

Land Information Memorandum

LIM Number **LIM20260185**

Application Date: 05/03/2026

Issue Date: 17/03/2026

Applicant Details

Applicant Name: Mint Realty

Attention: Nic Goodman

Postal Address: PO Box 8799
HAVELOCK NORTH 4157

Client: Nic Goodman

Property Details

Location: 38A Muritai Crescent
HAVELOCK NORTH 4130

Property ID: 97050

Valuation Number: 1045052100

Legal Description Record of Title 103483
and Area (hectares): Lot 1 Deposited Plan 325613
0.0902 Ha

Introduction

This document is in two parts:

- **Part A** contains the information which the Council must disclose in a Land Information Memorandum (LIM) under Sections 44A(2) and 44B of the *Local Government Official Information and Meetings Act 1987* (LGOIMA).
- **Part B** contains further information which the Council believes may be relevant to the purpose for which you have requested this LIM. This information is made available under Section 44A(3) of LGOIMA.

The information in this document is based on information Hastings District Council holds about the property, some of which has been provided by third parties. There may be limits on the extent to which reliance can be placed on some of the information because of the way in which a LIM is prepared and/or the reliability of the information itself.

In particular please note that:

- No site survey or physical inspection of any buildings or other improvements on the property has been undertaken in order to prepare this LIM. Any plans supplied with this LIM should be checked for accuracy;
- A LIM is compiled solely by reference to Council's documented records. It will not therefore include information which may be known to a Council officer but has not been written down and filed on the property records;
- Council records may not disclose the existence of any unauthorised building works or unlawful land uses on the property;
- This LIM does not include information held by the Council relating to the electricity, telecommunication and gas networks for this property. Enquiries about the availability and capacity of those utilities should be made to the relevant network utility operator;
- Part B in particular may contain material supplied to the Council by third parties which is evaluative in nature or material which the Council thinks may be reliable but has not officially verified.
- Property information for this property may also be held by other organisations, such as Hawke's Bay Regional Council;

We are happy to answer any questions you may have about the information in this LIM. However you must make your own judgments as to the value of the material and the extent to which it may be relied upon for your particular purposes. **We recommend that you seek appropriate professional advice regarding the interpretation and specific application of the information to your circumstances.**



Andrea Miller
Senior Building Technician
andream@hdc.govt.nz

Part A

The information below is provided under Sections 44A(2) and 44B.

1. Natural Hazards

Note: HDC is aware that additional information relating to the potential for hazards is publicly available on-line on the CDEMG Hazard Information portal at <https://www.hbemergency.govt.nz/hazards/hazards-in-hawkes-bay/>. A copy of any relevant maps for this property are attached for convenience of reference. If you require any further information about any potential risk as it may affect this property you can locate further property specific information at <https://gis.hbrc.govt.nz/hazards/>

Note: If part of this site is identified as being within a potential hazard area, Sections 71 - 74 of the *Building Act 2004* may apply if consent is sought to undertake building work within the identified area. We recommend that you seek advice on the potential application and effect of those sections of the Act.

Note: The Toka Tū Ake EQC Natural Hazards Portal contains information relating to natural hazard risk and how these might impact properties. It also contains information relating to EQC claims relating to land and/or buildings. The Portal may contain information relevant to this property and Hastings District Council recommends that you visit the Portal and review the information relevant to this property and the surrounding area. The Portal can be accessed at <https://www.naturalhazardsportal.govt.nz/s/>.

1.1. Natural Hazard Information Sourced from the Operative Hastings District Plan

1.1.1. Liquefaction

According to the following report this property is located within a Very low/negligible liquefaction susceptibility area.

The susceptibility of areas within the [District](#) to [liquefaction](#) are identified in [Appendix 57](#) - Figure 2 of the Hastings District Plan.

Note: Further information regarding the impact of the Liquefaction can be found at <https://eplan.hdc.govt.nz/eplan>, including in Chapter 15.1 Natural Hazards and Appendix 57 - Figure 2. You are advised to review the entire plan and seek independent advice about the impact of the identified hazard on the property. A copy of the District Plan map showing the hazard that affects the property can also be found at <https://eplan.hdc.govt.nz/eplan>, by entering the property address.

Name of the person or entity that commissioned the report: Hawkes Bay Regional Council.

The purpose of the report: The objective of this study is to evaluate the hazard of liquefaction-induced ground damage during strong earthquake shaking in the Hawke's Bay Region.

The scope of the report: Hawke's Bay Region

Where or how to access the report: Available on request

The title of the report: Earthquake Hazard Analysis Program: Stage II: Part II – Evaluation of Liquefaction Potential in the Hawke’s Bay Region, Client Report 1999/6, Job Number 33591.D

The date of the report: March 1999

The name of the person or entity that prepared the report: G.D. Dellow, J.V. Hengesh, D.Heron, L.Brown and A.G. Hull of GNS, Institute of Geological and Nuclear Sciences

Note: If multiple liquefaction hazards are included within this LIM, this liquefaction report and mapping is superseded by information included within the “All other natural hazard information relating to the land” section.

1.1.2. Earthquake Ground Shaking

The attached amplification/ground shaking map shows areas potentially susceptible to ground shaking amplification in an earthquake according to the following report.

The mapping identifies a scale of relative earthquake amplification site classes ranging from 1 (low) to 4 (high), refer to the attached map for the applicable site class.

The susceptibility of areas within the [District](#) to ground shaking amplification are identified in [Appendix 57](#) - Figure 1 of the Hastings District Plan.

Note: Further information regarding the impact of the ground shaking amplification can be found at <https://eplan.hdc.govt.nz/eplan>, including in Chapter 15.1 Natural Hazards and Appendix 57 - Figure 1. You are advised to review the entire plan and seek independent advice about the impact of the identified hazard on the property. A copy of the District Plan map showing the hazard that affects the property can also be found at <https://eplan.hdc.govt.nz/eplan>, by entering the property address.

Name of the person or entity that commissioned the report: Hawkes Bay Regional Council

The purpose of the report: The objective of this study were to:

- Compile existing data to develop maps of soil profile types which may cause amplification of strong ground motions; and
- Develop ground shaking amplification factors for soil-type map units in the region.

The scope of the report: Hawke’s Bay Region

Where or how to access the report:

[4727 AM15-05 HBRC Earthquake Hazard Analysis Program Stage 3 Evaluation of Groundshaking Amplification Potential VOL 1.pdf](#)

The title of the report: Hawke’s Bay Regional Council Earthquake Hazard Analysis Program: Stage III – Evaluation of Ground Shaking Amplification Potential, HBRC Report No. AM15-05, HBRC Plan No. 4727.

The date of the report: June 1998

The name of the person or entity that prepared the report: J.V. Hengesh, G.D. Dellow, D.W. Heron, G.H. McVerry and W.R. Stephenson of GNS, Institute of Geological and Nuclear Sciences.

1.2. Natural Hazard Information Relating to the Building Act 2004

1.2.1. Natural Hazards Notices (section 73 of the Building Act 2004, section 36(2) of the Building Act 1991) or section 641A of the Local Government Act 1974)

No information known to the Council.

1.2.2. Notices or Signs Under Section 133BT of the Building Act 2004

No information known to the Council.

1.3. All Other Natural Hazard Information Relating to the Land

1.3.1. Earthquake

1.3.1.1. Liquefaction

The Council holds information on liquefaction risk in the district, contained in an October 2017 report for the Hawke's Bay Regional Council by GNS Science (the report).

According to the report, this property is located within an area indicated as Liquefaction unlikely (very low to low liquefaction vulnerability)

Name of the person or entity that commissioned the report: Hawkes Bay Regional Council

The purpose of the report: Re-evaluate the liquefaction hazard across the region as described in Dellow et al (1999) and to evaluate the consequential risk posed by liquefaction

The scope of the report: Napier City and Hastings District Council parts of the Heretaunga Plains, Central Hawke's Bay and Wairoa

Where or how to access the report:

<https://www.hbemergency.govt.nz/assets/Research-Reports-and-Hazard-Info-Portal/CR-2015-186.pdf>

The title of the report: Assessment of liquefaction risk in the Hawke's Bay Volume 1: The liquefaction hazard model & Assessment of liquefaction risk in the Hawke's Bay Volume 2: Appendices for Volume 1

The date of the report: October 2017

The name of the person or entity that prepared the report: Institute of Geological and Nuclear Sciences Limited (GNS Science).

1.3.2. Flooding

1.3.2.1. Flood Risk Area

The property is identified as not in study area. Refer to attached Flood Risk Areas map for location. Contact Hawkes Bay Regional Council for further information.

Note: Flood extents shown in the Flood Risk Areas maps are regional in scale, and not meant to show specific flooding details on each property. The specific line drawn to delineate the zones should be assumed to have a buffer ranging from approximately 5 m in steep areas, up to approximately 50 m in flat areas. There may be exceptions to this estimate. Contact Hawke's Bay Regional Council for further information.

Hakowhai Valley 2008 (Dartmoor Road area) - Report

Name of the person or entity that commissioned the report: Hawke's Bay Regional Council

The purpose of the report: HBRC undertook a model review of the Hakowhai Valley, comprising the Apley Stream & catchments. Purpose of review was to obtain a reliable hydrodynamic model to provide flood level information and options for alleviating flooding.

The scope of the report: Hakowhai Valley, comprising Dartmoor Drain, Cadwallader Drain, plus Apley Stream and its catchments (approx. catchment area of 1748 ha). Refer Figure 1 in report.

Where or how to access the report: Report accessible online via HBRC Publications Library at <https://www.hbrc.govt.nz/our-documents/reports-search/details/17866>

The title of the report: Hakowhai Valley Flood Assessment (Modelling Summary). HBRC Plan Number 4037 AM08/05

The date of the report: April 2008

The name of the person or entity that prepared the report: Hawke's Bay Regional Council.

2. Sewer and Stormwater Drains

Drainage plans attached.

2.1 Sewer

The property is connected to the HDC wastewater system.

2.2 Stormwater

The property is within the HDC storm water service area.

It is not known if the property is connected to the HDC storm water system.

3. Water Supply

The property is connected to the public supply.

Council's records show the property is supplied by a networked supplier. Information regarding this is attached.

4. Rates

Rate Qualifiers:

- Cyclone Gabrielle Charge
- Cyclone Gabrielle Rate
- Community & Resource Management
- General Rate - Residential Havelock North
- Havelock North Parking Rate
- Refuse Rate
- Recycling Rate
- Sewer Rate
- Wastewater Treatment
- Uniform Annual General Charge
- Water Rate

Land Value: \$810,000.00
 Improved Value: \$1,950,000.00
 Capital Value: \$2,760,000.00
 Date of Valuation: 1 July 2023

Annual Rates: Rates 2025/26
 \$6,036.30

Amount outstanding at date of issue: \$1,509.00

Note – The information above relates to rates levied on the property by Hastings District Council and does not include information on rates levied separately for this property by Hawke's Bay Regional Council.

5. Consents, Certificates, Notices, Orders and Requisitions

5.1 Health/Alcohol Registrations and Licences

None recorded.

5.2 Resource Consents

A Resource Consent applies to this property allowing an activity that may be subject to conditions. Copy of decision/s attached.

Application ID	Description	Date Issued
RMA20030113	To Subdivide to Create an Additional Residential Lot	04/04/2003

5.3 Building Consents/Permits/Code Compliance Certificates

Application ID	Date Received	Description	Date Issued	Date Code Compliance Certificate Issued
ABA20040186	09/02/2004	PIM Only New 2 Storey Dwelling	10/03/2004	N/A
ABA20041211	23/06/2004	Erect New Dwelling	07/08/2004	06/03/2006

Note - Some of the Council's historic permit records are stored under the name of the applicant rather than under the property address. Where necessary we have used information from the title search to try and find the relevant record/s. However, the fact that a permit has not been located for a building does not necessarily mean that a permit was not granted.

Note – New Zealand government owned departments were not required to obtain a building permit prior to the 1995 amendment to the Building Act 1991. The building work was still required to meet technical standards relevant at the time.

5.4 Information Relating to Non-Consented Small Stand-Alone Dwellings

None recorded

5.5 Notification of Waiver or Modification of the Building Code

None recorded.

5.6 Owner/Builder Exemptions: Statutory Declarations

None recorded.

5.7 Schedule One Exemptions, Building Act 2004

None recorded.

5.8 Certificate of Acceptance

None recorded.

5.9 Certificates for Public Use

None recorded.

5.10 Compliance Schedule

None recorded.

5.11 Amended Compliance Schedule

None recorded.

5.12 Infringement Notices

None recorded.

5.13 Notices to Fix

None recorded.

5.14 Earthquake-Prone Buildings under Subpart 6A of the Building Act 2004

No buildings on this property are subject to Subpart 6A - Special Provisions for Earthquake-prone Buildings of the Building Act 2004.

5.15 Dangerous Building Notices

None recorded.

5.16 Insanitary Building Notices

None recorded.

5.17 Affected Building Notices

None recorded.

5.18 Swimming and Spa Pool Fencing

There are no pools known to Council on this property.

5.19 Information provided by building contractor under s362T(2) of the Building Act 2004

No information has been received.

5.20 Information concerning certificates issued by a building certifier under the Building Act 1991 or the Building Act 2004

There is no record of the Council receiving any information concerning certificates issued by a building certifier relating to this property.

5.21 **Notifications under s 124 of the Weathertight Homes Resolution Services Act 2006**

None received.

5.22 **Other Notices, Order and Requisitions**

A Consent Notice and Building Line Restriction are registered on the title of this site. Refer to attached.

6. **Land Use**

Note: The Hastings District Plan is now fully Operative and has legal effect from 12 July 2024. Further information regarding the District Plan, and any plan changes can be found online via this link: <http://www.hastingsdc.govt.nz/sections/district-plan>

6.1 **Zoning**

This property is located within the Havelock North Character Residential zone of the *Operative Hastings District Plan (July 2024)*.

6.2 **Other Relevant District Plan Provisions**

This property; is located within:

- Natural Hazard Overlays –
 - Liquefaction Areas (Appendix 57)
 - Ground Shaking Areas (Appendix 57)

6.3 **Other Considerations Affecting Land Use**

- **Roads**

Muritai Crescent is an Access Road.

7. **Classification of Land or Buildings**

None recorded.

8. **Information Notified by a Network Utility Operator**

None recorded.

Part B

The information below is provided under Section 44A(3) of LGOIMA.

9. Hazardous Activities on Land

The Hawke's Bay Regional Council has a list identifying land on which hazardous activities may have been carried out in the past.

If any such information is held relating to this site, it can be accessed by contacting the Hawke's Bay Regional Council.

10. Fire Fighting Water Supply

The property is located within an area serviced by Hastings District Council's firefighting supply (135m of a Council fire hydrant providing a minimum of FW2 fire protection under Standard *NZ PAS 4509:2008*).

11. Water Meter & Backflow Devices

This property does not have a water meter.

The property has no record of a backflow prevention device being installed at the point of supply.

Note: Should the property undertake any activity that is considered hazardous, a backflow prevention device will be required to be installed and maintained at the cost of the property owner.

12. Proposed Public Works

None known.

13. Current Resource Consents on Surrounding Properties

Refer to attached map for details.

14. Surrounding Property Designations

None recorded.

15. Development Contributions

Development contributions are not payable for this property.

16. Other Correspondence or Documents

None recorded.

