

Your Ref

In reply please quote
LIM0315/21

If calling, please ask for
Melissa Muir



Postal Address
Private Bag 544, Ngaruawahia 3742
New Zealand

0800 492 452
www.waikatodistrict.govt.nz

03 September 2020

O Bird
136C Starr Road
RD 1
Taupiri 3791

Dear Oliver

LAND INFORMATION MEMORANDUM

Please find enclosed your Land Information Memorandum for 45 Paetai Road OHINEWAI

If you have any queries please do not hesitate to contact me.

Yours faithfully

A handwritten signature in blue ink, appearing to read "Melissa Muir".

Melissa Muir
Land Information Officer

Land Information Memorandum



45 Paetai Road OHINEWAI
LOT 3 DP 334756 BLK III RANGIRIRI SD



www.facebook.com/WaikatoDistrictCouncil 0800 492 452 www.waikatodistrict.govt.nz

Waikato

DISTRICT COUNCIL
Te Kaunhera aa Takiwaa o Waikato

Land Information

Memorandum

In reply please quote: LIM0315/21
If calling, please ask for: Melissa Muir

LOCAL GOVERNMENT OFFICIAL INFORMATION AND MEETINGS ACT 1987

The information supplied in this Land Information Memorandum is based on existing Waikato District Council records that may not be complete. The property has not been inspected or surveyed by the Council. It is the purchaser's responsibility to check the boundaries of the property.

It is assumed that any purchaser will search the certificate of title that is not held by the Council and will personally inspect the property and its surrounds. This information deals solely with the property named below, and does not disclose any relevant information that may affect adjacent properties.

It is the sole responsibility of any purchaser to ensure that the land is suitable for a particular purpose.

► Property Details:

Valuation Reference:	04401/024.00
Legal Description:	LOT 3 DP 334756 BLK III RANGIRIRI SD
Area:	1.436 Hectares more or less
Property Location:	45 Paetai Road OHINEWAI
Owners:	Jocelyn Anne Skelton, Donald Alfred Skelton

► Property Location:



Information regarding –
44A(2)
(c) information relating to any rates owing in relation to the land

► Rates & Rating Valuation:

Information regarding –
44A(2)(c) information relating to any rates owing in relation to the land

Annual rates for 2018/2019	\$ 1,982.88	Balance Owing: \$ 0.00 (Balance of 1st instalment due 21 September 2020)
Value of Improvements	\$ 195,000.00	
Land Value	\$ 410,000.00	
Capital Value	\$ 605,000.00	
Date of Valuation	1 July 2017	

Valuation

Properties in the Waikato District are re-valued every three years in accordance with the Rating and Valuations Act 1988.

Rates and 2014 and 2017 valuations can be viewed online using the Rating Information Database (RID) available on the Waikato District Council website at <https://www.waikatodistrict.govt.nz/>

Current Rates

A copy of the current 2019/2020 rates assessment is attached. The 2020/2021 rates are based on the valuations dated 1 July 2017.

A new part fee and charge will apply for those ratepayers that connect to specific council services after 1 July. These changes will mean that anyone that builds a new dwelling after 1 July will pay for the services their property receives (e.g. waste water, storm water, rubbish) through fees and charges, rather than rates, until rates are struck on their property in the following financial year. You will receive an invoice from Council following granting of your Code Compliance Certificate (CCC). Rates are only struck once a year.

<https://www.waikatodistrict.govt.nz/your-council/fees-and-charges>

If you have any queries with regards to the 2019/2020 rates, please contact a member of the rating team on 0800 492 452 or e-mail rates@waidc.govt.nz.

Rates Capital Value

Please note that the rates reflected on this LIM were calculated based on the capital value of the property as at 1 July of the current rating year. Any changes to the capital value of the property that have taken place since 1 July will be reflected in the rating charges for this property in the next rating year. Please contact a member of the rating team on 0800 492 452 if you require further clarification or have any questions.

Information regarding –
44A(2)

- (f) information relating to the use to which that land may be put and conditions attached to that use;
- (g) information which, in terms of any other Act, has been notified to the territorial authority by any statutory organisation having the power to classify land or buildings for any purpose;
- (h) any information which has been notified to the territorial authority by any network utility operator pursuant to the Building Act 1991 or the Building Act 2004

Under the Waikato District Plan the property is within the:

- Rural Zone
- Designation D6 - Environment Waikato
- Landscape Policy Area
- Waikato River Catchment Policy Area

Please refer to the Waikato District Plan or speak to a duty planner regarding specific requirements for development on properties within these areas.

Designated Site D6

The site is designated for a particular purpose identified in the District Plan. Further reference should be made to the Planning Maps, schedules, and the authority responsible for the designation. In most cases, designated sites carry the same zoning as the surrounding land.

Designations

This property is within close proximity (500m) to land that is designated for a particular purpose:

- B4 - Minister of Conservation - Waikato River Islands Wildlife Management Reserve - Waikato River, Rangiriri / Ohinewai
- D6 - Environment Waikato - Soil Conservation & River Control - Ohinewai
- D8 - Soil Conservation & River Control - Huntly North & Rangiriri West
- J6 - New Zealand Transport Agency
- LI - The New Zealand Railways Corporation - North Island Main Trunk Railway

For further information please refer to the planning maps attached and the Waikato District Plan, which is available to view on our website: <https://www.waikatodistrict.govt.nz>

Development Contributions

- Builders, developers and owners cannot presume that all development contributions have been paid at the time of subdivision.
- The link to the current Development Contributions Policy is;
<https://www.waikatodistrict.govt.nz/your-council/fees-and-charges/development-contributions>
- For any queries on specific properties please email DevelopmentContributions@waidec.govt.nz providing the specific property number and/or property address

Development contributions policies, capital works schedules, catchments and levies are subject to review and change.

Credits are given for any development contributions paid at the time of subdivision but additional development contributions may be required at time of building consent or service connection.

■ Planning Continued

Information regarding –

44A(2)

- (f) information relating to the use to which that land may be put and conditions attached to that use:
- (g) information which, in terms of any other Act, has been notified to the territorial authority by any statutory organisation having the power to classify land or buildings for any purpose:
- (h) any information which has been notified to the territorial authority by any network utility operator pursuant to the Building Act 1991 or the Building Act 2004

Proposed District Plan

Waikato District Council has notified a new Proposed District Plan which applies to the entire Waikato District, including the land which is the subject of this LIM report. The Proposed District Plan has been notified in two stages. Stage 1 covered all topics other than natural hazards and the impacts of climate change which are covered by Stage 2 and Variation 2.

Council's website contains information on the Proposed District Plan relevant to the land which is the subject of this LIM report. You can view this information on Council's website

[<https://www.waikatodistrict.govt.nz/pdp>](https://www.waikatodistrict.govt.nz/pdp)

The Proposed Planning Map for this property for Stage 1 is included in this LIM.

Operative District Plan

For further information please refer to the planning maps attached and the Waikato District Plan, which is available to view on our website: [<https://www.waikatodistrict.govt.nz>](https://www.waikatodistrict.govt.nz)

For any restrictions of the use of the property please refer to the Record/Certificate of Title.

► Resource Consents:

Application No	Description	Decision
70 04 130	SUBDIVISION CONSENT	GRANTED
SUB0017/04	Create 2 additional lots	19 January 2004
	S127 RMA 1991 – Change or Cancel Conditions	08 April 2004
	LAND USE CONSENT	GRANTED
690158	Allow relocation of existing dwelling onto site	02 May 1996

Requisitions: No known planning requisitions to date.

Planning rules relating to this property are contained in the Waikato District Plan and are not outlined in this LIM report. The Waikato District Plan is available to view on Council's website at

www.waikatodc.govt.nz.

Information regarding –
44A(2)

- (d) information concerning any consent, certificate, notice, order, or requisition affecting the land or any building on the land previously issued by the territorial authority (whether under the Building Act 1991, the Building Act 2004, or any other Act);
- (e) information concerning any certificate issued by a building certifier pursuant to the Building Act 1991 or the Building Act 2004;
- (ea) information notified to the territorial authority under section 124 of the Weathertight Homes Resolution Services Act 2006;

It is recommended that a potential purchaser engage a building consultant to complete a pre-purchase inspection of buildings. Irrespective of code of compliance, structures are subject to deterioration over time and works may have been undertaken without building consent. If requested and supplied, a copy of this may be filed on council records for future references and Land Information Memoranda.

Architects and designers require wind & earthquake information to establish bracing requirements for building development.

► Building Consents/Permits:

Number	Description	Consent/Permit issued date	CCC Issued/ Completed Date
86937	Relocate Dwelling	09 May 1996	09 March 1998
87448	1 Garage & 2 Utility Barn	05 August 1996	19 September 1997 *

Requisitions: No known building requisitions to date.

***Interim Code of Compliance**

■ Water Supply

Information regarding –
44A(2)

- (ba) any information that has been notified to the territorial authority by a drinking-water supplier under section 69ZH of the Health Act 1956:
- (bb) information on—
 - (i) whether the land is supplied with drinking water and if so, whether the supplier is the owner of the land or a networked supplier:
 - (ii) if the land is supplied with drinking water by a networked supplier, any conditions that are applicable to that supply:
 - (iii) if the land is supplied with water by the owner of the land, any information the territorial authority has about the supply:

The property is located outside an area currently served by a community water supply administered by Waikato District Council.

■ Drinking Water (potable water supply)

The property is not connected to a community water supply. It is the property owner's responsibility to ensure suitable drinking water is supplied on-site.

The construction of a bore for the taking of ground water requires consent from the Waikato Regional Council, for further information contact Waikato Regional Council.

Information regarding –

44A(2)

(b) information on private and public stormwater and sewerage drains as shown in the territorial authority's records:

■ Wastewater

The property is located outside an area currently served by a community system for wastewater disposal.

On-site wastewater disposal must comply with the Waikato Regional Plan and the AS/NZS standard for On-site Domestic Wastewater Management. New on-site effluent disposal systems must be designed and certified by an engineer or suitably qualified person.

Existing System

The property has an existing on-site wastewater disposal system. Wastewater disposal systems are sized in relation to the number of bedrooms of a dwelling and the potential occupancy.

Future building works that include additional bedrooms will require an assessment from an engineer or other suitably qualified person approved by the Council, of whether the existing on-site effluent treatment system is capable of adequately treating and disposing of the increased loadings. If upgrades are required, these shall be designed, supervised and certified by an engineer or other suitably qualified person to comply with AS/NZS 1547:2012 and the Waikato Regional Plan.

It is recommended that potential purchasers engage a contractor to inspect the septic tank prior to settlement. The Waikato District Council does not maintain or monitor private wastewater disposal systems and NZ standards indicate a septic tank should be cleaned / emptied every 3 years.

■ Stormwater

The property is located outside an area currently served by a community system for stormwater or land drainage disposal.

For any new development, Onsite Stormwater Disposal will be required under the Waikato District Plan & Waikato Regional Plan prior to connection to any public stormwater network or drains.

For further Information please contact a Project Planning & Engineering Officer at the Waikato District Council.

■ Natural Hazards

Information regarding –
44A(2)

- (a) 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—
 - (i) is known to the territorial authority; but
 - (ii) is not apparent from the district scheme under the Town and Country Planning Act 1977 or a district plan under the [Resource Management Act 1991](#);

For further information on natural hazards that may affect this property please visit the Waikato Regional Hazards Portal at waikatoregion.govt.nz/regional-hazards-portal. If you have any questions on the content of the portal or require further information, please contact the Regional Resilience Team at Waikato Regional Council using the [online request form](#) or via phone on 0800 800 401.

Flood risk area (WRC or WDC)

Part of the land or site may be subject to flooding or inundation. A potential flooding hazard has been identified for this site from the attached Waikato Regional Council map at a scale of 1:50,000.

- *Where a proposed building is not above the identified flood level, Land Use Consent may be required under the Resource Management Act. To establish the ground level in relation to the design flood level in terms of Moturiki datum (sea level), it is recommended to engage a registered surveyor. Council holds no records relating to the ground level for this property.*

For further information relating to flooding or land drainage schemes, and to find out more specific information relating to your property, please go to the Waikato Regional Hazards Portal. <https://waikatoregion.maps.arcgis.com/apps/MapSeries/index.html?appid=f2b48398f93146e8a5cf0aa3fddce92c>

Under section 71-74 of the Building Act 2004, upon application for a building consent applicants must demonstrate that any proposed building work will be protected from hazards.

■ Additional Information

Information regarding –

44A(3) In addition to the information provided for under subsection (2), a territorial authority may provide in the memorandum such other information concerning the land as the authority considers, at its discretion, to be relevant.

■ Health

There are no outstanding Notices or Orders under the Health Act 1956 and related legislation in respect of the property.

■ Refuse

Waikato District Council's goal is to work towards a 'zero waste' target. On 1 July 2016 we introduced a pre-paid service to our refuse and recycling to help Waikato residents reduce the volume of waste they send to landfill. Less waste will save us all more in the long-run.

Refuse & Recycling Service Collection day for this property is **Friday**

For further information please see <https://www.waikatodistrict.govt.nz/services-facilities/refuse-and-recycling>

The property is on a domestic refuse collection route. For further information please contact the Council's Community Assets Operations Manager.

■ Utilities

The Waikato District Council does not hold records concerning utility systems it does not administer. For information concerning state highways (administered by NZ Transport Agency), electricity, telephone or gas, the relevant network operator should be contacted.

■ Telecommunication

This property may not have a physical connection to a telecommunications network.

Developer obligations are to demonstrate that a telecommunication network is available to serve the property, such network can be either physical or wireless.

Please contact the network utility supplier to confirm what telecommunication connection is available to the property.

Yours faithfully



Melissa Muir
Land Information Officer

Rates Information Database

Property details

Property location	45 Paetai Road OHINEWAI
Valuation number	04401/024.00
Legal description	LOT 3 DP 334756 BLK III RANGIRIRI SD - SUBJ TO & INT IN VARIOUS ESMTS

Property valuation

Capital value	\$605,000.00
Land value	\$410,000.00
Improvement value	\$195,000.00
Effective from	1 Jul 2018

Property apportionment(s)

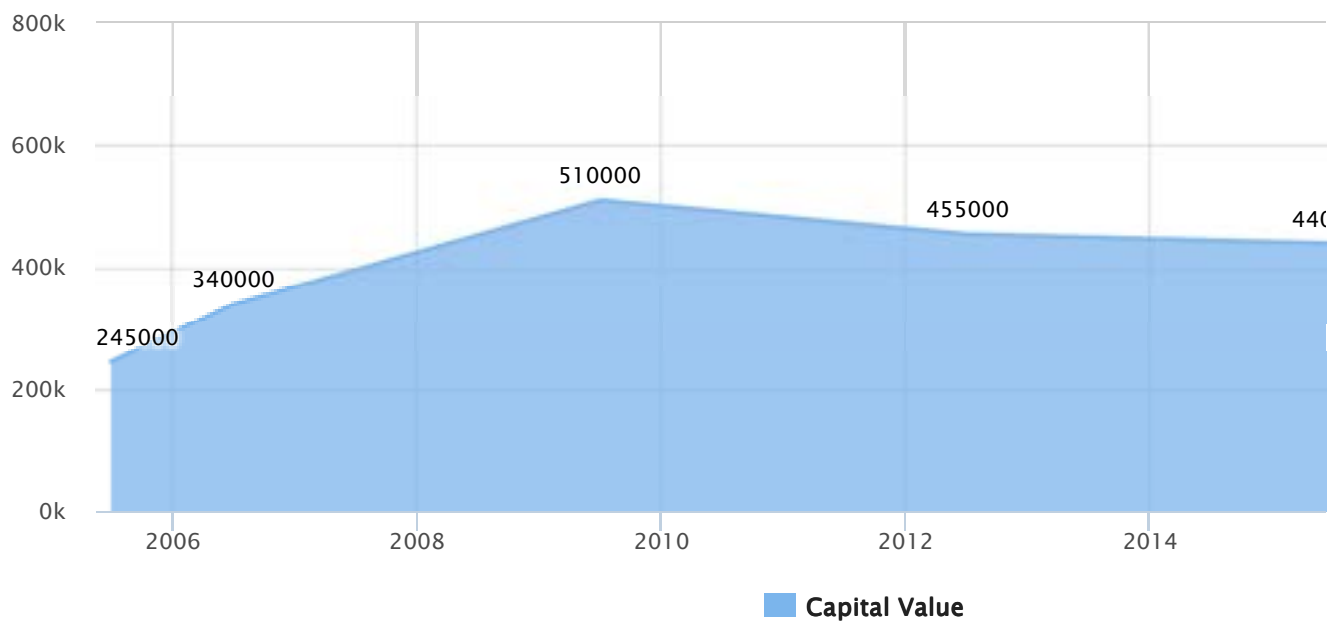
Area	1.44 ha (3.548 acre/14360 m ²)
Tenure code	Property is not leased. Owner is also occupier
Ownership code	Private: Individual
Rateability code	Rateable
Rating division	Std Property - Not Applicable, ie Not an apportionment
Land use	Lifestyle - Single unit
Land use zone	Rural
Property category	LI194B
Nature of improvement	DWG FG OB OI

Property charges (2020/21)

	Targeted rate factor	Factor applicable	Amount
District Refuse	per dwelling	1.00	\$222.71
General Rate	0.0022364c/\$	605000.00	\$1,353.02
Ohinewai Community Facilities	per dwelling	1.00	\$24.00
Uniform Annual General Charge (UAGC)	Fixed Charge	1.00	\$383.15

Total rates payable \$1,982.88 incl GST

Property valuation history





! If your property connects to any additional council services between now and the 30 June 2020, there will be additional charges added to your property in the following rating year. If you have any questions or queries with regards to your 2019/20 rates, please contact a member of the rating team on 0800 492 452 (tel:0800492452) or e-mail rates@waidc.govt.nz. ([mailto://rates@waidc.govt.nz](mailto:rates@waidc.govt.nz))



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



R. W. Muir
Registrar-General
of Land

DISCLAIMER
This document has been obtained on behalf of the client and is made available to customers for general information purposes only. Neither Barfoot & Thompson nor their client warrant the accuracy, completeness or currency of this document nor do they accept liability for any errors or omissions in this document. All customers should obtain and rely on their own documents and legal advice.

