

24 September 2019

Maraetai Land Development
C/- Neil Construction Limited
PO Box 8751
Symonds Street
Auckland 1150

Ref: Ltr-1394/DDI/Sep17

Attention: David Page
Land Manager

Dear David,

RE: ENVIRONMENTAL DUE DILIGENCE INVESTIGATION OF 102 TOTARA ROAD, WHENUAPAI

Geosciences Ltd (GSL), has conducted an environmental due diligence investigation (DDI) of the property located at 102 Totara road, Whenuapai in accordance with GSL proposal ref: *Pro 1855/Aug19* dated 06 August 2019. The property is legally described as Lot 1 DP 53062, comprises an area of 4.7551 Ha and is hereafter referred to as 'the site' in this report.

The primary purpose of this investigation is to assess the likelihood of any potential contamination issues being present on site, and if so, comment on their likely implications for future residential development.

1 BACKGROUND

The site is currently a rural residential lot comprising of two residential dwellings; one located midway along the western boundary of the site and the other located on the southern boundary of the site. The landuse is consistent with the surrounding area, which has a mixture of rural and rural-residential properties nestled in and around the Whenuapai NZ Air Force directly the east of the site. GSL understands that the site has been identified for future residential development.

The *National Environmental Standards for Assessing and Managing Contaminants in Soil to Protect Human Health (NES)* (Ministry for the Environment (MfE), 2012) requires that land affected by contaminants in soil is appropriately identified and assessed. When soil disturbance, change in landuse, or subdivision activities take place it should be, if necessary remediated or the contaminants contained to make the land safe for the intended landuse.

Under the NES, land is considered to be actually or potentially contaminated if an activity or industry on the MfE Hazardous Activities and Industries List (HAIL) has been, is, or is more likely than not to have been undertaken on the land under investigation. Consequently, any change in landuse, subdivision or development required a preliminary site investigation (PSI) of the land to determine whether or not any risk to human health exists as a result of any current or former activities that are occurring, or may have occurred, on that land.

GSL understands that the site has been secured by Maraetai Land Development subject to a due diligence period, with the intention of developing the land at some stage in the future. As part of their due diligence, Maraetai Land Development engaged GSL to undertake an investigation of the site to comment on the likely contamination risks associated with the property and determine whether or not the provisions of the NES are likely to apply to the site, or portions thereof.

2 SCOPE OF WORKS

This due diligence investigation, undertaken in general accordance with the MfE Contaminated Land Management Guidelines (CLMG) No. 1 - *“Reporting on Contaminated Sites in New Zealand”* and No 5 - *“Site Investigation and Analysis of Soils”* included:

- an historical appraisal of the site by a study of historic aerial photographs;
- a review of the current and historic certificates of title;
- a review of the property file held by Council;
- a visual site inspection and walkover of the property; and
- the preparation of this letter report to comment on the liabilities applicable under the National Environmental Standards (NES) regulations, and Auckland Unitary Plan (Operative in Part) (AUP(OP)) rules for the development of the site.

3 SITE HISTORY

In order to establish the site history, GSL conducted a desktop study of publicly available information, the findings of the study are detailed in the following sections.

3.1 CERTIFICATES OF TITLE

GSL has reviewed copies of the current and historic Certificates of Title for the aforementioned property, including any instruments on the title which detail relevant property information such as: current ownership, registered interests, easements, covenants, lease restrictions and transmissions, to determine if pre-existing consent notices or other restrictions / notifications which may be relevant to historic uses of or potential soil contamination are held against the property. The titles indicate that the property was formed in 1964 under the Joint Family Homes Act 1964 and settled to Lois Violet Harre and Lloyd McCrae Harre, noting Mr McCrae occupation as a farmer. There are no other notes of interest on the titles. Copies of the certificates are attached in Appendix A.

3.2 HISTORIC AERIAL PHOTOGRAPHS

Historic aerial photographs from 1940, 1950, 1963, 1972, 1980, and 1988 are available from the Retrolens website while images from 1996, 1999, 2000, 2003, 2006, 2008, 2010, 2015, and 2017 are available on the Auckland Council GEOMaps website (GIS). The most recent available image is held on Google Earth from April 2019. The findings of the historic aerial photograph review are summarised below, while copies of the aerial photographs have been attached in Appendix B.

- 1940** This is the first available image of the site. Currently the site is vacant apart from trees lining the north, east and western boundaries of the site.
- 1950-1963** The site is currently segregated down the centre by a thick shelter belt running approximately north-south across the site. In 1950 trees from the northwest corner of the site have been removed, by 1963 the remainder of trees on the norther boundary have also been removed. There are no other significant developments on site.
- 1972** By 1972 a residential dwelling has been erected on site, as well as a paved driveway accessing the site from Totara Road to the west. An area of domestic garden has been established to the south of the dwelling with some planting evident. The remainder of the site remains vacant pasture with no other significant developments.
- 1980-1988** The shelter belt previously segregating the site down the middle has been removed. To the south of the residential dwelling a shed has been erected, a second small shed with a small fenced enclosure is noted in the approximate centre of the site adjacent to the remnants of the former shelter belt.
- Other than the construction of a second small shed in the approximate centre of the site's northern boundary, there is little discernible development to the site in the 1988 image.
- 1996** The 1996 image is the first available colour image of the site and while the image is of poor quality the colour confirms the site pastoral landuse. To the south of the residential dwelling the existing barn / shed has been extended to the south, while a small shed has been constructed in the southwest paddock, adjacent to the domestic gardens. In the southeast corner of the site, a stormwater culvert and channel is evident.
- 1999-2003** By 1999 a new residential dwelling has been erected along the southern boundary of the site. The small shed in the southwest paddock, noted in the previous image, has been removed. There are no other discernible developments to the site through the images from 2000, and 2003.
- 2006** The 2006 image is of much higher quality making the sites features easily discernible, the sites use remains predominantly pastoral with the two residential dwellings and barn in the southwest quadrant of the site. The small shed appears to be an animal shelter and pen first noted in the 1980 image appears to be a small animal enclosure or run. To the south of the main dwelling and barn a small apparent portacom type shed has been placed on the paddock, this is assumed to be a portable structure as it has been removed again by the 2008 image. A small domestic sized shadehouse has been constructed in the gardens to the southwest of the original dwelling.
- Other than the removal of the portacom there are no discernible developments to the site in the 2008 image.
- 2010-2019** The shed in the centre of the northern boundary appears to be undergoing demolition / removal at the time of the 2010 image, some building materials are piled to the south of the shed and only remnants of the structure remain along with a timber animal loading race. A small shed has been constructed in the garden of the recent residential dwelling; this is assumed to be a temporary structure as it is removed by the 2015 image.

Aside from the demolition and removal of the shelter and animal run north of the site centre there is little discernible development noted on site in the 2015 image. The 2017 image shows a portacom style shed located off the southwest corner of the barn to the south of the original dwelling. The stormwater flowpath appears to have been replanted between culverts on the southern boundary and the eastern boundary where it crosses into the adjacent airbase. The 2019 Google Earth image shows little discernible development to the site.

3.2.1 Summary of Aerial Photographs

GSL has reviewed the available historic aerial images of the site and concluded that the site remained predominantly vacant pasture since at least 1940. Residential landuse is established by 1972, with a second residential dwelling being constructed by 1999. The aerial photographs show no distinct evidence for any activity or industry included on the MfE HAIL having been undertaken on the site. There are no structures present on the site which could be spray races, nor is there any evidence for horticultural activities or major earthworks having been undertaken on the site.

3.3 PROPERTY FILE

GSL requested a copy of the property file from Auckland Council for review of historic activities. Copies of relevant historic plans, correspondence, permits, and consents have been attached in Appendix C. The following items of note were on the supplied file:

- 1963** A building permit application for the construction of a residential dwelling is held on file specifying “decromastic tiles” under roofing material, the bituminous glue utilised in some decromastic tiles has been known to contain asbestos fibres. Fibrous plaster ceilings are also noted in the specifications. Also specified in the building plans is the use of “white and red lead” paints and primers on exterior woodworking.
- 1979** Building application and permit for tractor shed.
- 1998** An application for the construction of minor dwelling located more than 20m from the existing dwelling is held on file. Plans included on the property file indicate the location of a domestic septic tank and effluent disposal trench and soakage system associated with the minor dwelling.

3.3.1 Summary of Property File

GSL reviewed the property file held by Auckland Council for the site, noted on the specifications for the original dwelling are potentially asbestos containing materials (ACM) and lead based paints. When in broken or degraded condition, asbestos containing material is included on the MfE HAIL under Item E.1, similarly the impacts of lead based paints can be encompassed by Item I of the HAIL where a potential risk to human health or the environment is noted.

Drainage plans and pump-out-reports held in the property file indicate the presence of two onsite septic tanks and effluent disposal systems on the site. Auckland Council consider that domestic effluent disposal systems are encompassed by Item G.5 and G.6 of the MfE HAIL as waste disposal to land.

3.4 SUMMARY OF DESKTOP INVESTIGATION

GSL conducted a desktop study of publicly available information including a review of current and historic certificates of title, a review of historic aerial photographs, and a review of the property file held by Council. The desktop study has identified the following potential issues associated with the existing residential dwelling on site:

- Historic use of lead based paints on the original dwelling and older sheds on site;
- Potential presence of asbestos containing materials within the original dwelling and sheds in the paddocks; and
- Presence of onsite effluent disposal systems.

4 SITE INSPECTION AND WALKOVER

GSL undertook a site inspection on 19 September 2019 at which time the weather was fine and clear, at the time of the inspection the site appears exactly as it does in the most recent aerial photographs, that is; largely vacant pasture laid out in paddocks for the grazing of cattle. The only structures on the full extent of the site are the dwellings and barn noted in the aerial photographs.

The main dwelling on site is the original 1960s house, which is accessed directly off Totara Road along a concrete driveway in the southwest quadrant of the site, a second driveway is cut along the southern boundary of the site providing access to the more recent minor dwelling.

The dwelling itself is confirmed to be as described in the plans in the property file, being a timber framed brick clad dwelling on concrete blockwork foundations, with tiled roofing, the lower storey of the dwelling appears to be utilised as a second dwelling / granny flat under the main house. Between the Totara Road and the main dwelling is a large manicured lawn with a vegetable garden, fruit trees, and a small shadehouse housing grapevines to the south of the dwelling. North of the dwelling and ornamental gardens are three chicken houses with attached runs sited under a stand of large mature Australian Swamp Gum trees. The chicken sheds are constructed out of timber frames and clad with longrun iron roofing materials.

Off the southeast corner of the main dwelling is a large timber barn with various stockpiles of timber, including some treated decking timbers, and roofing materials to the west and north of the barn. The barn itself is utilised for storage of firewood, kindling and other timber products, all of which are situated on a concrete floor slab. A timber loading race and pen is constructed on the east end of the barn which provides gated access to the adjacent paddocks and remainder of the site. In the northwest corner of a small paddock north of the barn and east of the main dwelling the breather valve for the septic tank system was noted, no distinct visually obvious indication was noted for the tank overflow or soakage trenches was noted during the inspection.

The second, more recent dwelling is located on the southern site boundary and accessed along a separate driveway off Totara Road, the dwelling is maintained in excellent condition and clad with modern weatherboards, and corrugated iron roofing material. In the paddock to the west of the dwelling the septic tank system associated with the dwelling is noted, the system is an Oasis Clearwater system which appears to be a modern, high tech, multi chamber system.

The remaining site area is vacant pasture and laid out in paddocks, separated by electrified cattle fences, the paddocks are utilised for raising drystock. The only structures noted on the pastoral areas of the site are the remnants of the loading race associated with the former shed on the northern boundary. Residual tree stumps from the former large shelter belt are noted across the central portion of the site running in a north-south direction. There are no structures present on the eastern half of the site, the full extent of that portion of the site is vacant pasture, the only item of note is the stormwater channel in the southeast corner of the site which directs culverted stormwater from the adjacent subdivision across a small portion of the site and onto the airbase to the east, where it is re-culverted. There is minimal risk for any potential run off from the airbase impacting soil on the site, as the stormwater channel would intercept any potential runoff. Additionally, the portion of the airbase appears to be predominantly residential barracks, mess halls, and office type buildings, no high-risk activities associated with airports or airfields appear to be undertaken on that portion of the base.

With the exception of the identification of two effluent disposal systems onsite, no evidence for any activity or industry included on the MFE HAIL having been, or currently being undertaken on the site was noted during the site inspection. Site photographs are included as Appendix D.

5 POTENTIAL FOR CONTAMINATION

Following the completion of this investigation, GSL has identified the following source of potential contamination on site:

- Historic use of lead based paints on the original 1960s residential dwelling and sheds adjacent to the northern site boundary;
- Possible utilisation of Asbestos Containing Materials within the construction of the original dwelling and sheds adjacent to the northern boundary; and
- Presence of two septic tanks and effluent disposal systems associated with the residential dwellings.

An assessment of the likely extents and issues associated with each of these items is discussed in turn below based on GSL's extensive experience in similar situations.

