUST
Contact person:	ROGER SOUTHEY
Mailing address:	PO BOX 850, MASTERTON
Street address/registered office:	
Phone number:	Landline: 063782543 Mobile: 0274943052
	Daytime: After hours:
Facsimile number:	
Email address:	
Website:	
First point of contact for communications with the council/building consent authority:	
As above	

BUILDING WORK

The following building work is authorised by this building consent:

RELOCATE BUILDING FOR FARM USE

Agricultural

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.

This building consent is issued subject to the following conditions:

1. An approved disposal system for stormwater from roof shall be provided.

WORK COMMENCEMENT

This building consent lapses and is of no effect if the building work to which it relates does not commence within 12 months of the issue of the consent. (Section 52 Building Act 2004).

INSPECTIONS

Inspections required for this project are listed on the front of the consent folder; all inspections must be requested at least the day before they are required. Compliance is in accordance with the approved documents and all of these documents must be on site at the time of the inspection. If the documents are not on site, the inspection will be recorded as failed and a re-inspection must be requested which will result in an additional charge to the applicant of the consent.

APPLICATION FOR CODE COMPLIANCE CERTIFICATE

Application must be made for a code compliance certificate as soon as practicable after the building work is completed or before the expiry of 2 years after the date on which the building consent for the building work was granted. (Section 92 and 93 of the Building Act 2004). Approved documents to be available on site for this 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 information memorandum 060783



Signature

SENIOR BUILDING CONTROL OFFICER

Position

On behalf of: **Masterton District Council**

Date: 17/10/06

MDC BUILDING
RECD
29 SEP 2006

Fee \$304
Plan Part 4-50
\$308.50



Application for a Project Information Memorandum and/or Building Consent

Section 33 or section 45, Building Act 2004
Send or deliver your application to: Building Consents Services, PO Box 444, 66 Chapel Street, Masterton. For enquiries, phone 378 9666.

Application #
060783

Application

I request that you issue a Project Information Memorandum Building Consent for the building work described in this application.

The Building [Project Location]

Street address of building: OPAKE ROAD STATE HIGHWAY 2	Legal description of land where building is located: <small>[state legal description as at the date of application and, if the land is proposed to be subdivided, include details of relevant lot numbers and subdivision consent]</small> 17920732 00
Building name: <small>[if applicable]</small>	Location of building within site: <small>[include nearest street access]</small> LOT 9 D.P. 65445
Number of levels: <small>[include ground level and any levels below ground]</small> ONE	Level/Unit Number: <small>[if applicable]</small>
Area: <small>total floor area [indicate area affected by the building work if less than the total area]</small> 54216	Current, lawfully established, use: <small>[include number of occupants per level and per use if more than 1 level]</small> CAR SALE SHOW ROOM
Year first constructed: <small>[insert year, approximate date is acceptable e.g. c1920s or 1960-1970]</small> 1993	

Owner

Name of Owner: ROGER & NICOLA SOUTHEY & SCW TRUSTEES LTD (SOUTHLAND TRUST)	
Contact Person: ROGER SOUTHEY	
Mailing address: PO. BOX 850 MASTERTON	Street address/Registered office:
Contact details:	
Landline: 06 3782543	Mobile: 0274943052
Daytime:	After hours:
Facsimile number:	Email:

Please attach one of the following as evidence of ownership to this application:
 copy of certificate of title, lease, agreement for sale and purchase.

Agent*[only required if application is being made on behalf of the owner]***Name of Agent:** _____**Contact Person:** _____**Mailing address:**

_____**Street address/Registered office:**

_____**Contact details:**
Landline: _____ Mobile: _____
Daytime: _____ After hours: _____
Facsimile number: _____ Email: _____**Relationship to Owner:** *[state details of the authorisation from the owner to make the application on the owner's behalf]***First point of contact** *[if different from Owner or Agent]***Name of contact:** _____**Mailing address:**

_____**Street address/Registered office:**

_____**Contact details:**
Landline: _____ Mobile: _____
Daytime: _____ After hours: _____
Facsimile number: _____ Email: _____**Signed by the owner OR**
Signature: _____
Name: _____
Date: _____**Signed by the agent [on behalf of, or with authority from, the owner]**
Signature: _____
Name: _____
Date: _____**Council use only:** Mail Desk

_____**Contacts****Designer/Architect:**
Business/name: _____
Address: _____
Daytime: _____ Mobile: _____
After hours: _____ Facsimile: _____
Registration/qualification: _____**Structural Engineer:**
Contact name: _____
Address: _____
Daytime: _____ Mobile: _____
After hours: _____ Facsimile: _____
Registration/qualification: _____**Engineer (identify practice college):**
Business/name: _____
Address: _____
Daytime: _____ Mobile: _____
After hours: _____ Facsimile: _____
Qualification/college: _____**Plumber:**
Business/name: _____
Address: _____
Daytime: _____ Mobile: _____
After hours: _____ Facsimile: _____
Registration/qualification: _____**Contractor:**
Business/name: WELLSON CONSTRUCTION
Address: P.O. Box 493
Daytime: 063771914 Mobile: 0274429271
After hours: 063771914 Facsimile: _____
Registration/qualification: _____**Drainlayer:**
Business/name: _____
Address: _____
Daytime: _____ Mobile: _____
After hours: _____ Facsimile: _____
Registration/qualification: _____**Head Contractor/Site Manager:**
Business/name: _____
Address: _____
Daytime: _____ Mobile: _____
After hours: _____ Facsimile: _____
Registration/qualification: _____**Other:**
Business/name: _____
Address: _____
Daytime: _____ Mobile: _____
After hours: _____ Facsimile: _____
Registration/qualification: _____**Attachments****The following documents are attached to this application if required/necessary:**
 Plans and specifications [list]
 Project information memorandum
 Development contribution notice
 Certificate attached to project information memorandum**Privacy Information**The information you have provided on this form is required so that your building consent application can be processed under the Building Act 2004. The Council collates statistics relating to issued building consents and has a statutory obligation to regularly forward these to Statistics NZ. The Council stores the information on a public register which must be supplied (as previously determined by the Ombudsman) to whomsoever requests the information.
Under the Privacy Act 1993 you have the right to see and correct personal information the Council holds about you.

Compliance Schedule

[Delete this section if this is an application for a project information memorandum]

The following specified systems are existing, being altered, added to, or removed in the course of the building work:

	Existing	New	Altered	Added	Removed
<input checked="" type="checkbox"/> There are no specified systems in the building	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
Cable Car (including to individual dwelling)	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
Automatic systems for fire suppression (for example, sprinkler systems)	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
Electromagnetic or automatic doors or windows (for example, ones that close on fire alarm activation)	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
Automatic or manual emergency warning systems for fire or other dangers	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
Emergency lighting systems	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
Escape route pressurisation systems	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
Riser mains for Fire Service use	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
Any automatic back-flow preventer connected to a potable water supply	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
Lifts, escalators, travelators or other systems for moving people or goods within buildings	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
Mechanical ventilation or air-conditioning systems	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
Means of escape from fire	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
Building maintenance units for providing access to the exterior and interior walls of buildings	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
Emergency power systems for, or signs relating to, a system or feature specified	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
Safety barriers	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
Means of access and facilities for use by persons with disabilities which meet the requirements of section 118	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
Hand-held hose reels for fire fighting	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
Such signs as are required by the Building Code or by section 120	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
Laboratory fume cupboards	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
Audio loops or other assistive listening systems	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
Smoke control systems	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>

Address where compliance schedule will be held:

The maximum number of occupants that the building is designed for is:

The Project

Description of the building work [provide sufficient description of building work to enable scope of work to be fully understood]

RELOCATE BUILDING FOR FARM USE

Will the building work result in a change of use of the building? Yes No ie (Residential, Commercial, Industrial)

If yes, provide details of the new use: [provide description of new use]

FARM IMPLEMENT SHED

Intended life of the building if less than 50 years:

List building consents previously issued for this project (if any): [list who issued the consent, the date of issue and the consent number]

Estimated value of the building work on which the building levy will be calculated (including goods and services tax):

[state estimated value as defined in section 7 of the Building Act 2004]

\$ 11025.00

Does the building or site have any cultural heritage significance, or is it a marae? [refer to District Plan]

Yes No

Project Information Memorandum

[For project information memorandum only - not required for building consent application]

The following matters are involved in the project: [tick boxes applicable]

