

6<sup>th</sup> November 2023

District Services – Resource Consents

Far North District Council

Private Bag 762

Kaikohe 0440

Attention : Whitney Peat

Kia Ora Whitney

**Resource Consent Application by Te Mana Oranga Trust for a Land Use Consent for the Relocation of an Existing Residential Dwelling to be Relocated and Refurbished at 88 North Road Kaitaia**

Steve Mason (Design 2 LBP -110774) has been engaged by Te Mana Oranga Trust to prepare the Resource Consent Application relating to the Relocation and Refurbishment of the existing Dwelling on 88 North Road Kaitaia where the Traffic Intensity Threshold has been exceeded as provided for under 15.1.6A2.1. and your confirmation email attached.

The Building Consent Application (EBC-2024-56/0) for the above has been approved and is subject to this Resource Consent Approval.

We have attached the following information in support of the application

- **Completed Application form**
- **Planning Report and Assessment of Effects**
- **Floor plan & Site Plan**
- **Record of Title (dated 10.07.23)**

The Applicant will make payment of the Fee deposit upon your advice of amount and invoice for same.

Please advise by email to the owner: [REDACTED]

Nga Mihi Nui

**Steve Mason**  
**Design2 LBP 110774**  
**Mbl: 021 755 271**  
**Steve.mainspace@outlook.com**



Office Use Only  
Application Number:

Private Bag 757, Memorial Ave  
Kaitiaki 4140, New Zealand  
Freephone: 0800 920 029  
Phone: (09) 401 5200  
Fax: (09) 401 2137  
Email: [ask.us@fncc.govt.nz](mailto:ask.us@fncc.govt.nz)  
Website: [www.fncc.govt.nz](http://www.fncc.govt.nz)

### APPLICATION FOR RESOURCE CONSENT OR FAST-TRACK RESOURCE CONSENT

(Or Associated Consent Pursuant to the Resource Management Act 1991 (RMA))  
(If applying for a Resource Consent pursuant to Section 87AAC or 88 of the RMA, this form can be used to satisfy the requirements of Form 9)

Prior to, and during, completion of this application form, please refer to Resource Consent Guidance Notes and Schedule of Fees and Charges – both available on the Council's web page.

#### 1. Pre-Lodgement Meeting

Have you met with a Council Resource Consent representative to discuss this application prior to lodgement?  Yes  No

#### 2. Type of Consent being applied for (more than one circle can be ticked):

- Land Use
- Fast Track Land Use\*
- Subdivision
- Discharge
- Extension of time (s.125)
- Change of conditions (s.127)
- Change of Consent Notice (s.221(3))
- Consent under National Environmental Standard (e.g. Assessing and Managing Contaminants in Soil)
- Other (please specify) \_\_\_\_\_

\*The fast track for simple land use consents is restricted to consents with a controlled activity status and requires you provide an electronic address for service.

#### 3. Would you like to opt out of the Fast Track Process?

Yes  No

#### 4. Applicant Details:

Name/s:

TE MANA ORANGA TRUST

Electronic Address for Service (E-mail):

Phone Numbers:

Postal Address:  
(or alternative method of service under section 352 of the Act)

Post Code: 0410

#### 5. Address for Correspondence: Name and address for service and correspondence (if using an Agent write their details here).

Name/s:

STEVE MASON

Electronic Address for Service (E-mail):

steve.mainspace@outlook.com

Phone Numbers:

Work: 021 755 271 Home: 021 755 271

Postal Address:  
(or alternative method of service under section 352 of the Act)

44 THOMPSON ROAD  
KAITIA

Post Code: 0482

All correspondence will be sent by email in the first instance. Please advise us if you would prefer an alternative means of communication.

6. **Details of Property Owner/s and Occupier/s:** Name and Address of the Owner/Occupiers of the land to which this application relates (where there are multiple owners or occupiers please list on a separate sheet if required)

Name/s: TE MANA ORANGA TRUST.  
REG # RACHAEL PETERSON.

Property Address/ Location: 88 NORTH ROAD.  
KAITAIA 0410

7. **Application Site Details:**

Location and/or Property Street Address of the proposed activity:

Site Address/ Location: 88 NORTH ROAD.  
KAITAIA 0410

Legal Description: Part Old Land Claim 214 Val Number: \_\_\_\_\_

Certificate of Title: NA 750/170  
Please remember to attach a copy of your Certificate of Title to the application, along with relevant consent notices and/or easements and encumbrances (search copy must be less than 6 months old)

Site Visit Requirements:

Is there a locked gate or security system restricting access by Council staff?  Yes  No

Is there a dog on the property?  Yes  No

Please provide details of any other entry restrictions that Council staff should be aware of, e.g. health and safety, caretaker's details. **This is important to avoid a wasted trip and having to re-arrange a second visit.**

REPORT TO OFFICE ON ARRIVAL.

8. **Description of the Proposal:**

Please enter a brief description of the proposal here. Attach a detailed description of the proposed activity and drawings (to a recognized scale, e.g. 1:100) to illustrate your proposal. Please refer to Chapter 4 of the District Plan, and Guidance Notes, for further details of information requirements.

PROPOSED RELOCATION & REFURBISHMENT OF  
EXISTING RESIDENTIAL HOME FROM 134 NORTH  
ROAD TO 88 NORTH ROAD. - KAITAIA.

If this is an application for an Extension of Time (s.125); Change of Consent Conditions (s.127) or Change or Cancellation of Consent Notice conditions (s.221(3)), please quote relevant existing Resource Consents and Consent Notice identifiers and provide details of the change(s) or extension being sought, with reasons for requesting them.

9. **Would you like to request Public Notification**  Yes  No



**10. Other Consent required/being applied for under different legislation (more than one circle can be ticked):** EBC - 2024 - 56/0

- Building Consent (BC ref # if known)  Regional Council Consent (ref # if known)
- National Environmental Standard consent  Other (please specify)

**11. National Environmental Standard for Assessing and Managing Contaminants in Soil to Protect Human Health:**

The site and proposal may be subject to the above NES. In order to determine whether regard needs to be had to the NES please answer the following (further information in regard to this NES is available on the Council's planning web pages):

Is the piece of land currently being used or has it historically ever been used for an activity or industry on the Hazardous Industries and Activities List (HAIL)

no  don't know

Is the proposed activity an activity covered by the NES? (If the activity is any of the activities listed below, then you need to tick the 'yes' circle).

no  don't know

- Subdividing land  Changing the use of a piece of land
- Disturbing, removing or sampling soil  Removing or replacing a fuel storage system

**12. Assessment of Environmental Effects:**

Every application for resource consent must be accompanied by an Assessment of Environmental Effects (AEE). This is a requirement of Schedule 4 of the Resource Management Act 1991 and an application can be rejected if an adequate AEE is not provided. The information in an AEE must be specified in sufficient detail to satisfy the purpose for which it is required. Your AEE may include additional information such as Written Approvals from adjoining property owners, or affected parties.

