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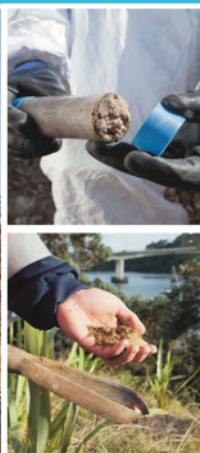


**Environmental Site Assessment: Preliminary Site Investigation for Proposed Plan Change at
50 Pukekohe East Road & 47 Golding Road, Pukekohe**

Rev B

25 July 2022

Job No. 210975



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**ENVIRONMENTAL SITE ASSESSMENT:
PRELIMINARY SITE INVESTIGATION
FOR PROPOSED PLAN CHANGE AT
50 PUKEKOHE EAST ROAD & 47 GOLDING ROAD, PUKEKOHE**

Job Number:	210975
Name of Project:	50 Pukekohe East Road 47 Golding Road, Pukekohe
Client:	Aedifice Development N.1 Ltd
Author:	Richard Duggan, Environmental Advisor, BSc Geology, MSc Env. Sci.
Reviewer:	Jordan Vaughn, Technical Director - Environmental, MSc Geology, CEnvP
Authoriser:	Zeljko Viljevac, Senior Hydrogeologist / Engineering Geologist, MSc Geology
Document Version:	B
Printed:	25 July 2022
Author Signature:	
Reviewer Signature:	
Authoriser Signature:	

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Executive Summary

Soil & Rock Consultants completed a desktop assessment and prepared a Preliminary Site Investigation for the proposed plan change at 50 Pukekohe East Road & 47 Golding Road, Pukekohe.

Assessment of available information and observations from our site walkover indicate that the following Hazardous Activities and Industries List activities have, or potentially have, occurred at the site:

- Potential contamination from Asbestos Containing Materials or buildings with Asbestos Containing Materials;
- Potential contamination from possible Lead-based paint use on historical buildings;
- Undocumented fill; and
- Burn pits/areas.

Based on these findings, it is recommended:

- Prior to earthworks or redevelopment, a Detailed Site Investigation be completed for the site; and
- Prior to earthworks or redevelopment, Site Management Plan and/or Remediation Action Plan be prepared for the site based on findings of the DSI.

Our findings, conclusion and recommendations are detailed in the following report and appendices.

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1.0 Introduction

Soil & Rock Consultants (S&RC) were engaged by Francois Beziac of Aedifice Development N.1 Ltd to undertake a Preliminary Site Investigation (PSI) in association with the proposed plan change at Pukekohe East Road & Golding Road, Pukekohe the 'site' shown in Figure 1 below and in S&RC Drawing 210975/1 provided in Appendix A.



Figure 1: Site Location (Source: Auckland Council GeoMaps Website)

This report comprises a PSI prepared in accordance with Ministry for the Environment's (MfE) guidelines for contaminated site investigations, National Environmental Standard (NES) for contaminated sites and Auckland Council requirements. This investigation and reporting have been prepared, reviewed and authorised by Suitably Qualified and Experienced Practitioners (SQEP), as required under the NES.

1.1 Limitations

This report has been prepared by Soil & Rock Consultants for the sole benefit of Aedifice Development N.1 Ltd (the client), with respect to the proposed plan change at Pukekohe East Road & Golding Road, Pukekohe and the brief given to us. This report may be used by Auckland Council or their appointed Consultants, if required, and may be relied upon when considering a Resource Consent application in association with the proposed development.

The data and/or opinions contained in this report may not be used in other contexts or for any other purpose or by any other party without our prior review and agreement. This report may only be read or transmitted in its entirety, including the appendices.

1.2 Site Description

The proposed plan change covers two properties, comprising:

- 50 Pukekohe East Road, Pukekohe (Part Allot 15 PSH OF Pukekohe); and
- 47 Golding Road, Pukekohe (Lot 1 DP 392968).

The site is currently primarily pastureland with a residential development located at 47 Golding Road. There are multiple concrete sheds and small tin shed structures located across the site at 50 Pukekohe East Road.

Under the Auckland Unitary Plan Operative in part (AUP) (notified 15 November 2016), the site is zoned 'Future Urban Zone'.

1.3 Proposed Development

Based on information provided to us, we understand that this PSI is to support a private plan change application.

1.4 Project Scope

This investigation comprises a PSI, including the following:

- Site walkover;
- Review of historical aerial photographs, historical titles, Auckland Council Contamination Enquiry and Auckland Council Property Files; and
- PSI reporting (this report).

2.0 Site Information

2.1 Site Walkover

A site walkover was completed on 7 December 2021. Photographs from this site walkover are provided in Appendix B. The following was observed on the site:

- The site is located between Pukekohe East Road to the north and Golding Road to the east;
- The site is accessed via multiple entrances along Pukekohe East Road and Golding Road;
- 50 Pukekohe East Road contains multiple sheds constructed primarily of corrugated steel and concrete, whereas 47 Golding Road has a residential dwelling, but is primarily used for pasture;

- The site is hilly and contains a large river channel;
- The majority of the site is clear of all structures and is used primarily for pasture; and
- A stream runs from east to west across the site. The water is clean and thick vegetation grows along the stream banks. The water flows slowly in a westerly direction.

2.2 Geology, Surface Water and Groundwater

According to the GNS Science New Zealand Geology Web Map, 1:250,000 Scale, the site is underlain by the Undifferentiated Kerikeri Volcanic Group tuff.

A geological map of the site and surrounding area is provided in Figure 2 below.

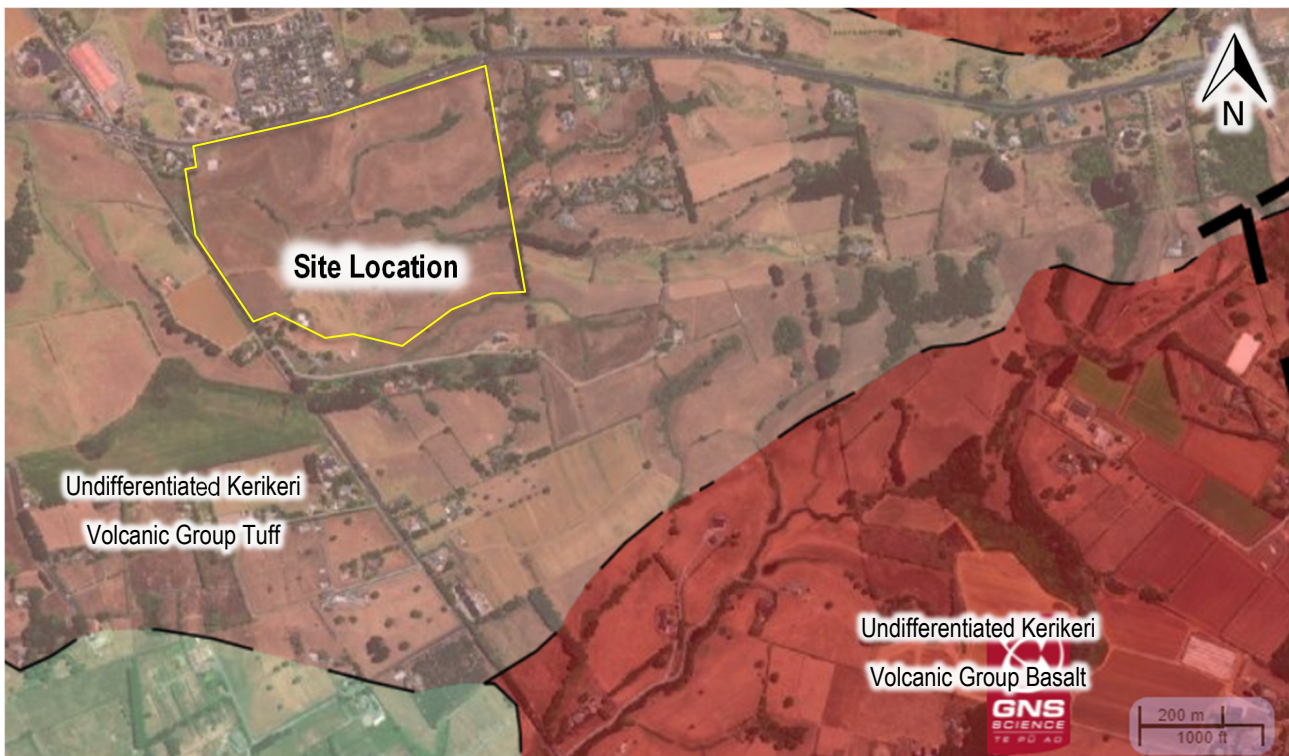


Figure 2: Geological Map (Source: GNS WebMaps Website)

The site has a large stream running across it in a westerly direction. The stream flows off-site to the Whangapouri Creek, located approximately 1,600m to the northwest of the site via Ernie's reserve. The Whangapouri Creek flows to the north to the Manuakau Harbour.

The site is very hilly but generally slopes moderately to the west. According to the Auckland Council GeoMaps website, multiple Overland Flow Paths (OLFP) cross the site in a westerly direction. During S&RC's 7 December 2021 site visit identified a large stream flowing across the site. The water in these streams was identified as very clear and the gullies were heavily vegetated.

3.0 Historical Information

The history of the site was established through a review of historical aerial photographs, a review of Land Information New Zealand (LINZ) certificates of title, a search of Auckland Council contamination incident files, and a search/request of the Auckland Council property files.

3.1 Historical Aerial Photography

Historical aerial photographs of the site were obtained from *Retrolens* website (<http://retrolens.nz/Map/>), Auckland Council *Geomaps* platform (<https://geomapspublic.aucklandcouncil.govt.nz>), and Google Earth Pro. Photographs available for the subject area are dated from 1942 to 2021. Aerial photographs are included in Appendix C.

Table 1: Historical Aerials

Date	Source	Description
1942	Retrolens	<ul style="list-style-type: none"> The site is currently used predominantly for pastoral purposes. There are some dwellings/structures located across the site. A large dwelling appears to be positioned across the eastern end of 50 East Pukekohe Road. The remainder of the property contains multiple small sheds and warehouses. The surrounding area is used predominantly as pasture.
1961	Retrolens	<ul style="list-style-type: none"> There appears to be a small horticultural operation in the northeastern section lot 50 Pukekohe East Road. Some additional structures (indicative sheds) have been constructed across 47 Golding Road. The surrounding area is used predominantly as pasture.
1975	Retrolens	<ul style="list-style-type: none"> A large shed located in the northwest section of property 50 Pukekohe East Road has been constructed. Some dwellings have been constructed around the site, but the main land use remains pastoral.
1988	Retrolens	<ul style="list-style-type: none"> No changes have occurred to the site. The surrounding area is still primarily used for pasture, but there are some horticulture activities along the western side of Golding Road.
2003-2004	Auckland Council	<ul style="list-style-type: none"> No changes have occurred to the site. The surrounding area is still primarily used for pasture. Horticultural activities have continued to be undertaken along the western side of Golding Road.

Table 1 (Continued): Historical Aerials

Date	Source	Description
2010-2011	Auckland Council	<ul style="list-style-type: none"> A dwelling has been constructed at 47 Golding Road as well as the access road leading to the property. The surrounding area is still primarily used for pasture; however north of the site a residential subdivision is being constructed. Horticultural activities have continued to be undertaken along the western side of Golding Road.
2017	Auckland Council	<ul style="list-style-type: none"> A dwelling previously visible at 50 Pukekohe East Road has been removed or demolished. The surrounding area is still primarily used for pasture. The residential subdivision has now been fully constructed. Some horticultural activities are still being undertaken along the western side of Golding Road.
2021	Google Earth Pro	<ul style="list-style-type: none"> No notable changes appear to have occurred to the site. The surrounding area is still primarily used for pasture. The residential subdivision has now been fully constructed. Some horticultural activities are still being undertaken along the western side of Golding Road.

The most recent aerial photograph was sourced from Google Earth Pro and is dated July 2021. Site conditions observed in this image are similar to those observed during the 7 December 2021 site walkover.

3.2 Certificates of Title

From available information held by LINZ:

Table 2: Land Titles

Property	Identifier	Date	Actions and Owners
50 Pukekohe East Road	NA903/239	11/06/1948	<i>Original owners: Audrey June Lauer (3/4 share) and Stephen Joseph Lauer (1/2 share)</i>
		17/11/1965	<i>Transfer to: Dedicating part (30.8P) as and for a public road</i>
		27/09/2011	<i>Transmission to: 1/2 share/interest Audrey June Lauer to Stephen Joseph Lauer as Executor and Pamela Audrey Pratt as Executor</i>
		18/01/2013	<i>Transfer to: Mopelia Limited</i>
		18/01/2013	<i>Transfer to: Golding Road Farms Limited</i>
		03/09/2015	<i>Transfer to: Next Generation Properties Limited</i>
47 Golding Road	372520	13/02/2008	<i>Original owners: Colin Adams Limited</i>
		26/2/2008	<i>Transfer to: Omac Limited</i>

Copies of the Certificates of Title are provided in Appendix D.

3.3 Auckland Council Contamination Enquiry

A site contamination enquiry was requested from the Auckland Council Contamination, Air and Noise Team. Potential Hazardous Activities and Industries List (HAIL) for the site identified in the Contamination Enquiry are provided in Table 3 below:

Table 3: Contamination Enquiry Potential HAIL Activities

Property	Potential HAIL Activity	Potential HAIL Category
50 Pukekohe East Road	No contamination information held within Council's records	-
47 Golding Road	No contamination information held within Council's records	-

The Contamination Enquiry also reports records of pollution incidents, bores, contaminated site and air discharges and industrial trade process consents, closed landfills and air quality permitted activities within approximately 200m of the site.

