

CAMERON GIBSON & WELLS LTD

CONSULTING CIVIL & STRUCTURAL ENGINEERS

12490-2

11 July 2005

Opinion as to land stability

Description of work: Building Site Certification
Lot 1, DP16774, McLarens Bay
For Atawahai Investments Ltd

I Richard William LeFevre Wells

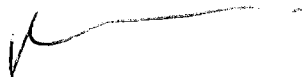
Hereby confirm that:

I am experienced in the field of **soils engineering** and more particularly **land and foundation stability** and am formally recognised by the Marlborough District Council. I am familiar with and understand the purpose of the Marlborough District Council's geotechnical reporting standards. This professional opinion is furnished to the Marlborough District Council, for certification of a building site on the above Lot.

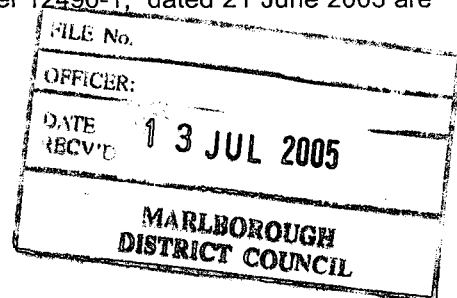
A site investigation report formatted as required is attached.

Site investigations have been carried out under my direction and are described in our site investigation report dated 21 June 2005. The following professional opinion is based on the assumption that the data obtained from these investigations is representative of the whole area under consideration. In my professional opinion having examined the site it is reasonable for Council to assume that the data referred to above is representative of the whole area under consideration.

In my professional opinion and having regard to the specifics of the site which I have investigated to the extent that acceptable engineering practices require giving due regard to acceptable engineering principles and practices for land slope and foundation stability, then the building site area on Lot 1 is considered suitable for the erection of a residential building, provided that the recommendations given in our report, ref 12490-1, dated 21 June 2005 are followed.



RWL Wells BE FIPENZ
CAMERON GIBSON & WELLS LTD

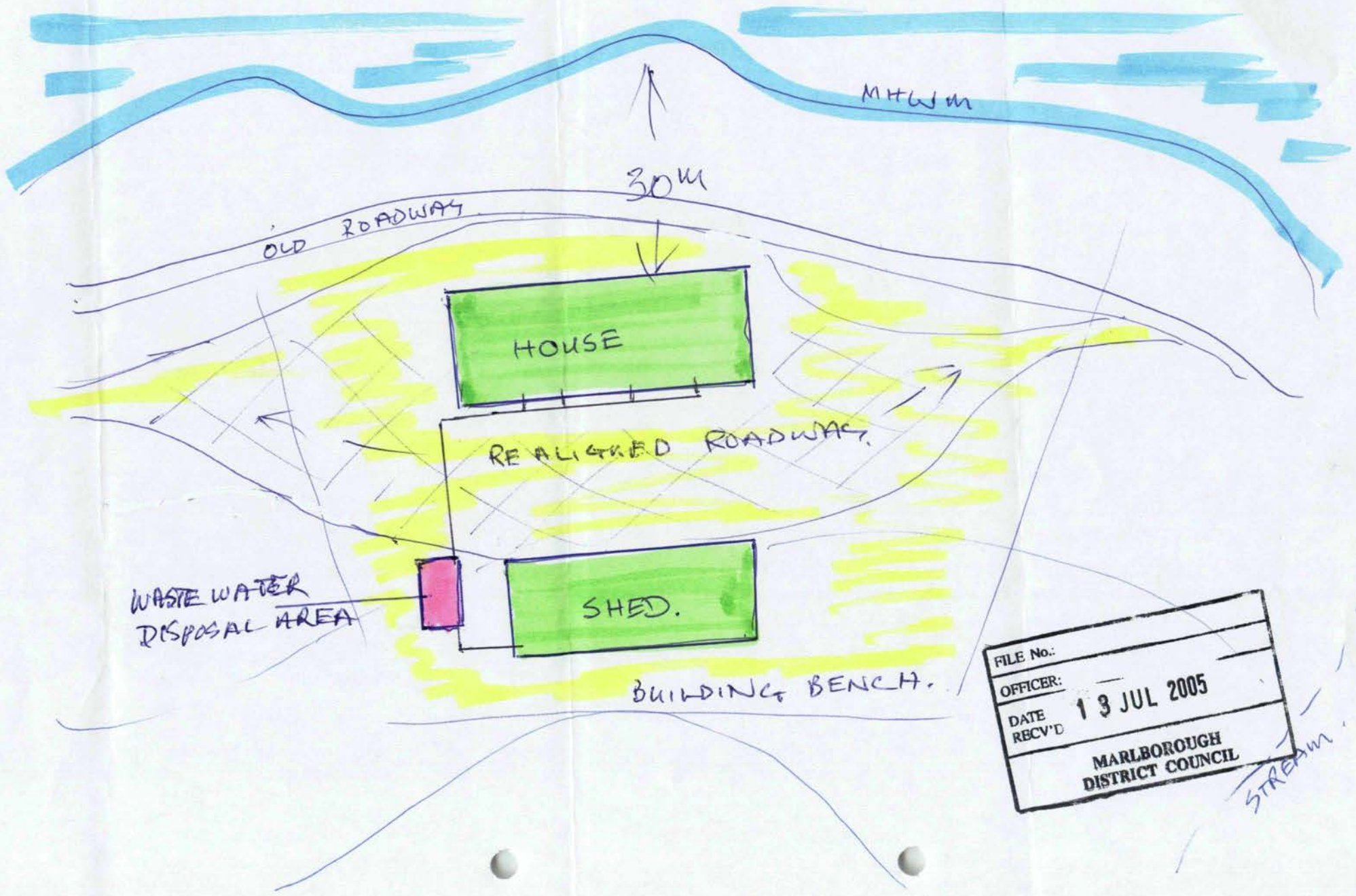


DIRECTORS/ENGINEERS: R.W.L. WELLS BE FIPENZ * S.R. CAMERON BE (HONS) MIPENZ * R.B. GIBSON BE MIPENZ

44 HALIFAX STREET NELSON PHONE 0-3-548 8259 FAX 0-3-546 8412 EMAIL cgwl@xtra.co.nz
MOTUEKA PHONE 0-3-528 8123



STORMWATER DISPOSAL AREA



| | |
|------------------------------|-------------|
| FILE No.: | |
| OFFICER: | |
| DATE RECV'D | 13 JUL 2005 |
| MARLBOROUGH DISTRICT COUNCIL | |