Please attach your AEE to this application.

**13. Billing Details:**

This identifies the person or entity that will be responsible for paying any invoices or receiving any refunds associated with processing this resource consent. Please also refer to Council's Fees and Charges Schedule.

Name/s: (please write all names in full)

Email:

Postal Address:

Phone Numbers:

**Fees Information:** An instalment fee for processing this application is payable at the time of lodgement and must accompany your application in order for it to be lodged. Please note that if the instalment fee is insufficient to cover the actual and reasonable costs of work undertaken to process the application you will be required to pay any additional costs. Invoiced amounts are payable by the 20<sup>th</sup> of the month following invoice date. You may also be required to make additional payments if your application requires notification.

**Declaration concerning Payment of Fees:** I/we understand that the Council may charge me/us for all costs actually and reasonably incurred in processing this application. Subject to my/our rights under Sections 357B and 358 of the RMA, to object to any costs, I/we undertake to pay all and future processing costs incurred by the Council. Without limiting the Far North District Council's legal rights if any steps (including the use of debt collection agencies) are necessary to recover unpaid processing costs I/we agree to pay all costs of recovering those processing costs. If this application is made on behalf of a trust (private or family), a society (incorporated or unincorporated) or a company in signing this application I/we are binding the trust, society or company to pay all the above costs and guaranteeing to pay all the above costs in my/our personal capacity.

Name: \_\_\_\_\_ (please print)

Signature: \_\_\_\_\_ (signature of bill payer - mandatory)

Date: 7/11/23



#### 14. Important information:

##### Note to applicant

You must include all information required by this form. The information must be specified in sufficient detail to satisfy the purpose for which it is required.

You may apply for 2 or more resource consents that are needed for the same activity on the same form.

You must pay the charge payable to the consent authority for the resource consent application under the Resource Management Act 1991.

##### Fast-track application

Under the fast-track resource consent process, notice of the decision must be given within 10 working days after the date the application was first lodged with the authority, unless the applicant opts out of that process at the time of lodgement. A fast-track application may cease to be a fast-track application under section 87AAC(2) of the RMA.

##### Privacy Information:

Once this application is lodged with the Council it becomes public information. Please advise Council if there is sensitive information in the proposal. The information you have provided on this form is required so that your application for consent pursuant to the Resource Management Act 1991 can be processed under that Act. The information will be stored on a public register and held by the Far North District Council. The details of your application may also be made available to the public on the Council's website, [www.fndc.govt.nz](http://www.fndc.govt.nz). These details are collected to inform the general public and community groups about all consents which have been issued through the Far North District Council.

**Declaration:** The information I have supplied with this application is true and complete to the best of my knowledge.

PP

Name: [REDACTED] (please print)

Signature: [REDACTED] (signature)

Date: 06-11-23

[REDACTED] (signature by electronic means)

(please tick if information is provided)

- Payment (cheques payable to Far North District Council)
- A current Certificate of Title (Search Copy not more than 6 months old)
- Copies of any listed encumbrances, easements and/or consent notices relevant to the application
- Applicant / Agent / Property Owner / Bill Payer details provided
- Location of property and description of proposal
- Assessment of Environmental Effects
- Written Approvals / correspondence from consulted parties
- Reports from technical experts (if required)
- Copies of other relevant consents associated with this application
- Location and Site plans (land use) AND/OR
- Location and Scheme Plan (subdivision)
- Elevations / Floor plans
- Topographical / contour plans

Please refer to Chapter 4 of the District Plan for details of the information that must be provided with an application. Please also refer to the RC Checklist available on the Council's website. This contains more helpful hints as to what information needs to be shown on plans.

Only one copy of an application is required, but please note for copying and scanning purposes, documentation should be:

UNBOUND

SINGLE SIDED

NO LARGER THAN A3 in SIZE



**RECORD OF TITLE  
UNDER LAND TRANSFER ACT 2017  
FREEHOLD  
Limited as to Parcels**

**Guaranteed Search Copy issued under Section 60 of the Land  
Transfer Act 2017**



  
R. W. Muir  
Registrar-General  
of Land

**Identifier** **NA750/170**  
**Land Registration District** **North Auckland**  
**Date Issued** 03 March 1938

**Prior References**  
DI 1H.913

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**Estate** Fee Simple  
**Area** 9637 square metres more or less  
**Legal Description** Part Old Land Claim 214  
**Registered Owners**  
Te Mana Oranga Trust

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**Interests**  
11065141.3 Mortgage to ANZ Bank New Zealand Limited - 4.4.2018 at 11:07 am

# **Planning Report and Assessment of Effects for Resource Consent**

**Te Mana Oranga Trust**

**Relocation of an Existing Residential  
Dwelling to be Relocated and Refurbished  
at 88 North Road Kaitaia**

**Planning Report and Assessment of Effects**



## Application and Site Description –

Our Clients Te Mana Oranga Trust seeks resource consent for the relocation of an existing Residential Dwelling currently situated at 134 North Road to 88 North Road – Kaitaia

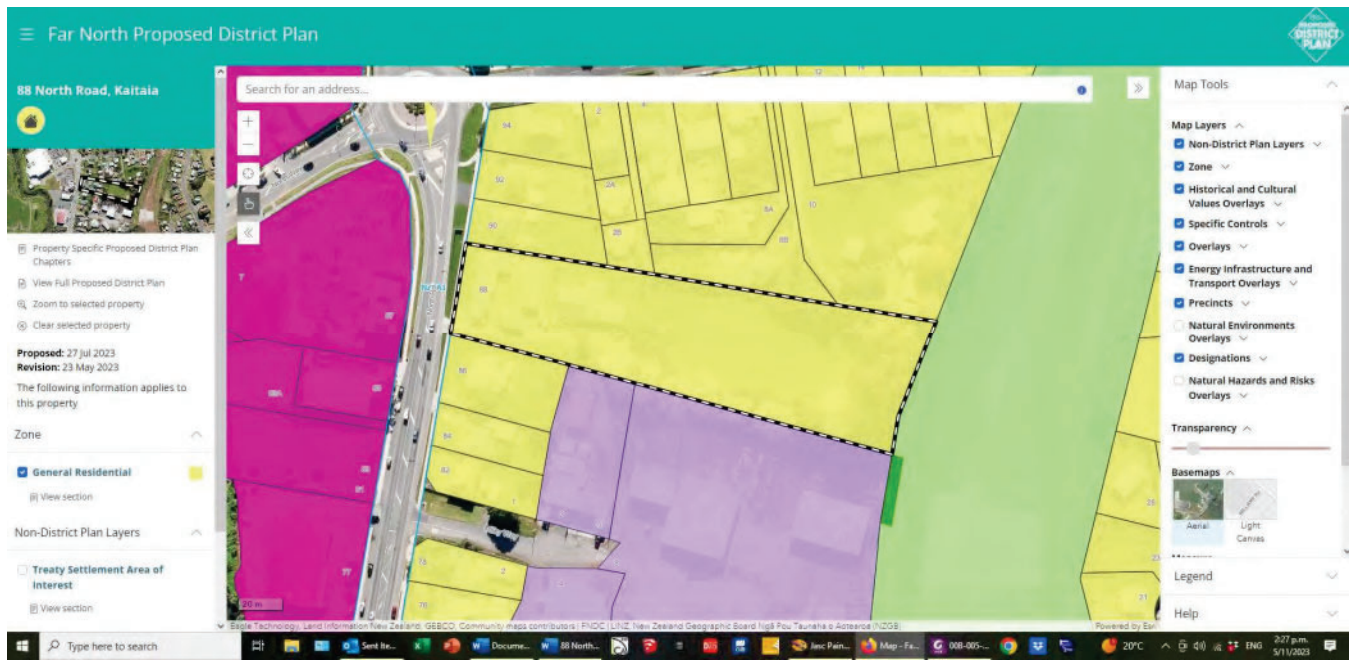
The Legal description of the application site is **Part Old Land Claim 214** (Property ID : 3302245)