5.1 LEAD BASED PAINT

While the use of lead based paint was becoming more and more reduced in the 1950's, its use continued until the 1970's. As lead paints are noted in the specification for the construction of the dwelling, GSL considers that the curtilage of the original dwelling has the potential to be impacted by the historic use of lead based paints.

GSL considers that soil immediately surrounding the original 1960's dwelling could potentially have been impacted by lead based paints if the exterior paint on the dwelling had been in deteriorated condition, or at times when routine maintenance such as sanding or scraping were undertaken without adequate ground protection in place.

The potential effects of lead based paint on the surrounding soil would be expected to be concentrated in the area surrounding the dwelling where paint chips, flakes, or dust had infiltrated the soil, lead can then leach out of the paint into the soil resulting in elevated concentrations in the soil. Those

concentrations are generally limited to the immediate curtilage and rapidly attenuate with distance and depth from the source (the dwelling), only impacting the surficial soils within that curtilage.

5.2 ASBESTOS CONTAINING MATERIALS IN BUILDINGS

ACM has been widely used in an array of building materials for an extensive period of New Zealand's building materials history. While its use was widely concluded by 1990, New Zealand legislation notes that its use cannot be ruled out on buildings constructed prior to 1 January 2000. As a result, the presence of asbestos within the buildings cannot be ruled out.

With regards to ACM, the potential for soil contamination is only present if ACM is in deteriorated or broken condition. No broken or degraded ACM was identified during the site inspection suggesting that if ACM is present within the building, it is most likely in good condition.

As with lead based paint, ACM is only likely to impact soil immediately adjacent to the original dwelling, and small sheds along the northern site boundary and as such are not considered to present a potential for gross soil contamination across the site as a whole.

With respect to the demolition of any building constructed prior to 1 January 2000 the *Health and Safety at Work (Asbestos) Regulations 2016*, demands a fully intrusive pre-demolition hazardous building materials survey to be undertaken before demolition works can commence. The survey must be conducted by a suitably WorkSafe NZ licensed asbestos assessor and will identify the location and extent of any hazardous building materials, specifically ACM. Should ACM be identified in the survey then asbestos removal works will be required prior to the demolition of the dwelling, the removal must be completed by an appropriately licensed asbestos removal contractor and under the controls of an asbestos removal control plan (to be provided by the appointed contractor). The hazardous building materials survey will form the basis of any asbestos removal control plan.

5.3 EFFLUENT DISPOSAL INFRASTRUCTURE

Domestic effluent disposal infrastructure is considered by Auckland Council to be encompassed under Items G.5 and G.6 of the MfE HAIL as waste disposal to land. Should the existing septic tank and disposal field require decommissioning and removal as part of the proposed future development, works in this area will need to address the requirement of the NES and Auckland Unitary Plan (Operative in Part) with respect to contamination regulations.

Effluent disposal fields are likely to result in small scale impacts limited to the topsoil horizon where the effluent liquor is dispersed. In GSL's experience, impacts are unlikely to extend beyond the boundaries of the disposal field and generally do not exceed 400 mm in depth meaning that a small localised area will likely require remedial earthworks during decommissioning. Impacts are considered unlikely to be pervasive across a large area.

6 RISK ASSESSMENT

While potentially contaminating activities have been identified, overall, GSL assesses the risks associated with actual and potential contamination on the piece of land located at 102 Totara Road, Whenuapai to be low.

That is, discrete areas of the site are more likely than not to have been impacted by both current and historical activities, however, GSL does not consider these impacts to be pervasive across significant areas of the site. Rather, that localised investigation and remediation will be required as part of any proposed change in landuse, subdivision or development.

7 OWNERS LIABILITY

Responsibilities for any contamination present on site will transfer to the new site owner following the completion of the vacant possession transaction. New Zealand legislation is based on a '*caveat emptor*' principle, meaning buyer beware. Following the completion of the sale and purchase agreement, the new owner will be required to satisfy any requirements of the NES, and the Auckland Unitary Plan (Operative in Part) in respect of soil contamination on site

8 CONCLUSIONS

GSL has undertaken an environmental due diligence investigation, in general accordance with the MfE Contaminated Land Management Guidelines, of the property located at 102 Totara Road, Whenuapai. The primary purpose of this investigation is to assess the likelihood of any potential contamination issues being present on site, and if so, comment on their likely implications for future residential development.

This investigation has identified potential sources of contamination on site to be the discrete area surrounding the original 1960's residential dwelling and former shed locations along the norther site boundary. Due to the age of the original dwelling, which was constructed in 1969, GSL considers that the following potential sources of contamination will require further investigation should any change in landuse, subdivision, or development works be proposed in that area:

- Historical use of lead based paints; and
- Potentially asbestos containing building materials utilised in the residential dwellings and sheds on site.

Additionally, plans held within the property file identify the location of the onsite domestic wastewater treatment systems (septic tank and effluent disposal field) associated with the two residential dwellings, which Auckland Council have considered to be encompassed by Items G.5 and G.6 on the MfE HAIL. GSL concludes that should any change in landuse, subdivision, or development of that portion of the land be proposed, then these small scale, localised points will require further investigation and likely require localised remedial works.

With regards to the wider site area, outside of the commentary above, GSL did not identify any evidence for any potentially contaminating activity included on the MfE Hazardous Activities and Industries List having been undertaken on the site. GSL therefore concludes that the risk for actual or potential contamination on the site to be low and concludes that with respect to the wider site area that any future change in landuse, subdivision, or development would be highly unlikely to result in a risk to human health or the environment.

Thank you for the opportunity to carry out this investigation. Should you have any queries regarding this report please do not hesitate to contact us on 09 475 0222.

Report prepared on behalf of
GSL by:



David Wilkinson
Environmental Scientist
Geosciences Ltd

Report authorised on behalf of
GSL by:



Carl O'Brien
General Manager
Geosciences Ltd

Released under the provision of
the Official Information Act 1982

Disclaimer

This report is provided on the condition that Geosciences Ltd disclaims all liability to any person or entity other than the client and Auckland Council in respect of anything done or omitted to be done and of the consequence of anything done or omitted to be done by any such person in reliance, whether in whole or in part, on the contents of this report. Furthermore, Geosciences Ltd disclaims all liability in respect of anything done or omitted to be done and of the consequence of anything done or omitted to be done by the client, or any such person in reliance, whether in whole or any part of the contents of this report of all matters not stated in the brief outlined in our proposal and according to our general terms and conditions and special terms and conditions for contaminated sites.

Statement

This site investigation has been prepared in accordance with the Resource Management (National Environmental Standard for Assessing and Managing Contaminants in Soil to Protect Human Health) Regulations 2011. It has been managed by a suitably qualified and experienced practitioner (SQEP); and reported on in accordance with the current edition of the Ministry for the Environment's *Contaminated Land Management Guidelines No.1 – Reporting on Contaminated Sites in New Zealand*.

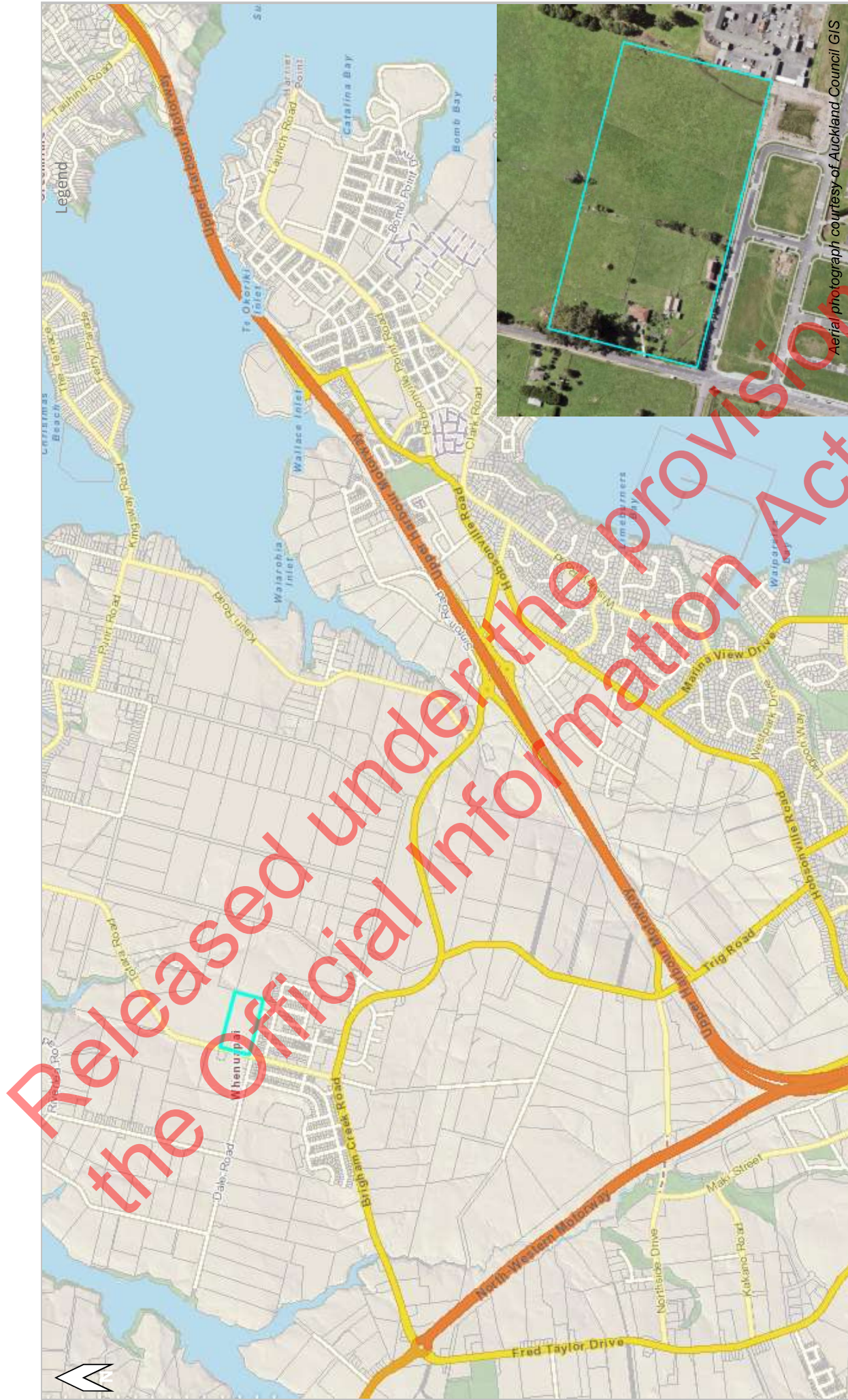
9 LIMITATIONS

The conclusions and all information in this Report are given strictly in accordance with and subject to the following limitations and recommendations:

1. The assessment undertaken to form this conclusion is limited to the scope of work agreed between GSL and the client, or the client's agent as outlined in this Report. This report has been prepared for the sole benefit of the client and neither the whole nor any part of this report may be used or relied upon by any other party.
2. The investigations carried out for the purposes of the report have been undertaken, and the report has been prepared, in accordance with normal prudent practice and by reference to applicable environmental regulatory authority and industry standards, guidelines and assessment criteria in existence at the date of this report.
3. This report should be read in full and no excerpts are to be taken as representative of the findings. No responsibility is accepted by GSL for use of any part of this report in any other context.
4. This Report was prepared on the dates and times as referenced in the report and is based on the conditions encountered on the site and information reviewed during the time of preparation. GSL accepts no responsibility for any changes in site conditions or in the information reviewed that have occurred after this period of time.
5. Where this report indicates that information has been provided to GSL by third parties, GSL has made no independent verification of this information except as expressly stated in the report. GSL assumes no liability for any inaccuracies in or omissions to that information.
6. Given the limited Scope of Works, GSL has only assessed the potential for contamination resulting from past and current known uses of the site.
7. Environmental studies identify actual sub-surface conditions only at those points where samples are taken and when they are taken. Actual conditions between sampling locations may differ from those inferred. The actual interface between materials may be far more gradual or abrupt than an assessment indicates. Actual conditions in areas not sampled may differ from that predicted. Nothing can be done to prevent the unanticipated and GSL does not guarantee that contamination does not exist at the site.
8. Except as otherwise specifically stated in this report, GSL makes no warranty or representation as to the presence or otherwise of asbestos and/or asbestos containing materials ("ACM") on the site. If fill has been imported on to the site at any time, or if any buildings constructed prior to 1970 have been demolished on the site or materials from such buildings disposed of on the site, the site may contain asbestos or ACM.
9. Except as specifically stated in this report, no investigations have been undertaken into any off-site conditions, or whether any adjoining sites may have been impacted by contamination or other conditions originating from this site. The conclusion set out above is based solely on the information and findings contained in this report.
10. Except as specifically stated above, GSL makes no warranty, statement or representation of any kind concerning the suitability of the site for any purpose or the permissibility of any use, development or re-development of the site.
11. The investigation and remediation of contaminated sites is a field in which legislation and interpretation of legislation is changing rapidly. Our interpretation of the investigation findings should not be taken to be that of any other party. When approval from a statutory authority is required for a project, that approval should be directly sought by the client.
12. Use, development or re-development of the site for any purpose may require planning and other approvals and, in some cases, environmental regulatory authority and accredited site auditor approvals. GSL offers no opinion as to whether the current or proposed use has any or all approvals required, is operating in accordance with any approvals, the likelihood of obtaining any approvals, or the conditions and obligations which such approvals may impose, which may include the requirement for additional environmental works.
13. GSL makes no determination or recommendation regarding a decision to provide or not to provide financing with respect to the site. The on-going use of the site and/or planned use of the site for any different purpose may require the owner/user to manage and/or remediate site conditions, such as contamination and other conditions, including but not limited to conditions referred to in this report.
14. Except as required by law, no third party may use or rely on, this report unless otherwise agreed by GSL in writing. Where such agreement is provided, GSL will provide a letter of reliance to the agreed third party in the form required by GSL.
15. To the extent permitted by law, GSL expressly disclaims and excludes liability for any loss, damage, cost or expenses suffered by any third party relating to or resulting from the use of, or reliance on, any information contained in this Report. GSL does not admit that any action, liability, or claim may exist or be available to any third party.
16. Except as specifically stated in this section, GSL does not authorise the use of this report by any third party.