Identifier 142388
Land Registration District South Auckland
Date Issued 19 January 2005

Prior References
SA44A/619

Estate Fee Simple
Area 1.4360 hectares more or less
Legal Description Lot 3 Deposited Plan 334756

Registered Owners
Donald Alfred Skelton and Jocelyn Anne Skelton

Interests

Subject to mining rights created by Transfer 235404 (affects part formerly CT SA42D/694)
Excepting thereout from the part formerly in CT SA42D/694 all mines, minerals and metals under the said land
S628290 Gazette Notice declaring the adjoining State Highway No. 1 to be a limited access road - 10.10.1973 at 2.11 pm
Subject to a drainage right over part marked A on DP 334756 specified in Easement Certificate H885331.9 - 13.7.1989 at 9:50 am
The easements specified in Easement Certificate H885331.9 are subject to Section 309 (1) (a) Local Government Act 1974
Appurtenant hereto is a right to convey electricity created by Easement Instrument 6280614.4 - 19.1.2005 at 9:00 am
The easements created by Easement Instrument 6280614.4 are subject to Section 243 (a) Resource Management Act 1991
9822666.1 Mortgage to ANZ Bank New Zealand Limited - 26.8.2014 at 1:18 pm

Search Copy Dated 31/08/20 3:09 pm, Page 2 of 2
Register Only

7 August 2020

Postal Address

Private Bag 544
Ngaruawahia, 3742
New Zealand

0800 492 452

www.waikatodistrict.govt.nz

Dear resident,

RE: PROPOSED WAIKATO DISTRICT PLAN – NATURAL HAZARDS AND CLIMATE CHANGE

We have notified proposed planning provisions and maps for the Proposed Waikato District Plan that relate to natural hazards and the effects of climate change. We're writing to let you know that, as well as the proposed district-wide rules that would apply to all properties in the district, one or more of the proposed hazard overlays applies to your property. This letter identifies the proposed hazard overlay(s) on your property and what this means for your property.

The proposal takes a more detailed approach to managing natural hazards compared to the current district plan. It is based on new research, technical assessments and modelling of natural hazards. The maps attempt to predict hazards into the next 100 years and include changing risks due to predicted changes in the climate.

You will have received a flyer with your recent rates notice and we've included another copy with this letter. This flyer includes important information such as the submission closing date, how to make a submission, and when and where we are holding drop-in sessions. More information can also be found at www.waikatodistrict.govt.nz/stage2 and in our offices and libraries.

Your local knowledge is crucial for us to get this right. We really need you to have a look at the maps and tell us what you think. It's also important that you consider the proposed rules and give us feedback on them.

We've included a map of your property with this letter which shows the overlays. You can also access our online map viewer at www.waikatodistrict.govt.nz/stage2maps.

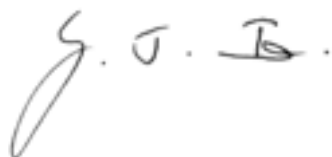
The following hazard overlay(s) are proposed to apply to your property at **45 Paetai Road OHINEWAI**:

- **Defended Area (Residual Risk Area)** - these are areas of land that would be at risk from flooding during a 1 in 100 year flood event if the land was not protected by a stopbank managed and maintained by the Waikato Regional Council. The proposed rules restrict earthworks and the placement of new buildings within 50 metres of a stopbank, and require specific information when undertaking a subdivision. The proposed rules are located in Chapter 15.6 of the Proposed District Plan.

We would like to take this opportunity to remind you that submissions close 5pm on Wednesday, 23 September 2020. If you have questions, pop along to your closest drop-in session and get help with making your submission from our independent Friend of the Submitter.

Alternatively, you can get in touch with us by phone on 0800 492 452, email districtplan@waidc.govt.nz, or pop in to our Ngaruawahia office and ask to speak to a staff member from the district plan team.

Yours sincerely,

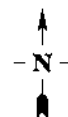
A handwritten signature in dark ink, appearing to read 'G. J. I.', with a large, stylized initial 'G' on the left.

Gavin Ion
CHIEF EXECUTIVE



LEGEND

	Flood Plain Management Area		Defended Area
	High Risk Coastal Hazard (Inundation) Area		Coastal Sensitivity Area (Open Coast)
	Coastal Sensitivity Area (Inundation)		Mine Subsidence Risk Area
	High Risk Coastal Hazard (Erosion) Area		Flood Ponding Area
	Coastal Sensitivity Area (Erosion)		High Risk Flood Area
			Water body
			Parcel boundary
			Property boundary
			Your Property



Your Property	2007937	If calling, please ask for
45 Paetai Road OHINEWAI	DPL0201	Troy Martin

22 November 2012

D A Skelton & J A Skelton

45 Paetai Road

RD 1

Huntly 3771

Dear Sir/Madam

CHANGES TO RULES FOR BUILDING SETBACKS FROM THE WAIKATO EXPRESSWAY

In 2006 Transit New Zealand (now The New Zealand Transport Agency “NZTA”) lodged an appeal to the Proposed Waikato District Plan regarding a number of matters including the minimum separation distances for buildings and dwellings from the designated boundary of the Waikato Expressway (Expressway).

The purpose of this letter is to advise that as a result of resolving the appeal by NZTA the minimum Permitted Activity separation distances from the Expressway have changed and may affect you as the owner of a property that adjoins the Expressway. Currently the minimum separation distance as a Permitted Activity for a building or dwelling depends on the zoning of the property. NZTA requested greater separation distances to provide a buffer to reduce the effects on property owners living in close proximity to the Expressway.

The implications of the new rules are that for new dwellings, the Permitted Activity minimum separation distance from the Expressway will be larger. However, during the negotiations with NZTA, Council acknowledged that there are existing properties adjoining the Expressway that due to either the size of the property or the location of existing buildings would not be able to comply with the new minimum separation distances. This has resulted in the rules being amended to allow for those existing properties to have reduced setbacks for:

- Detached non habitable accessory buildings (such as garages);
- Non habitable garages attached to a dwelling; and
- Minor additions to a dwelling that increase the floor area by less than 15%.

The construction of a new dwelling within the minimum setback requirements from the Expressway will require resource consent as a discretionary activity and new acoustic insulation will be required for all habitable rooms of a dwelling to reduce the noise associated.

If you have any queries about the implications of the rule changes, please do not hesitate to contact me by email troy.martin@waidc.govt.nz or phone 0800 492 452 ext 5671

Yours faithfully

A handwritten signature in blue ink that reads "Troy Martin".

Troy Martin

SENIOR POLICY PLANNER

08 April 2004

The Surveying Company
P O Box 466
PUKEKOHE 1872

District Office
15 Galileo Street, Private Bag 544
Ngaruawahia, New Zealand
Ph 07 824 8633
Fax 07 824 8091
Call free 0800 492 452
www.waikatodistrict.govt.nz

Area Offices
Huntly Ph 07 828 7551
Raglan Ph 07 825 8129

Dear Sir/Madam

APPLICATION TO CHANGE OR CANCEL CONDITIONS OF CONSENT: D A & J A SKELTON, 45 PAETI ROAD, OHINEWAI

You are advised of the following decision on your application, which has been made pursuant to authority delegated by the Council to the Environmental Services Group Manager.

DECISION A – SUBDIVISION

Pursuant to sections 34A(1) and 127 of the Resource Management Act 1991 the Waikato District Council under delegated authority, consents to add a lot to vest as road (condition 11) and replace a repeated condition with the correct condition (condition 10) to the subdivision consent granted on 19 January 2004 (Decision A). The conditions of consent shall now read as follows; (*amendments are shown in italics*)

GENERAL

- 1 The Land Transfer plan to give effect to this Resource Consent shall be generally consistent with the approved plan prepared by The Surveying Company (Drawing No. 233222) submitted with application SUB0017/04 and received by Council on 29 March 2004. A copy of the approved plan is attached.

ARCHAEOLOGICAL

- 2 The consent holder shall ensure that, should any human remains or archaeological items be exposed while undertaking works to give effect to conditions of this consent, works in that area will cease immediately. The Police, New Zealand Historic Places Trust, and Kaumatua representing the local Tangata Whenua shall be contacted and work shall not recommence in the affected area until any necessary statutory authorisations or consents have been obtained.

FINANCIAL CONTRIBUTIONS

3 Roading

Pursuant to section 108(2)(a) of the Resource Management Act 1991 a financial contribution for roading of \$9,262.00 (Nine Thousand Two Hundred and Sixty Two

dollars), inclusive of GST, shall be paid to the Council for the two additional lots. This is based on a Roding Contribution of \$4,631.00 (Four Thousand Six Hundred and Thirty One dollars), inclusive of GST, for each additional lot.

4 Reserve Contribution

Pursuant to section 108(2)(a) of the Resource Management Act 1991, a reserve contribution of \$2,250.00 (Two Thousand Two Hundred and Fifty dollars) shall be paid to Council for the two additional lots. This is based on a reserve contribution of \$1,125.00 (One Thousand One Hundred and Twenty Five dollars), inclusive of GST, for each additional lot. This shall be paid to the Council in lieu of vesting land.

ROADING

6 ~~The~~ existing entrance to Lots 1 & 3 shall be upgraded to a dual sealed standard residential vehicle entrance located as indicated on the approved plan, and constructed in accordance with Waikato District Council plan TSG-E3 to the satisfaction of Council.

7 Deleted.

8 Lot 2 shall be provided with a sealed standard residential vehicle entrance located as indicated on the approved plan, and constructed in accordance with Waikato District Plan plan No. TSG-E3, to the satisfaction of Council.

9 The surface of the sealed entrances shall be two coat chip seal, constructed with 180/200 grade bitumen and G3 and G5 chip. The seal shall extend not less than 5 metres from the edge of the existing seal, or to the property boundary if that is more than 5 metres.

Insert:

10 ~~Removal of trees and vegetation shall be carried out on the berms on both sides of the proposed entrance to Lot 2, to achieve sight distances of 170 metres, in accordance with District Plan Section 36.5 Table 7, to the satisfaction of Council.~~

11 Lot 4 shall be taken and vested to Council as road.

Advisory Notes:

1 When Building Consents are applied for the following matters will need to be addressed in any applications:

- (i) For some building sites a Registered Engineer may be required to confirm that ground conditions are suitable for building.
- (ii) For some sites a suitably qualified person will be required to design a suitable effluent disposal system.

2 The Waikato District Council's Area Engineer (Roading) is to be contacted a minimum of two weeks prior to any works being carried out in the road reserve.

3 Any construction works within the road reserve shall be carried out in accordance with Transit New Zealand's "Code Of Practice For Temporary Traffic Management".

DECISION B – LAND USE CONSENT

Pursuant to sections 34(A)(1), 104(b), 104(5) and 108 of the Resource Management Act 1991, the Waikato District Council, under delegated authority, grants land use consent for a discretionary activity for an accessory building to encroach into the southern side yard of 25 metres under the provisions of Plan Change 7, on a site legally described as Part Lot 2 DPS comprised in Certificate of Title 44A/619, South Auckland Land Registry, subject to the following conditions:

- 1 The accessory building located on Lot 3 and abutting Lot 1 shall not be used for habitable purposes.
- 2 The consent holder shall undertake screen planting of a plant species that will grow to a mature height of not less than 1.8 metres over two (2) growing seasons for a distance of 20 metres either side of the accessory building between the nearest fence and the building, along the southern side boundary.
The planting shall be undertaken by 15 January 2005 and maintained on an ongoing basis, to the satisfaction of Council. If any trees die, then these shall be replaced with a similar species.
- 3 Pursuant to section 36 of the Resource Management Act 1991 the consent holder shall pay the actual and reasonable costs incurred by the Council when monitoring the conditions of this consent.

The reasons for this decision are:

- 1 The cancelled and altered conditions do not affect the integrity of the subdivision consent 70 04 130 granted in January 2004.
- 2 The application to change the conditions is consistent with the objectives and policies for subdivision in the rural zone.
- 3 the applicant has agreed that the repeated condition in the original decision must be replaced by its intended condition.

A Lapsing of Consents

Your attention is drawn to section 125 of the Resource Management Act 1991. A summary of that section is that a resource consent lapses on the expiry of five years after the date of commencement of the consent, or after the expiry of such shorter or longer period as is expressly provided for in the consent, unless

- (a) The consent is given effect to, before the end of that period; or
- (b) An application which meets the criteria specified in section 125 is made to the Council.

B Compliance with Conditions

Please note that unless a specific time limit is stated in the conditions imposed by the Council when granting this consent, all conditions must be complied with before the use to which the consent relates is established.

C Changes to Conditions

Your attention is drawn to section 127 of the Resource Management Act 1991 which enables an application to be made at any time to Council to change or cancel any condition of this consent.

D Review of Decision on non-notified application

Your attention is drawn to section 357 of the Resource Management Act 1991. This section provides that there is a right of objection to Council in respect of this decision. Section 357(5) requires:

Any such objection shall be made by notice in writing to the Council, setting out the reasons for the objection, within 15 working days after the decision or requirement being notified to that person, or within such further time as may in any case be allowed by the consent of the Council.

E Right of Appeal

Your attention is drawn to the Resource Management Act 1991 sections 120 and 121 and also the Resource Management (Forms, Fees, and Procedure) Regulations 2003/153, Regulations 16 – 19. Some key provisions to note are as follows:

- i) You may appeal against the decision of the Council by lodging a Notice of Appeal in the prescribed form with the Registrar of the Environment Court and with the Council within 15 working days of the receipt by you, or the person who filed the application on your behalf, of the Council's decision. The address of the Environment Court is as follows:

The Registrar
Environment Court
P O Box 7147
Wellesley Street
AUCKLAND

8th floor, District Court Building
3 Kingston Street
AUCKLAND

Telephone: 09 916 9091
Fax: 09 916 9090

- ii) The appeal must be in the form prescribed by the Resource Management (Forms, Fees, and Procedure) Regulations 2003/153 or to like effect. The regulations may be purchased from Bennetts Government Bookshop, or they (and the RMA itself) are accessible on-line at www.legislation.govt.nz. The form is identified as Form 34 in the regulations.
- iii) A filing fee of \$55.00 GST inclusive must accompany every document by which appeal proceedings are commenced.

- iv) Section 21 of the Resource Management Act 1991 sets out important information as to the persons upon whom the appeal must be served and the time when service must take place. It is essential that these provisions be adhered to. Failure to do so may result in your appeal being struck out.

If you are in any doubt as to the procedures to be followed it is strongly recommended that you consult a lawyer.

Yours faithfully

A handwritten signature in black ink, appearing to be 'Joanne Smith', written over the typed name.

Joanne Smith

ENVIRONMENTAL ADMINISTRATION



2 May 1996

DA & JA Skelton
R D 3
WAIUKU

Dear Sir/Madam

APPLICATION FOR RESOURCE CONSENT: DA & JA SKELTON

You are advised of the following decision on your application, which has been made pursuant to a delegated authority by the District Planner.

" That pursuant to Sections 34(4), 105(1)(a) and 108 of the Resource Management Act 1991 the Waikato District Council under delegated authority grants consent to an application for a land use consent for a controlled activity to allow the relocation of an existing dwelling onto a site legally described as Pt Lot 2, DPS 43387 and located on State Highway One, Rangiriri subject to the following conditions:

- 1 That the development be in accordance with the plans submitted by the applicant on 28 March 1996.
- 2 That the steps, landing and baseboards be reinstated.
- 3 The dwelling to be resited on Pt Lot 2 shall have a minimum design floor level of R.L. 9.9 metres (Moturiki Datum). The minimum design floor level is to be confirmed prior to subfloor inspection being undertaken by Council staff.
- 4 That prior to the building consent being issued for the resiting of the building a cash bond of \$500 (Five hundred dollars) shall be lodged with the Council. The cash bond shall be held by the Council and refunded when the works listed in the conditions above have been completed to the satisfaction of the Council. The works are to be carried out within a period of twelve months from the date of issue of the building consent.
The cost of preparation of the bond documentation is to be borne by the applicant.

Note: Before the dwelling is shifted onto its new site an application for a building consent is to be approved and uplifted.

The reasons for this decision:

- a The proposal satisfies the requirements of Rule 46.5 of the Proposed Waikato District Plan, relating to the resiting of second hand buildings.

- b When the dwelling has been upgraded as required, it will fit effectively into the surrounding landscape with no detracting from the amenities of the locality.
- c Approval has been granted from Transit New Zealand for the construction of an entrance way to the site off State Highway One."

This decision has been made under the authority delegated to staff by Council.

A Lapsing of Consents

Your attention is drawn to Section 125 of the Resource Management Act 1991. A summary of that section is that a resource consent lapses on the expiry of 2 years after the date of commencement of the consent, or after the expiry of such shorter or longer period as is expressly provided for in the consent, unless

- (a) The consent is given effect to, before the end of that period:
or
- (b) An application is made to Council up to 3 months after the expiry of that period which meets the criteria specified in Section 125.

B Compliance with Conditions

Please note that unless a specific time limit is stated in the conditions imposed by the Council when granting this consent, all conditions must be complied with before the use to which the consent relates is established.

C Changes to Conditions

Your attention is drawn to Section 127 of the Resource Management Act 1991 which enables an application to be made at any time to Council to change or cancel any condition of this consent on the grounds that a change in circumstances has caused the condition to become inappropriate or unnecessary and the other specified criteria of Section 127 can be met.

D Review of Decision on non-notified application

Your attention is drawn to section 357(2) of the Resource Management Act 1991. This section provides that there is a right of objection to Council in respect of this decision. Section 357(5) requires:

Any such objection shall be made by notice in writing to the Council, setting out the reasons for the objection, within 15 working days after the decision or requirement being notified to that person, or within such further time as may in any case be allowed by the consent of the Council.

Right of Appeal

Your attention is drawn to the Resource Management Act 1991 Sections 120 and 121 and also Resource Management Regulations 1991/170 Section 10 and Part VI. Some key provisions to note are as follows:

- i You may appeal against the decision of the Council by lodging a Notice of Appeal in the prescribed form with the Registrar of the Planning Tribunal and with the Council within 15 working days of the receipt by you, or the person who filed the application on your behalf, of the Council's decision. The address of the Planning Tribunal is as follows:

The Registrar
Planning Tribunal
P O Box 5027
Wellington
- ii The appeal must be in the form prescribed by the Resource Management (Forms) Regulations 1991/170 or to like effect. The regulations may be purchased from the Government Printing Office. The form is identified as Form '7' in the regulations.
- iii A filing fee of \$55.00 GST inclusive must accompany every document by which appeal proceedings are commenced.
- iv Regulation 11 of the Resource Management (Forms) Regulations 1991/170 sets out important information as to the persons upon whom the appeal must be served and the time when service must take place. It is essential that these provisions be adhered to. Failure to do so may result in your appeal being struck out.

If you are in any doubt as to the procedures to be followed it is strongly recommended that you consult a lawyer.