File Ref: U050363

Case Officer: Angus Laird

05 Jul 2005

ISO 9002
Form Ref CI 646

S92 request

Atawhai Investments Limited
186 Atawhai Drive
NELSON 7001

Dear Mr Harte,

Request for Further Information - U050363 - Atawhai Investments Limited - McLaren Bay Croisilles Harbour

Thank you for the geo-technical report, however, there remains a lack of information regarding the proposed domestic wastewater system. Please provide detail of the proposed domestic waste water disposal system, to enable assessment to be made in accordance with AS/NZS 1547:2000.

Also, Council policy requires that all geo-technical report are accompanied by a professional opinion in the required form. All geo-technical engineers on the Council accredited list are aware of this requirement.

While we are waiting for this information the statutory time clock effectively stops and will restart once this information is received. If you anticipate a lengthy delay in obtaining this information, please contact us.

If you consider that this request for further information is unreasonable, then you may exercise your right under section 357 of the Resource Management Act 1991 and lodge an objection to this request. Any notice of objection should be in writing and be made within 15 working days of the date of this letter.

If you have any questions regarding this request, please do not hesitate to contact me.

Yours sincerely

Angus Laird
RESOURCE MANAGEMENT OFFICER

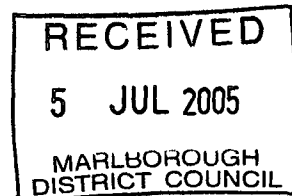
CAMERON GIBSON & WELLS LTD

CONSULTING CIVIL & STRUCTURAL ENGINEERS

GEOTECHNICAL REPORT
ON BUILDING SITE INVESTIGATION
FOR
LOT 1, DP 16774
McLARENS BAY

Ref: 12490

21 June 2005



TELARC
ISO 9001
REGISTERED

12490-1
DIRECTORS/ENGINEERS: R.W.L. WELLS BE FIPENZ * S.R. CAMERON BE (HONS) MIPENZ * R.B. GIBSON BE MIPENZ

44 HALIFAX STREET NELSON PHONE 0-3-548 8259 FAX 0-3-546 8412 EMAIL cgw@xtra.co.nz
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SECTION A SYNOPSIS

1. Scope of Investigation

The investigation is limited to the geotechnical assessment of a single proposed building site, and recommendations relating to building development on that site.

2. Summary and Conclusions

A large building site area has been identified, as shown on our attached plan ref. 12490 –sheet 1.

The building site area is currently covered with mature pine trees. Ground slopes are gentle ($<10^\circ$) and good conditions suitable for conventional foundations exist beneath weathered surface materials.

No signs of recent instability affecting the building site area were observed and the risk of future instability affecting this site is considered low, provided the recommendations given below are observed.

3. Recommendations

The building site area shown on our attached plan is suitable for residential development provided that : -

- (i) Foundations should be excavated to penetrate into competent ground, beneath topsoil or weathered surface materials.
- (ii) All excavations exceeding 1.2 m in height, and within 3.0 m of any building, shall be retained by properly designed retaining walls, or battered back at a safe slope angle (1 v to 2 h).

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- (iii) The design of foundations for all buildings on this site should be checked and approved by an experienced engineer.
- (iv) Stormwater discharge from roofed areas should be piped to discharge to an existing surface channel, clear of the building site, and effluent disposal area.
- (v) The design of the on-site effluent disposal system shall be prepared by a suitably qualified and experienced civil engineer.

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SECTION B REPORT

1. Introduction

Cameron Gibson & Wells Ltd have been engaged by Atawhai Investments Ltd to undertake a geotechnical investigation of a proposed site at McLarens Bay in order to verify it's suitability as a building site.

2. Site Description

The subject property is described as Lot 1 DP15774, comprising an area of 42.085 ha including Riparian rights.. It is situated on the southern shore of McLarens Bay, in Squally Cove, and is accessed via a private road from the Croisilles-French Pass road. The property and land surrounding is presently largely covered by a mature pine plantation.

The property is zoned as Rural One in the Marlborough Sounds Resource Management Plan, and is also contained within a stability hazard overlay area.

The proposed building site area is situated on gently sloping land, near the coastline, back from a small coastal promontory. There is an existing access track to the site which will only need minor upgrading, and realignment in the vicinity of the building site.

A small stream runs from the hills to the rear of the site, and passes behind the building site area. The stream channel is well incised, and will protect the site from surface flooding during heavy rainfall.

Our attached plan, ref. 12490 sheet 2 - shows details of the property, and the building site area.

3. Geotechnical Investigations

Geotechnical investigations for this site have comprised the following : -

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- (i) A review of geotechnical mapping of the area, IGNS Map 4, and published data in the IGNS publication 'Geology of the Rai Valley Area'.
- (iii) Review of IGNS Field Sheet S15, by A Coleman.
- (iv) Site visit and walk over reconnaissance to examine surface features, soil exposures in cuttings in the area and around the coastline.
- (v) Penetrometer testing of the building site area. Results of the penetrometer tests are attached to this report.

4. Geotechnical Assessment

Geological mapping shows the area to lie within the Croisilles Melange Zone, comprising ultramafic and mafic and sedimentary rocks in a sedimentary matrix. A very large and ancient earth-flow deposit, mapped as comprising angular rock debris in a clay rich matrix extends from the main ridge behind McLarens Bay down to the coast, and includes the subject property. Observation of materials in the access road cuttings near the proposed building site conform to this description. Massive in-situ rock formations provide erosion protection at the coastline.