Additional potential sources of contamination at the site identified in the Contamination Enquiry are summarised in Table 4 below:

Table 4: Contamination Enquiry Potential Sources of Contamination

Potential Source of Contamination	Potential HAIL Category
Potential burn area at 50 Pukekohe East Road	I

Activities located within 200m of the site considered likely to cause contamination site contamination are summarised in Table 4 below:

Table 5: Contamination Enquiry Activities within 200m Likely to Cause Contamination

Reference	Activity	Location	Proximity to Site	Potential HAIL Category
27058	Domestic discharge of wastewater to land	78 Golding Road Pukekohe	20m west of the site	I

The Contamination Enquiry also identified a closed historic landfill located at Roosevelt Park approximately 400m west of the site.

A copy of the Contamination Enquiry is attached in Appendix E.

3.4 Auckland Council Property File

Information obtained from Auckland Council relates to Resource Consents and Building Consents/Permits issued for developments that have occurred on-site.

Property File requests were lodged with Auckland Council. Relevant information from the Property Files is summarised in Table 6 and provided in Appendix F.

Table 6: Property File

Date	Document	Owner / Applicant	Description
50 Pukekohe East Road			
19/09/1966	House Plan	Unknown	Proposed dwelling design
9/09/1966	Application for building permit	G. W. J. Lauer	Application for construction of a residential dwelling
47 Golding Road			
11/04/2008	Site Plan	Focus Homes	House design
14/04/2009	Site Plan	Doug Mills	Proposed Carport and Workshop
10/07/2009	CCC application	Mark Charles	Application for code compliance certificate to Franklin District Council

4.0 Summary of Previous Activities and Land Uses

Based on previous land use and development information for the property, Table 7 summarises the potential for contamination associated with previous site activities and land uses classified under the HAIL.

Table 7: Site Activities / Land Uses and Potential HAIL Categories

Time Frames	Primary Source	Activity / Land Use	Potential HAIL Category
1942 - present	Walkover, Aerial Photographs, Property File	Potential contamination from possible Asbestos / Asbestos Containing Materials (ACM) in historical buildings	E.1
1942 - present	Site Walkover, Aerial Photographs	Potential contamination from possible Lead-based paint use on historical buildings.	I
1942 - present	Site Walkover, Aerial Photographs	Undocumented fill	I
Present	Site Walkover, Contamination Enquiry	Burn areas	I

5.0 National Environmental Standard Regulations

The proposed redevelopment will comprise site works where soils will be disturbed and potentially transported to another location. Based on the historical information for the site, activities, that have or may have occurred at the site are classified as HAIL activities. As such, the site would be covered under the NES Regulations.

6.0 Conclusion

This PSI was carried out for the site in accordance with the scope of work and current applicable regulations. This report has been prepared in accordance with MfE's Guidelines for Contaminated Site Investigations and Auckland Council requirements. The investigation and reporting have been prepared, reviewed and authorised by SQEP, as required under the NES.

Historical information available for the site and observations from the 7 December 2021 site walkover indicate that the following HAIL activities have, or potentially have, occurred at the site:

- Potential contamination from ACM or buildings with ACM (HAIL Cat. E.1);
- Potential contamination from possible Lead-based paint use on historical buildings (HAIL Cat. I);
- Undocumented fill (HAIL Cat. I); and
- Burn pits/areas (HAIL Cat. I).

7.0 Recommendations

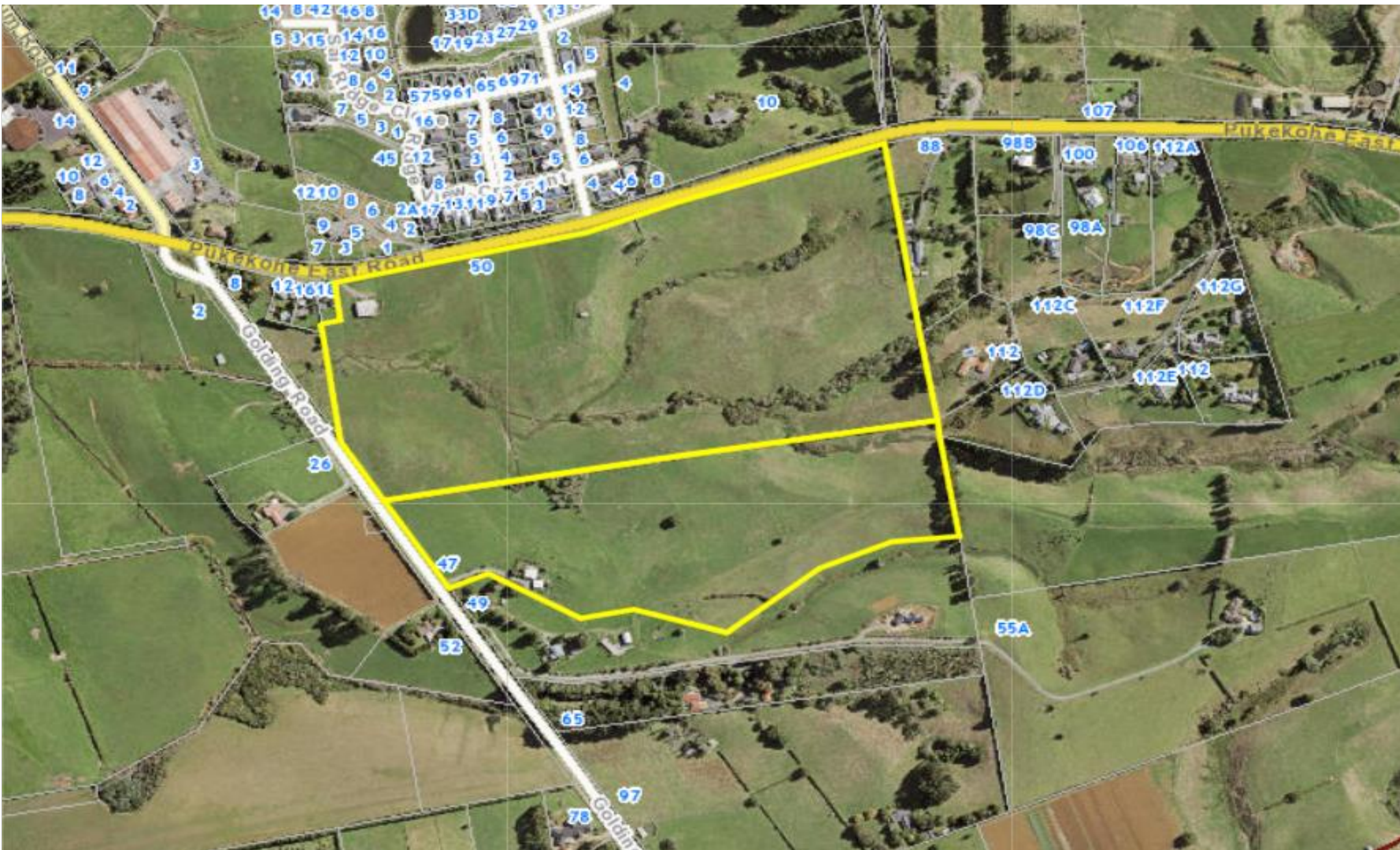
Based on these findings, it is recommended:

- Prior to earthworks or redevelopment, a Detailed Site Investigation (DSI) be carried out for the site; and
- Prior to earthworks or redevelopment, a Site Management Plan and/or Remediation Action Plan (SMP/RAP) be prepared for the site based on findings from the DSI.

End of Report Text – Appendices Follow

Appendix A

Site Plan



Appendix B

Photographic Documentation

50 Pukekohe East Road



The main structure across the site is a large warehouse constructed primarily of wood and corrugated iron sheeting.

This structure appears to have a large amount of fill along its southern edge.



The majority of the site is used primarily for pasture, and there are multiple stream channels running across it. The streams flow across the site in a westward direction.

Two small, corrugated iron sheds were identified in the site walkover. These sheds were damaged and no longer in use.

Photo Documentation – Walkover & Field Investigation (7 December 2021)



A small concrete shed was identifiable across the central area of the lot. The shed is constructed of concrete cinder blocks.



Both the concrete shed and the dilapidated corrugated iron shed contained a circuit board which has the potential to contain asbestos.

47 Golding Road



The majority of the site is undeveloped pasture. The stream gullies are overgrown with vegetation.



There is one property on the site which was constructed post 2000. This property is very modern with wooden cladding.

Photo Documentation – Walkover & Field Investigation (7 December 2021)



There is a car port out the back of the property with a concrete pad in good condition. A gravel road lead from Golding Road to the property.



There is a large densely vegetated area along the northern boundary of the site with 50 Pukekohe East Road.

Appendix C

Disposal Dockets



 **Soil & Rock Consultants**

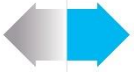
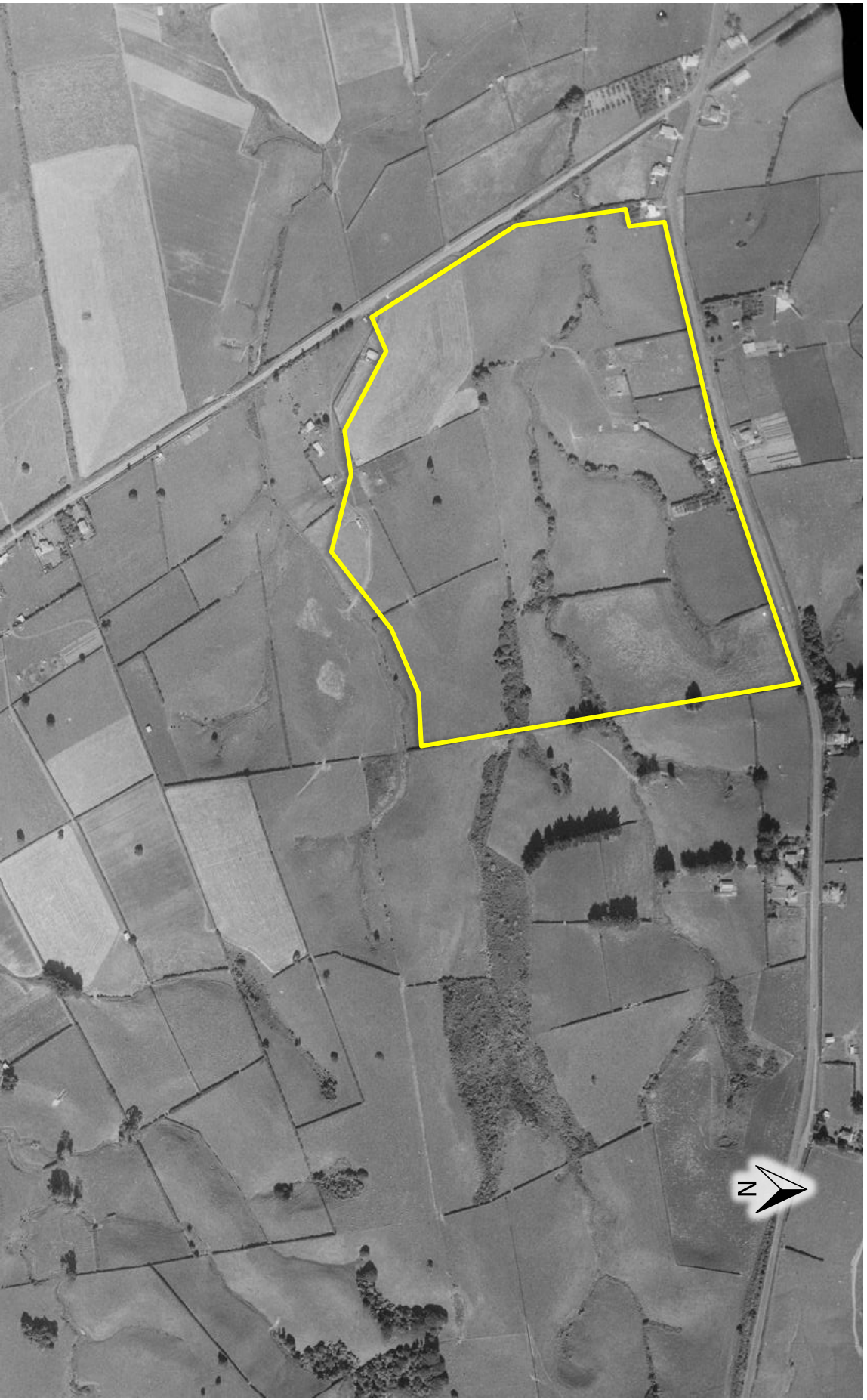
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Retrolens