There are no Covenants on the Title and the only Interest is a mortgage – 11065141.3

The scale and intensity of the existing operations will in the main remain the same.

The application site is generally flat with an impervious concrete wide access from North Road on its South West Corner accessing the main office and associated buildings all with clear visibility from the entrance. There is a low timber fence at the front yard providing suitable vision from both north and south access. The site has a permeable gravel drive once onto the subject site with grassed area to the rear of the property (east). There is ample off street parking provided although most of the Unit and housing occupiers do not have Vehicles. Recent Building Consent approvals for a garage-workshop type building has been approved and erected although not shown on the aerial photographs.

The application site is zoned General Residential under the Operative District Plan and surrounding sites to the north and south west are zoned General Residential. The adjoining sites on the SE are zoned Light Industrial. (Crimson)





Access to and from the site is via the south east area of the site from North Road which is located directly opposite McDonalds (which does not have access off north road). The access is approximately 80m from the existing round-about.



The existing road on both sides allows for cars transiting north and south with provision for parking on the sides.



Street View (Google Maps)



Street View from the North with access on SW of site. Low fence provides good vision for vehicles accessing and departing the site



Site access from the south bound lane.... Centre medium provides an area for vehicles to hold while waiting to access the site with provision for following vehicles to pass on the left.

The application site has previous resource consents for its intended use.

## ASSESSMENT OF RULES UNDER THE FAR NORTH DISTRICT PLAN

### 7.6.5.1.1 RELOCATED BUILDINGS – (Permitted)

Buildings are permitted activities provided that they comply with all the standards for permitted activities in the Plan, and further provided that where the building is a relocated building all work required to reinstate the exterior including painting and repair of joinery shall be completed within six months of the building being delivered to the site. Reinstatement work is to include connections to all infrastructure services and closing in and ventilation of the foundations.

### 7.6.5.1.2 RESIDENTIAL INTENSITY – (Permitted)

(a) Each residential unit for a single household shall have available to it a minimum net site area of:

Sewered sites: 600m<sup>2</sup>

Unsewered sites: 3,000m<sup>2</sup>

The site provides for residential accommodation and meets the minimum sewered site area

### 7.6.5.1.3 SCALE OF ACTIVITIES – (Permitted- see previous approved Resource Consents)

The total number of people engaged at any one period of time in activities on a site, including employees and persons making use of any facilities, but excluding people who normally reside on the site or are members of the household shall not exceed:

2 persons per 600m<sup>2</sup> (sewered)

2 persons per 3,000m<sup>2</sup> (unsewered)

### 7.6.5.1.4 BUILDING HEIGHT – (relocated building Complies)

The maximum height of any building shall be 8m.

### 7.6.5.1.5 SUNLIGHT – (relocated building Complies)

No part of any building shall project beyond a 45 degree recession plane as measured inwards from any point 2m vertically above ground level on any site boundary (refer to definition of Recession Plane in **Chapter 3 - Definitions**)...

### 7.6.5.1.6 STORMWATER MANAGEMENT – (relocated building Complies)

The maximum proportion of the gross site area covered by buildings and other impermeable surfaces shall be 50% .

### 7.6.5.1.7 SET BACK FROM BOUNDARIES – (relocated building Complies)

(a) The minimum building setback from road boundaries shall be 3m

(b) The minimum set-back from any boundary other than a road boundary, on all sites other than Lot 1 DP 28017, Lot 1 DP 46656, Lot 1 DP 404507, and Lot 1 DP 181291, Lot 2 DP 103531, Lot 1 DP 103531, Lot 2 DP 58333 and Pt Lot 1 DP 58333 (and any sites created as a result of a subdivision of these lots), shall be 1.2m except that no set-back is required for a maximum total length of 10m along any one such boundary;

### 7.6.5.1.8 SCREENING FOR NEIGHBOURS - NON-RESIDENTIAL ACTIVITIES – (relocated building Complies)

Except along boundaries adjoining a Commercial or Industrial zone, outdoor areas providing for activities such as parking, loading, outdoor storage and other outdoor activities associated with non-residential activities on the site shall be screened from adjoining sites by landscaping, wall/s, close boarded fence/s or trellis/es or a combination thereof. They shall be of a height sufficient to wholly or substantially separate these areas from the view of neighbouring properties. Structures shall be at least 1.8m in height, but no higher than 2.0m, along the length of the outdoor area. Where such screening is by way of landscaping it shall be a strip of vegetation which has or will attain a minimum height of 1.8m for a minimum depth of 2m.

### 7.6.5.1.11 TRANSPORTATION – (See non complying requirements – Traffic Intensity )

Refer to **Chapter 15 – Transportation** for Traffic, Parking and Access rules.

residential units on any site shall be 1,000m<sup>2</sup> for sewered sites, and 5,000m<sup>2</sup> for unsewered sites, except that this area may be exceeded for public reserves without buildings;

7.6.5.1.12	<b>SITE INTENSITY - NON-RESIDENTIAL ACTIVITIES – (Permitted)</b> (a) except as provided in (b) hereunder, the maximum net area of activities other than residential units on any site shall be 1,000m <sup>2</sup> for sewered sites, and 5,000m <sup>2</sup> for
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	unsewered sites, except that this area may be exceeded for public reserves without buildings;
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**7.6.5.1.13 HOURS OF OPERATION - NON-RESIDENTIAL ACTIVITIES (Complies – refer to approved resource consents)**

- (a) the maximum number of hours the activity shall be open to visitors, clients or deliveries shall be 50 hours per week; and
- (b) hours of operation shall be limited to between the hours:
  - 0700 - 2000 Monday to Friday
  - 0800 - 2000 Saturday, Sunday and Public Holidays

Provided that this rule does not apply:

- (i) where the entire activity is located within a building; and
- (ii) where each person engaged in the activity outside the above hours resides permanently on the site; and
- (iii) where there are no visitors, clients or deliveries to or from the site outside the above hours.