No signs of recent instability were observed either in road cuttings which traverse the old earth-flow deposits from the main road to the site, or in the mature pines which cover the area.

Two main streams flow across the area from the hillsides to discharge at the coastline, and both have deeply incised and stable channels.

The selected building site area on the gentle lower slopes is therefore considered stable under present conditions, and at low risk of being affected by future instability.

Penetrometer testing in the building site area showed ground of good bearing to be present at a depth of approximately 500mm, below the topsoil and weathered surface materials.

5. Development Impacts

Our attached plan No. 12490 sheet 2, shows the approved building site area, and access to the site. Preparation of the site will involve upgrading the existing access track, removal of pines, and minor excavation to level the building site. We understand that a separate consent application for these works has been made.

6. Recommendations

The following recommendations are made with respect to building development on this site :

- (i) Foundations should be excavated to penetrate into competent ground, beneath topsoil or weathered surface materials.
- (ii) The design of foundations for all buildings on this site should be checked and approved by an experienced engineer.
- (iii) All excavations exceeding 1.2 m in height, and within 3.0 m of any building, shall be retained by properly designed retaining walls, or battered back at a safe slope angle (1 v to 2 h).
- (iv) Stormwater discharge from roofed areas should be piped to discharge to an existing surface channel, clear of the building site, and effluent disposal area.
- (v) The design of the on-site effluent disposal system shall be prepared by a suitably qualified and experienced civil engineer.

7. Limitation

This report has been prepared solely for the benefit of our client, Atawhai Investments Ltd, with respect to the brief given to us, and to accompany an application for building consent to the Marlborough District Council.

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Data and opinions contained may not be used by any other party or in any other context, without our prior agreement.

Recommendations and opinions given are based on the observations and testing described in this report and it must be appreciated that actual conditions could vary on large sites.

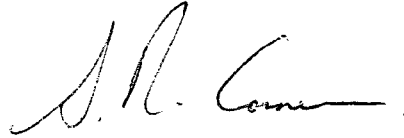
Prepared by :



R W L Wells

CAMERON GIBSON & WELLS LTD

Reviewed by:

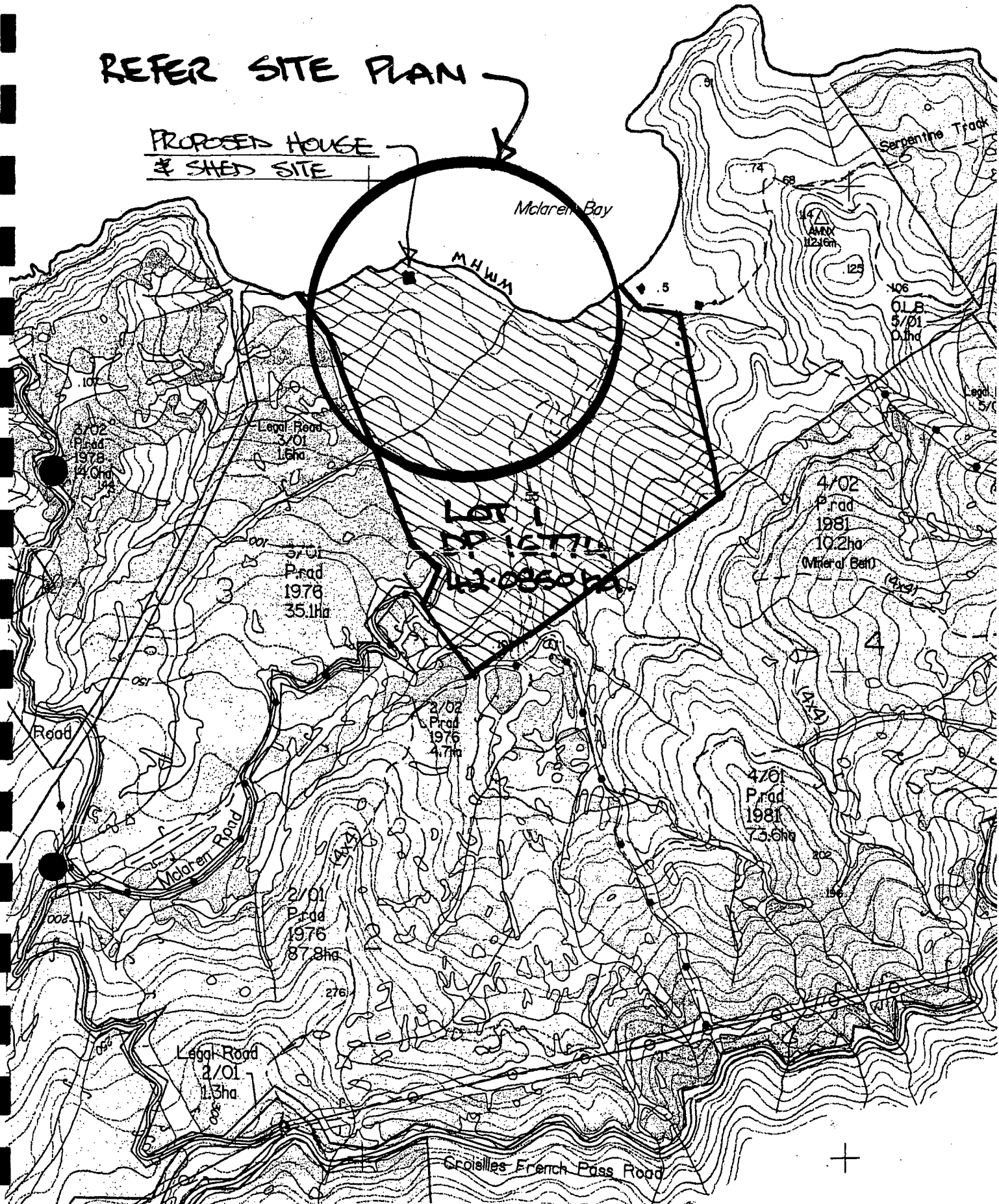


S R Cameron

CAMERON GIBSON & WELLS LTD

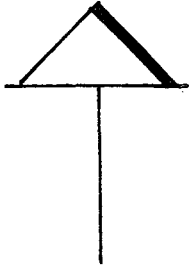
REFER SITE PLAN

PROPOSED HOUSE
& SHED SITE

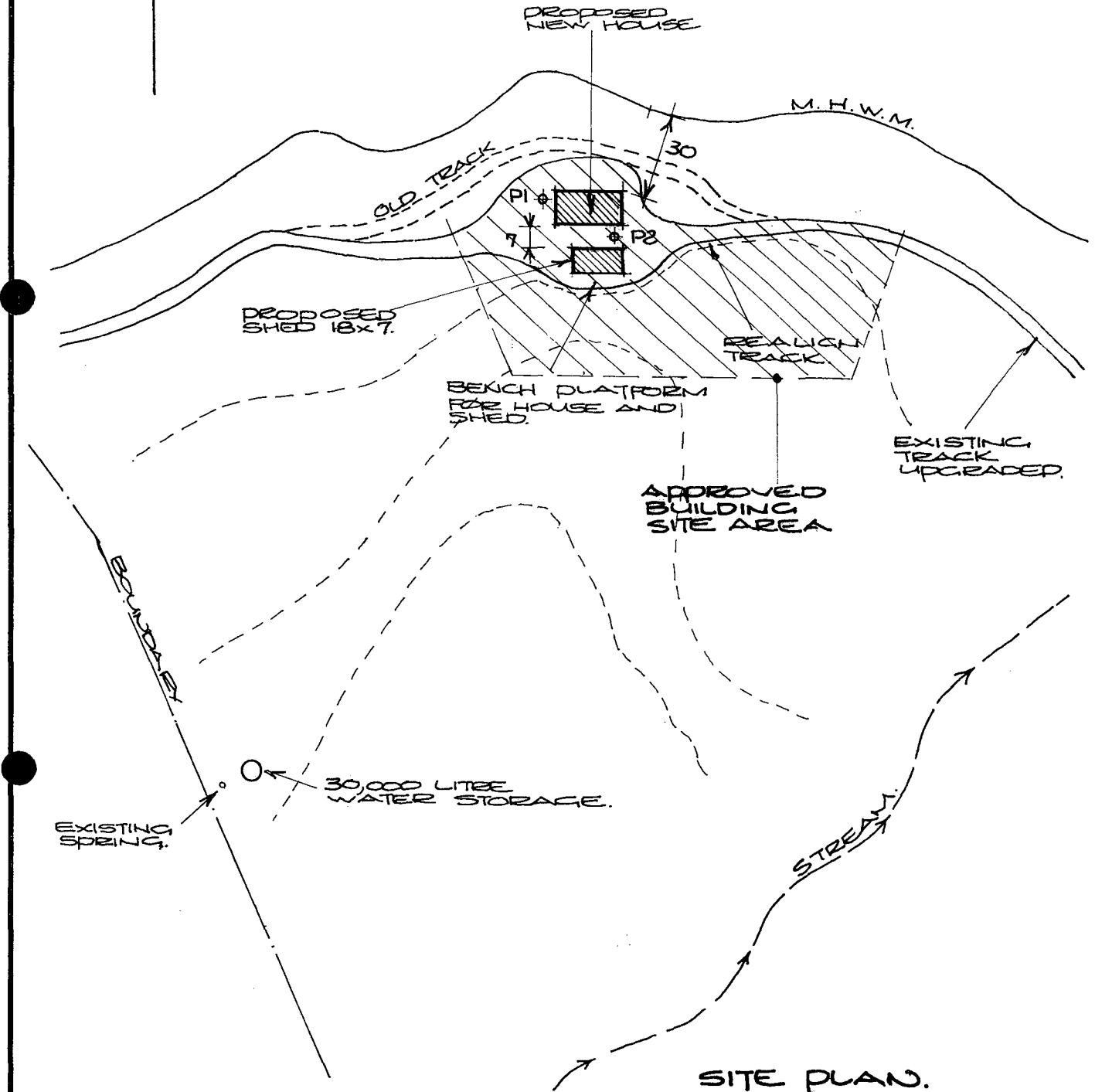


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|--|------|------------------|-----|-----|-----|-----|--|------------|
| A | 10/6 | RESOURCE CONSENT | RW | AP | RW | ML | JOB TITLE LOCATION PLAN ATAWHAI INVESTMENTS LTD. | |
| NO | DATE | AMENDMENT | DES | DRN | CHD | APD | | |
| CAMERON GIBSON & WELLS LTD CONSULTING CIVIL & STRUCTURAL ENGINEERS PH. 548-8259 NELSON FAX 546-8412 | | | | | | | SCALE 1:10,000 ± | |
| | | | | | | | JOB NO 12490 | SHEET 1 |

NORTH.



MCLAREN BAY.



SITE PLAN.

PI ⊕ DENETROMETER TESTS' LOCATION

| | | | | | |
|---|------|----------------------|----|-----|----|
| A | 16/6 | RESOURCE CONSENT, RW | AD | 1.2 | ML |
|---|------|----------------------|----|-----|----|

| NO | DATE | AMENDMENT | DES | DRN | CHD | APD |
|----|------|-----------|-----|-----|-----|-----|
|----|------|-----------|-----|-----|-----|-----|

CAMERON GIBSON & WELLS LTD
 CONSULTING CIVIL & STRUCTURAL ENGINEERS
 PH. 548-8259 NELSON FAX 546-8412

| | | |
|---|--------|-------|
| JOB TITLE APPROVED BUILDING SITE ATAWHAI INVESTMENTS LTD. | | |
| SCALE | JOB NO | SHEET |
| 1:2000 ± | 12490 | 2 |