1942

Historical Aerial Photography

Sourced from <http://retrolens.nz> and licensed by LINZ CC-BY 3.0



Soil&Rock Consultants

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Retrolens

1961

Historical Aerial Photography
Auckland Council GeoMaps



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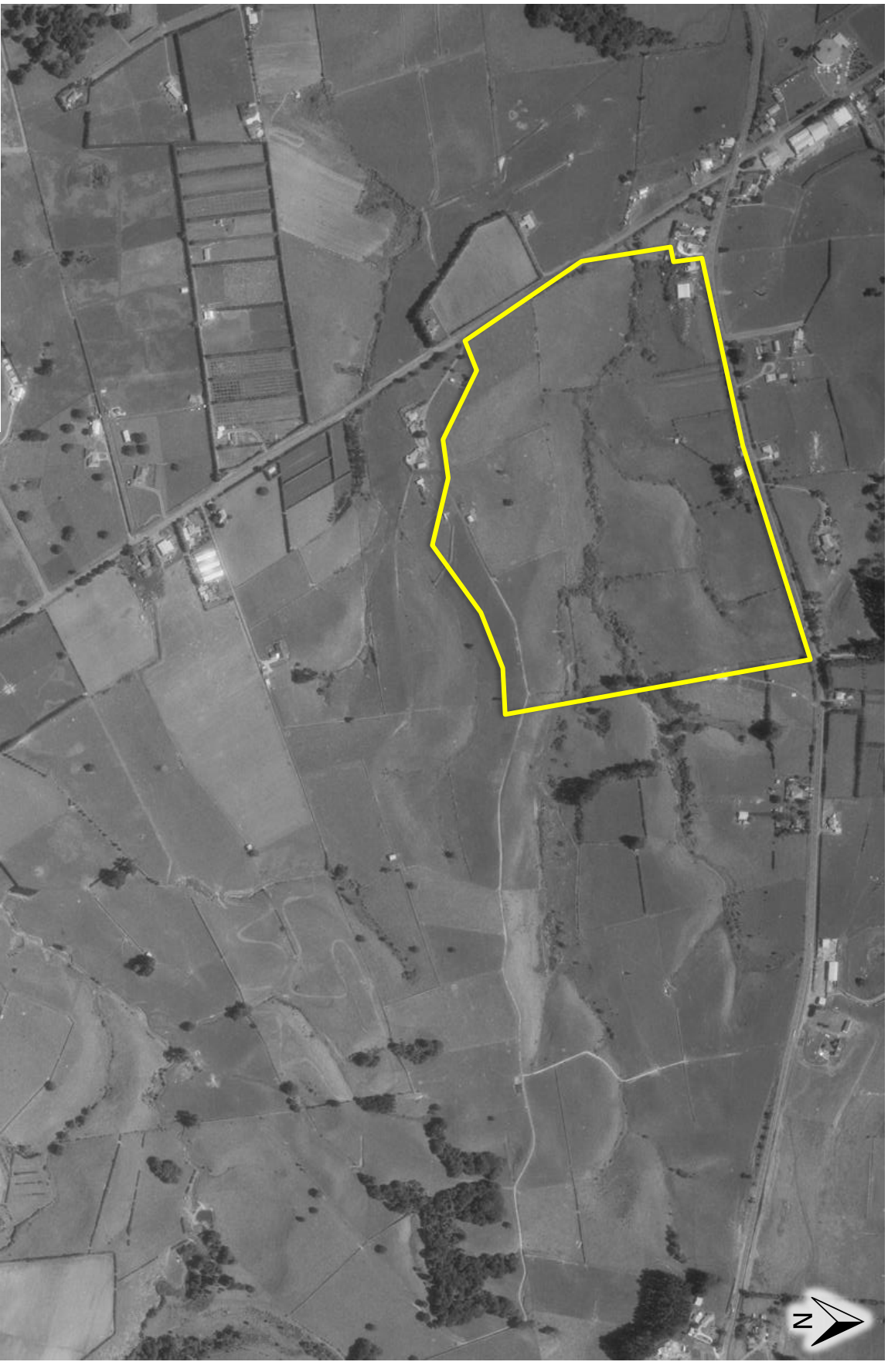


Retrolens

1975

Historical Aerial Photography

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Retrolens

1988

Historical Aerial Photography
Auckland Council GeoMaps



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Auckland Council

2003-2004

Historical Aerial Photography
Auckland Council GeoMaps



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Auckland Council

2010-2011

Historical Aerial Photography
Auckland Council GeoMaps



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Auckland Council

2017

Historical Aerial Photography
Auckland Council GeoMaps



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Google Earth Pro

2021

Historical Aerial Photography
Auckland Council GeoMaps

Appendix D

Certificates of Title

Appendix D1

50 Pukekohe East Road



**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 **NA903/239** **Part-Cancelled**
Land Registration District **North Auckland**
Date Issued 11 June 1948

Prior References
NA682/123

Estate Fee Simple
Area 18.1881 hectares more or less
Legal Description Part Deposited Plan 26660

Original Registered Owners

Audrey June Lauer as to a 1/2 share
Audrey June Lauer and Stephen Joseph Lauer as to a 1/2 share as Executors

Interests

A116337 Transfer dedicating part (30.8P) as and for a public road - 17.11.1965 at 1:57 pm
8866707.1 Transmission of the 1/2 share of Audrey June Lauer as Executor and Stephen Joseph Lauer as Executor to Stephen Joseph Lauer as Executor as survivor(s) - 26.9.2011 at 10:43 am
8873380.1 Transmission of a 1/2 share/interest Audrey June Lauer to Stephen Joseph Lauer as Executor and Pamela Audrey Pratt as Executor - 27.9.2011 at 10:08 am
9248428.1 Transfer to Mopelia Limited - 18.1.2013 at 1:59 pm
9277724.1 Transfer to Golding Road Farms Limited - 18.1.2013 at 2:04 pm
9277724.2 Mortgage to Bank of New Zealand - 18.1.2013 at 2:04 pm
10164374.1 Discharge of Mortgage 9277724.2 - 3.9.2015 at 2:21 pm
10164374.2 Transfer to Next Generation Properties Limited - 3.9.2015 at 2:21 pm

Appendix D2

47 Golding Road



**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 372520
Land Registration District North Auckland
Date Issued 13 February 2008

Prior References
NA83B/827 NA83B/830

Estate Fee Simple
Area 9.0420 hectares more or less
Legal Description Lot 1 Deposited Plan 392968
Original Registered Owners
Colin Adams Limited

Interests

Appurtenant to part formerly Lot 2 DP 140514 is a right of way and power, water supply and telephone rights specified in Easement Certificate C216606.4 - 26.11.1990 at 2:31 pm

The easements specified in Easement Certificate C216606.4 are subject to Section 309 (1) (a) Local Government Act 1974

7720525.1 Transfer to Omac Limited - 26.2.2008 at 2:37 pm

7720525.2 Mortgage to ANZ National Bank Limited - 26.2.2008 at 2:37 pm

Appendix E

Auckland Council Contamination Enquiry

9 December 2021

Geotechnical Engineering Limited
PO Box 21424
AUCKLAND 0650

Attention: Pip Delany-Lott

Dear Pip

Site Contamination Enquiry – Golding Road & Pukekohe East Road, Pukekokhe

This letter is in response to your enquiry requesting available site contamination information within Auckland Council records for the above site. Please note this report does not constitute a site investigation report; such reports are required to be prepared by a (third-party) Suitably Qualified and Experienced Practitioner.

The following details are based on information available to the Contamination, Air & Noise Team in the Resource Consent Department. The details provided may be from former regional council information, as well as property information held by the former district/city councils. For completeness the relevant property file should also be requested to obtain all historical records and reports via 09 3010101 or online at:

<https://www.aucklandcouncil.govt.nz/buying-property/order-property-report/Pages/order-property-file.aspx>.

1. Hazardous Activities and Industries List (HAIL) Information

This list published by the Ministry for the Environment (MfE) comprises activities and industries that are considered likely to cause land contamination as a result of hazardous substance use, storage, and/or disposal.

Council's records indicate this site has possibly been subject to the following activity that falls within the HAIL:

- HAIL Item (A.10) – Persistent pesticide bulk storage or use including sport turfs, market gardens, orchards, glasshouses, or spray sheds.

There is no contamination within Council records for 8,12,16,18 & 50 Pukekohe East Road. However aerial records indicate a potential burn pile at 50 Pukekohe East Road (see below image).

Records indicate horticulture activities at 65 Golding Road, including a nursesey.

There is no contamination information held within Council's records for 97,55A, 49,47 Golding Road.

Due to the age of the buildings on site the potential for asbestos and/or lead paint may need to be considered.

Additionally closed landfill hazards may need to be considered due to the proximity to Roosevelt Park Landfill.



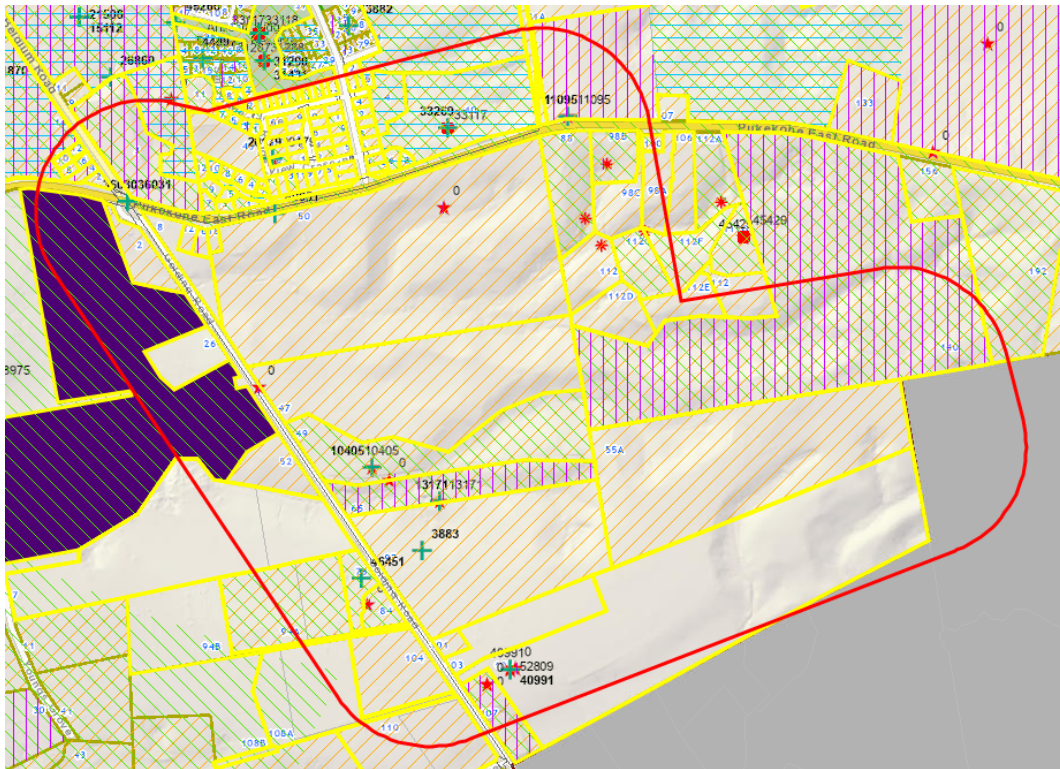
Please note:

- *If you are demolishing any building that may have asbestos containing materials (ACM) in it, you have obligations under the Health and Safety at Work (Asbestos) Regulations 2016 for the management and removal of asbestos, including the need to engage a Competent Asbestos Surveyor to confirm the presence or absence of any ACM.*
- *Paints used on external parts of properties up until the mid-1970's routinely contained lead, a poison and a persistent environmental pollutant. You are advised to ensure that soils affected by old, peeling or flaking paint are assessed in relation to the proposed use of the property, including high risk use by young children.*

2. Consents and Incidents Information (200m radius of the selected site)

The Council database was searched for records of the following activities within approximately 200 metres of the site:

- Pollution Incidents (including air discharges, oil or diesel spills)
- Bores
- Contaminated site and air discharges, and industrial trade process consents
- Closed Landfills
- Air quality permitted activities



Legend:

- All Consents +
- All Applications ■
- All Permitted Activities *
- All Bores ★
- Closed Landfill (Auckland Council owned) □
- Closed Landfill (Privately owned) ■

Relevant details of any consents are appended to this letter (Attachment A). Please refer to the column titled 'Property Address' on the spreadsheet to aid in identifying corresponding data on the map.

The following site within the search area have been identified as closed landfills and may have been subject to historical filling / importation of unverified-origin material. Please note that this information is indicative only and our database of such sites is incomplete.

A. INDICATIVE ONLY	Please contact Contaminated Land (Environmental Services)
OWNERSHIP:	Private Ownership
SITE ID:	167
PROPERTY DESCRIPTION ADDRESS:	HISTORIC – CLOSED
SITE NAME:	Rooseville Park

While the Auckland Council has carried out the above search using its best practical endeavours, it does not warrant its completeness or accuracy and disclaims any responsibility or liability in respect of the information. If you or any other person wishes to act or to rely on this information, or make any financial commitment based upon it, it is recommended that you seek appropriate technical and/or professional advice.

If you wish to clarify anything in this letter that relates to this site, please contact contaminatedsites@aucklandcouncil.govt.nz. Any follow up requests for information on other sites must go through the online order process.

Should you wish to request any of the files referenced above and/or listed in the attached spreadsheet for viewing, please contact the Auckland Council Call Centre on 301 0101 and note you are requesting former Auckland Regional Council records (the records department requires three working days' notice to ensure the files will be available).

Please note Auckland Council cost recovers officer's time for all site enquiries. As such an invoice for \$128 for the time involved in this enquiry will follow shortly.

