

WDC LIM REPORT



SUE & DAMIEN

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REAL ESTATE



LAND INFORMATION MEMORANDUM NO: LM2201159

Received: 07 Sep 2022

Issued: 12 Sep 2022

**Section 44A, Local Government Official Information
And Meetings Act 1987**

APPLICANT

Ray White Whangarei
131 Port Road
Whangarei 0110

SITE INFORMATION

Property ID: 116982
Street Address: 40 De L'Isle Lane (Pvt)
Whangarei 0179
Legal Description: LOT 6 DP 358730 HAVING 1/8 SH IN LOT 9 DP 358730

This is a Land Information Memorandum only.

Full payment has been made for this Land Information Memorandum.

1: PROPERTY DETAILS.

- Location Map
- Aerial Photo
- Deposited Plan: DP 358730 – deposited 16 January 2006
- Record of Title: 239069 – issued 16 January 2006

This property is subject to an Open Space Covenant, information attached.

- 6718019.12 – dated 13 December 2005

This property is subject to a Consent Notice, information attached.

- 6718019.5 – dated 22 December 2005

2: INFORMATION IDENTIFYING EACH (IF ANY) SPECIAL FEATURE OR CHARACTERISTIC OF THE LAND CONCERNED, INCLUDING BUT NOT LIMITED TO POTENTIAL EROSION, AVULSION, FALLING DEBRIS, SUBSIDENCE, SLIPPAGE, ALLUVION, OR INUNDATION, OR LIKELY PRESENCE OF HAZARDOUS CONTAMINANTS, BEING A FEATURE OR CHARACTERISTIC THAT IS KNOWN TO THE WHANGAREI DISTRICT COUNCIL.

This property is in an area identified in the Northland Regional Council Priority Rivers study. Refer

<https://www.nrc.govt.nz/environment/river-flooding-and-coastal-hazards/river-flooding/river-flood-hazard-maps/>

Whangarei District Council ran an engagement process on initial drafts of potential changes to the district plan relating to natural hazards, hazardous substances and esplanade areas. Refer: <https://www.wdc.govt.nz/Whats-new/Have-your-say/Hazards-plan-change>

Regional Policy Statement

The Regional Policy Statement's role is to promote sustainable management of Northland's natural and physical resources. It does this by:

- Providing an overview of the region's resource management issues; and
- Setting out policies and methods to achieve integrated management of Northland's natural and physical resources.

Refer

<https://www.nrc.govt.nz/resource-library-summary/plans-and-policies/regional-policy-statement>

3: INFORMATION ON COUNCIL AND PRIVATE UTILITY (SEWERAGE, WATER & STORMWATER) SERVICES.

No Whangarei District Council services available in this area.

Service Sheet/s (e.g. As-Built, House Connection, House Drainage etc...) for this property from the building file is attached.

- As Built Plan from BC07103218
- As Built Plan from BC08108779

4: INFORMATION RELATING TO VALUATION, LAND, AND WATER RATES. INFORMATION FROM WHANGAREI DISTRICT COUNCIL RECORDS.

Information on Valuation, Rates and Water Meter location (if applicable) for the current financial year, is attached.

5: INFORMATION CONCERNING ANY PERMIT, CONSENT, CERTIFICATE, NOTICE ORDER, OR REQUISITION AFFECTING THE LAND OR ANY BUILDING ON THE LAND PREVIOUSLY ISSUED BY THE WHANGAREI DISTRICT COUNCIL OR BUILDING CERTIFIER (WHETHER UNDER THE BUILDING ACT 1991 AND/OR 2004 OR ANY OTHER ACT).

Copy of Building Consents and Code Compliance Certificates issued for this property are attached.

- BC07103218 – Storage Shed with Awning & Effluent System – issued 27 September 2007
- Code Compliance Certificate – issued 18 April 2011
- BC08108779 – Four Bedroom Dwelling and attached Garage – issued 5 June 2008
- Code Compliance Certificate – issued 19 April 2011

Stormwater attenuation may be required on this property for new building work that results in an increase of > 30m² in impervious area including paving, driveways etc.

For the Stormwater Attenuation guidance notes refer

<https://www.wdc.govt.nz/Services/Water-services/Stormwater/Stormwater-flood-management>

6: INFORMATION RELATING TO THE USE TO WHICH THE LAND MAY BE PUT AND ANY CONDITIONS ATTACHED TO THAT USE.

ENVIRONMENT:

Please note: This LIM only includes relevant information to your property from the Appeals Version District Plan. No information from the Operative District Plan is included in this LIM as the Appeals Version District Plan is now 'treated as operative', meaning that the Operative District Plan provisions are no longer relevant. There are unresolved appeals to the Appeals Version District Plan, which once resolved may result in the insertion of new rules into the Appeals Version District Plan. The Appeals Version District Plan is continually updated as appeals are resolved and will become operative at the time there remains no outstanding appeals.

Rural Lifestyle Zone, see map attached and refer to Part 3 Area Specific Matters - Zones.

<https://www.wdc.govt.nz/Services/Property/Planning/Operative-District-Plan>

For further information please contact the Policy Planner, 09 430 4200.

7: INFORMATION WHICH IN TERMS OF ANY OTHER ACT HAS BEEN NOTIFIED TO THE WHANGAREI DISTRICT COUNCIL BY ANY STATUTORY ORGANISATION HAVING THE POWER TO CLASSIFY LAND OR BUILDINGS FOR ANY PURPOSE.

Whangarei District Council is not aware of any classification attached to the land or building/s.

8: OTHER INFORMATION CONCERNING THE LAND AS WHANGAREI DISTRICT COUNCIL CONSIDERS, AT COUNCIL'S DISCRETION, TO BE RELEVANT.

Whangarei District Council recommends that all Whangarei District residents visit the Northland Regional Council website, <https://www.nrc.govt.nz/> for information on Civil Defence hazard response. This information includes Tsunami evacuation zones, maps and community response plans for flooding and extreme weather events etc.

Copies of site plan, floor plan and elevations are attached for your information.

9: INFORMATION RELATING TO ANY UTILITY SERVICE OTHER THAN COUNCIL'S SUCH AS TELEPHONE, ELECTRICITY, GAS AND REGIONAL COUNCIL WILL NEED TO BE OBTAINED FROM THE RELEVANT UTILITY OPERATOR.

Further information may be available from other authorities; Northland Regional Council; Northpower; Spark; Vector Limited; etc.

DISCLAIMER

Land Information Memoranda (LIM) are prepared under the provisions of Section 44A of the Local Government Official Information and Meetings Act 1987. An inspection of the land or building(s) has not been completed for the purposes of preparing the LIM. It has been compiled from the records held by Whangarei District Council. The information contained in the LIM is correct at the date the LIM report is issued.

A LIM is prepared for the use of the Applicant and may not be able to be relied on by other parties.

Advice from an independent professional such as a lawyer or property advisor should be sought regarding the contents of this LIM and the information contained herewith. Additional information regarding the land or buildings (such as resource consents and other permissions and restrictions), which is not contained in this LIM, may also be held by the Northland Regional Council. The Northland Regional Council should be contacted for that information. Ph (09)4701200 or 0800 002 004 or www.nrc.govt.nz

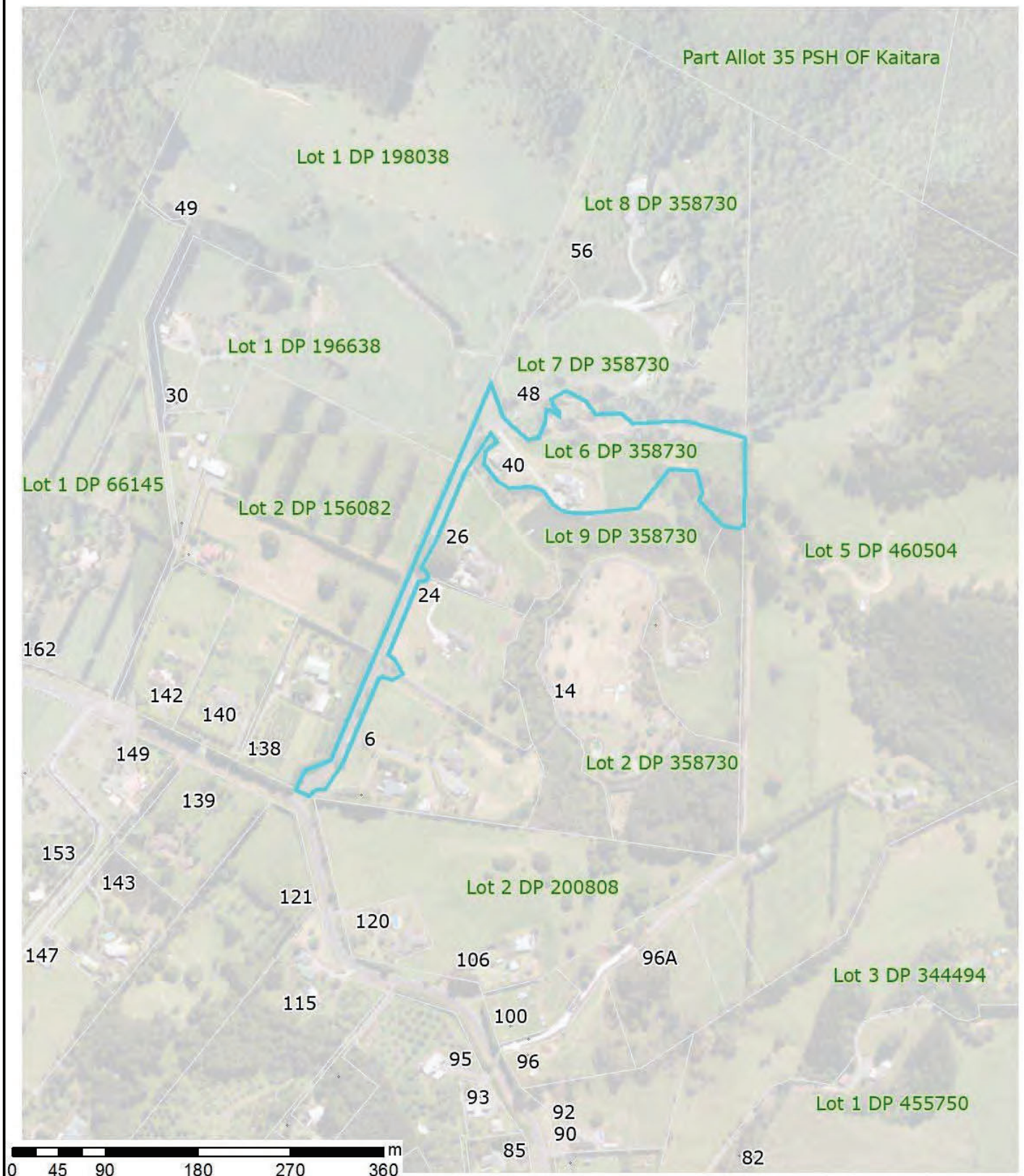
A LIM is not a suitable search of Council's records for the purposes of the National Environmental Standards (NES) for soil contamination of a potentially contaminated site.

Signed for and on behalf of Council:



Ellen Taylor
Property Assessment Officer

Property Map



New Subdivisions
 Proposed Pre-223
 223 Certificate

New subdivisions: Proposed as accepted, pre-223 and 223 Certificate with set Conditions.

Land Parcel boundaries are indicative only and are not survey accurate. Area measurement is derived from the displayed geometry and is approximate. True accurate boundary dimensions can be obtained from LINZ survey and title plans

Monday, September 12, 2022 Scale: 1:5,000



The information displayed is schematic only and serves as a guide. It has been compiled from Whangarei District Council records and is made available in good faith but its accuracy or completeness is not guaranteed. Cadastral Information has been derived from land Information New Zealand's (LINZ) Core Record System Database (CRS). CROWN COPYRIGHT RESERVED. © Copyright Whangarei District Council.