- Subdivision
- Alterations to land contours
- New or altered connections to public utilities
- New or altered locations and/or external dimensions of buildings
- New or altered access for vehicles
- Building work over or adjacent to any road or public place
- Disposal of stormwater and wastewater
- Building work over any existing drains or sewers or in close proximity to wells or water mains
- Other matters known to the applicant that may require authorisations from the territorial authority

[specify]

Building Consent

[Delete this section if this is an application for a project information memorandum only]

The following plans and specifications are attached to this application: [tick boxes applicable]

- specifications calculations plans
 producer statement other _____ please specify

[All plans and specifications must meet the minimum requirements set out in the regulations or required by the building consent authority]

The building work will comply with the building code as follows:

Clause <i>[which of the following clauses will be involved in the proposed work?]</i>	Means of compliance <i>[refer to the relevant compliance document(s) or detail of alternative solution in the plans and specifications]</i>	Proposed Inspections <i>[state means of inspection. Note PS4s or certification may be required]</i>
<input type="checkbox"/> B1 Structure	<input type="checkbox"/> B1/AS2 <input type="checkbox"/> NZS 3604 <input type="checkbox"/> NZS4203 <input type="checkbox"/> NZS4229 <input type="checkbox"/> Other _____ [specify]	<input type="checkbox"/> Council <input type="checkbox"/> Engineer <input type="checkbox"/> Other _____ [specify]
<input type="checkbox"/> B2 Durability	<input type="checkbox"/> B2/AS1 <input type="checkbox"/> NZS3101 <input type="checkbox"/> NZS3602 <input type="checkbox"/> NZS3604 <input type="checkbox"/> Other _____ [specify]	<input type="checkbox"/> Council <input type="checkbox"/> Engineer <input type="checkbox"/> Other _____ [specify]
<input type="checkbox"/> C1-4 Fire	<input type="checkbox"/> C/AS1 <input type="checkbox"/> Other _____ [specify]	<input type="checkbox"/> Council <input type="checkbox"/> Engineer <input type="checkbox"/> Other _____ [specify]
<input type="checkbox"/> D1 Access routes	<input type="checkbox"/> D1/AS1 <input type="checkbox"/> ZS4121 <input type="checkbox"/> NZS4121 <input type="checkbox"/> Other _____ [specify]	<input type="checkbox"/> Council <input type="checkbox"/> Engineer <input type="checkbox"/> Other _____ [specify]
<input type="checkbox"/> D2 Mechanical installations for access	<input type="checkbox"/> D2/AS1 <input type="checkbox"/> NZS4332 <input type="checkbox"/> EN81 <input type="checkbox"/> EN115 <input type="checkbox"/> Other _____ [specify]	<input type="checkbox"/> Engineer <input type="checkbox"/> Other _____ [specify]
<input type="checkbox"/> E1 Surface water	<input type="checkbox"/> E2/AS1 <input type="checkbox"/> AS/NZS3500.3 <input type="checkbox"/> Other _____ [specify]	<input type="checkbox"/> Council <input type="checkbox"/> Other _____ [specify]
<input type="checkbox"/> E2 External moisture	<input type="checkbox"/> E2/AS1 <input type="checkbox"/> Specific design and testing	<input type="checkbox"/> Council <input type="checkbox"/> Other _____ [specify]
<input type="checkbox"/> E3 Internal moisture	<input type="checkbox"/> E3/AS1 <input type="checkbox"/> Other _____ [specify]	<input type="checkbox"/> Council <input type="checkbox"/> Other _____ [specify]
<input type="checkbox"/> F1 Hazardous agents on site	<input type="checkbox"/> F1/AS1 <input type="checkbox"/> Other _____ [specify]	<input type="checkbox"/> Council <input type="checkbox"/> Other _____ [specify]
<input type="checkbox"/> F2 Hazardous building materials	<input type="checkbox"/> F2/AS1 <input type="checkbox"/> NZS4223 <input type="checkbox"/> Other _____ [specify]	<input type="checkbox"/> Council <input type="checkbox"/> Other _____ [specify]
<input type="checkbox"/> F3 Hazardous substances etc.	<input type="checkbox"/> F3/AS1 <input type="checkbox"/> Other _____ [specify]	<input type="checkbox"/> Council <input type="checkbox"/> Other _____ [specify]
<input type="checkbox"/> F4 Safety from falling	<input type="checkbox"/> F4/AS1 <input type="checkbox"/> FSP Act <input type="checkbox"/> Other _____ [specify]	<input type="checkbox"/> Council <input type="checkbox"/> Other _____ [specify]
<input type="checkbox"/> F5 Construction and demolition hazards	<input type="checkbox"/> F5/AS1 <input type="checkbox"/> Other _____ [specify]	<input type="checkbox"/> Council <input type="checkbox"/> Other _____ [specify]
<input type="checkbox"/> F6 Lighting for emergency	<input type="checkbox"/> F6/AS1 <input type="checkbox"/> Other _____ [specify]	<input type="checkbox"/> Council <input type="checkbox"/> Other _____ [specify]
<input type="checkbox"/> F7 Warning systems	<input type="checkbox"/> F7/AS1 <input type="checkbox"/> AS/NZS1668 <input type="checkbox"/> NZS4512 <input type="checkbox"/> NZS4515 <input type="checkbox"/> Other _____ [specify]	<input type="checkbox"/> Council <input type="checkbox"/> Engineer <input type="checkbox"/> Other _____ [specify]
<input type="checkbox"/> F8 Signs	<input type="checkbox"/> F8/AS1 <input type="checkbox"/> Other _____ [specify]	<input type="checkbox"/> Council <input type="checkbox"/> Other _____ [specify]
<input type="checkbox"/> G1 Personal hygiene	<input type="checkbox"/> G1/AS1 <input type="checkbox"/> Other _____ [specify]	<input type="checkbox"/> Council <input type="checkbox"/> Other _____ [specify]
<input type="checkbox"/> G2 Laundering	<input type="checkbox"/> G2/AS1 <input type="checkbox"/> Other _____ [specify]	<input type="checkbox"/> Council <input type="checkbox"/> Other _____ [specify]
<input type="checkbox"/> G3 Food preparation and prevention of contamination	<input type="checkbox"/> G3/AS1 <input type="checkbox"/> Other _____ [specify]	<input type="checkbox"/> Council <input type="checkbox"/> Other _____ [specify]
<input type="checkbox"/> G4 Ventilation	<input type="checkbox"/> G4/AS1 <input type="checkbox"/> AS1668.2 <input type="checkbox"/> Other _____ [specify]	<input type="checkbox"/> Council <input type="checkbox"/> Other _____ [specify]
<input type="checkbox"/> G5 Interior environment	<input type="checkbox"/> G5/AS1 <input type="checkbox"/> Other _____ [specify]	<input type="checkbox"/> Council <input type="checkbox"/> Other _____ [specify]
<input type="checkbox"/> G6 Airborne and impact sound	<input type="checkbox"/> G6/AS1 <input type="checkbox"/> Other _____ [specify]	<input type="checkbox"/> Council <input type="checkbox"/> Other _____ [specify]
<input type="checkbox"/> G7 Natural light	<input type="checkbox"/> G7/AS1 <input type="checkbox"/> Other _____ [specify]	<input type="checkbox"/> Council <input type="checkbox"/> Other _____ [specify]

The building work will comply with the building code as follows: (continued)