Hastings District Council - LIM Maps

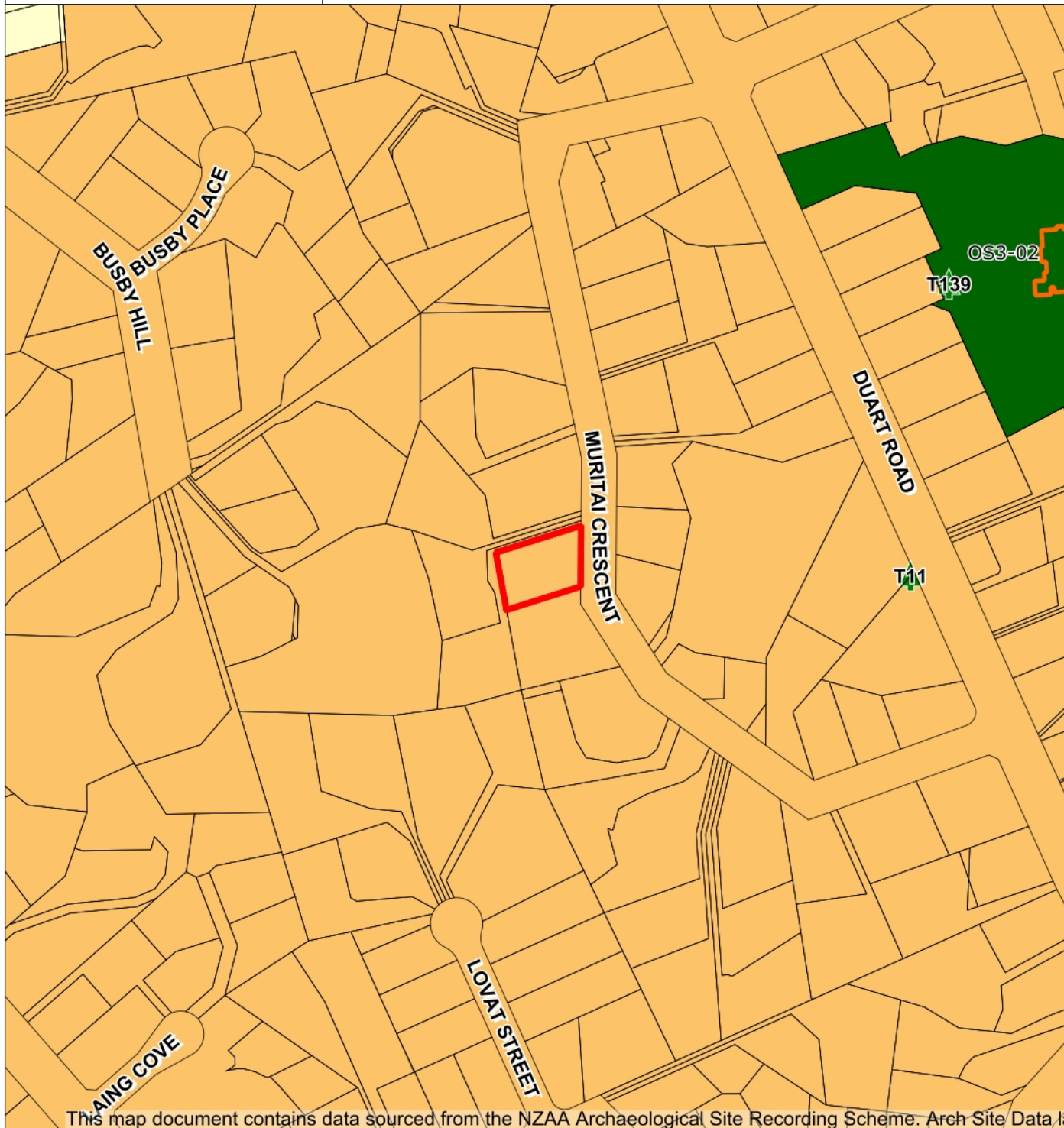
Address: 38A Muritai Crescent HAVELOCK NORTH 4130
 Property No: 97050
 Legal Description: LOT 1 DP 325613



	Air Valve		Backsump		Aeration Tank		Water Mains		Kerblines
	Hydrant		Headwall		Chamber		Private Water Mains		
	Meter		Manhole		Manhole		Stormwater Mains		
	Non Return Valve		Pump		Pump		Private Stormwater Mains		
	Pump		Roding Eye		Roding Eye		Sewer Mains		
	Supply Valve		Sump		Valve		Private Sewer Mains		

Valuation No:	1045052100
Area (Hectares):	0.0902
Total Rates:	\$6036.30
Capital Value:	\$2,760,000
Rateable Land:	\$1,950,000
Land Value:	\$810,000
Water – Sewer Units:	1.0 - 1.0
Usage – Primary:	91

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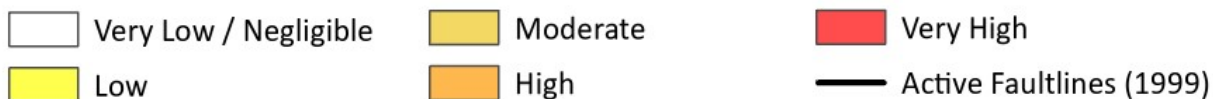
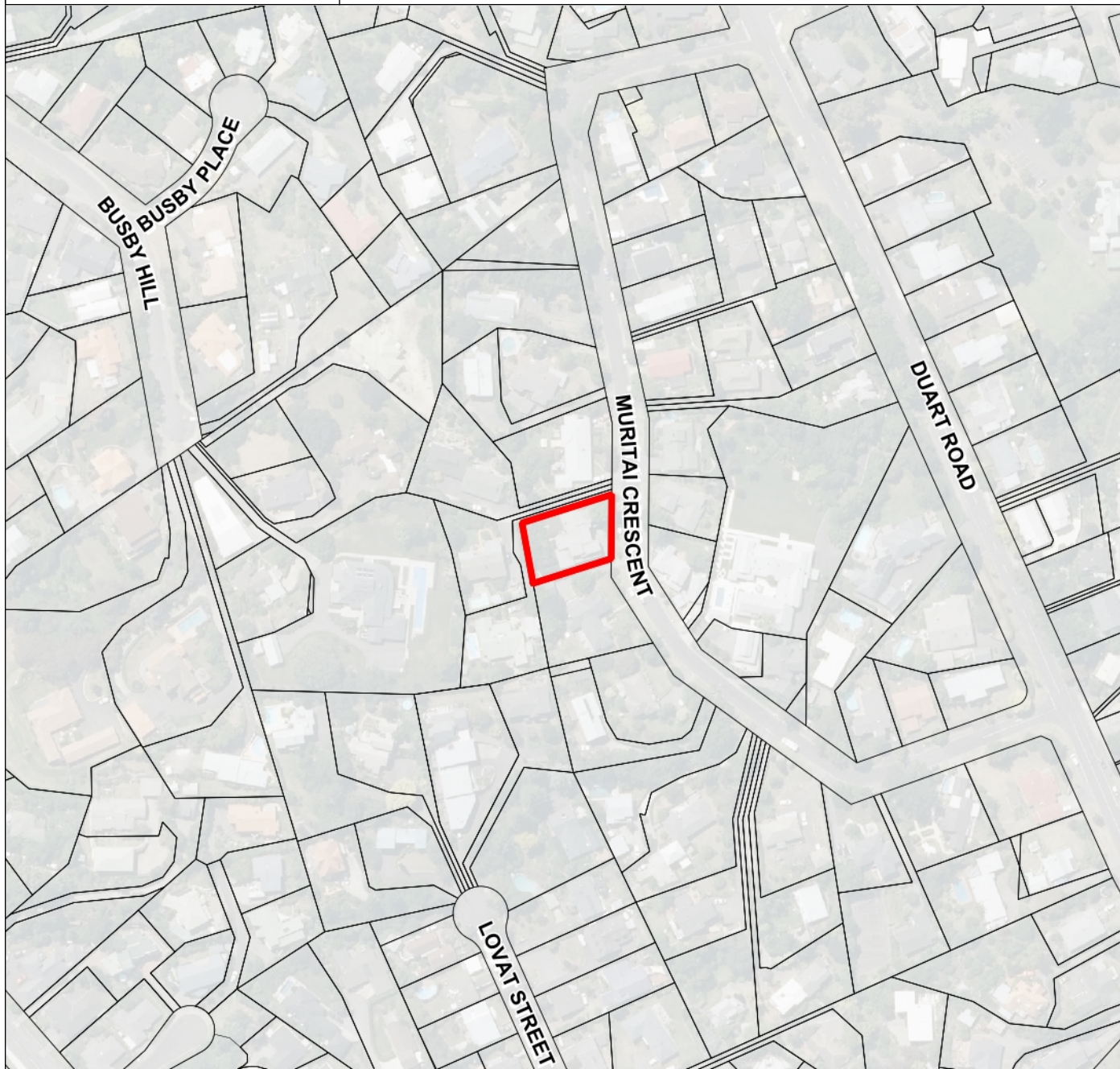
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38A Muritai Crescent HAVELOCK NORTH 4130



Source Data: Institute of Geological and Nuclear Sciences Client Report 1999/6, 1999

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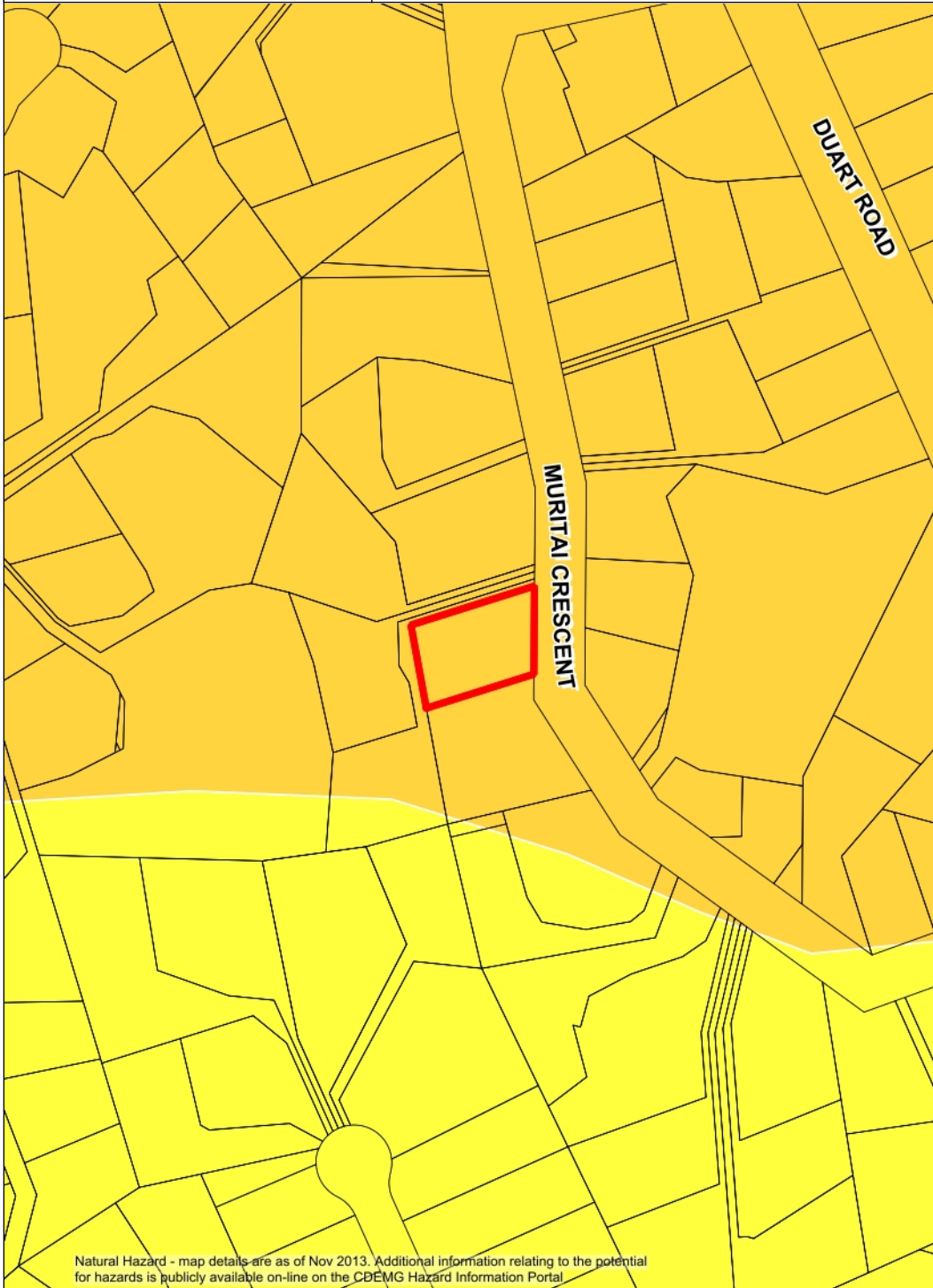
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**DISTRICT PLAN – GROUND SHAKING
(APPENDIX 57 FIGURE 1)**

38A Muritai Crescent HAVELOCK NORTH 4130



GROUND SHAKING

4

Unconsolidated
Swamp, Estuarine
And Lagoonal
Deposits and
Reclaimed Land

3

Alluvial sand,
Silt and Gravel

2

Compact Alluvial
Sand, Silt
and Gravel

1

Bedrock/Regolith

Source Report: Institute of
Geological and Nuclear Sciences –
Evaluation of Groundshaking
Amplification Potential Client
Report 40652B June 1998

Natural Hazard - map details are as of Nov 2013. Additional information relating to the potential for hazards is publicly available on-line on the CDEM Hazard Information Portal

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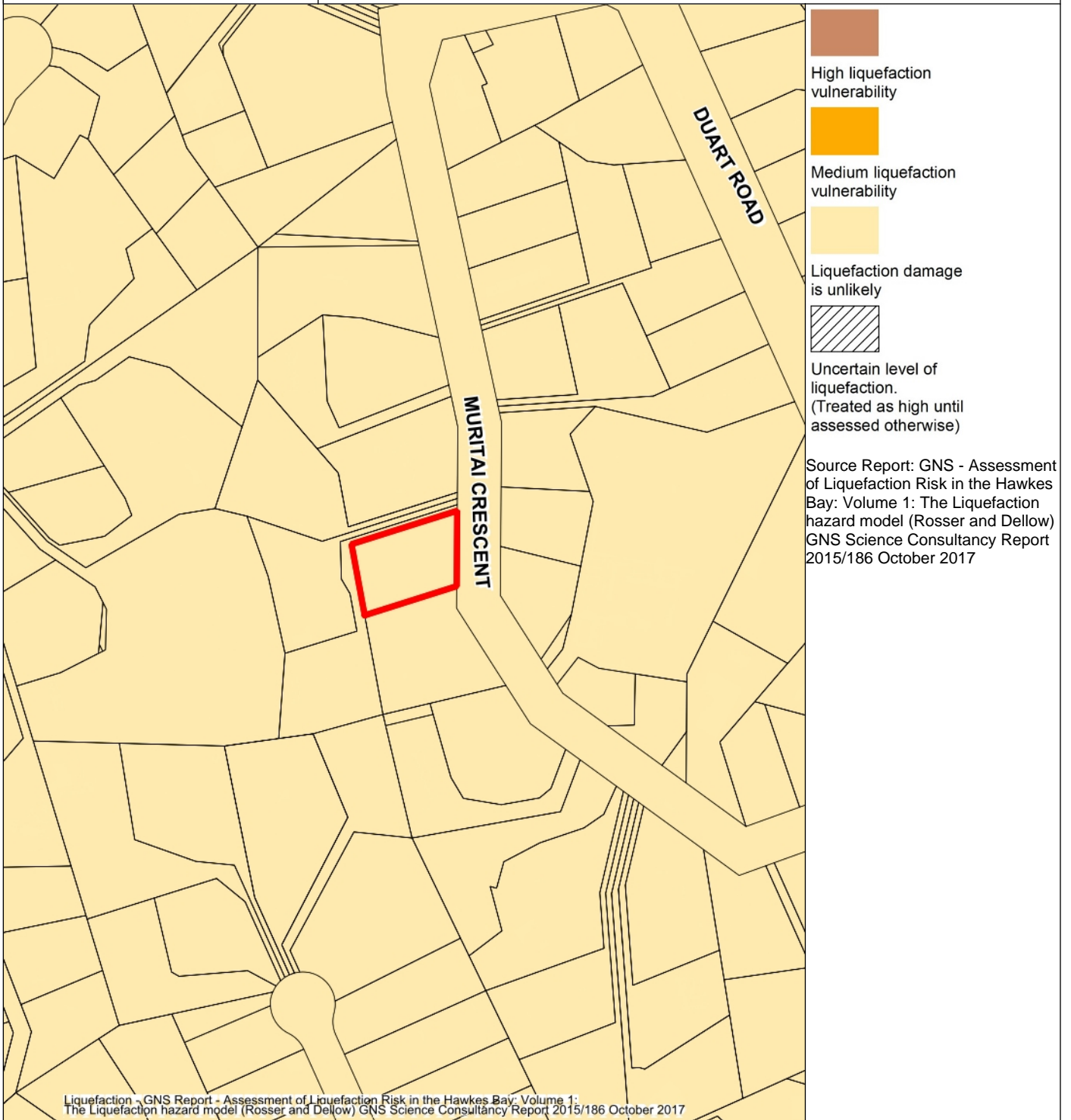
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LIM Maps – Property No 97050 - Hastings District Council

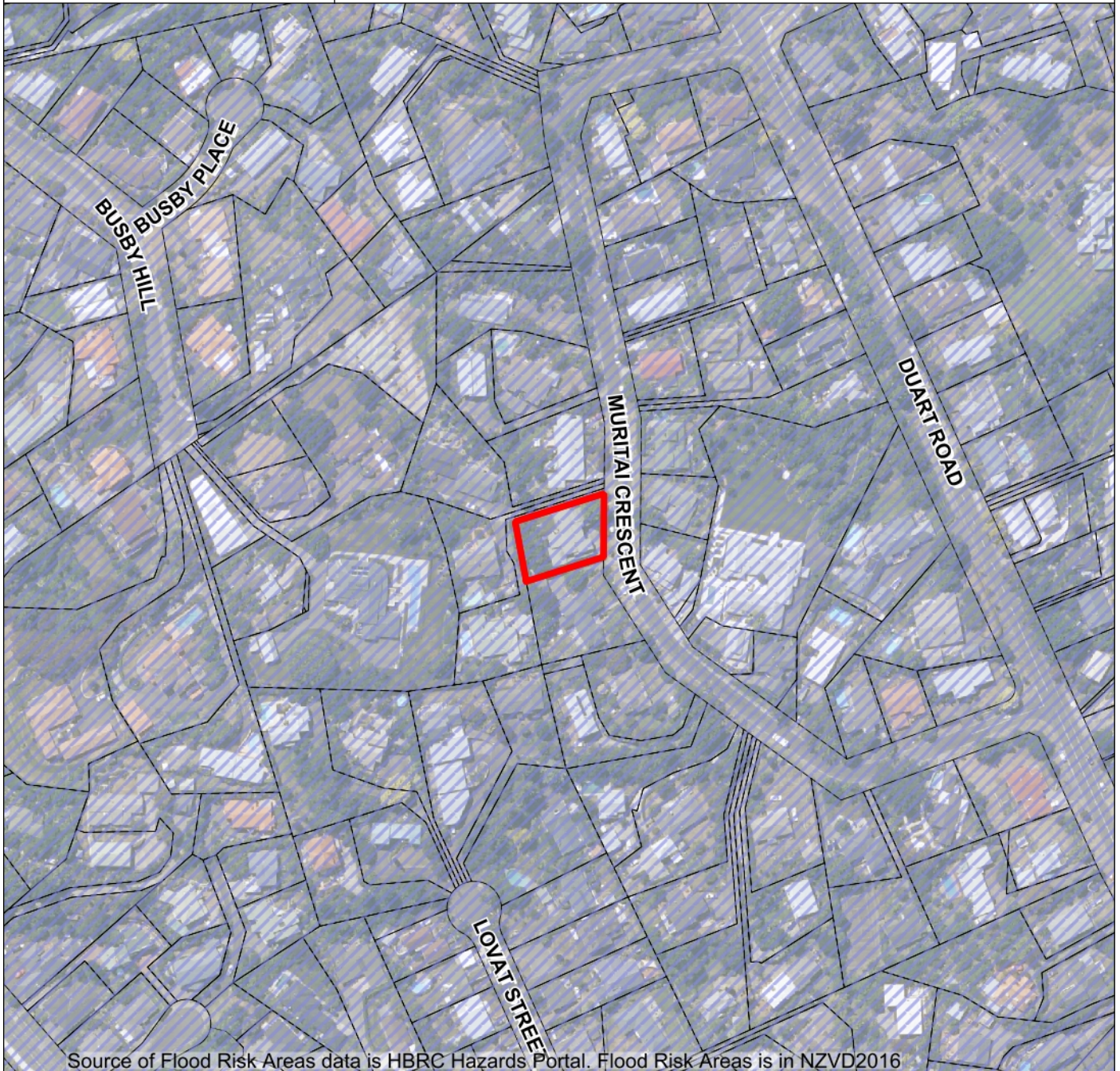
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Source of Flood Risk Areas data is HBRC Hazards Portal. Flood Risk Areas is in NZVD2016