FIGURES

Released under the provision of
the Official Information Act 1982

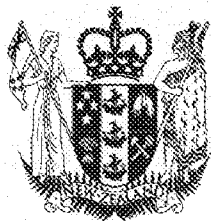


geosciences ^{hd} ENVIRONMENTAL	Title:	Figure 1—Site location	Reference: J1394 Date: 19/09/2019 Drawn: KW Approved: CB
Level 1, 47 Clyde Road, Browns Bay, 0630 Tel: (09) 475 0222	Project name:	102 Totara Road, Whenuapai, Auckland	

APPENDIX A

CERTIFICATE OF TITLE

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the Official Information Act 1982



**RECORD OF TITLE
UNDER LAND TRANSFER ACT 2017
FREEHOLD
Search Copy**



R. W. Muir
Registrar-General
of Land

Identifier NA4A/1477
Land Registration District North Auckland
Date Issued 29 July 1964

Prior References

NA1166/90

Estate Fee Simple
Area 4.7551 hectares more or less
Legal Description Lot 1 Deposited Plan 53062

Registered Owners

Totara Gateway Trustee Limited as to a 1/2 share
Roderick McCrae Harre and Andrea Elizabeth Flora Harre as to a 1/2 share

Interests

1 Acre = 4046m²
 1 Perch = 25.29m²
 1 Link = 2012 metres

C.008888.1 the within 1
 in Lloyd McCrae Harre a
 as tenants in common in
 to Section 10 (1) (a) c
 Act 1964 - 27.6.1989 at

V1

1504.4

11 : 3 : 00

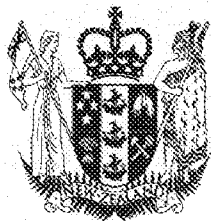
1503.4

780.5

782.0

Totara Rd

Scale: 1 inch = 3 chains



**RECORD OF TITLE
UNDER LAND TRANSFER ACT 2017
FREEHOLD
Historical Search Copy**



R. W. Muir
Registrar-General
of Land

Constituted as a Record of Title pursuant to Sections 7 and 12 of the Land Transfer Act 2017 - 12 November 2018

Identifier NA4A/1477
Land Registration District North Auckland
Date Issued 29 July 1964

Prior References

NA1166/90

Estate Fee Simple
Area 4.7551 hectares more or less
Legal Description Lot 1 Deposited Plan 53062

Original Registered Owners

Lloyd McCrae Harre as to a 1/2 share
Lois Violet Harre as to a 1/2 share

Interests

9177796.1 Transmission of a 1/2 share/interest Lloyd McCrae Harre to Lois Violet Harre as Executor - 10.9.2012 at 8:28 am
10414652.1 Transfer of a 1/2 share/interest Lois Violet Harre to Totara Gateway Trustee Limited - 3.6.2016 at 2:23 pm
11264700.1 Transmission of a 1/2 share/interest Lois Violet Harre as Executor to Roderick McCrae Harre as Executor, Andrea Elizabeth Flora Harre as Executor and Lisa Janine Roberts as Executor - 4.2.2019 at 4:12 pm
11264700.2 Transfer of a 1/2 share/interest Roderick McCrae Harre as Executor, Andrea Elizabeth Flora Harre as Executor and Lisa Janine Roberts as Executor to Roderick McCrae Harre and Andrea Elizabeth Flora Harre - 4.2.2019 at 4:12 pm

Reference: 1166/90
Prior C/T.

Transfer No. A 22681
N/C. Order No.



Land and Deeds 69

REGISTER

No. 4A / 1477

CERTIFICATE OF TITLE UNDER LAND TRANSFER ACT

This Certificate dated the 29th day of July one thousand nine hundred and sixty-four under the seal of the District Land Registrar of the Land Registration District of NORTH AUCKLAND

WITNESSETH that LOIS VIOLET HARRE wife of LLOYD McCRAE HARRE OF Whenuapai, farmer

is seized of an estate in fee-simple (subject to such reservations, restrictions, encumbrances, liens, and interests as are notified by memorial underwritten or endorsed hereon) in the land hereinafter described, delineated with bold black lines on the plan hereon, be the several admeasurements a little more or less, that is to say: All that parcel of land containing 11 ACRES

3 ROADS more or less being Lot 1 Deposited Plan 53062 and being part Allotment 3 Parish of Waipareira.

610476.2 Settled under the Joint Family Homes Act 1964 on 27.4.1976 at 12.6.00 o'clock

Assistant Land Registrar.

B.772623.1 Mortgage of the Western Connett - 20.1.1988 at 15 o'clock



A.L.R.

Waitemata S.D.

METRIC AREA IS 4.7550ha

Conversion Factors:

1 Acre = 4046m²

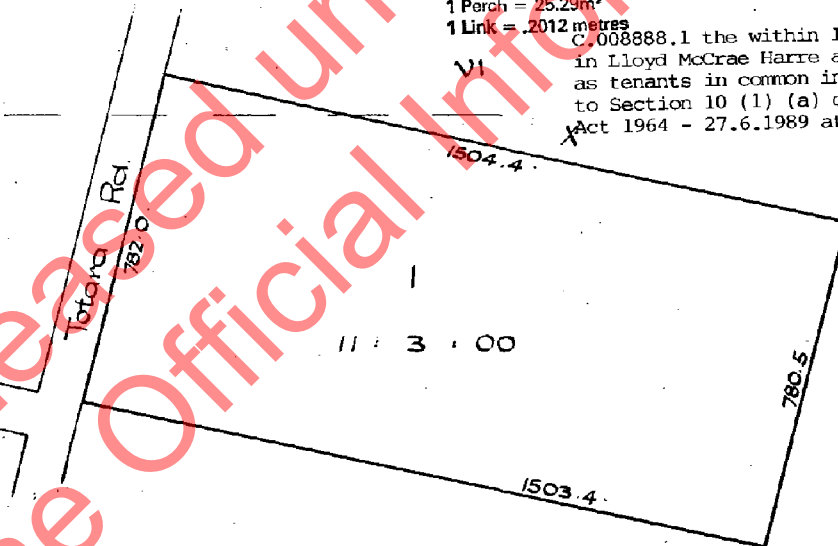
1 Perch = 25.29m²

1 Link = .2012 metres

VI

C.008888.1 the within land is now revested in Lloyd McCrae Harre and Lois Violet Harre as tenants in common in equal shares pursuant to Section 10 (1) (a) of the Joint Family Homes Act 1964 - 27.6.1989 at 9.00 o'clock

A.L.R.



Scale: 1 inch = 3 chains

Delt L.S. gh

Register copy for L. & D. 69, 71, 72

C.667707.1 Mortgage to Trust Bank Auckland
Limited - 19.10.1994 o/c

C 926736, 28

DISCHARGE

A.L.R.

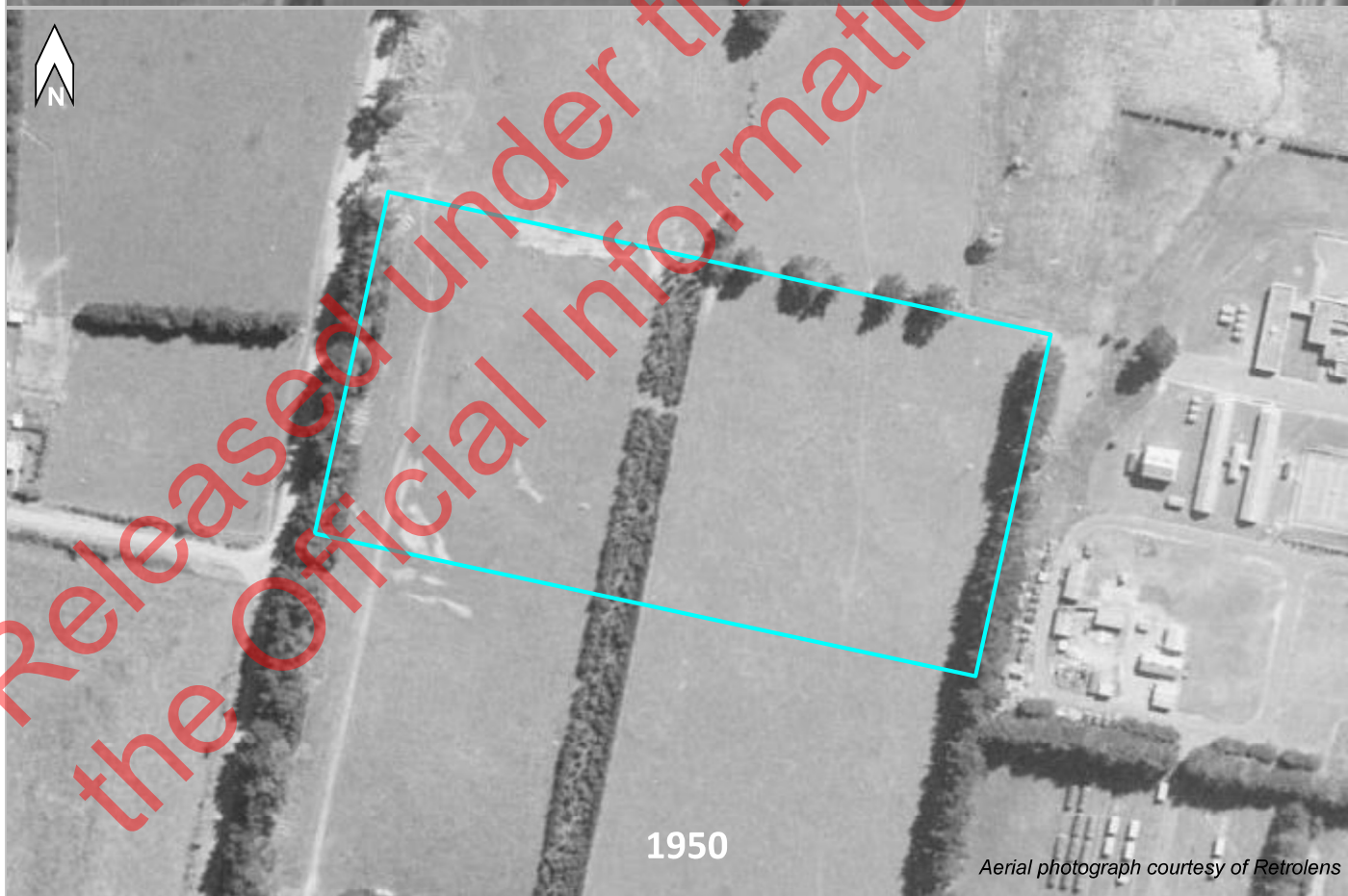
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APPENDIX B