Clause <i>[which of the following clauses will be involved in the proposed work?]</i>	Means of compliance <i>[refer to the relevant compliance document(s) or detail of alternative solution in the plans and specifications]</i>	Proposed Inspections <i>[state means of inspection. Note PS4s or certification may be required]</i>
<input type="checkbox"/> G8 Artificial light	<input type="checkbox"/> G8/AS1 <input type="checkbox"/> NZS6703 <input type="checkbox"/> Other _____ [specify]	<input type="checkbox"/> Council <input type="checkbox"/> Other _____ [specify] By certification only
<input type="checkbox"/> G9 Electricity	<input type="checkbox"/> G9/AS1 <input type="checkbox"/> Other _____ [specify]	By certification only
<input type="checkbox"/> G10 Piped services	<input type="checkbox"/> G10/AS1 <input type="checkbox"/> NZS5261 <input type="checkbox"/> Other _____ [specify]	By certification only
<input type="checkbox"/> G11 Gas as an energy source	<input type="checkbox"/> G11/AS1 <input type="checkbox"/> Other _____ [specify]	By certification only
<input type="checkbox"/> G12 Water supplies	<input type="checkbox"/> G12/AS1 <input type="checkbox"/> AS/NZS3500.1 <input type="checkbox"/> AS/NZ3500.4 <input type="checkbox"/> Other _____ [specify]	<input type="checkbox"/> Council <input type="checkbox"/> Other _____ [specify]
<input type="checkbox"/> G13 Foul water	<input type="checkbox"/> G13/AS1 <input type="checkbox"/> AS/NZS3500.2 <input type="checkbox"/> BS5572 <input type="checkbox"/> Other _____ [specify]	<input type="checkbox"/> Council <input type="checkbox"/> Other _____ [specify]
<input type="checkbox"/> G14 Industrial liquid waste	<input type="checkbox"/> G14/AS1 <input type="checkbox"/> Other _____ [specify]	<input type="checkbox"/> Council <input type="checkbox"/> Other _____ [specify]
<input type="checkbox"/> G15 Solid waste	<input type="checkbox"/> G15/AS1 <input type="checkbox"/> Other _____	<input type="checkbox"/> Council <input type="checkbox"/> Other _____ [specify]
<input type="checkbox"/> H1 Energy efficiency	<input type="checkbox"/> H1/AS1 <input type="checkbox"/> NZS4218 <input type="checkbox"/> NZS4243 <input type="checkbox"/> ALF Design Manual <input type="checkbox"/> NZS4214 <input type="checkbox"/> Other _____ [specify]	<input type="checkbox"/> Council <input type="checkbox"/> Other _____ [specify]

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

MASTERTON DISTRICT COUNCIL

BUILDING CONSENT CHECK SHEET

Checked By:		Fee	\$	¢
Building		Building	304	00
		PIM		
Plumbing & Drainage	<i>AM</i>	Plumbing & Drainage		
Planning		Resource Consent		
		Development Levy		
		Fire No.	15	00
		Vehicle Crossing		

1530730 Plan print
INSPECTIONS REQUIRED

4 - 50
[Signature]

Foundation	✓	Exterior Cladding	
Slab on Ground	✓	Interior Pre Line	
Under slab piping		Interior piping	
Timber Sub Floor		Gib Fixing	
Pre Clad		Fire Linings/penetrations	
Blockfill - Prefill		External Plumbing & Drainage before concealment	
Half Height brick/stone work		Final	✓

NOTES ENTERED BY: _____ (Tick Appropriate box(s))

Conditions

Addenda Notes

RM Notes



Combined Rates Invoice

For Period: 1 July 2005 to 30 June 2006

Instalment: 1 of 4

SOUTHEY ROGER MCDONALD & NICOLA JILL
SCW TRUSTEES LIMITED
P O BOX 850
MASTERTON 5915

VALUATION NUMBER: 18050-02300
PROPERTY NUMBER: 120600

TAX INVOICE

1 August 2005
GST Reg No 50-722-619

LEGAL DESCRIPTION:

LOT 2 DP 81637 LOTS 4 5 DP 24147
LOT 1 DP 33567 LOT 1 DP 40187 SEC 1
SO 38916

PROPERTY LOCATION:

38 DIXON STREET, MASTERTON

PROPERTY DETAILS:

AREA: 2687 sq m
LAND VALUE: 315,000
CAPITAL VALUE: 720,000
DATE OF VALUATION: 01/09/02

RATING CATEGORY:

WARD: Urban
DIFFERENTIAL: Comm/Indust

FOR THIS INVOICE:

GST CONTENT FOR THIS INVOICE: 5336.37 ✓
MAXIMUM PENALTY: 5302.73
(If unpaid after): 22/08/05
PAYMENTS RECEIVED DATE: 14/07/05

** AMOUNT TO PAY TO RECEIVE DISCOUNT: \$11,818.35
(on first instalment only.)

Statement of Account

Description	MDC	GWRC	Total:
Opening Balance (as at 1 July)			
Current years annual rates	\$11,636.15	\$473.10	\$12,109.25
Payments Received this year			
Penalties charged this year*			
Remissions for this year			
Adjustments made this year			
Discount**	\$290.90CR		\$290.90CR
Balance remaining (to 30 June)	\$11,345.25	\$473.10	\$11,818.35

Current Instalment \$2,909.00 \$118.30 \$3,027.30

Amount Due by 22 August 2005 \$3,027.30

Amount Due is made up of the current instalment plus any amount still unpaid from the previous invoice (including any late payment charges).

For those paying by weekly / fortnightly automatic payment etc, please note that this invoice only includes payments received up to the date displayed to the left.

The reverse of this invoice sets out information on instalment dates and payment options etc.

* All Rates are GST inclusive - except for any Penalties applied, as detailed above.

CB2607
Paid 22/08/05
103090

**RELOCATED & SINGLE STOREY DWELLING
TIMBER FLOOR:**

PLAN CHECKED BY: Anuly

PIM CHECKED BY: _____

BC LODGED BY: _____

SITING:

- ID & HIGHLIGHT SITING DIMENSIONS
- CONTOURS & SPOT HEIGHTS
- 600MM EAVES REQUIRE 1250MM CLEAR
- 750MM EAVES REQUIRE 1400MM CLEAR
- ZONES: SEASPRAY 1 2 3 4
- NO PLASTIC WITHIN 1.0M OF BOUDARY NA
- OVERLAND FLOWPATH
- GEOTEK REPROT PROVIDED
- OTEK INSPECTION REQUIRED
- IF SITE SLOPING, CUT OFF DRAIN SHOWN

RESOURCE CONSENT:

- RESOURCE CONSENT REQUIRED
- EARTHWORKS SPECIFIED

DRAINAGE:

- HIGHLIGHT ALL DRAINS
- CONNECTIONS SHOWN
- BUILDING OVER DRAINS
- RETAINING WALLS OVER DRAINS
- IS VIDEO REQUIRED?
- MANHOLES NO CLOSER THAN 1.0M (FROM EDGE OF LID)
- TV WITHIN 10M OF HEAD OF DRAIN
- 3500 (OR) NZ
- WASTE SIZES SPECIFIED
- AAV IF GREATER THAN 3.5M TO GULLY
- CESS PITS TO RETAINING WALLS
- SUFFICIENT DOWNPIPES
- GUTTER SIZES DETAILED
- OVERFLOWS SHOWN
- SOAKAGE REQUIRED _____ m³
- SETIC TANK DESIGN
- WATER SUPPLY TOWN/TANK

FOOTINGS (TIMBER FLOOR):

- 20 MPA 25MPA OTHER NA
- FOOTING SIZE & DEPTH
- ANCHOR PILES 350sq OR 400 Ø & 900 DEEP
- BRACED PILES IF > 600MM ABOVE GROUND
- BRACED PILES 350sq OR 400Ø & 450 DEEP

ADDRESS: Opani Rd

DATE: 16/10/06

DATE: _____

DATE: _____ BC# 06 0783

FOOTINGS (TIMBER FLOOR) CONT:

- 12KN CONNECTIONS
- 50MMsq WASHERS NOTED FOR BOLTS
- PILES WITHIN 200 OF L/B WALL
- DRIVEN PILES
- LOW/MED/HIGH/VERY HIGH/SPECIFIC BRACE ON EACH CORNER NA
- RING FOUNDATION/FORMED (REO)
- RING FOUNDATION/BLOCK (REO)

FOOTINGS (CONCRETE FLOOR):

- FOOTING DEPTH SPECIFIED
- 20 MPA (OR) 25MPA OTHER 17.5
- 2 X D16 IN FOOTING
- STARTERS D10 (OR) D12 NA
- HEADER - PERMITER ROD NA
- BOND BEAM 250 WITH 1 D12 SHOWN NA
- MID HEIGHT B/B IF 1.0M HIGH NA
- DRAINCOIL SHOWN TO RETAINING WALL NA
- DPM & PROTECTION SHOWN TO RET. WALL NA

SUBFLOOR/TIMBER FLOOR:

- BEARER:**
- SIZE & CENTRES
 - SPAN/PILE SPACING NA
 - CANTILEVER 200MM MAX

JOIST:

- SPAN
- SIZE & CENTRES
- JOINTS/METHOD OVER SUPPORT
- NOGS OVER BRACING LINES
- NOGS FOR JOIST . 200mm NA
- PLUMBING - PENETRATIONS
- TRIMMER JOIST AROUND STAIR

INSULATION:

- POLYSTYRENE OR SISILATION
- VENTILATION - CROSS FLOW/VENTS NA
- SUBFLOOR ACCESS/RING FOUNDATION

FLOORING:

- PARTICLE / PLY / STRIP / OTHER NA

SLAB:

66S (OR) 665

SAWCUTS & CONTROL JOINTS SHOWN *NA*

D10's ACROSS INTERNAL CORNERS/NO CUTS *NA*

SLAB THICKENING AND PADS *NA*

NO PIPES THROUGH THICKENINGS *JA*

UNDER FLOOR HEATING *JA*

FFL - GROUND LEVELS NOTED

RAFT FLOOR DESIGN *NA*

VAPOUR BARRIER *NU*

SAND SPECIFIED UNDER VAPOUR BARRIER *NU*

FRAMING:

STUDS SIZES, CENTRES & GRADING

STEEL FRAMING – ENGINEER DESIGN

STUDS & POST – HEIGHTS/SIZE

LINTEL SIZE/GRADEING

LINTELS – STRAPPED FOR UPLIFT

NTELS – POINT LOADS

INSULATION TO WALLS *NA*

BUILDING WRAP TO WALLS

TOP & BOTTOM PLATE SIZES

TOP PLATE FIXINGS FOR UPLIFT

BOTTOM PLATE FIXING

H3 TIMBER TO COLUMNS/BARRIERS

CHIMNEY FRAMING & RESTRAINT

MOISTURE CONTENT NOTED

BRACING:

BRACING SCHED/PLAN CHECK

BRACING BEHIND SHOWER/BATH *NA*

10 BU's PER METER ALL EXT. WALLS

LOW/MED/HIGH/VERY HIGH/SPECIFIC

3M MAX OR DRAGON TIES TO 7.5M

DRAGON TIES 100 BU's EACH WALL

WINGS & LEVELS SEPARATELY BRACED

BRACES ON ALL EXTERNAL CORNERS

DIAPHRAGMS 100 BU's EACH WALL

DIAPHRAGMS – LINING SPECIFIED

CHIMNEY BRACING

STAINLESS STEEL FIXINGS IF REQ'D

ROOFING: - TYPE HEAVY/LIGHT
HIP (OR) GABLE

TRUSS DESIGN PRODUCER STATEMENT

RAFTER SIZE/SPAN

RIDGE BEAMS SIZE/SPAN *NA*

PURLIN SIZE SPAN

CEILING JOIST SIZE/SPAN

CEILING PLANE BRACING

ROOF PLANE BRACING

ROOF SPACE BRACING

BUILDING PAPER

CEILING BATTENS – 400/450/600 *MA*

CEILING INSULATION

SKYLIGHTS/CHIMNEY'S FLASHED

ROOF & WALL JUNCTIONS FLASHED

UPLIFT TRUSS/RAFTER/PURLIN

CLOSE/COUPLE 3604 DESIGN

WALL/ROOF CLADDING:

APPRAISED WALL CLADDING

APPRAISED ROOF CLADDING

PLASTER SYSTEM SPECIFIED

PAINT SYSTEM SPECIFIED

WALL INSULATION *MA*

FLASHING DETAILS PROVIDED

PARAPETS SHOWING SLOPE

BARRIERS SHOWING SLOPE

PENETRATIONS WELL SEALED

MOISTURE CONTENT NOTED

WIND BARRIER

JOINERY:

JOINERY DETAILS

JOINERY FLASHINGS DETAILED

AIR SEALS SPECIFIED

LININGS:

APPRAISED LININGS

LINING FIXINGS

LINING BRACE PANELS

WET AREAS:

APPRAISED LININGS

APPRAISED MEMBRAIN

IF WALLS TILED, STUDS @ 400 C/S

NOTATE PLANS RE WATERPROOFING

GLAZING – SAFETY GLASS

LIGHT & VENTILATION

LAUNDRY SPACE

DECKS & VERANDAHS:

CONSTRUCTION DETAILS PROVIDED

BRACED IF 2.0M OR WIDER

HANDRAILS SHOWN ON STEPS & RISERS *MA*

STEPS/TREADS/RISERS

BARRIERS DETAILED

STEPS @ FLOOR LEVEL

FREE AIR SPACE @ CLADDING
JOIST/RAFTER/POST/BEARER SIZES
BARRIERS DETAILED NA
PARAPETS DETAILED
WATERPROOFING SPECIFIED

RELOCATED BUILDING
HOUSE REPORT ON FILE NO
FLOOR PLAN PROVIDED

FIREWALL:
DETAILS PROVIDED
NO PLASTIC MATERIALS
INSULATION REQUIRED NA
PENETRATION DETAILS

LOG FIRE INSTALLATION:
WATER SPECIFICATIONS
FLU SPECIFICATION & FLASHING NA

ACOUSTIC WALLS/FLOORS:
FRAMING
LINING
INSULATION
MECHANICAL VENTILATION NA
AIR GAPS
SEALANTS

GENERAL:
SMOKE ALARMS

OUTBUILDINGS:
FLOOR PLAN
FOUNDATION PLAN
ELEVATIONS NA
DRAINAGE
BRACING
CLADDING

PAPER WORK:
ALL PLANS STAMPED UP
INSPECTIONS IDENTIFIED & PRINTED
INSPECTION RECORDS PREPARED/NCS
SPECIAL ITEMS NOTED ON RECORD PLANS
INSPECTION SHEET COMPLETED
FIREPLACE SPECIFICATIONS NA

CROSSING

PIM CHECK:

LEGAL DESCRIPTION
DRAINAGE CONNECTIONS
WIND ZONE
DURABILITY
MINIMUM FLOOR LEVELS
SOIL CONDITIONS
CERTIFICATES CHECKED & PRINTED

COMMENTS:

AMENDMENTS #1

DRAWINGS RECHECKED & PREPARED
DECISION TO LODGE NOW OR AT CCC
CERTIFICATES AMENDED IF APPLICABLE
INVOICE PREPARED OR COST NOTED
COPY OF AMENDMENTS FOR A1
AMENDMENTS NOTED ON FIELD CARD

PROCESSED BY: _____

DATE: _____

LOT 9
DP 65445

1 2 3
D P. 6 8 7 4 8



146.5

PT 10
DP.65445

WAIPIAHI PA LINI

OPAKI ROAD - STATE HIGHWAY 2

7000m²

road 4

Masterton District Council
Building Consent Enquiry

[Prev](#) [Change](#), [Inspection Load](#), [Create Invoice](#), [Print Forms](#), [Print Letters](#), [Search](#), [Resource](#) [Next](#)
[Consent Search \(Change Log\)](#)

PIM No. 060783P
Related Pim/BC No. 060783

The Building

Valuation No 1792073200
[General Property Enquiry](#)
Street Address STATE HIGHWAY 2, MASTERTON
Legal Description ** LOT 9 DP 65445
Floor (m2) 54
Current Status PIM Application Formally Received 29/09/06
Process Days To Date 2
Zone Rural - General

The Owner

Name R & N SOUTHEY & SOUTHLAND TRUST
Mailing Address PO BOX 850
 MASTERTON
Landline Phone 063782543
Mobile Phone 0274943052
Debtor BC060783P [Edit Debtor](#)
Balance \$ 0.00

Building Work

Type of Work RELOCATE BUILDING FOR FARM USE
 PIM APPLICATION ONLY
Intended use Agricultural
Intended life INDEFINITE
Being stage 1 OF 1
Stats code 2491 Farm Buildings - New Foundations Only
Estimated value \$11,025
Resource Consent?
Dev Contrib Notice?