- Flood risk areas
- Low risk areas
- Not in study area

Data Source from the Hawke's Bay Regional Council.
For more information, please refer to the Hawke's Bay Hazard Information Portal.
<https://gis.hbrc.govt.nz/hazards/>

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Operative Date of Appendix 69 – 19 December 2020

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-  High Voltage Transmission Pylons
-  Unison Low Voltage Overhead Conductor
-  High Voltage Transmission Lines
-  Unison High Voltage Overhead Conductor

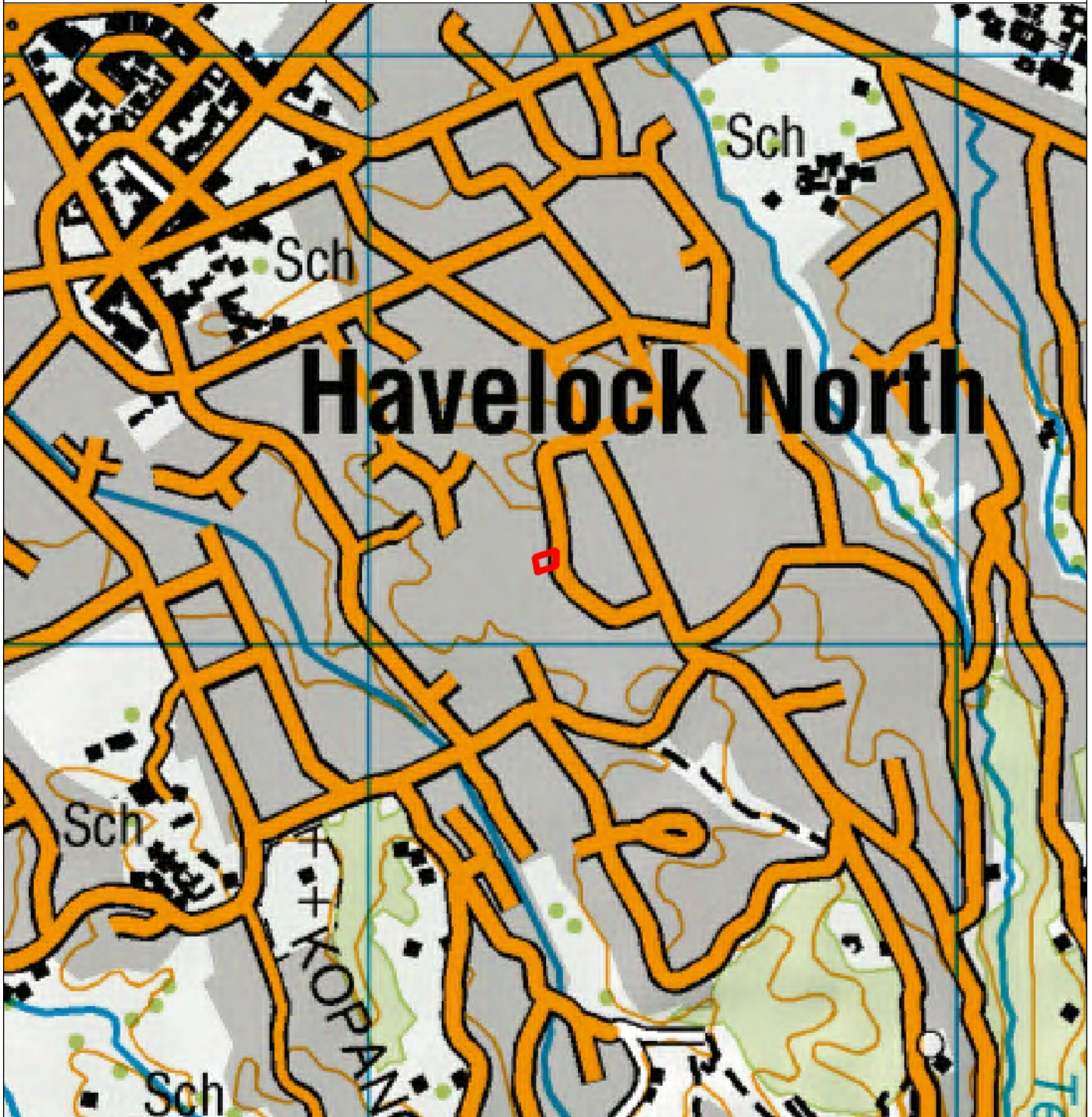
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Topo Maps downloaded from Toitū Te Whenua Land Information NZ (July 2025)

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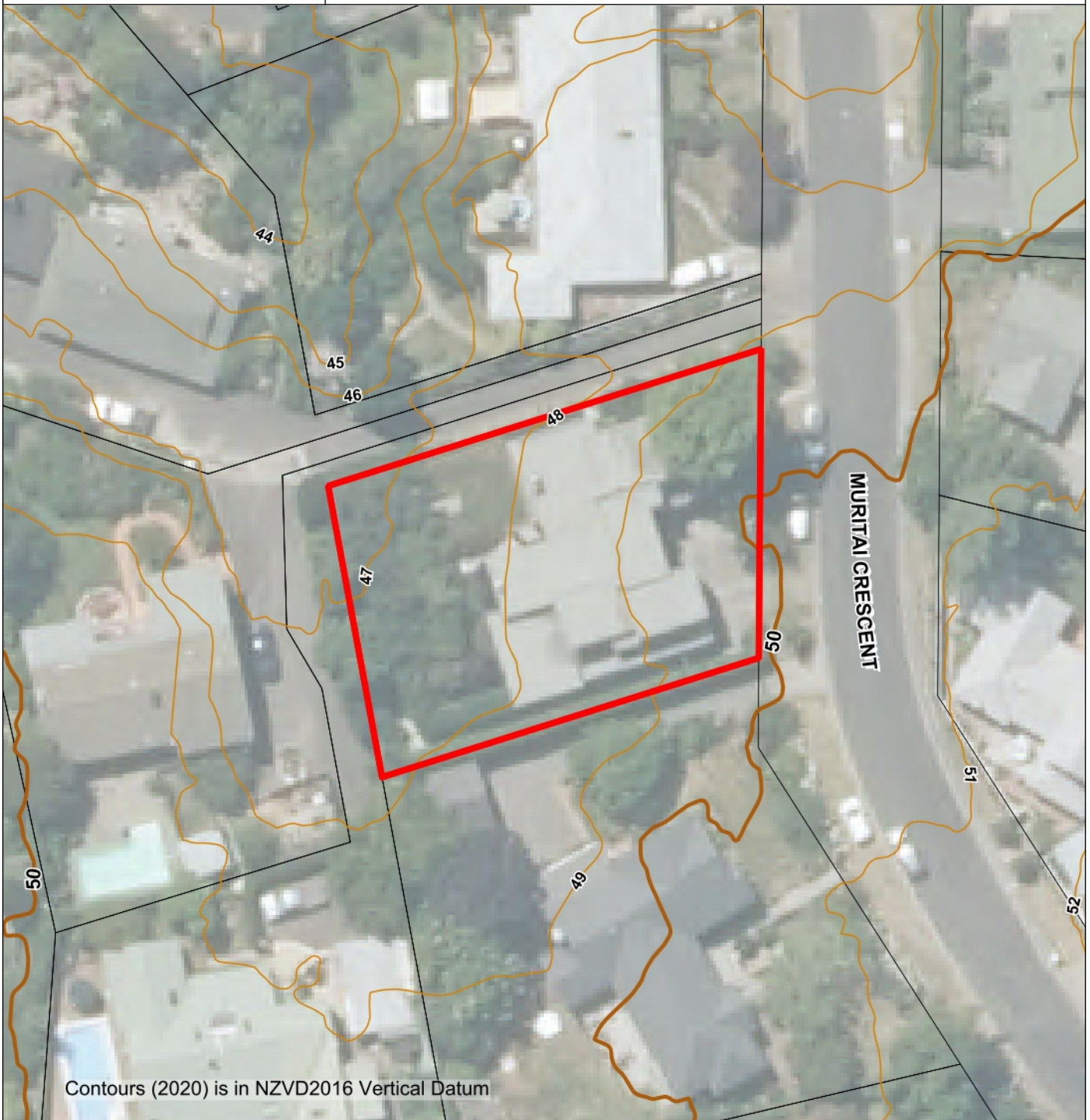
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LIM Maps – Property No 97050 - Hastings District Council



1m Contours

— 1m Intervals

10m Contours

— 10m Intervals

20m Contours

— 20m Intervals

— 10m Intervals

— 50m Intervals

— 100m Intervals

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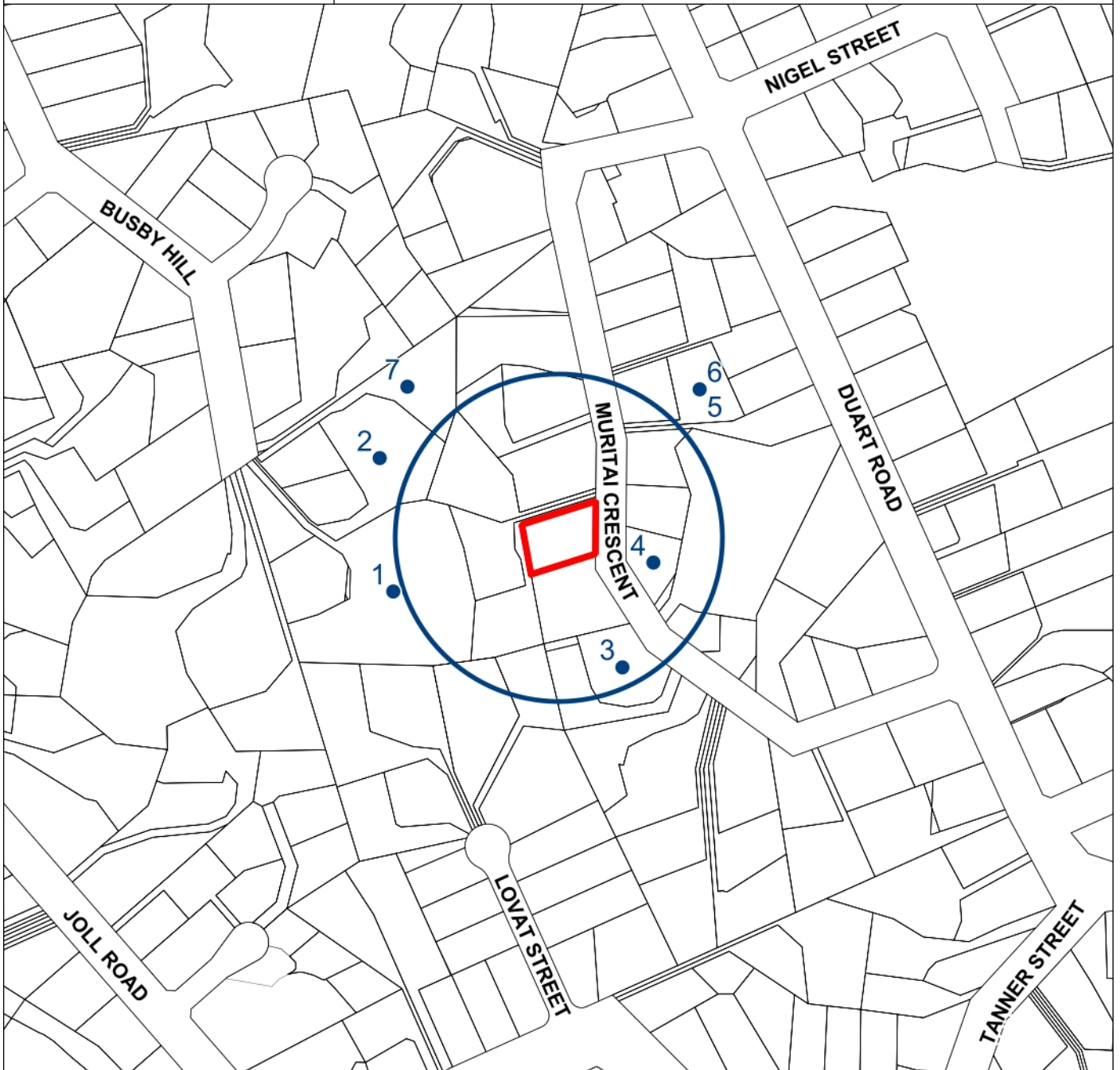
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







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RMA CONSENTS ON NEARBY PROPERTIES

Map Reference	RMA Description
1	70578 - RMA20120081 - Infill Subdivision - 224Granted 70578 - RMA20140422 - Earthwork DWA - Granted 70578 - RMA20190278 - Proposed Boundary adjustment and cancellation of existing Easements - 224Granted
2	70579 - RMA20200322 - Proposed new right of way in the Havelock North Character Residential Zone - Granted 70579 - RMA970141 - subdivide lot 1 DP 13082 611/51a - Granted 70579 - RMA990077 - to create two additional sites and to rationalise the e xisting and new right of ways 611/51 - Granted
3	70657 - RMA980361 - to carry out a boundary adjustment 659/42 - Granted
4	70927 - RMA920279 - to extend dwelling into front boundary - Granted
5	70933 - RMA20150376 - Construct a Free Standing Garage 1m from the Boundary. - Complete
6	70934 - RMA20150376 - Construct a Free Standing Garage 1m from the Boundary. - Complete
7	94500 - RMA20200568 - Two lot subdivision of 49A Busby Hill to amalgmate Lot 1 (4m2) with 51 Busby Hill to effect a boundary adjustment. - 223/224 94500 - RMA980034 - to erect a dwelling within the yards and in excess of the height-to-boundary standards 611/51a - Granted

HASTINGS DISTRICT COUNCIL OPERATIVE DISTRICT PLAN

Residential Zones

-  Regional Hospital
-  General Residential
-  Medium Density Residential
-  Character Residential
-  Flaxmere Community Residential
-  Clive-Whakatu Residential
-  Waimarama Coastal Settlement
-  Coastal Settlement
-  Plains Settlement
-  Rural Residential
-  Deferred Residential



Commercial Zones

-  Central Commercial
-  Residential Commercial
-  Suburban Commercial
-  Large Format Retail
-  Commercial Service
-  Havelock North Village Centre Business
-  Havelock North Village Centre Mixed
-  Havelock North Village Centre Retail
-  Flaxmere Commercial
-  Flaxmere Commercial Service
-  Clive - Whakatu Suburban Commercial
-  Haumoana - Te Awanga Suburban Commercial
-  Bridge Pa Suburban Commercial

Industrial Zones

-  Light Industrial
-  General Industrial
-  Whirinaki Industrial
-  Havelock North Village Centre Industrial
-  Tomoana Food Industry
-  Deferred General Industrial





Rural / Plains Zones

-  Plains Production
-  Rural



Open Space Zones

-  Hawkes Bay Regional Sports Park
-  Deferred Regional Sports Park
-  Open Space

Special Character Zones

-  Nature Preservation Zone
-  Iona Special Character Zone
-  Te Mata Special Character Zone
-  Tuki Tuki Special Character Zone

Cultural / Heritage

-  Archaeological Sites *(* See Note below re accuracy)*
-  Notable Trees
-  Wāhi Taonga (W)
-  Historic/Heritage Features (HB)
-  Queen Street East Historic Area
-  Russell Street Historic Area
-  Oak Avenue / Green Hill Historic Area









Riparian Land Management

-  Riparian Areas
-  List 1
-  List 2
-  Recommended Areas for Protection

Landscape Areas / Features

-  Coastal Landscape Character Area
-  Outstanding Natural Feature
-  Outstanding Natural Landscape Area
-  Rural Landscape Character Area
-  Significant Amenity Landscape Area











Overlays and Precincts

-  Breadalbane Avenue Special Character Area
-  Toop Street Character Area
-  Central Character Precinct
-  Te Mata Restricted Building Area
-  Restricted Building Area - Havelock North Character Residential
-  Te Mata Lifestyle Area
-  Te Awanga Lifestyle Area Limit
-  Roys Hill Winegrowing Area

Aquifer

-  Heretaunga Plains Unconfined Aquifer

Other

-  Designation (D)
-  Scheduled Activities (S)
-  Contaminated Sites
-  River Hazard
-  National Grid Structure
-  National Grid Line
-  Bridge Pa Noise Contours
-  Pan Pac Noise Contours
-  Prohibited Development Area
-  Coastal Environmental Boundary
-  Hastings District Boundary
-  Prohibited Building Area (Te Mata Eastern Escarpment)
-  Brookvale Structure Plan (Stormwater Management Areas)

*This map document contains data sourced from the New Zealand Archaeological Association (NZAA) Archaeological Site Recording Scheme. Archaeological site data shown has been recorded between 1979 and 2015. The accuracy of an archaeological site is recorded only to within 100m of a site and must only be used as a guide. To ascertain the exact location, nature and extent of any archaeological site shown on a property, NZAA advise that the user arrange on-site verification by a qualified archaeologist. NZAA gives no warranty in relation to the data (including accuracy, reliability, completeness or suitability) and accepts no liability, without limitation, liability in negligence) for any loss, damage or costs relating to any use of the data. The archaeological site data on Council's GIS system is updated every 3 months and therefore contains the most up-to-date information on the location of sites recorded under the NZAA Archaeological Site Recording Scheme.