PENETROMETER TEST RESULTS

Subdivision: Building Site

Date: 3/5/05

Location: McLarens Bay

Consultant: Cameron Gibson & Wells Ltd

LOT NUMBER:

| BLOWS PER 100 mm PENETRATION (DEPTH) | | | | | |
|--------------------------------------|----------------------|---|--|--|---------------|
| Depth | Test Location Number | | | | Site Location |
| | 1 | 2 | | | Lot/Locations |
| 0 - 0.1 m | | | | | |
| 0.1 - 0.2 m | ↓ | ↓ | | | |
| 0.2 - 0.3 m | ↓ | ↓ | | | |
| 0.3 - 0.4 m | 2 | ↓ | | | |
| 0.4 - 0.5 m | 2 | 2 | | | |
| 0.5 - 0.6 m | 4 | 3 | | | |
| 0.6 - 0.7 m | 4 | 4 | | | |
| 0.7 - 0.8 m | 4 | 4 | | | |
| 0.8 - 0.9 m | 3 | 4 | | | |
| 0.9 - 1.0 m | 4 | 3 | | | |
| 1.0 - 1.1 m | 4 | 4 | | | |
| 1.1 - 1.2 m | 5 | 4 | | | |
| 1.2 - 1.3 m | 4 | 4 | | | |
| 1.3 - 1.4 m | 4 | 5 | | | |
| 1.4 - 1.5 m | 5 | 5 | | | |
| 1.5 - 1.6 m | | | | | |
| 1.6 - 1.7 m | | | | | |
| 1.7 - 1.8 m | | | | | |
| 1.8 - 1.9 m | | | | | |
| 1.9 - 2.0 m | | | | | |
| 2.0 - 2.1 m | | | | | |
| 2.1 - 2.2 m | | | | | |
| 2.2 - 2.3 m | | | | | |
| 2.3 - 2.4 m | | | | | |
| 2.4 - 2.5 m | | | | | |



3/05/2005 10:53:52 a.m.



3/05/2005 10:54:08 a.m.

File Ref: U050363

Case Officer: Angus Laird

ISO 9002
Form Ref CI 521

28 April 2005

S88 RMA 1991
More info letter

Atawhai Investments Limited
186 Atawhai Drive
NELSON 7001

Dear Mr Harte

Receipt of application for resource consent - U050363 - Atawhai Investments Limited - McLaren Bay Croisilles Harbour

The Council acknowledges receipt of the following application(s) for resource consent:

To erect a dwelling and sheds on Lot 1 DP 16774.

I have been appointed as your case officer. I have assessed your application for completeness and have determined that further information is required to enable the application to be further processed. The information required is outlined as follows-

The area you propose to build (excavate and dispose of domestic wastewater) on has a hazard (geo-logical) overlay under the Marlborough Sounds Resource Management Plan, this means that all proposed works must be assessed by a Council accredited geo-tech engineer (a list is enclosed for your information) and must follow the prescribed form. This is required to assess all proposed activities on the site including, building, excavation and wastewater disposal.

I suggest that all the proposed works be assessed (and included in the resource consent application), even if the intention is to stage the development.

Once you have provided the information I will continue to process your application and determine whether or not -

- It needs to be notified; and
- It contains sufficient information to enable it to be fully assessed and processed.

If your application is to be notified, you will be contacted as soon as possible. If notification is necessary, the Resource Management Act requires this to be done within 10 working days of an application being "accepted" for processing.

Applicants will be charged actual and reasonable costs for receiving and processing an application as described on the attached fees and charges sheet.

Fees are calculated on the basis of actual cost recovery, and vary for each application. The fee calculated is non-refundable, irrespective of the Council's decision on your application. If your application is withdrawn prior to a decision being issued, you will be liable for the costs incurred up to the time of the withdrawal.

Please do not hesitate to contact me if you have any questions or concerns regarding the above matters.

Yours faithfully

Angus Laird
RESOURCE MANAGEMENT OFFICER

Encl

\\a...O:\Resourceconsent\2005\050251-050500\U050363-Atawhai-hazard-s88non-ala1-le.doc Saved 28/04/2005 09:53:00

Building Consent Check Sheet

(Property info only - Jne)

BC No

| | | | | | |
|--------------------------|--------------------------|--------------------------|--------------------------|--------------------------|--------------------------|
| <input type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> |
|--------------------------|--------------------------|--------------------------|--------------------------|--------------------------|--------------------------|

CSO's TO COMPLETE

ISO 9001:2000
Form Ref CI584

Property number 255204

Parcel No(s) 804542

NL 11A/152.

Legal description Lot 1 DP 16774

Valuation number

Applicant name(s) Atawhai Investments Ltd

Applicant Name Number(s) 66192

Agent Name

Agent Name Number

Fee Payer Name Atawhai Investments Ltd

Fee Payer Name Number 66192

Grid Reference E ~~2569067~~

N ~~6014793~~

Copies

Rec'd

To Come

Comments

Application form completed / signed

Atawhai Investments Ltd.

Ph. 546 9093

186 Atawhai Drive, Nelson

The Chief Executive
Marlborough District Council
Seymour Square
PO Box 443
Blenheim.

| | |
|------------------------------|-------------|
| NO. | |
| RECEIVED | |
| DATE | 20 APR 2005 |
| TIME | |
| MARLBOROUGH DISTRICT COUNCIL | |

18th April 05

RESOURCE CONSENT DEPARTMENT

Dear Sirs,

Please find enclosed an application for Resource Consent to erect a dwelling in McLaren's Bay.

We have not yet finalised the house plan but would like to get a Consent underway to at least get a shed up to afford temporary accommodation.

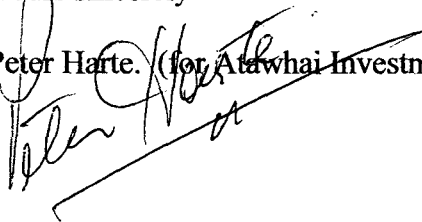
Once the site has been cleared of trees it will be clearer where the shed would be best sited as it could be on either side of the house. The septic tank disposal field could also be on the other side of the house.

It is proposed to have a flat bench behind house, the house at ground level at back and approx 900mm height at the terrace edge in front, approx 20 metres from high water.

Please contact me if this information is not sufficient.