Aerial Photography



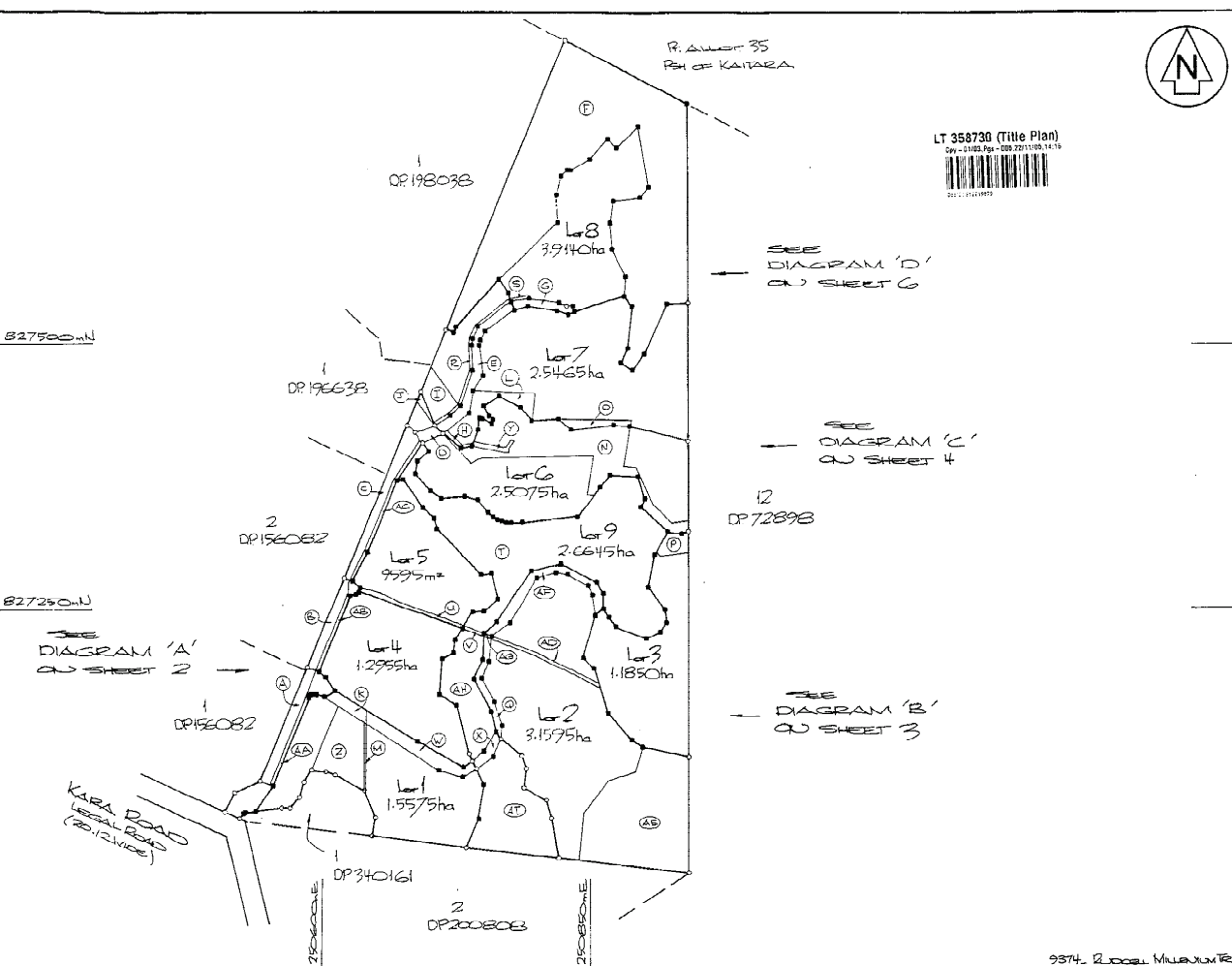
Monday, September 12, 2022

Scale: 1:5,000

This map was last updated in 2018. It includes New Zealand's most current publicly owned aerial imagery and is sourced from the LINZ Data Service.

The information displayed is schematic only and serves as a guide. It has been compiled from Whangarei District Council records and is made available in good faith but its accuracy or completeness is not guaranteed. Cadastral Information has been derived from land Information New Zealand's (LINZ) Core Record System Database (CRS). CROWN COPYRIGHT RESERVED. © Copyright Whangarei District Council.



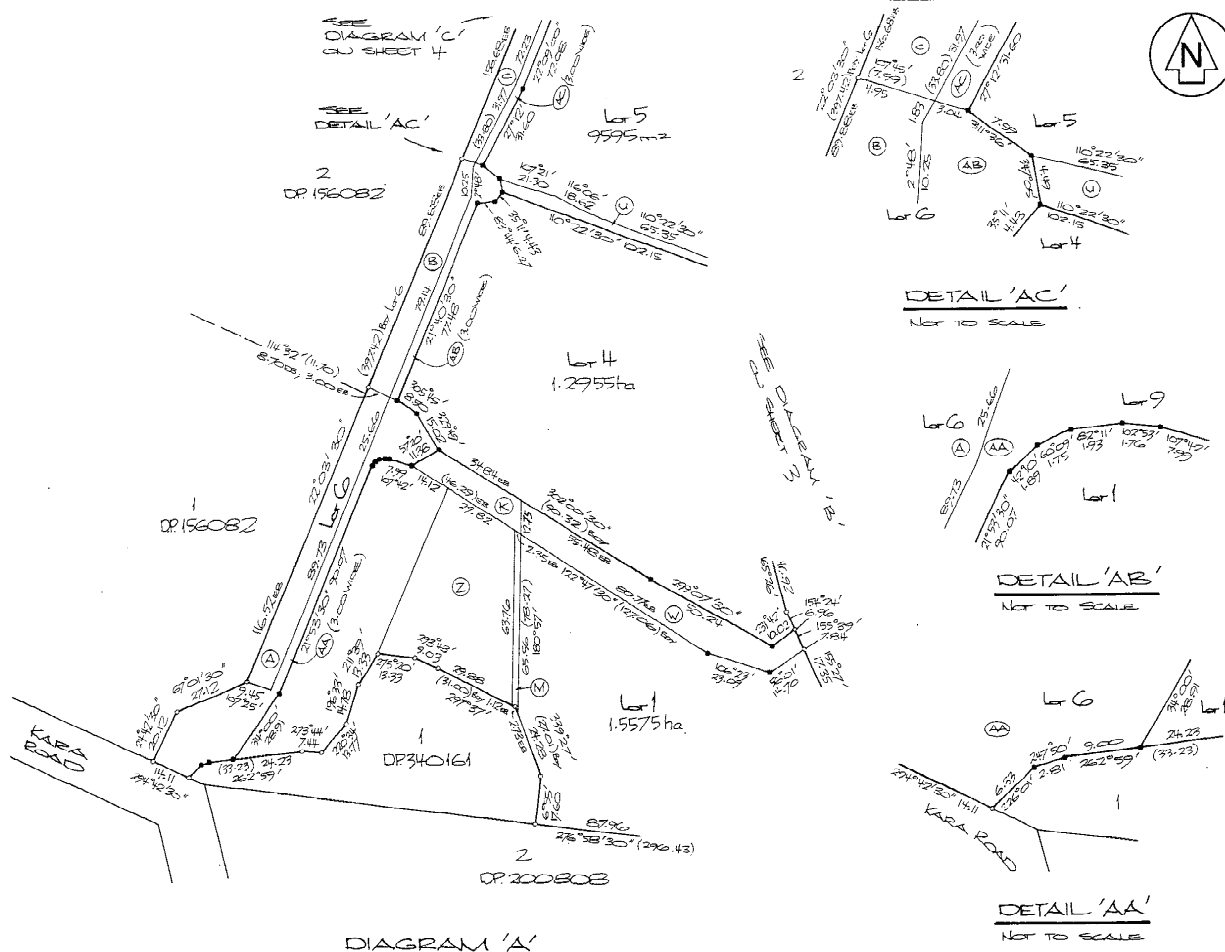


Approvals P.F. Russell K.S. Russell Registered Owners	
I hereby certify that this plan was approved by the Whangarei District Council pursuant to Section 223 of the Resource Management Act 1991 on the 24 day of November 2005 subject to the amalgamation condition set out hereon and subject to the granting or reserving of the easements set out in the Memorandum hereon. Authorised officer: Whangarei District C. <i>[Signature]</i>	
Amalgamation Condition: That the 9 hereon be held as to eight undivided one-eighth shares by the owners of lots 1, 2, 3, 4, 5, 6, 7, 8 hereon as tenants in common in the said shares and that individual certificates of Title be issued in accordance therewith. Ref: 634865	
For EASEMENTS, COVENANTS - SEE SHEETS 2, 3 & 4	
CLASS OF SURVEY: II NEW GST ALLOCABLES: Lot 1, 239064 Lot 5, 239068 Lot 2, 239065 Lot 6, 239069 Lot 3, 239066 Lot 7, 239070 Lot 4, 239067 Lot 8, 239071 Lot 9, GST 239064 - 239071 (UNIVERSITY 1/8TH SHARES)	
Total Area 12.7805ha Comprised in CT 14 164943 (A1)	
I, <u>Raymond Woodward</u> being a person entitled to practise as a licensed cadastral surveyor, certify that: a) The surveys to which this dataset relates are accurate, and were undertaken by me or under my direction in accordance with the Cadastral Survey Act 2002 and the Survey-General's Rules for Cadastral Survey 2002/2; b) This dataset is accurate, and has been created in accordance with that Act and these Rules. Signed <i>[Signature]</i> Date 14/11/05	
Field Book	Traverse Book
Reference Plans	
Examined	Correct
Approved as to Survey by Land Information NZ on 9/12/2005	
Deposited by Land Information NZ on 16/1/2006	
File Received 22 NOV 2005 Instructions	DP 358730

LAND DISTRICT NORTH AUCKLAND
 SHEET 1 of 6 SHEETS

LOTS 1-9 BEING A SUBDIVISION
 OF LOT 2, DP 340161.

9374-2005 MILLMOUNT
 TERRITORIAL AUTHORITY WHANGAREI DISTRICT
 Surveyed by REYNOLD J. J. BRYAN
 Scale 1: 2500 Date MARCH-July 2005



MEASUREMENTS OF BASEMENTS IN CHARGE			
REFERENCE	GROUND	REMARKS	DATE
	(A) (B) (C) (D) (E) (F) (G) (H) (I) (J) (K) (L) (M) (N) (O) (P) (Q) (R) (S) (T) (U) (V) (W) (X) (Y) (Z)		
RIGHT TO CONVEY ELECTRICITY	(A) (B) (C) (D) (E) (F) (G) (H) (I) (J) (K) (L) (M) (N) (O) (P) (Q) (R) (S) (T) (U) (V) (W) (X) (Y) (Z)		
PROPOSED OPEN SPACE COVENANT SCHEDULE			
SHOW	DESCRIPTION	AREA	
(F)	Plot 1 of 8 HEREDON	7.7265 ha	
(I)	Plot 1 of 9 HEREDON	1.7360 ha	
(AH)	Plot 1 of 9 HEREDON	5465 m ²	
(AB)	Plot 1 of 9 HEREDON	5545 m ²	
EXISTS / CONVEYANCE COVENANT			
SHOW	DESCRIPTION	AREA	COVENANT BY
(AB)	Plot 1 of 9 HEREDON	9093 m ²	6167258.3
LAND COVENANTS:			
AREAS MARKED (I) (J) (K) (L) (M) (N) (O) (P) (Q) (R) (S) (T) (U) (V) (W) (X) (Y) (Z) TO BE SUBJECT TO LAND COVENANTS			
Total Area _____			
Comprised in _____			
I, Bruce Redman Woodward, being a person entitled to practise as a licensed cadastral surveyor, certify that:			
a) The surveys to which this dataset relates are accurate, and were undertaken by me or under my direction in accordance with the Land Information Act 2002 and the Surveyors-General's Rules for Cadastral Survey 2005/06.			
b) This dataset is accurate, and has been created in accordance with that Act and those Rules.			
Signed _____	Date 14/11/05		
Field Book _____	Traverse Book _____		
Reference Plans _____	Correct _____		
Approved as to Survey by Land Information NZ on 9/12/2005			
Deposited by Land Information NZ on 16/1/2006			
File Received Instructions 22 NOV 2005	DP 358730		

LAND DISTRICT NORTH AUCKLAND
SHEET 2 OF 6 SHEETS

LOTS 1-9 BEING A SUBDIVISION OF LOT 2, DP 340161.

TERRITORIAL AUTHORITY WHANGAREI DISTRICT
Surveyed by REYNOLD & BRYANT
Scale 1:1000 Date MARCH-JULY 2005

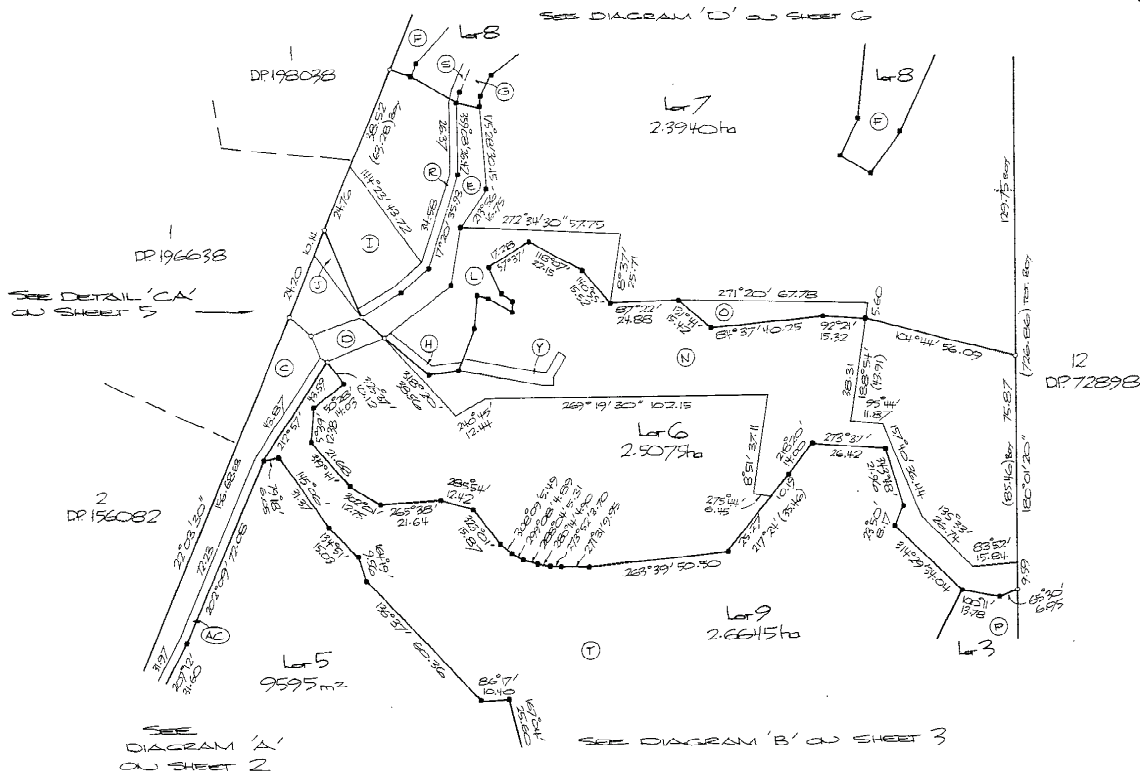


DIAGRAM 'C'



