

# Property File

## 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was done in 2022, but no other building work has been done on the property since then, so the rates information will be outdated.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 > 30m<sup>2</sup> 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.

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#### 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](http://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.**

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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

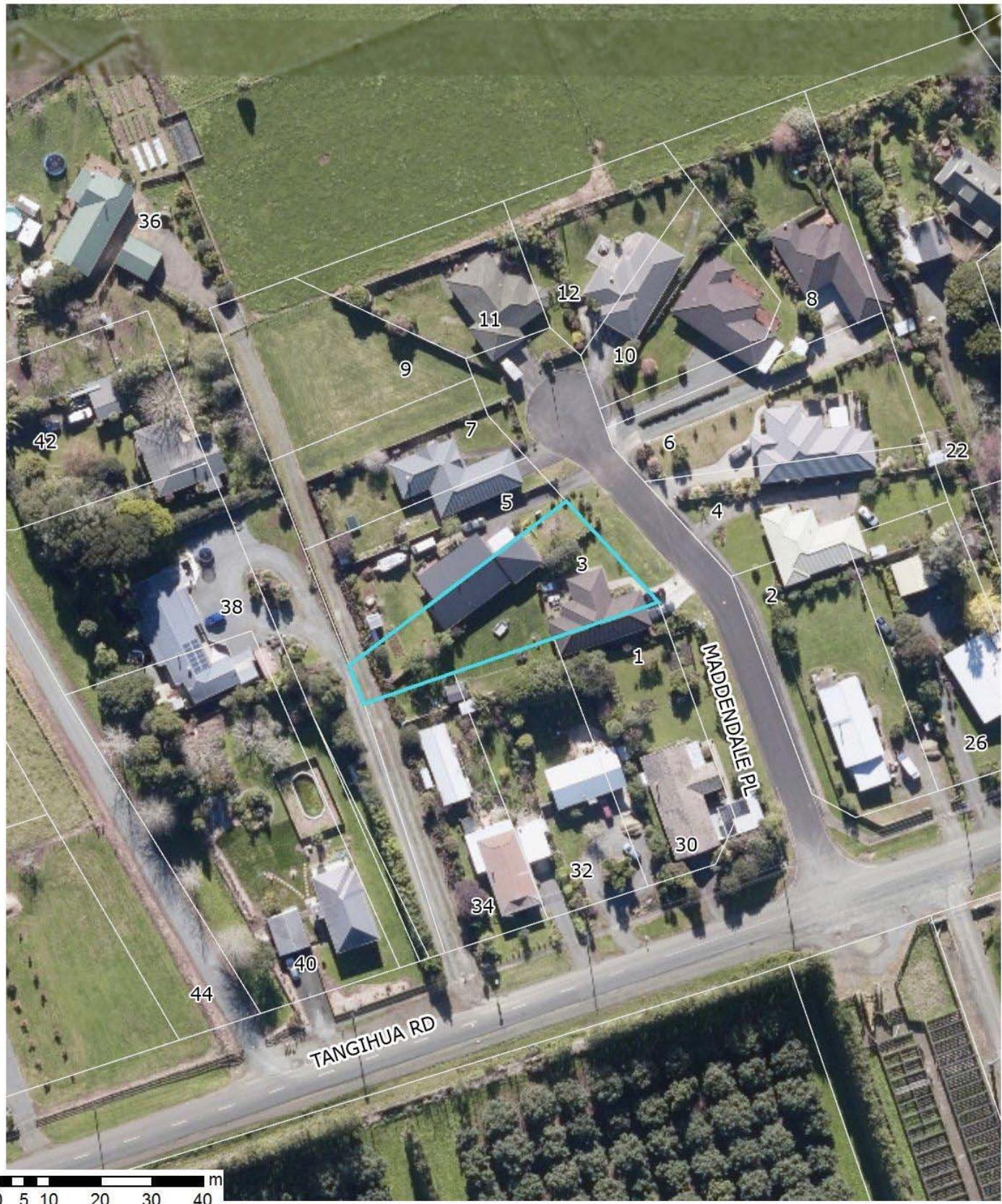
Friday, May 13, 2022

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 COPY RIGHT RESERVED. © Copyright Whangarei District Council.

# Aerial Photography



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.