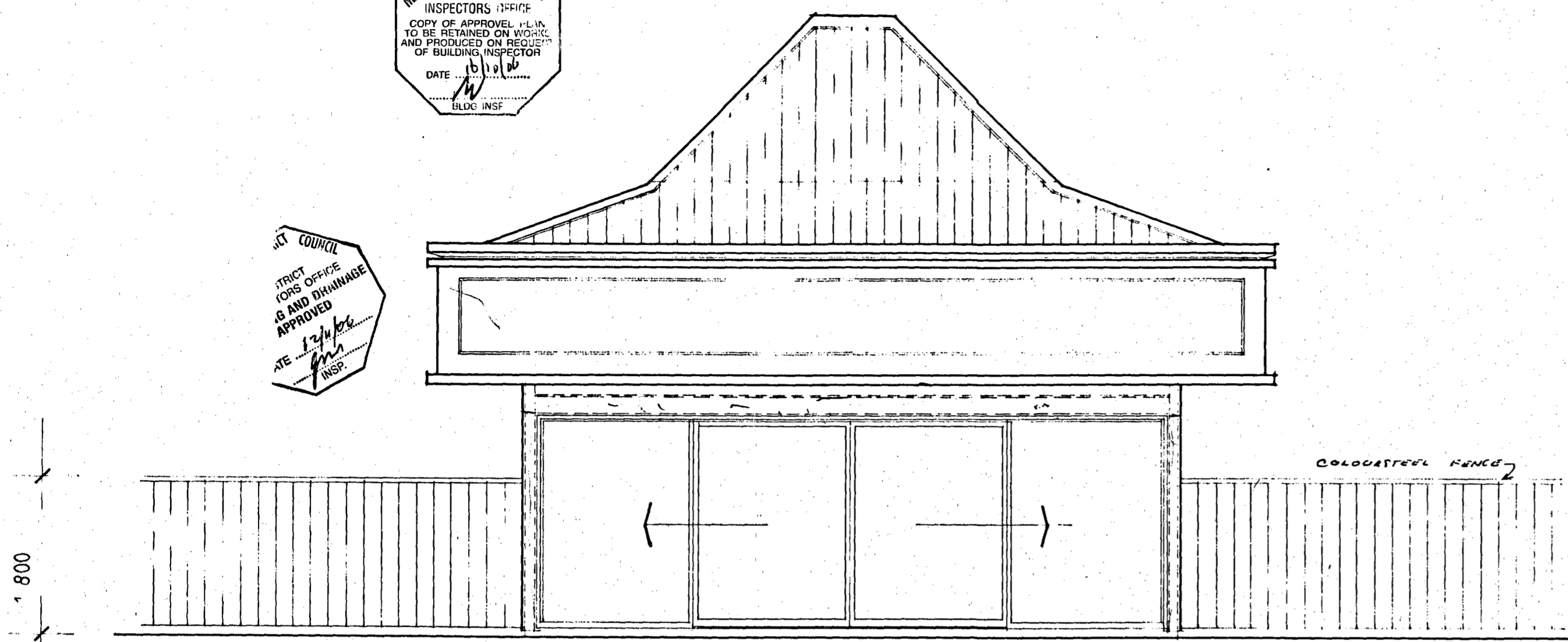
Total Charges \$0.00

Status history

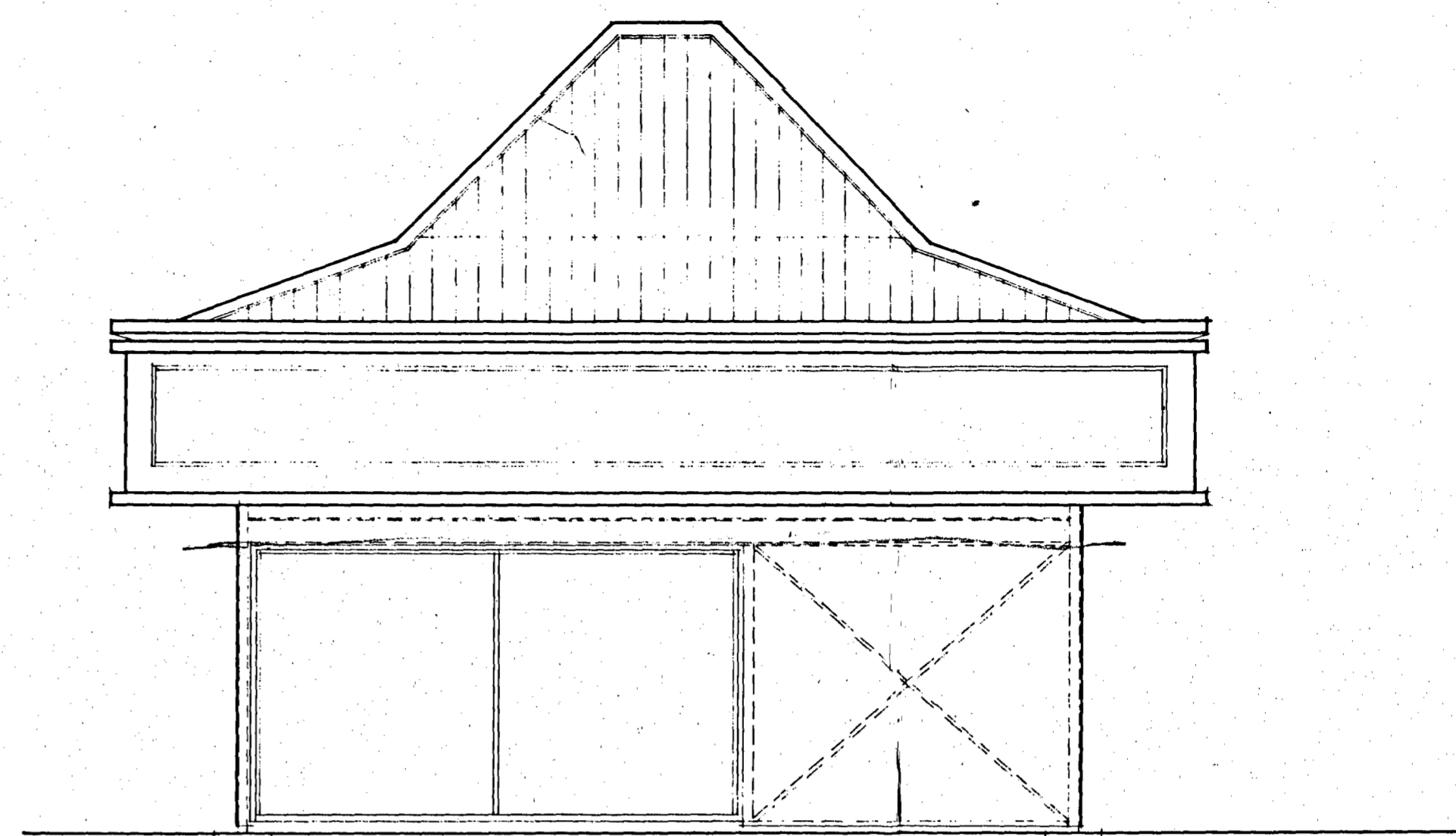
Deadline 30/10/06
 PIM Application Formally Received 29/09/06

DISTRICT INSPECTORS OFFICE
 COPY OF APPROVED PLAN
 TO BE RETAINED ON WORKS
 AND PRODUCED ON REQUEST
 OF BUILDING INSPECTOR
 DATE: 10/14/08
 BLDG. INST.