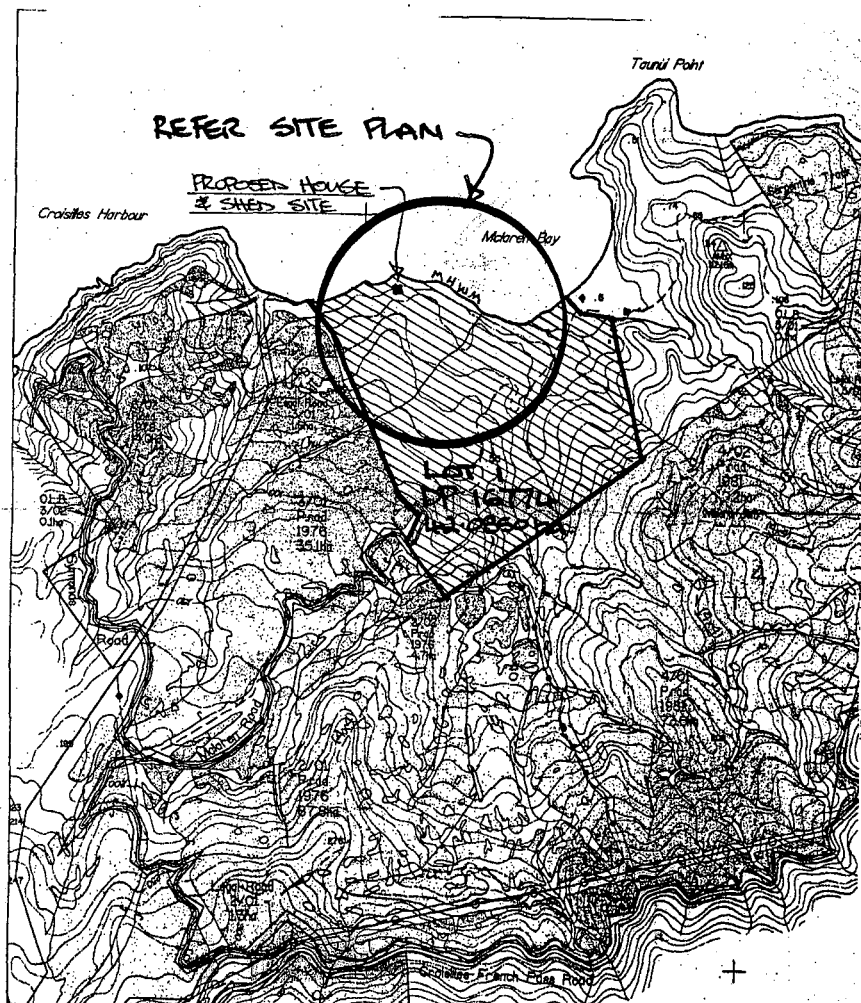
Yours sincerely

Peter Harte. (for Atawhai Investments Ltd.)