HISTORICAL AERIAL PHOTOGRAPHS

Released under the provision of
the Official Information Act 1982



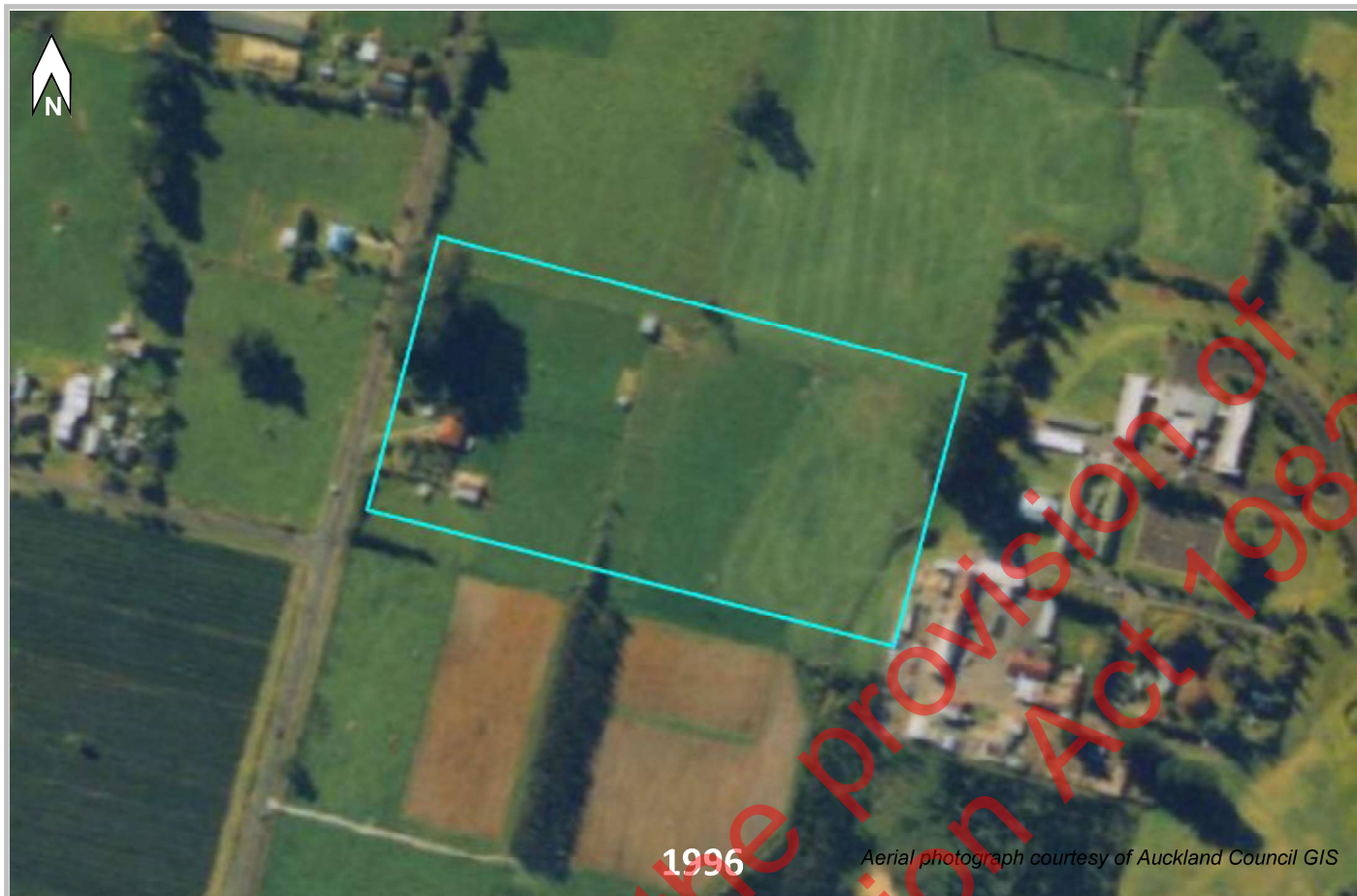
Title:	Figure 1—Historic aerials	Reference: J1394
Project name:	102 Totara Road, Whenuapai	Date: 17/09/2019
geosciences ENVIRONMENTAL	Level 1, 47 Clyde Road, Browns Bay, 0630, Tel: (09) 475 0222	Drawn: KW
		Approved: CB



Title:	Figure 1—Historic aerals	Reference: J1394
Project name:	102 Totara Road, Whenuapai	Date: 17/09/2019
geosciences ENVIRONMENTAL	Level 1, 47 Clyde Road, Browns Bay, 0630, Tel: (09) 475 0222	Drawn: KW
		Approved: CB



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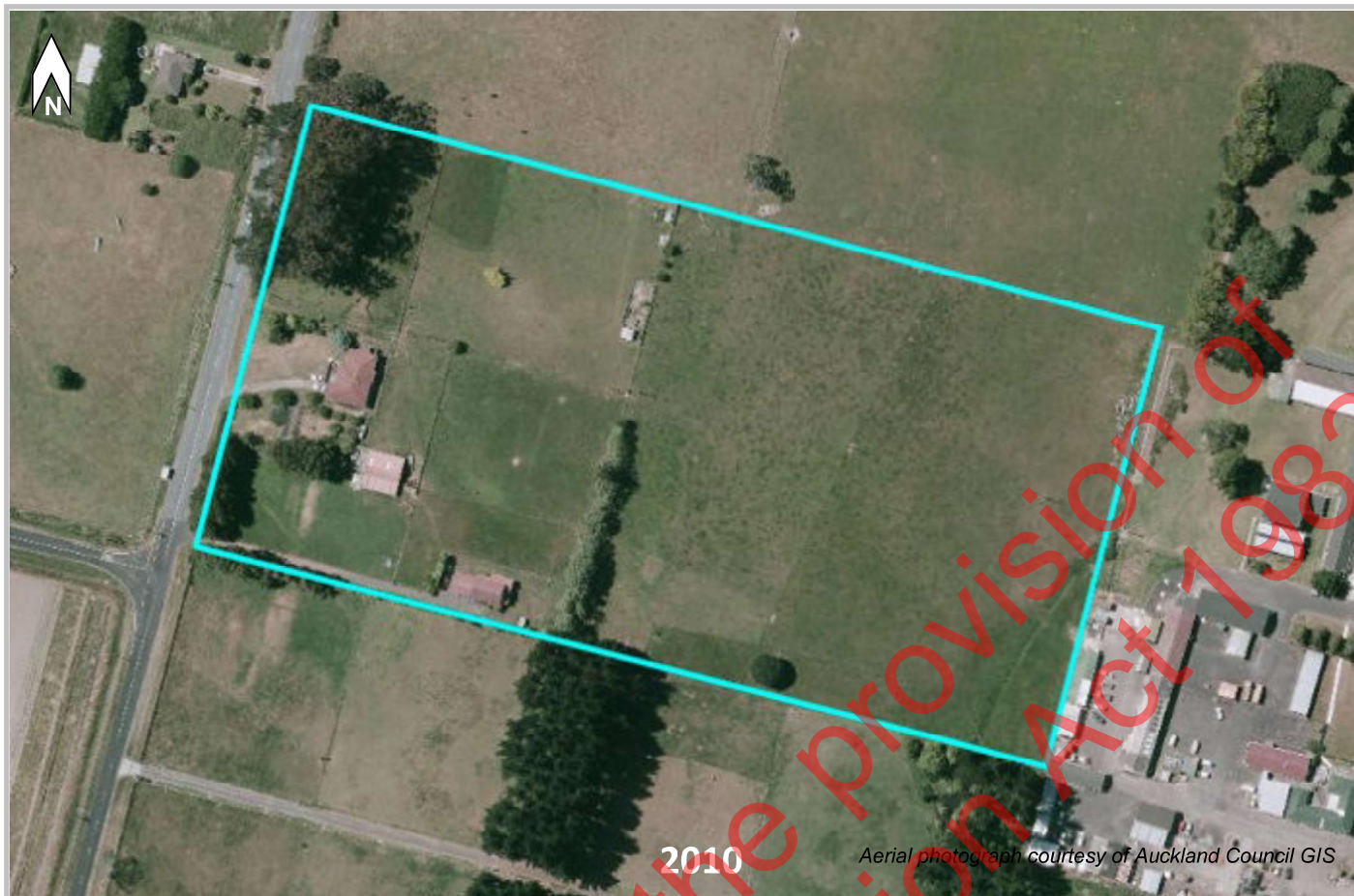
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Project name:	102 Totara Road, Whenuapai	Date: 17/09/2019
geosciences ENVIRONMENTAL	Level 1, 47 Clyde Road, Browns Bay, 0630, Tel: (09) 475 0222	Drawn: KWN
		Approved: CB



Title:	Figure 1—Historic aerials	Reference: J1394
Project name:	102 Totara Road, Whenuapai	Date: 17/09/2019
geosciences ENVIRONMENTAL	Level 1, 47 Clyde Road, Browns Bay, 0630, Tel: (09) 475 0222	Drawn: KW
		Approved: CB



Aerial photograph courtesy of Auckland Council GIS

Title:	Figure 1—Historic aerals	Reference: J1394
Project name:	102 Totara Road, Whenuapai	Date: 17/09/2019
geosciences ENVIRONMENTAL	Level 1, 47 Clyde Road, Browns Bay, 0630, Tel: (09) 475 0222	Drawn: KW
		Approved: CB

APPENDIX C

PROPERTY FILE EXTRACTS

Released under the provision of
the Official Information Act 1982

Riding **W. L. L. Jones**

Roll No. **327A / 204**

County of Waitemata

No 4172

BUILDING PERMIT

Date **11.12.63.**

Owner of Section **L.V. HARRE,**
Address **No. 2, B.D., Kitch.**

This Permit is granted to the undermentioned person authorising the following building work on

Lot No. **1, D.P. 9146, Part of Allot. 3, Waiparera Parish.**
on **Western Boundary**, Road **Whangapei**
subject to the following conditions:
10-12 Airport Road
Subject to the provisions of Sect. 22 (5) of the
Counties Amendment Act, 1961.

Nature of proposed work

Dwelling.

Harre and Salcock,
222 Te Atatu Road,
TE ATATU.

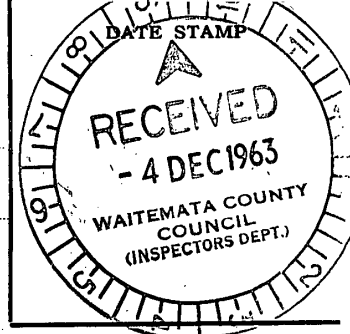
Value of work, £ **4,950**

Fee £ **48** : : : Rec. No. **41061**

For the Waitemata County Council.

L. L. JONES,
County Clerk.

per : : :
County: Building Inspector.

APPLICATION No. 800/13PERMIT No. 4172VALUATION Roll No. 327A/204DATE ISSUED 11.12.1963

WAITEMATA COUNTY COUNCIL

P.O. BOX 5440 — NEWTON, AUCKLAND, C.2

Application for a Building Permit

OWNER OF SECTION. NAME LOIS VIOLET HARRE PHONE No. 659
(BLOCK CAPITALS) WHENUAPAPRESENT POSTAL ADDRESS NO 2 RD KUMBUBUILDER. NAME HARRE AND SILCOCK PHONE No. 4710 HNDPOSTAL ADDRESS 222 Le Atatu Rd Henderson

(Note:—Permit will be posted to builder unless otherwise requested).

NATURE OF PROPOSED BUILDING WORK Construction of a DwellingVALUE OF WORK £ 4950 FEE £ 18 0 0 (See back page).

FULL LEGAL DESCRIPTION OF SECTION (as appears on either rate demand or title deeds).

LOT 1 DP 9146 PART OF ALLOT 3 Waipareira ParishNAME OF PREVIOUS OWNER OF SECTION JAMES NEIL ANDERSON AND LOIS VIOLET HARREAREA OF SECTION 10 Acre(s). Frontage 416 Feet.ROAD NAME WASTON BOUNDARY LOCALITY WHENUAPA

FOR OFFICE USE ONLY

Footpath-Deposit	Refund
Fee / /	Amount / /
Recpt. / /	To / /
Paid By / /	Date / /
Date / /	Date / /

Remarks:

This is New lot
100 DP 5305215888

Permit issued subject to the following conditions:—

APPROVED By E. J. Munn BUILDING INSPECTOR 10/12/63 DATEAPPROVED BY E. J. Munn DRAINAGE INSPECTOR 10/12/63 DATEFEE £ 18RECEIPT No. 11061 DATE 4.12.63

UP—68108

APPROVED IN ACCORDANCE WITH TOWN PLANNING SCHEME
SIGNED <u>[Signature]</u>
DATE <u>5.12.63</u>

SPECIFICATION

FOUNDATIONS

If solid concrete. Size of footings 12" x 12" Walls _____ Reinforcing 4-1/2 ms Reos

☒ concrete blocks. Size 16x8x8 VIBROPAK Spacing _____

N.B.—All blocks must be at least 12" in to ground on a 12" x 12" x 4" concrete pad.

FRAMING

	Size	Spacing	Span	Timber
Jack Studs			Along Runs.	
(Note: If base over 6ft. in height, Jack studs to be spaced at 20in. centres).				
Bearer Plates	<u>12x5 R55</u>	<u>Supported in centers with ONE 10x10 pillars</u>		
Floor Joists	<u>9x2</u>	<u>14"</u>	<u>13'0"</u>	<u>TAN. PINUS</u>
Outer Studs	<u>4x2</u>	<u>18'</u>		" "
Inner Studs	<u>4x2 + 3x2</u>	<u>18'</u>		" "
Ceiling Joists	<u>4x2</u>	<u>18'</u>		" "
Bottom Plates.	Size <u>4x2 + 3x2</u>	Top Plates.	Size <u>4x2 + 3x2</u>	
Noggins.	Size <u>WALL THICKNESS</u>	Number of rows of noggins.	<u>3</u>	

N.B.—Minimum stud height for dwellings is 8 feet.