PROPOSED EASEMENTS			
PROPOSE	STAND	REQUIREMENT	COMPLIANCE
	(V)	Lot 6 HERSON	Lot 1 DP 340161, Lot 2 HERSON
	(H)	Lot 7 HERSON	Lot 1 DP 340161, Lot 2 HERSON
	(E)	Lot 7 HERSON	Lots 1, 2, 3, 4, 5, 6, 8 HERSON to Lot 1 DP 340161
	(AA) (AB)	Lot 6 HERSON	Lots 1, 2, 3, 4, 5, 6, 8 HERSON to Lot 1 DP 340161
	(A) (B)	Lot 6 HERSON	Lot 7 HERSON
	(C)	Lot 5 HERSON	Lot 7 HERSON
	(AO) (AS)	Lot 2 HERSON	Lot 3 HERSON
	(M)	Lot 9 HERSON	Lot 2, 3 HERSON
	(K) (N)	Lot 1 HERSON	Lot 1 DP 340161

Total Area		
Comprised in		

I, Bruce Redman Woodward, being a person entitled to practise as a licensed cadastral surveyor, certify that:
 a) The surveys to which this dataset relates are accurate, and were undertaken by me or under my direction in accordance with the Cadastral Survey Act 2002 and the Surveyor-General's Rules for Cadastral Survey 2003/2;
 b) This dataset is accurate, and has been created in accordance with that Act and those Rules.
 Signed [Signature] Date 14/11/15

Field Book Traverse Book
 Reference Plans
 Examined Corroborated

Approved as to Survey by Land Information NZ on 9/12/2005

Deposited by Land Information NZ on 16/1/2006

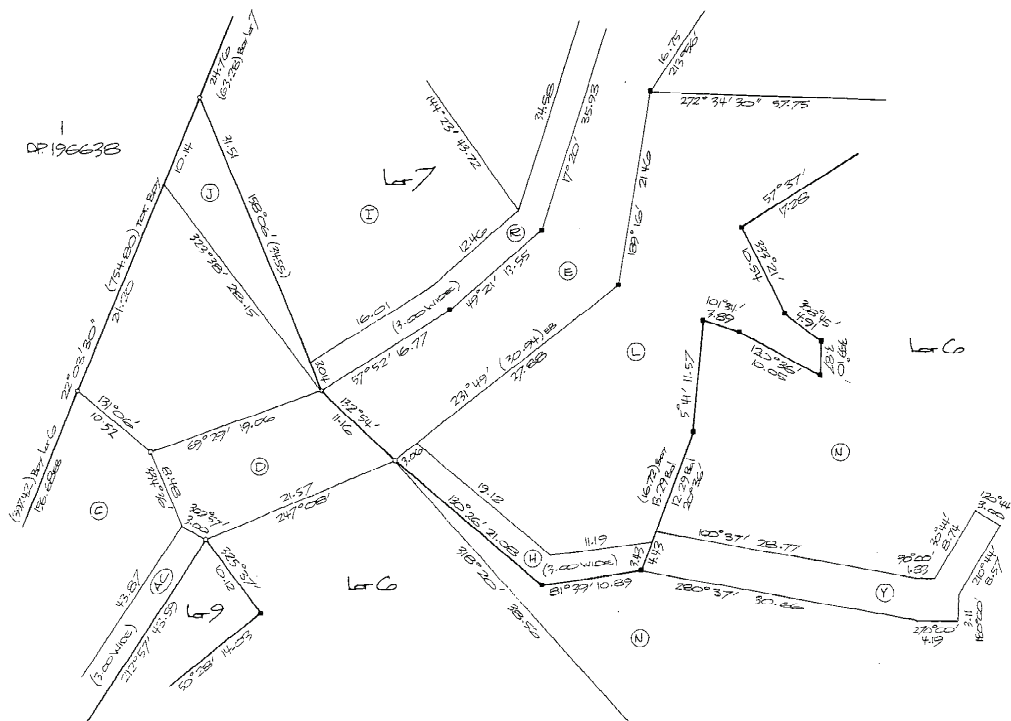
File Received Instructions DP 358730

LAND DISTRICT NORTH AUCKLAND
 SHEET 4 OF 6 SHEETS

LOTS 1-9 BEING A SUBDIVISION OF LOT 2, DP 340161

TERRITORIAL AUTHORITY WHANGAREI DISTRICT
 Surveyed by REYBURN & REYNOLD
 Scale 1: 1000 Date MARCH - JULY 2005

APPROVED WORK ONLY



DETAIL 'CA'

Approvals

Total Area

Comprised in

I, Raymond R. B. Bryant, being a person entitled to practice as a licensed cadastral surveyor, certify that:
a) The surveys to which this dataset relates are accurate, and were undertaken by me or under my direction in accordance with the Cadastral Survey Act 2002 and the Surveyor-General's Rules for Cadastral Survey 2002.
b) This dataset is accurate, and has been created in accordance with that Act and those Rules.

Signed Raymond R. B. Bryant Date 11/11/05

Field Book Traverse Book

Reference Plans

Examined Correct

Approved as to Survey by Land Information NZ on

9/12/2005

Deposited by Land Information NZ on

16/1/2006

File
Received
16/1/2006

DP358730

LAND DISTRICT NORTH AUCKLAND
SHEET 5 OF 6 SHEETS

LOTS 1-9 BEING A SUBDIVISION
OF LOT 2, DP 340161

TERRITORIAL AUTHORITY WHANGAREI DISTRICT
Surveyed by RAYMOND & BRYANT
Scale 1: 300 Date MARCH-JULY 2005



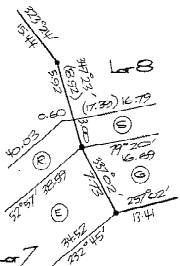
Approves

R. ALLEN 35
REH. ON KAITIARA.

DP 198033

12
DP 728943

DETAIL 'DA'
NOT TO SCALE



DETAIL 'DB'
NOT TO SCALE

SEE
DETAIL 'DA'

SEE DIAGRAM 'C' ON SHEET 4

DIAGRAM 'D'

9374 - R. ALLEN, MILLER, T. E.

LAND DISTRICT NORTH AUCKLAND
SHEET 6 OF 6 SHEETS

LOTS 1-9 BEING A SUBDIVISION
OF LOT 2, DP 340161.

TERRITORIAL AUTHORITY WHANGAREI DISTRICT
Surveyed by REYBURN & BRYANT
Scale 1: 1000 Date MARCH-JULY 2005

Total Area	
Comprised in	
I, <u>Prize Robinson-Woodward</u> being a person entitled to practise as a licensed cadastral surveyor, certify that: a) The surveys to which this dataset relates are accurate, and were undertaken by me or under my direction in accordance with the Cadastral Survey Act 2002 and the Surveyor-General's Rules for Cadastral Survey 2002; b) This dataset is accurate, and has been created in accordance with that Act and those Rules.	
Signed <u>[Signature]</u>	Date <u>12/11/05</u>
Field Book <u> </u>	Traverse Book <u> </u>
Reference Plans <u> </u>	
Examined <u> </u>	Correct <u> </u>
Approved as to Survey by Land Information NZ on <u>9/12/2005</u>	
Deposited by Land Information NZ on <u>16/11/2006</u>	
File Received Instructions <u>22 NOV 2005</u>	DP <u>358730</u>



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




R. W. Muir
Registrar-General
of Land

Identifier 239069
Land Registration District North Auckland
Date Issued 16 January 2006

Prior References
164943

Estate Fee Simple
Area 2.5075 hectares more or less
Legal Description Lot 6 Deposited Plan 358730
Registered Owners
Derek John Hulse, Leanne Wendy Hulse and TW Trustees Limited

Estate Fee Simple - 1/8 share
Area 2.6645 hectares more or less
Legal Description Lot 9 Deposited Plan 358730
Registered Owners
Derek John Hulse, Leanne Wendy Hulse and TW Trustees Limited

Interests

Fencing covenant in Transfer 6197358.2 - 29.10.2004 at 9:00 am
6718019.5 Consent Notice pursuant to Section 221 Resource Management Act 1991 - 16.1.2006 at 9:00 am
6718019.6 Bond pursuant to Section 108(2)(b) Resource Management Act 1991 - 16.1.2006 at 9:00 am
Subject to Section 241(2) Resource Management Act 1991 (affects DP 358730)
Subject to a right to convey electricity (in gross) over parts marked V, AA, AB, AC and D on DP 358730 in favour of Northpower Limited created by Easement Instrument 6718019.8 - 16.1.2006 at 9:00 am
The easements created by Easement Instrument 6718019.8 are subject to Section 243 (a) Resource Management Act 1991
Subject to a right of way over parts marked A, AA, B, AB, C, AC, D and X and a right to convey telecommunications and computer media over parts marked AA, AB, AC, D and V and a pedestrian right of way over parts marked B, AB, C and AC and a right to convey water over parts marked Y, AA, AB, AC, D and V on DP 358730 created by Easement Instrument 6718019.9 - 16.1.2006 at 9:00 am
Appurtenant hereto is a right to convey water created by Easement Instrument 6718019.9 - 16.1.2006 at 9:00 am
Some of the easements created by Easement Instrument 6718019.9 are subject to Section 243 (a) Resource Management Act 1991
Subject to a pedestrian right of way over parts marked A, AA, B, AB, C, AC and T and a right to convey water over part marked Y, AA, AB, AC and D on DP 358730 created by Easement Instrument 6718019.10 - 16.1.2006 at 9:00 am
Some of the easements created by Easement Instrument 6718019.10 are subject to Section 243 (a) Resource Management Act 1991

6718019.12 Open Space Covenant pursuant to Section 22 Queen Elizabeth The Second National Trust Act 1977 -
16.1.2006 at 9:00 am.

Land Covenant in Easement Instrument 6718019.13 - 16.1.2006 at 9:00 am

Land Covenant in Easement Instrument 6718019.14 - 16.1.2006 at 9:00 am

Fencing Covenant in Easement Instrument 6718019.14 - 16.1.2006 at 9:00 am

12509793.2 Mortgage to Kiwibank Limited - 18.7.2022 at 1:20 pm



COV 6718019.12 Cover

Cpy - 01/02, Pgs - 016, 18/01/06, 07:26



DocID: 812286720

No. 5/2/806

OPEN SPACE COVENANT

(Under Section 22 of the Queen Elizabeth the Second National Trust Act 1977)

WHEREAS the **QUEEN ELIZABETH THE SECOND NATIONAL TRUST** (hereinafter called "**the Trust**") established by the Queen Elizabeth the Second National Trust Act 1977 (hereinafter called "**the Act**") is authorised by that Act to obtain open space covenants over any private land.

AND WHEREAS **PETER FREDERICK RUDDELL, KRISTINE JOY RUDDELL AND MICHAEL JEREMY BADHAM** (hereinafter called "**the Covenantor**") are registered as proprietors of an estate as set out in the Schedule of Land hereto (hereinafter called "**the Land**") and have agreed to enter into an open space covenant with the Trust for the purpose and objectives set forth in Schedule 1 hereto.

NOW THEREFORE THIS DEED WITNESSES that the Covenantor and the Trust have mutually agreed to enter into this Deed in respect of the said Land having regard to the particular objectives set out in Schedule 1 and subject to the terms and conditions set out in Schedule 2 and Schedule 3 of this Deed.

THIS DEED FURTHER WITNESSES THE COVENANTOR AND THE TRUST HAVE MUTUALLY AGREED:

- (a) To comply respectively with the terms and conditions set out in the Schedules hereto and with every applicable provision of the Act;
- (b) The covenants and conditions contained in this Deed shall bind the Land in perpetuity;
- (c) That if any question arises in the management of the Land that is not clearly covered in the purpose and objectives or terms and conditions of this Deed, then that question shall be resolved by the parties hereto in a manner that does not diminish the purpose and objectives or terms and conditions.

SCHEDULE 1

AGREED PURPOSE AND OBJECTIVES

The Covenantor and the Trust have mutually agreed the purpose of this Deed is to protect, maintain and enhance the open space values of the Land and to achieve the following particular objectives:

- (a) Protection and enhancement of the natural character of the Land with particular regard to the indigenous flora and fauna and wetland ecosystem;
- (b) Maintenance and enhancement of the landscape value of the Land; and
- (c) Encouraging where appropriate restoration of indigenous vegetation cover on the Land thereby enhancing the contribution the Land makes to the protection of indigenous biodiversity.

SCHEDULE 2

AGREED TERMS AND CONDITIONS

1. Interpretation and Declaration

1.1 In this Deed unless the context requires otherwise:

"the Board" means the board of directors of the Trust in terms of Section 4 of the Act.
the **"Covenantor"** is the owner of the Land who enters into the agreement with the Trust by executing this Deed.

"Chief Executive" means the person appointed under Section 18(1)(a) of the Act.

