

Information Supplied by WDC

STATEMENT OF PASSING OVER INFORMATION

No person should rely on any information without seeking appropriate independent and professional advice and conducting their own due diligence investigation into this information.

The information has been supplied by a third party and Olive Tree is merely passing over this information as supplied to us.

We cannot guarantee its accuracy and reliability as we have not audited, or reviewed the information.

To the maximum extent permitted by law we do not accept any responsibility to any party for the accuracy or use of the information herein.



OLIVE TREE

CONNECTING PEOPLE & PROPERTY

LAND INFORMATION MEMORANDUM NO: LM2200684**Received: 06 May 2022****Issued: 13 May 2022****Section 44A, Local Government Official Information
And Meetings Act 1987**

2022 LIM Supplied by Whangarei District Council 12/01/2026
as a result of a property file search request.

WDC advise :

This is a LIM that was done in 2022, but no other building
work has been done on the property since then, so the rates
information will be outdated.

SITE INFORMATION

Property ID: 64817

Street Address: 3 Maddendale Place

Whangarei 0178

Legal Description: LOT 1 DP 194102

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 194102 – deposited 29 March 1999
- Record of Title: NA123A/516 – issued 29 March 1999

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.

No information concerning special features or characteristics affecting the land has been identified.

Whangarei District has undergone a consultation on a proposed plan change for natural hazards, hazardous substances & 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.

Information relating to Council Utility Services for this property is attached.

- Pipeline Asset Services Map

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 BC0582446

For further information regarding Council Water Supply please refer
<https://www.wdc.govt.nz/Services/Water-services/Water-Supply>

**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.

Outstanding water balance as at today's date is \$0.00.
A final reading of the water meter will be required.

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 Whangarei District Council Applications (e.g. Vehicle Crossing Permit and/or Public Utility Service) for this property are attached.

- PU0582446 – Stormwater & Water Connection – issued 20 June 2005
- VC0582457 – Vehicle Crossing – issued 23 May 2005

Copy of Building Consent and Code Compliance Certificate issued for this property is attached.

- BC0582446 – New Dwelling – issued 28 June 2005
- Code Compliance Certificate – issued 24 March 2006

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.

Settlement Zone Residential 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 COUNCILS 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 COUNCILS 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

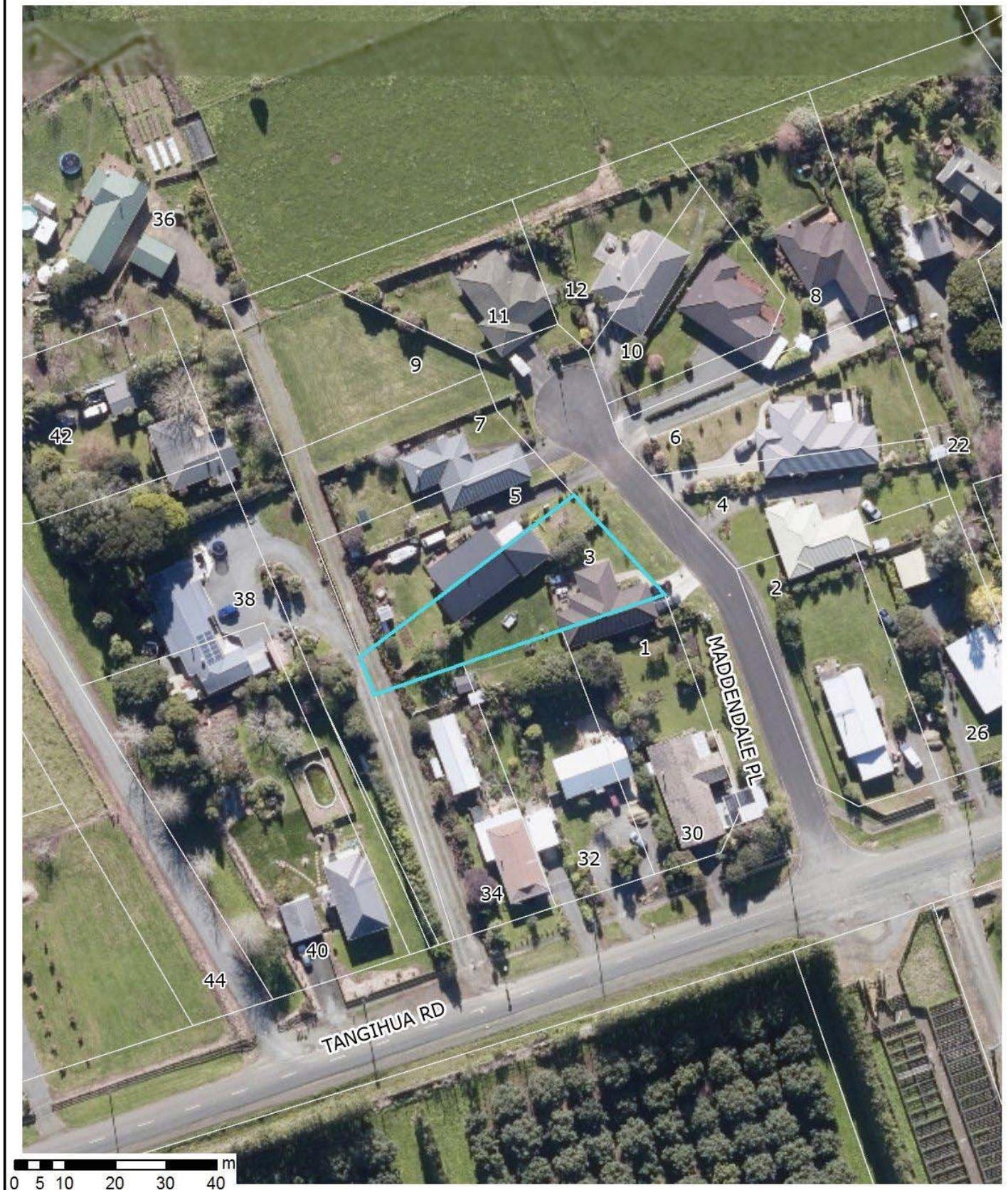
Friday, May 13, 2022

Scale: 1:1,000



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



Friday, May 13, 2022

Scale: 1:1,000

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.