Decision:

Pursuant to Ordinance 12.3 of the Havelock North Section of the Hastings District Plan (Transitional) and Rule 15.1.7.1 of the Proposed Hastings District Plan as Amended by Decisions on Submissions (July 2000), and Section 105(1)(a) of the Resource Management Act 1991, consent is Granted to C.D. Atchley to subdivide Lot 7 DP 6682 (38 Muritai Crescent, Havelock North) into 2 lots as shown on the scheme plan provided (Surveyor's Reference: 181578/2 Dated: August 2000 ; RMA 2003/0113).

Subject to the Following Conditions:

1. X 224 That individual connections for water and sewage shall be made to Lot 1 hereon at the subdividers expense, from the Councils reticulated network, to the satisfaction of the Manager, Resource Management, Hastings District Council.
2. X 224 That stormwater runoff from Lot 1 hereon shall be discharged into the North-Western gully in a way that does not cause scouring or erosion, or impede the overland drainage of existing users. ↑
3. That a Consent Notice pursuant to Section 221 of the Resource Management Act 1991 shall be registered to secure the performance of Condition 2. The notice shall be registered at the subdivider's expense against the certificate of title to issue for Lot 1 Hereon.
4. 224 ✓ That the subdivider shall pay Council a Development Levy of \$3153.30 (including GST) prior to the issue of a Certificate under Section 224 of the Resource Management Act 1991.
5. X 224 That all connections to the Hastings District Council network shall be carried out by an approved Hastings District Council Underground Maintenance Contractor.
6. 223 ✓ That a sewer easement in accordance with section 2.4.6.2 of the Hastings District Council Engineering Code of Practice (November 1997) containing the existing pipeline within Lots 1 and 2 hereon shall be granted and reserved over Lots 1 and 2 hereon in favour of the Hastings District Council as a Memorandum of Easements on the face of the Land Transfer Plan.
7. X 224 That the subdivider construct a vehicle crossing on the road reserve to serve Lot 2, in accordance with the Hastings District Council Engineering Code of Practice (November 1997) and attached Drawing, No. CP 2.6.6.1.
8. 224 ✓ A District Roding Fee of \$86.63 (Including GST) shall be payable in respect of the additional lot created. This fee shall be paid prior to the issue of a Certificate under Section 224 of the Resource Management Act 1991.

With the Reasons for this Decision Being:

1. Condition 1 ensures that the proposed sites have legal and practical connections to the reticulated network to provide for water supply and wastewater disposal.
2. Conditions 2 and 3 ensure that stormwater runoff is directed to the Hastings District Council Stormwater system (via the Northwestern gully) and does not have any adverse environmental effects.
3. Condition 4 helps to ensure that the service infrastructure is able to meet the likely Increased demand on the water, sewage, and storm water services generated as a consequence of the creation of an additional site capable of further development.
4. Condition 5 ensures that the site can be adequately serviced.

5. Condition 6 ensures that Hastings District Council has access to the sewer main for maintenance purposes.
6. Condition 7 ensures that there is safe and efficient access to Lot 2.
7. Condition 8 helps to meet demands on the District Roading Infrastructure from traffic generated by the creation of an additional site capable of further residential development.
8. The proposed subdivision is unlikely to have any adverse effects on the environment in that:
 - The proposal meets all relevant performance standards of the Proposed District Plan.
9. The proposed subdivision is consistent with the provisions of the Proposed District Plan in that:
 - The proposal will result in subdivision that is suitable for residential use.
 - The environmental effects of the proposal will be no more than minor.
10. The proposed subdivision meets the requirements of the Resource Management Act 1991.

Recommended by:



Lisa Poynton
COMPLIANCE OFFICER



Ian Macdonald
ENVIRONMENTAL MANAGER

Decision issued under Delegated Authority by:

Date:

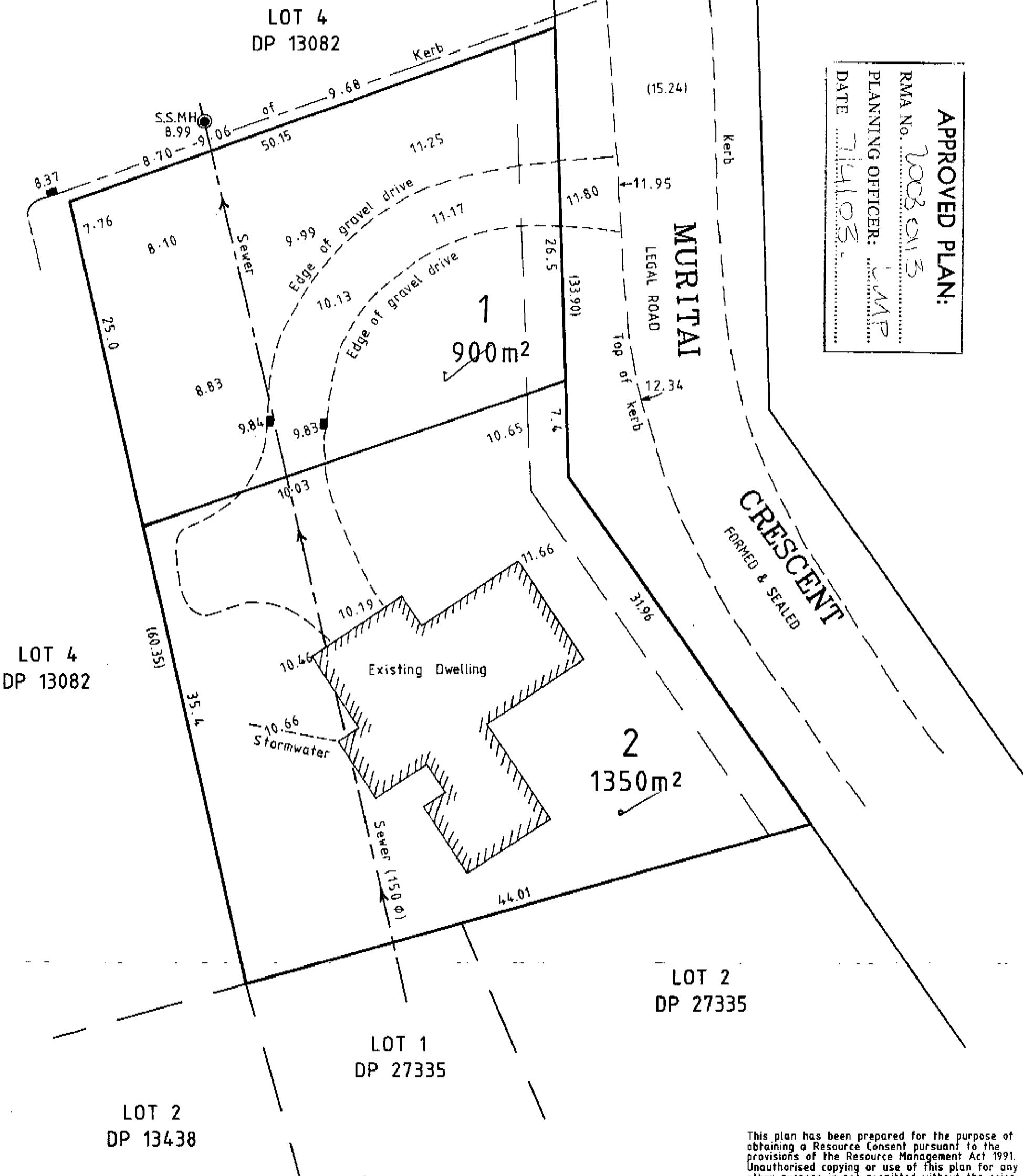
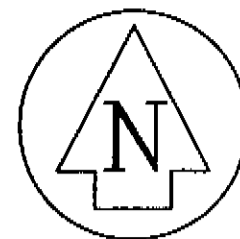
4 April, 2003

Advisory Notes for Information Purposes:

1. The exact location and site requirements of the vehicle crossing for Lot 2 hereon can be determined by Council's Roading Engineer, Mr Barry Rogers, telephone (06) 873-8027, prior to the commencement of any work.
2. The development levies payable to meet Condition 4 above were calculated as follows:
 - Water levy = \$620.36 x 1 = 620.36 (including GST) u w
 - Sewer levy = \$831.49 x 1 = 831.49 (including GST) u s
 - Stormwater levy = \$1,701.45 x 1 = \$1,701.45 (including GST) s w
3. A District Reserve/Recreation Facility Fee of \$427.50 (including GST) per residential building, will be payable when a residential building is erected on Lot 1 hereon.
4. It is recommended for vehicles to turn within the confines of the site and exit the access in a forward position onto the road reserve at all times.
5. The existing vehicle crossing on the road reserve that will serve Lot 1 hereon will need to be upgraded in accordance with the Hastings District Council Engineering Code of Practice at the time of uplifting a building consent.

6. **The subdivider will be liable for the repair and reinstatement of any damage to existing footpaths, kerbs and berms as a result of forming the new vehicle crossing for Lot 2 hereon, and upgrading the existing vehicle crossing for Lot 1 hereon, in accordance with the Hastings District Council's Engineering Code of Practice (November 1997).**

LOCAL AUTHORITY : HASTINGS DISTRICT
 ZONING : GENERAL RESIDENTIAL
 TOTAL AREA : 2251m²
 COMPRISED IN : 112/210



APPROVED PLAN:
 RMA No. 2008/013
 PLANNING OFFICER: JAMP
 DATE: 7/4/03

Levels shown are in terms of an assumed datum.

This plan has been prepared for the purpose of obtaining a Resource Consent pursuant to the provisions of the Resource Management Act 1991. Unauthorised copying or use of this plan for any other purpose is not permitted without the prior consent of Brian Foote Associates Limited. Areas and dimensions shown on this plan are approximate only and are subject to confirmation by survey.

BRIAN FOOTE
 ASSOCIATES LIMITED
 200 BAYVIEW ROAD NORTH, PO BOX 122, HASTINGS, NEW ZEALAND. PH: 06 876 6242, FAX: 06 876 0777

Client: A.D.V. ATCHLEY
 Project: PROPOSED SUBDIVISION OF LOT 7 DP 6682

TITLE: SUBDIVISION CONSENT PLAN
 ORIGINAL SIZE: A3
 SCALE: 1:300
 SHEET: 1 SERIES OF 1
 DATE: AUG. 2000
 DRAWN: WJN
 DRAWING NO.: 181578/2



HASTINGS DISTRICT COUNCIL

HASTINGS, THE LIFESTYLE OF CHOICE,
A PLACE OF OPPORTUNITIES

PROJECT INFORMATION MEMORANDUM

Number: ABA 20040186

Section 31, Building Act 1991

ISSUED BY: HASTINGS DISTRICT COUNCIL

BEVIN & SLESSOR ARCHITECTS LTD
PO BOX 33 333
PETONE 6340

(Insert a cross in each applicable box. Attach relevant documents).

APPLICANT	PROJECT
Name: BEVIN & SLESSOR ARCHITECTS LTD Mailing Address: PO BOX 33 333, PETONE 6340	New or Relocated Building <input checked="" type="checkbox"/> Alteration: <input type="checkbox"/> Intended Use(s) in detail: NEW 2 STOREY DWELLING
PROJECT LOCATION	Intended Life:
Street Address: 38 MURITAI CRESCENT, HAVELOCK NORTH 4201	Indefinite, but not less than 50 years <input checked="" type="checkbox"/> Specific asyears <input type="checkbox"/> Demolition <input type="checkbox"/>
LEGAL DESCRIPTION	This is:
Property Number: 70656 Valuation Roll Number: 10450 52100 Legal Description: LOT 7 DP 6682	<input checked="" type="checkbox"/> Confirmation that the proposed building work may be undertaken, subject to the provisions of the Building Act 1991 and any requirements of the building consent. <input checked="" type="checkbox"/> Not yet applied for <input type="checkbox"/> No: attached
COUNCIL CHARGES	<input type="checkbox"/> Notification that other authorisations must be obtained before a building consent will be issued. <input type="checkbox"/> Notification that the proposed building work may not be undertaken because a necessary authorisation has been refused.
The balance of Council's charges payable on the uplifting of this building consent, in accordance with the tax invoice are: Total: \$	

This project information memorandum includes (cross each applicable box, attach relevant document, and send a copy to any relevant network utility operators and organisations having the power to classify land and buildings):

- Information identifying relevant special features of the land concerned.
- Information about the land or buildings concerned notified to the Council by any statutory organisation having the power to classify land or buildings.
- Details of relevant utility systems.
- Details of authorisations which have been granted.
- Details of authorisations which must be obtained before a building consent will be issued.
- Details of authorisations which have been refused.

Signed for and on behalf of the Council:

Name: Molly Matchitt

Position: Administrative Support Officer Date: 10/03/2004



HASTINGS
DISTRICT
COUNCIL

Hastings District Council - LIVE
Project Information Memorandum

No: ABA

20040186

HASTINGS, THE LIFESTYLE OF CHOICE.
A PLACE OF OPPORTUNITIES

Project Information Memorandum is issued subject to the following Conditions

1) PLUMBING & DRAINAGE:

CONFIRMATION THAT THE PROPOSED BUILDING WORK MAY BE UNDERTAKEN,
SUBJECT TO THE PROVISIONS OF THE BUILDING ACT 1991 AND ANY
REQUIREMENTS OF THE BUILDING CONSENT.

IF THIS IS AN ADDITIONAL DWELLING THIS SITE THEN DEVELOPMENT
LEVIES FOR WATER, SEWER AND STORMWATER ARE PAYABLE.

H.D.C SEWER MAIN PASSES THROUGH THE PROPERTY PROPOSED DWELLING
DOES NOT ENCROACH ONTO THIS PIPE.

THERE IS NO COUNCIL STORMWATER AVAILABLE AT THIS LOCATION WITH THE
EXCEPTION OF ICONBA CHANNEL IN THE ROAD RESERVE OF MURITAI CRES
CONNECTION TO THE EXISTING COUNCIL SERVICES ARE TO BE CARRIED OUT
BY THE COUNCILS UNDERGROUND SERVICES CONNECTIONS CONTRACTOR
SEPERATE WATER CONNECTIONS TO COUNCIL SUPPLY REQUIRED.

2) BUILDING:

CONFIRMATION THAT THE PROPOSED BUILDING WORK MAY BE UNDERTAKEN,
SUBJECT TO THE PROVISIONS OF THE BUILDING ACT 1991, ANY REQUIREMENTS
OF THE BUILDING CONSENT AND ALL OTHER NECESSARY AUTHORISATIONS
BEING OBTAINED.

WINDZONE TO BE DETERMINED BY NZS3604 1999

CONNECTION TO SEWER AVAILABLE IN LOT 1 STORMWATER TO DISCHARGE TO
OPEN GULLY WATER CONNECTION AVAILABLE AT MURITAI CRES.

3) A RESERVES CONTRIBUTION OF \$427.50 INC GST IS PAYABLE IN RESPECT TO
THIS DEVELOPMENT.

DOESN'T COMPLY WITH RECESSION PLANE ANGLES AT Y & E ALONG
SOUTHERN BOUNDARY

Date: 10/ 3/04

Signed:

Molly Matchitt
Administrative Support Officer
Hastings District Council - LIVE

BUILDING CONSENT
NUMBER: ABA20041211
Section 35, Building Act 1991
ISSUED BY: HASTINGS DISTRICT COUNCIL



**HASTINGS
DISTRICT
COUNCIL**

A M Bevin, Bevin & Slessor Architects Ltd
P O Box 304
HASTINGS 4215

(Tick each applicable box and attach relevant documents)

APPLICANT	PROJECT
Name: Alison Mary Bevin Bevin & Slessor Architects Ltd	All <input type="checkbox"/>
Postal Address: P O Box 304 HASTINGS 4215 Po Box 33 333 PETONE 6340	Stage No. [Click & type No.] of an intended [Click & type No.] of stages
PROJECT LOCATION	New Building <input type="checkbox"/>
Street Address: 38 Muritai Crescent HAVELOCK NORTH 4201	Alteration <input type="checkbox"/>
LEGAL DESCRIPTION	Intended Use(s) in Detail: ERECT NEW DWELLING
Property No: 70656	Intended Life:
Valuation Roll No: 1045052100	Indefinite, not less than 50 years <input type="checkbox"/>
Legal Description: No related land	Specified as [Click & type No. of Years] Demolition <input type="checkbox"/>
COUNCIL CHARGES	
The balance of Council's charges payable on the uplifting of this building consent, in accordance with the tax invoice are: Total: \$[Click & type Figure] (All fees are GST Inclusive)	Estimated Value: \$500000

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 nor permit any breach of any other Act.

This building consent is issued subject to the conditions specified in the attached page(s) headed "Building Consent Conditions Associated with this Consent plus Inspections to be Undertaken".