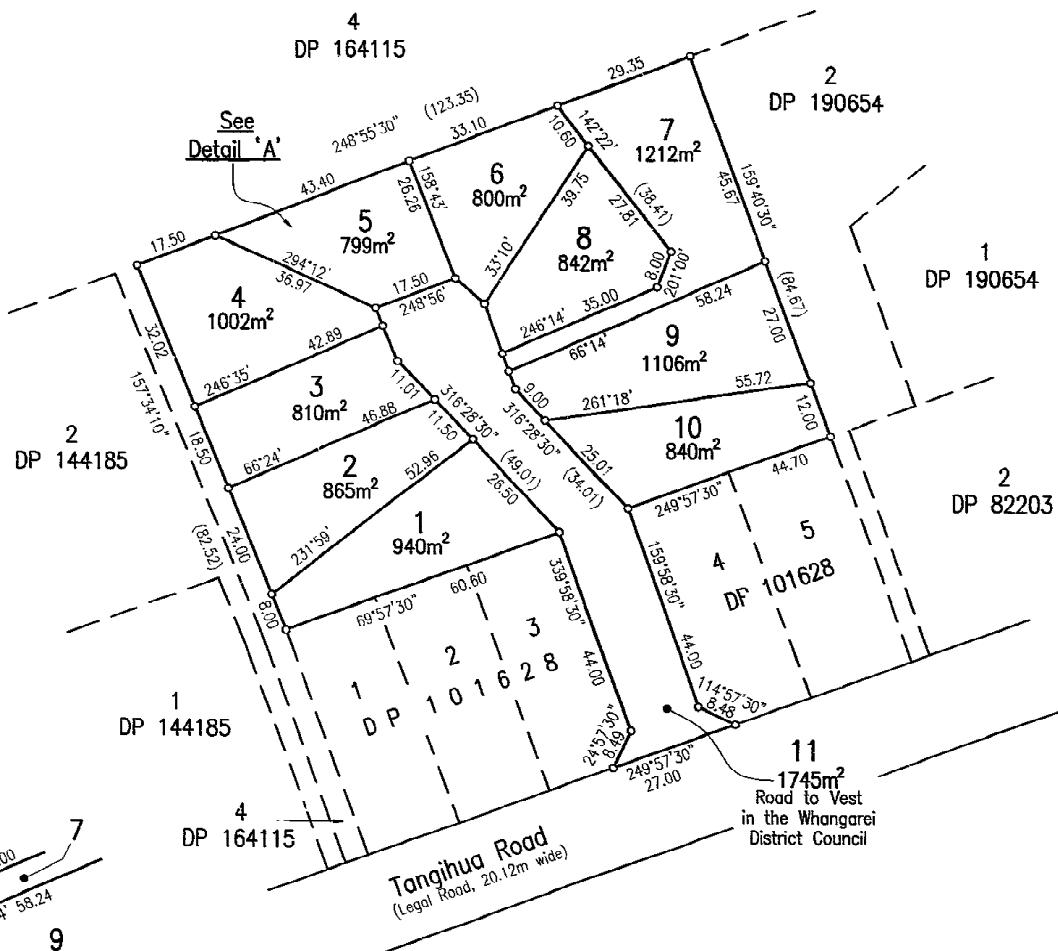
Friday, May 13, 2022

Scale: 1:1,000

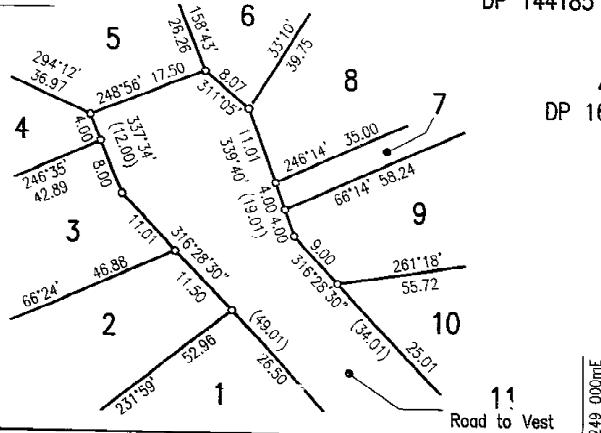


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814 650mN



814 500mN



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

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 1998.

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

*D. J. Holland*  
Council Secretary  
(SD97/972-P64817)  
WHANGAREI DISTRICT COUNCIL

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 6 day of January 1998  
Signature *R. W. Henry*

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

Examined Accredited Correct p.

Approved as to Survey *W. W. Henry*  
Debut  
Chief Surveyor

Deposited this 29th day of March 1998  
for Register-General of Land  
District Land Registrar

File Received 7 JAN 1999 DP 194102  
Instructions Approved LM93/06.

R Simpson, Reyburn &amp; Bryant 7/12/98 1:21 pm RSS8037



**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

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**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