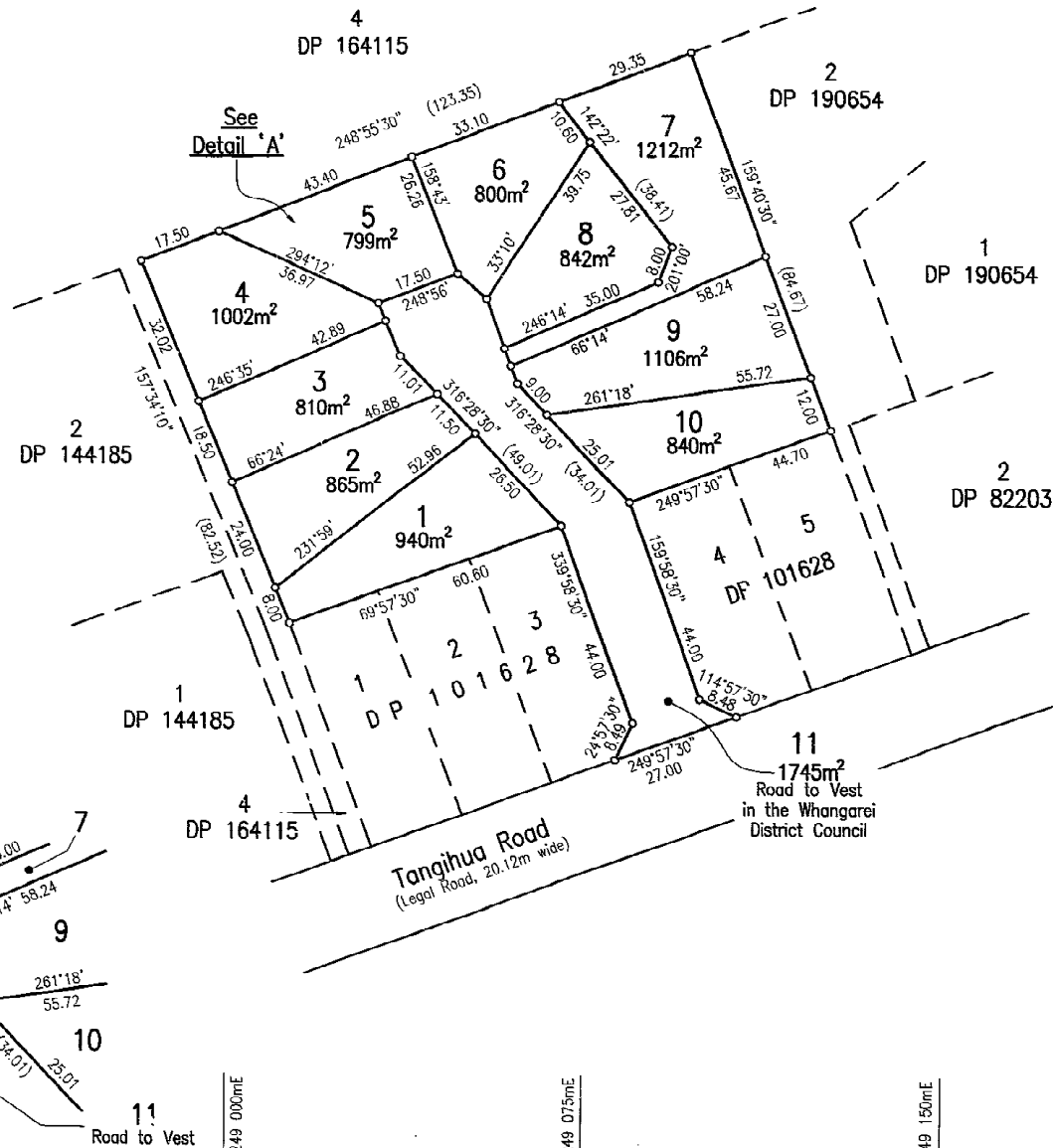
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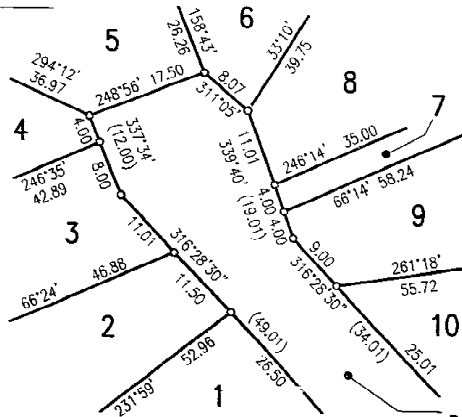
814 650mN

814 575mN

814 500mN



Detail 'A'
Scale 1:500



Land District North Auckland
Survey Block & District III Tangihua
NZMS 261 Sheet Q07 Rcd Map No 2.3

Plan of Lots 1-11 being a Subdivision
of Lot 2 DP 120389

Territorial Authority Whangarei District
Surveyed By Reyburn & Bryant
Scale 1:750 Date October 1998

5805-A & M Holland

Approvals

FOR OWNERS SIGNATURES SEE
PLAN COPY ON FILE

S A Holland

M J Holland

Registered Owners

Approved pursuant to Section 223 of the
Resource Management Act 1991 on the
5... day of January 1999

The Common Seal of the Whangarei District
Council is affixed hereto in the presence of:

[Signature]
Council Secretary
(SD97/972-P64817.511)

New C'sT Allocated

Lot 1 C.T. 123A/516 Lot 6 C.T. 123A/521
Lot 2 C.T. 123A/517 Lot 7 C.T. 123A/522
Lot 3 C.T. 123A/518 Lot 8 C.T. 123A/523
Lot 4 C.T. 123A/519 Lot 9 C.T. 123A/524
Lot 5 C.T. 123A/520 Lot 10 C.T. 123A/525

Total Area 1.0961ha

Comprised in CT.69C/996 (All)

I, Richard Walter Henry of Whangarei
Registered Surveyor and holder of an annual
practising certificate (or who may act as a
registered surveyor pursuant to Section 25 of the
Survey Act 1986) hereby certify that this plan has
been made from surveys executed by me or under
my directions, that both plan and survey are correct
and have been made in accordance with the Survey
Regulations 1972 or any regulations made in
substitution thereof.

Dated at Whangarei this 6th day of January 1999
Signature *[Signature]*

Field Book p. Traverse Book p.
Reference Plans DP's 40435, 101628, 190654,
& SO 66935

Examined *Accredited* Correct *XP*

Approved as to Survey *[Signature]*
Deputy
Chief Surveyor

Deposited this 29th day of March 1999
for Registrar-General of Land
District Land Registrar

File
Received 7 - JAN 1999
Instructions

DP 194102
Approved 1M93/06

R. Spisson, Reyburn & Bryant 12/12/98 10:01 pm RSS803T



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




R.W. Muir
Registrar-General
of Land

Identifier **NA123A/516**
Land Registration District **North Auckland**
Date Issued 29 March 1999