Yours faithfully
M Buttimore
MANAGER



S G Colson
DISTRICT PLANNER
ENVIRONMENTAL SERVICES





FINAL CODE COMPLIANCE CERTIFICATE NUMBER: 86937

Section 43(3) Building Act 1991

ISSUED BY WAIKATO DISTRICT COUNCIL
BUILDING CONSENT NUMBER: 86937

POST TO	PROJECT
Owner: SKELTON, DONALD ALFRED Address: C/- AUCKLAND BUILDING REMOVALS P O BOX 101-066 NORTH SHORE MAIL CENTRE	Stage Number of an intended stages of: New or relocated building <input checked="" type="checkbox"/> Alteration <input type="checkbox"/> Other <input type="checkbox"/>
PROJECT LOCATION 2876 STATE HIGHWAY 1, OHINEWAI	Intended use(s) (in detail): Relocate a dwelling
LEGAL DESCRIPTION Property Number: 1003713 Valuation Roll Number: 04400 00600 Legal Desc: PT LOT 2 DPS 43387 BLK III RANGIRIRI SD	Intended life: Indefinite, but not less than 50 years <input checked="" type="checkbox"/> Specified as years Demolition <input type="checkbox"/>

This is a final code compliance certificate issued in respect of all of the building work under the above building consent.

Signed for and on behalf of the Council:

Name:

N. B. BOWLING

Signature:

.....

Position:

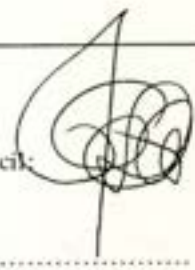
Building Control Officer

Date: 09/03/1998

BUILDING CONSENT NO. ABA 86937

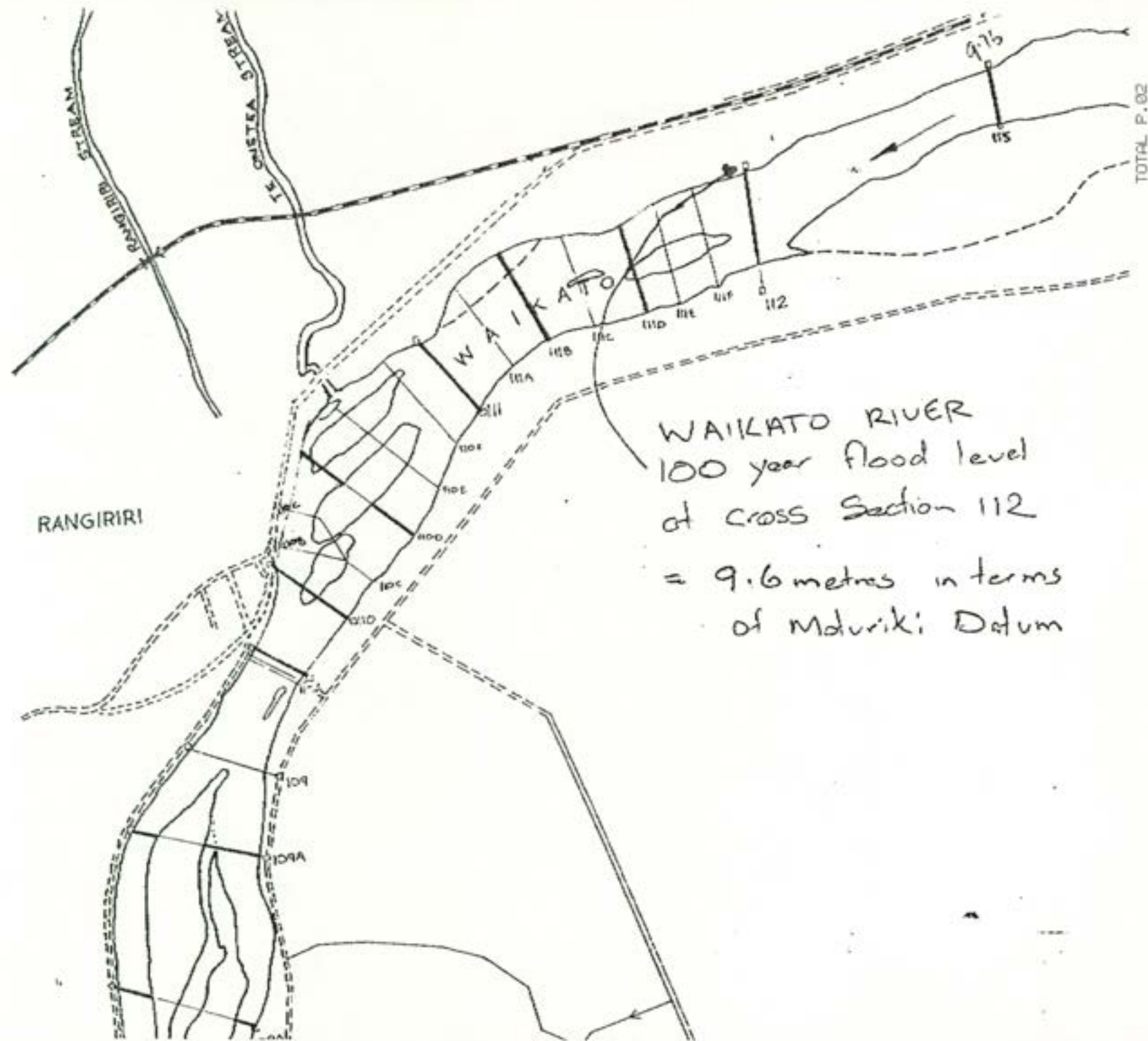
Section 35, Building Act 1991

ISSUED BY: WAIKATO DISTRICT COUNCIL

APPLICANT	PROJECT
Name: SKELTON, DONALD ALFRED Mailing Address: 826 4546 C/- AUCKLAND BUILDING REMOVALS, P O BOX 101-066, NORTH SHORE	All <input checked="" type="checkbox"/> Stage No of an intended stages
PROJECT LOCATION Street Address: STATE HIGHWAY 1, OHINEWAI, RANGIRIRI WARD	New or Relocated Building <input checked="" type="checkbox"/> Alteration <input type="checkbox"/> Demolition <input type="checkbox"/>
LEGAL DESCRIPTION Property Number: 1003713 Valuation Roll No: 04400 00600 Legal Description: T LOTS 1-3 DPS 43387 ALLOTS 697 698 SEC	Intended Use(s) in detail: Relocate a dwelling Intended Life: Indefinite, not less than 50 years <input checked="" type="checkbox"/> Specified as years <input type="checkbox"/> Estimated Value: \$ 75000
COUNCIL CHARGES The balance of Council's charges payable on uplifting of this building consent, in accordance with the tax invoice are: PAID Total: \$ ALL FEES ARE GST INCLUSIVE	Signed for and on behalf of the Council:  Name: J E Smith Position: Administration Date: 9/5/96

This building consent is a consent under the Building Act 1991 to undertake building work in accordance with the attached plans and specifications so as to comply with the provisions of the building code. It does not affect any duty or responsibility under any other Act not permit any breach of any other Act.

This building consent is issued subject to the conditions specified in the attached pages headed "Conditions of Building Consent No"



DATE: 23/4/96

AMENDMENTS RECEIVED FOR BUILDING PERMIT APPLICATION

APPLICATION NUMBER: 86937.

NAME OF OWNER: SKELTON.

PLANNING:

PLUMBING AND DRAINAGE:

BUILDING:

SITE LEVELS

ENGINEERING:



BRIAN FOOTE
A • S • S • O • C • I • A • T • E • S
BRIAN FOOTE • JIM GASSON • DENE ROWMAN

4400/6
86937

APPRAISAL HOUSE
138 HALL STREET
PO BOX 466
PUKEKOHE

PH: 09 238 9991
FAX: 09 238 3828

19 April 1996

The Building Inspectors
Waikato District Council
Private Bag 544
NGARUAWAHIA

Waikato District Council
Map Ref: 04/762
Filed Ref: 04/762
REC'D 22 APR 1996
City No.
Instructions
MAIL

Date Received by
23 APR 1996
Environmental Services

ATTENTION: Mr Murray Johnstone

Dear Sir

D A AND J A SKELTON BUILDING PERMIT, STATE HIGHWAY NO. 1, RANGIRIRI

On behalf of the above applicants, we can confirm that the house site has been levelled and the appropriate pegs placed on site.

The pegs have been placed and the builders are to be notified of the required height to obtain a floor level of 9.900 metres above Mean Sea Level. The floor level will be approximately 1.00 metre above the ground level. This is 310 mm above the 100 year flood level which Environment Waikato have notified us to be at 9.590 metres above Mean Sea Level in this area.

If further information is required in this regard, please do not hesitate to contact the writer.

Yours faithfully
BRIAN FOOTE ASSOCIATES

J M GASSON
Registered Surveyor

c.c. Mr Don Skelton
RD 3
Waiuku

Ref : 969688

DATE: 15-4-96

AMENDMENTS RECEIVED FOR BUILDING PERMIT APPLICATION

APPLICATION NUMBER: 86937

NAME OF OWNER: SKELTON.

PLANNING:

PLUMBING AND DRAINAGE:

BUILDING:

100 YEAR FLOOD LEVEL.

ENGINEERING:

MINUTE SHEET

Department:

Subject:

FILE NOTE

Section:

File No.

Date:

To -

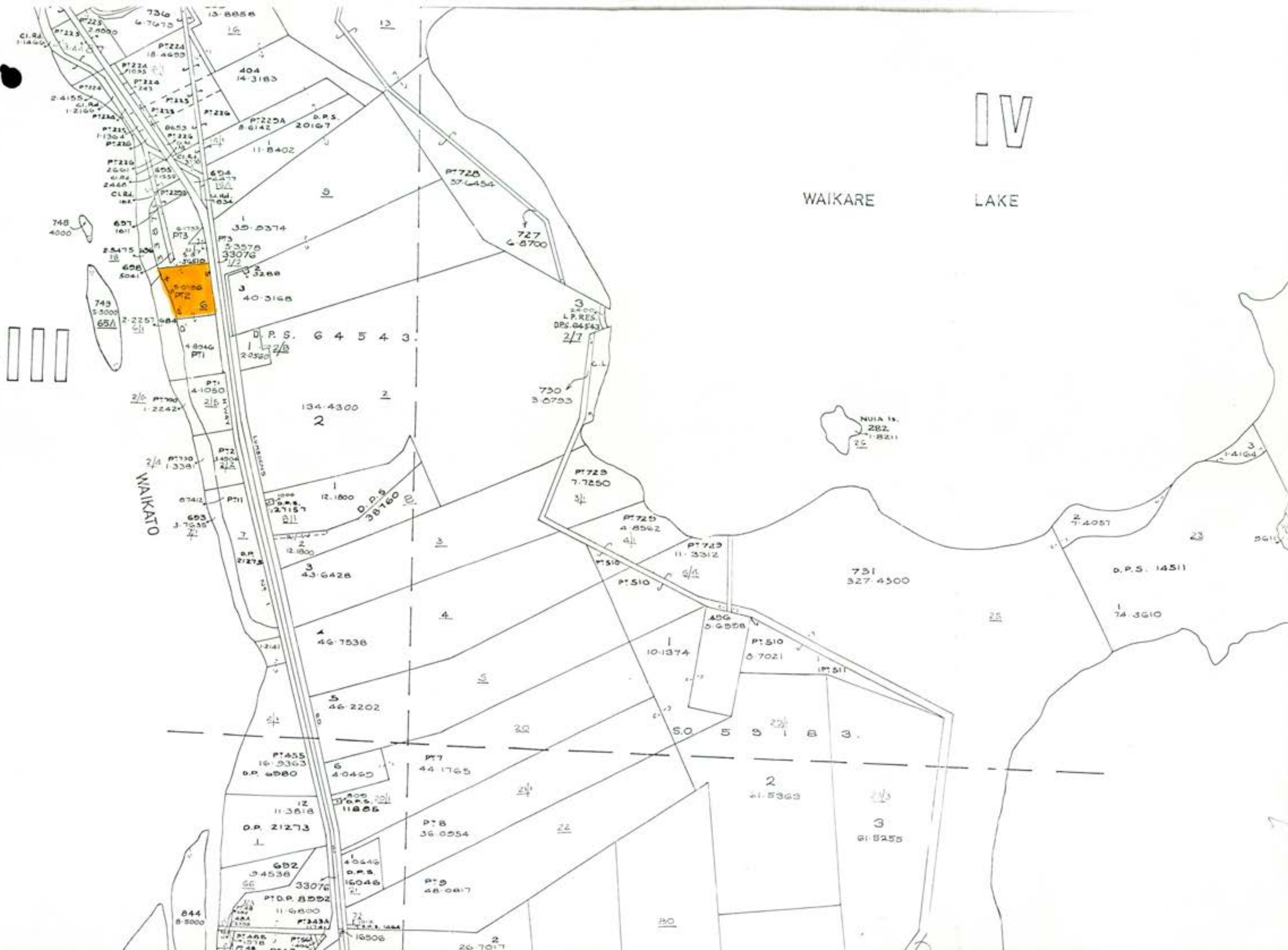
Ramp Owner to Discuss
Fibrelite Roof, may contain
Asbestos, suggest they
Contact Health Wembako
to discuss further

[Signature]
12-4-96

LAKE

WAIKARE

LAKE





Date Received by
28 MAR 1996
Environmental Services

15 RAWHITIROA ROAD

KOHIMARAMA.

Name: Skelton

Sleep out.

1. Location of STOREY: foundation
 single
 upper of two
 lower of two

SITE WIND ZONE: (Table 2.4) low / medium
 high / very high

EARTHQUAKE ZONE: (Fig. 2.2, Table 2.3) A / B / C

SITE ADDRESS

City/Town or District: Rangariri
 Street and Number: S.H.1
 or LOT 2 D.P. Number: 543387

2. FOR EARTHQUAKE

Roof weight: light / heavy
 Average Roof Pitch: 10
 Type of Cladding: light / heavy
 Earthquake Zone: C
 Storey in Roof space: yes no

$E = 3.0 \text{ BU's/m}^2$

3. FOR WIND

Building Height: 2.5 m
 Roof Height: 1.5 m
 Stud Height: 1.5 m
 Wind Speed: 10 m/s

$W = 61 \text{ BU's/m Along}$
 $W = 50 \text{ BU's/m Across}$

4. ROOF or BUILDING LENGTH: 5.05 m
 ROOF or BUILDING WIDTH: 3.68 m
 GROSS ROOF or BUILDING PLAN AREA: 18.6 m²

5. EARTHQUAKE LOAD (ACROSS and ALONG) $E \times \text{GPA} = 3 \times 18.6 = 55.8 \text{ BU's}$
 WIND LOAD: ACROSS $W \text{ ACROSS} \times \text{BL} = 50 \times 5.05 = 252 \text{ BU's}$
 WIND LOAD: ALONG $W \text{ ALONG} \times \text{BL} = 61 \times 3.68 = 224 \text{ BU's}$

Date Received by

28 MAR 1996

Environmental Services

ALONG					EARTHQUAKE		WIND	
WALL OR BRACING LINE		BRACING ELEMENTS PROVIDED						
1	2	3	4	5	6 EQ	7 EQ	6 W	7 W
Line Label	Minimum BU's Required	Bracing Element No.	Bracing Type	Length Element (m) L	Rating BU/m EQ	BU's Achieved (BU/m x L) EQ	Rating BU/m W	BU's Achieved (BU/m x L) W
A	50		14	2				
B	50		14	2	4x70		4x160	
C								
D								
E								

TOTALS ACHIEVED	EQ	280	W	640
TOTALS REQUIRED	EQ	56	W	224

ACROSS					EARTHQUAKE		WIND	
WALL OR BRACING LINE		BRACING ELEMENTS PROVIDED						
1	2	3	4	5	6 EQ	7 EQ	6 W	7 W
Line Label	Minimum BU's Required	Bracing Element No.	Bracing Type	Length Element (m) L	Rating BU/m EQ	BU's Achieved (BU/m x L) EQ	Rating BU/m W	BU's Achieved (BU/m x L) W
M	50		14	2				
N	50		14	2	4x70		4x160	
O								
P								
Q								

TOTALS ACHIEVED	EQ	280	W	640
TOTALS REQUIRED	EQ	56	W	252

Date Received by

28 MAR 1996

Environmental Services

ALONG

WALL OR BRACING LINE		BRACING ELEMENTS PROVIDED			EARTHQUAKE		WIND	
1	2	3	4	5	6 EQ	7 EQ	6 W	7 W
Line Label	Minimum BU's Required	Bracing Element No.	Bracing Type	Length Element (m) L	Rating BU/m EQ	BU's Achieved (BU/m x L) EQ	Rating BU/m W	BU's Achieved (BU/m x L) W
A	129		14	3				
B	70		14	1				
C	70		14	1	7 x 70		7 x 60	
D	129		14	2				
E								

TOTALS ACHIEVED

EQ 490

W 1120

TOTALS REQUIRED

EQ 348

W 952

ACROSS

WALL OR BRACING LINE		BRACING ELEMENTS PROVIDED			EARTHQUAKE		WIND	
1	2	3	4	5	6 EQ	7 EQ	6 W	7 W
Line Label	Minimum BU's Required	Bracing Element No.	Bracing Type	Length Element (m) L	Rating BU/m EQ	BU's Achieved (BU/m x L) EQ	Rating BU/m W	BU's Achieved (BU/m x L) W
M	120		14	2				
N	70		14	1				
O	70		14	2	7 x 70		7 x 60	
P	90		14	3				
Q								

TOTALS ACHIEVED

EQ 490

W 1120

TOTALS REQUIRED

EQ 348

W 952

Name:

Skellon

House

1. Location of STOREY: foundation
 single
 upper of two
 lower of two

SITE WIND ZONE: (Table 2.4) low / medium
 high / very high

EARTHQUAKE ZONE: (Fig. 2.2, Table 2.3) A-2-C

SITE ADDRESS

City/Town or District: RangaririStreet and Number: SH1or
 1. LOT 2 D.P. Number: S 4387

2. FOR EARTHQUAKE

Roof weight: light heavy
 Average Roof Pitch: 20
 Type of Cladding: light heavy
 Earthquake Zone:
 Storey in Roof space: yes / no

E = 3.0 BU's/m²

3. FOR WIND

Building Height: 5.0 m
 Roof Height: 2.0 m
 Stud Height: m
 Wind Speed:

W = 71 BU's/m Along
 W = 71 BU's/m Across

4. ROOF or BUILDING LENGTH

BL = 12.9 m

ROOF or BUILDING WIDTH

BW = 12.0 m

GROSS ROOF or BUILDING PLAN AREA

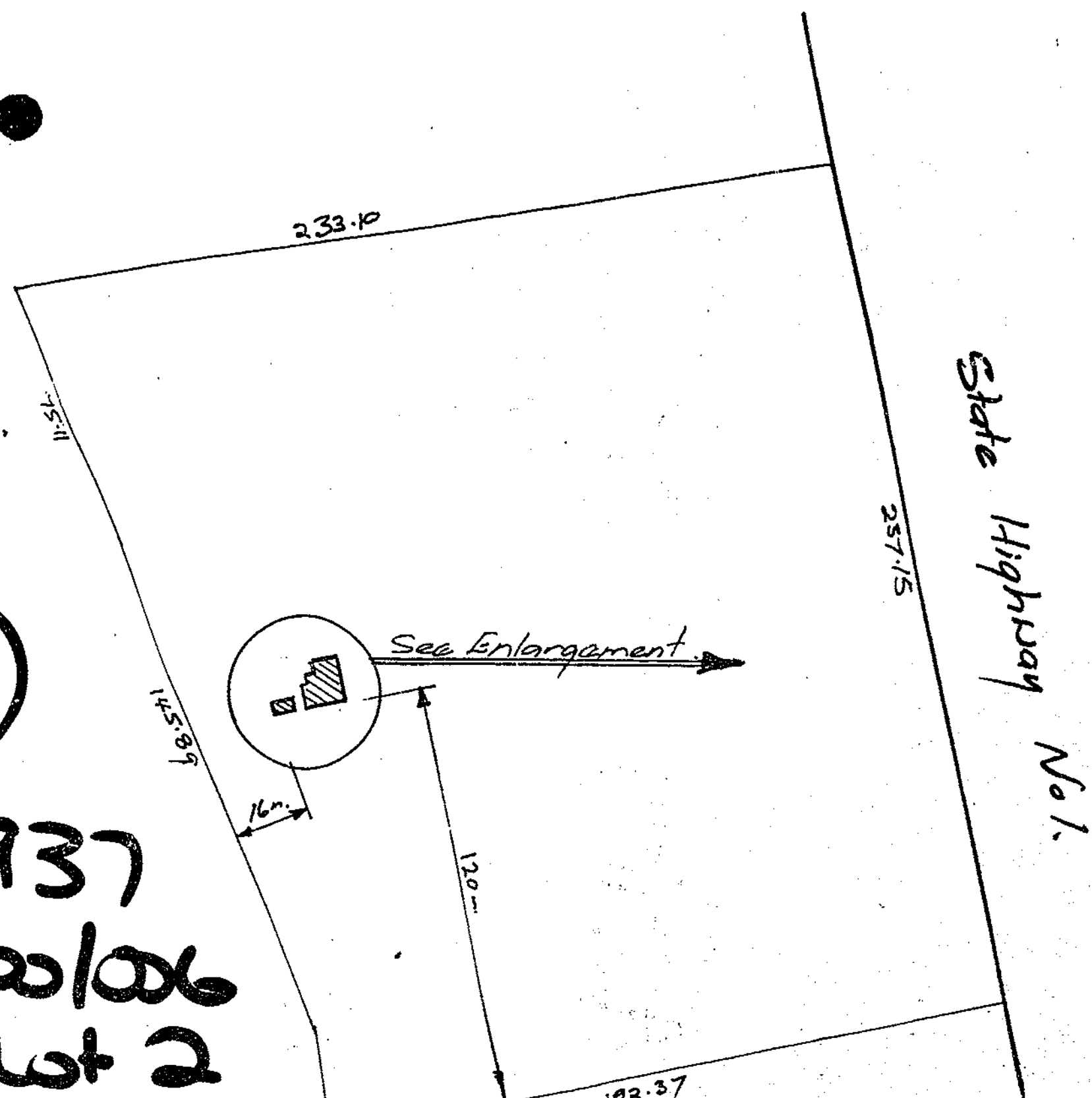
GPA = 116 m²

5. EARTHQUAKE LOAD (ACROSS and ALONG) E x GPA = 3 x 116 = 348 BU's 5

WIND LOAD: ACROSS W ACROSS x BL = 71 x 12.9 = 915 BU's 6

WIND LOAD: ALONG W ALONG x BL = 71 x 12.0 = 852 BU's

5)
86937
4400/006
Pt Lot 2
DPS 43387
9/5/96

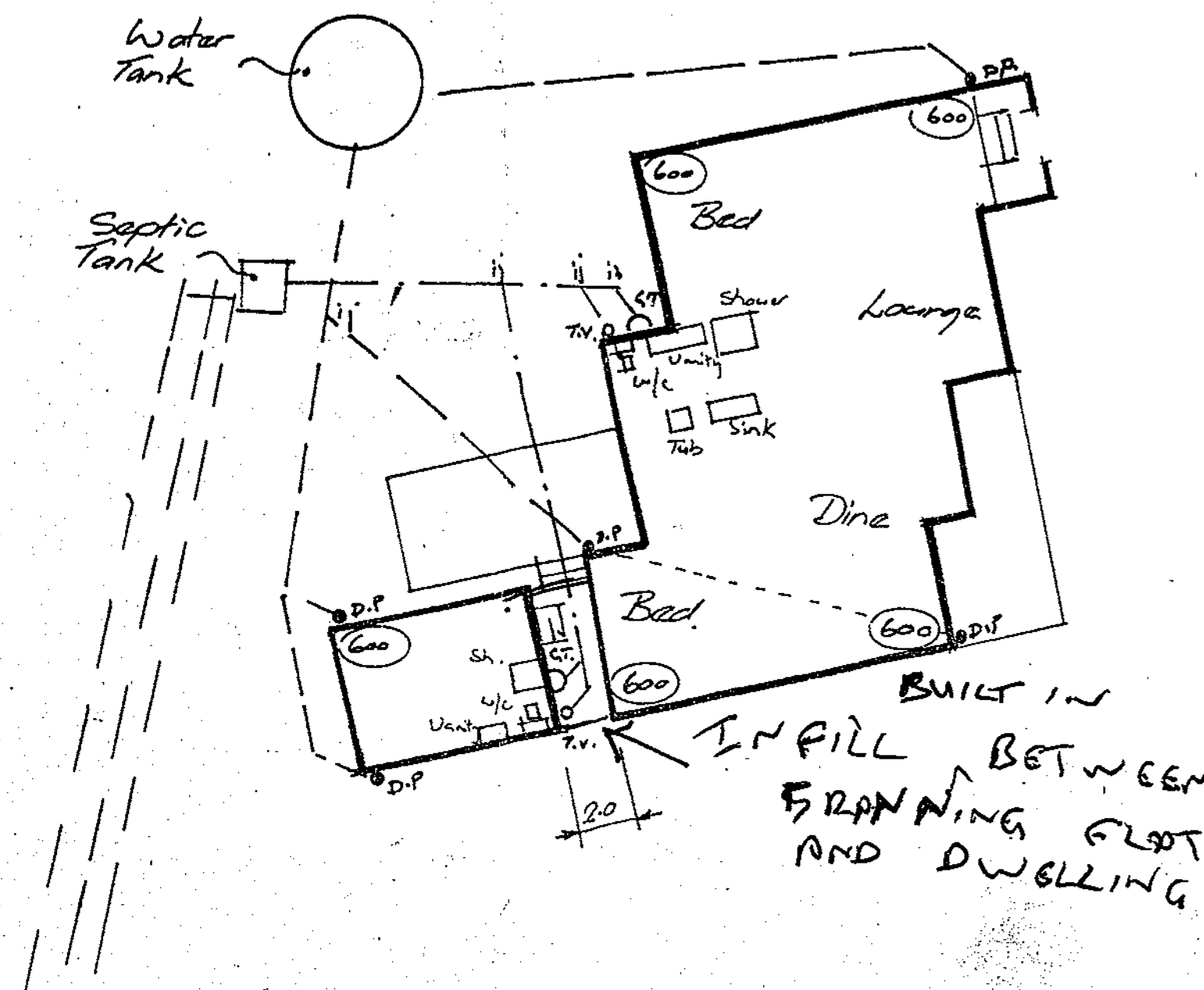


Pt 2
D.P. S.43387
Area 5.0796 ha.

Notes:

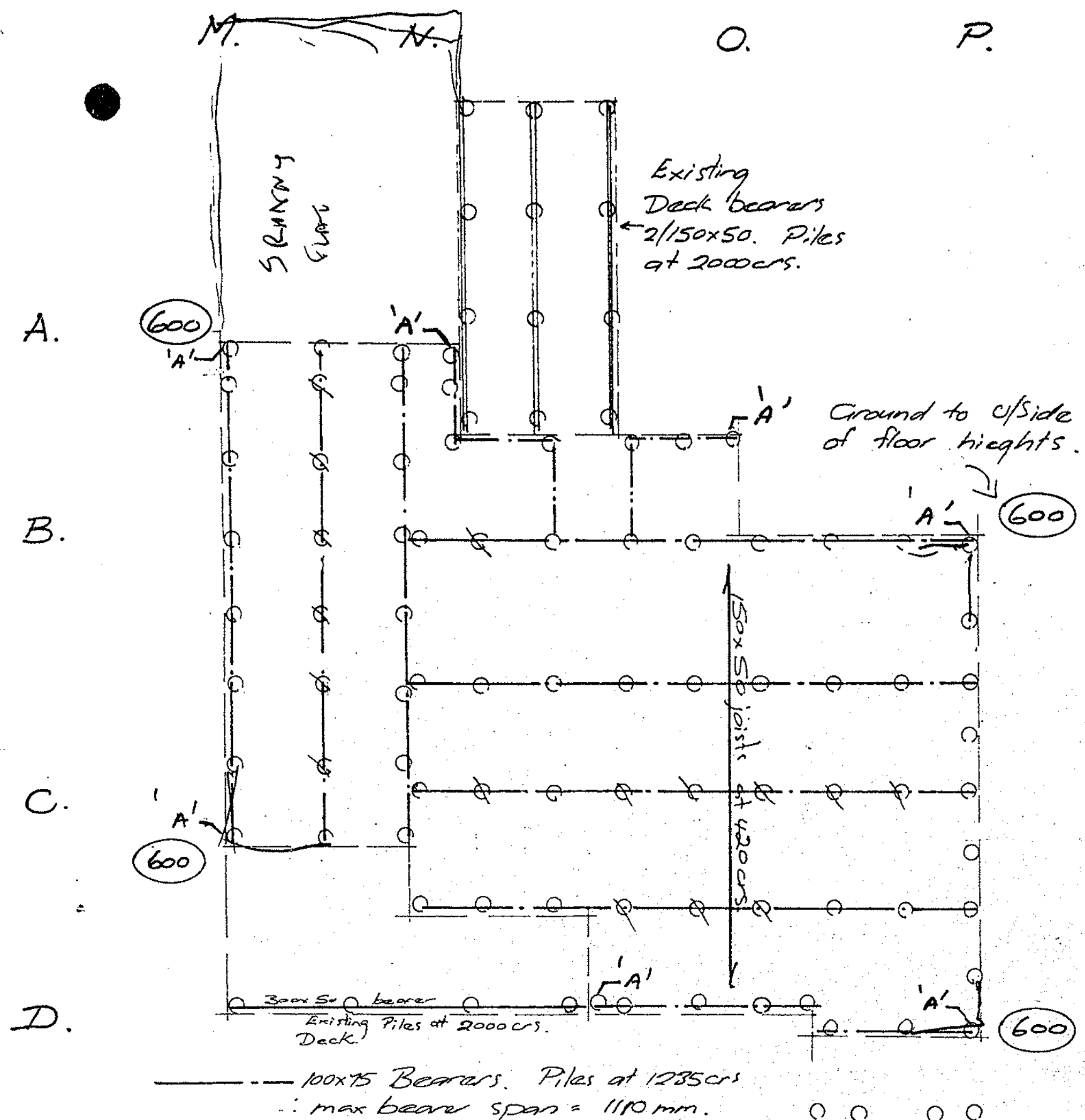
- 1.) All works to comply with N.Z.S 7604 and N.Z.B.C.
- 2.) All soil and waste pipes to be U.P.V.C.
- 3.) All waste pipe under building to be 40mm ϕ to G.T.
- 4.) All D.D. and T.V. to be 180mm ϕ .
- 5.) All pipes in ground to be 100mm ϕ .
- 6.) Footwater to 4500H dual chamber septic tank into distribution chamber into 3-20m effluent drains laid to the contour of the land.
- 7.) Stormwater to 22500 H. tank.

Date Received by
28 MAR 1996
Environmental Services



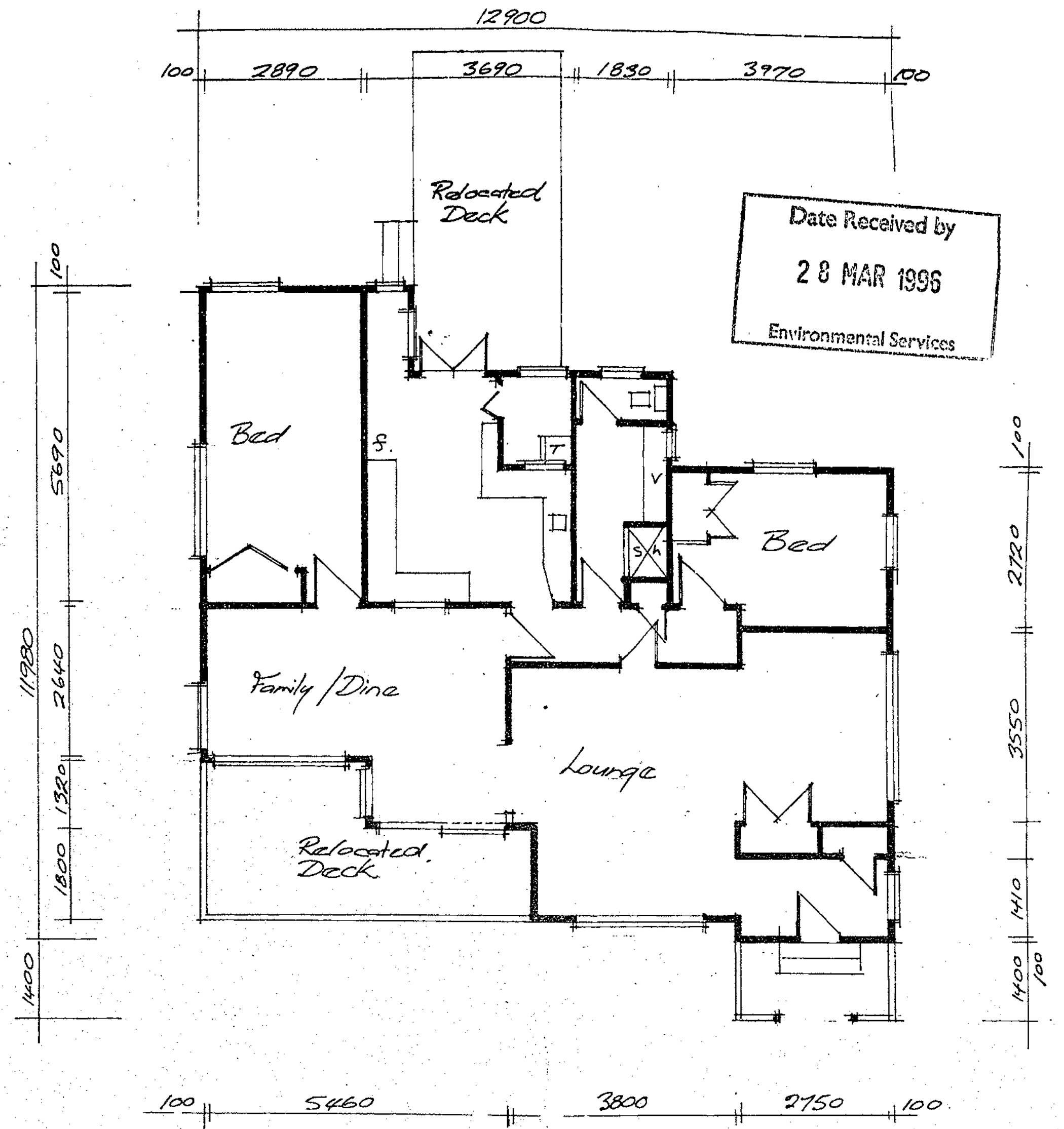
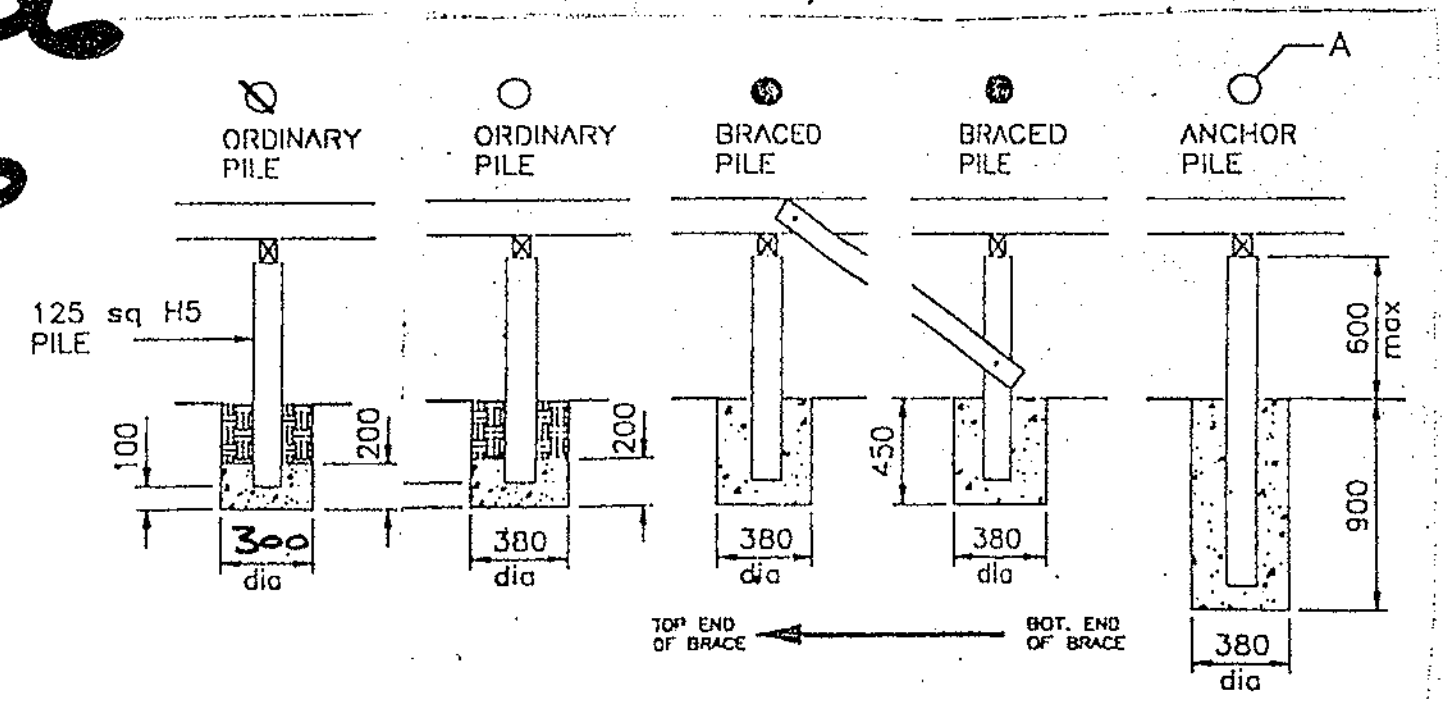
Note: Site Level.