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**Interests**

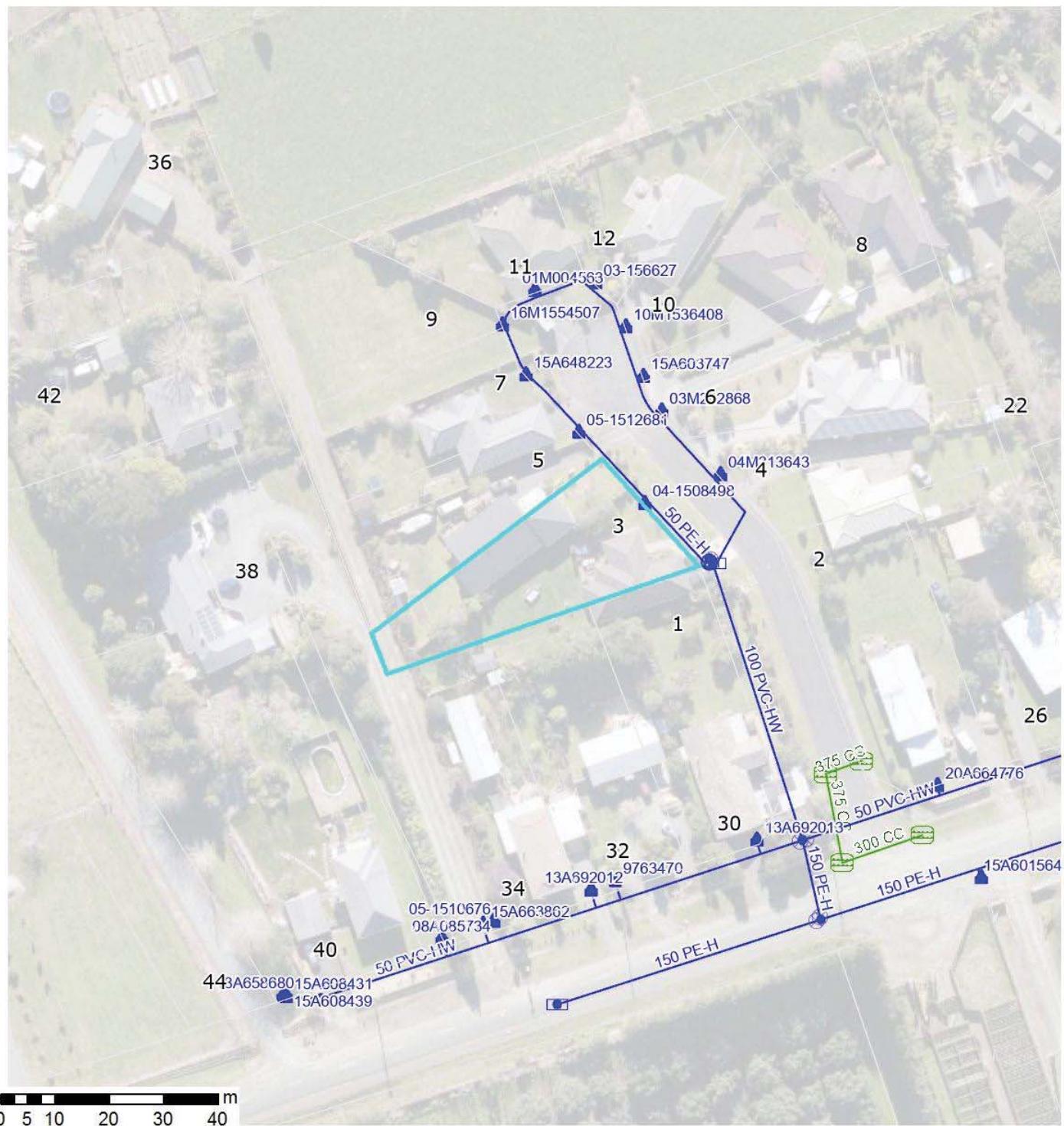
Appurtenant hereto is a right of way created by Transfer B816370.8

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



Dark blue = WDC.

Light blue = Private

- Water Node
- Other
- Main Valves
- Toby Valves
- Hydrants
- Pump
- Water Meter
- WaterBackFlow
- Water Service Line
- Water Line



Dark green = WDC

- Light green = Private
- Other
- Sump
- ▶ Inlet/Outlet Node
- Manhole
- △ Storm Water Service Line



Red = WDC

- ~ Pink = Private
- Other
- Manhole
- ▲ Nodes
- ✗ Valve
- Pump
- ✗ Backflow Preventer

Waste Water Service Line

- ~ Gravity
- ~ 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

Scale: 1:1,000



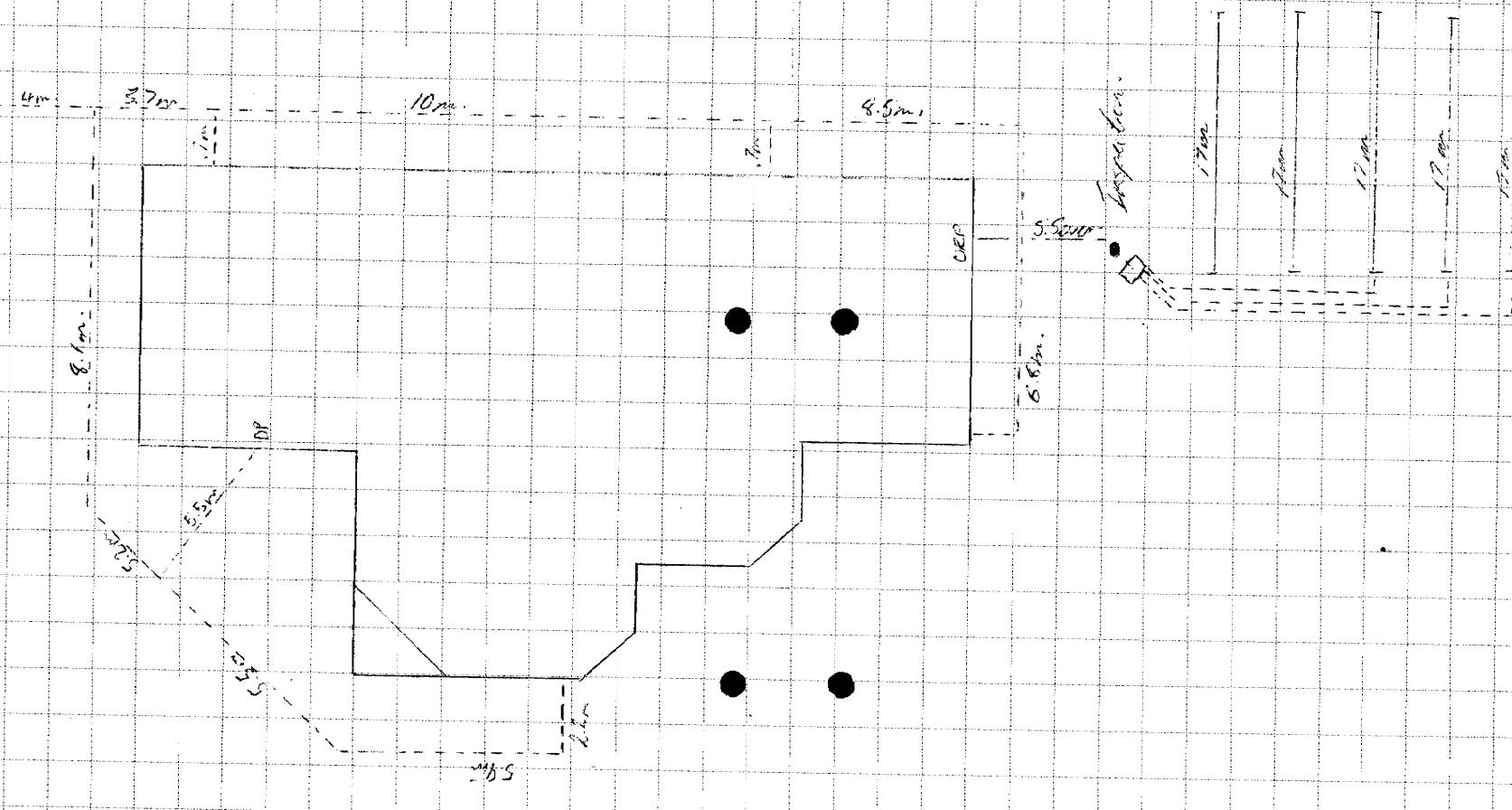
The information displayed is schematic only and serves as a guide. It has been compiled from Whangarei District Council records and is made available in good faith but its accuracy or completeness is not guaranteed. Cadastral Information has been derived from land Information New Zealands (LINZ) Core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