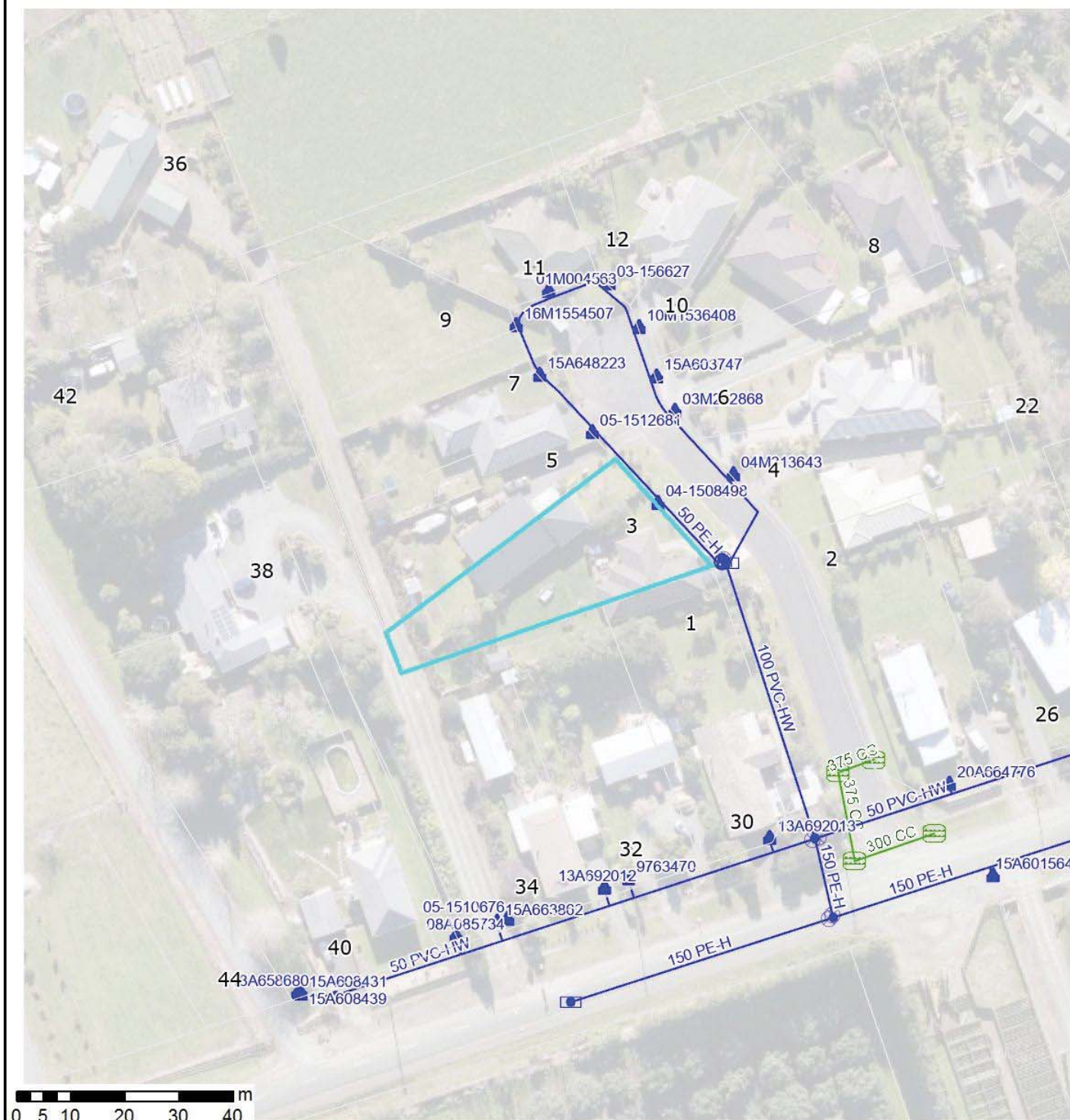
Prior References
NA69C/996

Estate Fee Simple
Area 940 square metres more or less
Legal Description Lot 1 Deposited Plan 194102
Registered Owners
Meredith Lastotchkine-Pelsky, Rostislaw Lastotchkine-Pelsky and Danielle Lastotchkine-Pelsky

Interests

Appurtenant hereto is a right of way created by Transfer B816370.8
The easements created by Transfer B816370.8 are subject to Section 309 (1) (a) Local Government Act 1974
Land Covenant in Transfer D383397.1 - 29.4.1999 at 2.40 pm
10712895.3 Mortgage to ASB Bank Limited - 30.6.2017 at 1:36 pm

Pipeline Assets



Water	Stormwater	Wastewater continued
Dark blue = WDC	Dark green = WDC	Red = WDC
Light blue = Private	Light green = Private	Pink = Private
Water Node	Other	Other
Main Valves	Sump	Manhole
Toby Valves	Inlet/Outlet Node	Nodes
Hydrants	Manholes	Valve
Pump	Storm Water Service Line	Pump
Water Meter	Storm Water Line	Backflow Preventer
Water Backflow	Wastewater	Waste Water Service Line
Water Service Line	Public Pressure Sewer System	Gravity
Water Line	Private Pumping Unit	Rising
		Waste Water Line
		Gravity
		Rising

This information is generalized and shows the approximate location of the Public pipeline services. For digging, the As-Built engineering drawings must be used to accurately locate the services. See WDC Customer Services.

Friday, May 13, 2022

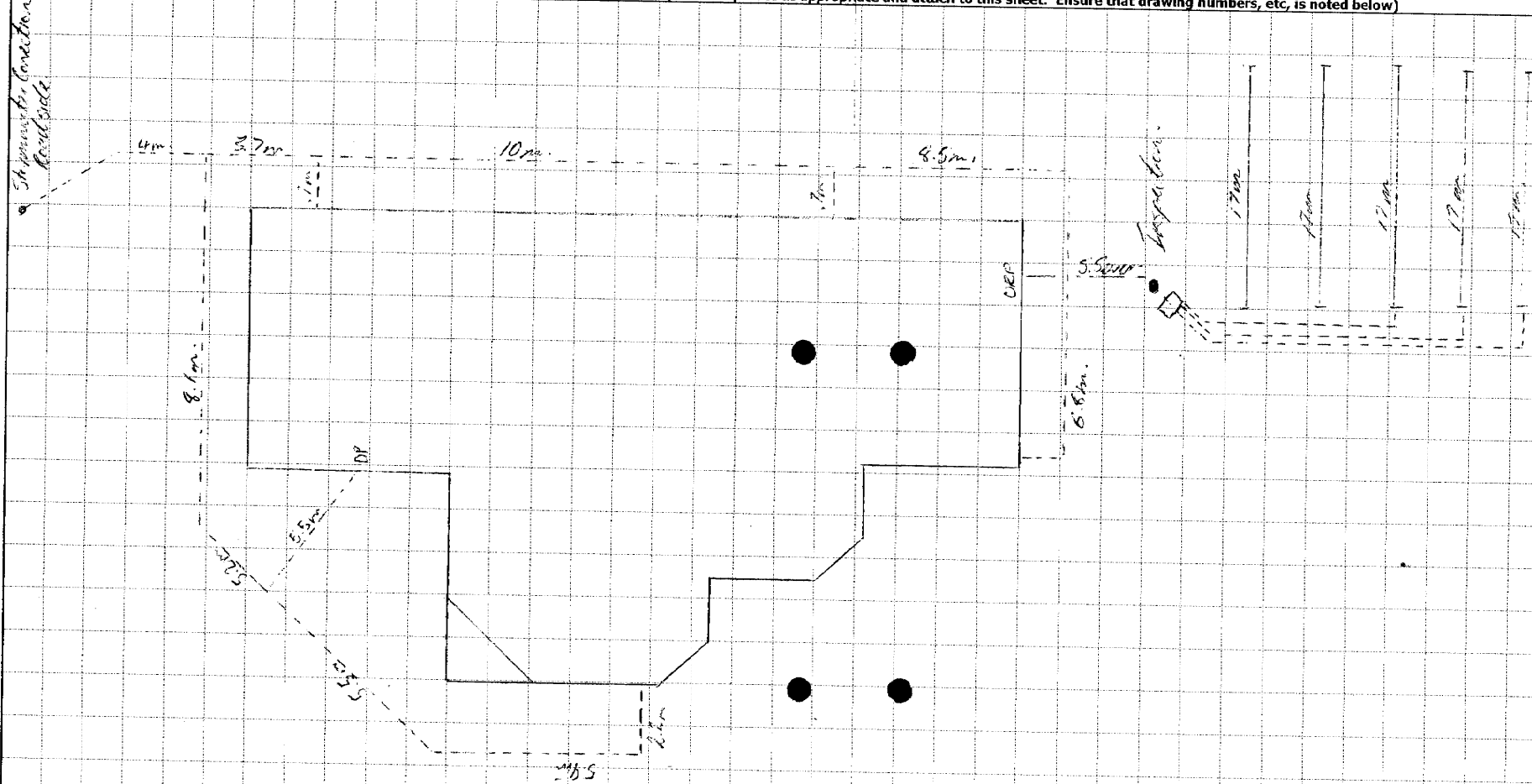
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PART C: As Built Services Plan