Site Layout for D.A. & J.A. Skelton.
P.Lot 2 SH.1 Rangariri
Drawn L.W.
Scale 1:2000 & 1:200 Date 24.3.96



86937
440/006
9/5/96

Foundation Layout.



Date Received by
28 MAR 1996
Environmental Services

All dimensions to be checked against the building.

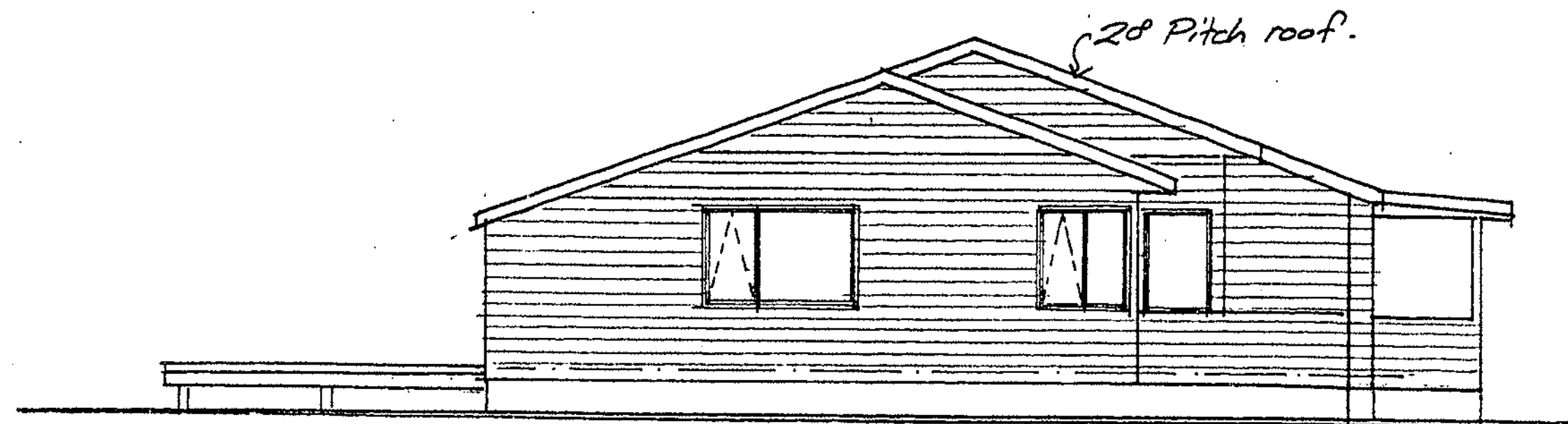
House for Relocation.
Ex 15 Rawhitiroa Road -
Drawn L.W. Area 116m².
Scale 1:100 Date 24.3.96

Date Received by

28 MAR 1996

Environmental Services

20 Pitch roof.

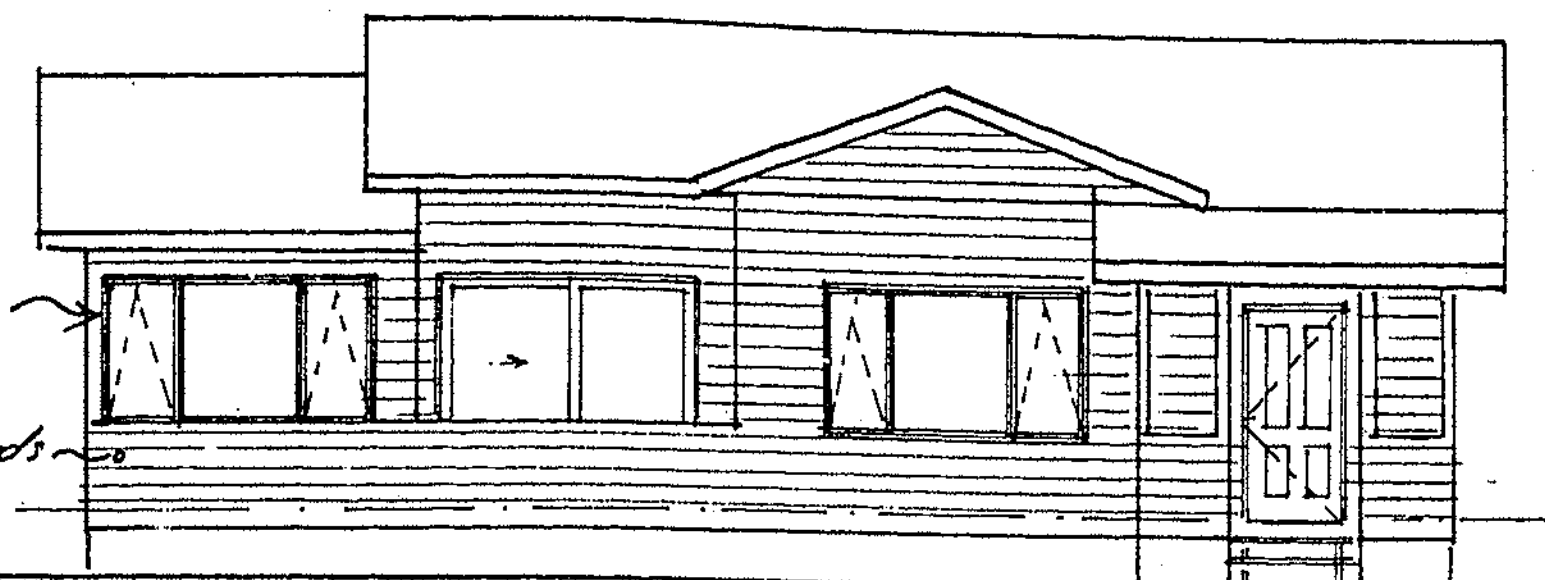


South Elevation

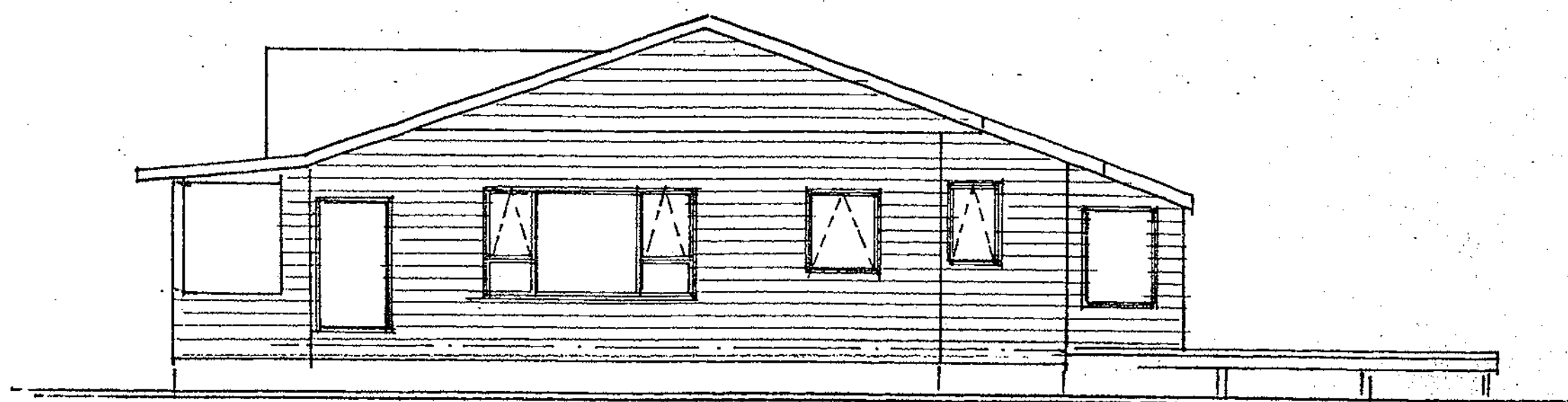
Aluminium
joinery

timber
weatherboards

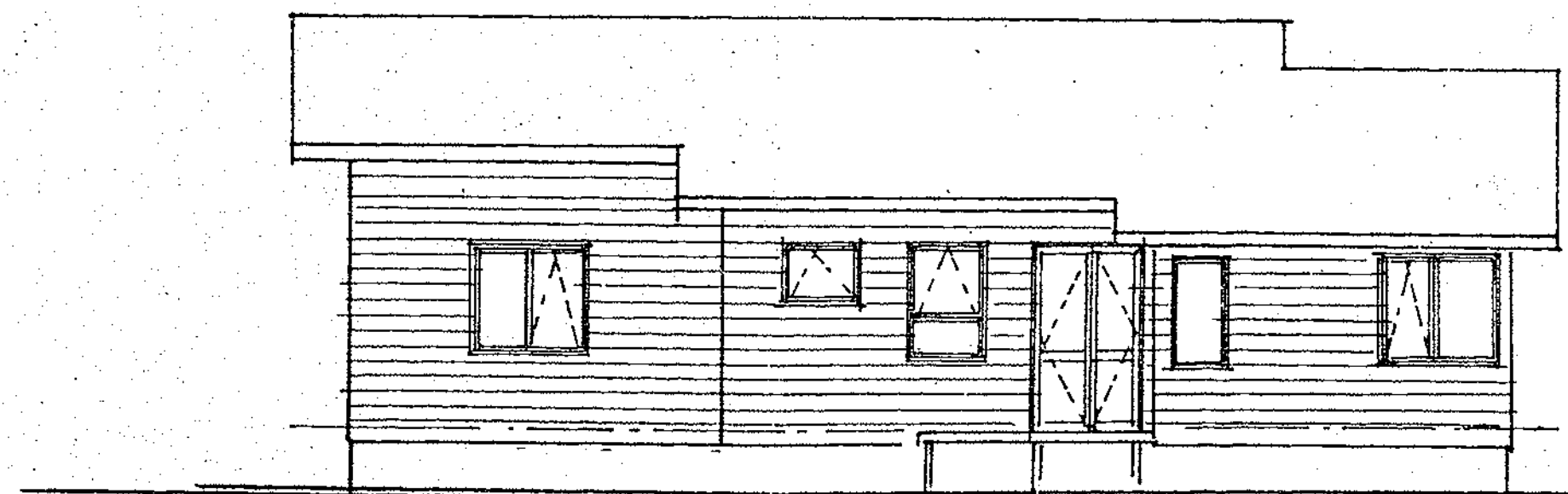
6mm H/Flex base sheathing
vents to N.Z.S. 3604.



East Elevation



North Elevation



West Elevation.

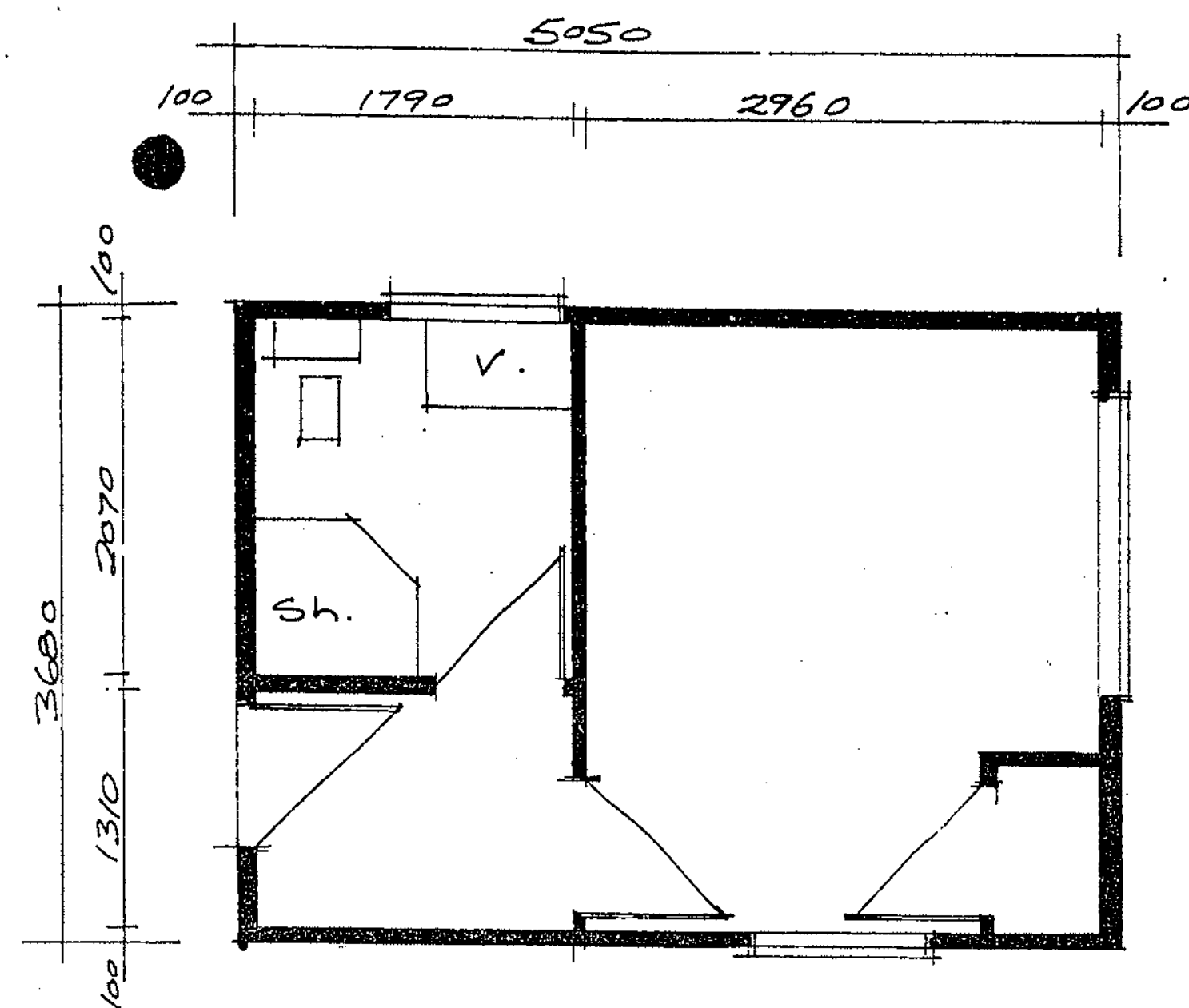
86937
4400/006
9/5/96

House for Relocation.
Ex 15 Rawhitiroa Rd.

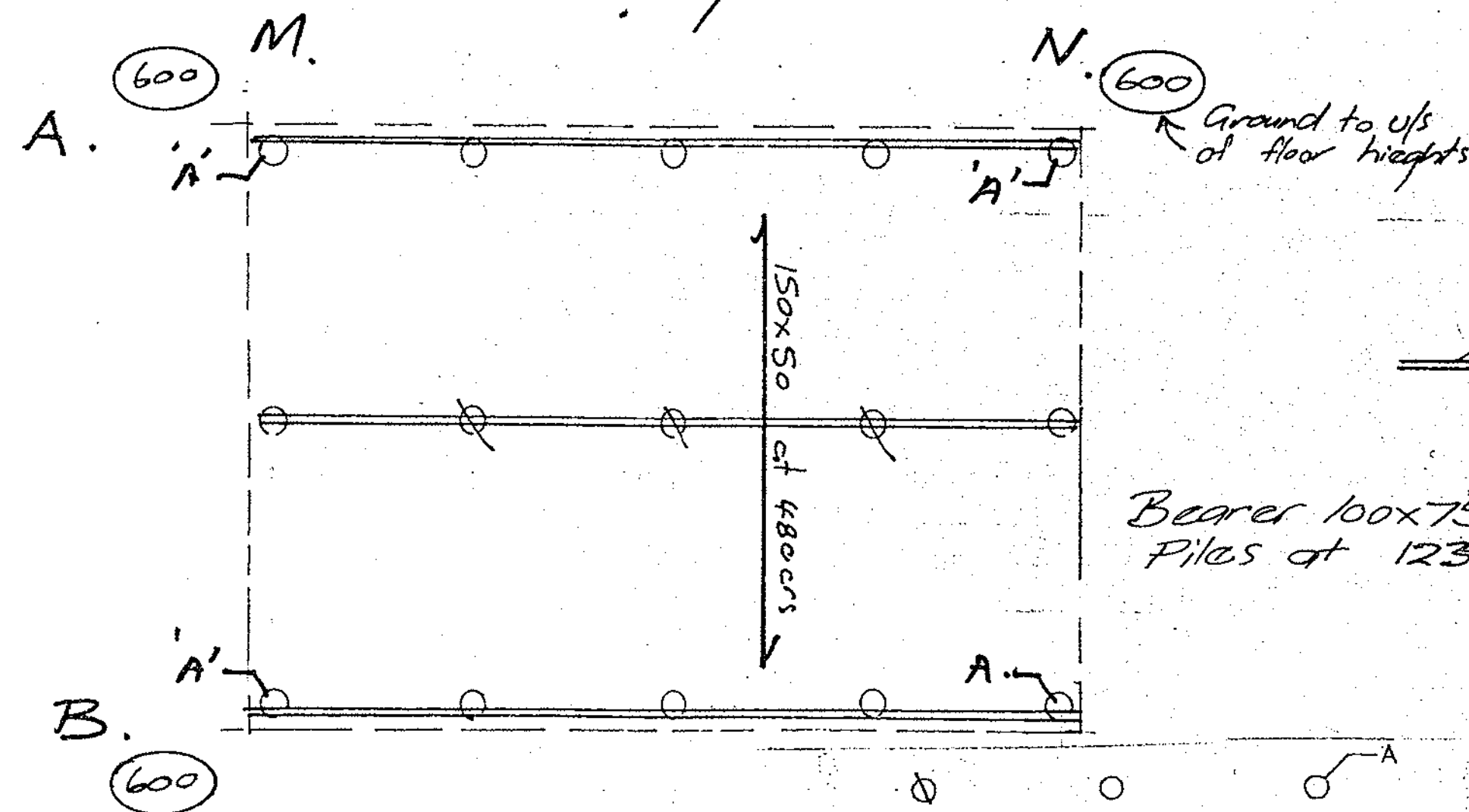
Drawn L.W.

Scale 1:100

Date 24.3.96



Floor Layout.