**Exemptions:** This rule does not apply to activities that have a predominantly residential function such as lodges, motels and homestays.

**7.6.5.1.15 NOISE – (Compliance noted and accepted)**

All activities shall be conducted so as to ensure that noise from the site shall not exceed the following noise limits as measured at or within the boundary of any other site in this zone, or at or within the notional boundary of any dwelling in a rural or coastal zone:

0700 to 2200 hours 50 dBA L<sub>10</sub>

2200 to 0700 hours 45 dBA L<sub>10</sub> and

70 dBA L<sub>max</sub>

**Construction Noise:**

Construction noise shall meet the limits recommended in, and shall be measured and assessed in accordance with, NZS 6803P:1984 "The Measurement and Assessment of Noise from Construction, Maintenance and Demolition Work"

**7.6.5.1.17 BUILDING COVERAGE – (existing and proposed -Complies)**

Any new building or alteration/addition to an existing building is a permitted activity if the total Building Coverage of a site does not exceed 45% of the gross site area.



# Part 3 – Area Specific Matters

## Section 15.1 Traffic Parking and Access

### 15.1.6A TRAFFIC

**Table 15.1.6A.1 MAXIMUM DAILY ONE WAY TRAFFIC MOVEMENTS**

The table below provides the Traffic Intensity threshold values and relevant classes of activity for all zones in the District Plan. This table must be used in conjunction with the permitted, controlled, restricted discretionary, discretionary and non-complying Traffic Intensity rules located in **Rules 15.1.6A.2** through **15.1.6A.6**.

Zone	Permitted Activity	Controlled Activity	Restricted Discretionary Activity	Discretionary Activity	Non Complying Activity
<b>Urban Environment</b>					
Residential	20	-	21 – 40	More than 40	-

#### **15.1.6A.2.1 TRAFFIC INTENSITY (FNDC has reviewed the required TIF's for this proposal – see below email for confirmation)**

The Traffic Intensity threshold value for a site shall be determined for each zone by **Table 15.1.6A.1** above. The Traffic Intensity Factor for a proposed activity (subject to the exemptions identified below) shall be determined by reference to **Appendix 3A** in **Part 4**.

This rule only applies when establishing a new activity or changing an activity on a site. However, when considering a new activity or changing an activity, the Traffic Intensity Factor for the existing uses (apart from those exempted above ) on site need to be taken into account in order to address cumulative effects.

**Exemptions:** The first residential unit on a site, farming, forestry and construction traffic(associated with the establishment of an activity) are exempt from this rule.

Traffic Intensity requirement of 28 has been established which is 8 more than the allowed permitted activity requirement.

It is arguable that actual traffic movements are less than the prescribed standard but for the purposes of this assessment and the use of 7 (1 bedroom) units- 1 dwelling as managers residential unit, patient communal areas approx. 36m2 staff room placed as an office Shed and garage-workshop for residential purposes equates to a rounded off requirement of 28 TIF's.

The property owners have confirmed that existing residents do not have Vehicles and the likelihood of future residents having vehicles is highly unlikely. Vehicles TIF's are in the main those of caregivers, service companies eg. NZTS etc. and staff.

**Property ID: 3302245**

19 July 2023

Te Mana Oranga Trust  
C/- Steve Mason  
44 Thompson Road  
Kaitaia

Dear Sir / Madam,

**Building consent number:** EBC-2024-56/0  
**Property ID:** 3302245  
**Address:** 88 North Road, Kaitaia 0410  
**Description:** Foundations and drainage associated with Relocated Dwelling

#### **Requirement for Resource Consent**

PIM Assessment of your application has highlighted the need for Resource Consent that must be granted prior to any building works or earthworks commencing.

**NB:** As of 27<sup>th</sup> July 2022, some rules and standards in the Far North District Council Proposed District Plan took legal effect and compliance with these rules applies to your building consent. Please visit our website to see these rules  
[Far North Proposed District Plan \(isoplan.co.nz\)](http://isoplan.co.nz)

The site is zoned **Residential** under the District Plan and Resource Consent is required for breach of the following:

<b>Rule:</b>	15.1.6A.2.1 TRAFFIC INTENSITY
<b>Reason:</b>	Property file indicates 7 (1 bedroom) units for mental health patients which have been placed as 2 TIFs per person accommodated = 14 TIFs; 1 x dwelling as a managers residential unit = 10 TIFs; a communal area presumed for the patients, approx. 36m <sup>2</sup> staff room which has been placed as an office equating to 3.6 TIFs and a shed for residential purposes. This along with the proposed residential unit (10 TIFs) equate to 27.6 tifs (round up to 28).

Please note there may be other rule breaches found during the Resource Consent process. It is your responsibility to ensure the Resource Consent approved plans match the Consented approved plans.

The application form can be downloaded from [www.fndc.govt.nz](http://www.fndc.govt.nz) and submitted to Council's (Planning Department) with the appropriate documentation and instalment fee.

# **ASSESSMENT OF EFFECTS**

## **Personel:**

It is expected that the existing staff, managers and caregivers remains unaltered with the proposed additional relocated household unit.

## **Traffic:**

The relocation of the existing Building will increase the amount of traffic by workmen and subtrades to the site over the relocation and refurbishment period which is envisaged to be in the order of 3-6 months and will include the use of normal construction power tools and machinery. The actual move will be conducted under separate permit by the removal contractor and given its location will be conducted during early hours of the morning or late evening when there is less likely to be interruption to traffic and Pedestrians. The move is envisioned to be carried out in a very short time given its simplicity of house design and short distance to travel.

## **Noise:**

During the relocation and refurbishment time frame there will be increased noise levels from the use of Power tools, machinery, construction personel, foundation equipment for drilling. Construction will be limited to normal working hours between 7.30am – 5.30pm Monday-Friday with the possibility of Saturdays 7.30-5.30pm. No work on Sundays.

## **Construction Parking:**

There is ample room on site for parking during relocation / construction / refurbishment / landscaping and no off street parking is envisaged to be required other than the immediate removal vehicles and their associated associated vehicles during the actual on site move from 134 to 88 north road. The removal will be undertaken under separate permit/consents and will be limited to a day or two.

## **Services:**

All services (water power telephony service drains) will remain unaltered and operational during the move. The overhead power lines are not expected to be effected during the relocation move and if required will be handled by the removal contractor.

## **Engineering Services:**

The site has been inspected by the consulting engineer and specific design has been carried out requiring the foundaions to be piled to a depth of 1.50m below existing ground level. The use of drilling machinery will be required to undertake this work and associated noise levels will increase during this operation.