(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: Not to Scale in

Site Address: 3 Macdonnell place
Perungudi



Issue Document

Public Utility Services Application No:82443

W.D.C. Policy M.B.5309

Received:02May05

Issued:20Jun05

82443

Applicant

EMMA HEARSEY & HARRY SEMENOFF
RD 8
MAUNGAKARAMEA
WHANGAREI

Agent

SOVEREIGN HOMES LTD
P O BOX 303 055
NORTH HARBOUR
AUCKLAND

Site Information

PROPERTY ID: 079230
STREET ADDRESS: 3 MADDENDALE PL, R D 8, WHANGAREI 0121
LEGAL DESCRIPTION: LOT 1 DP 194102

Project Information

THIS IS A PUBLIC UTILITY SERVICES APPLICATION ONLY

Fees

COUNCIL'S TOTAL CHARGES FOR THIS PUBLIC UTILITY SERVICES APPLICATION
ARE: \$134.00

PAYMENTS RECEIVED TO DATE:

Receipt number: 2944971 Date: 02May05 Amount: \$134.00

- 1: The following Public Utility Services are approved for installation:

Stormwater Connection

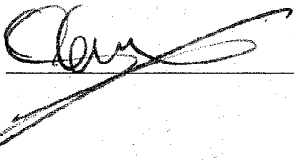
Water Supply Connection.

- 2: Conditions of approval for Utility Services:

No work to be covered up until inspected and approved.

Signed for and on behalf of the Council

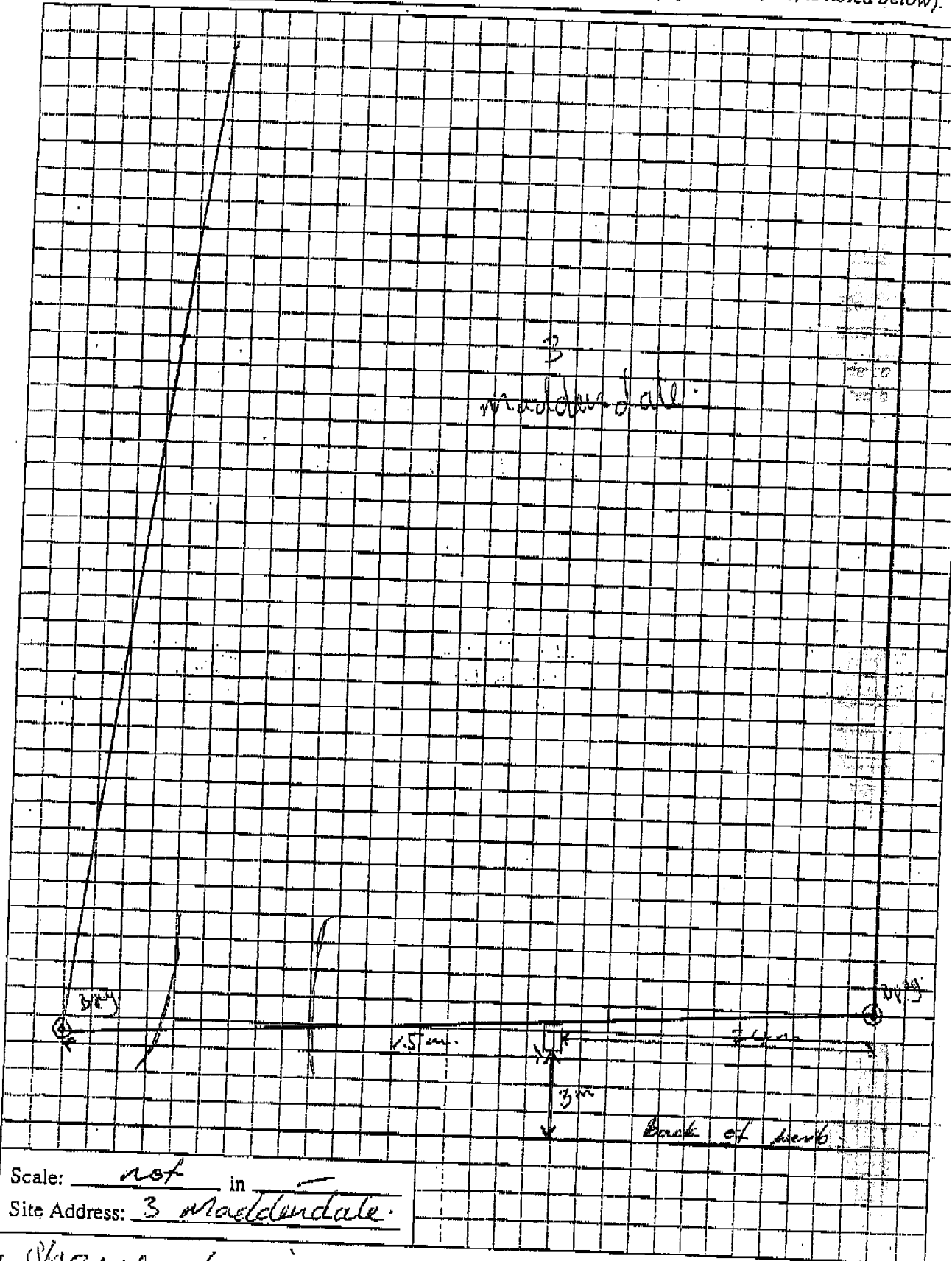
Name: G Byers

Signature: 

Date: 20 / 06 / 05

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: not in —
 Site Address: 3 Maddendale

I Shane Kario being a representative of the Approved Contractor, namely, Works Infra, certify that this Public Utility Service As-Built Record is an accurate representation of the work as carried out.