Yours Sincerely,

**Contamination, Air and Noise Team
Specialist Unit | Resource Consents
Auckland Council**

Appendix F

Auckland Council Property Files

Appendix F1

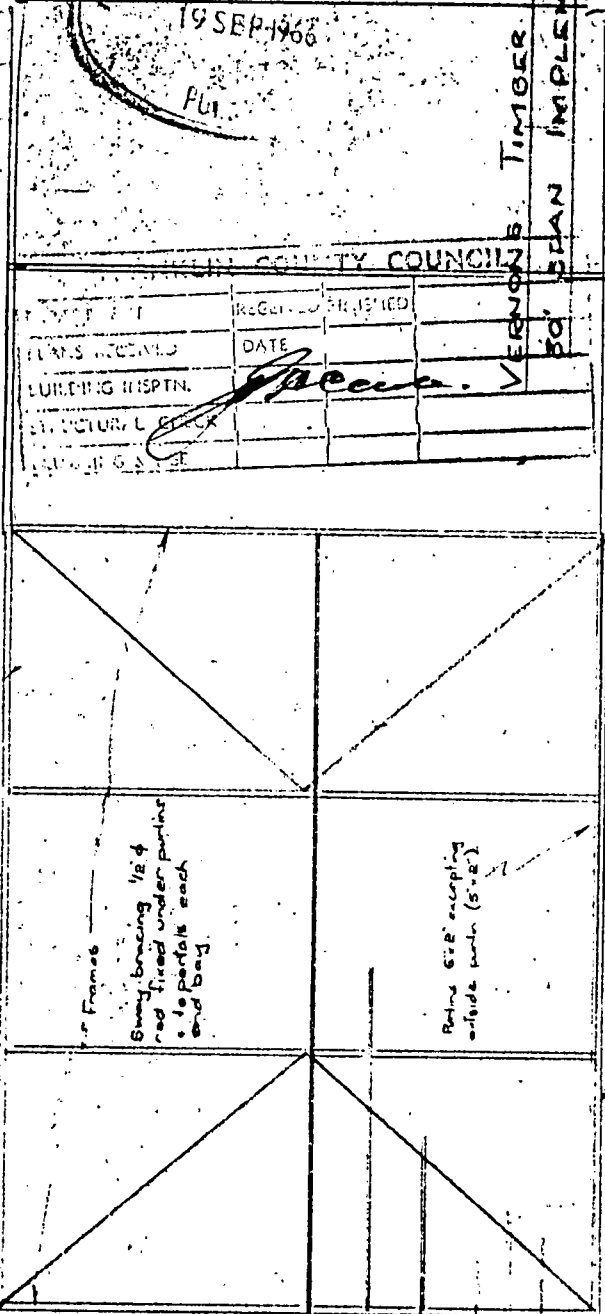
50 Pukekohe East Road

FRAMES & H.D. BOLTS

13'-0"

13'-0"

13'-0"



19 SEP 1966
P.U.

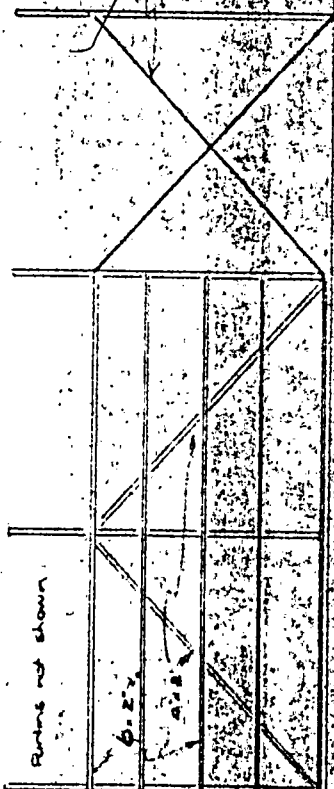
PERMIT	RECEIVED	PERMITTED
PLANS RECEIVED	DATE	
BUILDING DEPT.		
STRUCTURAL DEPT.		
PLANNING DEPT.		

VERNON'S TIMBER & HARDWARE CO.
30' SPAN IMPLEMENT SHED

Frames
Sway bracing 1/2" x 4"
rod fixed under purlins
• 10 perfor. each
end bay.

Roofs 6"x8" excepting
outside purlin (5"x8")

6"x8" for wall framing
PLAN 4 FRAMES 1/8" x 1'-0"
65'0"

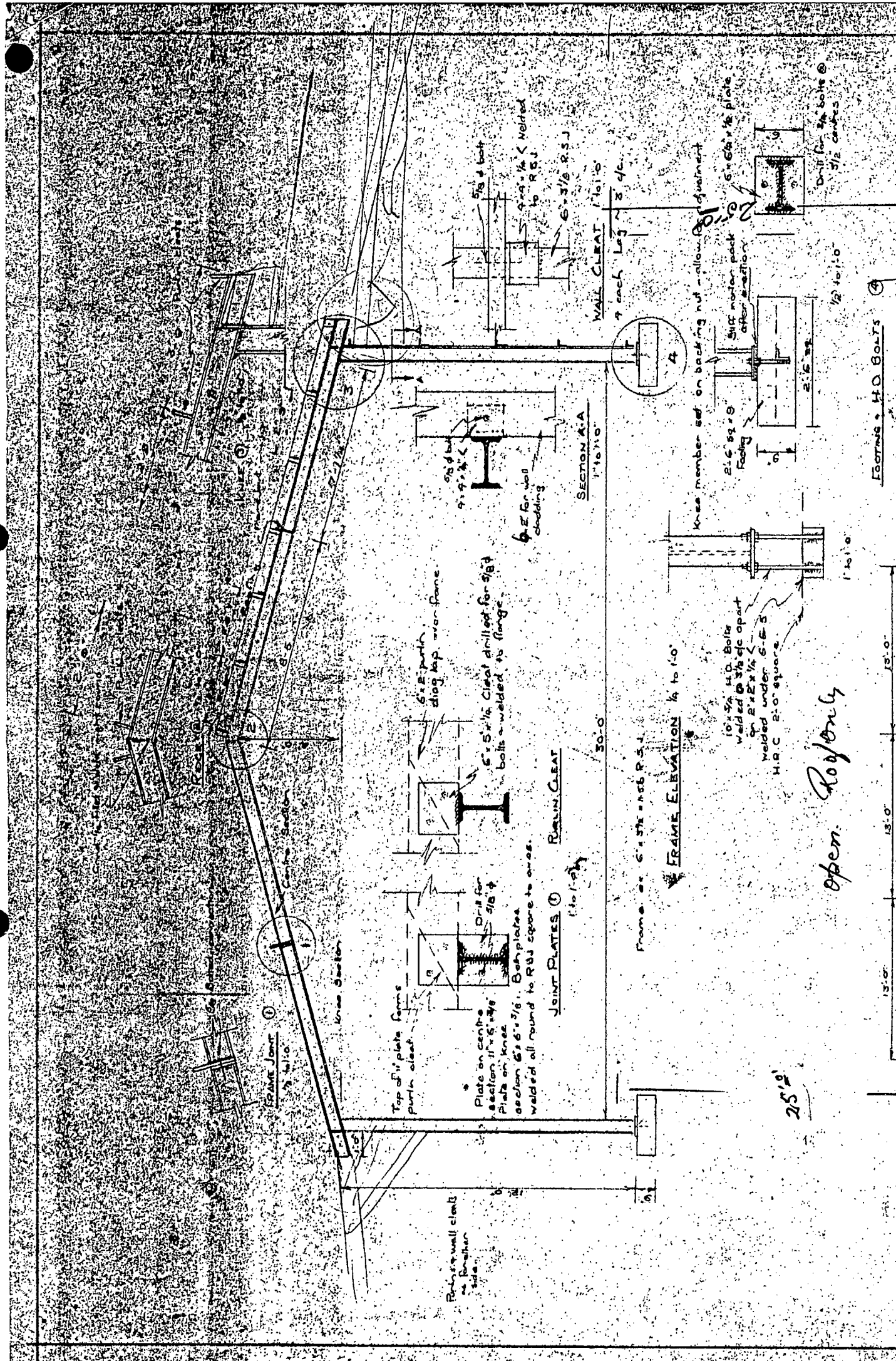


ELEVATION 4 FRAMES 1/8" x 1'-0"

Roofs not shown

Where wall is to be clad
both 4"x8" outside frames
& 6"x8" inside frames
to be fixed under purlins
(10 perfor. each end bay)
Diagonal bracing 1/2" x 4"
rod fixed under purlins
• 10 perfor. each end bay

Designed & Drawn *Debra*



FRAME JOINT 1
1/4 to 1-0

Knee Section

Centre Section

30'-0"

39'-0"

1" to 1'-0"

1" to 1'-0"

1" to 1'-0"

Top of 11" plate forms
purlin cleat.

6" x 2" x 1/2" plate
diag lap over frame.

5" x 5 1/2" x 3/8" Cleat drilled for 5/8" bolts & welded to flange.

6" x 2" x 1/2" plate
6" x 2" x 1/2" plate
5/8" dia bolt

5/8" dia bolt
9" x 4" x 1/4" x Welded to R.S.J.
6" x 3/8" R.S.J.

JOINT PLATES 1
1" to 1'-0"

Frame = 6" x 5 1/2" x 56 R.S.J.

FRAME ELEVATION 1/4 to 1-0

10" x 5/8" U.D. Bolts
welded @ 3/8" c/c apart
on 2" x 2" x 1/2" x
welded under 6" x 5"
H.R.C 2'-0" square.

Knee member set on backing nut - allow for adjustment

2" x 6" sq x 9"
Riveting

Shift motor pack after erection

5" x 6" x 1/2" plate

Drill for 3/4" bolts @ 1/2" to 1'-0"

25'-0"

open Roof only

FRAMES & H.D. BOLTS

13'-0" 13'-0" 13'-0"

FRANKLIN COUNTY COUNCIL

Application for Building Permit

64/36

FOR OFFICE USE
 Permit No. 15076590
 Date of Permit 19.9.66
 Application No. 368

The COUNTY CLERK,
FRANKLIN COUNTY COUNCIL,

Date Sept 9 1966

Sir,

I hereby apply for permission to Erect Implement Shed

at Bonway Road

for G. W. T. LAUER.

(Full Address)

(Owner)

according to locality plan and detailed plans, elevations, cross-sections and specifications of building deposited herewith, in duplicate.

Particulars of Land:

No. on Valuation Roll 379/122

Lot No.

Section No.

D.P. No. Pt D 2660

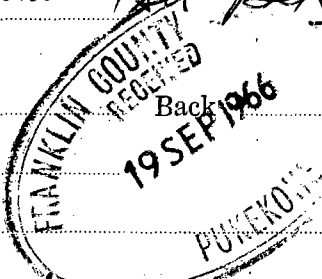
Allotment No. 15 Pukekohe Dist Pt XV Quarry (D)

Length of Boundaries:

Front

Sides

AREA



Particulars of Building:

Foundations Concrete Slab Walls Corr Iron

Roof Corr Iron

Floors

Area of ground floor 1950 sq. ft.

Area of outbuildings — sq. ft.

Estimated Cost:

Building ----- £ 1000-0-0.

Plumbing ----- £

Drainage ----- £

TOTAL ----- £ 1000-0-0.

£ 5-0-0.

Proposed purposes for which every part of building is to be used or occupied (describing separately each part intended for use or occupation for a separate purpose)

Implements etc Market Gardening Etc.

MASTER PLAN

150 feet from Road

Proposed use or occupancy of other parts of building

Nature of ground on which building is to be placed and of the adjacent strata.

Yours faithfully,

G. W. T. Lauer

Owner.

J. J. ...

For Vernon Simms
Builder. Handwritten

Box 9 Pukekohe

(Builder's Address)

For Schedule of Fees, See Back



Appendix F2

47 Golding Road

These Plans and Specifications are approved subject to all work being carried out in Compliance with the **Building Act 2004**, the New Zealand Building Code and the Building consent documents (Plans and Specification).

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FRANKLIN DISTRICT COUNCIL

Approved for P.I.M. No. 85863

LEGAL DESCRIPTION
LOT 1
DP 392968
LOT AREA = 9.042 Ha

(6.01) Stainless steel fixings are to be used zone 1
a) Subfloor below 600high
b) All deck sub floor fixings

(5.03) Pile/bearer/joist connections-12kn connectors required for braced piles/anchor. 6kn connections for cantilever piles.

(5.10) Sub Floor Ventilation-vents to be at 1.8M C/s & 750 mm from corners, or 20mm gap between baseboards, or continuous min 50mm joist overhang

(5.02) Anchor Piles over 600mm high from ground level. Need to be braced as if a braced pile and new bracing calculations proved.

(3.01) Boundary Pegs are to be located, flagged and string line in place for the siting inspection

SITE PLAN

Approved for:
Wind zone: L M **H** VH SD
Durability class: SS **1** 2

PLANS AND SPECIFICATION
APPROVED
SUBJECT TO SUCH CONDITIONS AS ARE ENDORSED ON OR APPENDED TO THE BUILDING CONSENT.