## **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)

St. Peter's, Conception  
, back side

St. John's  
Sand Side



Scale: Not to Scale in

Site Address: 3 Madanik place  
Mangalore

# WHANGAREI DISTRICT COUNCIL



FORUM NORTH • PRIVATE BAG 9023 • WHANGAREI, NEW ZEALAND. TELEPHONE 09 438 4200. FAX 09 438 7632

## 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.

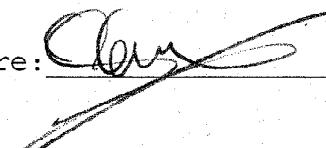
2: Conditions of approval for Utility Services:

No work to be covered up until inspected and approved.

Signed for and on behalf of the Council

Name: G Byers

W

Signature: 

Date: 20/06/05

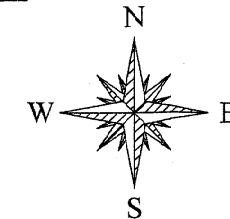
CLIENT SUPPLIED FILL TO  
BE IMPORTED TO FORM  
BUILDING PLATFORM

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

20.00  
VII DP 194102  
DATUM

WATER METER  
CONNECTION APPROVED  
Signed *[Signature]* Date 4-5-05



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

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  
Warratah and cloth silt  
fence behind the silt trap all  
to ARC guidelines

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.

Maddendale Place  
Sealed, 20.12 wide

Proposed Driveway  
By Owner  
Approx 68.00m<sup>2</sup>  
(Shaded Area Only)

3  
DP 101628

SITE AREA = 940m<sup>2</sup>

Water Meter  
Location

#### SITE COVERAGE

940 x 35% = 329.0m<sup>2</sup> max

Actual Site Coverage = 155.44m<sup>2</sup>

RESOURCE CONSENT NOT REQUIRED

1  
DP 101628

Effluent field to  
engineers specifications  
Seepage pipes to be 100mm deeper than  
exit of septic tank to a max depth of 1m  
11500 mm

20.83  
231°59'  
100 Z line to effluent  
field as per Engineers  
specifications