**Issue Document**

Vehicle Crossing Permit Application No:82457
Whangarei District Council Public Places Bylaw
Received:03May05
Issued:23May05

82457

Applicant

EMMA HEARSEY & HARRY SEMENOFF
RD 8
MAUNGAKARAMEA
WHANGAREI

Agent

SOVEREIGN HOMES LTD
P O BOX 303 055
NORTH HARBOUR
AUCKLAND

Site Information

PROPERTY ID: 079230 (P64817) Box 110
STREET ADDRESS: 3 MADDENDALE PL, R D 8, WHANGAREI 0121
LEGAL DESCRIPTION: LOT 1 DP 194102

Project Information

THIS IS A VEHICLE CROSSING PERMIT APPLICATION ONLY

Fees

COUNCIL'S TOTAL CHARGES FOR THIS VEHICLE CROSSING PERMIT APPLICATION
ARE: \$134.00

PAYMENTS RECEIVED TO DATE:

Receipt number: 2944971 Date: 03May05 Amount: \$134.00

CLIENT SUPPLIED FILL TO
BE IMPORTED TO FORM
BUILDING PLATFORM

Contour Interval is 0.20m
Levels are in terms of Local Datum

Building Platform Level may vary
to make best use of the cut and fill

RESOURCE CONSENTS REQUIRED:
None
NEIGHBOURS CONSENTS REQUIRED:
None

2
DP 194102

Channel drain along toe of
batter discharging to a silt
trap during construction
Also use channel drain to
form a clear water diversion
for water entering site and
Warratara and cloth silt
fence behind the silt trap all
to ARC guidelines

20.00
VII DP 194102
DATUM

20.22
SW
Connection

Fill batter
max grade
1:2.5

Maddendale Place
Sealed, 20.12 wide

Proposed Driveway
By Owner
Approx 68.00m²
(Shaded Area Only)

P.L 20.400
F.F.L 20.735

NOTE: Strip topsoil to good ground.
Import Fill to platform Level and
compact to engineers approval.

Septic Tank
supplied and installed by Sovereign
as per Engineers specifications

100 O line to effluent
field as per Engineers
specifications

Fill batter
max grade
1:2.5

Effluent field to
engineers specifications

Seepage pipes to be 100mm deeper than
exit of septic tank to a max depth of 1m

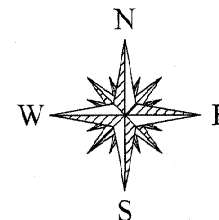
1
DP 101628

2
DP 101628

3
DP 101628

SITE AREA = 940m²

SITE COVERAGE
940 x 35% = 329.0m² max
Actual Site Coverage = 155.44m²
RESOURCE CONSENT NOT REQUIRED



H.Semenoff & E.Hearsy
Lot 1, DP 194102
Maddendale Pl
Maungakaramea



Sovereign Homes Ltd
P O Box 303-055
North Harbour
Auckland
ph 09 479 6484
fax 09 479 6494

Just Cosy 155/4

Site Plan

Date March 2005
Scale 1:200
Job No N326
Drawn Nick Tyler
Engineer *[Signature]*

NOTES

- 1) ALL DIMENSIONS AND UNDERGROUND SERVICE LOCATIONS TO BE CHECKED ON SITE PRIOR TO COMMENCEMENT OF WORK.
- 2) DO NOT SCALE FROM DRAWINGS, IF IN DOUBT, ASK THE DESIGNER.
- 3) CONSTRUCTION TO COMPLY WITH NZS 3604, LOCAL BODY BYLAWS AND THE NZ BUILDING CODE.
- 4) THESE DRAWINGS ARE SUBJECT TO COPYRIGHT & REMAIN THE PROPERTY OF SOVEREIGN HOMES LTD.
- 5) FLOOR LEVELS MAY VARY TO ALLOW FOR BEST USE OF CUT AND FILL.

BRACING

(Shown dotted)
G1 = 10mm G1b on 1 face with diagonal brace
G2 = 10mm G1b on 2 face with diagonal brace
SP1/2/4 = 7.0mm Ply on 1 face with 6kN hold-down
BB4/5/6 = Braceline on 1 face with 6kN hold-down
VB1/2 = 6.0mm V-lath on 1 face with 6kN hold-down

Drawing Issue

1. Client 1 - 22 March 05
2. Contracts - 5 April 05

Page No. 1

No. of Pages 13



Whangarei District Council
Forum North - Private Bag 9023
Whangarei New Zealand
Ph:0-9-430 4200 Fax:0-9-438 7632
Email: mailroom@wdc.govt.nz

Rates LIM Report

As at: Friday, 13 May, 2022

WDC advise :

This is a LIM that was done in 2022, but no other building work has been done on the property since then, so the rates information will be outdated.

Property Number 64817
Legal Description LOT 1 DP 194102
Assessment Number 0037005302
Address 3 Maddendale Place Whangarei 0178
Record of Title(s) 123A/516
Land Value \$235,000
Capital Value \$790,000
Date of Valuation 01-July-2021
Effective Date (used for rating purposes) 01-July-2022
Meter Location 3m KB 15m LHB 24m RHB #3

Rates Breakdown (up to 30 June 2022)

Rates Charge	Charge Total
General Residential	\$404.09
Uniform Annual General Charge	\$724.00
Regional Civil Defence & Hazard Management	\$37.88
Regional Council Services	\$132.69
Regional Economic Development	\$3.77
Regional Emergency Services Rate	\$11.84
Regional Flood Infrastructure	\$31.19
Regional Land and Fresh Water Management	\$59.58
Regional Pest Management	\$76.40
Regional Sporting Facilities	\$16.95
Regional Transport Rate	\$23.07
Annual Charge Total	\$1,521.46

Opening Balance as at 01/07/2021 **\$-128.64**

Rates Instalments	Total
20/07/2021 Instalment	\$381.46
20/10/2021 Instalment	\$380.00
20/01/2022 Instalment	\$380.00
20/04/2022 Instalment	\$380.00

Rates Total **\$1,521.46**

Balance to Clear **\$30.36**

82446



WHANGAREI
DISTRICT COUNCIL

BUILDING CONSENT No:82446
Section 51, Building Act 2004

Issued:28Jun05
Project Information Memorandum No 82340

The Building

Street Address of building: 3 MADDENDALE PL, R D 8, WHANGAREI 0121
Legal Description of land where building is located:
LOT 1 DP 194102
LLP No 079230

The Owner

Name of owner: EMMA HEARSEY & HARRY SEMENOFF
Mailing Address: RD 8
MAUNGAKARAMEA
WHANGAREI

Contact Person: SOVEREIGN HOMES LTD
Mailing Address: P O BOX 303 055
NORTH HARBOUR
AUCKLAND

**CHEQUE
RECEIVED**
Receipt #3202433

Street address/registered office: 3 MADDENDALE PL
R D 8
WHANGAREI 0121

Building Work

The following building work is authorised by this consent:

Project: New Building

Intended Use: **NEW DWELLING**

*Creating the ultimate
living environment*

Forum North, Private Bag 9023
Whangarei, New Zealand
Telephone: +64 9 430 4200
Freephone: 0800 WDC INFO
0800 932 463
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:

1: Condition - Before the pouring of the concrete floor, a registered structural engineer is to supervise and provide a Producer Statement that includes the cutting and filling of the site for the base to the building platform.

2: General - No Requirements.

3: Dust Nuisance

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

4: Toilet Facilities

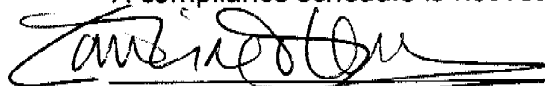
Toilet facilities must be provided within reasonable distance of the construction site. Ground discharge is no longer acceptable.