Signed for and on behalf of the Council

M Matchitt
Administrative Support Officer

7 August 2004

CODE COMPLIANCE CERTIFICATE
NO: ABA20041211
Section 43(3), Building Act 1991
ISSUED BY: HASTINGS DISTRICT COUNCIL

Alison Bevin Family Trust, Alison Mary Bevin,
 Alastair Mark Holder, Barrie Phelps Hopkins
 C/O P O Box 304
 HASTINGS 4215

PROJECT	PROJECT LOCATION
All <input checked="" type="checkbox"/> Stage No. [type No.] of an intended [type No.] of stages New Building <input checked="" type="checkbox"/> Alteration <input type="checkbox"/> Intended Use(s) in Detail: ERECT NEW DWELLING 38A MURITAI CRES Intended Life: Indefinite, not less than 50 years <input checked="" type="checkbox"/> Specified as [Click & type No. of Years] <input type="checkbox"/> Demolition <input type="checkbox"/>	Name: Alison Bevin Family Trust, Alison Mary Bevin, Alastair Mark Holder, Barrie Phelps Hopkins
	Street Address: 38 A Muritai Crescent HAVELOCK NORTH 4201
	Postal Address: C/O P O Box 304 HASTINGS 4215
	LEGAL DESCRIPTION
	Property No: 97050
Valuation Roll No: 1045052100	
Legal Description: LOT 1 DP 325613 CT 103483	

This is:

- A final Code Compliance issued in respect of all the building work under the above building consent.
- This certificate is issued subject to the conditions specified on page 2 headed "Conditions of Code Compliance Certificate."

The Council charges payable on the uplifting of this Code Compliance, in accordance with the attached details are :

Signed for and on behalf of the Council

Sharon Pakipaki
Administrative Support Officer

6 March 2006

Approved by
HASTINGS DISTRICT COUNCIL
ABA
20041211
BUILDING CONSENT DOCUMENT
ALL WORK TO COMPLY WITH THE BUILDING ACT 1991
AND NEW ZEALAND BUILDING CODE 1992

38A MURITAI CRESCENT
HAVELOCK NORTH
LOT 1 DP325813

House Area (excluding eaves)	240.9 sqm
Outdoor room (including steps)	40.4 sqm
Laundry Porch	6.9 sqm
Entry Porch (including steps)	15.3 sqm
TOTAL AREA	303.5 sqm
Site Area	802 sqm
Allowable Site Coverage	45%
Actual Site Coverage	33.6%
Ground Floor Area	303.5 sqm
First Floor Area	113.6 sqm
TOTAL HOUSE AREA	417.1 sqm

NOTES
All work is to be in accordance with the New Zealand Building Code and all relevant Standards. The Contractor is responsible to ensure all dimensions and conditions are verified and confirmed on site before commencing construction. The Contractor shall coordinate with the Architect as necessary.

REV	DESCRIPTION	DATE
A	Building Consent / Pre-construction	14/06/04

Consent Set

BEVIN + SLESSOR ARCHITECTS

PO Box: 33-333, Petone
Phone: (04) 568 8000
Fax: (04) 568 2008
Email: bevin.arch@clear.net.nz

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JOB TITLE:
NEW HOUSE

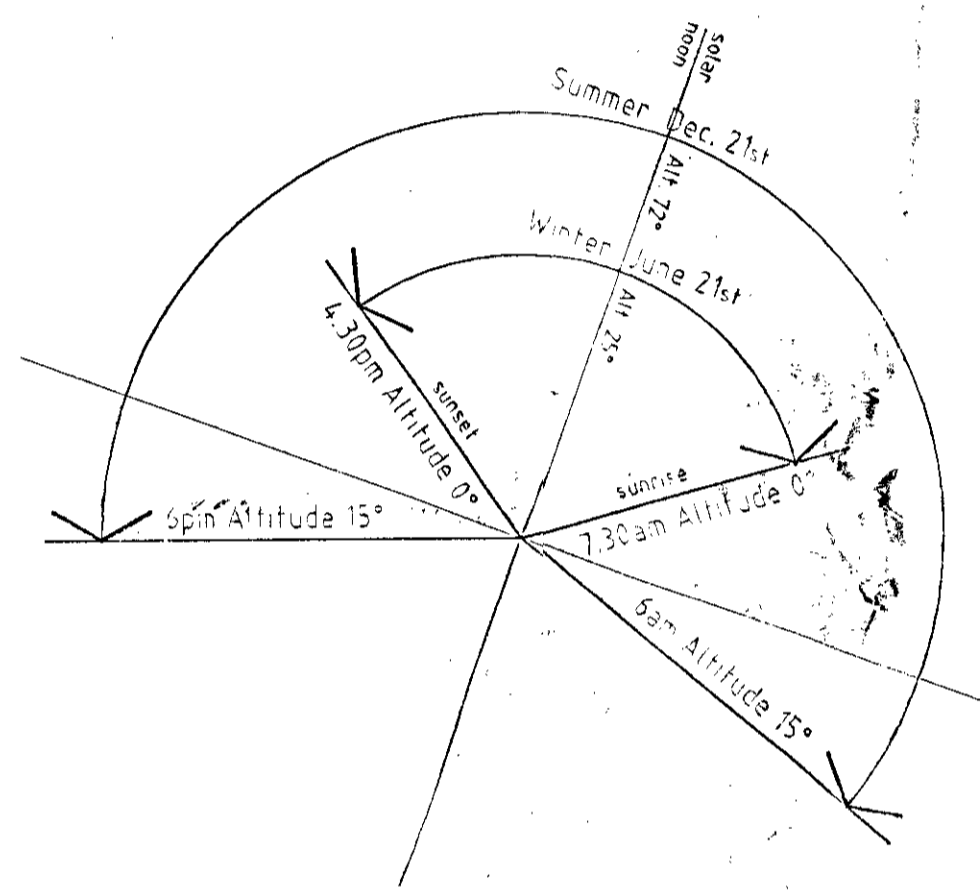
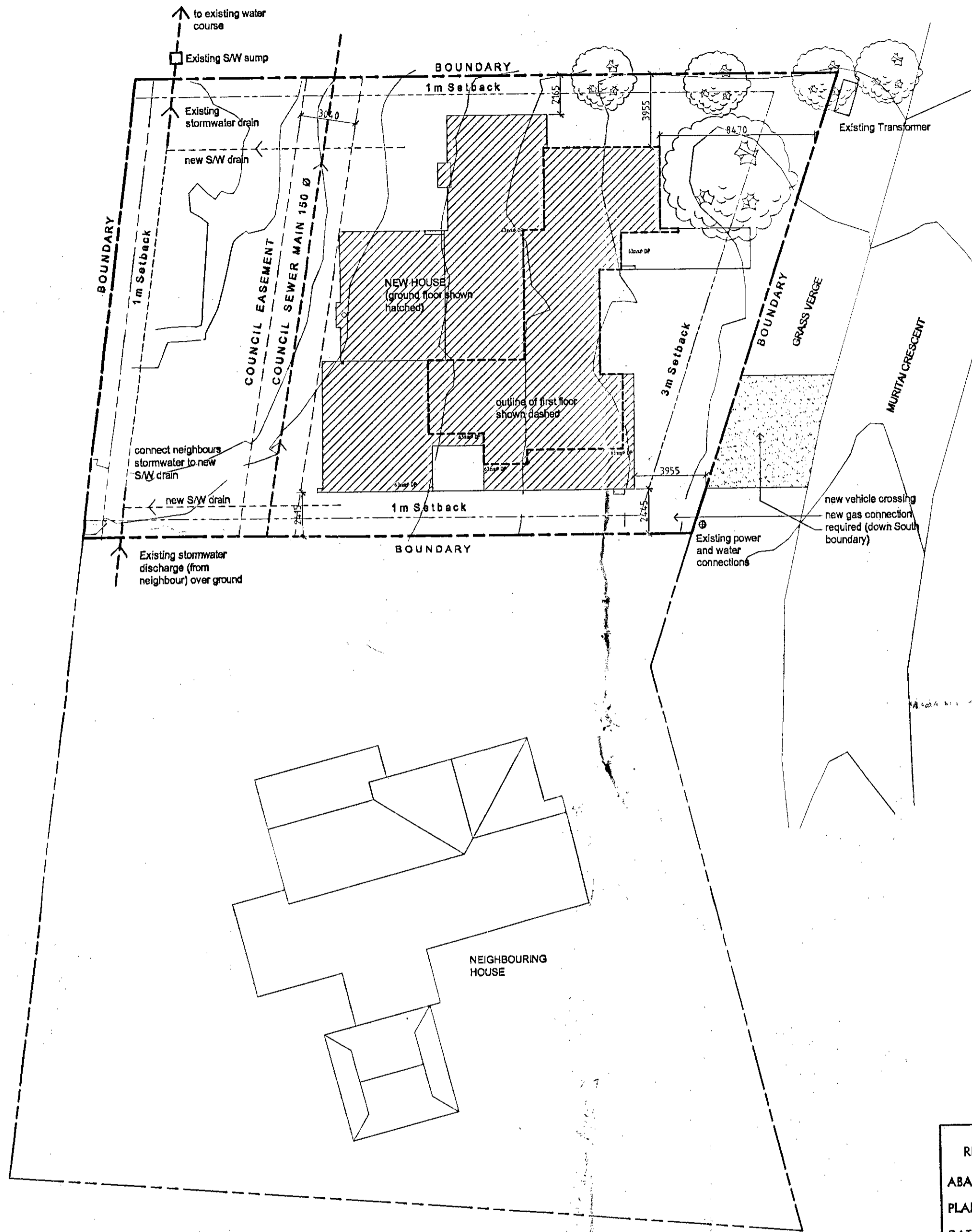
for
Alison Bevin
38A Muritai Crescent
Havelock North

DRAWN MA	DATE June 04
CHECKED NB	SCALE 1:200 @A1

Site Plan

JOB NO.	SHEET NO.	REVISION
02-322	A050	A

ALL DIMENSIONS TO BE VERIFIED ON SITE BEFORE MAKING ANY SHOP DRAWINGS OR COMMENCING ANY WORK

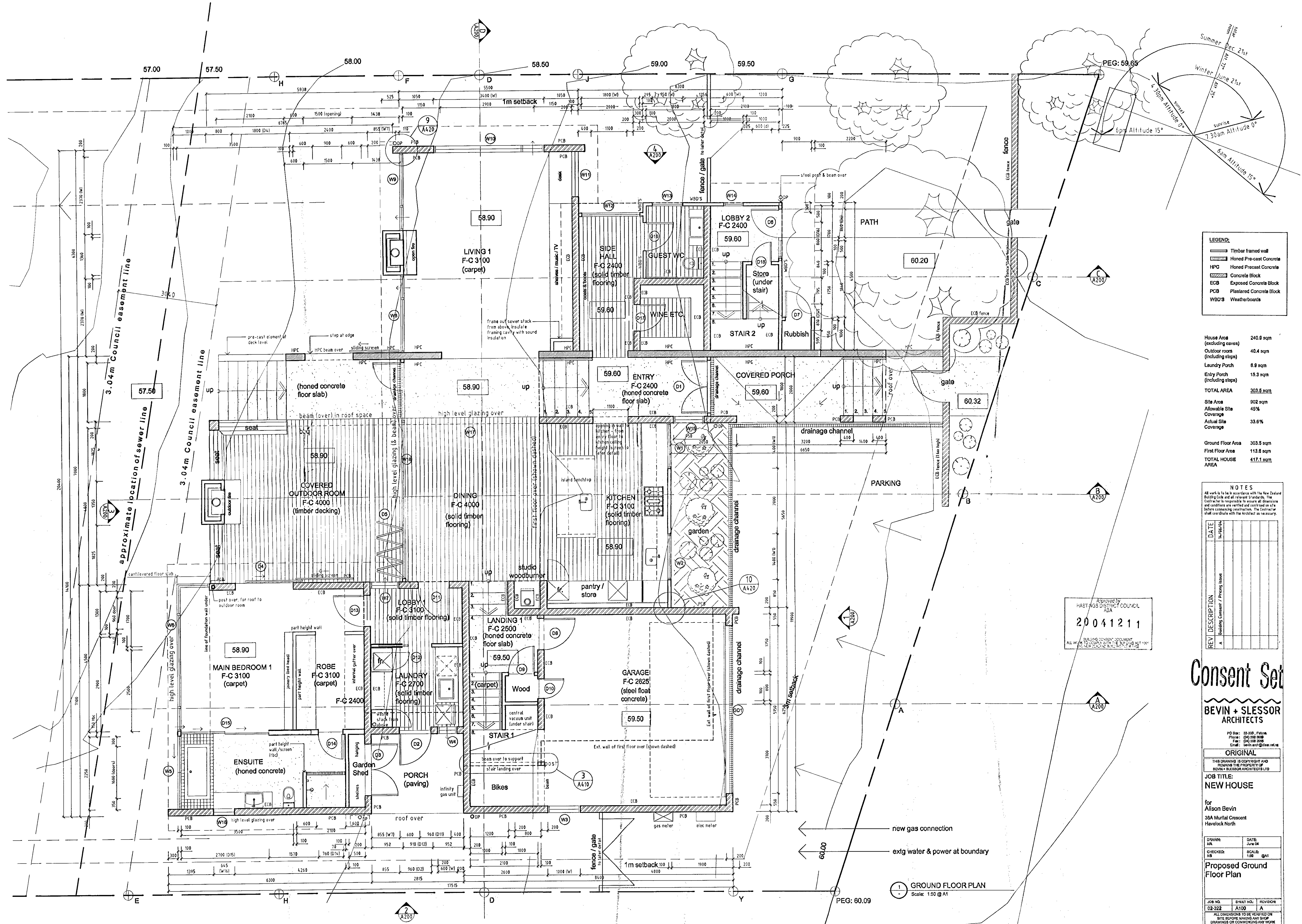


1 SITE PLAN
Scale: 1:200 @ A1

APPROVED FOR
RESOURCE MANAGEMENT PURPOSES
ABA No. 01/07/04
PLANNING OFFICER GT
DATE 2004 12 11

RESOURCE MANAGEMENT
23 JUN 2004
RECEIVED

- DRAWING LIST**
- A050 - Site Plan
 - A100 - Proposed Ground Floor Plan
 - A110 - Proposed First Floor Plan
 - A120 - Foundation Plan, First Floor Slab Plan, Roof Framing Plan(s)
 - A130 - Plumbing & Electrical Plans
 - A200 - Elevations & Sections
 - A400 - Foundation / Slab Details
 - A410 - Slab / Engineering Details
 - A420 - Various Roof / Window Details



LEGEND:

- Timber framed wall
- Honed Pre-cast Concrete
- HPC Honed Precast Concrete
- Concrete Block
- ECB Exposed Concrete Block
- PCB Plastered Concrete Block
- WBO'S Weatherboards

House Area (excluding eaves)	240.9 sqm
Outdoor room (including steps)	40.4 sqm
Laundry Porch	6.8 sqm
Entry Porch (including steps)	15.3 sqm
TOTAL AREA	303.5 sqm
Site Area	902 sqm
Allowable Site Coverage	45%
Actual Site Coverage	33.6%
Ground Floor Area	303.5 sqm
First Floor Area	113.6 sqm
TOTAL HOUSE AREA	417.1 sqm

NOTES
 All work is to be in accordance with the New Zealand Building Code and all relevant standards. The Contractor is responsible to ensure all dimensions and conditions are verified and confirmed on site before commencing construction. The Contractor shall coordinate with the architect as necessary.