[Signature]
Date: 11/04/08
Bid Enf. Officer

ATTENTION
No deviations from these plans and specifications is permitted without an amendment being authorised by the Franklin District Council Building Consent Authority

SCALE : 1:1500

WIND ZONE : VERY HIGH

DATE : REV 26/2/08

EARTHQUAKE ZONE : A

JOB NO : TWBACH3/J537

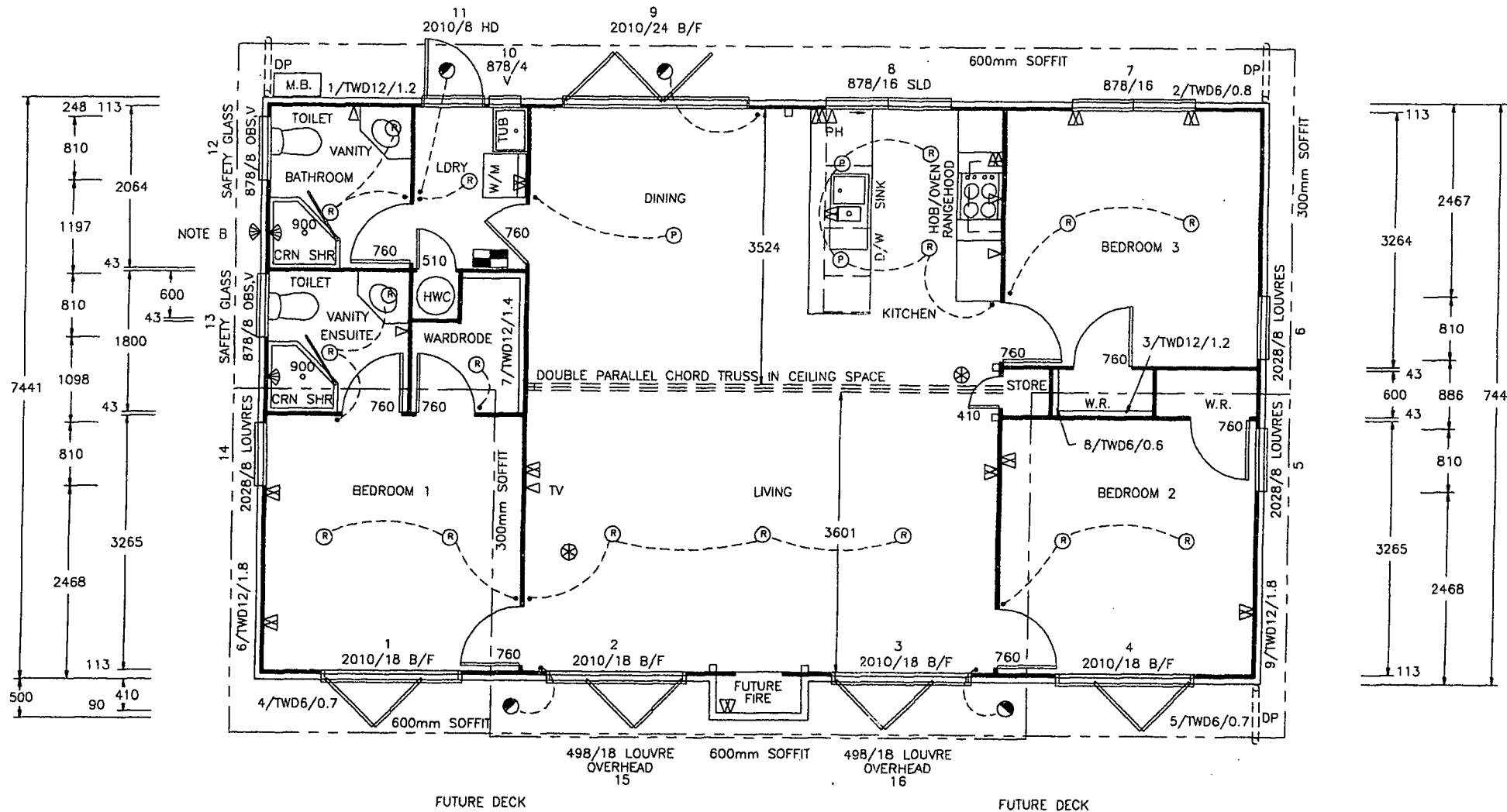
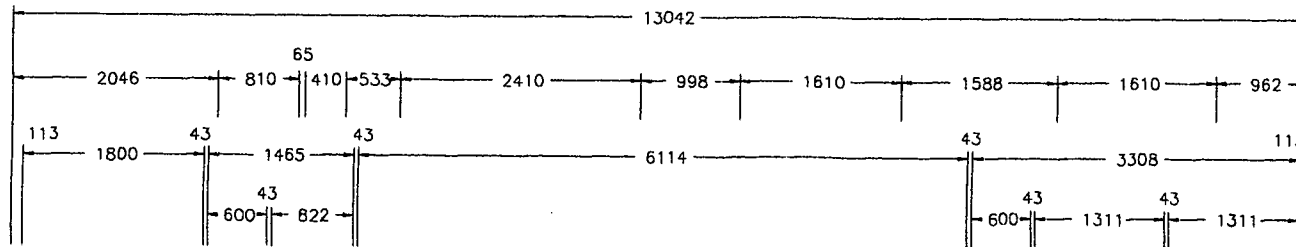
SHEET NO : SEVEN

© COPYRIGHT FOCUS HOMES

FOCUS HOMES
P.O. BOX 708
PH (07) 868 6500
THAMES

OMAC LIMITED
GOLDINGS ROAD PUKEKOHE

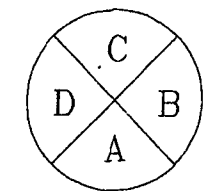
NOTE B
OUTSIDE SHOWER
OVER 600x600 CONCRETE SPLASH PAD
SHOWER ROSE FITTED APPROX 1800mm ABOVE
PAVING SLAB TO SUIT CLADDING



ELECTRICAL KEY

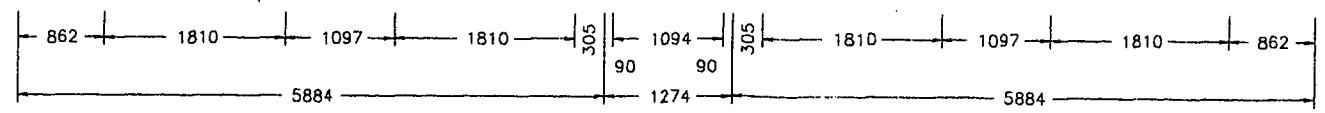
⊙	CEILING LIGHT	▽	SINGLE POWER POINT
⊖	RECESSED CEILING LIGHT	◀▶	DOUBLE POWER POINT
⊙	HALOGEN RECESSED CEILING LIGHT	⊖	POWER POINT (HEIGHT OF FLR)
⊖	PENDANT CEILING LIGHT	1400	1400
⊙	STAR TREAD LIGHT	⊖	SHAVER POINT
⊙	BULKHEAD LIGHT	⊖	ELECTRO-SAFE POWER POINT
⊙	WALL LIGHT (SWITCH BELOW)	⊖	NIGHTSTORE HEATING POINT
⊙	INCANDESCENT STRIP LIGHT WITH AUTO SWITCH	⊖	T.V. AERIAL OUTLET
⊙	FLUORESCENT LIGHT WITH DIFFUSERS	⊖	PHONE JACK
⊙	WALL WASH LIGHT	⊖	WALL HEATERS
⊙	SECURITY LIGHT	⊖	HEATED TOWEL RAIL MODEL TTR80's
⊙	MOTION SENSOR	⊖	INFRA RED ALARM SENSOR
⊙	DOUBLE SPOT TRACK LIGHT	⊖	ALARM
⊙	SINGLE SPOT LIGHT	⊖	CEILING FAN
⊙	SMOKE ALARM	⊖	DISTRIBUTION BOARD
⊙	REMOTE SWITCH	⊖	M.B. METER BOARD

NOTE
ALL KITCHEN POWER POINTS & SWITCHES ABOVE BENCH LEVEL TO BE INSTALLED HORIZONTALLY 985mm ABOVE FLOOR LEVEL TO CENTRE OF FLUSH BOX



ATTENTION
No deviations from these plans and specifications is permitted without an amendment being authorised by the Franklin District Council Building Consent Authority

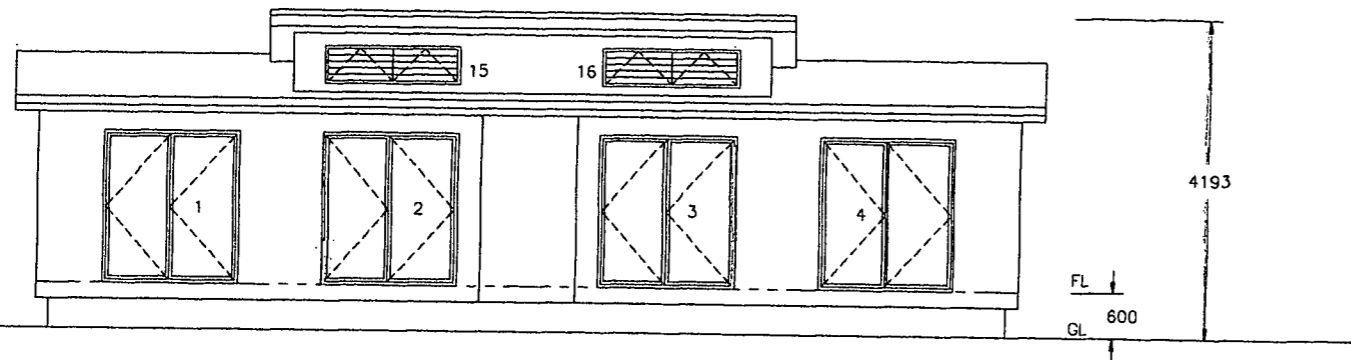
FLOOR AREA = 97.68 SQ/M



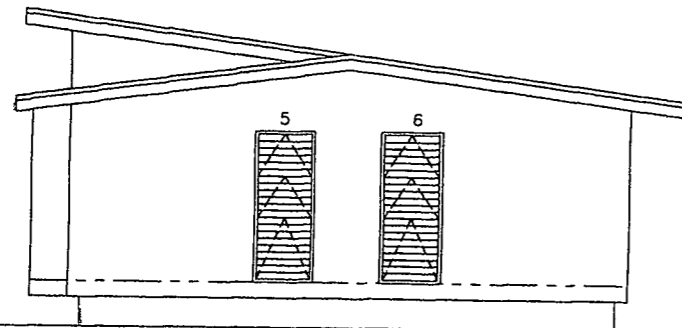
FOCUS HOMES
P.O. BOX 708
PH (07) 868 6500
THAMES

OMAC LIMITED
GOLDINGS ROAD, PUKEKOHE

SCALE : 1:75	WIND ZONE : VERY HIGH
DATE : REV 26/2/08	EARTHQUAKE ZONE : A
JOB NO : TWBACH3/J537	SHEET NO : ONE
© COPYRIGHT FOCUS HOMES	

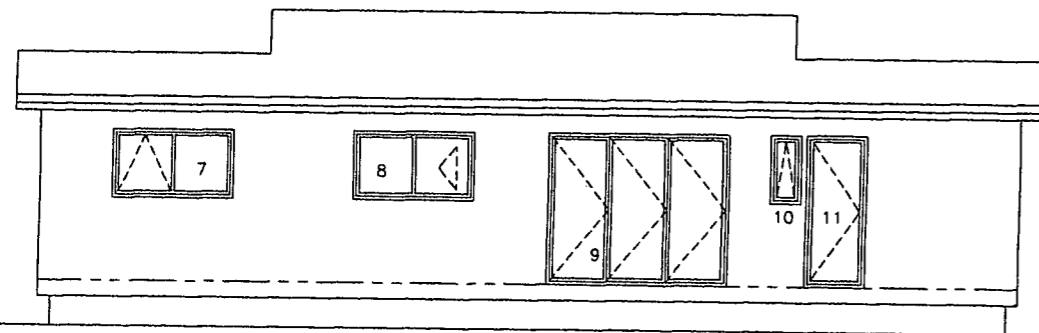


ELEVATION A

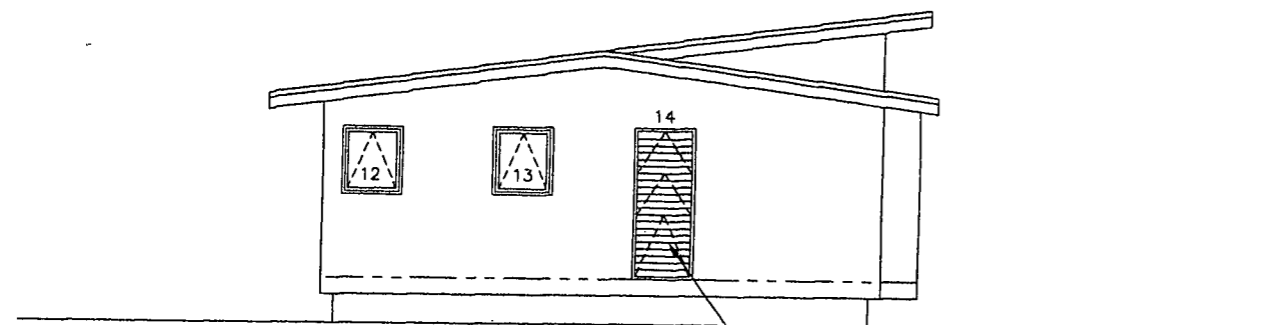


ELEVATION B

NOTE
NEAREST BOUNDARY 10.0m AWAY



ELEVATION C



ELEVATION D

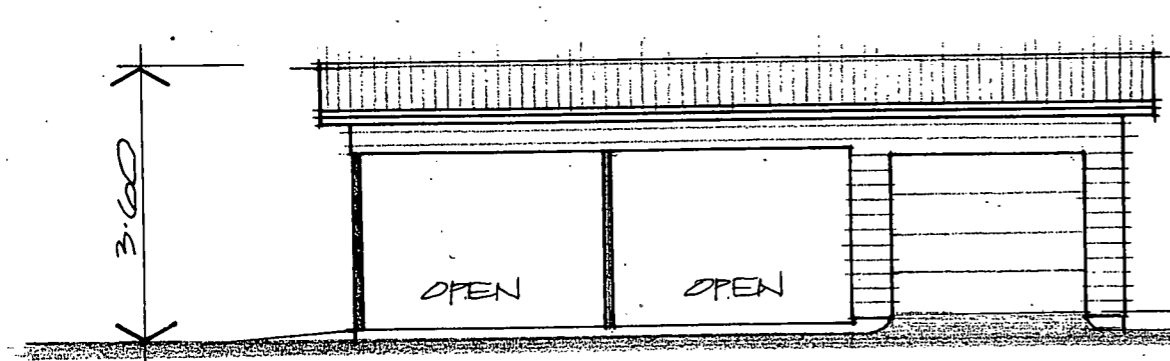
ALUMINIUM LOUVRE BLADES

ATTENTION
No deviations from these plans and specifications is permitted without an amendment being authorised by the Franklin District Council Building Consent Authority