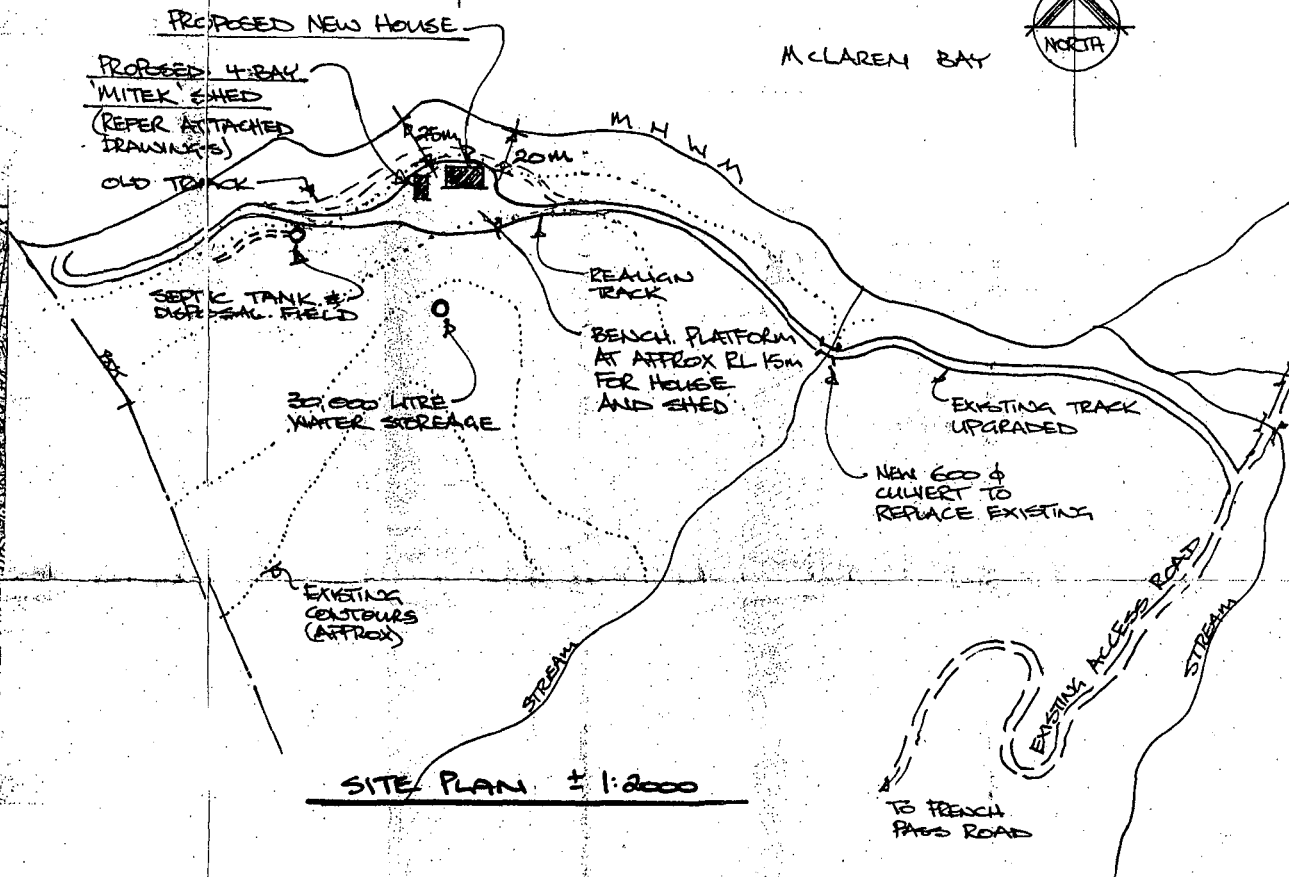


20 APR 2005

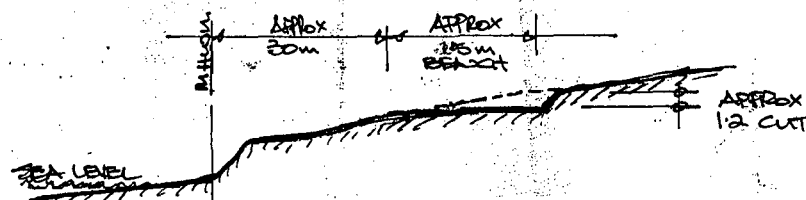
SEAFORD RUGH DISTRICT COUNCIL



LOCALITY PLAN - APPROX 1:10,000



SITE PLAN ± 1:2000



SECTION NTS

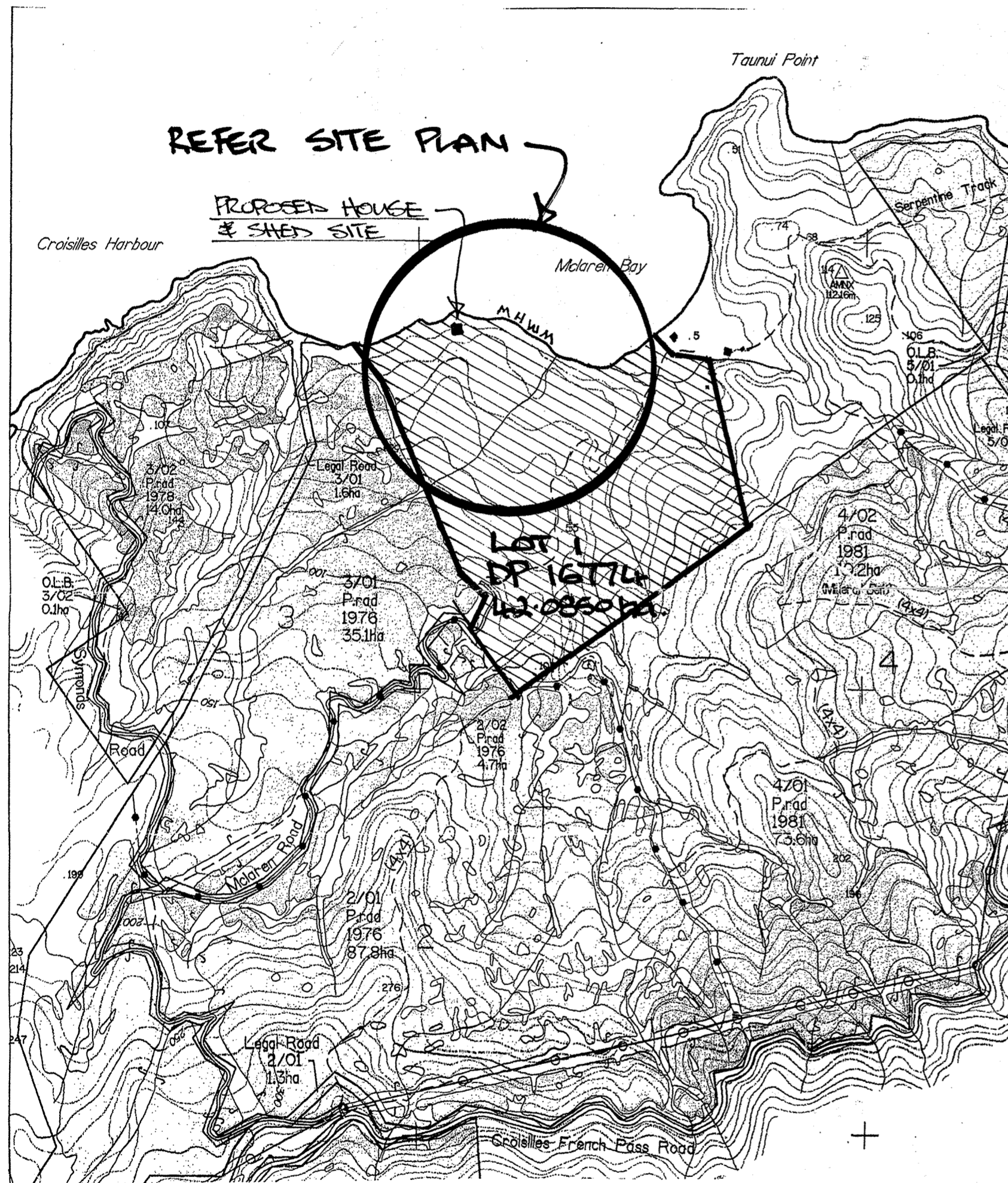
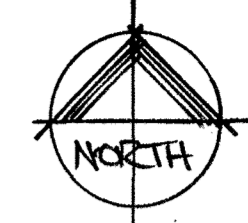
IAN MARRIOTT DESIGN
10 Endeavour Street NELSON
Ph (08) 545 8804
Fax (08) 545 8805
Email: ian.m@netaccess.co.nz