## **Conclusion:**

The potential effects from traffic movements are considered to be less than minor based on the current use and is not considered to increase any more than currently exist.

The proposal complies with all other rules and does not breach any rules under the NES Regulations.

It has been concluded via the assessment of effects that the potential effects of the proposal are less than minor and that consent for the proposal should be granted. There are no persons deemed to be affected by the proposed development.

It is considered that the proposal is not contrary to the relevant objectives and policies of the district plan.

It is not expected that this application be required to be publicly notified.

Should you have any queries in respect of this application please contact me.

Nga Mihi Nui

**Steve Mason**  
**Design2 LBP 110774**  
**Tel: 021755271**  
**Email: [steve.mainspace@outlook.com](mailto:steve.mainspace@outlook.com)**



134 North Road Kaitiata

Parcel ID: 5137105  
 Appellation: Lot 4 DP 56383  
 Location: Kaitiata

Climate Zone: 1  
 Earthquake Zone: Zone 1  
 Exposure Zone: Zone C  
 Lee Zone: No  
 Rainfall Range: 80 - 90  
 Wind Region: A  
 Wind Zone: High

[Zone Information](#)

[Zoom to](#)

**SITE ZONES EXISTING SHOWHOME SITE - 134 NORTH ROAD. KAITIATA**

88 North Road Kaitiata

Parcel ID: 4942465  
 Appellation: Part OLC 214  
 Location: Kaitiata

Climate Zone: 1  
 Earthquake Zone: Zone 1  
 Exposure Zone: Zone C  
 Lee Zone: No  
 Rainfall Range: 80 - 90  
 Wind Region: A  
 Wind Zone: High

[Zone Information](#)

[Zoom to](#)

**SITE ZONES RELOCATED SHOWHOME SITE - 88 NORTH ROAD. KAITIATA**

**RIVER FLOOD HAZARD ZONE - 88 NORTH ROAD - 100 YR CC EXTENT 200623**

**CONTOUR LEVEL - INDICATIVE - 88 NORTH ROAD - RL-13.00+-**

THESE DRAWINGS HAVE BEEN PREPARED BASED ON THE KNOWLEDGE OF THE BUILDING CONTRACTOR WHO HAS SIGNED OUT FOR ANY CONTRACTOR, SUB CONTRACTOR, OR AUTHORIZED WORKS CONTRACTOR, WITH THESE CODES IN ADDITION TO THE REQUIREMENTS OF THE TERRITORIAL AUTHORITY. ANY WORKS APPROVALS OF THE DESIGNER, ENGINEER OR TERRITORIAL AUTHORITY MUST BE OBTAINED BEFORE ANY WORKS BEGINS. ANY CLAIMS OR DAMAGES IN RESPECT TO THE SAME WORKS.

**Site Size : A3 Landscape**  
**date : 2/09/2023**  
**drawn: SMM**

**PLAN 4 U LIMITED**  
**E: steve@mainspace.co.nz**  
**mbi: 021 755 271**

**Client:**  
**Te-Mana Oranga Trust.**  
**Reg/Rachel Peterson**

**Sheet**

**Proposal**

**RE-LOCATABLE REFURBISH HOMES**

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**BRACING & DURABILITY**

**WIND : HIGH**

**EARTHQUAKE ZONE : 1**

**CLIMATE ZONE : 1**

**EXPOSURE ZONE : C**

**RAINFALL INTENSITY 90**

**Project Location**

**88 NORTH ROAD**  
**KAITIATA 0410**  
**IDENTIFIER - NKT50/110**  
**PART OLD LAND CLAIM 214**

**JOB : # 2348**

**Job No Sheet No**  
**sht 2 of 16**

**AMD-BC SET - B**

**PLAN 4 U LIMITED**

**STEVE MASON**  
**LBP 110774 DESIGN 2**  
**E: steve@mainspace.co.nz**  
**mbi: 021 755 271**

**LOCATION TOPO SITE PLAN ZONE CLASSIFICATIONS**



# This risk matrix applies to THE showhome building

## External Moisture Risk Matrix

Project Name / Facade ID: 88 North Road - Relocation single level @

Wall type:  Parapet or enclosed balustrade  Other

Risk Scores	Low	Medium	High	Very High
A. Wind Zone:	<input type="radio"/> Low = 0	<input type="radio"/> Medium = 0	<input checked="" type="radio"/> High = 1	<input type="radio"/> Very High = 2 <input type="radio"/> Extra High = 2
B. Number of Storeys:	<input checked="" type="radio"/> 1	<input type="radio"/> Medium = 1	<input type="radio"/> High = 2	<input type="radio"/> Very High = 4 <input type="radio"/> Extra High = 4
C. Egress Width:	<input checked="" type="radio"/> Low = 0	<input type="radio"/> Medium = 1	<input type="radio"/> High = 2	<input type="radio"/> Very High = 5 <input type="radio"/> Extra High = 5
D. Egress Complexity:	<input checked="" type="radio"/> Low = 0	<input type="radio"/> Medium = 1	<input type="radio"/> High = 3	<input type="radio"/> Very High = 6 <input type="radio"/> Extra High = 6
E. Deck Design:	<input checked="" type="radio"/> Low = 0	<input type="radio"/> Medium = 2	<input type="radio"/> High = 4	<input type="radio"/> Very High = 6 <input type="radio"/> Extra High = 6
Overall Risk Score	Low risk 0 up to 6	Medium risk 7 up to 12	High risk 13 up to 20	Very high risk over 20

Display Results Table Download Results Table (HTML)

This wall can use any of the wall cladding types which have a green tick. Claddings with red crosses are not permitted under the Acceptable Solution E2/AS1.

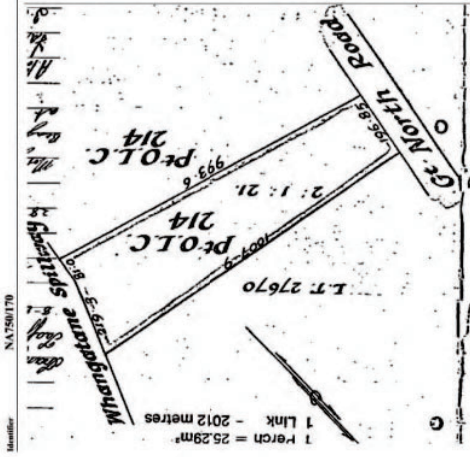
Cladding Type	Over nominal 20 mm drained cavity
<input checked="" type="checkbox"/> Masonry veneer	<input checked="" type="checkbox"/> Masonry veneer
<input checked="" type="checkbox"/> Stucco	<input checked="" type="checkbox"/> Stucco
<input checked="" type="checkbox"/> Horizontal profiled metal - corrugated and trapezoidal only	<input checked="" type="checkbox"/> Horizontal profiled metal - corrugated and trapezoidal only
<input checked="" type="checkbox"/> Rusticated weatherboards	<input checked="" type="checkbox"/> Rusticated weatherboards
<input checked="" type="checkbox"/> Fibre cement weatherboards	<input checked="" type="checkbox"/> Fibre cement weatherboards
<input checked="" type="checkbox"/> Fibre cement sheet - flush finish	<input checked="" type="checkbox"/> Fibre cement sheet - flush finish
<input checked="" type="checkbox"/> Fibre cement sheet - jointed finish (cement backing)	<input checked="" type="checkbox"/> Fibre cement sheet - jointed finish (cement backing)
<input checked="" type="checkbox"/> Plywood sheet	<input checked="" type="checkbox"/> Plywood sheet
<input checked="" type="checkbox"/> EIFS	<input checked="" type="checkbox"/> EIFS
<input checked="" type="checkbox"/> Bevel backed weatherboards	<input checked="" type="checkbox"/> Bevel backed weatherboards