DATE	DESCRIPTION
12/10/14	Building Consent / Pricing Issue

Approved by
 HASTINGS DISTRICT COUNCIL
 20041211
 BUILDING CONSENT DOCUMENT
 ALL WORK TO BE COMPLETED BY 15/03/15

Consent Set
BEVIN + SLESSOR
 ARCHITECTS

PO Box: 33-333, Pukekohe
 Phone: (04) 568 8088
 Fax: (04) 568 8200
 Email: bevin.arch@clear.net.nz

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JOB TITLE:
 NEW HOUSE
 for
 Alison Bevin
 38A Murrill Crescent
 Hawke's Bay North

DRAWN: MA	DATE: 20/04/14
CHECKED: NS	SCALE: 1:50 @A1

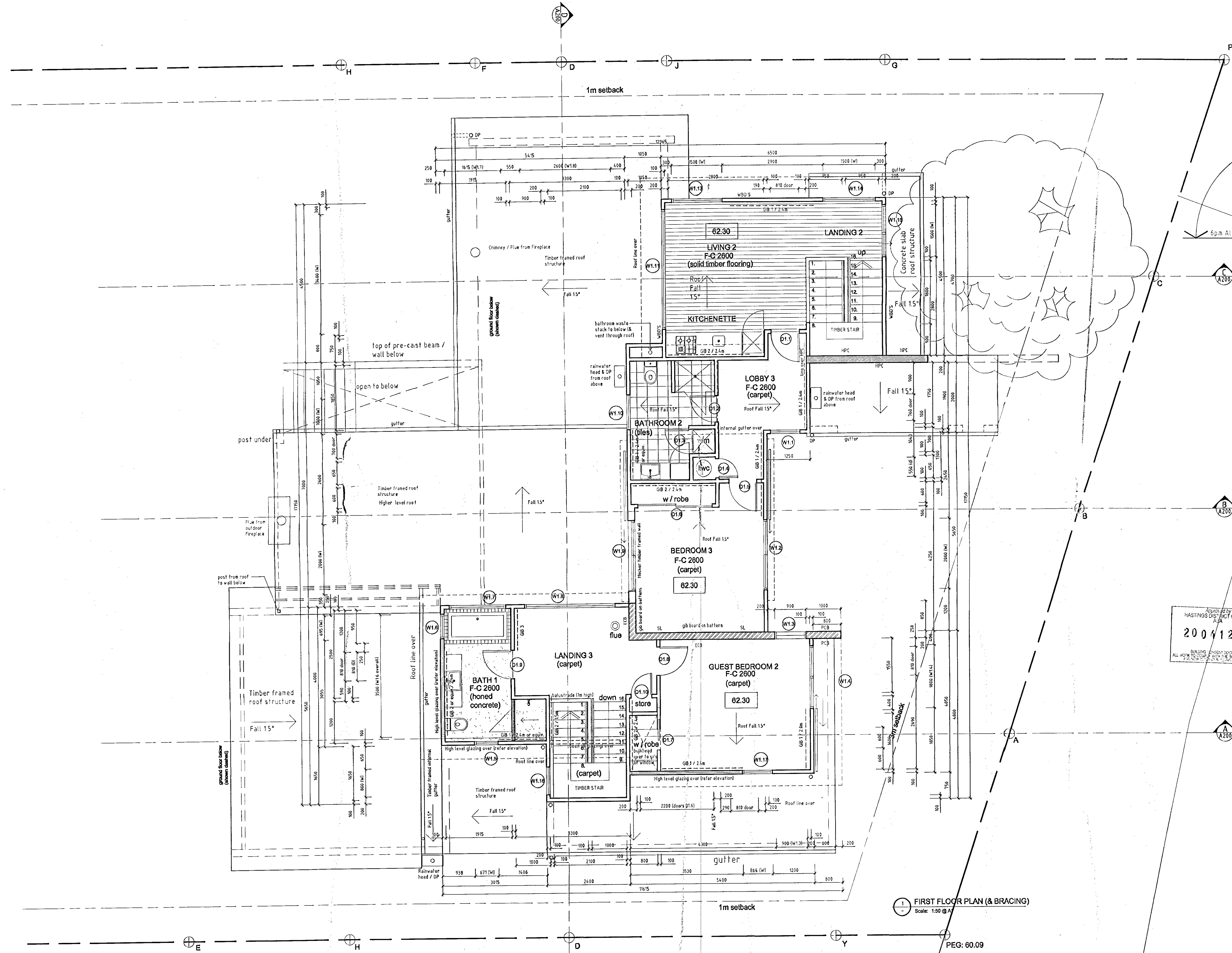
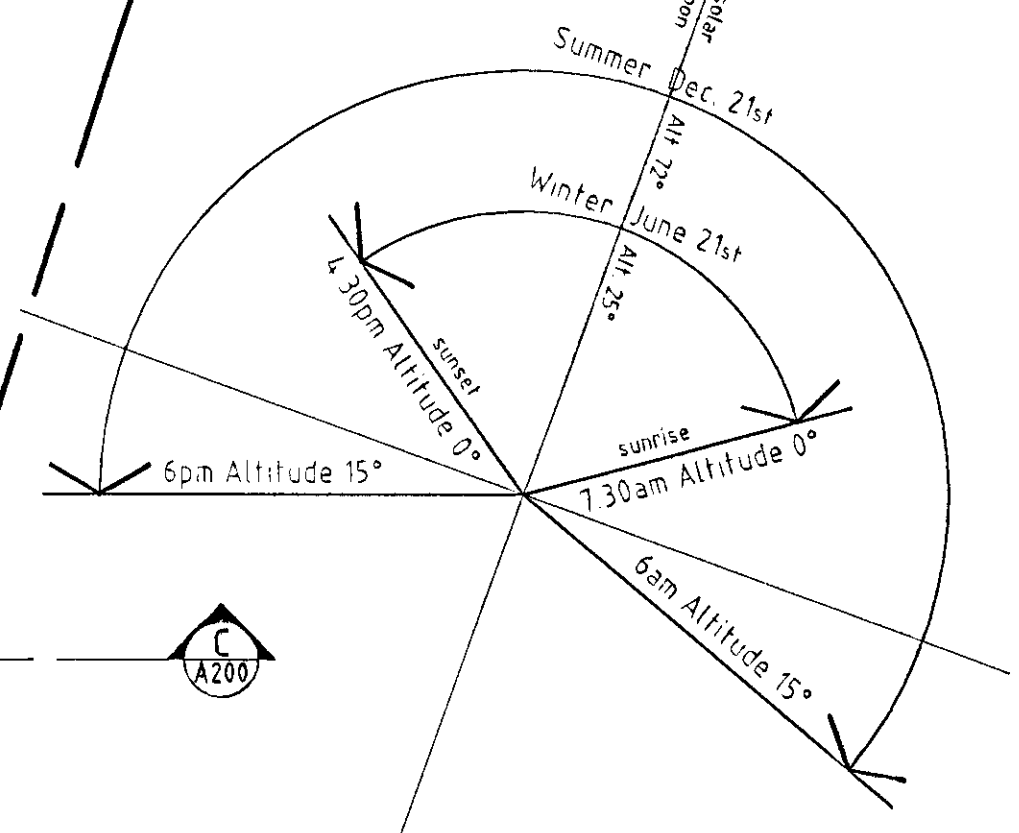
Proposed Ground Floor Plan

JOB NO.	SHEET NO.	REVISION
02-322	A100	A

ALL DIMENSIONS TO BE VERIFIED ON SITE BEFORE MAKING ANY SCOPED DRAWINGS OR COMMENCING ANY WORK

GROUND FLOOR PLAN
 Scale: 1:50 @A1

PEG: 59.65



LEGEND:

- Timber framed wall
- Honed Pre-cast Concrete
- Honed Precast Concrete
- Concrete Block
- Exposed Concrete Block
- Plastered Concrete Block
- Strap & line
- Weatherboards

NOTES
 All work is to be in accordance with the New Zealand Building Code and all relevant Standards. The Contractor is responsible to ensure all dimensions and conditions are verified and controlled on site before commencing construction. The Contractor shall coordinate with the Architect as necessary.

REV	DESCRIPTION	DATE
1	Building Consent / Pricing Issue	14/06/04

Approved by
 HASTINGS DISTRICT COUNCIL
 20041211
 BUILDING CONSENT DOCUMENT
 ALL WORK TO COMPLY WITH THE BUILDING ACT 1991
 (S.222(1)(b) & (c), S.223(1)(b) & (c), S.224(1)(b) & (c))

First Floor Area 119.8 sqm
Consent Set
BEVIN + SLESSOR
 ARCHITECTS

PO Box: 33-338, Pukekohe
 Phone: (06) 258 8009
 Fax: (06) 258 2028
 Email: bevin.slessor@bevin.net.nz

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JOB TITLE:
NEW HOUSE

for
 Allison Bevin
 38A Murrill Crescent
 Havelock North

DRAWN: MA	DATE: June 04
CHECKED: MB	SCALE: 1:50 @ A1

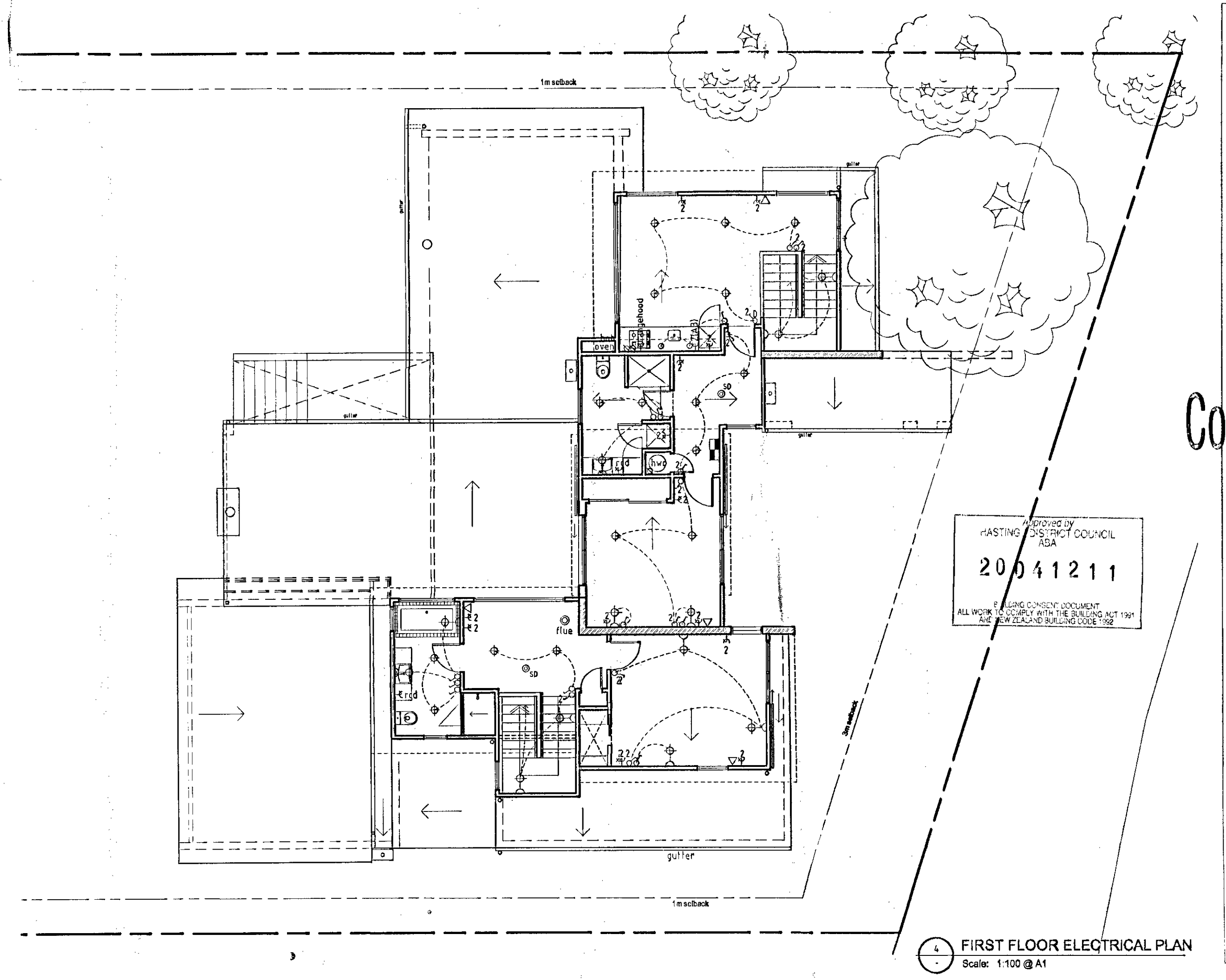
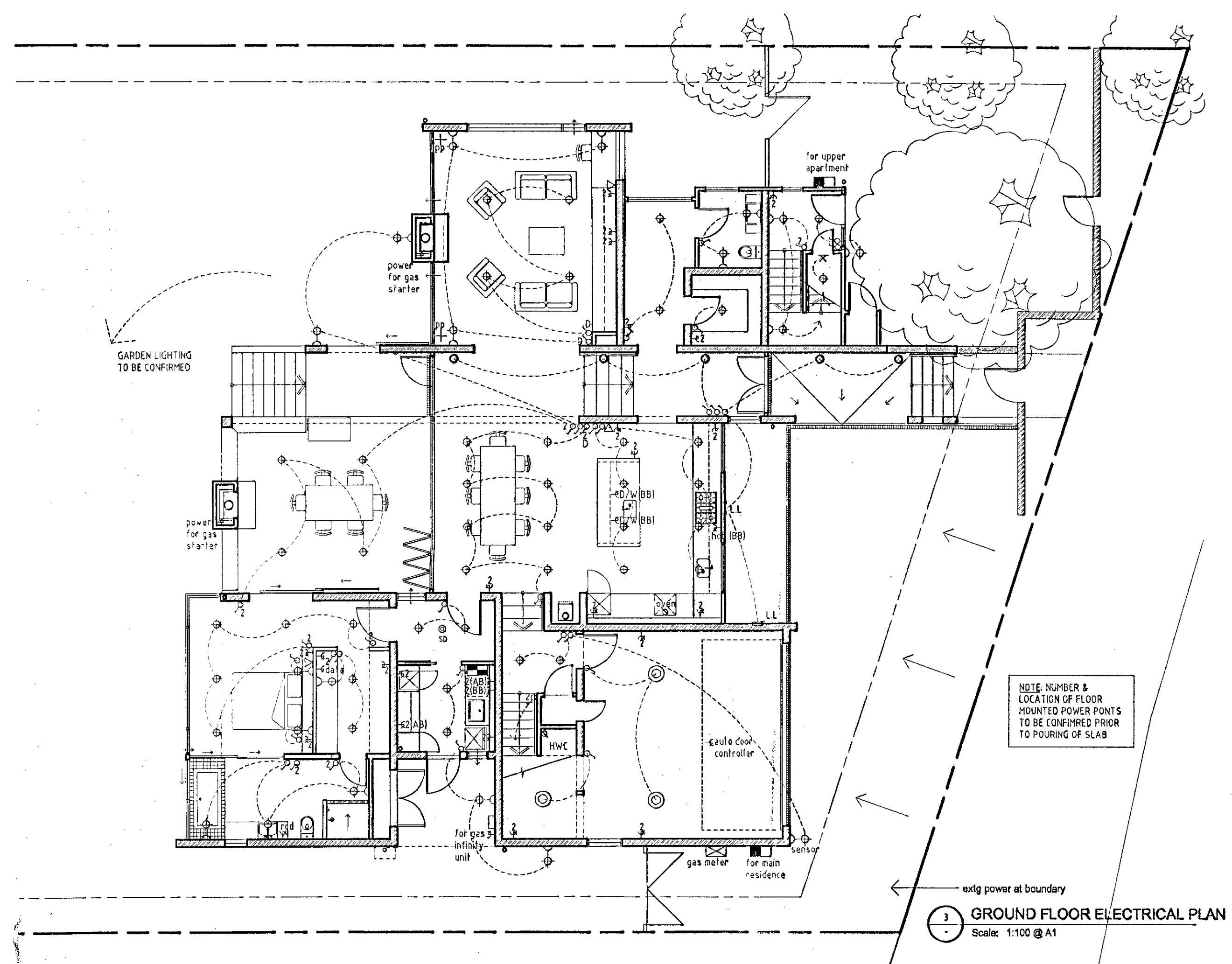
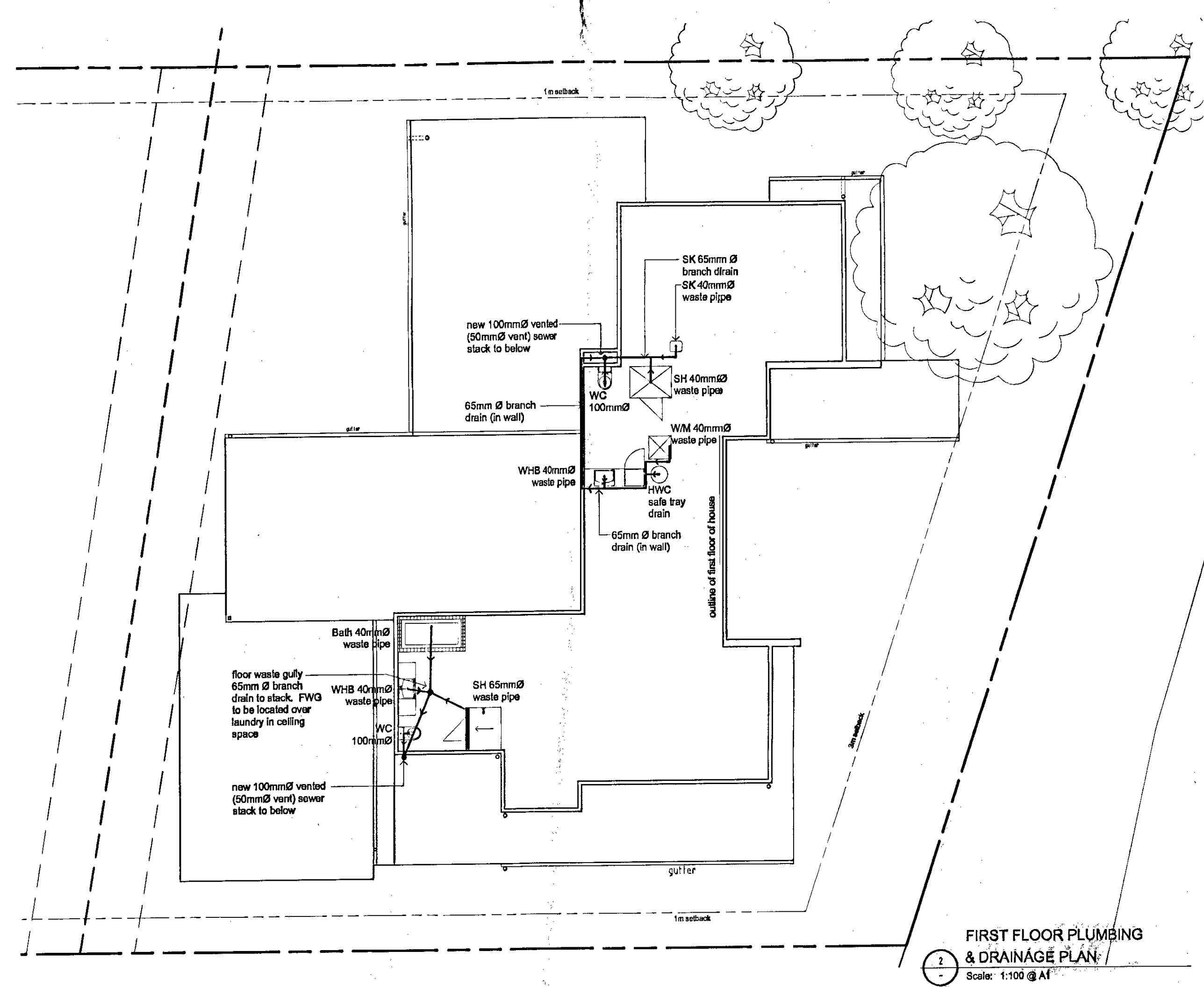
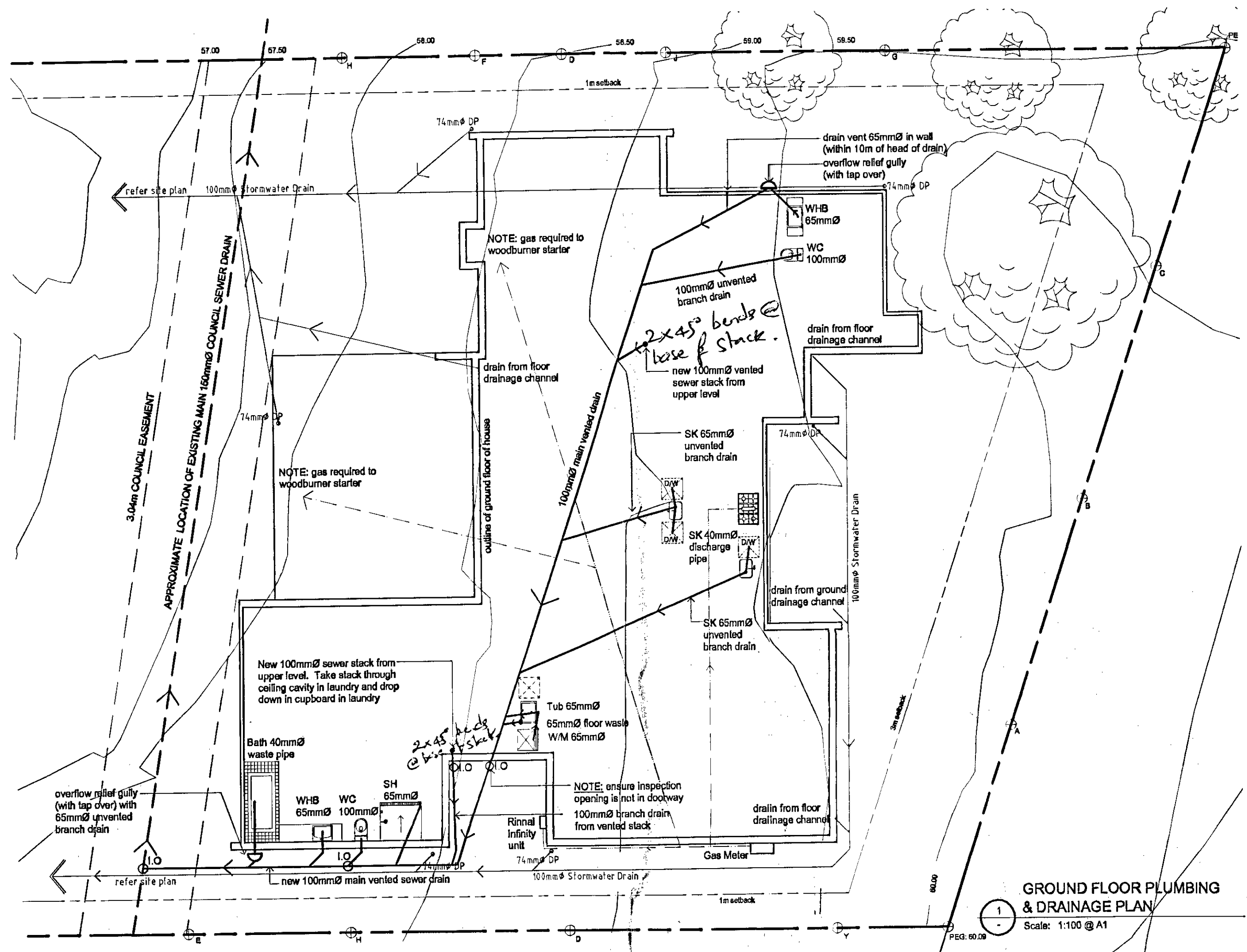
Proposed First Floor Plan