5: Smoke Alarms

Smoke alarms are to be installed in compliance with the building code.

Compliance Schedule

A compliance schedule is not required for the building.



(C E Blakeley)

Signature

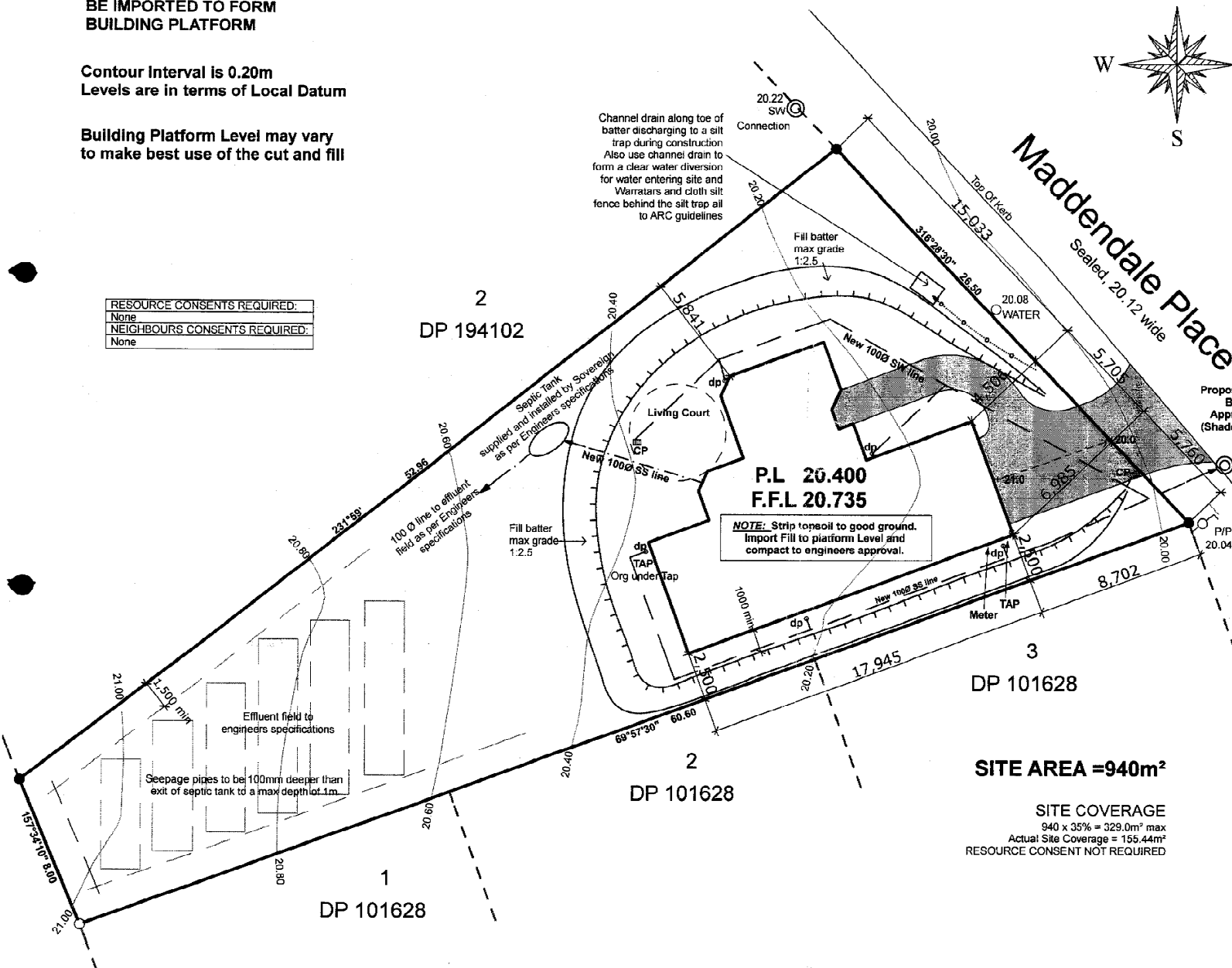
BUILDING COMPLIANCE ADMINISTRATOR

Position

On behalf of: Whangarei District Council

Date: 28 June 2005

BUILDING CONSENT NO 82446



Floor Plan

Date March 2005
Scale 1:100
Job No N326
Drawn Nick Tyler
Engineer

NOTES

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BRACING

(Shown dotted)
G1 = 10mm Gls on 1 face with diagonal brace
G2 = 10mm Gls on 2 face with diagonal brace
SP1/2/4 = 7.0mm Ply on 1 face with 6kN hold-down
BR4/5/9 = Braceline on 1 face with 6kN hold-down
VB1/2 = 8.0mm Villoboard on 1 face with 6kN hold-down

Drawing Issue

1. Client 1 - 22 March 05
2. Contracts - 5 April 05
3. Building Consent Request 7 June 05

Page No 2 No. of Pages 14

NOTE: Plumbing System is as per AS 3500 standards

WIND ZONE IS HIGH

Additional Noggins must be installed at Frame stage for Towel rails, Wardrobe shelving, Shelves etc. An additional row of nogs are to be installed @ 1750mm above FFL in the Kitchen for the wall mounted cabinets only. Refer Kitchen plan

Villaboard in low impact areas must have studs @ 600 c/s and nogs @ 1200 c/s. In medium and high impact areas, studs @ 400 c/s and nogs @ 600 c/s. To be used on bathroom and ensuite walls.

CONNECTION DETAILS -

For all - Lintel to Studs Connections
- Bottom Plate to Slab/Timber Floor
- Wall Bracing Fixing Details
- Stud to top plate Fixings
Refer Connection Details Page