FOCUS HOMES
P.O. BOX 708
PH (07) 868 6500
THAMES

OMAC LIMITED
GOLDINGS ROAD, PUKEKOHE

SCALE : 1:100	WIND ZONE : VERY HIGH
DATE : EV 26/2/08	EARTHQUAKE ZONE : A
JOB NO : TWBACH3/J537	SHEET NO : TWO
© COPYRIGHT FOCUS HOMES	

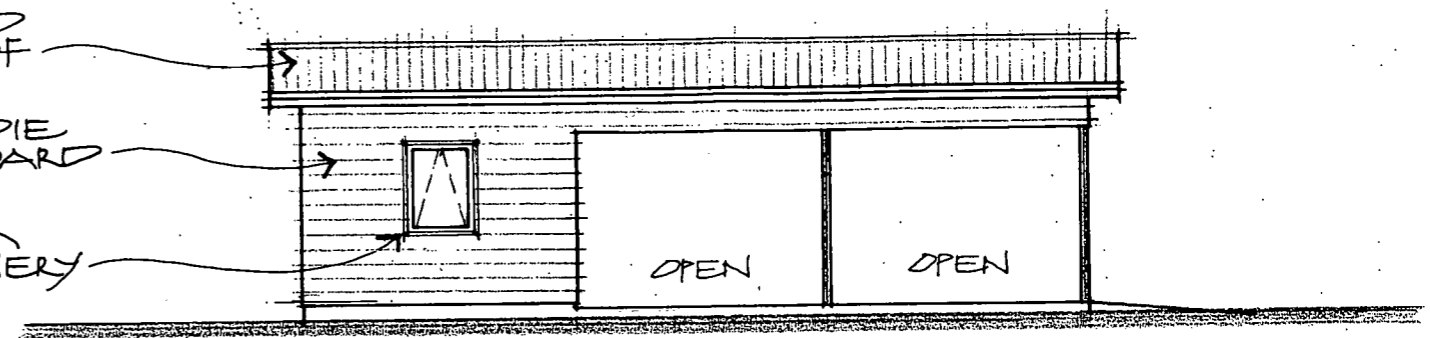


SOUTH

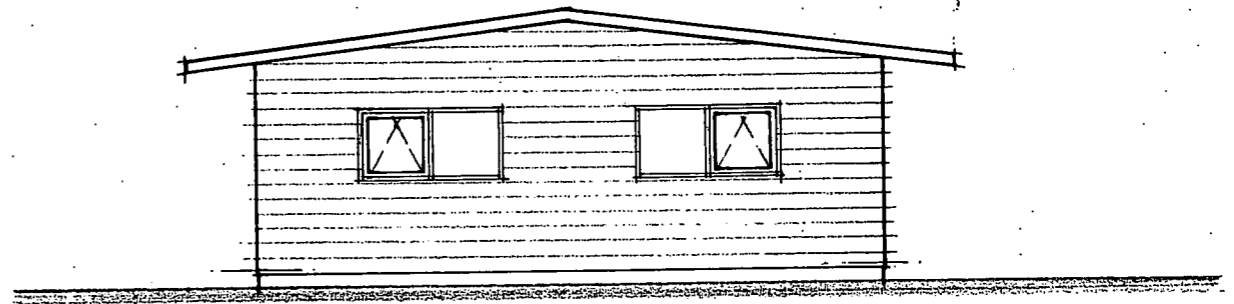
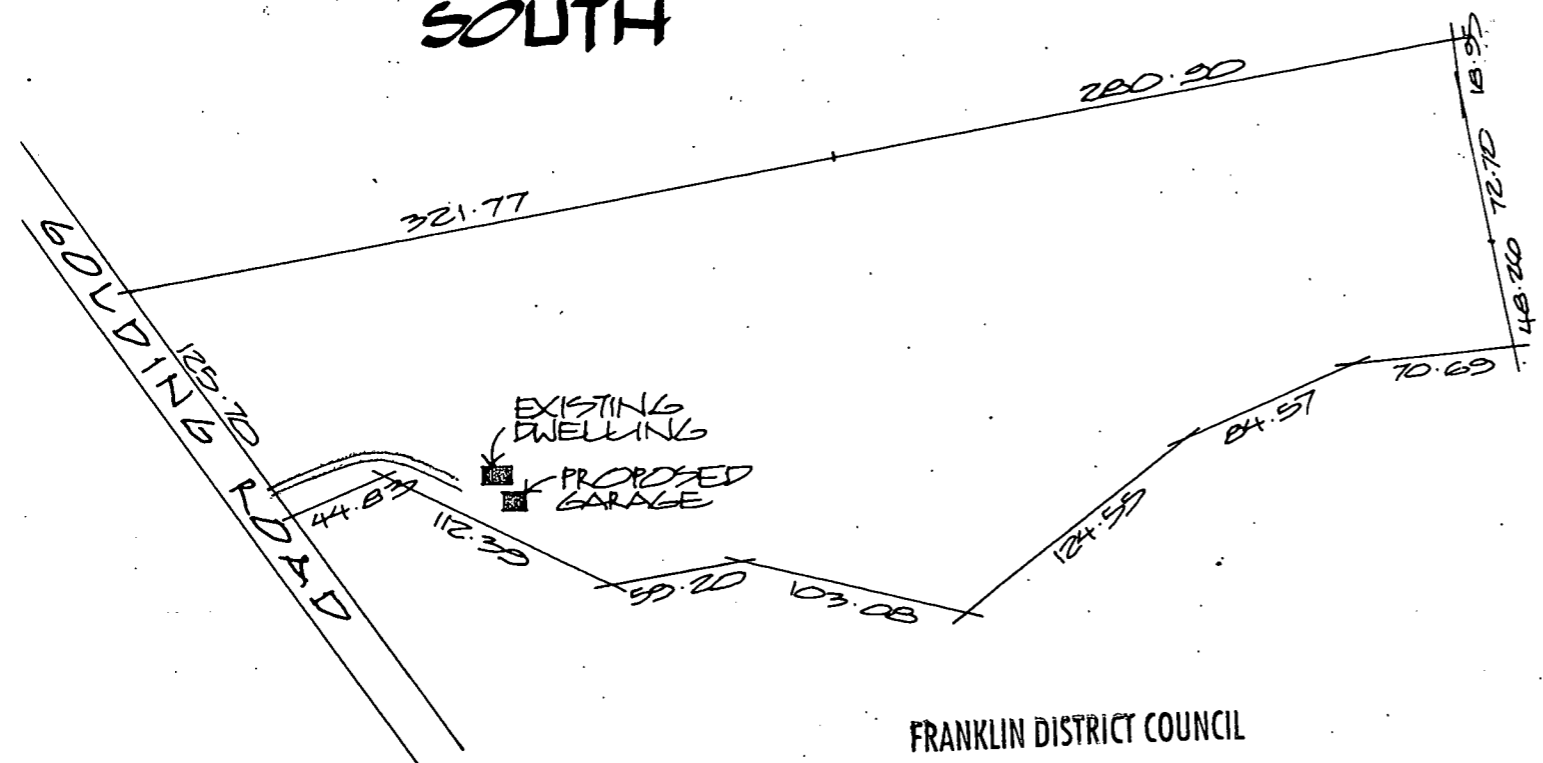
PREFINISHED
STEEL ROOF

JAMES HARDIE
LINEA W'BOARD

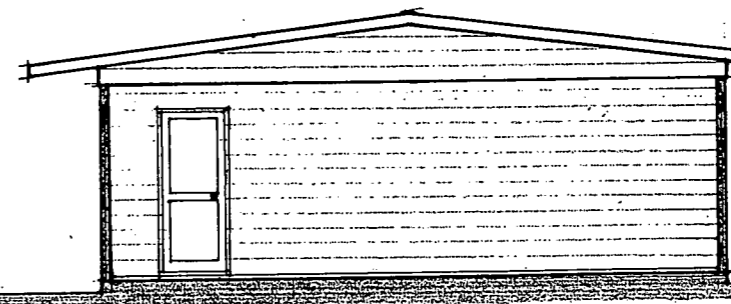
ALUMINIUM
FRAME JOINERY



NORTH



EAST



PLANS
AND SPECIFICATION
APPROVED

SUBJECT TO SUCH CONDITIONS AS ARE
ENDORSED ON OR APPENDED TO
THE BUILDING CONSENT

Date 14-4-09 Bld. Enf. Officer

SITE PLAN 1:3400

LEGAL DESCRIPTION

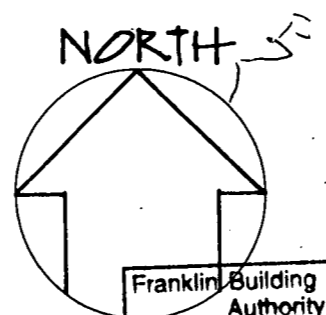
LOT 1
DP 392968
9.0420 ha

WIND ZONE HIGH

EARTHQUAKE C

DURABILITY EXPOSURE ZONE 1

FRANKLIN DISTRICT COUNCIL
Approved for P.I.M. No. 88069



Franklin Building Consent Authority
BC 88069 -
1 of 9 sheets



Building Consent Number
88069

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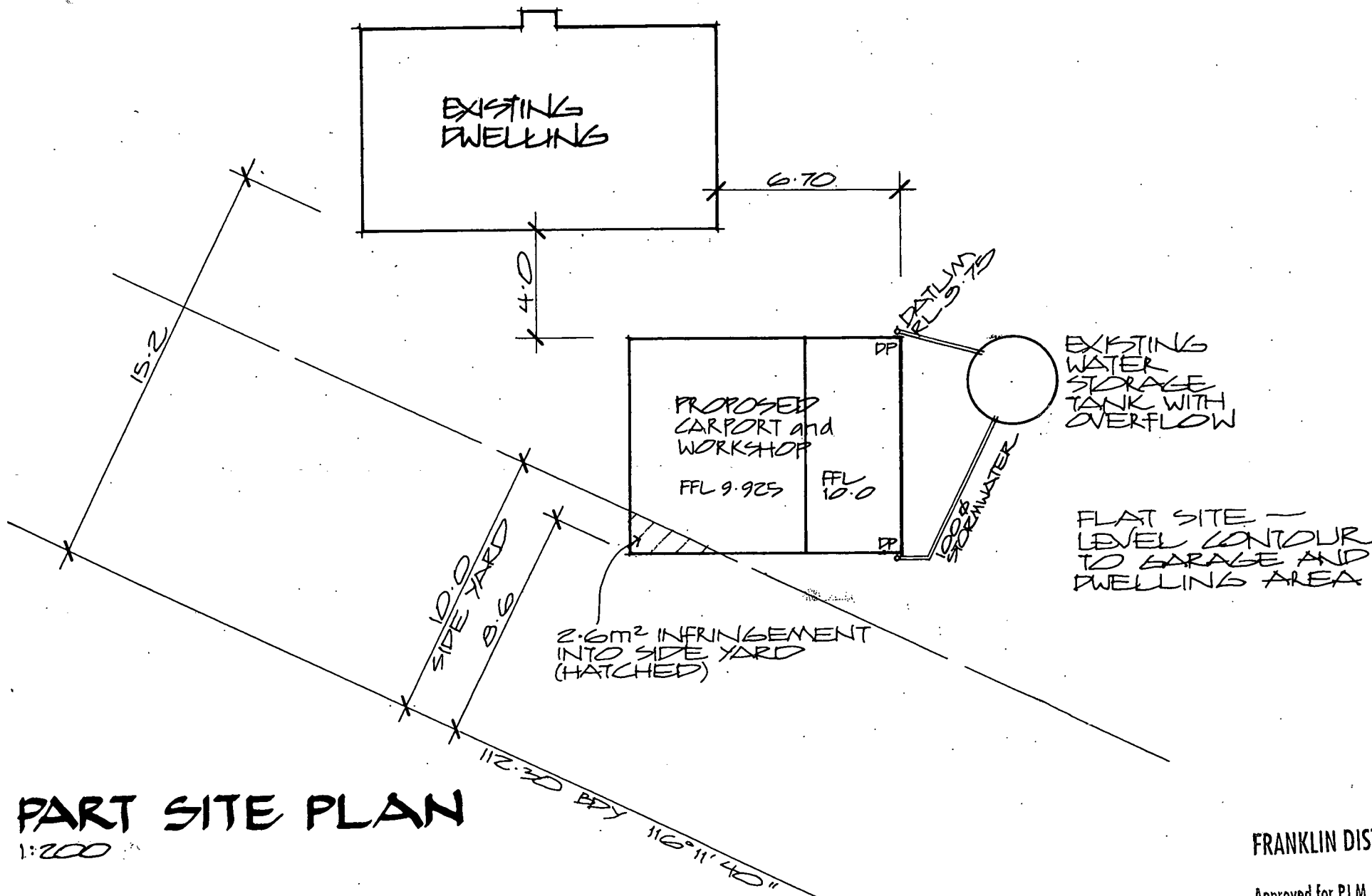
APPROVED
[Signature]
PP (STRUGT. ENG)
DATE 2/4/09