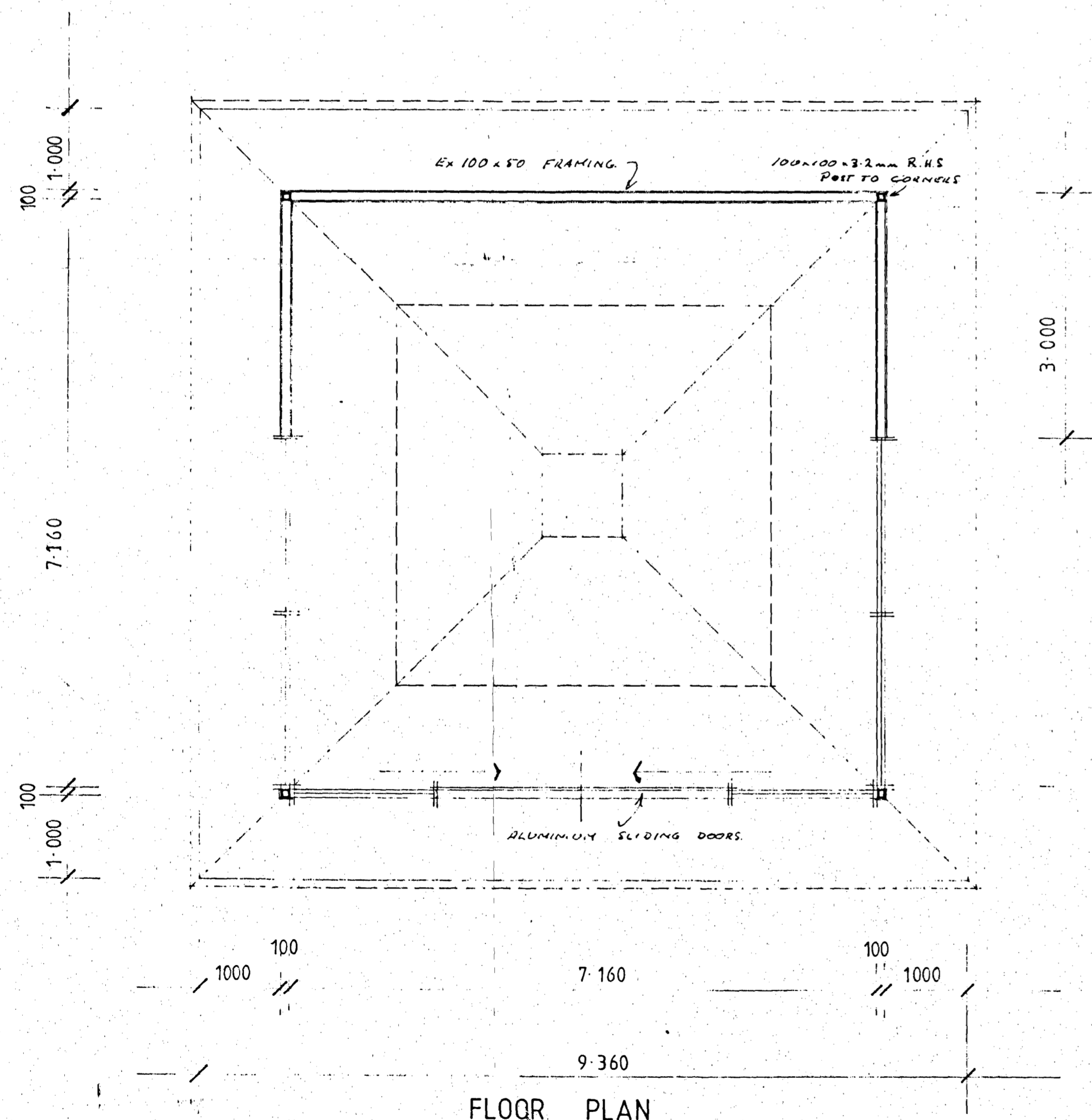
COUNCIL
 DISTRICT OFFICE
 OPS AND DRAINAGE
 APPROVED
 DATE: 12/1/08
 BLDG. INST.



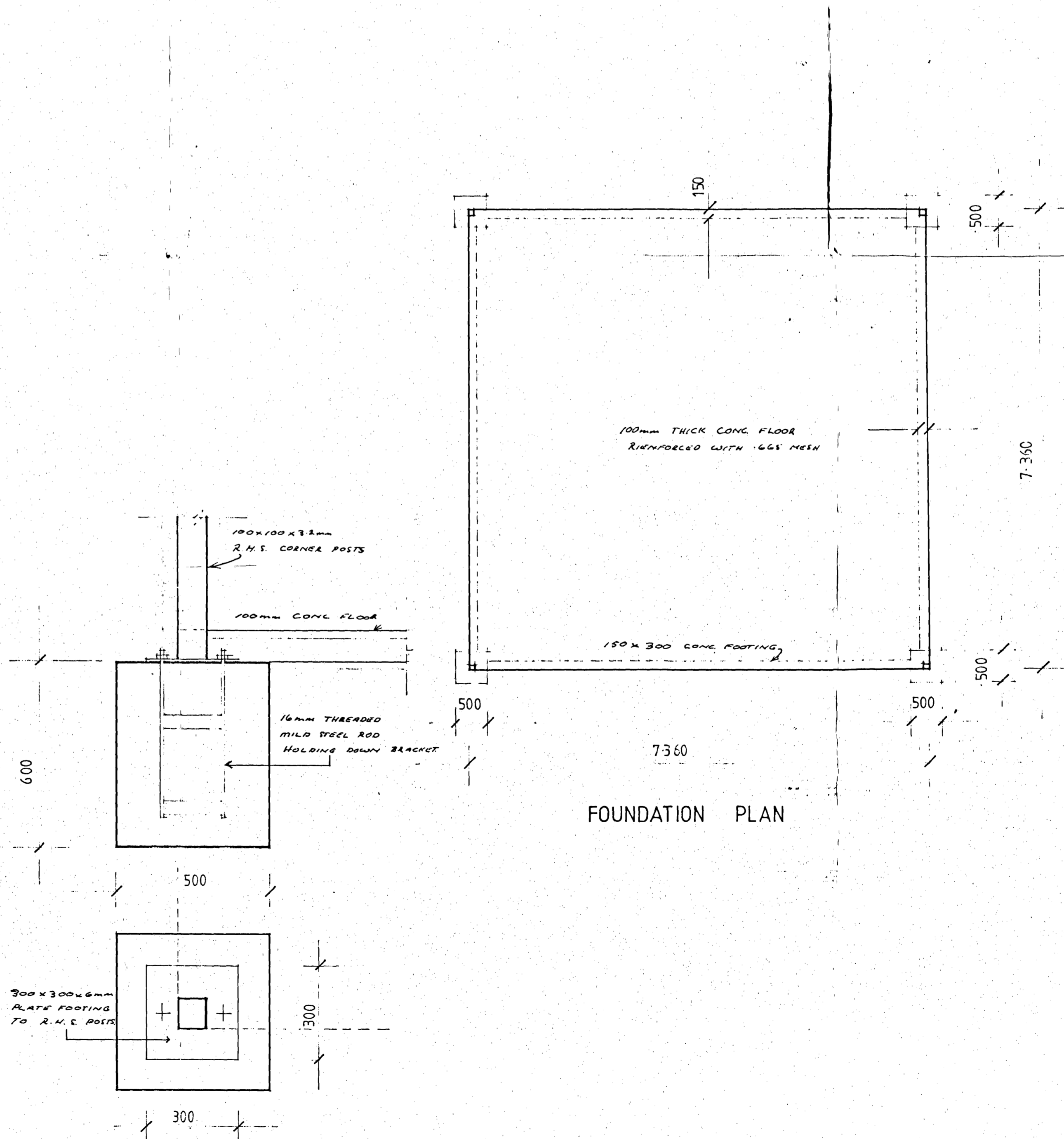
FRONT ELEVATION



SIDE ELEVATION



FLOOR PLAN



FOUNDATION PLAN

DISTRICT INSPECTORS OFFICE
 COPY OF APPROVED PLAN
 TO BE RETAINED ON WORKS
 AND PRODUCED ON REQUEST
 OF BUILDING INSPECTOR
 DATE: 10/14/08
 BLDG. INST.

LOT 9
 SHEFT TO DA65445



Application for a Waiver or modification to specific clause of the Building Code

Section 67, Building Act 2004

Send or deliver your application to: **Masterton District Council Building Consent Services**,
PO Box 444, 66 Chapel Street, Masterton. For enquiries phone (06) 370 6300

The Building

Street address of Building:

205C S.H.2

Building consent number for affected work:

060783

1792073200

The Owner

Name of the Owner:

R.M. SOLLTHEY

Contact Person:

ROGER SOLLTHEY

Mailing Address:

P.O. Box 850
MASTERTON

Street address / Registered office:

Contact details:

Landline: _____

Mobile: 0274943052

Daytime: 06 3782543

After hours: _____

Facsimile number: _____

Email: _____

Agent if applicant other than owner

Name of Agent:

Contact Person

Mailing address

Street address / Registered office

Contact Details:

Landline: _____

Mobile: _____

Daytime: _____

After Hours _____

Facsimile number: _____

Email: _____

Building Code clause to which a waiver or modification is requested

Identify the specific clause of the building code to which this application for a waiver or modification has been requested.

This is an application for a modification to clause "B2 Durability" of the Building Code
A modification to clause B2.3.1 is requested to the effect that this clause applies from 10/2009 instead of the date of the issue of the code compliance certificate as specified in the limitations to this clause.

State the reasons as to why a waiver or modification has been requested and why compliance with the building code cannot be achieved:

Application for a code compliance certificate has not been previously requested.

To enable the issue of a code compliance certificate for the project without extending the normal durability requirements of specific products or systems required by the building code.

I request that you issue, under section 67 of the Building Act 2004, a waiver or modification for the sections of the building code described above.

Signed:  _____

Position: OWNER _____

Date: _____



Appendix C

Site Contamination Enquiry

Ali Anwar

From: Rosanne Heyes <rosanneh@mstn.govt.nz>
Sent: Friday, 10 September 2021 11:20 AM
To: Ali Anwar
Cc: Sheryn Scanlan
Subject: [External] contaminated sites

CAUTION: This email originated from outside of RILEY. Do not open links or attachments unless you know the content is safe.