20.83  
231°59'  
100 mm  
20.83

20.83  
231°59'  
100 mm  
20.83

#### 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.

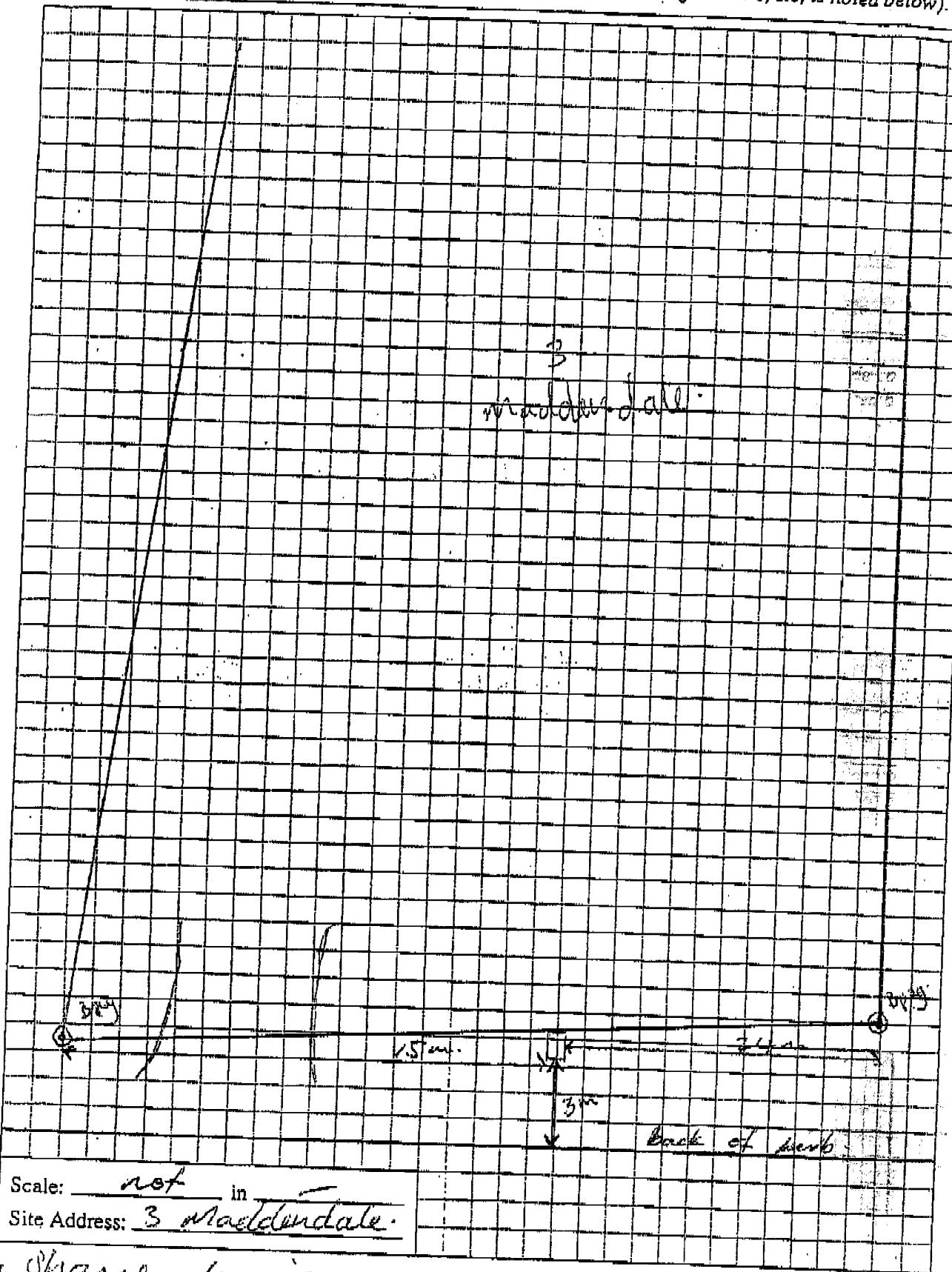
**BRACING** (Shown dotted)  
G1 = 10mm Gib on 1 face with diagonal brace  
G2 = 10mm Gib on 2 faces with diagonal brace  
SP1/2/4 = 7.0mm Plyon 1 face with 6KN hold-down  
BR4/5/9 = Braceline on 1 face with 6KN hold-down  
VB1/2 = 6.0mm Villaboard on 1 face with 6KN hold-down

#### Drawing Issue

1.Client 1 - 22 March 05  
2.Contracts - 5 April 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 MaclandaleI Shane Kaino  
works Infrabeing a representative of the Approved Contractor, namely,  
certify that this Public Utility Service As-Built Record is an  
accurate representation of the work as carried out.

# WHANGAREI DISTRICT COUNCIL



FORUM NORTH - PRIVATE BAG 2023, WHANGAREI, NEW ZEALAND. TELEPHONE 09 430 4200, FAX 09 438 7633

## Issue Document

Vehicle Crossing Permit Application No: 82457  
Whangarei District Council Public Places Bylaw

Received: 03 May 05

Issued: 23 May 05

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: 03 May 05 Amount: \$134.00





**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)

<b>Rates Charge</b>	<b>Charge Total</b>
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
<b>Annual Charge Total</b>	<b>\$1,521.46</b>

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

<b>Rates Instalments</b>	<b>Total</b>
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**

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### **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

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### **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

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### **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