As based on Table 3 of E2/AS1. The claddings which have not received a green tick should not be used in this situation.

### EXISTING BUILDING PERFORMANCE AND PROPOSED RELOCATION WORK SCHEDULE

THE EXISTING BUILDING IS AN EX RESIDENTIAL IMPORTANCE LEVEL 2 STRUCTURE CONSTRUCTED FOR THE ORIGINAL OWNER AS A SHOWHOME / OFFICE. IN OR AROUND 1985 AT 88 NORTH ROAD. THE EXISTING BUILDING WAS CONSTRUCTED ON OR ABOUT 1985 AND THE POSSIBILITY OF ASBESTOS BEING CONTAINED WITHIN THE SOFT AND CLADDING MATERIAL WAS TESTED AND FOUND TO BE FREE OF ASBESTOS. (SEE OWNERS ENGAGED REPORT SAFE SAMPLING REPORT - 2023) SHEET 4 THE EXISTING STRUCTURE HAS SHOWN TO BE WELL BRACED AND THERE ARE NO SIGNS OF MOVEMENT WITHIN THE BUILDING ELEMENT LININGS AT TIME OF INSPECTION. THE ROOFING IS LONG-RUN IRON TRAPEZOIDAL PROFILE AND IS IN REASONABLY GOOD CONDITION WITHOUT LEAKS. THE EXTERIOR CLADDING IS HARDIES WOOD-GRAINED WEATHERBOARD WIDE PROFILE. THE EXTERIOR WINDOW AND DOOR JOINERY IS ALUMINIUM WITH SINGLE GLAZING. ALL FRAMING MATERIALS ARE LIKELY TO BE BORIC TREATED (H1.2) PREDOMINANT WITH THE CONSTRUCTION TIME PERIOD. (TO BE CONFIRMED UPON RELOCATION AND RENOVATION COMMENCEMENT. WALLS AND CEILINGS ARE ASSUMED TO BE INSULATED TO THE REQUIREMENTS AT THE TIME OF CONSTRUCTION WITH A MIN R1.8 BATTS IN THE WALLS; R3.2 IN THE CEILINGS AND PERFORATED FOIL TO THE FLOOR. (TO BE CONFIRMED WHEN RE-MODELING COMMENCES) GENERAL REPAIRS AND MAINTENANCE TO BE UNDERTAKEN UNDER SCHEDULE 1 AND CONSTRUCTED TO THE REQUIREMENTS OF NZS3604-2011 AND NZ BUILDING CODE NEW DECKS AND VERANDAS TO BE COMPLETED UNDER SCHEDULE 1 AND CONSTRUCTED TO THE REQUIREMENTS OF NZS3604-2011 AND NZ BUILDING CODE

# CERTIFICATE OF TITLE



**RECORD OF TITLE**  
UNDER LAND TRANSFER ACT 2017  
Limited as to Parcels  
Transfer Act 2017

Identifiers: NA1758179  
Land Registration District: North Auckland  
Date Issued: 03 March 2025  
Prior References: NA1758179  
Easements: 4077 meters meters over of bus  
Legal Description: Part (Old Land Claim 214  
Registered Owners: Te Mana Oranga Trust  
To Whom Charged: Trust

11865141.3 Mortgage to NZS Bank New Zealand Limited - 4.4.2018 to 11.07.20

Downloaded from Land Information New Zealand (LINZ) on 03/03/2025 at 10:00:00 AM  
Page 2 of 2  
Client Reference: NA1758179

THESE DRAWINGS HAVE BEEN PREPARED BASED ON THE KNOWLEDGE OF THE BUILDING CONTRACTOR WHO IS SOUNDING OUT FOR ANY CONTRACTOR, SUB CONTRACTOR, OR AUTHORIZED WORKS CARRIER WITH THESE CODES IN ADDITION TO THE REQUIREMENTS OF THE TERRITORIAL AUTHORITY. ANY WORKS APPROVED BY THE ENGINEER ENGINEER OR TERRITORIAL AUTHORITY ARE SUBJECT TO THE REQUIREMENTS OF THE TERRITORIAL AUTHORITY. ANY WORKS APPROVED BY THE ENGINEER ENGINEER OR TERRITORIAL AUTHORITY ARE SUBJECT TO THE REQUIREMENTS OF THE TERRITORIAL AUTHORITY. ANY WORKS APPROVED BY THE ENGINEER ENGINEER OR TERRITORIAL AUTHORITY ARE SUBJECT TO THE REQUIREMENTS OF THE TERRITORIAL AUTHORITY.

Site Size : A3 Landscape  
date : 21/09/2023  
drawn: SMM  
PLAN 4 U LIMITED  
E: steve@mainspace.co.nz  
mbi: 021 755 271

**Client:**  
Te-Mana Oranga Trust.  
Reg/Rachel Peterson  
**Sheet**  
**Proposal**

**RE-LOCATABLE**  
**REFURBISH HOMES**  
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**BRACING & DURABILITY**  
**WIND : HIGH**  
**EARTHQUAKE ZONE : 1**  
**CLIMATE ZONE : 1**  
**EXPOSURE ZONE : C**  
**RAINFALL INTENSITY 40**