JOB NO. 02-222	SHEET NO. A110	REVISION A
-------------------	-------------------	---------------

ALL DIMENSIONS TO BE VERIFIED ON SITE BEFORE MAKING ANY SHOP DRAWINGS OR COMMENCING ANY WORK.

FIRST FLOOR PLAN (& BRACING)
 Scale: 1:50 @ A1

PEG: 60.09



- Plumbing Notes:**
- All sizes shown indicate drain sizes unless otherwise noted.
- All plumbing & drainage to AS/NZS 3500 Part 2.2 Sanitary Plumbing and Drainage
- All plumbing & drainage indicative only. Confirm on site.
- SH = Shower
 WHB = Wash Hand Basin
 WC = Water Closet
 Bath = Bath
 Tub = Tub
 WM = Washing Machine
 SK = Sink
 DW = Dishwasher
 I.O = Inspection Opening

- Electrical Legend:**
- light switch
 - ⊗ microswitch
 - ↑ directional recessed downlight
 - ◇ recessed downlight
 - ⊕ recessed shelf light(s)
 - ⊙ floor mounted recessed uplighter
 - ⊗ external landscape light
 - ⊕ pendant light with shade
 - ⊗ wall mounted light
 - ⊙ bulkhead fitting
 - ⊕ recessed wall light
 - RL = low level, HL = high level
 - ▽ telephone outlet point
 - ⊕ double switched power outlet
 - ⊕ floor mounted power point
 - ⊕ RCD outlet
 - ⊕ television aerial outlet
 - ⊕ extractor fan
 - ⊕ recessed elec. switchboard
 - ⊕ recessed electricity meter
 - ⊕ heated towel rail
 - ⊕ smoke detector
 - ⊕ bare wire to distribution board
 - ⊕ dedicated power
 - ⊕ ceiling fan

NOTES

All work is to be in accordance with the New Zealand Building Code and all relevant standards. The Contractor is responsible to ensure all dimensions and conditions are verified and confirmed on site before commencing construction. The Contractor shall coordinate with the Architect as necessary.

DATE	REVISION
13/06/04	Building Consent / Pricing Issue

Consent Set

BEVIN + SLESSOR ARCHITECTS

PO Box: 33-333, Patoka
 Phone: (09) 268 8800
 Fax: (09) 268 2028
 Email: bevin@bevin-slessor.com

APPROVED BY
 HASTING DISTRICT COUNCIL
 ASB
20041211

IF YOU ARE A HOME BUYER, THIS DOCUMENT IS YOURS TO KEEP. IT IS NOT TO BE REPRODUCED OR COPIED WITHOUT THE WRITTEN PERMISSION OF BEVIN + SLESSOR ARCHITECTS LTD.

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JOB TITLE:
NEW HOUSE

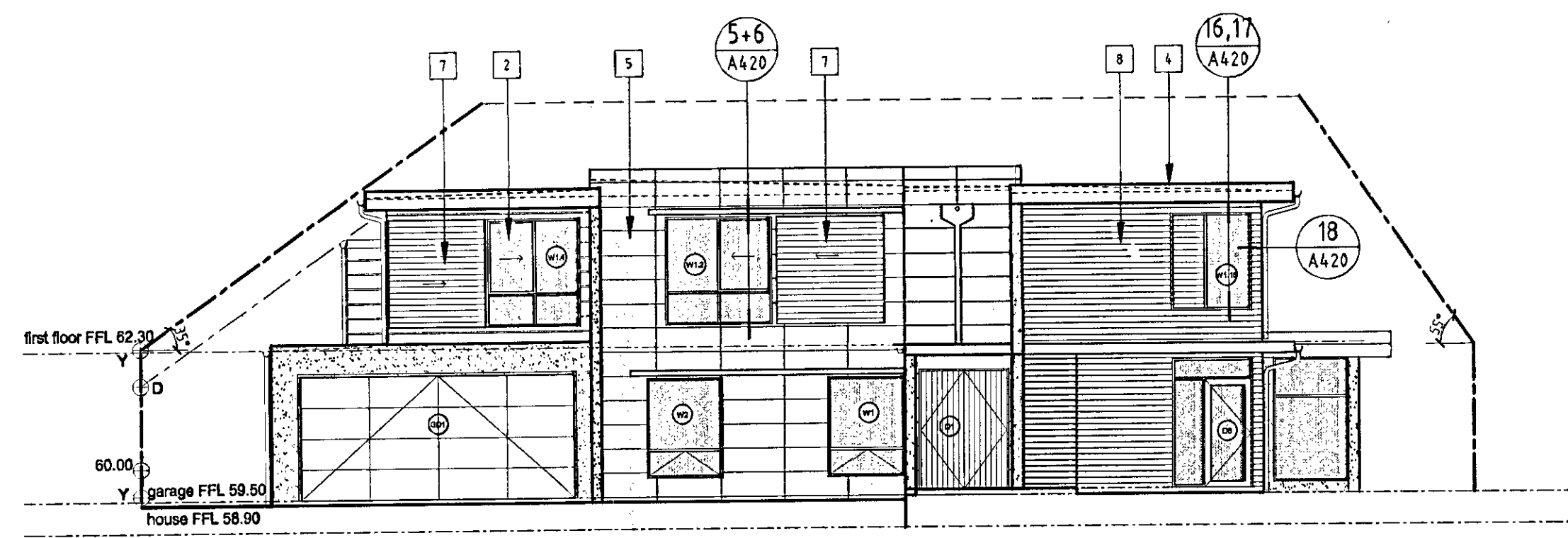
for
 Alison Bevin
 38A Muralta Crescent
 Havelock North

DRAWN	DATE
MA	June 04
CHECKED	SCALE
NB	1:100 @ A1

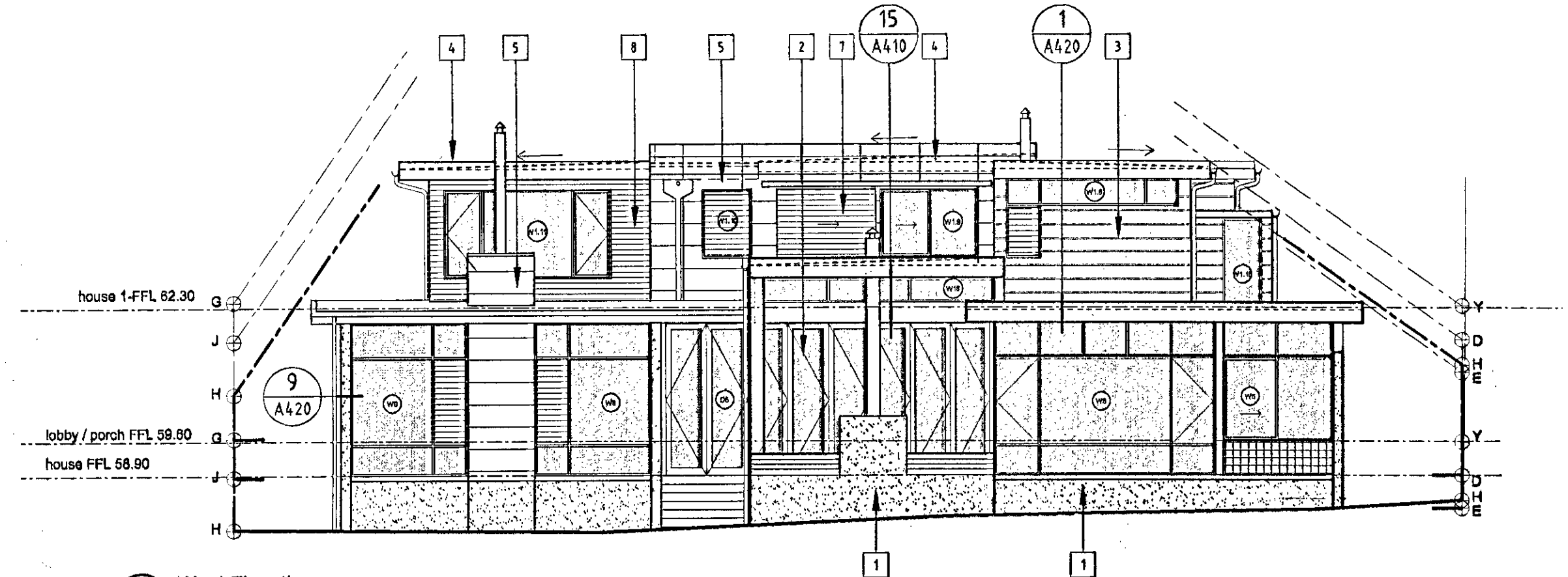
Plumbing & Electrical Plans

JOB NO.	SHEET NO.	REVISION
02-322	A130	A

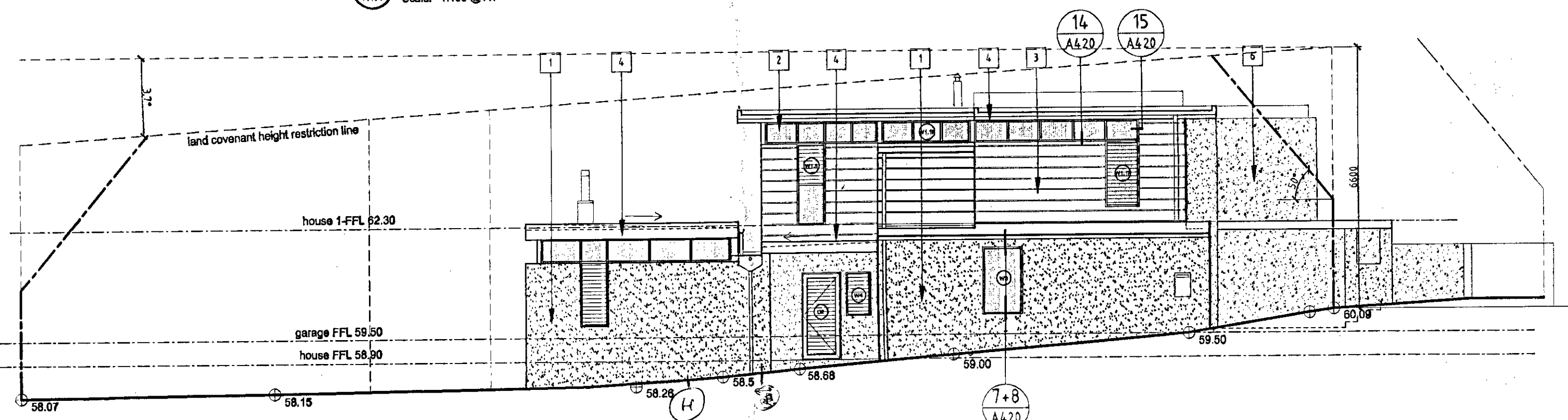
ALL DIMENSIONS TO BE VERIFIED ON SITE BEFORE MAKING ANY WORK DRAWINGS OR COMMENCING ANY WORK



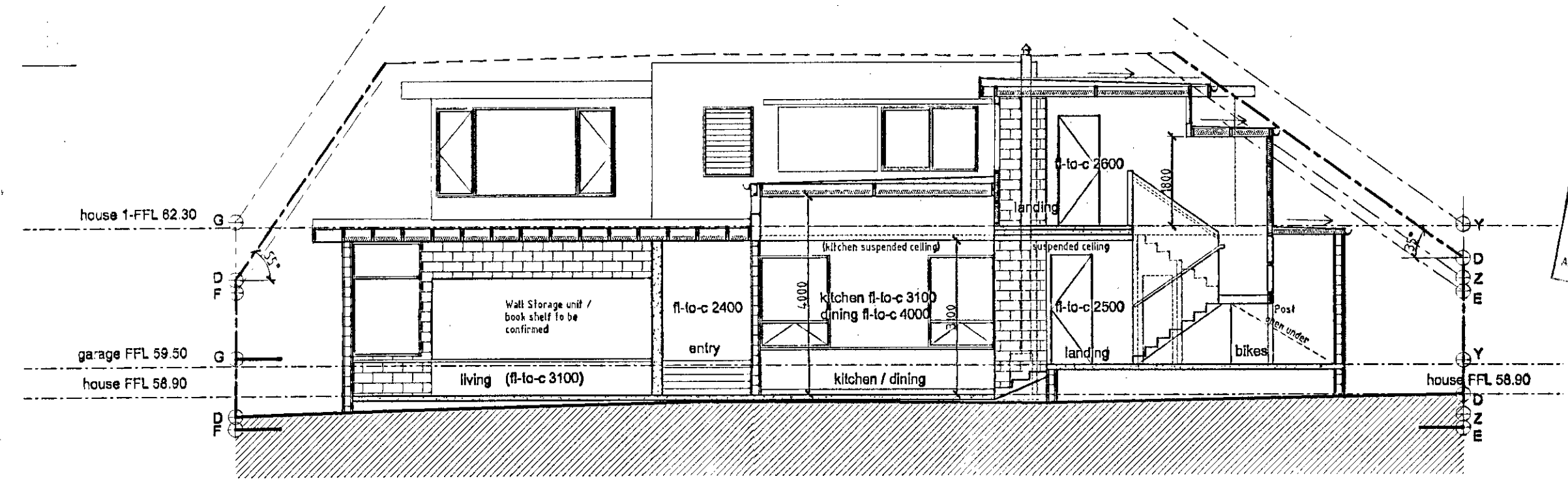
1 East Elevation (Mural Cres Elevation)
Scale: 1:100 @ A1