Hi Aanwar,

All I can tell you as a desktop exercise is whether the sites are subject to Greater Wellington Regional Councils, Selective Land Use Register (SLUR), identifying land where hazardous substance have been used stored or disposed of (historically or currently). See red text below identifying whether the sites are registered:


- Lot 3 DP 516269 **No SLUR**
- Lot 36 DP 429991 **No SLUR**
- Lot 1 DP 69308 **No SLUR**
- Part Lot 9 DP 65445 **No SLUR**

If we were undertaking a specific assessment of the site in relation to land use or subdivision consent (particularly with a change of use) we would undertake a more in-depth investigation under the NES for assessing and managing contaminants in soil to protect human health, including the applicant supplying a HAIL checklist.

Regards,

Rosanne Heyes
Resource Planner

06 370 6300
161 Queen Street,
PO Box 444, Masterton 5840, NZ

 [@MastertonDC](#)
www.mstn.govt.nz



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Appendix D

Results Table

Appendix D: Soil Analytical Results

	Sample ID	Sample Depth (m)	Units	Analytes							
				Metals							
				Arsenic	Cadmium	Chromium	Copper	Lead	Nickel	Zinc	
	HA01_0.1	0.1	mg/kg	3.6	0.19	16.3	8.64	12.3	9.96	53.6	
	HA01_0.5	0.5	mg/kg	4.3	0.0071	19.6	12.6	15.5	11.8	43.6	
	HA02_0.1	0.1	mg/kg	3.3	0.18	15.8	8.52	10.9	10.1	52.4	
	HA02_0.5	0.5	mg/kg	5.1	0.016	21.9	13.5	17.6	13.8	45.8	
	HA02_0.90	1	mg/kg	5.5	0.035	24	23	20.6	18.3	57.5	
	HA03_0.1	0.1	mg/kg	3.6	0.18	16	8.91	11.5	10.3	52.6	
	HA03_0.5	0.5	mg/kg	3.9	0.015	17.4	9.96	13.1	11.2	41.5	
	HA03_1.0	1	mg/kg	4.2	0.013	20.7	13.9	16.7	13.5	43.4	
	HA04_0.1	0.1	mg/kg	3	0.17	16.2	8.85	11.5	9.37	50.9	
	HA04_0.5	0.5	mg/kg	4.7	0.017	18.4	13	15.3	13.6	48	
	HA04_1.0	1	mg/kg	4.4	0.014	18.4	18.3	17.4	16.3	56.4	
	HA05_0.1	0.1	mg/kg	3.3	0.17	16.5	7.4	11.5	9.25	47.1	
	HA05_0.5	0.5	mg/kg	3.5	0.016	17.3	9.14	13	9.82	43.4	
	HA05_1.0	1	mg/kg	3.8	0.0086	19.1	14.2	16.8	12.3	44.8	
	HA06_0.1	0.1	mg/kg	3.7	0.22	15.1	7.97	11.8	9.56	50.3	
	HA06_0.5	0.5	mg/kg	4	0.021	18.1	11.5	14.3	11	39.8	
	HA06_0.90	1	mg/kg	4	0.021	17.2	14.9	15.8	13.5	48.9	
	HA07_0.1	0.1	mg/kg	3.6	0.2	15.9	8.9	11.3	10.8	59	
	HA07_0.5	0.5	mg/kg	4.3	0.032	19.3	11.2	14.2	12.9	48.1	
	HA08_0.1	0.1	mg/kg	4.4	0.23	14.4	7.5	10.4	9.48	50.4	
	HA08_0.5	0.5	mg/kg	2.6	0.029	14.6	8.93	10.8	10.1	49.6	
	HA08_1.0	1	mg/kg	3.7	0.014	18.6	13.5	15.4	12.6	43.4	
	HA09_0.1	0.1	mg/kg	3.5	0.22	15	7.65	11.6	9.22	46.6	
	HA09_0.5	0.5	mg/kg	4.4	0.025	18	10.8	15.2	12.7	47	
	HA09_0.9	1	mg/kg	5.1	0.052	22.3	22	19.3	17.7	58.4	
	HA10_0.1	0.1	mg/kg	3.5	0.27	15.1	9.8	11.3	10.2	63.2	
	HA10_0.5	0.5	mg/kg	3.9	0.035	17.8	12.4	13.5	13.5	65.9	
	HA10_1.0	1	mg/kg	4.3	0.014	18.9	15.5	16.1	13	46.5	
	UCL 95%			mg/kg	4.18	0.161	18.56	13.19	14.99	12.79	52.03
Criteria	Background Concentration¹		mg/kg	7	0.1	12	10	180	9	79	
	NES-CS High-Density Residential²		mg/kg	45	230	1,500	10,000	500	1200 ⁴	60,000 ⁴	
	NES-CS Outdoor Worker³		mg/kg	70	1,300	6,300	10,000	3,300	6,000 ⁴	400,000 ⁴	

Notes

Orange shaded results exceed background concentrations.

- Greater Wellington Regional Council, Determination of Common Pollutant Background Soil Concentrations for the Wellington Region.
- MfE, 2011. NES-CS Users' Guide: Soil contaminant standards for high-density residential landuse.
- MfE, 2011. NES-CS Users' Guide: Soil contaminant standards for commercial/industrial outdoor worker (unpaved) landuse.
- National Environment Protection (Assessment of Site Contamination) Measure 1999 (NEPM). Schedule B1.



Appendix E

Laboratory Transcripts



Certificate of Analysis

Riley Consultants Ltd
 Level 1, 4 Fred Thomas Drive
 Takapuna, Auckland 0622

Attention: Ali Anwar
 Phone: 09 489 7872
 Email: aanwar@riley.co.nz

Lab Reference: 21-39546
 Submitted by: Ali Anwar
 Date Received: 17/09/2021
 Testing Initiated: 27/09/2021
 Date Completed: 30/09/2021
 Order Number: 210422
 Reference: 210422

Sampling Site: CONFIDENTIAL

Report Comments

Samples were collected by yourselves (or your agent) and analysed as received at Analytica Laboratories. Samples were in acceptable condition unless otherwise noted on this report. Specific testing dates are available on request.

Heavy Metals in Soil

Client Sample ID			HA01_0.1 0.1	HA01_0.5 0.5	HA02_0.1 0.1	HA02_0.5 0.5	HA02_0.90 1
Date Sampled			17/09/2021	17/09/2021	17/09/2021	17/09/2021	17/09/2021
Analyte	Unit	Reporting Limit	21-39546-1	21-39546-2	21-39546-3	21-39546-4	21-39546-5
Arsenic	mg/kg dry wt	0.125	3.6	4.3	3.3	5.1	5.5
Cadmium	mg/kg dry wt	0.005	0.19	0.0071	0.18	0.016	0.035
Chromium	mg/kg dry wt	0.125	16.3	19.6	15.8	21.9	24.0
Copper	mg/kg dry wt	0.075	8.64	12.6	8.52	13.5	23.0
Lead	mg/kg dry wt	0.25	12.3	15.5	10.9	17.6	20.6
Nickel	mg/kg dry wt	0.05	9.96	11.8	10.1	13.8	18.3
Zinc	mg/kg dry wt	0.05	53.6	43.6	52.4	45.8	57.5

Heavy Metals in Soil

Client Sample ID			HA03_0.1 0.1	HA03_0.5 0.5	HA03_1.0 1	HA04_0.1 0.1	HA04_0.5 0.5
Date Sampled			17/09/2021	17/09/2021	17/09/2021	17/09/2021	17/09/2021
Analyte	Unit	Reporting Limit	21-39546-6	21-39546-7	21-39546-8	21-39546-9	21-39546-10
Arsenic	mg/kg dry wt	0.125	3.6	3.9	4.2	3.0	4.7
Cadmium	mg/kg dry wt	0.005	0.18	0.015	0.013	0.17	0.017
Chromium	mg/kg dry wt	0.125	16.0	17.4	20.7	16.2	18.4
Copper	mg/kg dry wt	0.075	8.91	9.96	13.9	8.85	13.0
Lead	mg/kg dry wt	0.25	11.5	13.1	16.7	11.5	15.3
Nickel	mg/kg dry wt	0.05	10.3	11.2	13.5	9.37	13.6
Zinc	mg/kg dry wt	0.05	52.6	41.5	43.4	50.9	48.0

All tests reported herein have been performed in accordance with the laboratory's scope of accreditation with the exception of tests marked *, which are not accredited. This test report shall not be reproduced except in full, without the written permission of Analytica Laboratories.