**Project Location**  
88 NORTH ROAD  
KAITIA 0410  
IDENTIFIER - NA1750110  
PART OLD LAND CLAIM 214

**JOB : # 2348**  
**Job No Sheet No**  
**sht 3 of 16**  
**AMD-BC-SET - B**

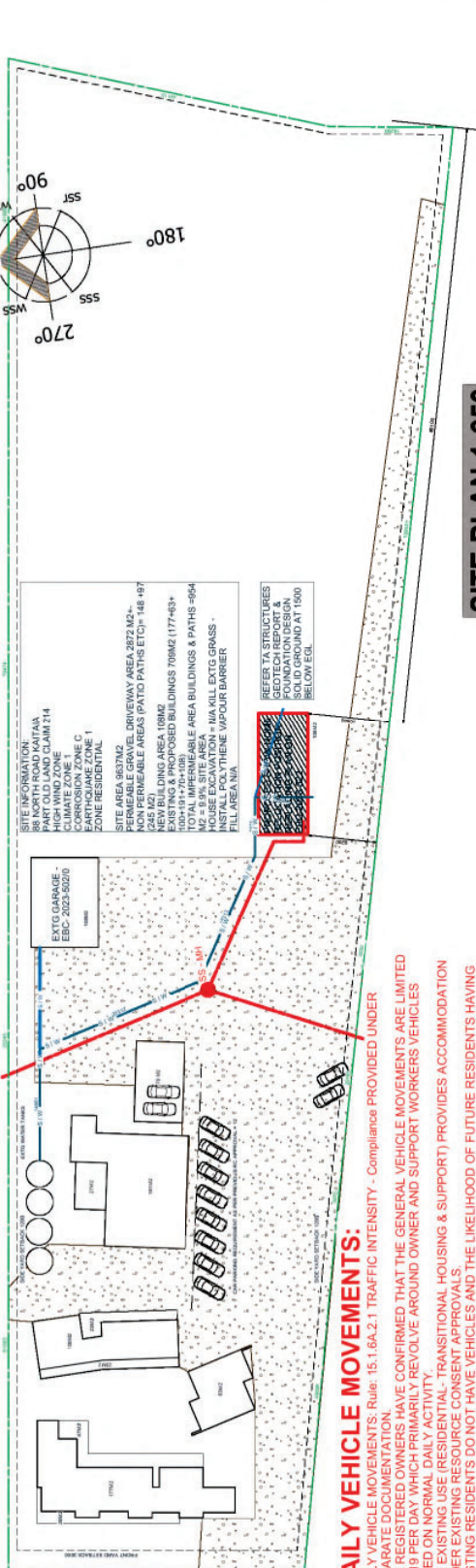
**PLAN 4 U LIMITED**  
STEVE MASON  
LBP 110774 DESIGN 2  
E: steve@mainspace.co.nz  
mbi: 021 755 271



# RISK MATRIX GT TITLE - WORK SCHEDULE



**88 NORTH ROAD KAITIA**



**SITE PLAN 1:650**

**DAILY VEHICLE MOVEMENTS:** Rule: 15.1.6A.2.1 TRAFFIC INTENSITY - Compliance PROVIDED UNDER SEPARATE DOCUMENTATION.  
 THE REGISTERED OWNERS HAVE CONFIRMED THAT THE GENERAL VEHICLE MOVEMENTS ARE LIMITED TO 19 PER DAY WHICH PRIMARILY REVOLVE AROUND OWNER AND SUPPORT WORKERS VEHICLES BASED ON NORMAL DAILY ACTIVITY.  
 THE EXISTING USE RESIDENTIAL TRANSITIONAL HOUSING & SUPPORT PROVIDES ACCOMMODATION FOR RESIDENTS WHOSE WORKING HOURS ARE UNUSUAL. AS SUCH, THE LIKELIHOOD OF FUTURE RESIDENTS HAVING VEHICLES IS HIGHLY UNLIKELY.  
 WE THEREFORE CONFIRM ON THIS BASIS A RESOURCE CONSENT IS NOT REQUIRED AS THE EXISTING AND PROPOSED MOVEMENTS ARE WITHIN THE 20 RESIDENTIAL MOVEMENTS A DAY.



Thank you for using Safe Sampling Solutions

We have attached your laboratory certificate, the results from your sampling indicate that asbestos was NOT detected in your samples.

While no asbestos was detected in your sample, asbestos fibres are not always evenly distributed in all materials.

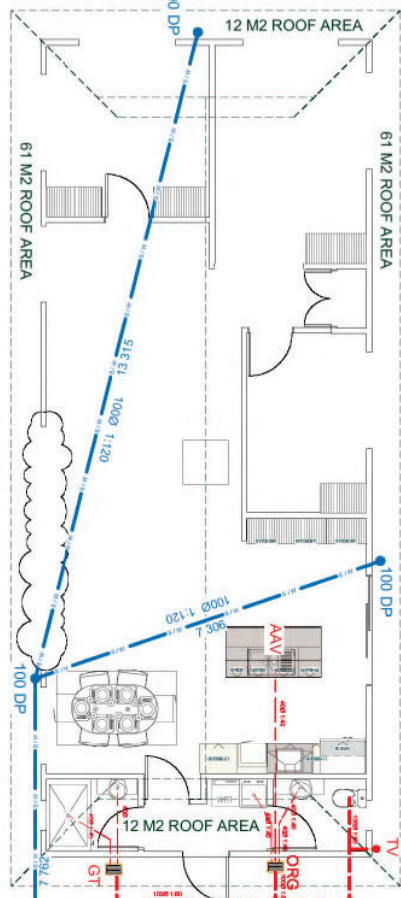
If you are at all concerned about the products in your building we advise you to contact an asbestos assessment company to undertake a full survey of your property.

To find a directory of the above services, or additional information please refer to the WorkSafe website <https://www.worksafe.govt.nz/topics-and-industry/asbestos/>

Kind Regards,  
 Safe Sampling Solutions

No.	Date	REV	Description
1	31/07/23	SM	TV SHOWN

**DRAINAGE PLAN 1:100**  
 ATES VIMV FLOOR  
 COVERING AREA



THESE DRAWINGS HAVE BEEN PREPARED BASED ON THE KNOWLEDGE THAT THE BUILDING CONTRACTOR HAS A SOUND UNDERSTANDING OF THE REQUIREMENTS OF THE BUILDING CODE AND THE BUILDING REGULATIONS. THE CONTRACTOR SHALL BE RESPONSIBLE FOR OBTAINING ALL NECESSARY APPROVALS AND PERMITS FROM THE RELEVANT AUTHORITIES AND FOR ENSURING THAT ALL WORKS COMPLY WITH THESE CODES AND TO THE REQUIREMENTS OF THE TERRITORIAL AUTHORITY. ANY WORKS TO BE UNDERTAKEN SHALL BE IN ACCORDANCE WITH THE APPROVALS OF THE DESIGNER ENGINEER OR TERRITORIAL AUTHORITY. THE CONTRACTOR SHALL BE RESPONSIBLE FOR OBTAINING ALL NECESSARY APPROVALS AND PERMITS FROM THE RELEVANT AUTHORITIES AND FOR ENSURING THAT ALL WORKS COMPLY WITH THESE CODES AND TO THE REQUIREMENTS OF THE TERRITORIAL AUTHORITY.