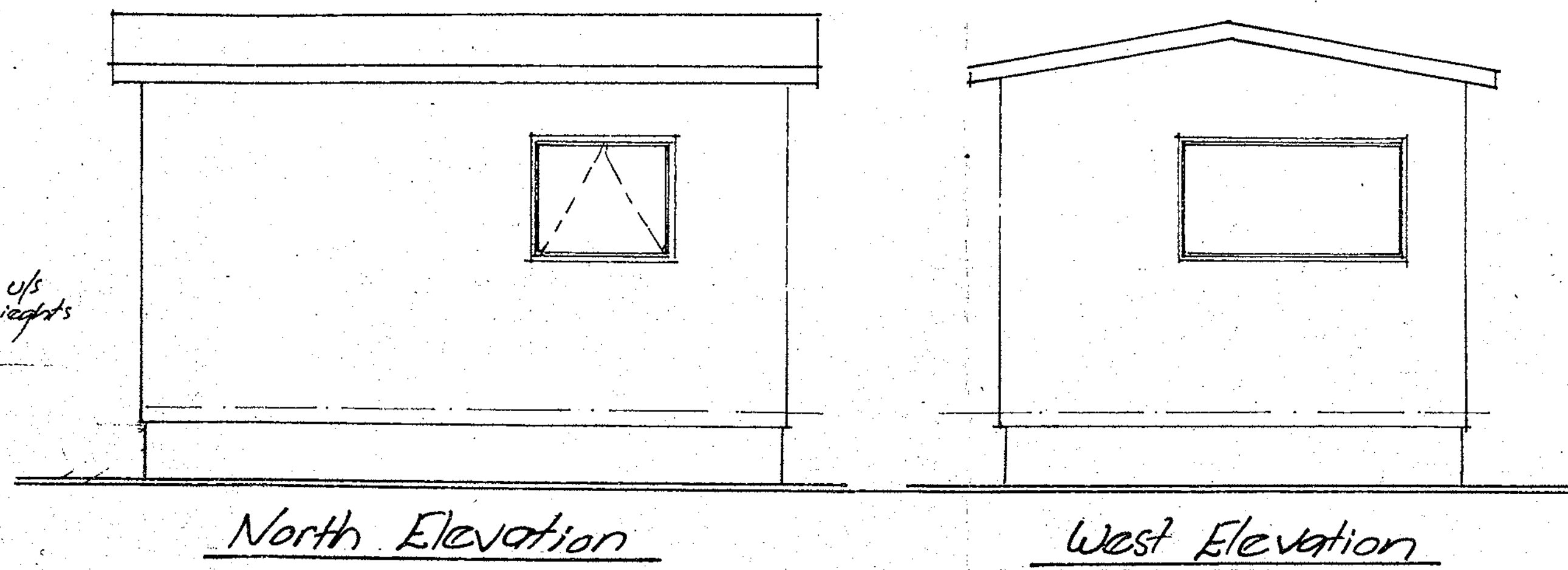
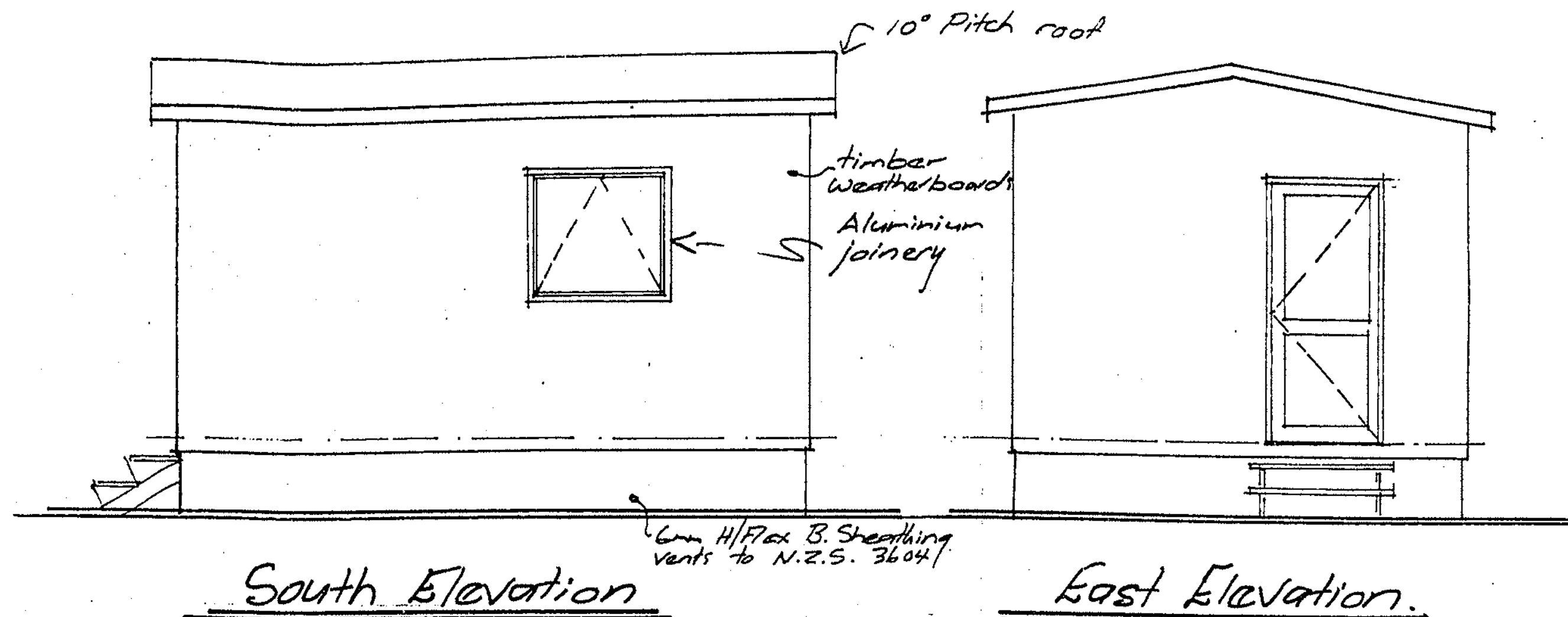
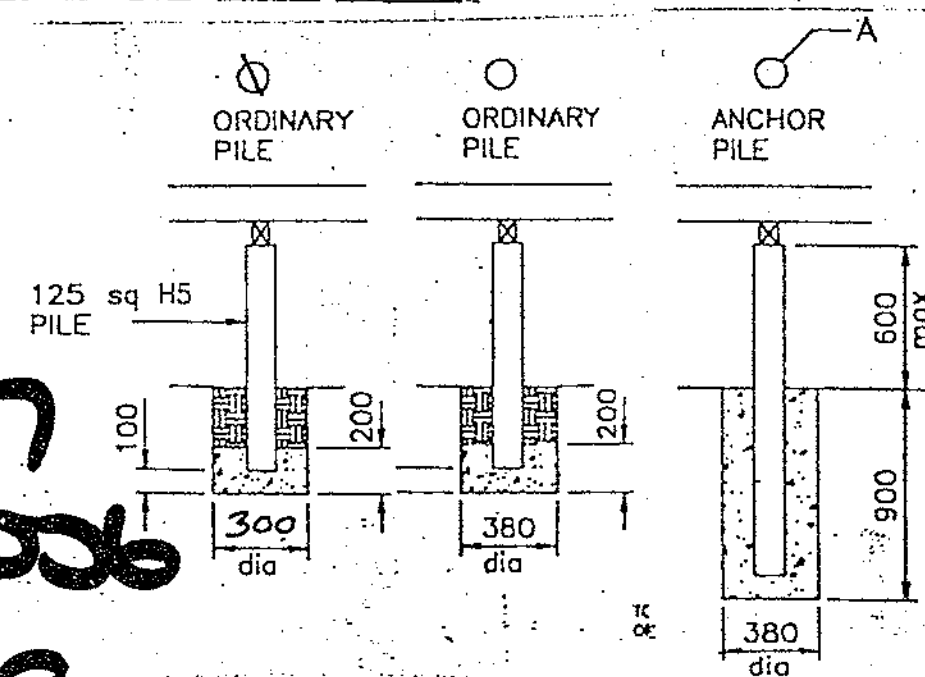


Bearer 100x75
Piles at 1230ers.

Foundation.

Layout.

86937
4400/006
9/5/96



Date Received by

28 MAR 1996

Environmental Services

Sleep out for Relocation.

Ex 15 Rawhitiroa Rd.

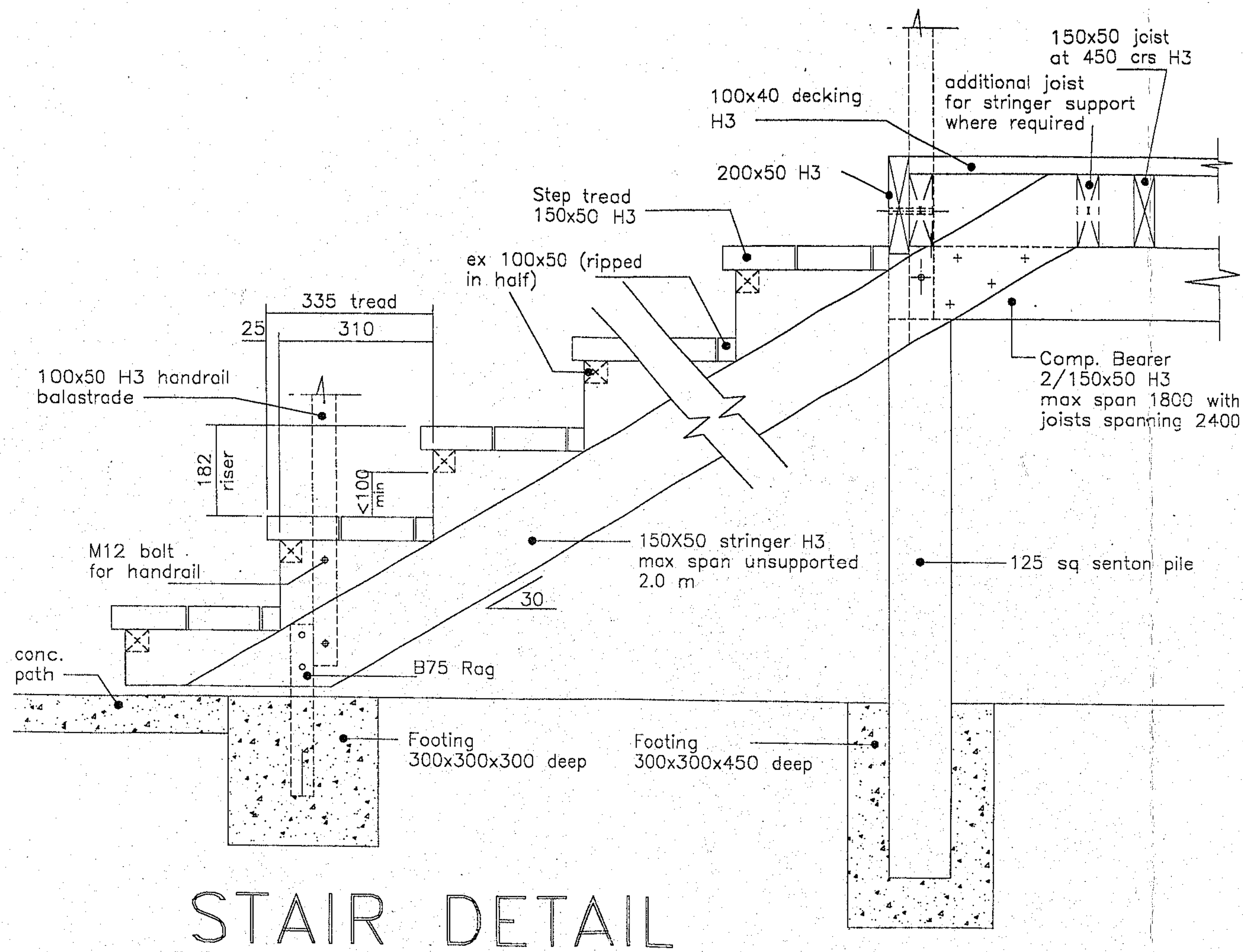
Drawn L.W.

Area 18.6m²

Scale 1:50

Date 24.3.96

86937
4400/006
9/5/96



Date Received by
28 MAR 1996
Environmental Services

STAIR DETAIL

INTERIM CODE COMPLIANCE CERTIFICATE NUMBER: 87448

Section 43(3) Building Act 1991

ISSUED BY WAIKATO DISTRICT COUNCIL
 BUILDING CONSENT NUMBER: 87448

POST TO	PROJECT
Owner: SKELTON, DONALD ALFRED Address: 2876 STATE HIGHWAY 1 R D 1 HUNTLY 2191	Stage Number of an intended stages of: New or relocated building <input checked="" type="checkbox"/> Alteration <input type="checkbox"/> Other <input type="checkbox"/>
PROJECT LOCATION	
2876 STATE HIGHWAY 1, OHINEWAI	Intended use(s) (in detail): 1 GARAGE, 2 UTILITY BARN
LEGAL DESCRIPTION	
Property Number: 1003713 Valuation Roll Number: 04400 00600 Legal Desc: PT LOT 2 DPS 43387 BLK III RANGIRIRI SD	Intended life: Indefinite, but not less than 50 years <input checked="" type="checkbox"/> Specified as years <input type="checkbox"/> Demolition <input type="checkbox"/>

This is an interim code compliance certificate in respect of part only, as specified below and in the attached particulars, of the building work under the above building consent.

This certificate is issued subject to the conditions specified below and in the attached pages(s) headed "Conditions of Code of Compliance Certificate Number 87448" (being this certificate).

1. "Z" nails are required to every second rafter of the utility barn.
2. Stormwater is to be disposed of into soakholes.

Signed for and on behalf of the Council:

Name: *N. B. BOWLING*

Signature: *N. B. Bowling*

Position: Building Control Officer

Date: 19/09/1997

BUILDING CONSENT NO. ABA 87448

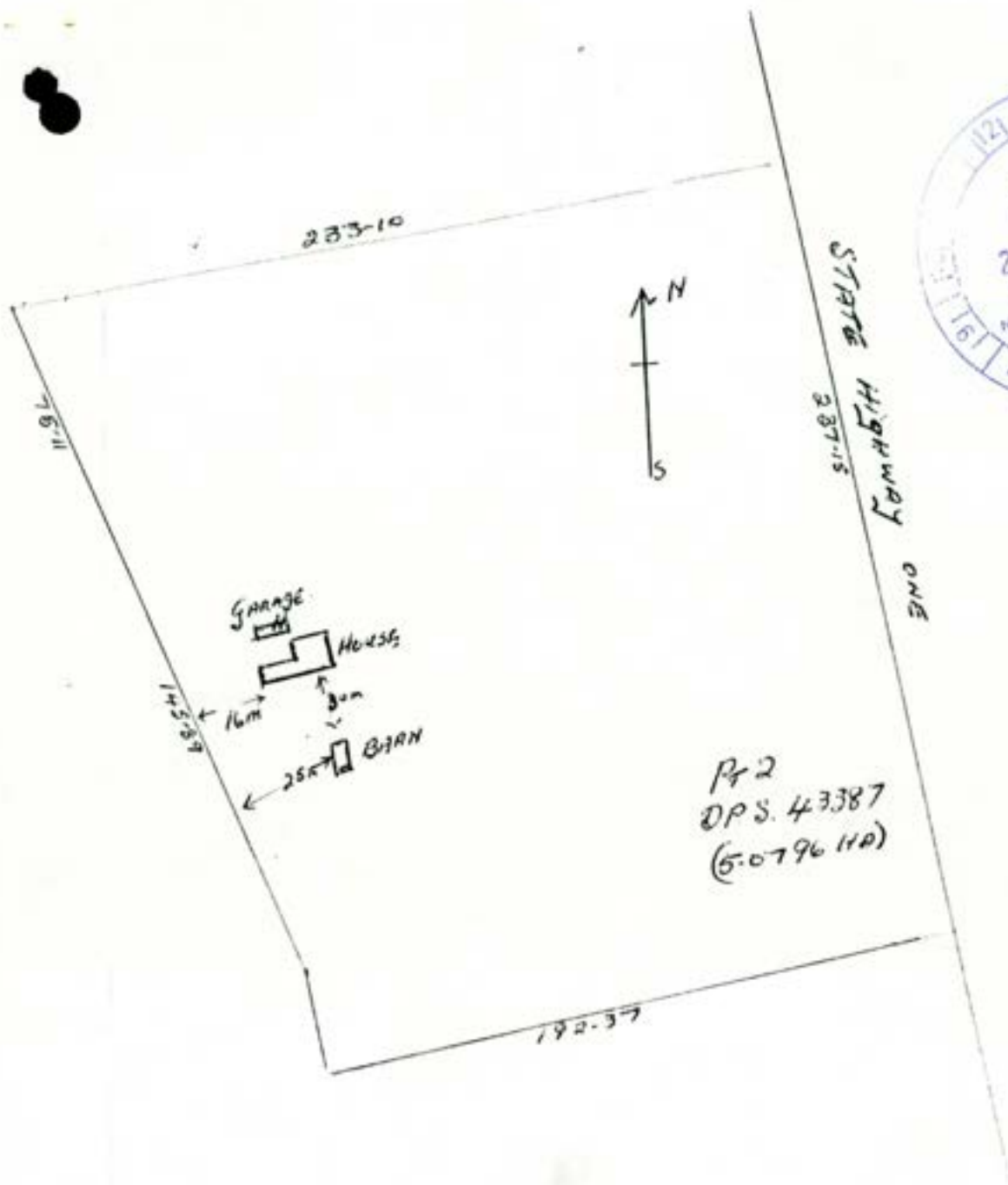
Section 35, Building Act 1991

ISSUED BY: WAIKATO DISTRICT COUNCIL

APPLICANT	PROJECT
Name: SKELTON, DONALD ALFRED Mailing Address: STATE HIGHWAY 1, R D 1, HUNTLY 2191	All <input checked="" type="checkbox"/> Stage No of an intended stages
PROJECT LOCATION	
Street Address: STATE HIGHWAY 1, OHINEWAI	New or Relocated Building <input checked="" type="checkbox"/> Alteration <input type="checkbox"/> Demolition <input type="checkbox"/>
LEGAL DESCRIPTION	
Property Number: 1003713 Valuation Roll No: 04400 00600 Legal Description: PT LOTS 1 2 DPS 43387 BLK III RANGIRIRI	Intended Use(s) in detail: 1 GARAGE, 2 UTILITY BARN Intended Life: Indefinite, not less than 50 years <input checked="" type="checkbox"/> Specified as years <input type="checkbox"/> Estimated Value: \$ 11000
COUNCIL CHARGES	
The balance of Council's charges payable on uplifting of this building consent, in accordance with the tax invoice are: Total: \$ PAID ALL FEES ARE GST INCLUSIVE	Signed for and on behalf of the Council: Name: <u>J. Houghton</u> Position: <u>Consent Officer</u> Date: <u>5.8.96</u>

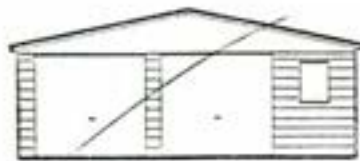
This building consent is a consent under the Building Act 1991 to undertake building work in accordance with the attached plans and specifications so as to comply with the provisions of the building code. It does not affect any duty or responsibility under any other Act not permit any breach of any other Act.