"Owner" means the person or persons who from time to time are registered as the proprietor(s) of **"the Land"**.

"the Land" means the land as described in Schedule 4 and more particularly as shown on the plan annexed to this Deed.

1.2 In the event of any inconsistency between this Schedule and Schedule 3, Schedule 3 prevails.

1.3 The reference to any Act in this Deed extends to and includes any amendment to, or substitution for, that Act.

2. Appearance and Condition of the Land

2.1 No act or thing shall be done or placed or permitted to be done or remain upon the Land which in the opinion of the Board materially alters the actual appearance or condition of the Land or is prejudicial to the Land as an area of open space as defined in the Act.

2.2 In particular, on and in respect of the Land, except with the prior written consent of the Trust, or as outlined in Schedule 3, the Owner agrees not to:

- (a) Fell, remove, burn or take any native trees, shrubs or plants of any kind.
- (b) Plant, sow or scatter any trees, shrubs or plants or the seed of any trees, shrubs or plants other than local native flora.
- (c) Introduce any substance injurious to plant life except in the control of pests.
- (d) Mark, paint, deface, blast, move or remove any rock or stone or disturb the ground.
- (e) Construct, erect or allow to be erected, any buildings or undertake exterior alterations to existing buildings.
- (f) Erect, display or permit to be erected or displayed, any sign, notice, hoarding or advertising matter of any kind except for signs identifying the covenant or to indicate walking tracks that are or may be established on the Land.
- (g) Carry out any prospecting or exploration for, or mining or quarrying of any minerals, petroleum, or other substance or deposit.

- (h) Deposit any rubbish or other materials, except in the course of maintenance or approved construction, provided however that after the completion of any such work all rubbish and materials not wanted for the time being are removed and the Land left in a clean and tidy condition.
 - (i) Effect a subdivision as defined in the Resource Management Act 1991 of the Land.
 - (j) Allow any livestock on the Land.
 - (k) Cause deterioration in the natural flow, supply, quantity or quality of any river, stream, lake, wetland, pond, marsh or any other water resource affecting the Land.
- 2.3 In considering any request by the Owner for an approval in terms of Clause 2.2 hereof, the Board will not unreasonably withhold its consent if it is satisfied that the proposed work does not conflict with the purpose and objectives of this Deed as contained in Schedule 1.
- 3. Management of the Land**
- 3.1 The Trust will provide the Owner with technical advice or assistance as appropriate and practical to assist in meeting the purpose and objectives of this Deed.
- 3.2 To assist in achieving the purpose and objectives of this Deed, a management plan shall be prepared by the Owner and the Trust and may be reviewed from time to time with a copy of the operative management plan being held by the Owner and the Trust.
- 4. Use of Land by Third Parties**
- 4.1 If notified by any authority, body or person of an intention to erect any structure or carry out any other work on the Land, the Owner agrees:
- (a) to inform the authority, body or person of this Deed;
 - (b) to inform the Trust as soon as possible; and
 - (c) not to consent to the work being done without consulting the Trust.
- 5. Fences and Gates**
- 5.1 The Owner shall keep all fences and gates on the boundary of the Land in good order and condition and will accept responsibility for all repairs and replacement except in the case of property boundary fences where the provisions of the Fencing Act 1978 shall apply.
- 6. Entry and Access**
- 6.1 The Trust may through its officers, agents or servants enter upon the Land for the purpose of viewing the state and condition thereof.
- 6.2 Members of the public, with the prior permission from the Owner, shall have freedom of entry and access to the Land PROVIDED THAT:

- (a) The Owner shall have regard to the purpose and objectives of this Deed in considering any request for entry and access;
- (b) The Owner shall have the sole right to determine whether or not any request for permission for entry and access should be granted due to specific management issues relating to the Land; and
- (c) In granting consent or permission for entry and access the Owner may determine conditions of such entry and access including any requirement for the Owner or any occupier of the Land to be indemnified from and against any loss, damage or injury suffered by the Owner or any occupier as a consequence of any person entering onto the Land.

7. Pest Plants and Animals

- 7.1 The Owner shall continue to comply with the provisions of the Biosecurity Act 1993 and the Wild Animal Control Act 1977.

8. Fire

- 8.1 In the event of fire threatening the Land the Owner shall as soon as practical notify the appropriate Fire Authority.

9. Action for Benefit of Land

- 9.1 The Owner or the Trust may at any time during the term of this Deed, by mutual agreement:
 - (a) carry out any works or improvements, or
 - (b) take any action either jointly or individually, or
 - (c) vary the terms of this Deed to ensure the more appropriate preservation of the Land as an open space in terms of the Act provided however any such variation is not contrary to the purpose and objectives of this Deed or Section 22A of the Act.

10. Notices

- 10.1 Any consent, approval, authorisation or notice to be given by the Trust may be given in writing signed by the Chief Executive and delivered or sent by ordinary post to the last known residential or postal address of the Owner or to the solicitor acting on behalf of the Owner.
- 10.2 The Owner shall notify the Trust of any change in respect of ownership of all or any part of the Land and provide the Trust with the name and address of the new owner.
- 10.3 If before the registration of this Deed by the District Land Registrar, the Owner wishes to sell or otherwise dispose of all or any part of the Land, the sale or disposition shall be made expressly subject to the terms and conditions contained in this Deed.

- 10.4 In the event of transfer of the Land to a company the covenants contained in this Deed shall bind a receiver, liquidator, statutory manager or statutory receiver. In the event of transfer to a natural person this Deed shall bind the Official Assignee. In all cases this Deed binds a mortgagee in possession.

11. Limited Liability Trustee

- 11.1 **MICHAEL JEREMY BADHAM** has entered into this Deed as a trustee of the Ruddell Millenium Trust and his liability under this Deed is limited to the assets of the said Trust and is not a personal liability.

SCHEDULE 3

SPECIAL CONDITIONS RELATING TO THE LAND THE SUBJECT OF THIS DEED

1. Naming

- 1.1 The Covenantor and the Trust have mutually agreed that the Land the subject of this Deed shall be known as Ruddell Wetland Covenant.

2. Water Use

- 2.1 The Owner may take water from the natural sources on the Land for irrigation of native plantings.

3. Viewing Platforms

- 3.1 After consultation with the Trust as to siting and providing any necessary consents from other responsible authorities are obtained the Owner may build and maintain viewing platforms within the wetland on the Land.

SCHEDULE 4

SCHEDULE OF LAND

Land Registry: **NORTH AUCKLAND**

Estate: Fee Simple

Area: 2.6270 hectares

Lot & D.P. No.
(other legal description)

Part Lot 9
DP 358730
Block XI
Purua Survey District
shown as T, AH and AI on DP 358730

Part Certificates of Title: 239064 to 239071
(undivided 1/8th shares)

IN WITNESS WHEREOF this Deed has been executed

this 13th day of December 2005

by: PETER FREDERICK RUDELL

Peter F. Rudell

KRISTINE JOY RUDELL

Kristine Joy Rudell

MICHAEL JEREMY BADHAM

Michael J. Badham

as Covenantor

in the presence of:

Witness (Signed)

N.J. Grant

Name (Print)

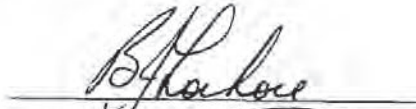
Occupation

Address

N.J. Grant
Solicitor
WHANGAREI

THE COMMON SEAL of the QUEEN
ELIZABETH THE SECOND NATIONAL
TRUST was hereto affixed in the
presence of:

Chairperson

A handwritten signature in dark ink, appearing to be 'B. H. Hore', written over a horizontal line.

Director

A handwritten signature in dark ink, appearing to be 'M. J. L. Hore', written over a horizontal line.

Chief Executive

A handwritten signature in dark ink, appearing to be 'A. J. Hore', written over a horizontal line.

371 - 64

CONO 6718019.5 Cons

Copy - 01/01, Page - 002, 18/01/08, 07:17



DocID: 512286701

IN THE MATTER of the Resource Management Act 1991 ("the Act")

A N D

IN THE MATTER of a subdivision consent as evidenced by Land Transfer Plan No. 358730

A N D

IN THE MATTER of a Consent Notice issued pursuant to Section 221 of the Act by THE WHANGAREI DISTRICT COUNCIL ("the Council")

IT IS HEREBY CERTIFIED that the following conditions to be complied with on a continuing basis by the subdividing owner and subsequent owners were imposed by the Council as conditions of approval for the subdivision as effected by Land Transfer Plan No. 358730 ("the plan")

1. No buildings shall be constructed within:
 - (i) Those parts of lot 6 on the plan as are shown marked thereon with the letter "J" and "N"; and
 - (ii) Those parts of lot 7 on the plan as are shown marked thereon with the letters "I" "L" and "O";
 - (iii) That part of lot 3 on the plan as is shown marked thereon with the letter "P".
2. The edges of the stream traversing lots 3, 6 and 7 on the plan shall be fenced to the satisfaction of the Council's Park's Manager or their delegated representative to ensure the stock are kept out of the stream.
3. No cats, dogs and mustelids shall be kept, or permitted to be kept, on lots 1 through 8 on the plan.

4. All buildings constructed on lots 1 through 8 on the plan shall have exterior facades (excluding joinery) coloured, or painted with a colour, having a reflectance value of less than 40% with reflectance values of various colours being illustrated within the Resene BS5252 Total Colour Chart.
5. No tree located on lots 1 through 8 on the plan shall be removed unless it is demonstrated by a suitably qualified arborist that such tree is either dead, dying or poses risk to human health, safety or property.
6. The registered proprietors of lots 1 through 9 on the plan acknowledge that the surrounding locality is used for horticultural purposes and that activities associated with this use, such as spraying, occur on a regular basis and should be expected in this area.

DATED at Whangarei this 22nd. day of December 2005

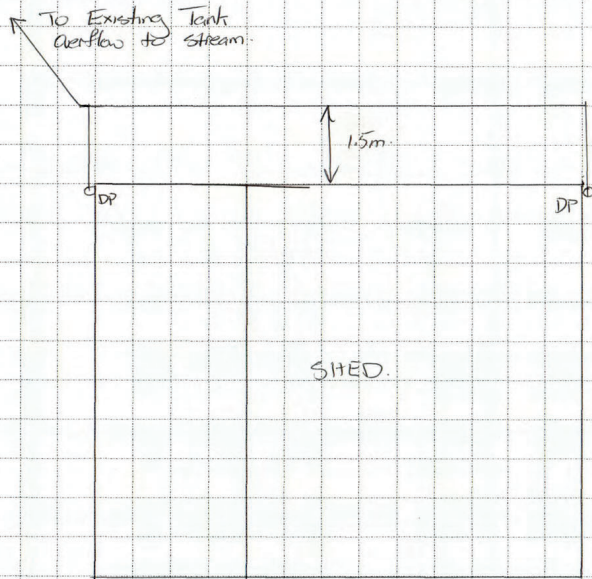
SIGNED for THE WHANGAREI DISTRICT COUNCIL pursuant to the authority of the Council given pursuant to the Local Government Act 2002 and the Resource Management Act 1991



Authorised Signatory

PART C: As Built Services Plan

(To be completed in all cases. If details are already noted on separate drawings then provide copies in duplicate as appropriate and attach to this sheet. Ensure that drawing numbers, etc, is noted below)



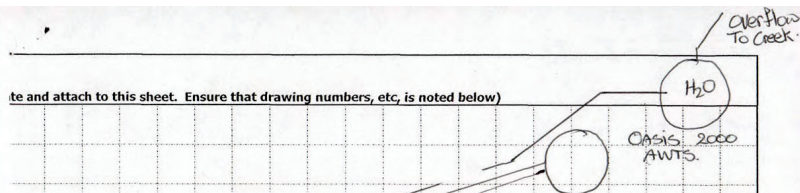
Scale: _____ in _____
Site Address: _____

(To be completed in all cases. If details are already noted on separate drawings then provide copies in duplicate as app

Hand-drawn diagram of a 350m RAAM dripline layout on graph paper. The layout shows a complex path with multiple 'DP' (Data Point) markers. Key features include:

- A 'TV' marker with a '5m' distance.
- A 'QRP' marker.
- Various distance measurements: '1m', '2.9', and '1m'.
- A '25mm' label near the bottom right.
- A large curved line at the bottom labeled '350m RAAM DRIPLINE'.

ite and attach to this sheet. Ensure that drawing numbers, etc, is noted below)





Whangarei District Council
Private Bag 9023, Te Mai
Whangarei 0143
Ph:0-9-430 4200
Email: mailroom@wdc.govt.nz

Rates LIM Report

As at: Monday, 12 September, 2022

Property Number 116982
Legal Description LOT 6 DP 358730 HAVING 1/8 SH IN LOT 9 DP 358730
Assessment Number 0035012314
Address 40 De L'Isle Lane (Pvt) WHANGAREI 0179
Record of Title(s) 239069,-
Land Value \$540,000
Capital Value \$1,550,000
Date of Valuation 01-July-2021
Effective Date (used for rating purposes) 01-July-2022
Meter Location

Rates Breakdown (up to 30 June 2023)

Rates Charge	Charge Total
General Residential - Lifestyle	\$1,167.37
Uniform Annual General Charge	\$650.00
Regional Council Services	\$158.26
Regional Economic Development	\$10.15
Regional Emergency & Hazard Management	\$44.88
Regional Emergency Services Rate	\$11.60
Regional Flood Infrastructure	\$33.24
Regional Land and Fresh Water Management	\$150.12
Regional Pest Management	\$80.23
Regional Sporting Facilities	\$16.60
Regional Transport Rate	\$38.47
Annual Charge Total	\$2,360.92

Opening Balance as at 01/07/2022 **\$0.00**

Rates Instalments	Total
20/07/2022 Instalment	\$590.92
20/10/2022 Instalment	\$590.00
20/01/2023 Instalment	\$590.00
20/04/2023 Instalment	\$590.00
Rates Total	\$2,360.92

Balance to Clear **\$1,770.00**

103218

BUILDING CONSENT No:103218
Section 51, Building Act 2004



WHANGAREI
DISTRICT COUNCIL

Issued:20Sep07
Project Information Memorandum No. 102673

The Building

Street Address of building:

DE L'ISLE LANE (PVT), RD 9, WHANGAREI 0179

Legal Description of land where building is located:

LOT 6 DP 358730

LLP: 115803

The Owner

Name of owner:

DEREK JOHN & LEANNE WENDY HULSE

Mailing Address:

14 TUTURU VIEW
RUAKAKA

Contact Person:

DEREK JOHN & LEANNE WENDY HULSE

Mailing Address:

14 TUTURU VIEW
RUAKAKA

Street address/registered office:

DE L'ISLE LANE (PVT)

RD 9

WHANGAREI 0179

Building Work

The following building work is authorised by this consent:

Project:

Other & Demolition

Intended Use:

**STORAGE SHED WITH AWNING & TOILET
AND EFFLUENT SYSTEM**

*Creating the ultimate
living environment*

Forum North, Private Bag 9023
Whangarei, New Zealand
Telephone: +64 9 430 4200
Facsimile: +64 9 438 7632
Email: mailroom@wdc.govt.nz
Website: www.wdc.govt.nz

103218

This building consent is issued under section 51 of the Building Act 2004. This building consent does not relieve the owner of the building (or proposed building) of any duty or responsibility under any other Act relating to or affecting the building (or proposed building).