ROOF

	Size	Spacing	Span	Timber
Covering	<u>DECRONSTIC TILES</u>	Ridges.	Size <u>9x1 TAN</u>	Purlins. Size _____
Collar ties.	Size <u>6x1</u>	Sarking.	Size _____	Under Purlins <u>4x3</u>
Rafters	<u>4x2</u>	<u>24'</u>		<u>TAN PINUS</u>

MISCELLANEOUS

Flooring. Size 4x1 TAG Exterior Sheathing BRICK VENEER

Inside lining G.I.B. BOARD + FIBER CEILINGS

Is any second hand material to be used in the proposed constructions? NO

N.B.—Top window trimmers must be checked 1/2" or otherwise supported.

SANITATION

Privy Type WC e.g. Water closet, chemical pan or night soil?

N.B.—If chemical pan or night soil pan, the privy building must be at least 15' away from any dwelling.

DRAINAGE & PLUMBING

All drainage and plumbing must be carried out by registered tradesmen. If it is intended to install a septic tank, now or in the future, the site must be inspected by the Sanitary Inspector before building is commenced.

IT IS MOST IMPORTANT that buildings should not be occupied before complete plumbing and drainage systems have been installed and officially approved.

Signature of Applicant L. S. Harre'

SITE PLAN

RESIDENTIAL SECTIONS

The site plan must be accurately drawn to the scale provided (16 feet to 1 inch).

ALL OTHER SECTIONS

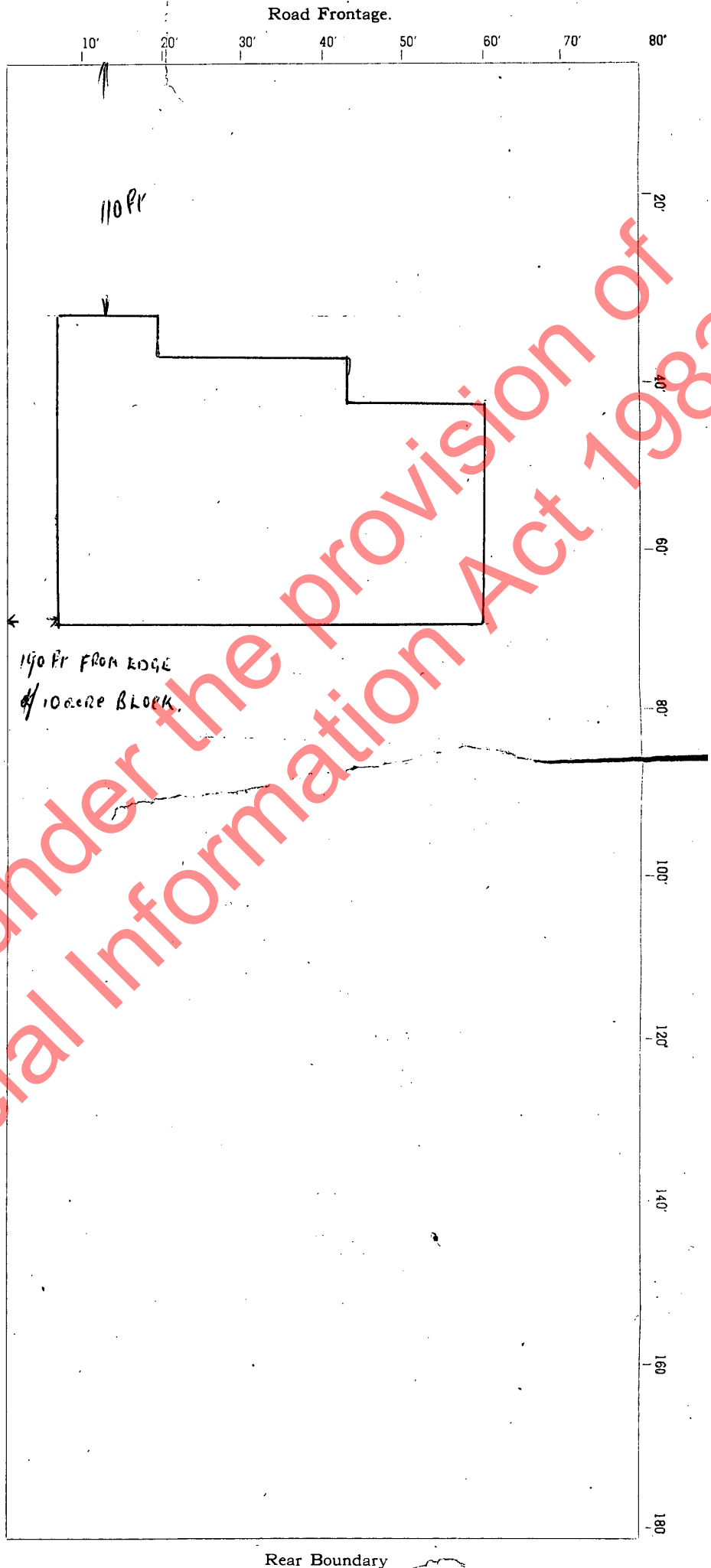
(including farms, etc.)

Please state scale used.

Note

1. This site plan must show the desired position of the proposed building and also ALL existing buildings.
2. Distances of each building from boundary lines must be clearly indicated.
3. No building shall be erected closer than 3 feet to a side boundary. This measurement is from the fascia board in the case of an overhanging roof.
4. Separate plans, drawn to scale (preferably $\frac{1}{8}"$ or $\frac{1}{4}"$ to 1'), must be submitted, showing a ground plan, and elevations of two sides. In cases of extensions to existing buildings, these plans should show the whole building, and the extension should be shaded or coloured.
5. Applications must be made in duplicate and two copies of the plan must be supplied if applying for a permit to erect a dwelling, back or if any plumbing or drainage is to be installed.
6. Location plan must be completed.

PENCIL DRAWINGS WILL NOT BE ACCEPTED.



This and the succeeding pages form the specification referred to in our Agreement dated thisday of.....1963.

EMPLOYER

CONTRACTOR

WITNESS

SPECIFICATION of work to be done and materials to be used in the erection of a Residence at West Boundary Rd., Whenuapai.

CONTRACT.

This contract includes the supply and delivery of all materials, Labour, fittings, tools, plant etc. complete and necessary for the due and proper completion of the building as shown on the plans and herein specified in a thorough and workmanlike manner in strict accordance with the Local By-Laws and to the satisfaction of the Owner. No lower grade than O.B. timber shall be allowed in any part of the work. All timber to be treated as to get the best results for both seasoning and straightness. All joints to be properly scarfed and checked or otherwise jointed in an approved manner and everything securely nailed. In exposed woodwork, all nails to be punched. All work to be fixed level, plumb and true and no butts will be allowed where same can be concealed. All exposed interior timbers to be hand dressed and sanded.

PERMITS:

Contractor to comply with the Labour and Building By-Laws of the District; to apply for and obtain all the necessary permits and to pay all fees for same.

PROVIDE & FIX:

The words "provide" and "fix" shall be construed to mean "provide and "fix" where used separately unless otherwise specified.

INSURANCE:

The Contractor to have all his employees covered against accident by an "Employer's Liability Policy" and to take out Insurance against fire for a sum sufficient to cover 75% of the contract sum. Both policies to remain in force until the building is taken over by the Owner. Fire insurance to be placed with a reputable Company.

SETTING OUT:

The Contractor will do all setting out, and be responsible for same.

MATERIALS

WORKMANSHIP:

All workmanship to be careful, thorough and in accordance with the best trade practice, and all materials must be of the best of

their respective kinds, unless distinctly otherwise specified. Workmanship shown on the plans or specified and not shown, must be supplied as though shown and specified. Materials shown but not specified must be of the kind commonly employed for the service it is intended to perform. All materials to be new and the best of their respective kinds. All figured dimensions shall be taken in preference to scale and strictly adhered to, and all detail drawings shall supersede these to a smaller scale.

EXTRAS:

No extras will be allowed for unless authorised in writing by the Owner, and paid for as such.

STABILITY ETC.:

The Contractor shall carefully brace and support all parts of his work against damage by wind and also protect same from damage by water. He shall also make good damage to adjoining property of every kind arising out of his works.

CLEANING:

The Contractor at the conclusion of the operations shall have all ceilings, walls and woodwork carefully dusted and wiped down, windows washed and glass left free from scratches, floors brushed and wiped and the entire building left in perfectly clean condition for occupation.

TURFING:

Area covered by house to be turfed and left clean of all stumps roots etc. and carted away on site where directed.

MAINTENANCE:

Period to be thirty days after the Owner has taken possession. Any defects in materials, workmanship or any part or parts that require replacing or adjusting which have been included in this contract shall be adjusted or replaced as specified in this specification at the Contractor's own expense.

MATERIALS:

In the event of any materials herein specified not being procurable at the time it is required or will tend to stop the progress of the contract, such materials may be substituted with other materials, provided however, that the substituted materials conform with the Local By-Laws and to the wishes of the Owner whom the Contractor is to notify first. At the conclusion of the contract, the Contractor will adjust any difference in cost.

BASE WALLS:

To be 8" Vibcorak block with 8" x 10" reinforced concrete band.

Walls to be laid true to level in straight lines and plumb with mortar. Exterior of all blockwork to be plastered and splash coated. Clean out all cavities and flush all joints in the brickwork on the inside.

VENTS:

Provide concrete mouseproof vents spaced 3 ft. away from angles and approx. 6 ft. between.

FLOOR JOISTS:

To be 9 x 2 and gauged to an even surface and nailed with 3" and 4" nails to all bearers and plates. All joints to be lapped on a bearer.

BRICKLAYER AND CONCRETOR.

CONCRETE:

All concrete work to be carried out according to the Local By-Laws. For general purposes, the mixture shall be 4-2-1 metal, ~~and~~ sand and cement or 6 parts river shingle to 1 part cement well mixed and rammed into trenches and boxing immediately after mixing.

MORTAR:

To be composed of four parts clean, sharp and washed sand to one part Portland cement. Use Mortaflex at the rate of 1 gallon to 1 cubic foot of cement.

BRICKS:

For all exterior walls and chimneys to be selected common Glenburn bricks or selected Tunnel kiln using Bullnosed bricks for external corners and window openings. All bricks to be well wetted and allowed to partially dry out before being laid. No bats will be allowed unless necessary for bond. Joints shall not exceed 5/16" in thickness and the work to be carried out regularly with no work rising more than one foot above existing work. All exterior joints to be well raked as work proceeds, and on completion of brickwork to be pointed with a mixture of 3 parts silica sand to 1 part coloured cement, using a 1/4" flat pointing tool. Colour of cement to be chosen by Owner. The whole of exterior brickwork on completion to be cleaned down with a weak solution of acid and left clean and tidy to Owner's satisfaction.

FOOTINGS:

The footings shall be 12 x 12 reinforced with four $\frac{1}{2}$ " M.S. rods. The footings shall be horizontal on the bottom throughout and stepped to suit the nature of the ground.

DAMP COURSE:

All timbers in contact with concrete or brickwork to have Malthoid under.

CHIMNEY:

Chimney to be precast concrete Petrous No. 1.

CHIMNEY FOOTING:

Chimney footings to be a concrete slab 6" wider each side of brickwork and reinforced with 3/8" M.S. rods at 12" centres.

FRONT PORCH FLOOR:

To be 4" thick concrete with slight fall to front, reinforced with 3/8" M.S. rods at 9" centres both ways. Steps are to be 6" risers 12" treads finished as per porch floor. Back porch to be finished as for front porch.

LAUNDRY:

Provide one single 2 ft. concrete wash tub and fix on concrete stand.

CARPENTER AND JOINER.

ALL MATERIALS ARE TO BE THE BEST OF THEIR RESPECTIVE KINDS AND GRADES AND LAID TRUE TO THEIR VARIOUS LEVELS AND CONSTRUCTED IN A PROPER TRADESMANLIKE MANNER TO MAKE THE WHOLE OF THE WORKS SOUND CONSTRUCTION AND TO COMPLY WITH THE LOCAL BY-LAWS IN EVERY RESPECT AND TO THE ENTIRE SATISFACTION OF THE BUILDING INSPECTOR.

JOINERY.

All exterior door and window frames to be as shown in plans, to be grooved, treated and constructed in a proper manner and primed before fixing. Exterior door frames to be fitted with 3/8" galv. weather bar in sills.

SASHES:

All sashes and fanlights to be cedar or totara to the sizes as shown on plan and details. All sashes to be neatly fitted and hung with Whitco fittings. Allow for split sashes where shown on plans. All sashes except where otherwise mentioned to be glazed with 18 oz. clear glass. Landscape sashes to be glazed with drawn plate or 3203 glass. Bathroom and W.C. sash will be glazed obscure to Owner's choice.