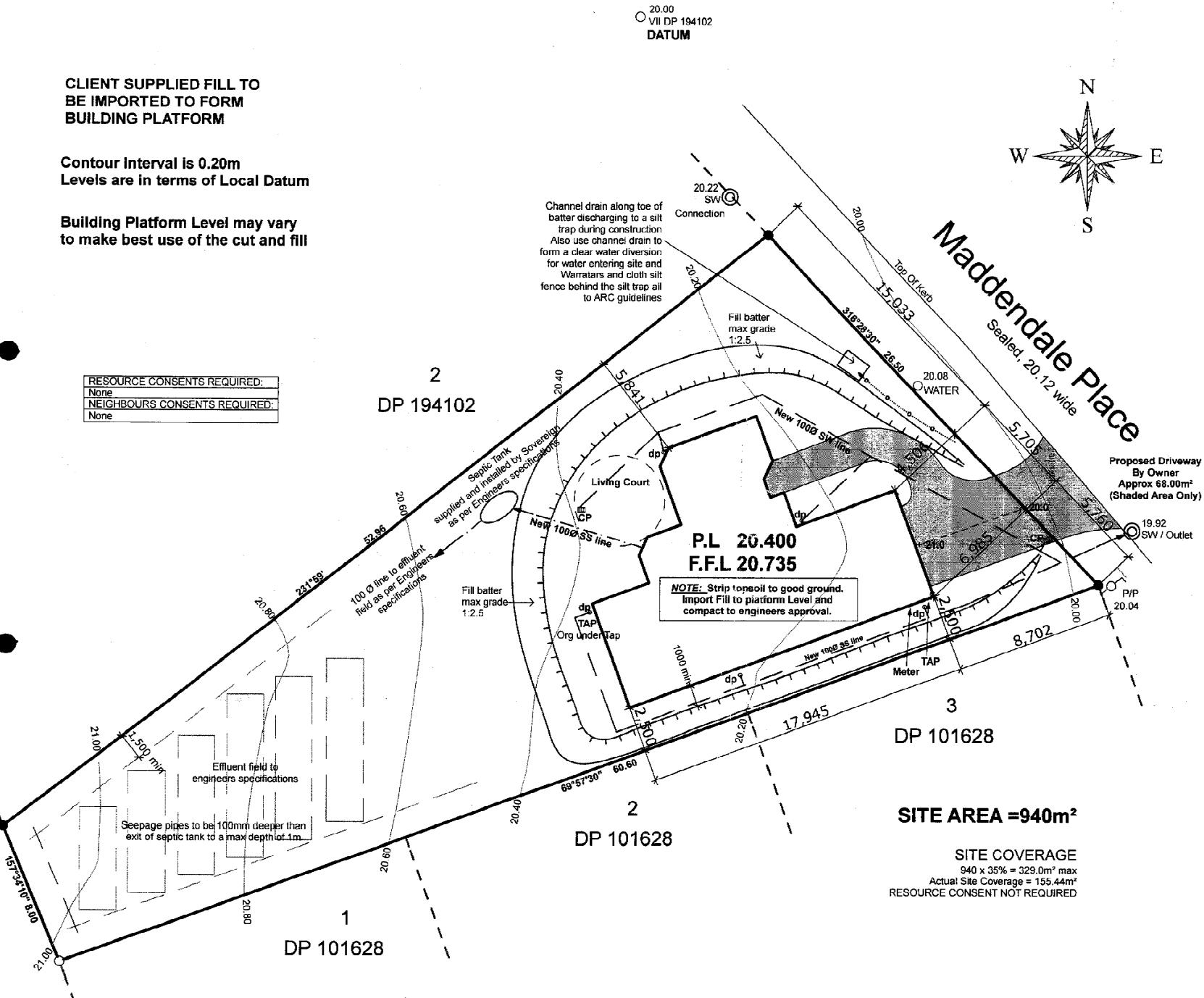
**CLIENT SUPPLIED FILL TO  
BE IMPORTED TO FORM  
BUILDING PLATFORM**

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

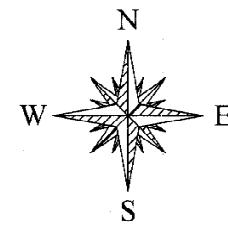
**Building Platform Level may vary  
to make best use of the cut and fill**

RESOURCE CONSENTS REQUIRED:  
None

NEIGHBOURS CONSENTS REQUIRED:  
None



20.00  
VII DP 194102  
**DATUM**



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



## SOVEREIGN H O M E S

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	<i>[Signature]</i>

## 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

**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 = Bracingline on 1 face with 6kN hold-down**  
**VB1/2 = 6.0mm Villaboard on 1 face with 6kN hold-down**

### Drawing Issue

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



# SOVEREIGN HOME

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

**Just Cosy 155/4**

**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 crs and nogs @ 1200 crs. In medium and high impact areas, studs @ 400 crs and nogs @ 600 crs. 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 Pg. 10

#### **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 (<7000mm<sup>2</sup> per m<sup>2</sup> ventilation and >600mm above ground level). Use 304, 316 or Galvanised.

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/m<sup>2</sup> Brick Lintels to be 304 Stainless Steel or Galv 600 g/m<sup>2</sup>