This building consent also does not permit the construction, alteration, demolition, or removal of the building (or proposed building) if that construction, alteration, demolition, or removal would be in breach of any other Act.

This building consent is subject to the following conditions:

1: General

No Requirements.

2: Dust Nuisance

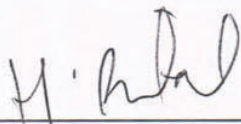
The applicant must control dust nuisance created by any site or building works.

3: Toilet Facilities

Toilet facilities must be provided within reasonable distance of the construction site. Ground discharge is no longer acceptable.

Compliance Schedule

A compliance schedule is not required for the building.



(H Rintoul)

Signature

SUPPORT ASSISTANCE – BUILDING COMPLIANCE

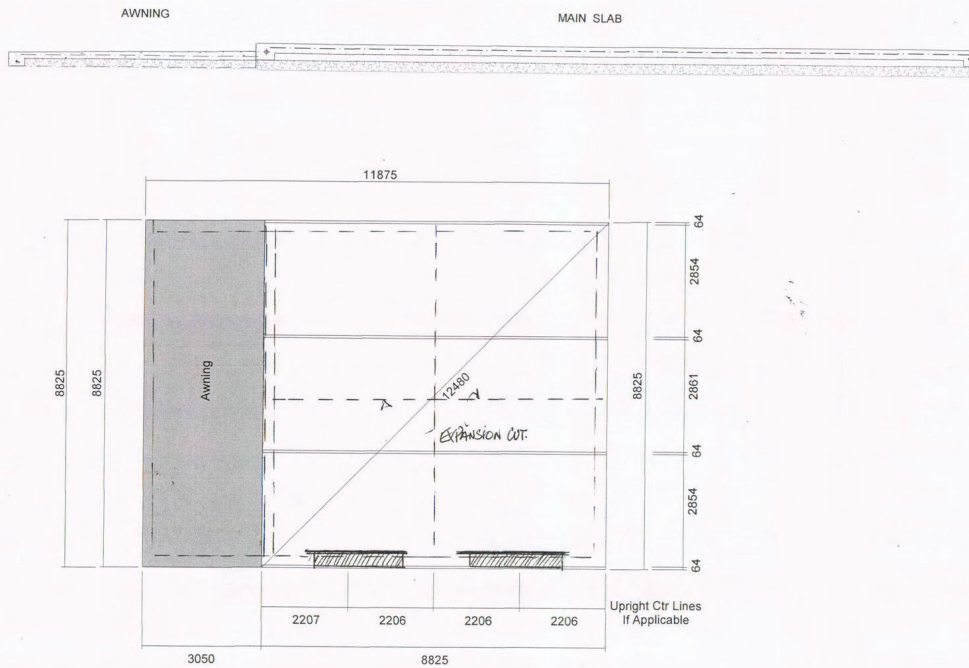
Position

On behalf of: Whangarei District Council

Date: 27 September 2007

BUILDING CONSENT NO. 103218

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FREDERICK R SMITH
chartered consulting engineer
504 Blenheim Road
Christchurch
Phone 03 348 1521

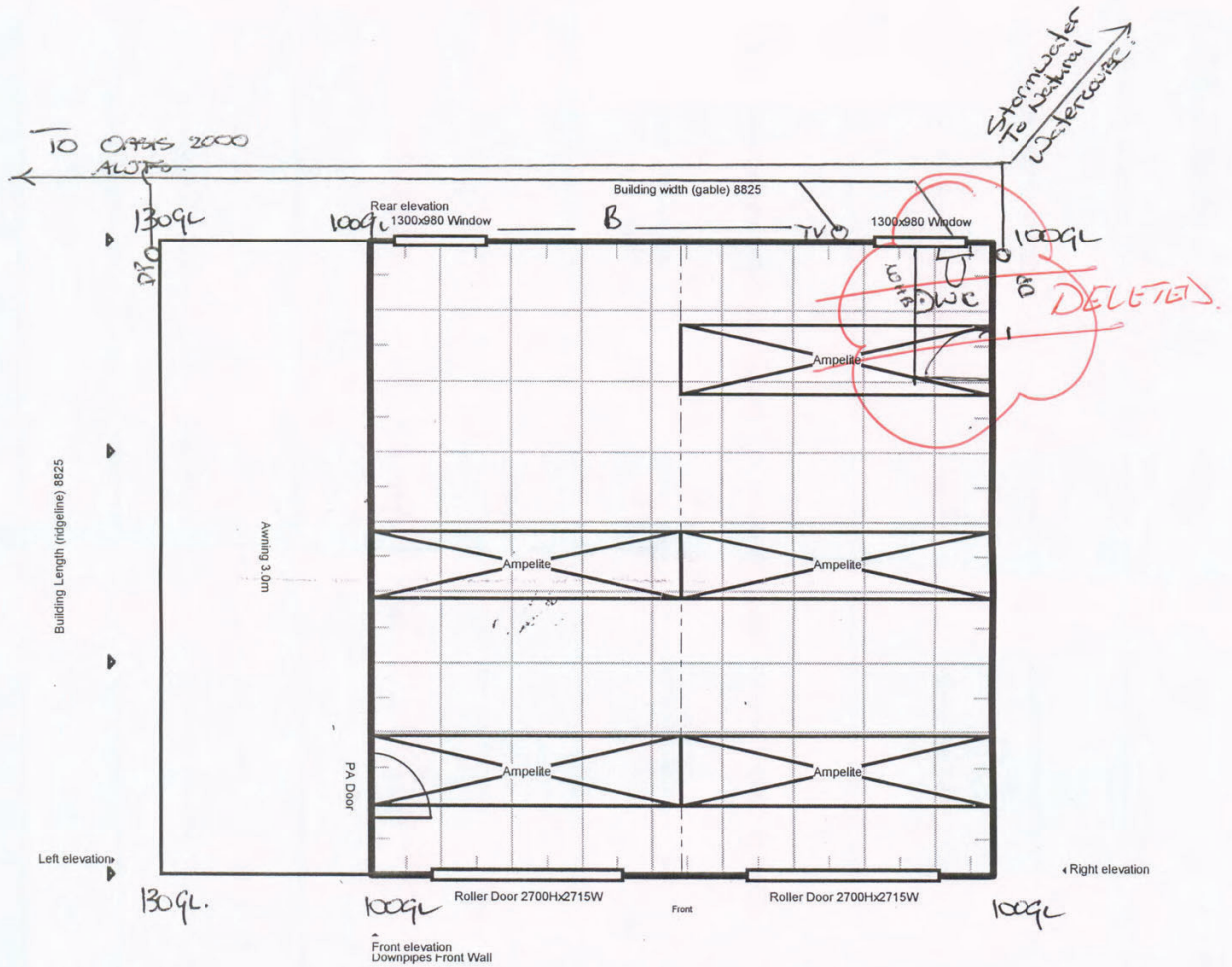
I certify that buildings erected in accordance with these drawings will comply with the New Zealand Building Code.

F R Smith
BE (civil) MIPENZ MACENZ MIEAust
CPEng RPEQ (6225)

TOTALSPAN
A Division of VERSATILE BUILDINGS LTD
112 WATERLOO ROAD, HORNBY
P.O. BOX 11-013, CHRISTCHURCH
PH: (03) 349 1285 FAX: (03) 349 1286

Drawing Title:
FOUNDATION PLAN

Totalspan Buildings Floor Plan
 Prepared By: Totalspan Northland, Whangarei, 64 9 432 2054
 Proposed For: Mr. Derek Hulse Drains Unlimited
 Site Address: 155 Taton Road
 Reference: TSNorth-1277

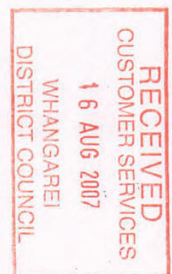
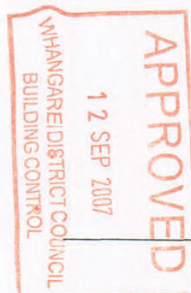
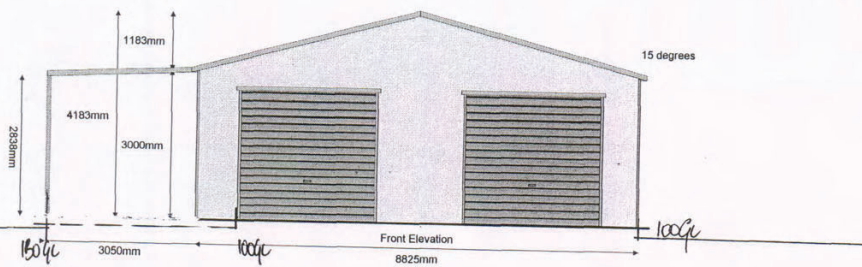
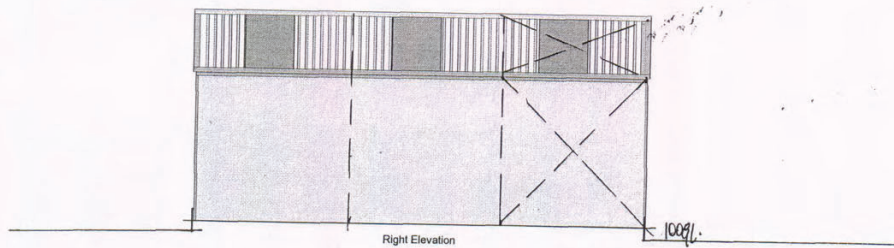
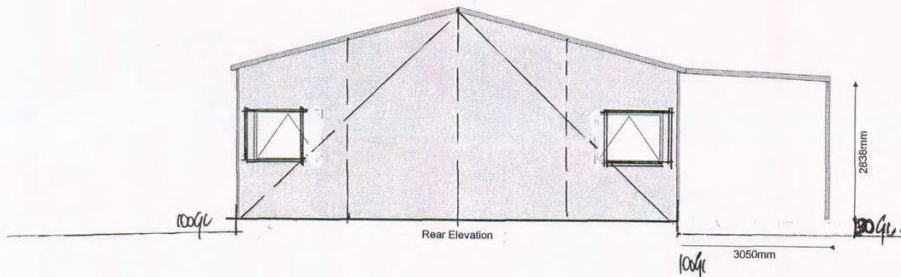
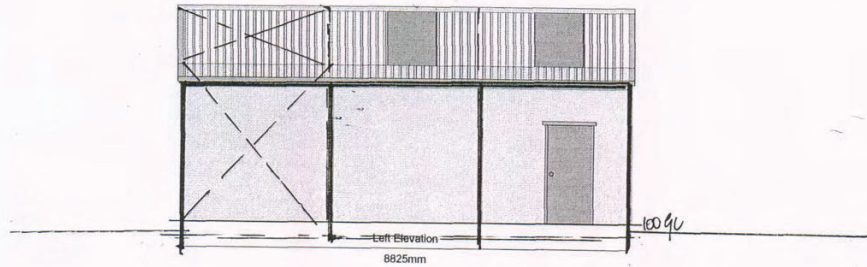


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Totalspan Buildings Elevations
 Prepared By: Totalspan Northland, Whangarei, 64 9 432 2054
 Proposed For: Mr. Derek Hulse Drains Unlimited
 Site Address: 155 Taton Road
 Reference: TSNorth-1277

Scale 1:100



Gerald Lilley Contracting (NZ) Ltd

Wastewater & Environmental Engineers
PO Box 1872, Whangarei 0140, New Zealand

Mobile 021 5777 94

Email gerald_lilley@xtra.co.nz

Web www.environmentalengineers.co.nz



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AS/NZS 1547 & TP58 (2004)
On-Site Effluent Design Report

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Hulse, De L' Isle Lane, Maungatapere
Lot 6 DP 358730

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DISTRICT COUNCIL

Aeration System Engineering Report

Client Name:	Derek Hulse
Date:	2/7/2007
Road/Street:	De L'Isle Lane
Locality:	Maungatapere
District Council Area:	Whangarei
Regional Council Area:	Northland
Lot Number:	6
DP Number:	358730
Lot size:	2.5075ha
Other information:	
GPS Location:	E 2621061 N 6607253
Elevation:	150 m.
Soil Profile:	Friable brown topsoils overlying a mixture of yellow-brown and volcanic clays. Clay content increasing with depth and clay throughout profile No water table was established in the disposal area
Ground cover:	grass
Geology:	semi-volcanic clays
Topography:	rolling
Available Clearances:	Boundaries: 1.5 m.
	Waterways: 20 m.
	Wells/bores/springs: 20 m.
	Embankments: 6 m.
	Buildings: 3 m.
	Other (specify): n/a m.
Depth of seasonal watertable:	Summer: no water table found m.
	Winter: no water table found m.
Need for ground water cut-off drains/diversion banks:	no
Need for surface water collector/cut-off drains:	no
Reserve area available for extensions:	yes
Percentage (%) of design area:	100 %
Subsoil investigation:	Existing earthworks
Percolation testing carried out:	no

No percolation testing was carried out as an Aerated Wastewater Treatment System is to be installed. It is deemed the friable topsoils present will be more than suited to an aerated system irrigation line.
A large area is available on the property for the irrigated treated effluent to be disposed onto.