**PROPOSED CARPORT & WORKSHOP at
47 GOLDING ROAD, PUKEKOHE, for
OMAC Ltd**

LS

DRAWN <i>Doug</i>	SERIES 1 of 9
CHECKED <i>[Signature]</i>	CW1
DATE MARCH '09	JOB 2210A
SCALE 1:100	

COUNCIL



PART SITE PLAN
1:200

FRANKLIN DISTRICT COUNCIL

Approved for P.I.M. No. 88069

Franklin Building Consent Authority
BC 88069 -
2 of 9 sheets

**PROPOSED CARPORT & WORKSHOP at
47 GOLDING ROAD, PUKEKOHE, for
OMAC Ltd**



BOX 5483
MT. MALINGANDI,
07-5749777

DOUG MILLS
NZCD (Architectural)

DRAWN <i>Doug</i>	SERIES 9 of 9
CHECKED	CW9
DATE MARCH '09	
SCALE 1:200	JOB 2210A

FLOOR PLAN

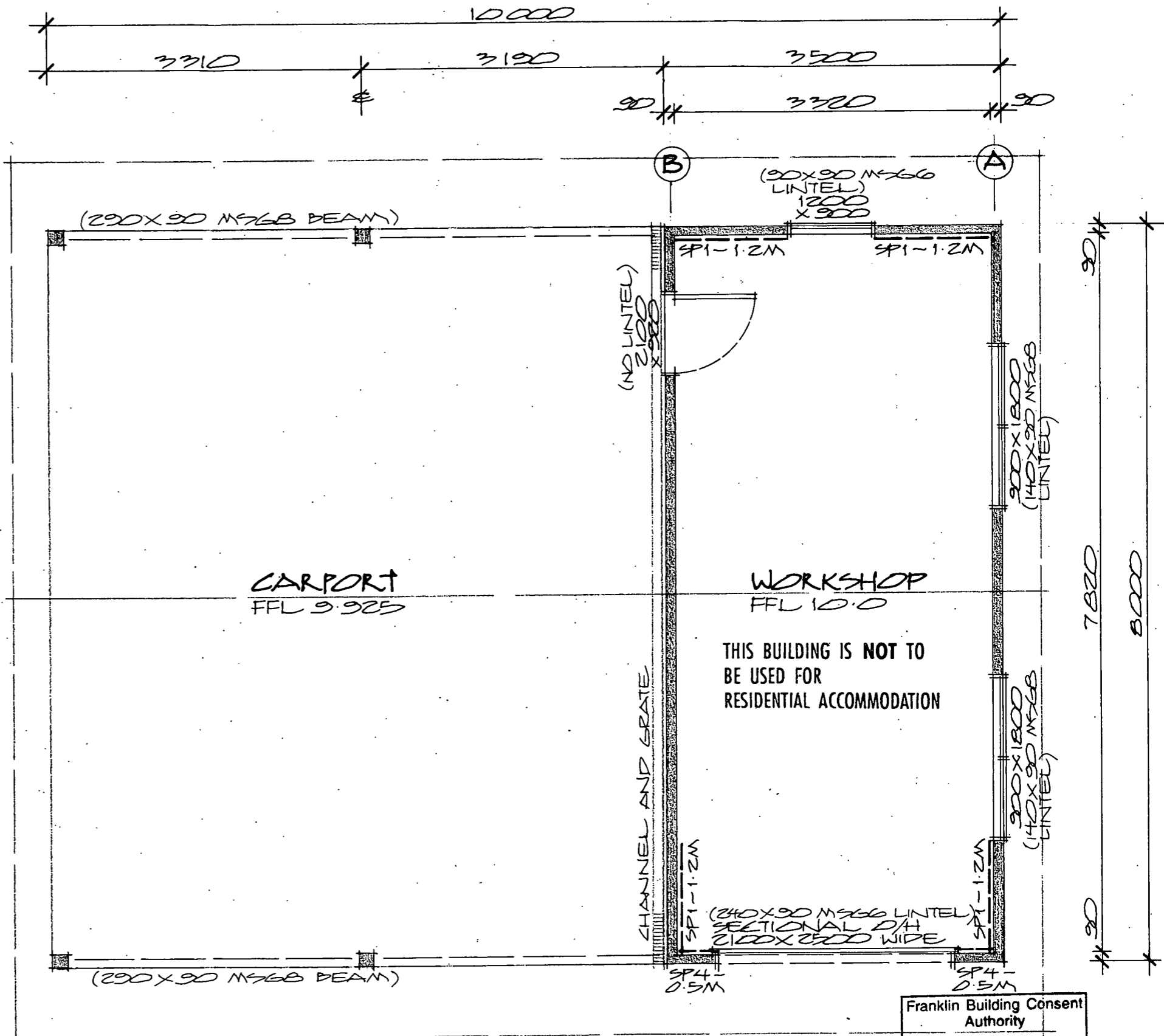
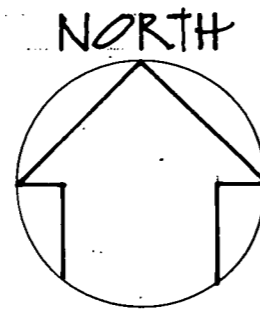
CARPORT - 52.0m²
 WORKSHOP - 28.0m²
 TOTAL - 80.0m²

WALL BRACING LEGEND

- SP1 7mm THICK STRUCTURAL PLYWOOD TO ONE FACE, FIXED AT 150 CRS TO ALL SHEET EDGES, COMPLETE WITH 6KN HOLD DOWN STRAP AT EACH END
- SP4 7mm THICK STRUCTURAL PLYWOOD TO ONE FACE, FIXED AT 75 CRS TO ALL SHEET EDGES, COMPLETE WITH 6KN HOLD DOWN STRAP AT EACH END

NOTES

VERIFY ALL DIMENSIONS BEFORE CONSTRUCTION



Franklin Building Consent Authority
 BC 88069 -
 3 of 9 sheets

PROPOSED CARPORT & WORKSHOP at
 47 GOLDING ROAD, PUKEKOHE, for
 OMAC Ltd

BOX 5483
 MT. MALINGANUI
 07-5749777
DOUG MILLS
 NZCD (Architectural)

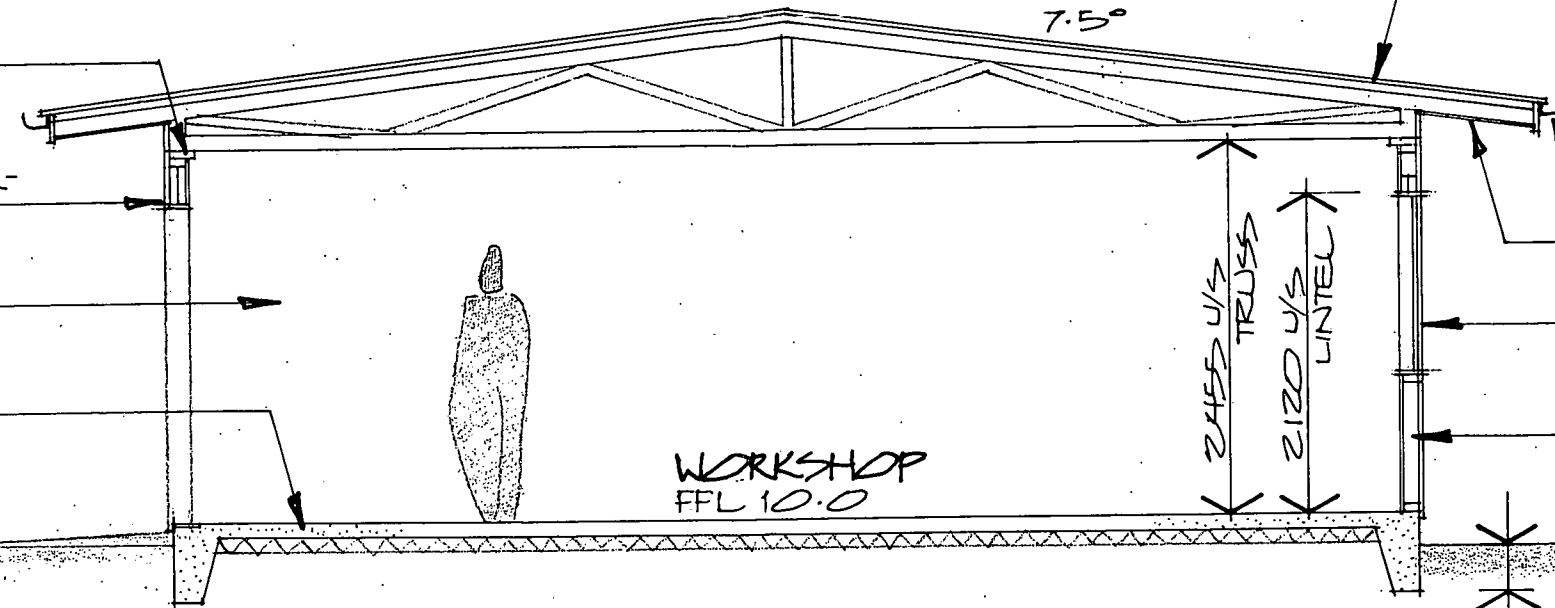
DRAWN <i>Doug</i>	SERIES 2 of 9
CHECKED	CWZ
DATE MARCH '09	JOB 2210A
SCALE 1:50	

140X35 BATTEN ABOVE TOP PLATE (TO ALLOW FOR FUTURE CEILING LINING)

JAMES HARDIE LINEA WEATHERBOARD (TO MATCH EXISTING DWELLING) OVER BUILDING WRAP, DIRECT FIX TO FRAMING

7mm STRUCTURAL PLYWOOD WALL LINING TO ALL 4 WALLS OF WORKSHOP

100 THICK CONCRETE SLAB (665 MESH) ON 0.25mm DPM ON 25mm SAND BLINDING ON 75 MIN. COMPACTED HARDFILL



PREFINISHED STEEL RIB-PROFILE ROOFING OVER SELF-SUPPORTING U/LAY

SPROUTING (TO MATCH EXIST DWELLING) ON EX 25 H3.1 FASCIA BOARD

4.5mm SHEET HARDIFLEX SOFFIT LINING ON 70X45 H1.1 BATTENS AT 750 CRS.