DOORS:

All interior doors except where otherwise mentioned to be 6'6 x 2'8 x 1 $\frac{3}{4}$ " H.T.R. flush panel hung on three 3 $\frac{1}{2}$ " steel butts. Front door and back door to be glass doors, 2'10" wide x 1 $\frac{5}{8}$ " ht. Totara H & P hung on three 4" butt hinges. Wardrobes and linen press doors to be 6'6 x 2' approx. and same pattern as interior doors, hung on three 3 $\frac{1}{2}$ " butt hinges. Kitchen cupboard doors to be flush panel to the dimensions required and hung on 2 $\frac{1}{4}$ " A.C. hinges and fitted with handles and catches complete, to the Owner's choice.

CITY OF WAITEMATA

Roll No. /
32740/358/2

No 12461

BUILDING PERMIT

Owner of Section
Address

MAHRE. L.M.
Totara Rd, Whenuapai.

Date 24th July 1979

THIS PERMIT is granted to the undermentioned person authorising the following building work on Lot No. 1 D.P. 53062

on 102 - 104 Totara Rd, Whenuapai. in accordance with the plans lodged and

subject to the following conditions: 1) Spouting, downpipes and stormwater drainage to be provided to the approval of the Inspector. 2) To notations on plans.

Nature of proposed work

TRACTOR SHED.

R.M. MAHRE, 35 Toru St. TE AATAHU NORTH
--

Value of work, \$3,500

Fee \$ 23 0: 0 Rec. No. 37 18/6/79

For the Waitemata City Council

FOR FURTHER CONDITIONS SEE OVER

ity Press 50659/79

Duly Authorised Officer.

[Signature]

Building Inspected. Date Insp. Intls.

7/9/79 Fracking ~~set~~

5/10/79 c/flex ~~set~~

28/11/79 ~~set~~ Roof post holes ~~set~~

9/1/81 Final ~~set~~ *drainage* ~~set~~ *drainage* required.

Final Inspection 15/7/81 ~~set~~

Inspector

~~set~~

Register Noted. Date



City of Mairangi

Telephone HSN 61-195, 61-119
PRIVATE BAG, HENDERSON
AUCKLAND 8.
ADDRESS ALL CORRESPONDENCE
TO THE CITY SECRETARY

JOHN HENRY CENTRE
6 PIONEER ST.
HENDERSON
AUCKLAND 8.

JPB:AR

9 February 1981

Mr R M Harre
35 Toru Street
TE ATATU

Dear Sir,

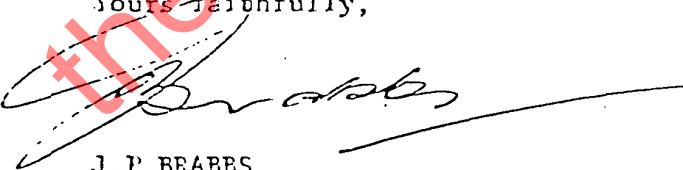
RE: BUILDING PERMIT 12461 - Tractor Shed on Lot 1 DP 53062 TOTARA ROAD, WHENUAPAI

In connection with the above building permit, I would advise that an inspection of the property on 9.2.81 has revealed that the following points require attention before the file can be finalised and the road damage deposit refunded:-

STORMWATER DRAINAGE TO BE PROVIDED TO THE APPROVAL OF THE INSPECTOR

Once the above work has been completed, you are requested to contact the Building Inspector at the above address on any week day between the hours of 8.30 and 9.45a.m. so that a further inspection can be arranged.

Yours faithfully,


J.P. BRABBS
for CITY INSPECTOR

Copy sent to:

Mr L M Harre

102-104 Totara Road
WHENUAPAI

Harre ? B. 27/3
Work not done. ~~was~~ discussed with
Mr Harre. G/u in normal manner
without writing

for 8/4/81

CITY OF WAITEMATA

15/7/81

Roll No.

32700/358/2

No 12461

BUILDING PERMIT

Owner of Section

HAIRE, L.M.

Address

Totara Rd, Whenuapai.

Date 24th July 1979

THIS PERMIT is granted to the undermentioned person authorising the following building work on Lot No. 1 D.F. 55062

on 102-104

Totara Rd, Whenuapai.

in accordance with the plans lodged and

subject to the following conditions: 1) Spouting, downpipes and stormwater drainage to be provided to the approval of the Inspector. 2) To notations on plans.

Nature of proposed work

TRACTOR SHED.

R.M. HAIRE, 35 Totara St. TE ATATU NORTH
--

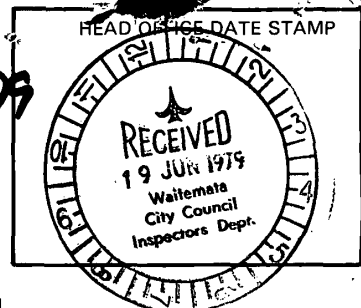
Value of work, \$3,500

Fee \$ 25 0 0 Rec. No. 37 18/6/79

For the Waitemata City Council

[Signature]

Duly Authorised Officer.

APPLICATION No. 251/12FINAL CHECK Initials [Signature]Date 28/7/79PERMIT No. 12461DATE ISSUED 24/7/79Authorised Officer [Signature]

CITY OF WAITEMATA

JOHN HENRY CENTRE, 6-8 PIONEER STREET, HENDERSON
POSTAL ADDRESS: PRIVATE BAG, HENDERSON 8 — PHONE: HSN 61-195 and 61-119
INSPECTORS DEPARTMENT ON GROUND FLOOR

BUILDING PERMIT APPLICATION

OWNER OF SECTION: NAME L. M. HARRE PHONE No. WEI 8459

(BLOCK CAPITALS)

PRESENT POSTAL ADDRESS TOTARA RD. WHENUAPABUILDER: NAME R. M. HARRE PHONE No. HSN 45019POSTAL ADDRESS 35 TORU ST. TE ATATUNTH

(Permit will be posted to builder unless otherwise requested)

SIGNATURE OF APPLICANT R M Harre

NATURE OF PROPOSED BUILDING WORK

TRACTOR SHED

VALUATION ROLL NO.

32740/358/12

FULL LEGAL DESCRIPTION OF THE PROPERTY (as per Rate Demand or Title Deeds)

LOT 1D.P. 53062

VALUE OF WORK

Building (including the materials for Plumbing & Drainage) \$ 3500.00

*Drainage (excluding materials) \$

*Plumbing (excluding materials) \$

•Building Permit Fee \$ 23.00

*Separate permits to be obtained by Drainlayer and Plumber.

•Fee to be assessed on value of work excluding amount upon which Drainage and Plumbing Fees payable and may be paid at time of lodging application.

†A further 25% is payable on this fee where structural check is required.

FLOOR AREA OF PROPOSED WORK

Basement

Ground Floor 72 sq. m

First Floor

Others

Total 72 sq. m

Building Research Act 1969
LEVY ON TOTAL VALUE OF \$3,000
OR MORE INCLUDING DRAINAGE
AND PLUMBING WORK
Fee: \$1.00 per \$1000 or part thereof

Amount of Levy

Receipt No. 4.00Date 18/6/79

NAME OF PREVIOUS OWNER OF SECTION

AREA OF SECTION: 4.7551 Ha square metres
(Show large sites in hectares)FRONTAGE: 150 metresROAD NAME TOTARA RD. LOCALITY WHENUAPA

IMPORTANT — SEE INSTRUCTIONS ON PAGE FIVE

FOR OFFICE USE ONLY

REMARKS

Permit issued subject to the following conditions:

ROUTING DOWNPIES AND
STORMWATER DRAINAGE TO BE
PROVIDED TO THE APPROVAL
OF THE INSPECTOR

Approved by [Signature] Building Inspector 30/6/79 DateApproved by [Signature] Plumbing/Drainage Inspector 4-2-79 Date

Approved by Health Inspector Date

Town Planning Zoning Rural A Date and OfficerApproved by GJM Town Planning Officer 20/6/79 Date

Building Permit Fee \$ 23.00 Receipt No. 57 Date 18/6/79

Structural Checking Fee \$ 5.75 Receipt No. 2100 Date 19/7/79

Road Damage Deposit Fee \$ 100.00 Receipt No. Date

Road Damage Deposit Refund \$ To Date

Cost of Vehicular Crossing \$ 60.5 Date

Electricity Transmission Lines:
~~Present~~/Not present over propertyInitials GS Date 3/7/79WCC Sanitary and Stormwater
Sewers checked — Release/ HoldInitials GS Date 3/7/79Location of ARA Trunk
Sewers checked — Release/ HoldInitials GS Date 3/7/79

PLEASE REFER TO INSTRUCTIONS ON PAGE FIVE

SPECIFICATION

TO BE COMPLETED BELOW FOR MINOR BUILDINGS
(Full specifications are required for all other work)

FOUNDATIONS

If solid concrete. Size of footings 300 x 300 mm Walls 200 mm Reinforcing D 12

If concrete blocks. Size..... Spacing.....

N.B. — All blocks must be at least 300mm into ground and set on a 300mm x 300mm x 100mm concrete pad.

FRAMING

	Size	Spacing	Span	Timber
Jack Studs	<u>100 x 50</u>	<u>600 mm</u>		<u>No 1 MG</u>
Bearer Plates	<u>100 x 75</u>			<u>No 1 MG</u>
Floor Joists	<u>150 x 50</u>	<u>450 mm</u>	<u>2.70 m</u>	<u>No 1 MG</u>
Outer Studs	<u>100 x 50</u>	<u>600 mm</u>		<u>No 1 MG</u>
Inner Studs	<u>100 x 50</u>	<u>600 mm</u>		
Ceiling Joists				
Bottom Plates	Size <u>100 x 50</u>			Top Plates Size <u>100 x 50</u>
Noggins	Size <u>100 x 50</u>		Number of rows of noggins <u>2 Rows</u>	

N.B. (a) Minimum stud height for dwellings is 2.4m.

(b) Top window trimmers must be checked 15mm or otherwise supported.

ROOF

Covering 24g GALV. IRON Ridges Size..... Purlins Size 150 x 50
Sarking Size..... Under Purlins.....

	Size	Spacing	Span	Timber
TRUSSES				
Rafter	<u>100 x 50</u>	<u>2.90 m</u>	<u>6.00 m</u>	<u>No 1 MG RAD</u>

MISCELLANEOUS

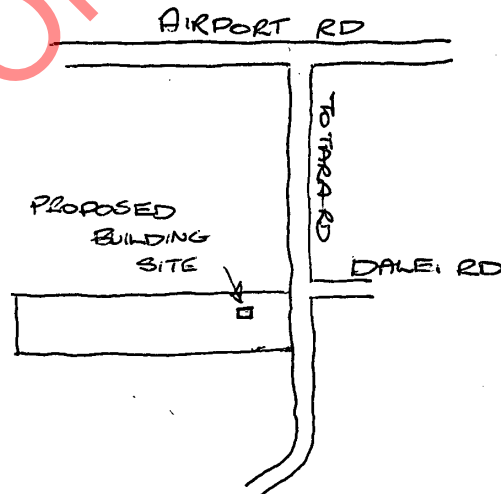
Flooring Size 150 x 25 R/S TAN RAD Exterior Sheathing 25mm TAN R/S RAD
Inside Lining BOARD & BATTEN

Is any second-hand material to be used in the proposed Construction? No If YES, then a separate application must accompany this form.

SANITATION

Privy Type..... e.g. water closet, chemical pan or other type?