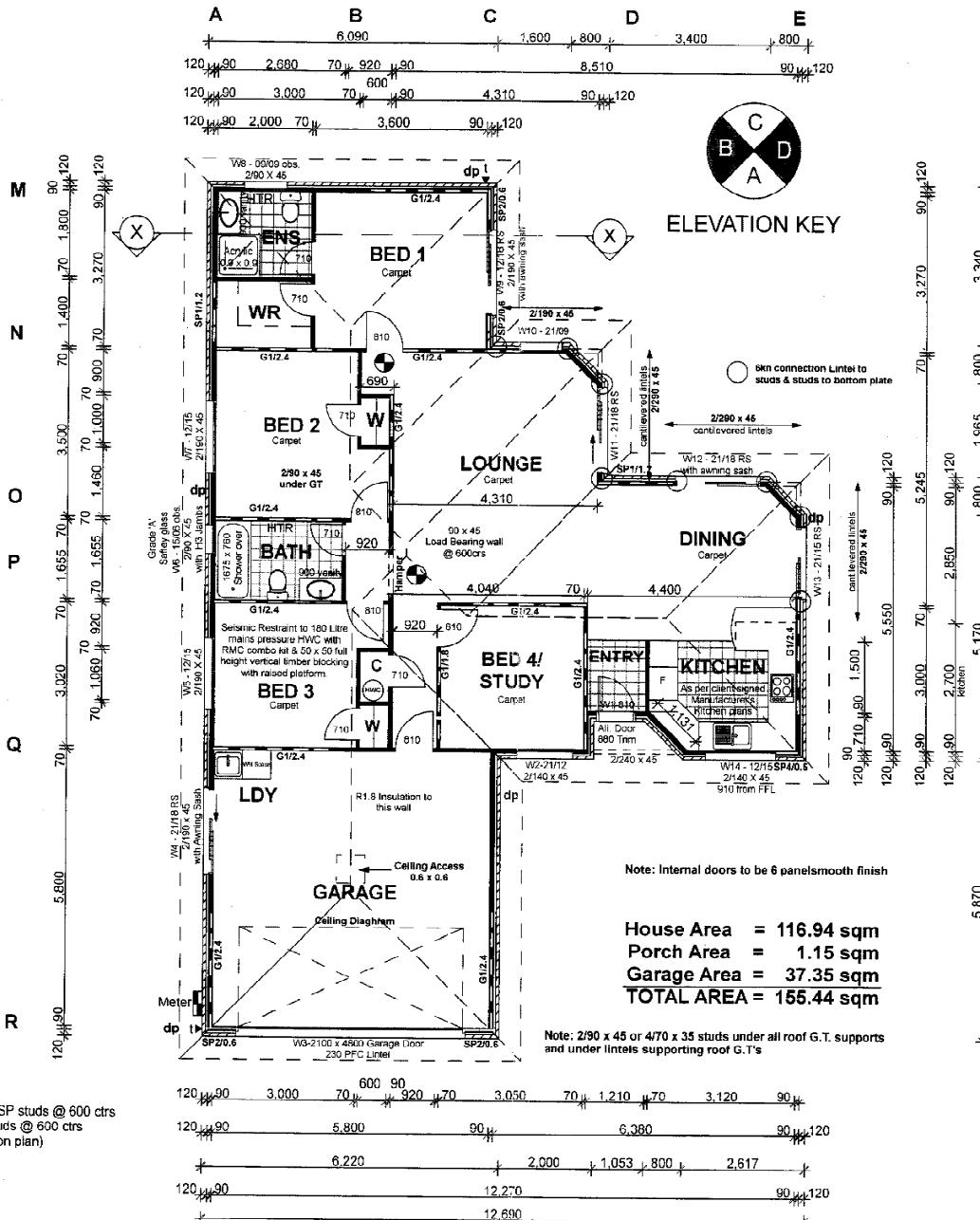
 = Smoke Detector

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

(Single Level) Exterior Walls to be 90 x 45 Kiln Dried H1.2 LOSP studs @ 600 ctrs  
Interior Walls to be 70 x 45 Kiln Dried Chemical Free studs @ 600 ctrs  
(Unless labelled otherwise for load bearing walls on plan)  
NOTE: H1.2 = 15mm

**NOTE: H3.1 Bottom Plates**

**Expandable Foam Air Seals to all External Doors and Windows**



## Floor Plan

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

## NOTES

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## Drawing Issues

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

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



**SOVEREIGN**  
**H O M E S**

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

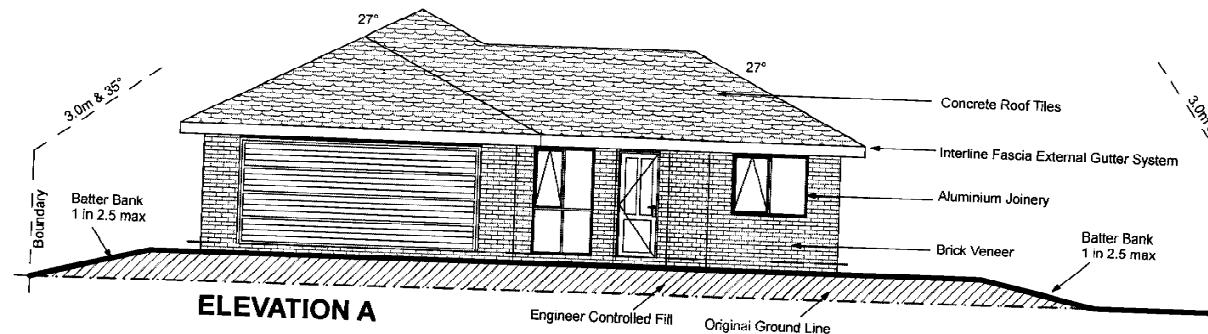
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### BRACING

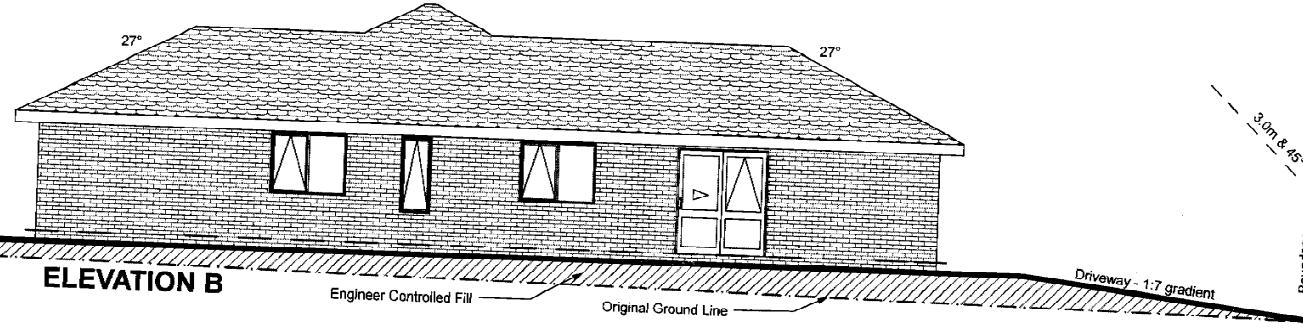
(shown dotted)  
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G2 = 10mm Gib on 2 faces with diagonal brace  
SP1/2/4 = 7.0mm Ply on 1 face with 8kN hold down  
BR4/5/10 = Bracing on 1 face with 8kN hold down  
VB1/2 = 6.0mm Villaboard on 1 face with 8kN hold down