This building consent is issued subject to the conditions specified in the attached pages headed "Conditions of Building Consent No"

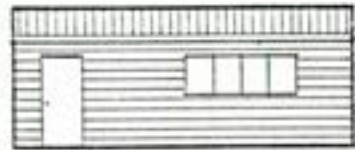
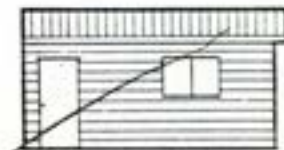


SITE LAYOUT - DATA SKELTON RANGIRIRI

TYPICAL ELEVATIONS



2.1

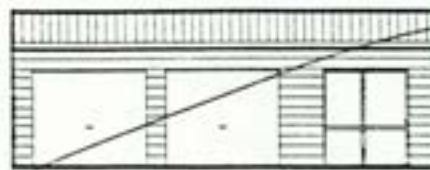


TYPICAL CROSS-SECTIONS



IDEAL

Proposed Double Garage
for Mr and Mrs DA and
JA Skelton
S.H.1 Ohinewai



RECEIVED

1111 1111
KAWAIO DISTRICT
COUNCIL 2-1
NGA WHAKA
SERVICE
CENTRE

Access
door.

600

6m

400

400

FOUNDATIONS

(delete n/a)

6m

2/2.6 wide
tilt doors

SPECIFICATIONS

- FOUNDATIONS**
- ~~200mmx200mm Concrete piles @ 1200mm max. crs.~~
 - ~~125mmx125mm MS Square piles @ 1200mm max. crs.~~
 - Concrete slab w/ footings & mesh reinf.
 - Other (specify)

FRAMING

- PLATES** - 100mmx50mm H1 Pinus rad. 150mm clear of ground.
- STUDS** - 100mmx50mm H1 Pinus rad. @ 600mm crs.
- NOGS** - 100mmx50mm H1 Pinus rad. 1 row / 2 rows
- PURLINS** - 100mmx50mm H1 Pinus rad. on edge.

Checked 25mm over truss cords. Installed @ 750mm max crs.

ROOF TRUSSES

PRYDA nail plate trusses (ref. A2962)
by IDEAL GARAGES LTD. Installed @ 2400mm maximum centres

CLADDING

(delete n/a)

- ROOF** - .4 BMT Galvanised steel / ~~Colorsteel C-H~~
~~Concealed profile~~ / Trimline profile
- WALLS** - .4 BMT Galvanised steel / ~~Colorsteel C-H~~
Traditional 100mm w/b. ~~Superceded w/b~~
~~Trimline vertical profile.~~