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Effluent Loading and Design

Type of building:	Residential
Intended water supply:	Rainwater tank
Number of bedrooms:	4
Number of persons:	6
Wastewater flow allowance:	180 litres/person/day
Total daily wastewater flows:	1080 litres/day

Effluent disposal design

Long term acceptance rate: (General Manufacturers recommendation)	3.5 litres/m ² /day
--	--------------------------------

Wastewater flow design allowances:

Flow allowance:	180 litres/person/day
Occupancy numbers:	6 persons
Total daily wastewater flows:	1080 litres/day
Irrigation area required:	308.6 m ²
Minimum irrigation line required:	309 m



Additional information:

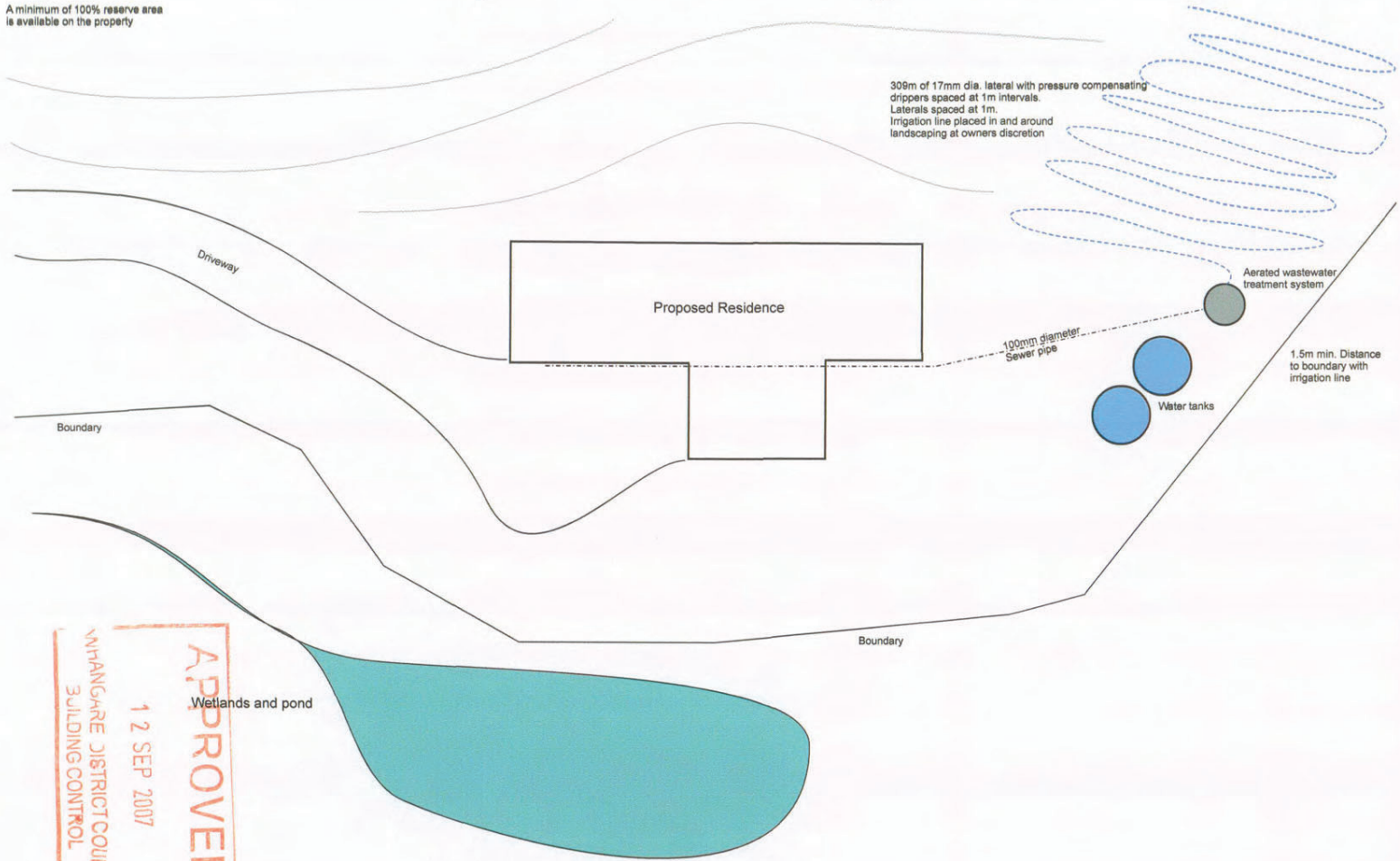


Photograph showing property
and proposed irrigation area

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A minimum of 100% reserve area
is available on the property

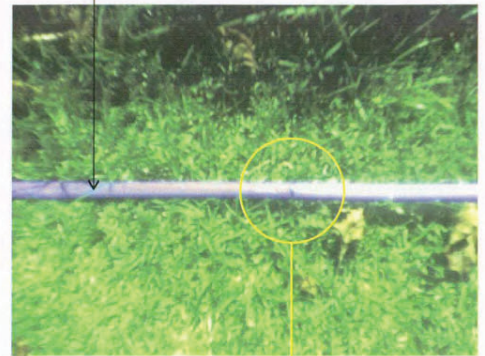


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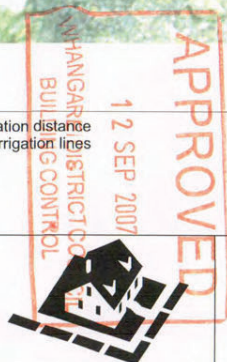
1m separation distance
between irrigation lines

Irrigation line laid on surface
around landscaping

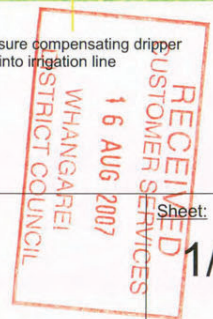


Pressure compensating dripper
built into irrigation line

Gerald Lilley Contracting (NZ) Ltd
PO Box 1872, Whangarei 0140
Phone (09) 433-5893
Mobile 021-5777-94
gerald_lilley@xtra.co.nz
www.environmentalengineers.co.nz



IRRIGATION LINE LAYOUT



Construction & Installation Requirements

1 Construction

- a) The irrigation system shall be constructed, installed, operated and maintained in such a manner to ensure treated effluent or wastewater does not pool or pond or run-off of the treated wastewater within or from the land application irrigation area.
- b) Effluent or wastewater shall not be permitted to discharge into any natural waterway or stormwater drain. A minimum distance of 15m to any natural waterway or stormwater drain should be adopted.
- c) The irrigation drip line shall be laid over topsoil and or on lawn or pasture following of the distribution pipework and then covered with 50 to 100mm of mulch, vegetation or bark.
- d) The irrigation lines should be spaced at a minimum of 1.0m apart.
- e) The irrigation area shall have adequate depth of natural topsoil to absorb the applied treated wastewater and to support the growth of evergreen plants and vegetation to maximise evapo-transpiration. Where natural topsoil is not present, then topsoil should be imported to the land application irrigation area.
- f) Inflow of surface water into the land application irrigation area shall be controlled or prevented. This can be achieved by installing cut-off trenches or shallow diversion drains to divert surface and groundwater away from the irrigation area.

2 Installation

- a) The Aerated Wastewater Treatment System (AWTS) shall be installed by a recognised Installer or Drainlayer.
- b) The AWTS irrigation pump shall have performance characteristics that match the hydraulic requirements of the irrigation system.
- c) All plumbing and drainage work shall be carried out under the direction of a registered plumber and drainlayer in accordance with AS/NZS 3500.2:2003, the Building Act 1991, the Building Regulations 1992 and Approved Documents, (in particular, Approved Document G13: Foul Water) and the relevant NZ Standards and legislation.
- d) All sanitary fixtures shall be connected using new pipe and fittings.
- e) All new pipes are to be rubber ring jointed (RRJ) UPVC sewer pipe. UPVC sewer pipe and fittings shall conform to NZS 7643: Unplasticised PVC Sewer and DrainPipe and Fittings, and AS/NZS 2032:2006 Installation of PVC Pipe Systems.
- f) All PVC pipework shall be laid and bedded in accordance with NZS 7643: Installation of UPVC Pipe Systems, and AS/NZS 2032:2006 Installation of PVC Pipe Systems.

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- g) The minimum cover to pipes shall be 500mm for pipes laid in open country, and 600mm for pipes laid in driveways and similar areas subject to traffic loading.
- h) The presence of buried pipes shall be indicated using underground marking tape.
- i) Where it is not possible to obtain the specified cover, pipe protection shall be provided by unreinforced concrete slab.
- j) A 75 mm thickness of concrete shall be placed over the entire width of any trench requiring protection. The concrete shall have a minimum compressive strength of 17 MPa when tested after 28 days. The concrete shall be kept continuously damp or otherwise protected against rapid drying until the trench is backfilled.
- k) The preferred particle size for granular bedding material is 5 mm to 10 mm, with a maximum allowable particle size of 20 mm. GAP 7 or similar approved.
- l) Access points shall be installed to facilitate cleaning and the clearance of blockages in accordance with the Building Act 1991 and Approved Document G13: Foul Water. Such access points shall be constructed and positioned to prevent the ingress of ground water and tree roots.
- m) Use approved 17mm diameter irrigation pipe with pressure compensating drippers. The pipes and fittings shall comply with AS/NZS 4129 and AS/NZS 4130 Polyethylene Pipes and Fittings

3 Commissioning

- a) Effluent and treated wastewater land application irrigation area shall be prepared and landscaped and the irrigation system fully installed as required by Council prior to the commissioning of the treatment system.
- b) An installation and commissioning report shall be produced and include as-built details. This information shall be provided to the Council or local authority, and to the owner if required.
- c) The owner of the AWTs shall enter into a service contract agreement with the Installer. The AWTs shall be serviced twice yearly to ensure trouble free operation. The results of the service agreement will be passed onto the Council for their records.

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Looking after the Aerated Wastewater Treatment System

Avoid putting the following into the toilet, kitchen sink, bath, shower, or laundry:

- ☒ Sanitary pads or tampons, paper tissues, paper towels, disposable nappies, nappy liners, cigarettes, rags, or other materials
- ☒ Engine oils, hydrocarbons, cooking oils, fats, grease
- ☒ Compostable vegetable matter
- ☒ Acids, pesticides, medicines, paint, thinners or other materials which will kill the bacteria in the system
- ☒ Septic tank "cleaning chemicals"

- ☒ Use biodegradable detergents and cleaners
- ☒ Check detergents cleaners to see if they are suitable for use with an on-site biological treatment system
- ☒ Do scrape all your dishes to remove fats and food particles before washing
- ☒ Do shake sand and dirt from clothes before washing them
- ☒ Install water saving devices such as dual flush toilets

Protect the Disposal Field

- ☒ Do not allow vehicles or stock onto the disposal area
- ☒ Do not restrict access to the AWTS
- ☒ Do not allow stormwater or groundwater to enter the AWTS tank
- ☒ Do restrict access to any areas of land that have been especially planted as part of the irrigation area

Refer also "Looking after your Household Sewerage System" published by the Northland Regional Council, or go to www.nrc.govt.nz



Suitable plant species for effluent disposal areas

Shrubs and Trees

NZ blueberry/Turutu
Begonias
Canna Lily
Flax
Fuchsia
Geraniums
Koromiko
Philodendrons
Rangiora
Rhubarb
Astelia
Manuka
Taro
Banana sp.
Wheki
Kowhai
Swamp maire

Mamuku
Cyprus papyrus
Pukatea
Black Taro
Alocasia sp.
Coprosma sp
Hebe
Weeping Mapou
Pokaka
Cabbage tree
Lacebark
Ribbonwood
Poataniwha
Heketara
Poataniweta
Kohuhu

Grasses, Sedges and Rushes

Perennial ryegrass
Red clover
Yorkshire fog
Gahnia/Tupari maunga
Purei/Makura
Giant umbrella sedge
Toetoe

Sharp spike sedge
Oioi
Jointed twig sedge
Longwood tussock
Pukio
Hooksedge



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Limitation

Every effort by Gerald Lilley Contracting (NZ) Ltd. has been made to ensure the system is designed accordingly with the client's interests and property conditions.