Heavy Metals in Soil

Client Sample ID			HA04_1.0 1	HA05_0.1 0.1	HA05_0.5 0.5	HA05_1.0 1	HA06_0.1 0.1
Date Sampled			17/09/2021	17/09/2021	17/09/2021	17/09/2021	17/09/2021
Analyte	Unit	Reporting Limit	21-39546-11	21-39546-12	21-39546-13	21-39546-14	21-39546-15
Arsenic	mg/kg dry wt	0.125	4.4	3.3	3.5	3.8	3.7
Cadmium	mg/kg dry wt	0.005	0.014	0.17	0.016	0.0086	0.22
Chromium	mg/kg dry wt	0.125	18.4	16.5	17.3	19.1	15.1
Copper	mg/kg dry wt	0.075	18.3	7.4	9.14	14.2	7.97
Lead	mg/kg dry wt	0.25	17.4	11.5	13.0	16.8	11.8
Nickel	mg/kg dry wt	0.05	16.3	9.25	9.82	12.3	9.56
Zinc	mg/kg dry wt	0.05	56.4	47.1	43.4	44.8	50.3

Heavy Metals in Soil

Client Sample ID			HA06_0.5 0.5	HA06_0.90 1	HA07_0.1 0.1	HA07_0.5 0.5	HA08_0.1 0.1
Date Sampled			17/09/2021	17/09/2021	17/09/2021	17/09/2021	17/09/2021
Analyte	Unit	Reporting Limit	21-39546-16	21-39546-17	21-39546-18	21-39546-19	21-39546-20
Arsenic	mg/kg dry wt	0.125	4.0	4.0	3.6	4.3	4.4
Cadmium	mg/kg dry wt	0.005	0.021	0.021	0.20	0.032	0.23
Chromium	mg/kg dry wt	0.125	18.1	17.2	15.9	19.3	14.4
Copper	mg/kg dry wt	0.075	11.5	14.9	8.90	11.2	7.50
Lead	mg/kg dry wt	0.25	14.3	15.8	11.3	14.2	10.4
Nickel	mg/kg dry wt	0.05	11.0	13.5	10.8	12.9	9.48
Zinc	mg/kg dry wt	0.05	39.8	48.9	59.0	48.1	50.4

Heavy Metals in Soil

Client Sample ID			HA08_0.5 0.5	HA08_1.0 1	HA09_0.1 0.1	HA09_0.5 0.5	HA09_0.9 1
Date Sampled			17/09/2021	17/09/2021	17/09/2021	17/09/2021	17/09/2021
Analyte	Unit	Reporting Limit	21-39546-21	21-39546-22	21-39546-23	21-39546-24	21-39546-25
Arsenic	mg/kg dry wt	0.125	2.6	3.7	3.5	4.4	5.1
Cadmium	mg/kg dry wt	0.005	0.029	0.014	0.22	0.025	0.052
Chromium	mg/kg dry wt	0.125	14.6	18.6	15.0	18.0	22.3
Copper	mg/kg dry wt	0.075	8.93	13.5	7.65	10.8	22.0
Lead	mg/kg dry wt	0.25	10.8	15.4	11.6	15.2	19.3
Nickel	mg/kg dry wt	0.05	10.1	12.6	9.22	12.7	17.7
Zinc	mg/kg dry wt	0.05	49.6	43.4	46.6	47.0	58.4

Heavy Metals in Soil

Client Sample ID			HA10_0.1 0.1	HA10_0.5 0.5	HA10_1.0 1
Date Sampled			17/09/2021	17/09/2021	17/09/2021
Analyte	Unit	Reporting Limit	21-39546-26	21-39546-27	21-39546-28
Arsenic	mg/kg dry wt	0.125	3.5	3.9	4.3
Cadmium	mg/kg dry wt	0.005	0.27	0.035	0.014
Chromium	mg/kg dry wt	0.125	15.1	17.8	18.9
Copper	mg/kg dry wt	0.075	9.80	12.4	15.5
Lead	mg/kg dry wt	0.25	11.3	13.5	16.1
Nickel	mg/kg dry wt	0.05	10.2	13.5	13.0
Zinc	mg/kg dry wt	0.05	63.2	65.9	46.5

Method Summary

Elements in Soil Samples dried and passed through a 2 mm sieve followed by acid digestion and analysis by ICP-MS. In accordance with in-house procedure based on US EPA method 200.8.



Sharelle Frank, B.Sc. (Tech)
Technologist



Appendix F

Transfer Station Rates

Transfer Station Charges – Nursery Road and Rural Sites (Riversdale and Castlepoint)

All pricing from 1st July 2016

Note: All refuse charges include the Waste Minimisation Levy of \$10/tonne (plus GST)

Domestic Prices *(including GST unless otherwise stated)*

Load Size	Green Waste to Composting	Refuse to Transfer Station
Official Masterton District Council Bags	N/A	Prepaid
Bags – any other bag (up to 30kg)	N/A	\$6.00 per bag
Car or Station wagon (up to 100kg)	\$5.00	\$20.00
Van, Utility, Small trailer (up to 250kg)	\$11.00	\$49.00
Trailer (up to 500kg)	\$16.00	\$62.00
Truck or Large trailer	\$55.00/tonne (plus GST)	\$175.00/tonne (plus GST)
Council Bags – recommended retail price per bag		\$3.10 \$3.20 from 1/8/15

*Note: Any load can be requested to be weighed, but a **minimum charge of \$10 will apply.***

Commercial Prices *(including or excluding GST as stated)*

General Refuse (including construction & demolition materials)	\$175.00/tonne plus GST
Construction/demolition refuse	\$175.00/tonne plus GST
Discount rate for bulk refuse – subject to special criteria	\$149.50/tonne plus GST
Compost – Truck load	\$55.00 plus GST
Tyres (more than 4 tyres)	\$500.00/tonne plus GST
Tyres (car & 4WD only)	\$2.80 each (incl GST)
Tyres (car & 4WD, on rims)	\$3.80 each (incl GST)
Tyres Truck	\$6.00 each (incl GST)
Grease Trap & Special Waste (for burial)*	\$175.00/tonne plus GST
Sump	\$47.50 /tonne plus GST
Sawdust	\$175.00/tonne plus GST
Septic tank waste (to sewer) liquid	\$62.00 /tonne plus GST
Cleanfill (weighed)	\$6.00/tonne plus GST
Recycling	No charge

**Subject to prior disposal arrangements with the Council*

Soil containing contaminants at concentrations exceeding the NES-CS soil contaminant standards (i.e. pose a health risk) is considered *Special Waste*

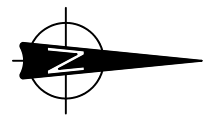
Soil free of hazardous materials (i.e. not a health risk), hardfill and vegetation other than grass (no more than 2% content) is considered *Cleanfill*



Appendix G

RILEY Dwg: 210422-5





LEGEND

- PROPOSED PLAN CHANGE SITE BOUNDARY
- LOT BOUNDARY
- ROAD RESERVE
- SURVEY CONTOURS MAJOR (1m INTERVAL)
- SURVEY CONTOURS MINOR (250mm INTERVAL)
- HA01 HAND AUGER LOCATION

NOTE: AERIAL PHOTO IS BASED FROM LINZ DATA. WAIRARAPA 2000 COORDINATES SYSTEM USED.

FOR PLAN CHANGE

1	20.04.22	FOR PLAN CHANGE	ZL
REV	DATE	ISSUE	BY

DESIGN	DES CHECK	APPROVED FOR ISSUE
MH	MH	B. BLACK
DRAWN	CAD CHECK	
ZL	RBT	
DATE DRAWN	ISSUE DATE	
APL 2022	20 / 04 / 22	

CLIENT	WELHOM DEVELOPMENTS LTD
ADDRESS	CASHMERE OAKS DRIVE, LANSDOWNE
PROJECT	PROPOSED PLAN CHANGE
SHEET TITLE	CONTAMINATED LAND INVESTIGATION SITE PLAN

CADFILE	210422-5.dwg
SCALE (A3)	1:2000
ORIG. SHEET SIZE	A3
DRAWING No.	210422-5
REV.	1

AUCKLAND

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