G/L

150 min

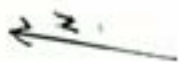
300

or to solid

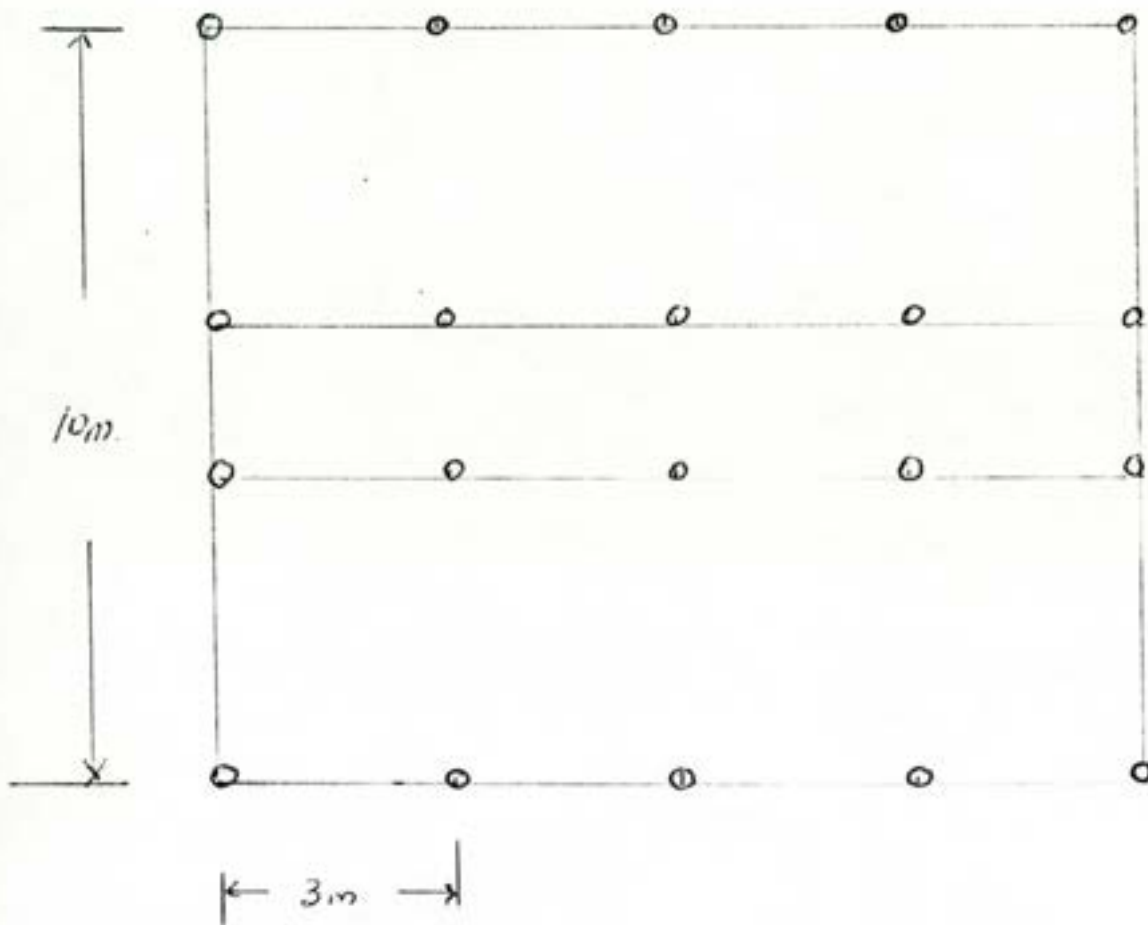
DPC

1mm galv. sheet

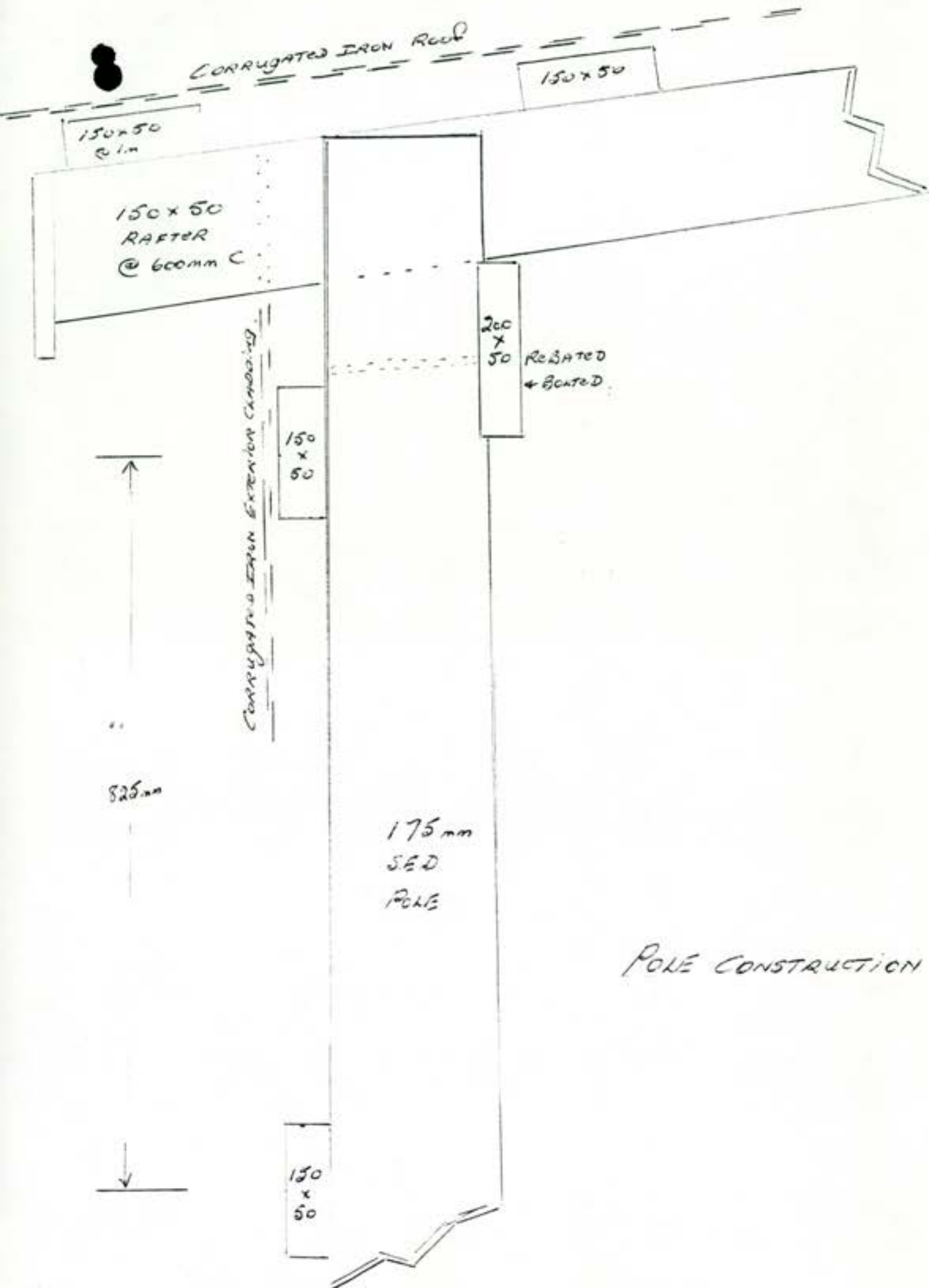
2/12 mm rod
in perimeter
of footways



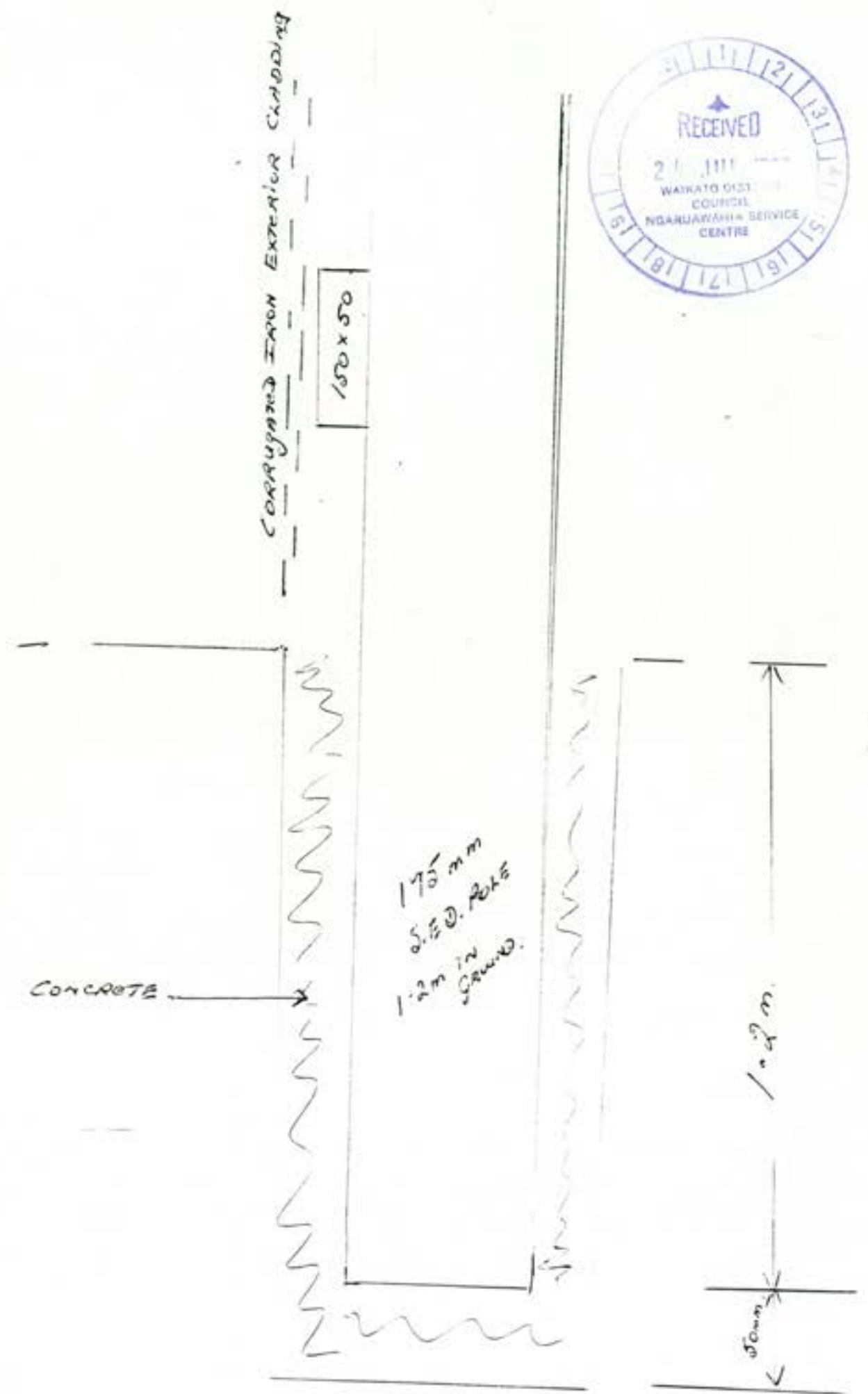
12m

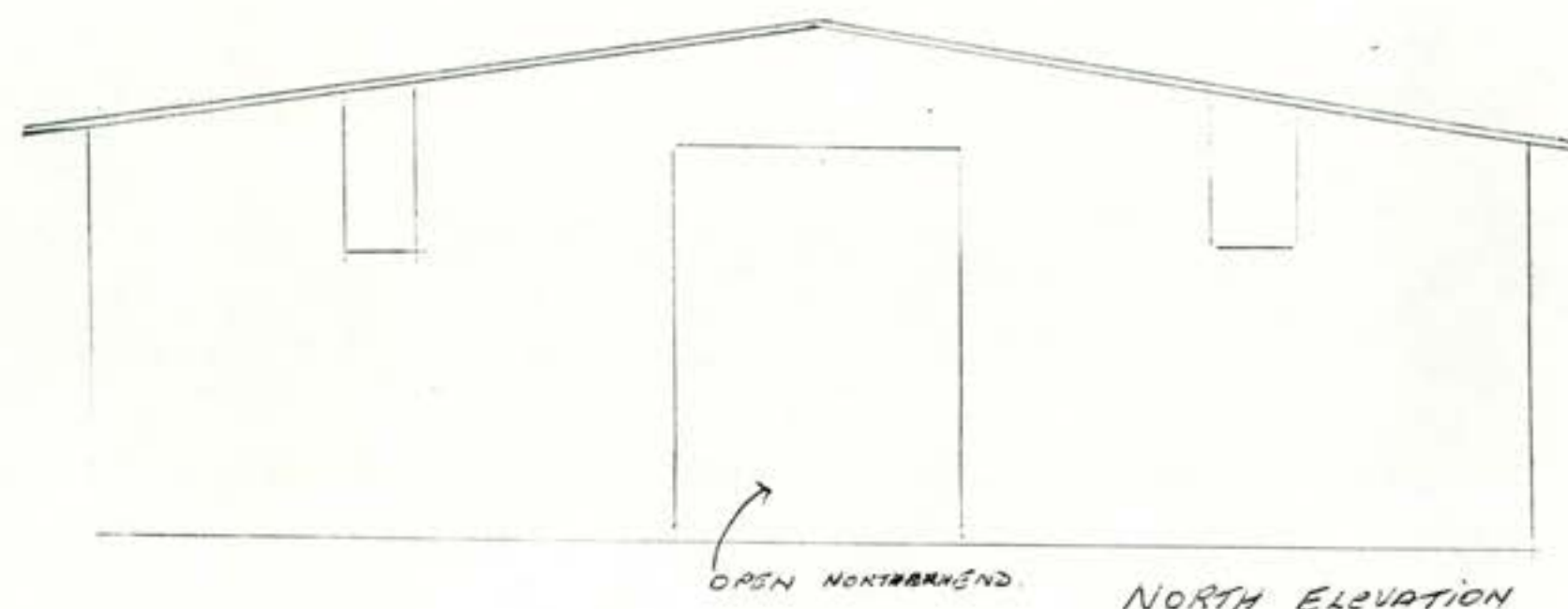


POLE FOUNDATION LAYOUT

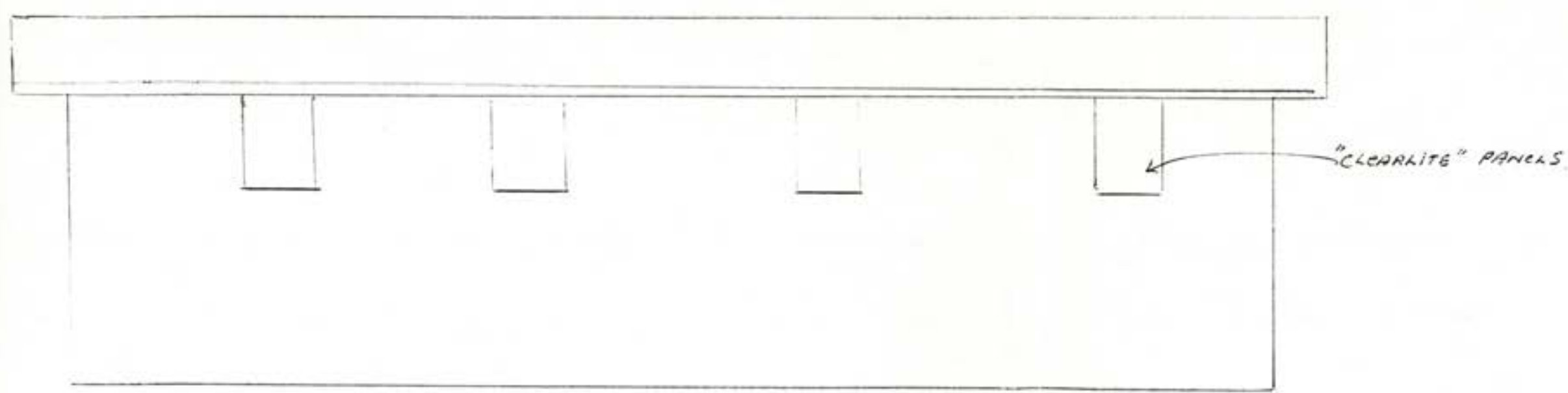


POLE CONSTRUCTION DETAIL

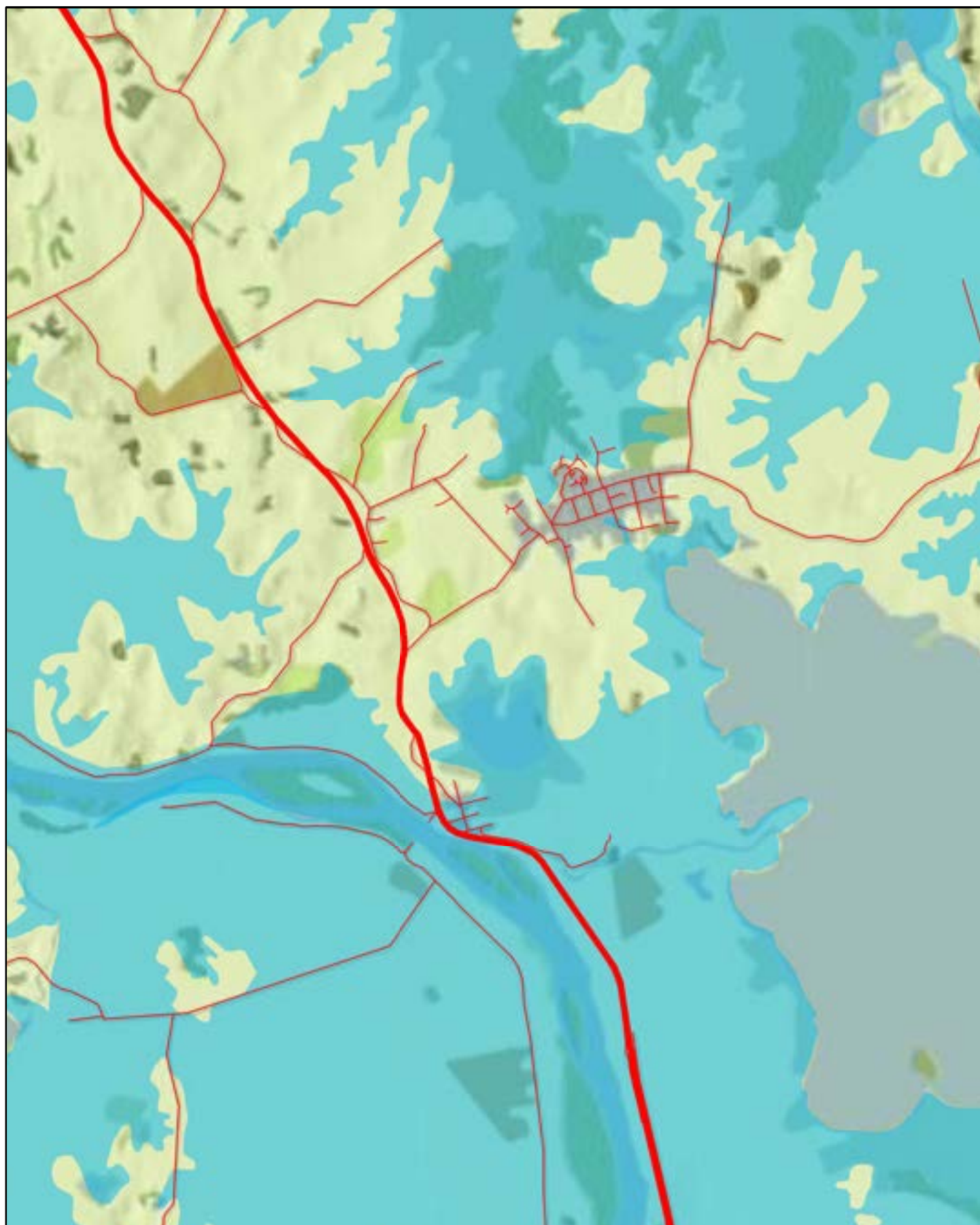




NORTH ELEVATION



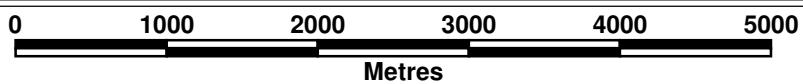
EAST & WEST ELEVATION






1:50 000 Broadscale
River flood hazard map
Rangiriri / Te Kauwhata

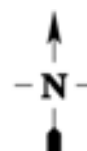
Created by:RMG
Projection:NZTM
Date: 04/10/2010

Status:
Request No.:20267
File name:
S:\GISWork\GIS_Jobs\requests_20000_20499\
20267_Flood_Hazard_Maps_jlmcguire\20267.gws



A4

-  State Highway
-  District road
-  River flood hazard zone



Introduction to the PLANNING MAPS

These planning maps are part of the Waikato District Plan. The maps are referred to in the text volumes.

Map layout

The maps are arranged to show zones and policy or other special controls. Important to note is the delineation between the Waikato Section and the Franklin Section as shown on Map i and Map ii. This delineation is necessary due to the different zones between the two sections and development controls such as policy and overlay areas. Various colours, shadings and lines on the maps represent these zones, policy areas and special controls. The maps also include information such as the alignment of the major electricity and gas transmission corridors and designations. See the map legend for details.

Zones

Except for roads in the Franklin Section all land in the Waikato District is in a zone. Land uses within each zone are expected to generate a compatible range of effects and provide a similar level of amenity.

Roads in the Waikato Section appear white in the maps, as the zone shading has been left off to assist map users with orientation. Although the roads are not shaded, they are in a zone, which is the zone of the land nearest to each point of the road. Where the zone is different on each side of the road, the boundary between the zones is the centre line of the road. Unformed roads are shown with zone shading.

Roads in the Franklin Section are not in a zone and appear white in the maps. This applies to both formed and unformed roads. For activities affecting roads in the Franklin Section refer to Part 15 or seek advice from the appropriate department within Council.

With the exception of the Waikato River and some of its tributaries within the Franklin Section, lakes and rivers appear with blue shading to assist map users with orientation. Although these rivers and lakes are not given any zone shading, they are in a zone, which is the zone of the land nearest to each point of the river or lake. Where the zone is different on each side of the river or lake, the boundary between the zones is the centre of the river or lake.

Activities on the surface of rivers, lakes and other water bodies are subject to the ordinary zone rules, for example the noise rules. A person wanting to build a structure in the water, such as jetty, would also have to observe the zone building standards (regional council consents may also be required).

Policy and Special Control Areas

These areas are mapped areas of the district where certain resource management issues are addressed in the plan, such as heritage, conservation areas, landscapes and ecological features. Some land in the district is not in any of these areas, while others may be affected by a number of these controls. If a site is in any of these areas various rules will apply to that particular activity. For example, the earthworks standards are stricter in a Landscape Policy Area.

Information items

Some of the notations on the maps are included for information and to assist orientation of map users, and may not be referred to in the text of the plan. These items include the Te Araroa National Walkway, the landfill site and the motorsport park at Hampton Downs, marae, urupa and various retirement homes. Identification of these sites on the planning maps does not change the legal or planning status of activities on the land.

Numbered sites

Some sites are shown on the maps with a number and symbol. These sites contain a Heritage Item, Maaori Site of Significance, Notable Tree, Outstanding Natural Feature or Designation. The rules that refer to these items are included in the rules for the zone that the site is in or the relevant chapter.

The numbers refer to the text in the plan: Appendices C and F and Chapter 30 of the Waikato Section, and Part 5, Part 8, Appendix Two and the Schedule of Designations of the Franklin Section. Refer to these sections to confirm the identity of the site and to find further information.

For designations in the Waikato Section, the letter before the number identifies the requiring authority that is responsible for the designation. For example, the letter J identifies all designations of New Zealand Transport Agency. See chapter 30 for more details.

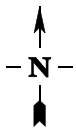
For designations in the Franklin Section, numbers run in numerical order and do not identify the requiring authority that is responsible for the designation. See Schedule of Designations for more details.

Where land is designated, the legal rights and responsibilities of the requiring authority (e.g. New Zealand Transport Agency) and the landowner are set out in the Resource Management Act.

Hazards

Hazard areas shown on the planning maps are not exhaustive. Extensive areas of the district are subject to some flood, erosion, contaminated land or subsidence hazards, but not all these areas are shown on the planning maps. The Council does not have specific knowledge of all sites within the district. Applicants for resource consent will be required to identify relevant hazards in their locality.

Selected areas in the Living Zone of Huntly have been mapped as flood risk areas because of the particular risks in those areas and the availability of a Regional Council flood management plan. Note that the maps are at a scale of either 1:5,000 or 1:10,000: this means that precise detail for each property cannot be inferred from the maps. The maps are intended only to indicate general areas within which special enquiry about flood risks needs to be made. Within the mapped flood risk areas, there will be land that is not affected by the hazard. These areas can only be identified by a site-specific survey.

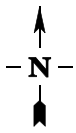


Waikato District Plan



Legend

<p>Context</p> <ul style="list-style-type: none"> Plan Section Divide State Highway Rail Land Parcel Water Body Reserve 	<p>Infrastructure</p> <ul style="list-style-type: none"> Designation Gas Line Transmission Line Indicative Road Intent Important Local A Indicative Road Intent Important Local B Indicative Road Location Important Collector Indicative Road Location Important Service Lane National Walkway Raglan Navigation Beacon Segregation Strip Walkway Cycleway Bridleway 	<p>Minerals/Mining</p> <ul style="list-style-type: none"> Aggregate Extraction Policy Area Aggregate Resource Policy Area Coal Mine Policy Area
<p>Building/Construction</p> <ul style="list-style-type: none"> Airport Inner Noise Control Boundary Airport Outer Noise Control Boundary Airport SEL 95 Noise Control Boundary Background Noise Area High Background Noise Area Noise Control Boundary Noise Boundary Distance (m) 	<p>Natural Environment</p> <ul style="list-style-type: none"> Coastal Marine Area Conservation Policy Area Ecological Corridor Environmental Enhancement Overlay Area Environmental Protection Policy Area Gully Area Hauraki Gulf Catchment Area Identified Significant Natural Feature Landscape Policy Area Management Area Proposed Esplanade Reserve Ridgeline Policy Area Schedule 5A Site of Special Wildlife Interest Threatened Species Serious Decline Threatened Species Gradual Decline Whaanga Coast Policy Area 	<p>Zones</p> <p>Commercial</p> <ul style="list-style-type: none"> Village Business (Franklin) Business (Waikato) Business (Franklin) Forest Conservation (Franklin) Queen's Redoubt Heritage (Franklin) Recreation (Franklin) Wetland Conservation (Franklin) Recreation (Waikato) Heavy Industrial (Waikato) Industrial 2 (Franklin) Industrial Services (Franklin) Light Industrial (Franklin) Industrial Park (Waikato) Light Industrial (Waikato) Industrial (Franklin) Maio Mining (Franklin) Aggregate Extraction (Franklin) Timber Processing (Franklin) <p>Open Space</p> <p>Industrial</p> <p>Culture</p> <ul style="list-style-type: none"> Pa (Waikato) Residential (Franklin) Living (Waikato) Residential 2 (Franklin) New Residential (Waikato) Living Zone Te Kauwhata Ecological (Waikato) Living Zone Te Kauwhata West (Waikato) Village (Franklin) Rural-Residential (Franklin) Country Living (Waikato) Coastal (Franklin) Coastal (Waikato) Rural (Franklin) Rural (Waikato) <p>Residential</p> <p>High Density</p> <p>Low Density</p> <p>Agriculture Production</p>
<p>Commercial</p> <ul style="list-style-type: none"> Airport Obstacle Limitation Surface Area A and B (Pokeno) Area of Interest / Scheduled Area Business Centre Classification Housing Restriction Area Front Yard Control Line Main Frontage Control Line Mixed Use Policy Area Tamahere Commercial Area Town Centre Town Centre Overlay Area Verandah 	<p>Urban Environment</p> <ul style="list-style-type: none"> Amenity Planting Requirement Anticipated Dwelling Number Concept Plan Papakāinga Policy Area Residential Large Lot Overlay Area Residential Medium Lot Overlay Area Structure Plan Boundary Urban Expansion Policy Area Village Growth Area 	
<p>Hazard Policies</p> <ul style="list-style-type: none"> Catchment Management Plan Area 1% Design Flood Level Flood Limit Flood Risk Huntly East Mine Subsidence Huntly South Assessment 1 Land Stability Policy Area Remediation Policy Area River Stability Policy Area 		
<p>Culture & Heritage</p> <ul style="list-style-type: none"> Battlefield View Shaft Heritage Area Heritage Item Notable Tree Schedule BA Site of Significance Urupa Waikato River Catchment 		
<p>Map Information</p> <p>Copyright & Disclaimer - Cadastre boundaries sourced from Land Information New Zealand under CC-BY. Graphical representations of the District Plan rules have been derived from various sources; the representations are to the best of knowledge. Exact boundaries may require further investigation, please direct enquiries to the Planning and Strategy Team, districtplan@waikato.govt.nz</p> <p>Map Coordinates - the grid coordinates, provided as easting and northing values, measured in metres, use the New Zealand Transverse Mercator 2000 projection grid coordinates. Eastings are labelled on the top and bottom margins, their values increase towards the east. Northings are labelled on the lateral margin. Their values increase towards the north. For example, the value 5884321 is read as 5884 km and 321 m. 1:50 000 maps are marked at 4 km intervals, the area of a grid is 16 square km or 1600 hectares.</p> <p>On the overview map the following town abbreviations have been used: Pokeno as Pok, Te Kauwhata as TeK, Huntly as Hun, Ngāruawāhia as Ngā and Raglan as Rag.</p>		



Waikato Proposed Plan





Waikato Proposed District Plan Legend

Notified Overlays

Legal Effect Overlays

- Heritage Item
- Māori Area of Significance
- Māori Site of Significance
- Significant Natural Area (SNA)

Designation

Heritage

- Battlefield View Shaft
- Heritage Precinct
- Notable Tree

Tangata Whenua

- Waikato River Catchment

Infrastructure

- Walkway Cycleway Bridleway
- National Grid
- Indicative Road
- Segregation Strip
- Raglan Navigation Beacon
- Gas Line

Built Environment

- Airport Noise Outer Control Boundary
- Airport Subdivision Control Boundary
- Airport Noise SEL95 Boundary
- Airport Obstacle Limitation Surface
- Noise Control Boundary (Waikato Gun Club)
- Airpark Noise Buffer (Te Kowhai)
- Acoustic Area (Horotiu)
- Airsides Overlay
- Urban Expansion Area
- Specific Area/Activity
- Residential West Te Kowhai
- Residential Ecological Te Kowhai
- Development Precinct

Commercial

- Tamahere Commercial Area
- Business Overlay Area
- Verandah

Mining & Minerals

- Coal Mining Area
- Aggregate Extraction Area
- Aggregate Resource Area

Natural Environment

- Urban Allotment
- Outstanding Natural Features
- Coastal Environment
- Outstanding Natural Landscapes
- Natural Character
- Environmental Protection Area
- Significant Amenity Landscapes
- Hamilton Basin Ecological Management Area

Notified Zone

- Residential
- Rangitahi Peninsula
- Village
- Country Living
- Rural
- Business
- Business Town Centre
- Business Tamahere
- Industrial
- Heavy Industrial
- Reserve
- Te Kowhai Airpark
- Motorsport and Recreation
- Road

Copyright © Waikato District Council Disclaimer

The cadastre shown on the planning maps is not part of the information in the district plan. It has been provided on the planning maps as an additional function to enhance navigability and search capability. The cadastre was based on the most recent information held by council at the date the maps were produced, sourced from Land Information New Zealand. Establishing compliance or otherwise with the plan may require formal survey.

The District boundary is as defined in the Resource Management Act, which uses the definition from the Local Government Act. The line on these maps representing the District boundary is indicative and for information purposes only. The actual boundary is as defined in the legislation. Determining right and obligations under the District plan where the District boundary is relevant may require a formal survey.

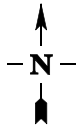
The District planning maps are at a scale of 1:5000, 1:10000 and 1:50000. Use at any other scale than specified on each map is for information purposes only, and does not form part of the District Plan.

For information, acknowledgements and disclaimers relating to external sources used in the planning maps please see the data sources page

<https://data.waikatodistrict.govt.nz/>

Projection: New Zealand Transverse Mercator

Datum: New Zealand Geodetic Datum 2000



Utilities Plan

45 Paetai Road OHINEWAI

LOT 3 DP 334756 BLK III RANGIRIRI SD - SUBJ TO & INT IN VARIOUS ESMTS



Water Supply

- Water Supply
- WS Pumpstation
- WS Valves
- AIR
- BUTTERFLY
- CHECK/NON RETURN
- CLAYTON+PR
- FLUSHING Scour
- GATE or PEET
- SLUICE
- Other Valve
- WS Point
- Chamber
- Connection
- Dummy Node
- Meter
- Sampling Point
- Toby
- Water Treatment
- Fittings
- Flush Point
- Hydrant
- WS Line
- Mains 100
- Mains 200
- Mains 300
- Suction Duct Scour
- Aerial Main
- Service
- WS Plant

Waste Water

- Waste Water
- WW Point
- Flow Meter
- Flush Point
- Chamber
- Manhole
- WWTP Pond
- TP WW Pump Station
- Fittings
- WW Treatment Plant
- WW Valves
- Air Valve
- Check & Non Return Valve
- FLUSHING Scour
- Gate & Bypass Valve
- Sluice Valve
- Valve
- Valve - Butterfly
- Valve Chamber
- WW Pumpstation
- WW Line
- Gravity 100
- Gravity 200
- Gravity 300
- Rising Main 100
- Rising Main 200
- Rising Main 300
- Service
- Aerial main
- Other
- WW Plant

Storm Water

- Storm Water
- SWPoint
- Catchpit
- Inlet
- Manhole
- Valve
- Other
- SW Plant
- SW Pumpstation
- SW Line
- Catchpit Lead
- Gravity Main upto 200
- Gravity Main upto 300
- Gravity Main > 300
- Service
- Other
- Rising Main
- Drainage District Boundary

UTILITIES