This system has been designed in accordance with Australian/New Zealand Standard 1547:2000 "On-Site Domestic Wastewater Management"

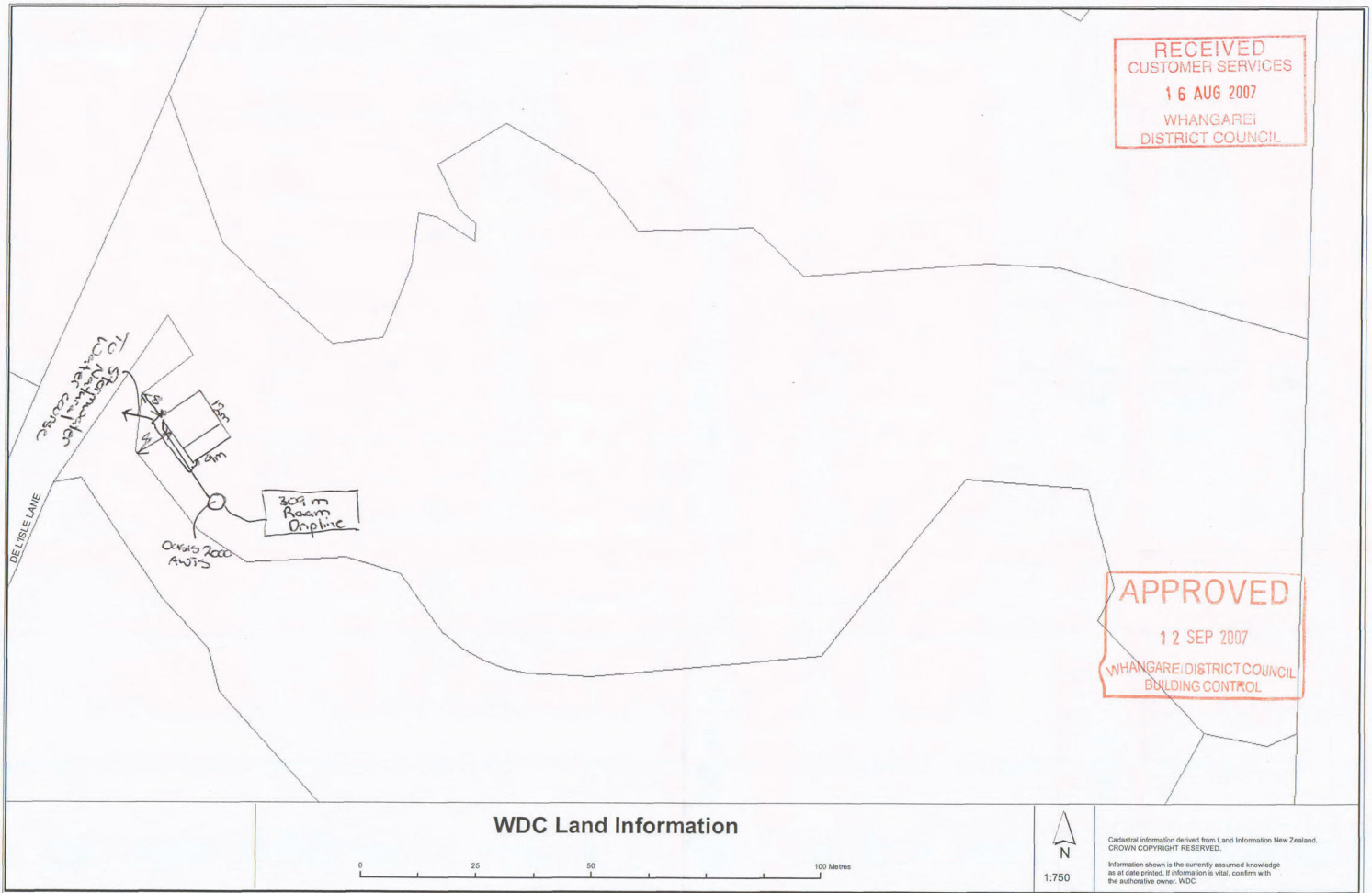
This report has been prepared solely for the client at their request, and/or the request of their agent, and contains information pertaining to the client's property and the design of an on-site effluent disposal system for that property. The information provided from Gerald Lilley Contracting (NZ) Ltd. is subject to copyright and reliance by other parties on the information and recommendations given in this report shall be at the parties' own risk.

Note the report is prepared for the installation of an Aerated Wastewater Treatment System. The report is valid only if the sewerage system is serviced and maintained in accordance with the manufacturers and local Council requirements.

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BUILDING CONTROL



Job: 08038

Date : 23 June 2008

Whangarei District Council
Private Bag 9023
WHANGAREI



ENGINEERING CONSULTANTS

Commercial
Industrial
Residential

Attn: Duty Building Inspector

Dear Sir,

Hulse Residence
De L'Isle Lane, Maungatapu
Lot 6 DP 358736



Purpose

The purpose of this letter is to confirm the house foundation soil capability of supporting 900mm of hardfill.

Background

On 20 June 2008 Studio Marotta Ltd has carried out two scala penetrometer tests on the building site where the hardfill will be placed. The original ground is comprised of medium strength volcanic soil becoming very stiff with depth.

Conclusions

The test results show that the original ground has sufficient strength for supporting 900mm of compacted hardfill.

Limitations

This letter has been prepared solely for the benefit of our client and the Whangarei District Council in relation to the building consent application for which this letter has been prepared. The comments in it are limited to the purpose stated. No liability is accepted by Studio Marotta Ltd in respect of its use by any other person. Any other person who relies upon any matter contained in this letter does so entirely at their own risk.

Yours faithfully,

Vinnie Marotta
BE, MIPENZ, CPENG
STUDIO MAROTTA LTD



Forum North, Private Bag 9023
Whangarei 0148, New Zealand
Telephone: +64 9 430 4200
Facsimile: +64 9 438 7632
Email: mailroom@wdc.govt.nz
Website: www.wdc.govt.nz

Code Compliance Certificate BC07103218
Section 95, Building Act 2004
Issued: 18 April 2011

The Building

Street Address of building:	40 De L'Isle Lane (Pvt) Whangarei 0179
Legal Description of land where building is located:	LOT 6 DP 358730 LLP 115803
Building name:	N/A
Location of building within site/block number:	N/A
Level unit number:	N/A
Current, lawfully established use:	N/A
Year first constructed:	N/A

The Owner

D J Hulse
L W Hulse
132 Kara Road
RD 9
Whangarei 0179

Phone number:	4346234
Mobile number:	0212708282
Facsimile number:	4346224
Email address:	dv-lw-hulse@xtra.co.nz
Website:	N/A

First point of contact for communications with the building consent authority:

Contact Person

D J Hulse
L W Hulse
132 Kara Road
RD 9
Whangarei 0179

Phone number:	4346234
Mobile number:	0212708282
Facsimile number:	4346224
Email address:	dv-lw-hulse@xtra.co.nz
Website:	N/A

Street address/registered office:	40 De L'Isle Lane (Pvt) Whangarei 0179
-----------------------------------	---

Building Work**Storage Shed with Awning and Effluent System**

Building Consent number

BC07103218

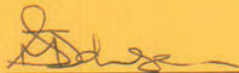
Issued by:

Whangarei District Council

Code Compliance

The building consent authority named below is satisfied, on reasonable grounds, that –

(a) The building work complies with the building consent.



Signature

Support Assistant – Code Compliance

Position

On behalf of: Whangarei District Council

18 April 2011

Code Compliance Certificate BC07103218

108779

BUILDING CONSENT No: 108779
Section 51, Building Act 2004



WHANGAREI
DISTRICT COUNCIL

Issued: 05 June 2008
Project Information Memorandum No. 107603

The Building

Street Address of building: DE L'ISLE LANE (PVT), RD 9, WHANGAREI 0179
Legal Description of land where building is located:
LOT 6 DP 358730
LLP: 115803
Building Name: N/A
Location of building within site/block number:
N/A
Level/unit Number N/A

First point of contact for communications with council/building consent authority:

The Owner

Name of owner: DEREK JOHN & LEANNE WENDY HULSE
Mailing Address: 14 TUTURU VIEW
RUAKAKA

Street address/registered office: DE L'ISLE LANE (PVT)
RD 9
WHANGAREI 0179

Phone number: (Bus.) 09 459 4988 (Pvt.) 021 2708282
Facsimile number: N/A
Email address: N/A
Website: N/A

Building Work

The following building work is authorised by this consent:

4 BEDROOM DWELLING & ATTACHED GARAGE

*Creating the ultimate
living environment*

Forum North, Private Bag 9023
Whangarei 0140, New Zealand
Telephone: +64 9 430 4200
Facsimile: +64 9 438 7632
Email: mailroom@wdc.govt.nz
Website: www.wdc.govt.nz

This building consent is issued under section 51 of the Building Act 2004. This building consent does not relieve the owner of the building (or proposed building) of any duty or responsibility under any other Act relating to or affecting the building (or proposed building).

This building consent also does not permit the construction, alteration, demolition, or removal of the building (or proposed building) if that construction, alteration, demolition, or removal would be in breach of any other Act.

This building consent is subject to the following conditions:

No Requirements.

Compliance Schedule:

A compliance schedule is not required for the building.

Attachments:

No attachments.

Additional Information:

1: Dust Nuisance

The applicant must control dust nuisance created by any site or building works.

2: Toilet Facilities

Toilet facilities must be provided within reasonable distance of the construction site. Ground discharge is no longer acceptable.

Signature

(A Goulsbro)

SUPPORT ASSISTANT – BUILDING COMPLIANCE

Position

On behalf of: Whangarei District Council

Date: 5 June 2008

BUILDING CONSENT NO. 108779



LOT 6
D.P 358730
AREA: 2.5075 ha
DE L'ISLE LANE
MAUNGATAPERE

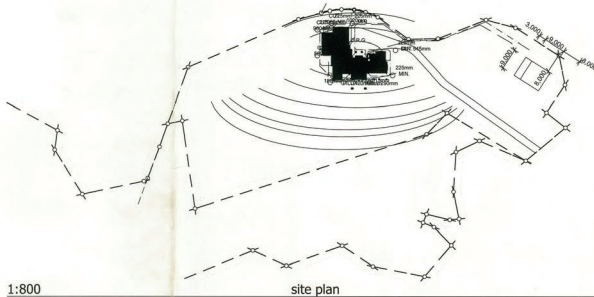
SITE COVERAGE: >5%

LIVING ENVIRONMENT:
COUNTRYSIDE

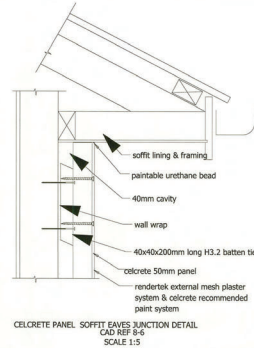
WIND ZONE: MEDIUM 1:800

NOTE: CONTOURS @
500mm

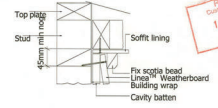
EXCAVATED VOLUME
135 CUBIC METERS



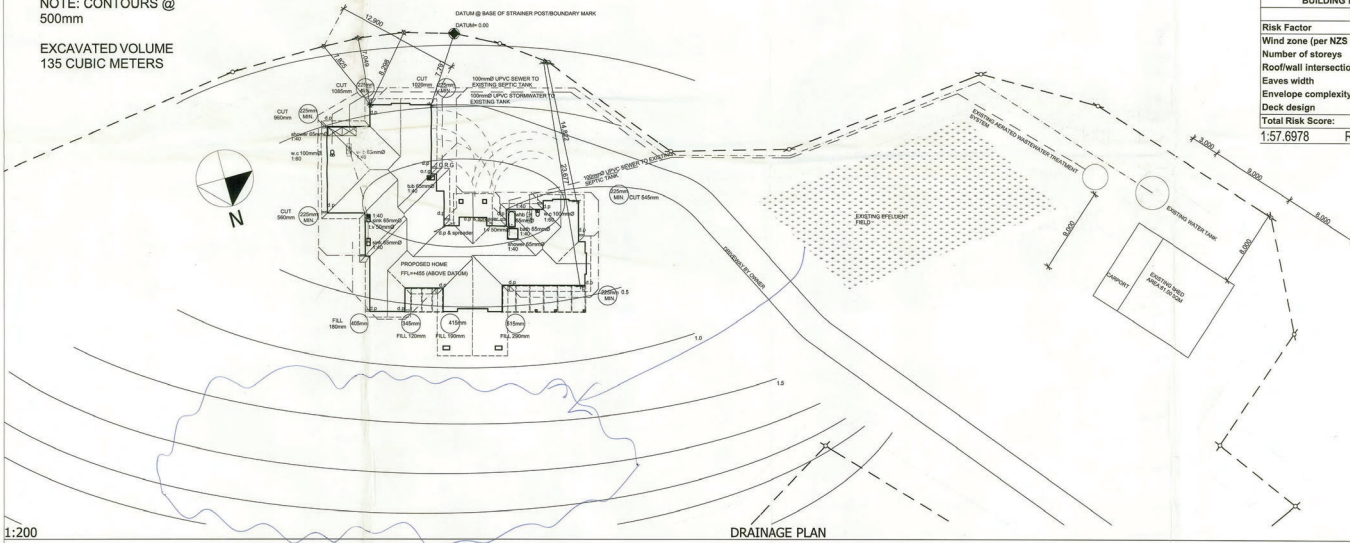
site plan



SOFFIT DETAILS



CAVITY SOFFIT JUNCTION
Scale 1:5



DRAINAGE PLAN

BUILDING ENVELOPE RISK MATRIX		
All Elevations		
Risk Factor		Risk Severity Risk Score
Wind zone (per NZS 3604)	Medium risk	0
Number of storeys	Low risk	0
Roof/wall intersection design	Low risk	0
Eaves width	Medium risk	1
Envelope complexity	Low risk	0
Deck design	Low risk	0
Total Risk Score:	1:57.6978	RISK MATRIX 07

PROJECT:
HULSE RESIDENCE

ADDRESS:
KARA ROAD MAUNGATAPERE

DESIGN: ORIGINAL

DRAWN: J.L.M.
CHECKED BY:

DATE: 02/03/07
SCALE:
JOB NO.