LOCALITY SKETCH TO SHOW LOCATION OF BUILDING SITE (Must be completed)



DRAINAGE AND PLUMBING

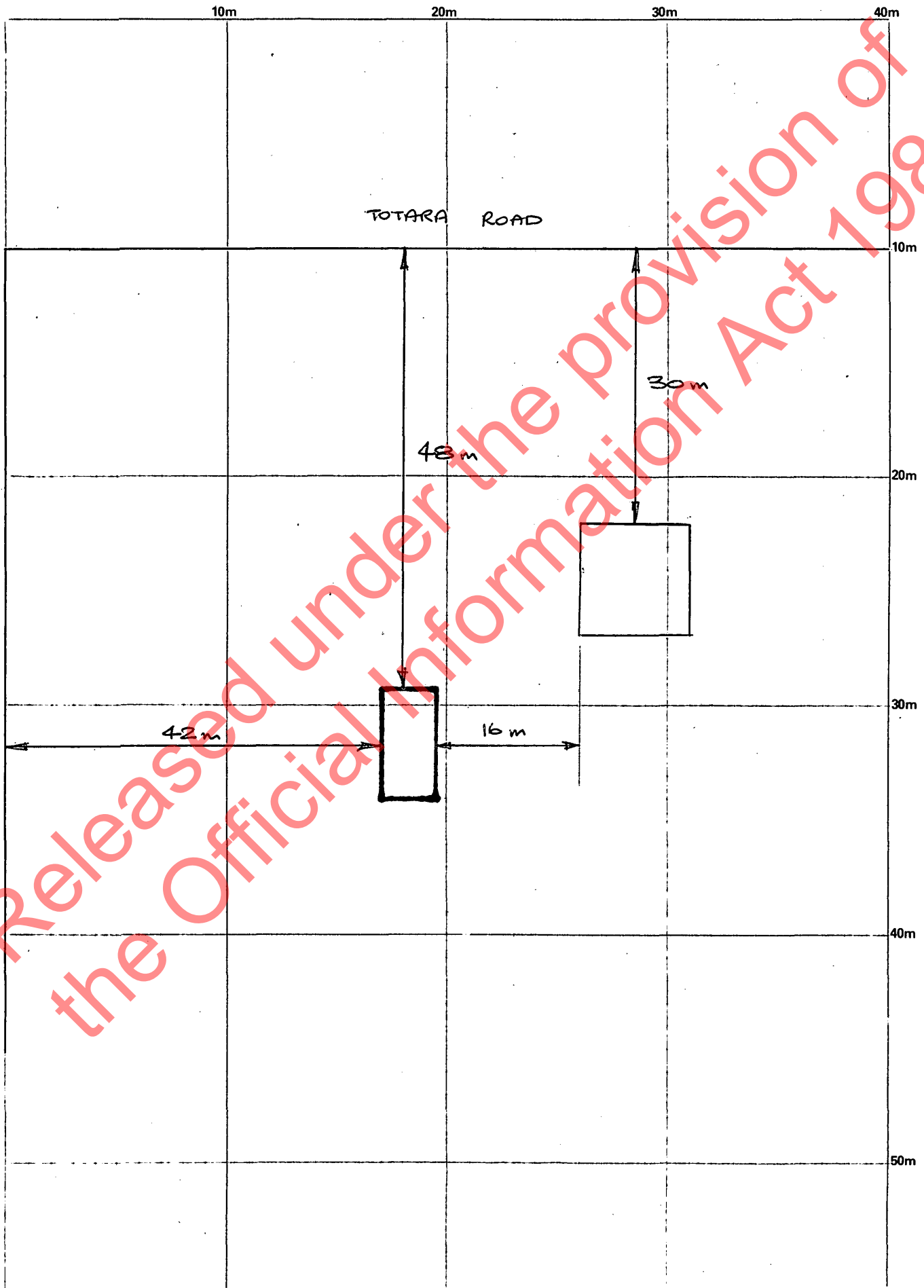
ALL DRAINAGE AND PLUMBING MUST BE CARRIED OUT BY REGISTERED TRADESMEN. IF IT IS INTENDED TO INSTALL A SEPTIC TANK, NOW OR IN THE FUTURE, THE SITE MUST BE INSPECTED BY THE INSPECTOR BEFORE BUILDING IS COMMENCED.

IT IS MOST IMPORTANT THAT BUILDINGS SHOULD NOT BE OCCUPIED BEFORE COMPLETE PLUMBING AND DRAINAGE SYSTEMS HAVE BEEN INSTALLED AND OFFICIALLY APPROVED.

PLUMBING AND DRAINAGE PERMITS MUST BE OBTAINED BEFORE ANY PLUMBING OR DRAINAGE WORK IS COMMENCED.

PLEASE REFER TO INSTRUCTIONS ON PAGE FIVE

- SITE PLAN:** (a) All existing buildings are to be shown in black ink and new buildings in red.
 (b) For residential sections the site plan must be accurately drawn to the scale provided. 1:200 (i.e., one square equals one metre).
 (c) All other sections (including farms, etc), please state scale used.
 (d) All dimensions **MUST** be specified.

ROAD BOUNDARY

FOR OFFICE USE ONLY

Released under the provision of
the Official Information Act 1982



REPORT ON COMMERCIAL OR INDUSTRIAL BUILDING
STRUCTURAL ENGINEER'S REPORT

REPORT C (1)

B.P. APPLICATION NO. 251/12

APPLICANT'S NAME: L. M. HARRÉ
BUILDER'S NAME: R. M. HARRÉ
PROPOSAL: TRACTOR SHED
LEGAL DESCRIPTION: LOT: 1 D.P. 53062
ROAD NAME & LOCALITY: TOTARA RD WHENUAPAI.

- 1) Roof structure. ✓
2) Lateral bracing to Section of wall exceeding 6m. ✓
3) Verandah beam/supports/pads: BE MADE (OR SUPPLIED), BEFORE APPROVAL CAN BE CONSIDERED: (Please list clearly, and date and sign requirements):-
4) Overspanned joists (Section A-A)
5) Overspaced blocks & overspanned bearer (Section A-A).
- CALCULATIONS & STRUCTURAL CHECK
1. THE FOLLOWING AMENDMENTS, ALTERATIONS OR ADDITIONAL INFORMATION MUST BE MADE (OR SUPPLIED), BEFORE APPROVAL CAN BE CONSIDERED: (Please list clearly, and date and sign requirements):-

- *(a) RECOMMENDATION:
The matters listed in (1) above (when applicable), have been settled to my satisfaction and I recommend that the application be APPROVED subject to the following conditions:-

EXTRA NOTES AS SHOWN.

- *(b) I recommend that the application be NOT APPROVED for the following reasons:

* Delete not applicable

Dealt with by V. Nojope Date 11/7/77
(STRUCTURAL ENGINEER)



City of Waitemata

JOHN HENRY CENTRE
6 PIONEER ST.
HENDERSON
AUCKLAND 8.

Telephone HSN 61-195, 61-119
PRIVATE BAG, HENDERSON
AUCKLAND 8.

ADDRESS ALL CORRESPONDENCE
TO THE CITY SECRETARY
JPB: YMM

13 July 1979

Mr. R. M. Harre,
35 Toru St.,
TE ATATU NORTH.

Dear Sir,

RE: BUILDING PERMIT APPLICATION 251/12 - Tractor Shed on Lot 1 DP 53062
Totara Road, Whenuapai.

In connection with the above building permit application, you are advised that a structural checking fee of \$5.75 is required.

Please forward your remittance with the duplicate copy of this letter direct to the writer at the above address so that your application can be finalised.

Yours faithfully,

J.P. BRABBS
for CITY INSPECTOR

e100. BP

10 JUL 1979

CITY OF WAITEMATA

PRIVATE BAG HENDERSON, 8

This receipt is **NOT** a permit. No work is to be executed until a **PERMIT** is **OBTAINED**.

Received from

R. McHarze

Details of payment.

B P O P 251/12

02-051-22 Building Permit Fee

02-052-22 Plumbing & Drainage Permit Fees

03-955-22 Structural Checking Fee

5.75

- 82-22 Private Crossing

- 653-22 Footpath Damage Deposit

- 656-22 Building Research Levy

TOTAL \$

5.75

CASH	
CHEQUE	☒

only.

Receipt is acknowledged of amount paid

*****575=a 51

CITY TREASURER p.p.



City of Mairimata

JOHN HENRY CENTRE
6 PIONEER ST.
HENDERSON
AUCKLAND 8.

Telephone HSN 61-195, 61-119
PRIVATE BAG, HENDERSON
AUCKLAND 8.

ADDRESS ALL CORRESPONDENCE
TO THE CITY SECRETARY

9/2/81

Mr R. M. Harne,
35 Tona St
Te Atatu.

Dear Sir,

RE: BUILDING PERMIT 12461 - Tractor Shed on Lot 1 DP 53062 Tataru Rd Whenuapai.

In connection with the above building permit, I would advise that an inspection of the property on 9/2/81 has revealed that the following points require attention before the file can be finalised and the road damage deposit refunded:-

- 1) ~~SPROUTING DOWNPIPES AND~~
STORMWATER DRAINAGE TO BE
PROVIDED TO THE APPROVAL
OF THE INSPECTOR

Once the above work has been completed, you are requested to contact the Building Inspector at the above address on any week day between the hours of 8.30 and 9.45a.m. so that a further inspection can be arranged.

Yours faithfully,

J. P. BRABBS
for CITY INSPECTOR

Copy sent to:

Mr L. M. Harne
102-104 Tataru Rd
Whenuapai.

MONITORING CHECK SHEET

Consent Number : 981696

Property ID : ~~04120253062~~ 492

Property Location : 102 Totara Rd, Whenuapai

Legal Description : Lot 1 OP 53062

Inspection date : 7/05/01

Compliance Y/N : Y

Comments :

All conditions have been met

J.F. Denton



Reinspection date 2 :

Comments :

Reinspection date 3 :

Comments :

Legal action initiated :

Final clearance : 07/05/01

27 September 1999

Job no. 98135

Mr R Harre
102 Totara Rd
Whenuapai
AUCKLAND

ENTERED



DIPROSE
CONSULTANTS LTD
CIVIL & STRUCTURAL ENGINEERS

Dear Sir,

**INSPECTION OF EFFLUENT DISPOSAL SYSTEM
FOR MINOR DWELLING AT
102 TOTARA RD, WHENUAPAI**

As required by council, we have visited the above mentioned property and observed the effluent disposal system that has been constructed.

We note that the system that was installed was not a Reflection Nibbler Jnr System as specified in our report Job no. 98135/1 dated 21 September 1999. An Oasis Clearwater series 2000 has instead been installed.

Based on the information provided by the manufacturer we believe that the Oasis Clearwater series 2000 system should perform quite suitably for your purposes. Please refer to the asbuilt plan supplied by the Contractor for the layout of the system.

We were unable to observe the system in its entirety but discussions with the Contractor suggest that the system has been competently constructed. At the time of our visit the system was complete and we understand that it has been functioning satisfactorily.

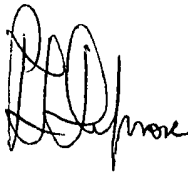
We are satisfied on reasonable grounds that the treatment system and disposal field have been installed generally in accordance with normal acceptable practice for this type of system and the relevant recommendations given in our above mentioned report but noting that the system has been substituted by a Oasis Clearwater series 2000 system.

295 Lincoln Rd
Waitakere City.
P O Box 77038, Mt Albert.
Ph/Fax: 0-9-836 5522
Mobile: 0-25-749 949

Note that this letter does not certify that the treatment plant itself is as per the manufacturers design.

We trust the above is satisfactory for your present requirements. If we can be of further assistance, please do not hesitate to contact us.

Yours faithfully,
DIPROSE CONSULTANTS LTD

A handwritten signature in black ink, appearing to read 'P L Diprose', is written over the typed name.

P L Diprose BE (Hons), MIPENZ, Registered Engineer

Released under the provision of
the Official Information Act 1982

21 September 1998

Private Bag 93109
Henderson
Waitakere City

LOIS VIOLET HARRE
102 TOTARA RD
WHENUAPAI
WAITAKERE CITY 1250

* 102-104 Totara Rd *
Whenuapai

Dear Sir/Madam

Resource Consent Application Number RMA981696
Location: 102-104 TOTARA RD, WHENUAPAI, WAITAKERE CITY 1008.

I am pleased to advise that your Resource Consent (Planning) application has been considered and consent has been granted pursuant to sections 94, 104, 105, and 108 of the Resource Management Act 1991.

The report considering your application and the decision which has been made is attached. The conditions must be met for your consent to be valid.

Please note also that you must establish the activity within two years. If that does not happen the consent lapses and you may need to apply for an extension or a new consent.

If you are dissatisfied with the decision or conditions of consent you have an opportunity to object to the Council. If you want to do this you will need to write a letter outlining your concerns. You should refer to section 357 of the Resource Management Act 1991 which covers objections to decisions (see the guideline attached). Any objections must be made in writing within 15 working days of your receipt of this letter.

Please contact MATT HEALE of the Resource Management Section (extn 8621) if you have any general queries about the enclosed report or decision.

If you are dissatisfied with the decision and are considering lodging an objection you may wish to discuss the matter first with Peter Reaburn, Planning Manager (836-8014).