CORROSION ZONE : ZONE 1

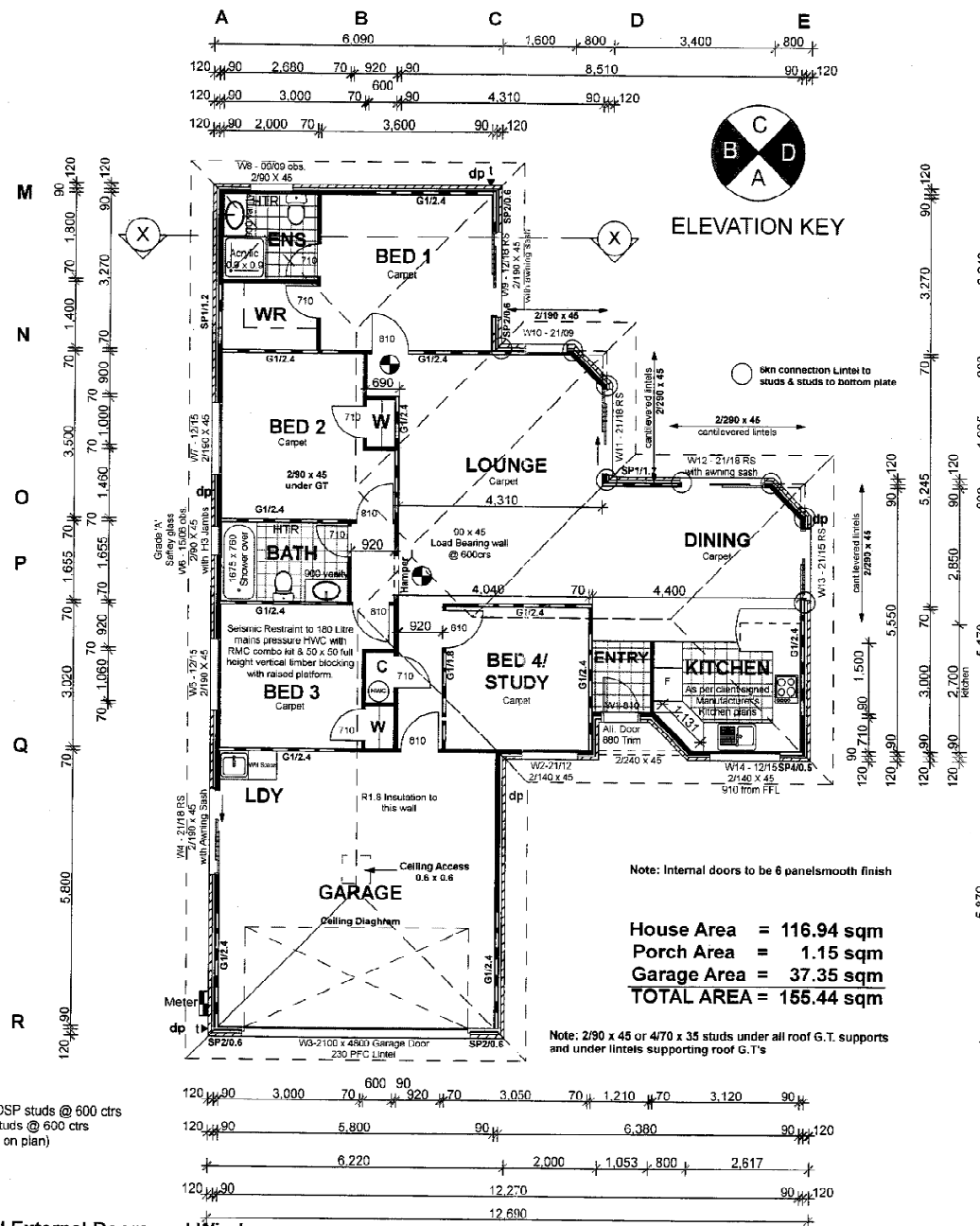
Durability of all fixings to comply with NZBC B2/AS1 and NZS 3604 (1999) section 4. Steel connections to be as follows:
EXPOSED ie. Open to the weather or < 600mm above ground level. Material is washed by direct or wind blown rain. Use 304 or 316 Stainless Steel.
SHELTERED ie. Open to the air but not rain. Material is not washed by direct or wind blown rain, but may be subject to wind blown salts. (<7000mm² per m² ventilation and >600mm above ground level) Use Hot - Dip Galvanised Steel.
CLOSED ie. Dry or internal spaces. Not exposed to rain, ground moisture or wind blown corrosive salts. (Including Roof Spaces with Closed Eaves) Use standard Mild Steel products. Veneer Ties to be 304 Stainless Steel or Galv 470 g/m² Brick Lintels to be 304 Stainless Steel or Galv 600 g/m²

☉ = Smoke Detector

NOTE: 2/90 x 45 studs under all roof G.T. supports and lintels supporting G.T.'s

(Single Level) Exterior Walls to be 90 x 45 Kiln Dried H1.2 LOSP studs @ 600 c/s
Interior Walls to be 70 x 45 Kiln Dried Chemical Free studs @ 600 c/s
(Unless labelled otherwise for load bearing walls on plan)
NOTE: H3.1 Bottom Plates

Expandable Foam Air Seals to all External Doors and Windows



H.Semenoff & E.Hearsy
 Lot 1, DP 194102
 Maddendale PI
 Maungakaramaea



Sovereign Homes Ltd
 P.O Box 303-055
 North Harbour
 Auckland
 ph 09 479 6484
 fax 09 479 6494

Just Cosy 155/4

Elevation

Date March 2005
 Scale 1:100
 Job No N326
 Drawn Nick Tyler
 Engineer

NOTES

- 1) ALL DIMENSIONS AND UNDERGROUND SERVICE LOCATIONS TO BE CHECKED ON SITE PRIOR TO COMMENCEMENT OF WORK.
- 2) DO NOT SCALE FROM DRAWINGS, IF IN DOUBT, ASK THE DESIGNER.
- 3) CONSTRUCTION TO COMPLY WITH NZS 3604, LOCAL BODY BYLAWS AND THE NZ BUILDING CODE.
- 4) THESE DRAWINGS ARE SUBJECT TO COPYRIGHT & REMAIN THE PROPERTY OF SOVEREIGN HOMES LTD.
- 5) FLOOR LEVELS MAY VARY TO ALLOW FOR BEST USE OF CUT AND FILL.

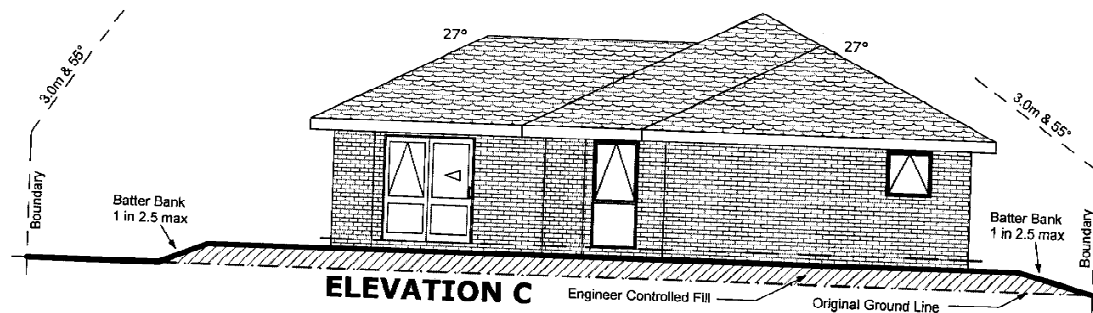
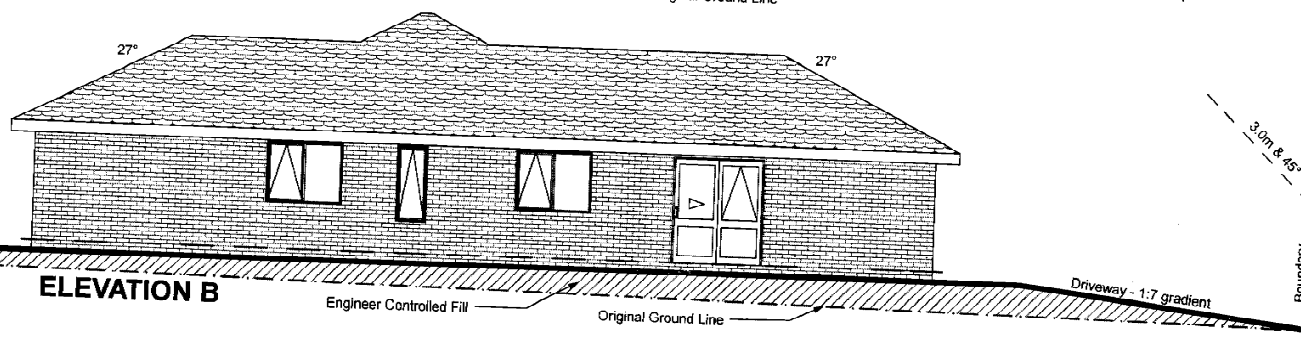
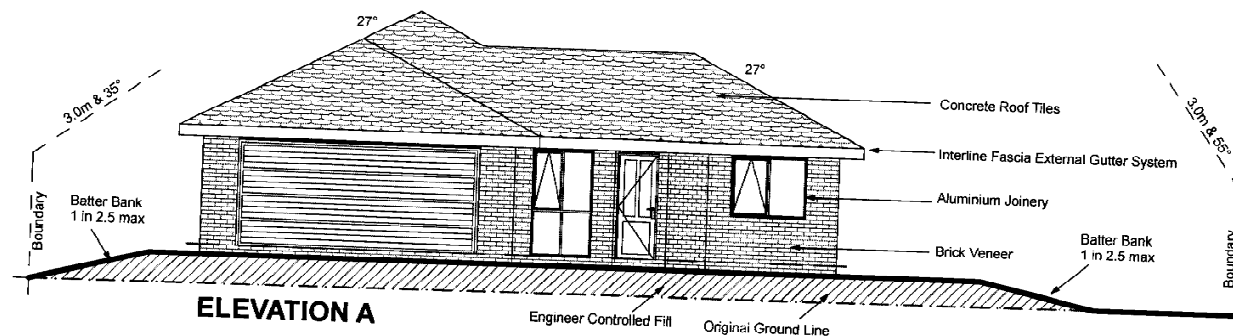
BRACING