### Drawing Issue

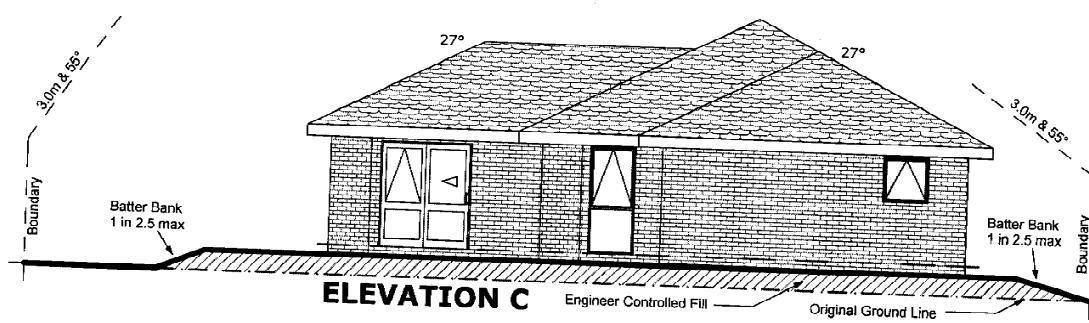
- 1.Client 1 - 22 March 05
- 2.Contracts - 5 April 05



**ELEVATION A**



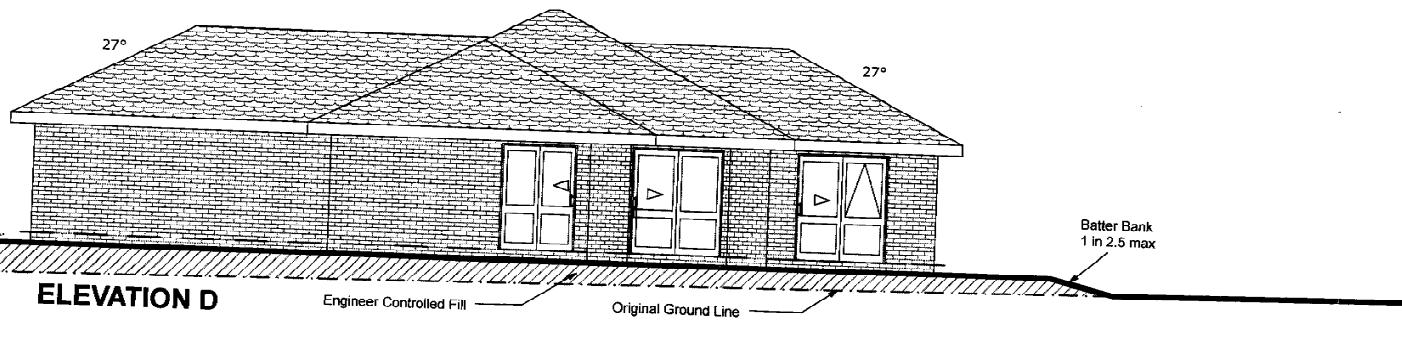
**ELEVATION B**



**ELEVATION C**

### 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
<b>Total Risk Score</b>	<b>2</b>
Therefore Masonry Veneer OK	



**ELEVATION D**

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](mailto:mailroom@wdc.govt.nz)  
Website: [www.wdc.govt.nz](http://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

On behalf of: WHANGAREI DISTRICT COUNCIL

Date: 24 Mar 2006

**Final Code Compliance Certificate 82446**

# District Plan Appeals Version - Zones



0 5 10 20 30 40 m

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.

# District Plan Appeals Version – Map Legend

## Zone Maps

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

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

## Resource Areas Maps

-  Notable and Public Trees
-  Flood Susceptible Areas
-  Heritage Buildings, Sites & Objects
-  Mining Hazard Area 1
-  Mining Hazard Area 2
-  Mining Hazard Area 3
-  Sites of Significance to Maori
-  Runway
-  Air Noise Boundary
-  Outer Control Boundary
-  Esplanade Priority
-  Coastal Hazard 1
-  Coastal Hazard 2
-  Strategic Railway Line Protection Area
-  Strategic Road Protection Area (indicative only)
-  Indicative Road
-  Road Hierarchy
-  National
-  Regional
-  Arterial
-  Primary Collector
-  Secondary Collector
-  Low Volume
-  Access

### Appeals

-  NZTA and KiwiRail
-  Kainga Ora
-  Other

## Coastal Areas Maps

-  Coastal Area
-  Outstanding Natural Character Area
-  High Natural Character Area

## All District Plan Maps

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

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