DATE 12.4.05

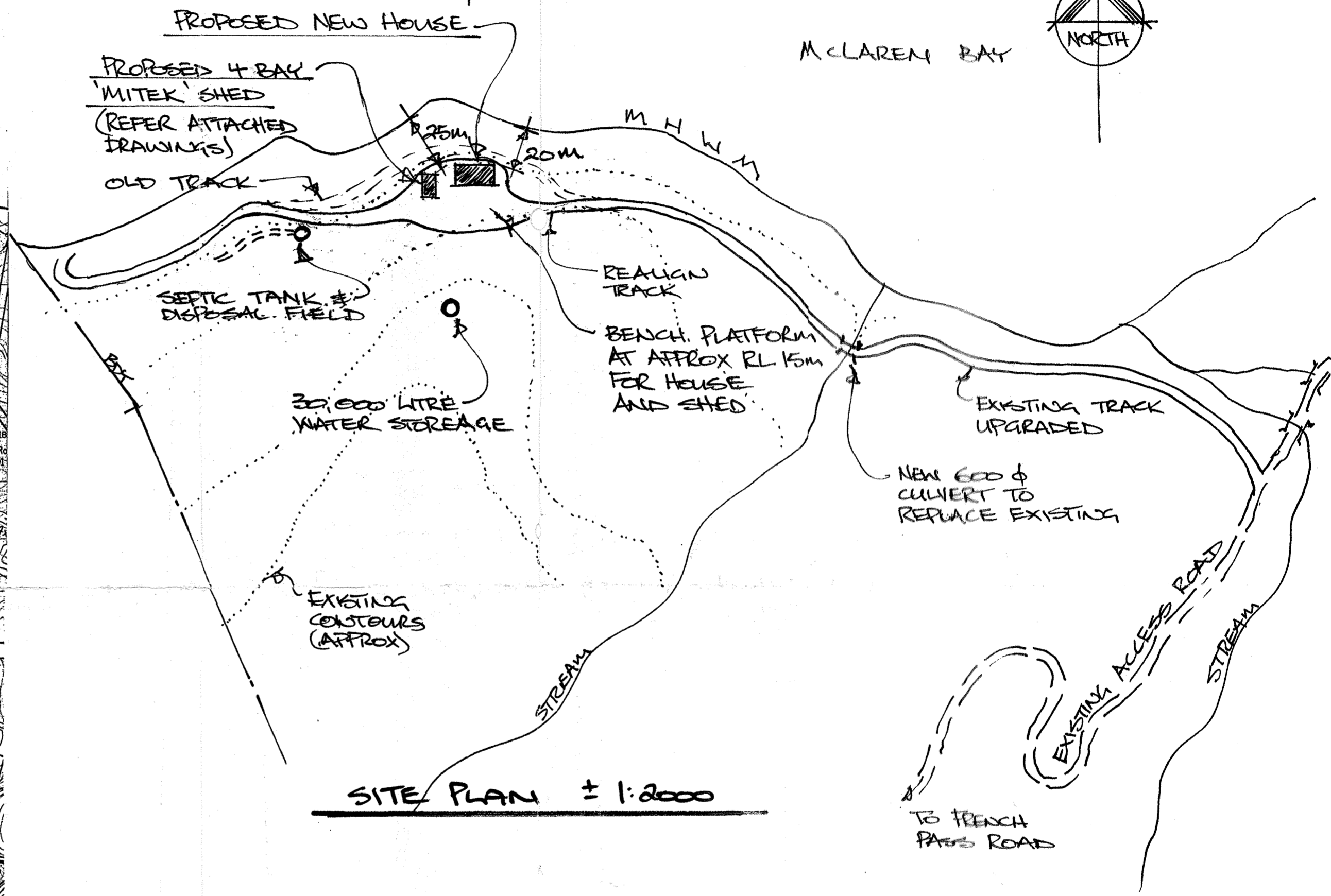
NEW HOUSE
FOR PETER HARTÉ
AT MCLAREN BAY
CROISILLES HARBOUR

20 APR 2005

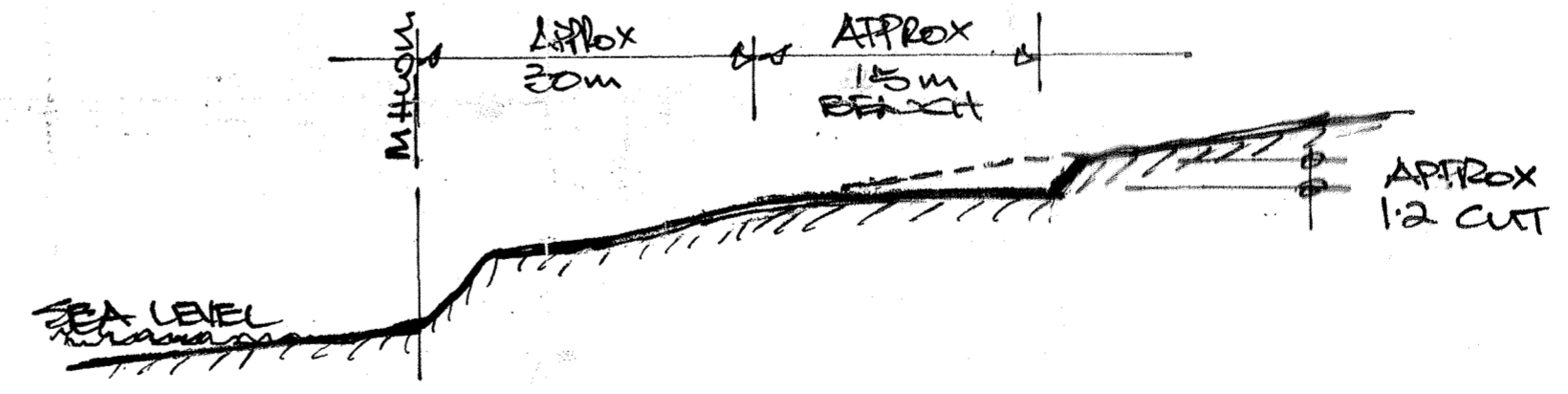
McLAREN BAY DISTRICT COUNCIL



LOCALITY PLAN - APPROX 1:10,000



SITE PLAN ± 1:2000



SECTION NTS

IAN MARRIOTT DESIGN
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Ph (03) 545 6304
Fax (03) 545 6305
Email: ian.m@netaccess.co.nz

DRAWN 12.4.05

NEW HOUSE
FOR PETER HARTE
AT MCLAREN BAY
CROISILLES HARBOUR