(Shown dotted)
 G1 = 10mm Gib on 1 face with diagonal brace
 G2 = 10mm Gib on 2 face with diagonal brace
 SP1/2/4 = 7.0mm Ply on 1 face with 6kN hold-down
 BR4/5/9 = Braceline on 1 face with 6kN hold-down
 VB1/2 = 6.0mm Vllaboard on 1 face with 6kN hold-down

Drawing Issue

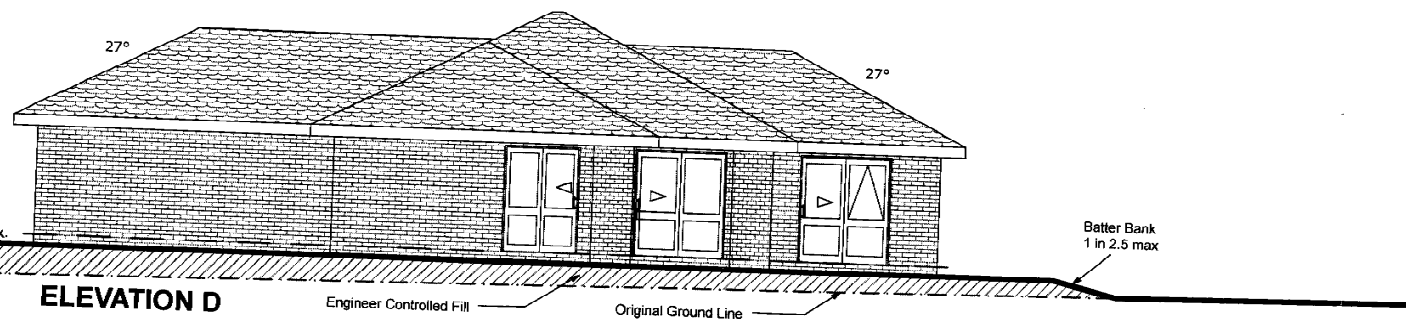
1. Client 1 - 22 March 05
2. Contracts - 5 April 05

Page No. 4 No. of Pages 13



Building Envelope Risk Matrix	
Risk Factor	Subtotal for Risk Factor
Wind Zone	1
No. of Storeys	0
Roof/Wall Intersection	0
Eaves Width	1
Envelope Complexity	0
Deck Design	0
Total Risk Score	2

Therefore Masonry Veneer OK



Box 124

Code Compliance Certificate: 82446
Section 95, Building Act 2004



WHANGAREI
DISTRICT COUNCIL

Issued: 24 Mar 06

The Building

Street Address of building: 3 MADDENDALE PL, R D 8, WHANGAREI 0121

Legal Description of land where building is located:
LOT 1 DP 194102
LLP 079230

Current, lawfully established use: NEW BUILDING

Year first constructed: 24 MARCH 2006

The Owner

Name of owner: EMMA HEARSEY & HARRY SEMENOFF
Mailing Address: RD 8
MAUNGAKARAMEA
WHANGAREI

Contact Person: SOVEREIGN HOMES LTD
Mailing Address: PO BOX 303 055
NORTH HARBOUR
AUCKLAND

Street address/registered office: 3 MADDENDALE PL
R D 8
WHANGAREI 0121

Building Work

NEW DWELLING

Building Consent number: 82446

Issued by: WHANGAREI DISTRICT COUNCIL

*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

Code Compliance

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

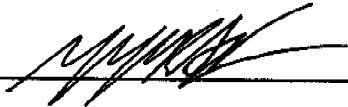
(a) the building work complies with the building consent.

Council Charges

The Council's total charges payable on the uplifting of this code compliance certificate in accordance with the attached details are: \$0.00

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

Signature



Position

BUILDING COMPLIANCE OFFICER

On behalf of: WHANGAREI DISTRICT COUNCIL

Date: 24 Mar 2006

Final Code Compliance Certificate 82446

District Plan Appeals Version - Zones



Friday, May 13, 2022

Scale: 1:1,000

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		Future Urban Zone
	Northpower Critical Underground Lines CEL		Strategic Rural Industries Zone
	Multi Title Site		Fonterra Kauri Milk Processing SRIZ – Ancillary Irrigation Farms
	Rescue Helicopter Flight Path		Marsden Primary Centre
	Designation		Ruakaka Equine Zone
	Papakāinga <small>Rule PKA 1.5.1 indicative only, Maori Land Court data</small>		Neighbourhood Centre Zone
	Precincts and Development Areas		Local Centre Zone
	Large Lot Residential Zone		Commercial Zone
	Settlement Zone Residential Sub-Zone		Shopping Centre Zone
	Settlement Zone Centre Sub-Zone		Mixed Use Zone
	Settlement Zone Industry Sub-Zone		Waterfront Zone
	Low Density Residential Zone		City Centre Zone
	General Residential Zone		Light Industrial Zone
	Medium Density Residential Zone		Heavy Industrial Zone
	Rural Production Zone		Airport Zone
	Rural Lifestyle Zone		Hospital Zone
			Port Zone
			Development Area
			Open Space Zone
			Sport and Active Recreation Zone
			Natural Open Space Zone

Appeals

	NZTA and KiwiRail
	Kainga Ora
	Other

Coastal Areas Maps

	Coastal Area
	Outstanding Natural Character Area
	High Natural Character Area

Resource Areas Maps

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

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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