**Sht Size : A3 Landscape**  
**date : 21/09/2023**  
**drawn: SMM**  
**PLAN 4 U LIMITED**  
**E: steve@maininspace.co.nz**  
**mbi: 021 755 271**

**Client:**  
 Te-Mana Oranga Trust.  
 Reg/Rachel Peterson  
**Sheet**  
**Proposal**

**RE-LOCATABLE  
 REFURBISH HOMES**  
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**BRACING & DURABILITY**  
**WIND : HIGH**  
**EARTHQUAKE ZONE : 1**  
**CLIMATE ZONE : 1**  
**EXPOSURE ZONE : C**  
**RAINFALL INTENSITY 90**

**Project Location**  
 88 NORTH ROAD  
 KAITIA 0410  
 IDENTIFIER - NKT50/110  
 PART OLD LAND CLAIM 214

**JOB : # 2348**  
**Job No Sheet No**  
**sht 4 /of 16**  
**AMD-BC SET - B**



**PLAN 4 U LIMITED**  
 STEVE MASON  
 LBP 110774 DESIGN 2  
 E: steve@maininspace.co.nz  
 mbi: 021 755 271

**SITE - DRAINAGE PLAN 200623 - ASBESTOS REPORT**

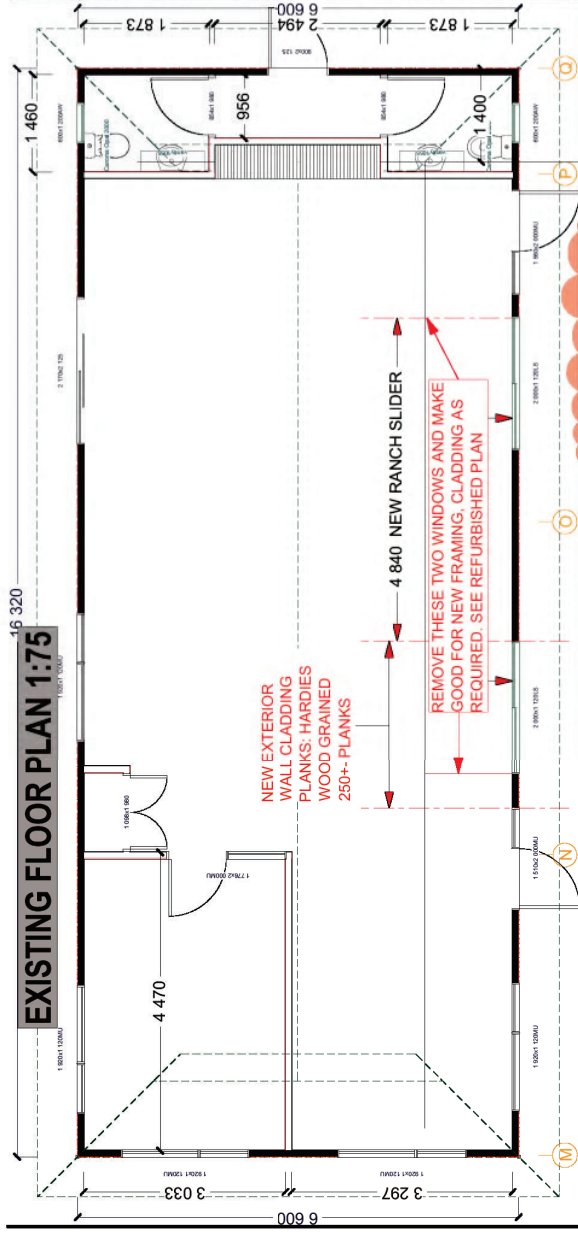


NEW WALLS TO BE LINED WITH 10MM STD GIB BOARD BOTH SIDES.  
BRACING VALUES TO BE AS SHOWN IN THE GIB HAND BOOK GS1-N & GS2-N  
(GIB STANDARD 1 SIDE NO SPECIAL HOLD DOWNS)  
(GIB STANDARD 2 SIDES NO SPECIAL HOLD DOWNS)

NEW WALLS REFURBISHED EXTERIOR WALLS (LIVING ROOM RANCH SLIDER AND WINDOW REMOVAL) TO BE FRAMED WITH 90X45 H3.2 SG8 STUDS MAX 600 CRS DWANGS @ MAX 800 CRS. LINE EXTERIOR OF FRAMED WALLS WITH THERMACRAFT WATERGATE PLUS WALL WRAP - INSULATE EXTERIOR WALLS WITH R2.0 BATTS INSULATION OR GREENSTUFF POLYESTER BATTS R1.8 OR BETTER. LINE INSIDE WITH 10MM GIB BOARD

ELECTRICAL WORKS TO BE REINSTATED TO MAINS POWER SUPPLY EXISTING ON THE PROPERTY BY A REGISTERED ELECTRICAL CONTRACTOR.  
INSTALL SMOKE ALARM WITHIN 3.0M OF BEDROOM DOORS.  
UPON COMPLETION OF THE WORKS PROVIDE A COC ELECTRICAL CERTIFICATE TO THE OWNER WITH A COPY TO THE FNDC

## EXISTING FLOOR PLAN 1:75



## GIB EzyBrace® Bracing Software

### Single Level Across Resistance Sheet

Name: TE MANA ORANGA TRUST RELOCATION SHOW HOME

Element	Length (mm)	Area (mm²)	Depth (mm)	Type	Resistance (kN)	Area (mm²)	Depth (mm)	Resistance (kN)	Area (mm²)	Depth (mm)	Resistance (kN)
M1	1500	1500	1500	CG	118	1500	1500	118	1500	1500	118
M2	1500	1500	1500	CG	118	1500	1500	118	1500	1500	118
M3	1500	1500	1500	CG	118	1500	1500	118	1500	1500	118
M4	1500	1500	1500	CG	118	1500	1500	118	1500	1500	118
M5	1500	1500	1500	CG	118	1500	1500	118	1500	1500	118
M6	1500	1500	1500	CG	118	1500	1500	118	1500	1500	118
M7	1500	1500	1500	CG	118	1500	1500	118	1500	1500	118
M8	1500	1500	1500	CG	118	1500	1500	118	1500	1500	118
M9	1500	1500	1500	CG	118	1500	1500	118	1500	1500	118
M10	1500	1500	1500	CG	118	1500	1500	118	1500	1500	118
M11	1500	1500	1500	CG	118	1500	1500	118	1500	1500	118
M12	1500	1500	1500	CG	118	1500	1500	118	1500	1500	118
M13	1500	1500	1500	CG	118	1500	1500	118	1500	1500	118
M14	1500	1500	1500	CG	118	1500	1500	118	1500	1500	118
M15	1500	1500	1500	CG	118	1500	1500	118	1500	1500	118
M16	1500	1500	1500	CG	118	1500	1500	118	1500	1500	118
M17	1500	1500	1500	CG	118	1500	1500	118	1500	1500	118
M18	1500	1500	1500	CG	118	1500	1500	118	1500	1500	118
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M96	1500	1500	1500	CG	118	1500	1500	118	1500	1500	118
M97	1500	1500	1500	CG							