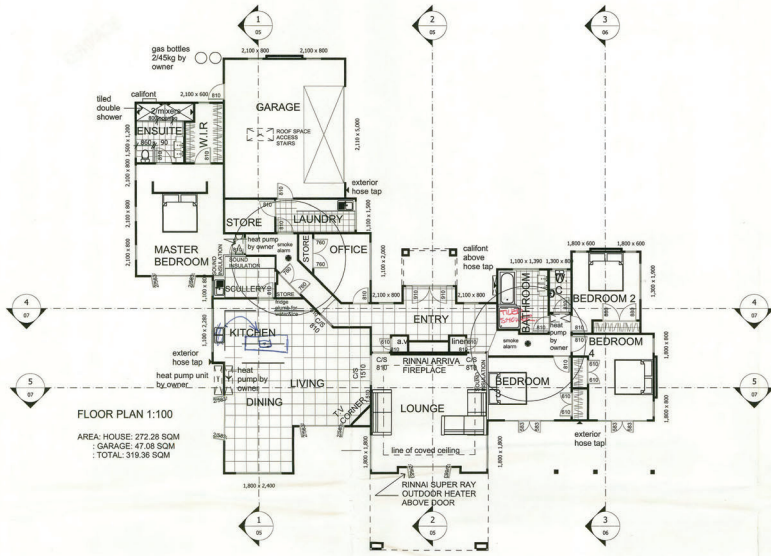
AMENDMENTS:

SCANNED



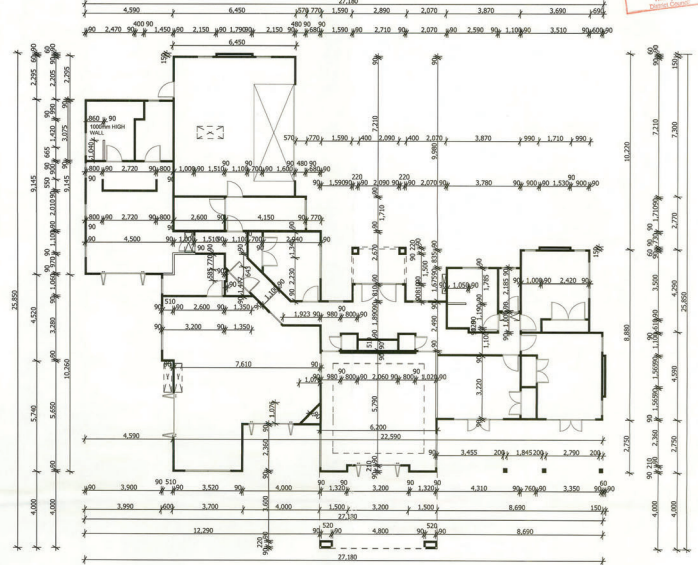
DRAWING NO.

1 OF 9



1:100

Ground Floor



1:100

DIMENSION PLAN

0.

PROJECT:
HULSE RESIDENCE

ADDRESS:
KARA ROAD MAUNGATAPERE

DESIGN-ORIGINAL

DRAWN: J.L.M
 CHECKED BY:
 DATE: 02/03/07
 SCALE:
 JOB NO.

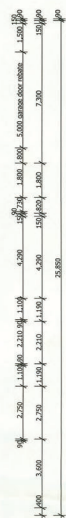
AMENDMENTS:

SCANNED

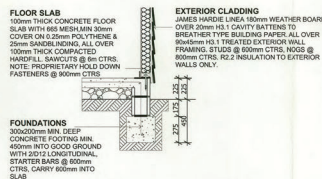
APPROVED
 00 108778
 4 JUN 2007
 MANUKAU DISTRICT COUNCIL
 BUILDING CONTROL

DRAWING NO.

2 OF 9



FLOOR SLAB PLAN



1:20	CHIMNEY CAPPING	09	1:20	CONCRETE FOUNDATION LINEA	08
------	-----------------	----	------	---------------------------	----

ADDRESS: KARA ROAD MAUNGATAPERE



SOUTH ELEVATION

E-01



WEST ELEVATION

E-02



NORTH ELEVATION

E-03

EAST ELEVATION

SCANNED

SCANNED

DRAWING NO.

3 OF 9



WHANGAREI
DISTRICT COUNCIL

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Whangarei 0148, New Zealand
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Facsimile: +64 9 438 7632
Email: mailroom@wdc.govt.nz
Website: www.wdc.govt.nz

Code Compliance Certificate BC08108779
Section 95, Building Act 2004
Issued: 19 April 2011

The Building

Street Address of building:	40 De L'Isle Lane (Pvt) Whangarei 0179
Legal Description of land where building is located:	LOT 6 DP 358730 LLP 115803
Building name:	N/A
Location of building within site/block number:	N/A
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The Owner

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L W Hulse
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Whangarei 0179

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Email address:	dj-lw-hulse@xtra.co.nz
Website:	N/A

Street address/registered office:	40 De L'Isle Lane (Pvt) Whangarei 0179
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Building Work

**Four Bedroom Dwelling and Attached
Garage**

Building Consent number

BC08108779

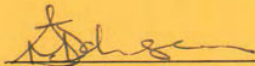
Issued by:

Whangarei District Council

Code Compliance

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(a) The building work complies with the building consent.



Signature

Support Assistant – Code Compliance

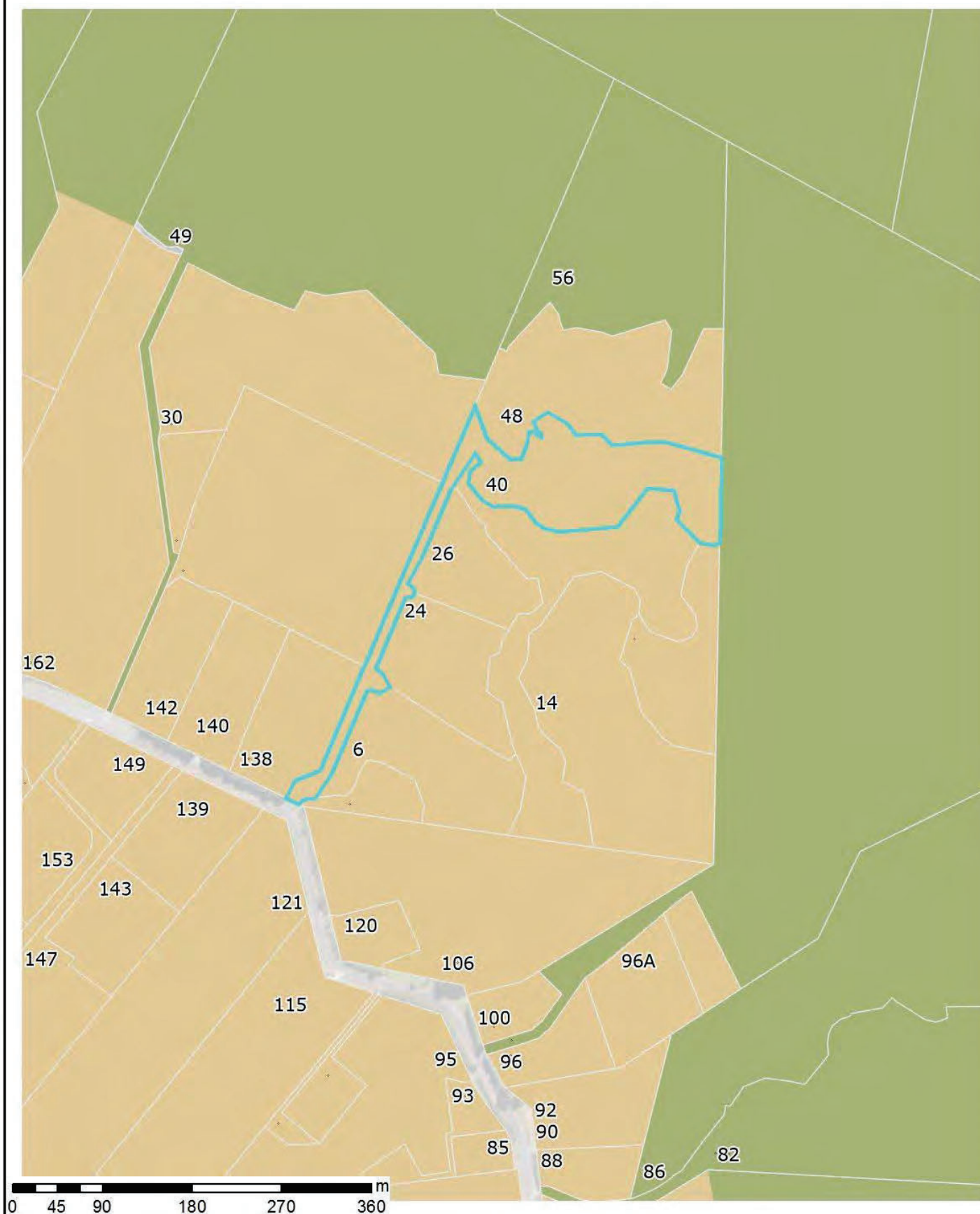
Position

On behalf of: Whangarei District Council

19 April 2011

Code Compliance Certificate BC08108779

District Plan Appeals Version - Zones



Monday, September 12, 2022

Scale: 1:5,000

The information displayed is schematic only and serves as a guide.

It has been compiled from Whangarei District Council records and is made available in good faith but its accuracy or completeness is not guaranteed. Cadastral Information has been derived from land Information New Zealand's (LINZ) Core Record System Database (CRS).

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District Plan Appeals Version – Map Legend

Zone Maps

	Northpower Critical Overhead Lines CEL
	Northpower Critical Underground Lines CEL
	Multi Title Site
	Rescue Helicopter Flight Path
	Designation
	Papakāinga Rule PKA 1.5.1 indicative only, Maori Land Court data
	Precincts and Development Areas
	Large Lot Residential Zone
	Settlement Zone Residential Sub-Zone
	Settlement Zone Centre Sub-Zone
	Settlement Zone Industry Sub-Zone
	Low Density Residential Zone
	General Residential Zone
	Medium Density Residential Zone
	Rural Production Zone
	Rural Lifestyle Zone

	Future Urban Zone
	Strategic Rural Industries Zone
	Fonterra Kauri Milk Processing SRIZ – Ancillary Irrigation Farms
	Marsden Primary Centre
	Ruakaka Equine Zone
	Neighbourhood Centre Zone
	Local Centre Zone
	Commercial Zone
	Shopping Centre Zone
	Mixed Use Zone
	Waterfront Zone
	City Centre Zone
	Light Industrial Zone
	Heavy Industrial Zone
	Airport Zone
	Hospital Zone
	Port Zone
	Development Area
	Open Space Zone
	Sport and Active Recreation Zone
	Natural Open Space Zone

Resource Areas Maps

	Notable Tree Overlay
	Heritage Buildings, Sites & Objects
	Sites of Significance to Maori
	Runway
	Air Noise Boundary
	Outer Control Boundary
	Esplanade Priority Area
	Coastal Hazard 1
	Coastal Hazard 2
	Strategic Railway Line Protection Area
	Strategic Road Protection Area (indicative only)
	Indicative Road
	Road Hierarchy
	National
	Regional
	Arterial
	Primary Collector
	Secondary Collector
	Low Volume
	Access
	Heritage Area Overlay
	Flood Susceptible Areas
	Mining Hazard Area 1
	Mining Hazard Area 2
	Mining Hazard Area 3
	Fonterra Noise Control Boundary
	Helicopter Hovering Area
	QRA Quarrying Resource Area
	QRA Mining Area
	QRA Buffer Area
	QRA 500m Indicative Setback
	Goat Control Areas
	Coastal Area
	Outstanding Natural Feature
	Outstanding Natural Landscape

Appeals

	NZTA and KiwiRail
	Kainga Ora
	Other

Coastal Areas Maps

	Coastal Area
	Outstanding Natural Character Area
	High Natural Character Area

All District Plan Maps

	Northpower Tower CEL-Cat1
	National Grid Tower
	Northpower Overhead Critical Line Cel-Cat1
	National Grid Line
	Coastline
	Coast, rivers and streams

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