Yours faithfully



Peter Reaburn
PLANNING MANAGER

AS BUILT DRAINAGE PLAN

ENTERED



Waitakere City Council
Te Taiao o Waitakere

SITE INFORMATION

Building Consent No: 98004205

Inspector: B. J. Smith

Owners Name: HARVE

Drainlayers Name: MARK WINSLOW

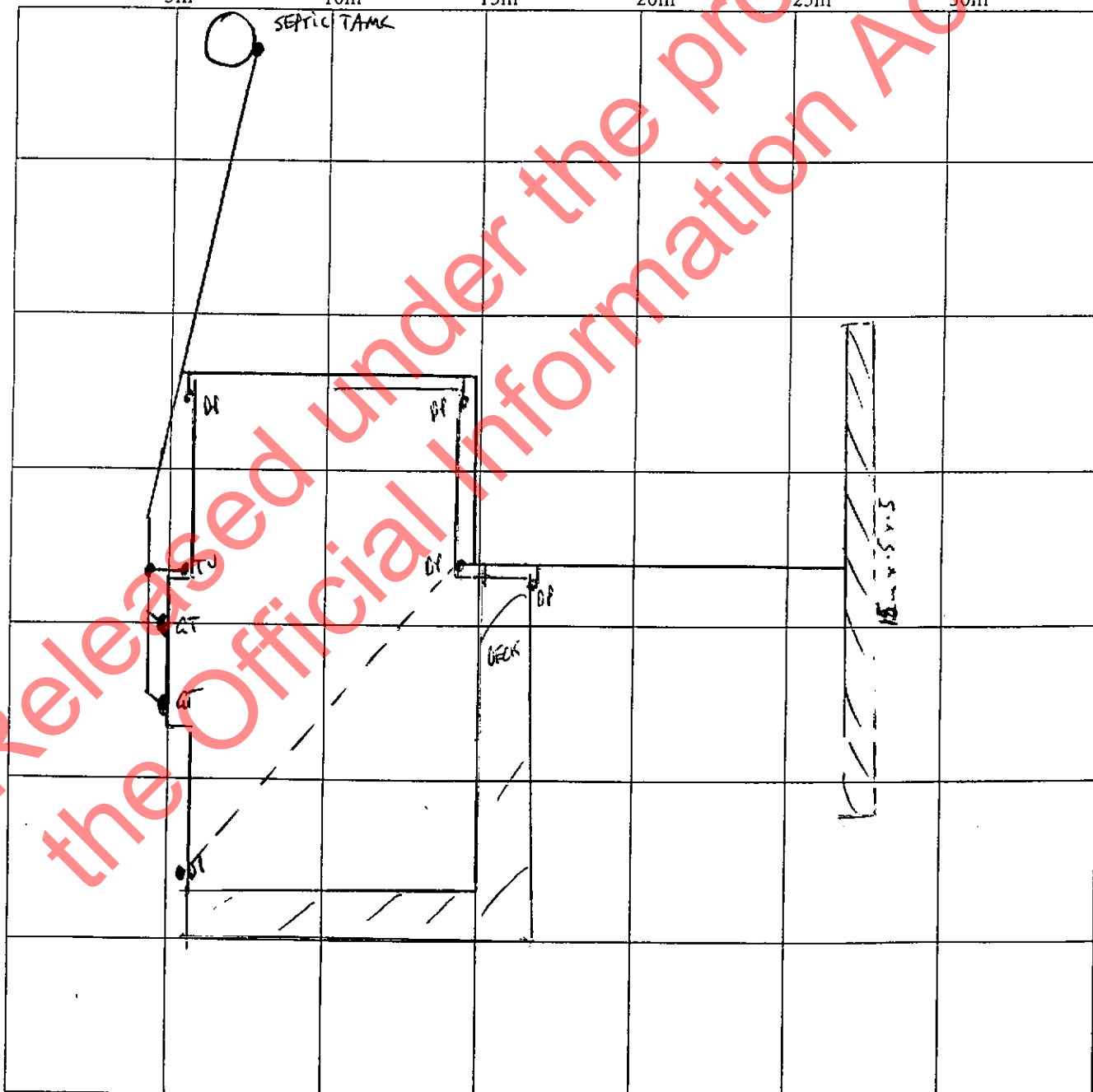
Site Address: 102 TOTARA RD WHE

Lot: 1 DP: 53062

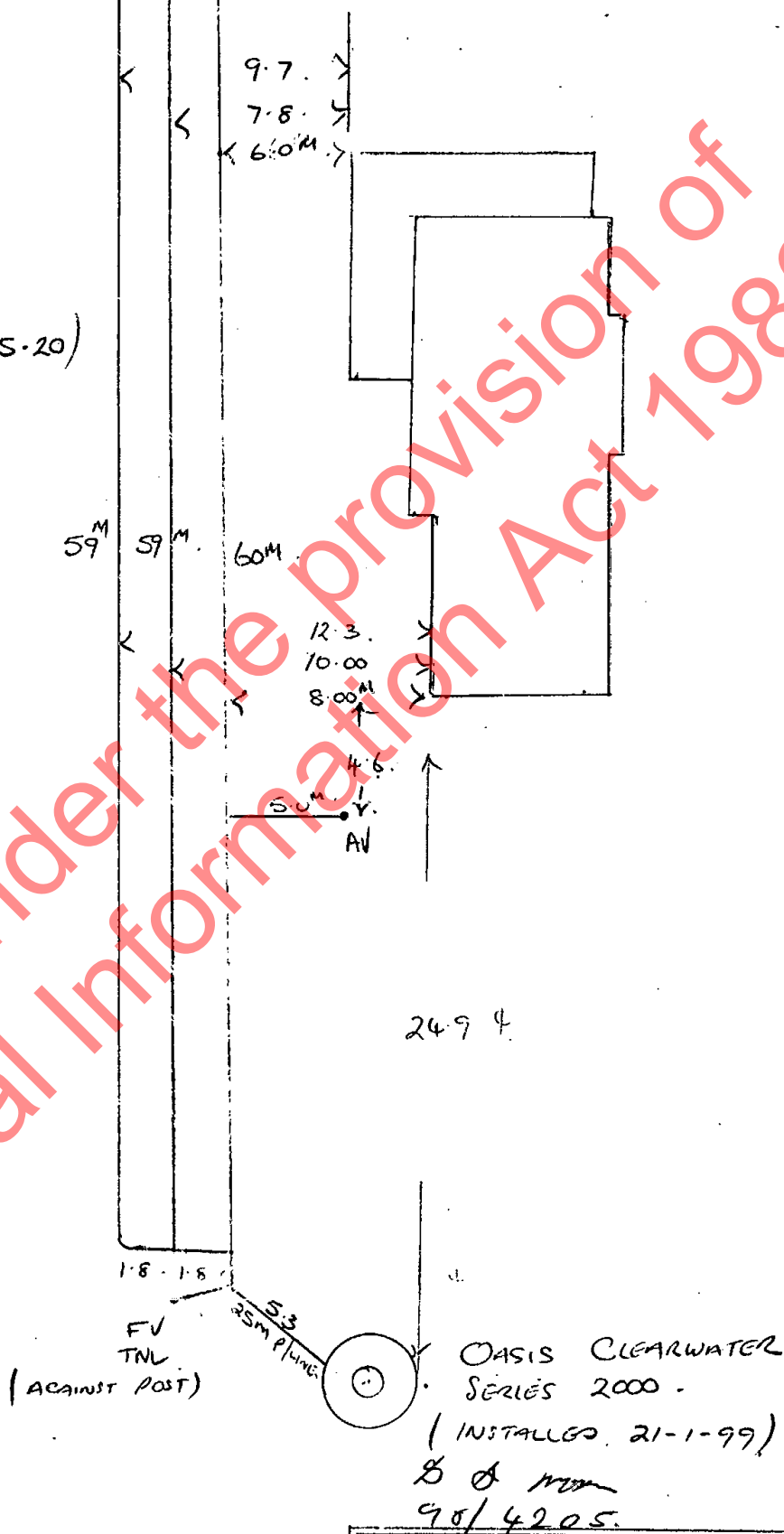
Date inspected: 20/4/99

Drainage plans are required for all new work and extensions to drains including effluent disposal systems. The plan is to be completed accurately drawn in ink to a scale of 1:200 and must show clearly the street boundary, property boundaries, outline of the buildings as well as the layout of ALL drains and inspection fillings. Please indicate the scale used if it is different than 1:200. Please ensure that this as built plan is completed prior to the inspection of the drainage work. Failure to comply may delay the approval of your work.

5m 10m 15m 20m 25m 30m 35m



(TOTAL AREA 185.20)



HARRE HOUSE.
102 TOTARA ROAD
WHENUAPAI.
ID: 492
SCALE 1 = 200.

ENTERED



DRAINAGE 1 LTD
REGISTERED DRAINLAYERS

FREEPHONE 0800 888 248, PO BOX 626 OREWA
GST Number: 90-024-272



FIELD SERVICE REPORT/TAX INVOICE S 1384

NAME: Lloyd Harre PHONE/CONTACT NUMBER: 416 86519
SITE ADDRESS: 102 Totara Rd Whenuapai
POSTAL ADDRESS: _____
COUNCIL: Waitakere DATE LAST SERVICED: 1 12 08 DATE THIS SERVICE: 2 7 09

Your Oasis Clearwater Home Sewage Treatment Plant was serviced and inspected on the date shown above. The results are as follows:

	CONDITION	REMARKS
Control Panel Mode Lights		
Control Panel Audible Alarm		
Field Isolator Switch	5	
Effluent Pump	4	
Aerator	3	Noisy + Air leaking
Zabel Filter	4	

5=Excellent 1=Poor

	CONDITION	REMARKS
Lids and Manholes	3	Need new bolts
Bio Mass	5	
Sludge Buildup	5	
Sludge Recycle Pump	4	
Clarifier	3	
Arkel Filter	4	

5=Excellent 1=Poor

Irrigation area evidence of run off or water logging? (1) Normal Area (2) Reduced Area Yes / No

NOTES System has recently been flooded causing sludge to get in pump chamber. Need to clean filter monthly to prevent flooding.

Oasis Contact number (03) 344 0262 or Ross Bicknell

WARNING: Correct landscaping around your unit is essential. Warranty of mechanical and electrical equipment is void if flooding occurs. 021 943 001

DRAINAGE LTD

DRAINAGE 1 LTD
REGISTERED DRAINLAYERS

FREEPHONE 0800 888 248, PO BOX 626 OREWA
GST Number: 90-024-272



FIELD SERVICE REPORT/TAX INVOICE S 1237

NAME: Lloyd Harris PHONE/CONTACT NUMBER: 416 8659
SITE ADDRESS: 102 Totara Rd Whenuapai
POSTAL ADDRESS: _____
COUNCIL: Waitakere DATE LAST SERVICED: 29 5 08 DATE THIS SERVICE: 1 12 08

Your Oasis Clearwater Home Sewage Treatment Plant was serviced and inspected on the date shown above. The results are as follows:

CONDITION	REMARKS
5	
NO SOUND	
5	
4	
4	
5	

5=Excellent 1=Poor

Control Panel Mode Lights

Control Panel Audible Alarm

Field Isolator Switch

Effluent Pump

Aerator

Zabel Filter

CONDITION	REMARKS
5	Lids and Manholes
5	Bio Mass
5	Sludge Buildup
5	Sludge Recycle Pump
5	Clarifier
5	Arkel Filter

5=Excellent 1=Poor

Irrigation area evidence of run off or water logging? (1) Normal Area (2) Reduced Area Yes/ No

NOTES



DRAINAGE 1 LTD
REGISTERED DRAINLAYERS

FREEPHONE 0800 888 248, PO BOX 626 OREWA
GST Number: 90-024-272



FIELD SERVICE REPORT/TAX INVOICE S 1095

NAME: Lloyd Harre PHONE/CONTACT NUMBER: 416 8659
SITE ADDRESS: 102 Totara Rd Whenuapai
POSTAL ADDRESS: _____
COUNCIL: Waitakere DATE LAST SERVICED: Nov 07 R/W DATE THIS SERVICE: 29.5.08

Your Oasis Clearwater Home Sewage Treatment Plant was serviced and inspected on the date shown above. The results are as follows:

	CONDITION	REMARKS
Control Panel Mode Lights		
Control Panel Audible Alarm		
Field Isolator Switch	5	
Effluent Pump	4	
Aerator	4	
Zabel Filter	4	

5=Excellent 1=Poor

Lids and Manholes

Bio Mass

Sludge Buildup

Sludge Recycle Pump

Clarifier

Arkel Filter

CONDITION	REMARKS
4	
3	
3	
5	
5	
5	

5=Excellent 1=Poor

Irrigation area evidence of run off or water logging? (1) Normal Area (2) Reduced Area Yes / No

NOTES

Primary chamber needs emptying
Raum blocked at far end, dug up and
repaired.

WARNING: Correct landscaping around your unit is essential. Warranty of mechanical and electrical equipment is void if flooding occurs.

APPENDIX D

SITE PHOTOGRAPHS



PLATE 1: ACCESS TO MAIN DWELLING FROM TOTARA ROAD



PLATE 2: ORIGINAL DWELLING VIEWED FROM TOTARA ROAD



PLATE 3: EASTERN SIDE OF THE ORIGINAL DWELLING



PLATE 4: BREATHER VALVE FOR SEPTIC TANK ASSOCIATED WITH THE ORIGINAL DWELLING



PLATE 5: CHICKEN SHEDS TO THE NORTHWEST OF THE DWELLING



PLATE 6: PENS SURROUNDING THE BARN / TRACTOR SHED



PLATE 7: INTERIOR OF BARN / TRACTOR SHED



PLATE 8: RESIDUAL TREE STUMPS FROM FORMER SHLETERBELT



PLATE 7: STORMWATER FLOWPATH IN SOUTHEAST CORNER OF SITE, ADJACENT TO AIRBASE



PLATE 8: MINOR DWELLING ON SOUTHERN BOUNDARY



PLATE 7: MINOR DWELLING



PLATE 8: PORTACOM SITUATED ON Paddock TO THE SOUTH OF RESIDENTIAL DWELLING AND BARN



PLATE 7: LOOKING EAST OVER DOMESTIC FRUIT TREES AND GRAPE VINE SHADEHOUSE



PLATE 8: SHADE HOUSE / PERGOLA FOR GRAPEVINES