ALUMINIUM FRAME JOINERY WITH TIMBER JAMBLINEERS TO SUIT ARCHITRAVES

90X45 H1.2 M566 SLIPS AT 600 CRS WITH NOGS AT 800 CRS

300 MINIMUM BELOW CLEARED GROUND

70X45 (ON FLAT) H1.1 M566 PURLINS AT 900 CRS

TIMBER FRAMED TRUSSES (H1.1 OR UNTREATED) AT 905 CRS MAXIMUM

70X45 H1.1 BATTEN TO SUPPORT UPVC JOINTER FOR SOFFIT LINING

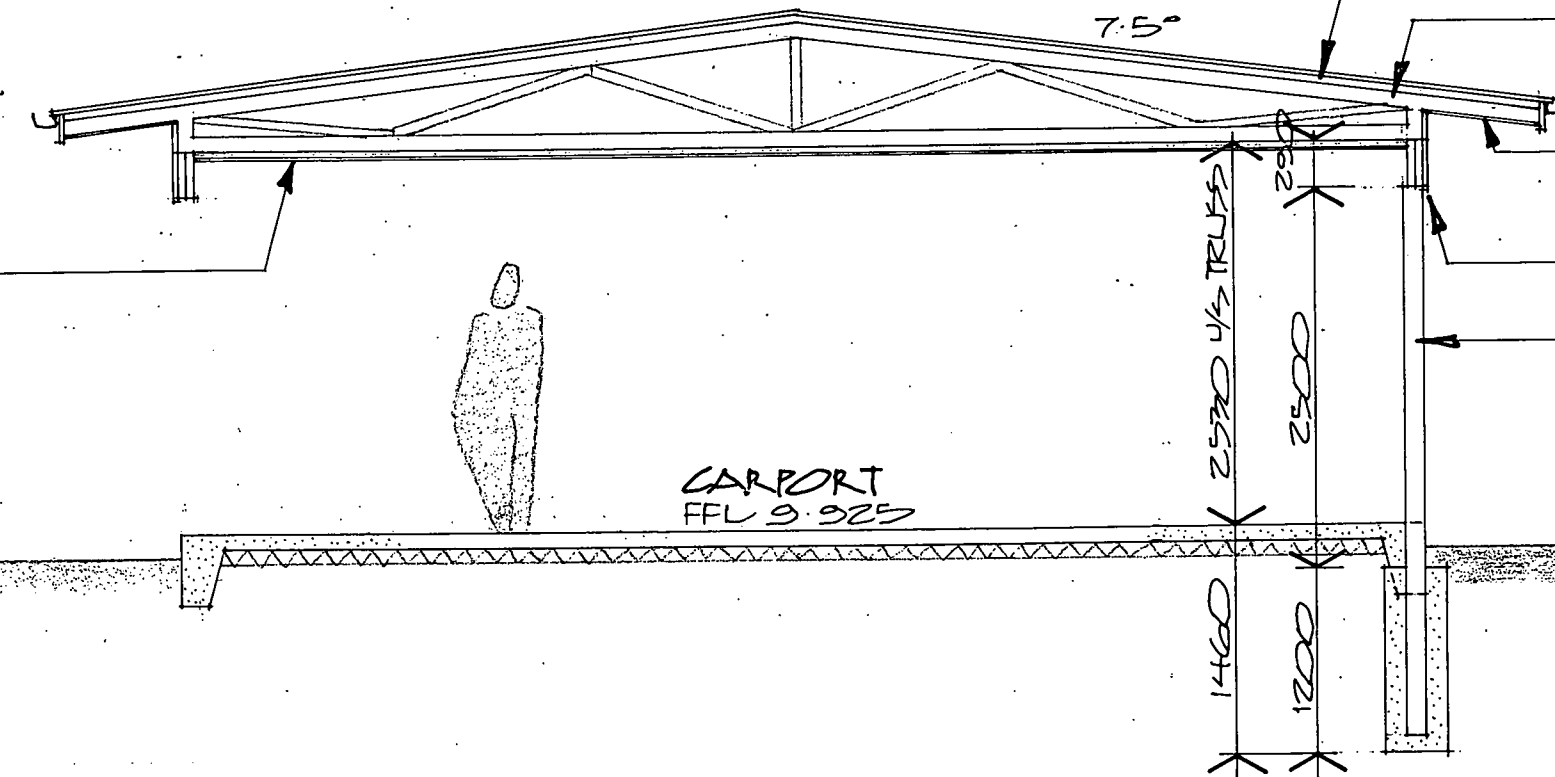
FIX BEAM TO TOP OF POST USING POWMAC BRACKETS - REFER TO DETAILS

125X125 H5 TIMBER POST IN 400 Ø X 1200 DEEP CONC FOOTING (100mm BOTTOM COVER)

TYPICAL SECTION

GABLE ENDS LINED WITH JAMES HARDIE LINEA WEATHERBOARD (TO MATCH EXISTING DWELLING) OVER BUILDING WRAP, DIRECT FIX TO 90X45 H1.2 M566 NOGS (VERTICAL) AT 600 CRS

6.0mm SHEET HARDIFLEX CEILING LINING ON 70X45 H1.1 CEILING BATTENS AT 600 CRS, NAILED AS A CEILING DIAPHRAGM



TYPICAL SECTION

Franklin Building Consent Authority
BC 8 R 0 6 9 -
4 of 9 sheets

PROPOSED CARPORT & WORKSHOP at
47 GOLDING ROAD, PUKEKOHE, for
OMAC Ltd



BOX 5483
MT. MALINGANUI
07-5749777

DOUG MILLS

NZCD (Architectural)

DRAWN <i>Doug</i>	SERIES 3 of 9
CHECKED <i>Doug</i>	CW3
DATE MARCH '09	
SCALE 1:50	JOB 2210A

ROOF FRAMING PLAN

ROOF PLAN AREA = 102.6m²

STUD TO TOP PLATE
FIXINGS - REFER TO
L'LOK DETAIL SHEET

400 GABLE
OVERHANG

65# DP
(51.3m²)

65# DP
(51.3m²)

ROOF FIXING NOTES

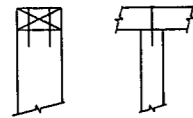
FIXING OF TRUSSES AT EACH END -
2/100X3.75# SKEWED NAILS PLUS
2 WIRE DOGS

FIXING OF PURLINS TO TRUSSES IN
MAIN ROOF AND PERIPHERY ROOF -
2/100X3.75# SKEWED NAILS PLUS
1 WIRE DOG

CEILING DIAPHRAGM

CEILING LINING OF CARPORT (6.0mm
THICK HARDIFLEX) IS TO BE FIXED AS
A CEILING DIAPHRAGM. FIX TO
FRAMING MEMBERS AT SHEET EDGES
AT 150 CRS AND TO INTERMEDIATE
SUPPORTS AT 200 CRS

FIXING TYPE A
0.7kN

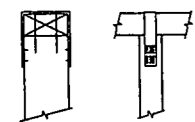


2 x 90mm x 3.15 dia. plain steel
wire nails driven vertically into stud.

FIXING TYPE D
6.0kN

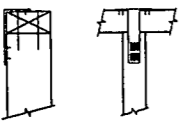
CHOOSE ANY OF THE 4 OPTIONS

2 x 90mm x 3.15 dia. plain steel
wire nails driven vertically into stud.



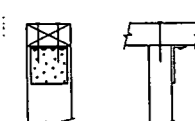
Plus
LUMBERLOK
Stud Tie

2 x 90mm x 3.15 dia. plain steel
wire nails driven vertically into stud.



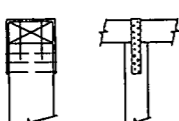
Plus
LUMBERLOK
Stud Strap

2 x 90mm x 3.15 dia. plain steel
wire nails driven vertically into stud.

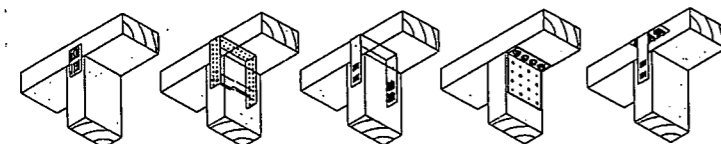


Plus
LUMBERLOK
6kN Stud Anchor

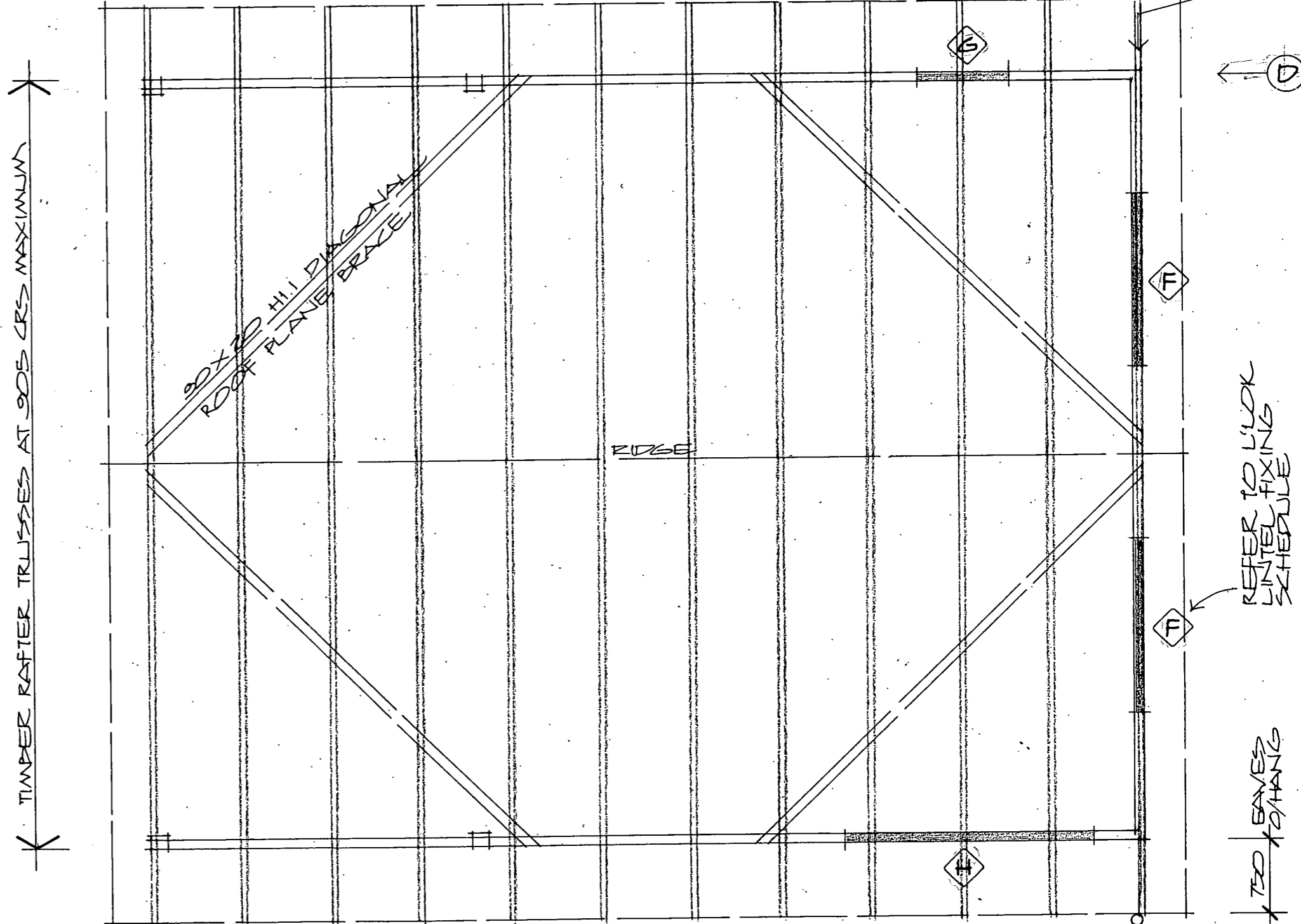
2 x 90mm x 3.15 dia. plain steel
wire nails driven vertically into stud.



Plus
LUMBERLOK
Sheet Brace Strap
(Fix 3 x 30mm x 3.15 dia.
nails to each stud face.)



TYLOK 2T4
or TYLOK 2T5 SHEET BRACE STRAP STUD TIE 6kN STUD ANCHOR
(CPC80) STUD STRAP

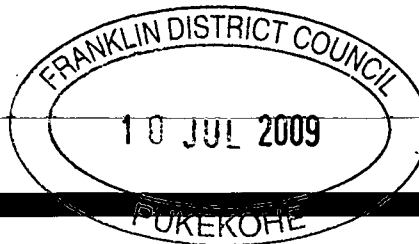


PROPOSED CARPORT & WORKSHOP at
47 GOLDING ROAD, PUKEKOHE, for
OMAC Ltd

Franklin Building Consent
Authority
BC R R 0 6 9 -
6 of 9 sheets

BOX 5483
MT. MALINGANU
07-5749777
DOUG MILLS
NZCD (Architectural)

DRAWN <i>Doug</i>	SERIES 5 of 9
CHECKED	CW5
DATE MARCH '09	
SCALE 1:50	JOB 2210A



Application for code compliance certificate

Section 92, Building Act 2004

The building consent

Building consent number: 88069 issued by the Franklin District Council

Location of building work: (insert site address) 47 Golding RD Pukekohe

The owner

Name of owner: OMAC Ltd

Contact person: Mark Charles

Mailing address: 47 Golding Rd, RD2, Pukekohe, 2677

Street address/registered office:

Phone number: Landline: (09) 238 7536 Mobile: 021 722 879

Daytime: (09) 274 1127 After hours:

Facsimile number:

Email address: number8wire@gmail.com Website: N/A

The following evidence of ownership is attached to this application: (copy of certificate of title, lease, agreement for sale and purchase, or other document showing full name of legal owner(s) of the building - write N/A if previously supplied with building consent application and ownership has not changed)

N/A

Agent [only required if application is being made on behalf of the owner]

Name of agent:

Contact person:

Mailing address:

Street address/registered office:

Phone number: Landline: Mobile:

Daytime: After hours:

Facsimile number:

Email address: Website:

Relationship to owner: [state details of the authorisation from the owner to make the application on the owner's behalf]

.....

First point of contact for communications with the council/building consent authority: [state full name, mailing address, phone number(s), facsimile number(s) and email address(es)]

.....

Had 6 inspections on same day

so NC x1 paid \$ OK.



<input type="checkbox"/> SS15/3 Fire separation
<input type="checkbox"/> SS15/4 Signs for communicating information for evacuation
<input type="checkbox"/> SS15/5 Smoke separation
<input type="checkbox"/> SS16 Cable car systems

I request that you issue a code compliance certificate for this work under section 95 of the Building Act 2004.

The Code compliance certificate should be sent to: *(state which address, and whether owner or agent)* 47 Golding
Rd, RD2, Pukekohe, 2677

Mark Charles

Signature *[owner/agent on behalf of and with the authority of the owner]*

Mark Charles

Name of person signing

Date: 9/7/09

Attachments

The following documents are attached to this application:

- Certificates or producer statements from the personnel who carried out the work for:
- As-built drainage plans
 - Engineered onsite waste-water system
 - Plumber's water pipe pressure test
 - Any electrical energy work
 - Any gas energy work
 - B Grade masonry supervision
 - Compaction of fill on site or under concrete floors
 - Concrete raft floor slabs
 - Any engineered design work requiring specific expert supervision
 - Water-proofing of any wet areas in the building
 - Glazing and fabrication of external joinery
 - Plaster cladding systems
- Evidence that specified systems are capable of performing to the performance standards set out in the building consent *(certificates, producer statements, or commissioning reports -this mainly affects commercial/industrial & public bldgs)*

**The Franklin District Council Building Consent Authority office is located at:
 105E Manukau Road, Pukekohe.**

Postal address: Private Bag 5, Pukekohe. Phone: (09) 2371340 Fax: (09) 2371350