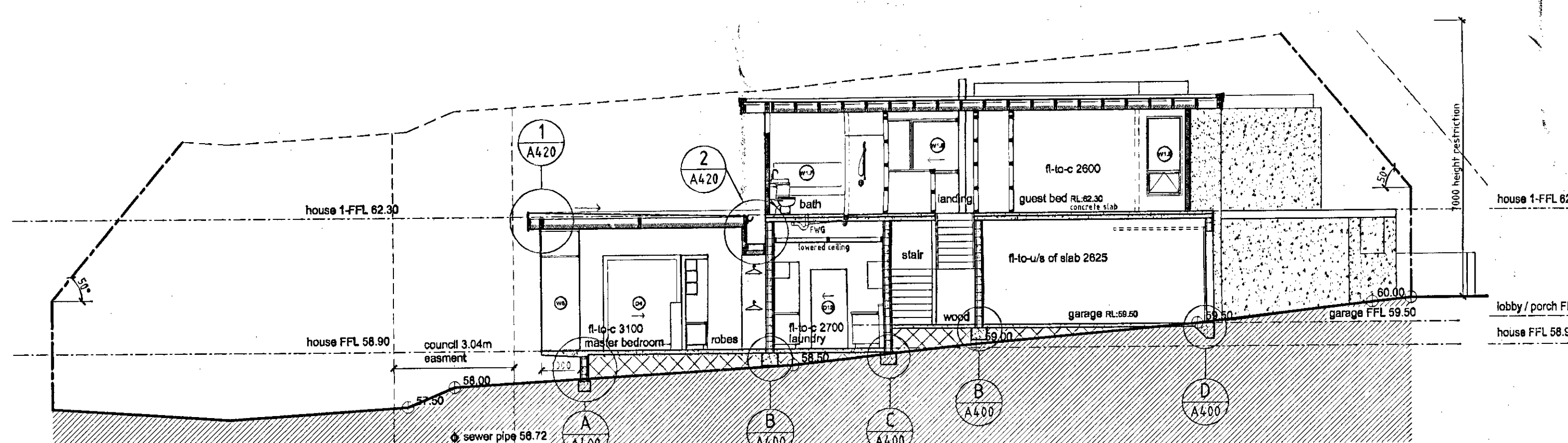
3 West Elevation
Scale: 1:100 @ A1



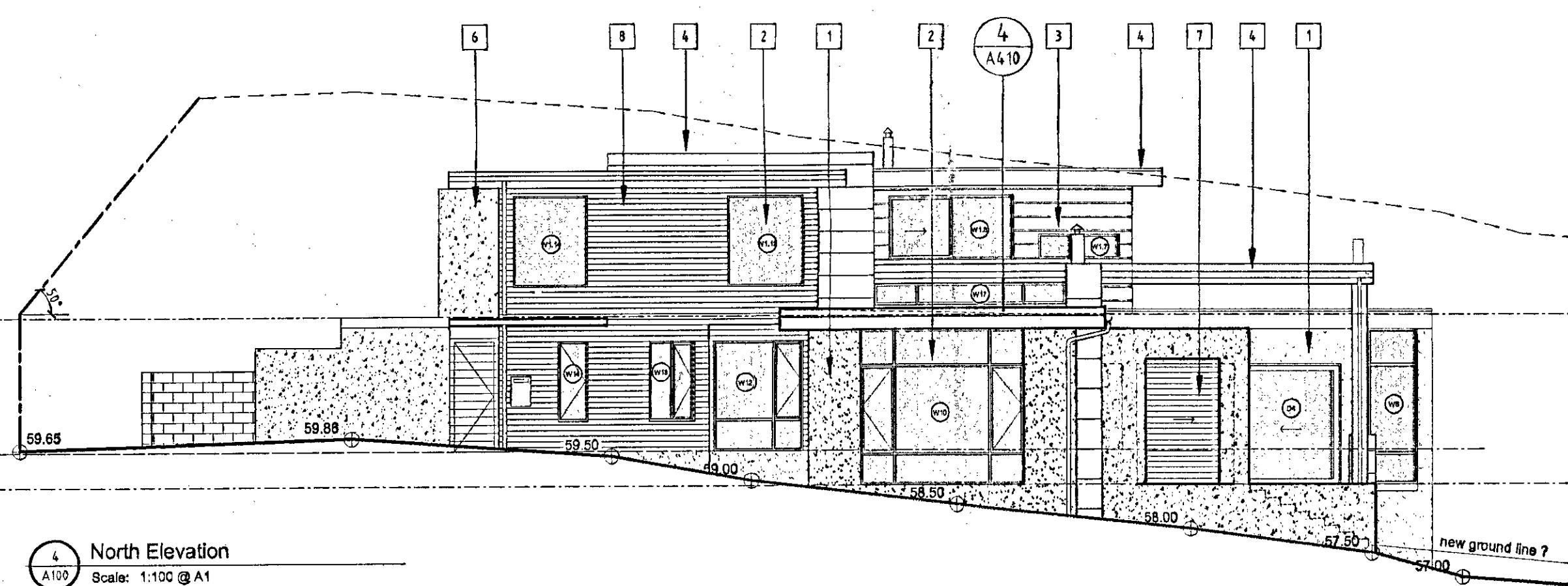
2 South Elevation
Scale: 1:100 @ A1



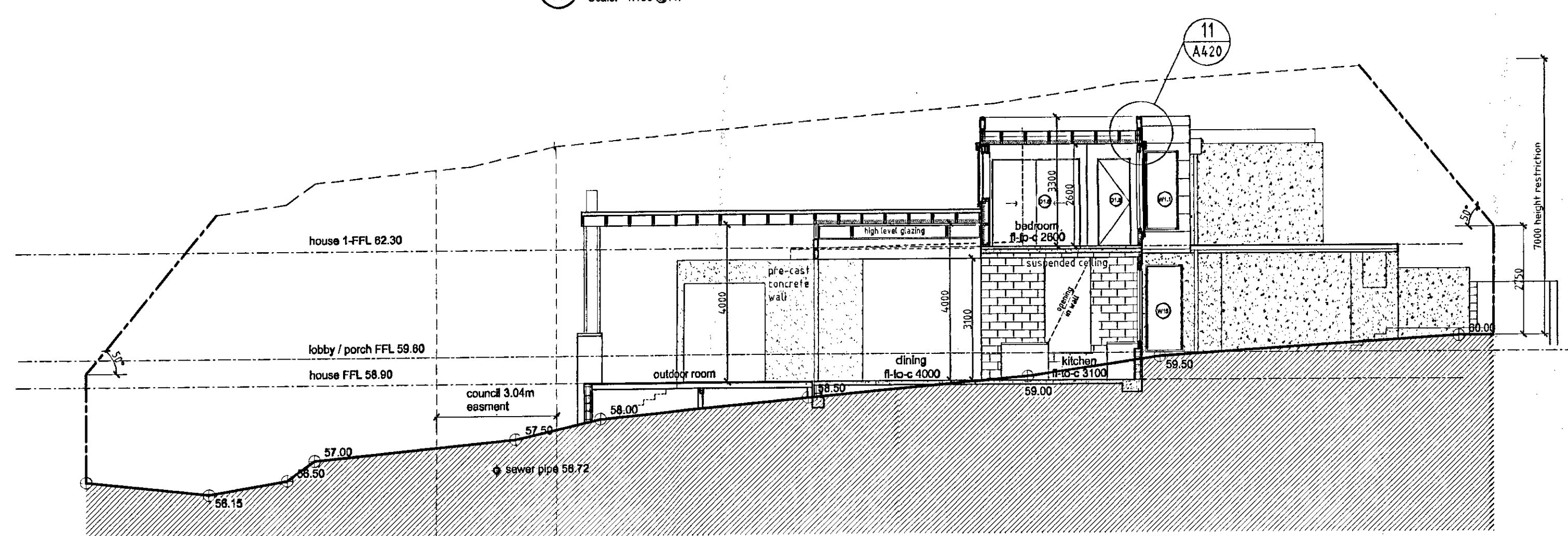
D Section D-D
Scale: 1:100 @ A1



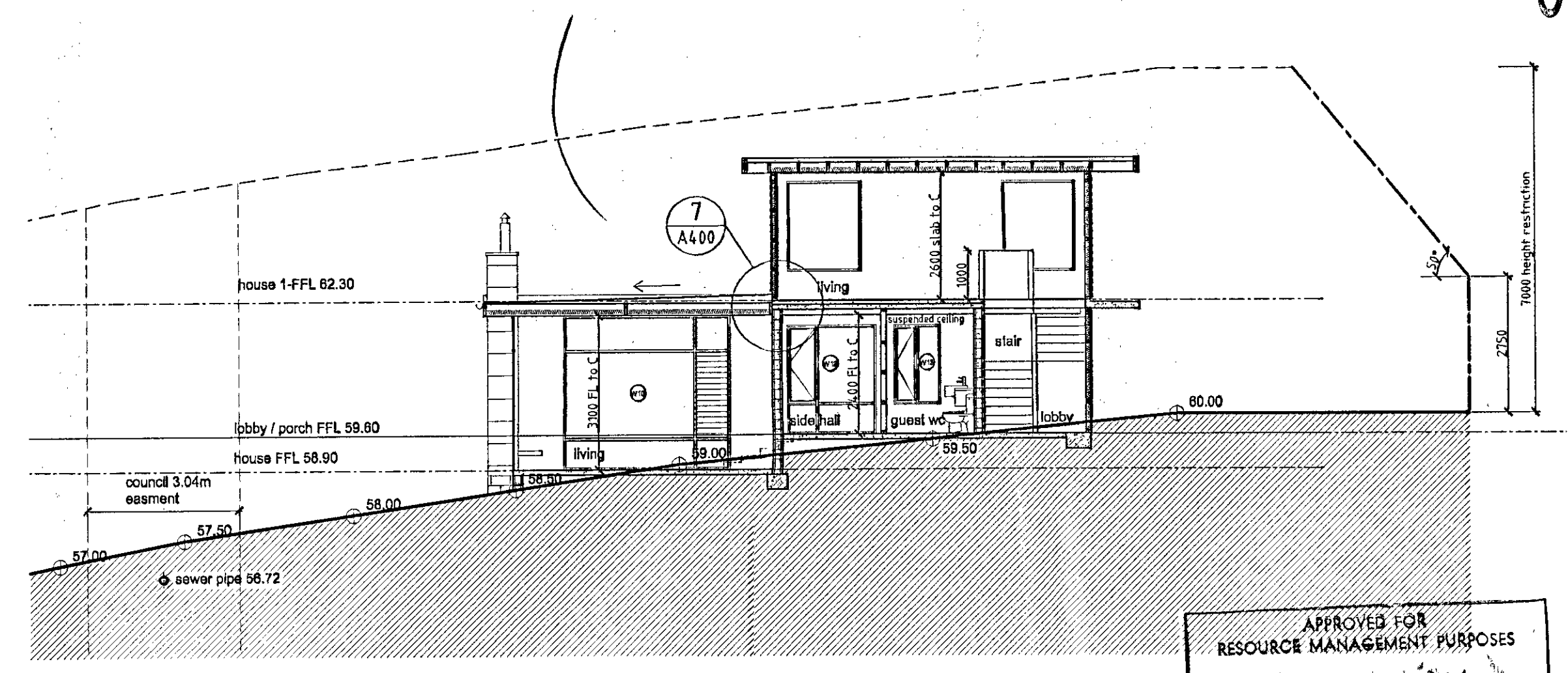
A Section A-A
Scale: 1:100 @ A1



4 North Elevation
Scale: 1:100 @ A1



B Section B-B
Scale: 1:100 @ A1



C Section C-C
Scale: 1:100 @ A1

Approved by
HASTINGS DISTRICT COUNCIL
20041211

- LEGEND:
- 1 plastered concrete block
 - 2 steel joinery
 - 3 cedar timber boarding (natural)
 - 4 membrane roof
 - 5 zinc over 12mm H3 plywood 450x1200 panels
 - 6 honed pre-cast concrete
 - 7 sliding timber screen
 - 8 cedar weatherboards (stained)

NOTES
All work is to be in accordance with the New Zealand Building Code and all relevant standards. The Contractor is responsible to ensure all dimensions and conditions are verified and confirmed on site before commencing construction. The Contractor shall coordinate with the Architect as necessary.

DATE	REV	DESCRIPTION
14/06/04	1	Building Consent / Privacy Issue
	2	
	3	
	4	

Consent Set

BEVIN + SLESSOR ARCHITECTS

PO Box: 35-359, Palmerston North
Phone: 060 258 2008
Fax: 061 258 2028
Email: bevin.arch@bevin.co.nz

ORIGINAL
THIS DRAWING IS COPYRIGHT AND REMAINS THE PROPERTY OF BEVIN + SLESSOR ARCHITECTS LTD

JOB TITLE:
NEW HOUSE

for
Alison Bevin
38A Mural Crescent
Havelock North

Drawn: MA
Checked: NB
Date: June 04
Scale: 1:100 @ A1

Elevations and Sections

APPROVED FOR RESOURCE MANAGEMENT PURPOSES
ABA No. 2004/1211
PLANNING OFFICER: J.T.
DATE: 01/07/04

JOB NO.	SHEET NO.	REVISION
02-322	A200	A

ABA 2004 1211
P.I.D 70656

Note: All drains to remain open for council inspection and are required to have a full water test & witnessed. Full supports + protection of all sanitary soil drains are required where suspended and penetrating concrete slab or floors.

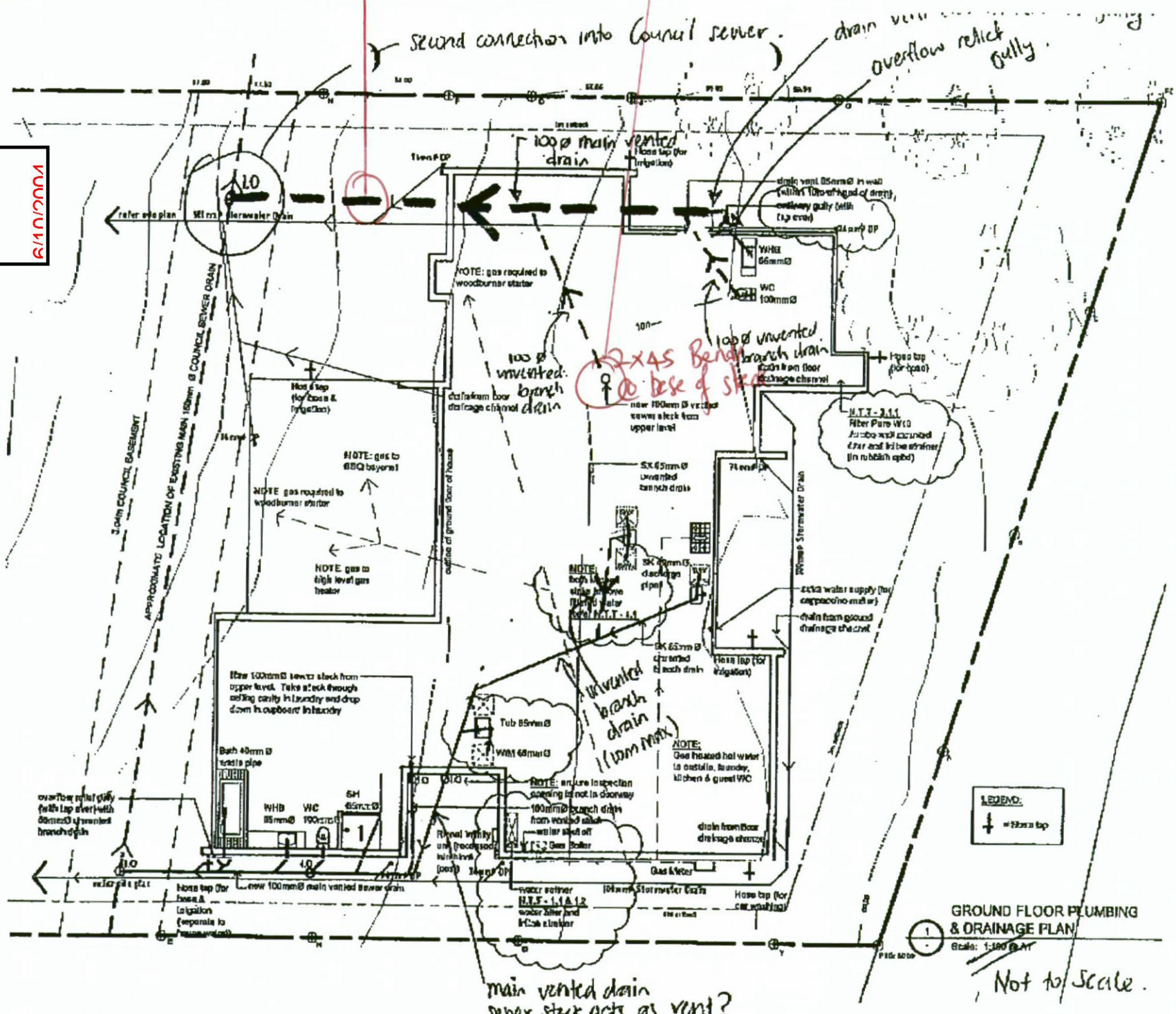
APPROVE
Building / Plumbing
by Jim Lockett
6/11/2004

AMENDED

Minimum Gradient 1:60

50p VENT TO CONTINUE TO ATMOSPHERE ATOP OF STACK.

APPROVE
Building / Plumbing
by Jim Lockett
6/11/2004



01/10/2004 13:26 FAX 64 8 8780505 HDC ENGINEERING TO + HDC RESOURCE P.02/005
10:33 FROM HCDH/EC/UCRE 1065782505 P.02/02

TOTAL P.02

BRANCH DRAIN IN EXCESS OF 10:000metres requires venting and requires minimum gradient of 1:60 should any fixtures loose water seal during normal usage through flood testing venting will be required to affected fixtures.

AMENDED

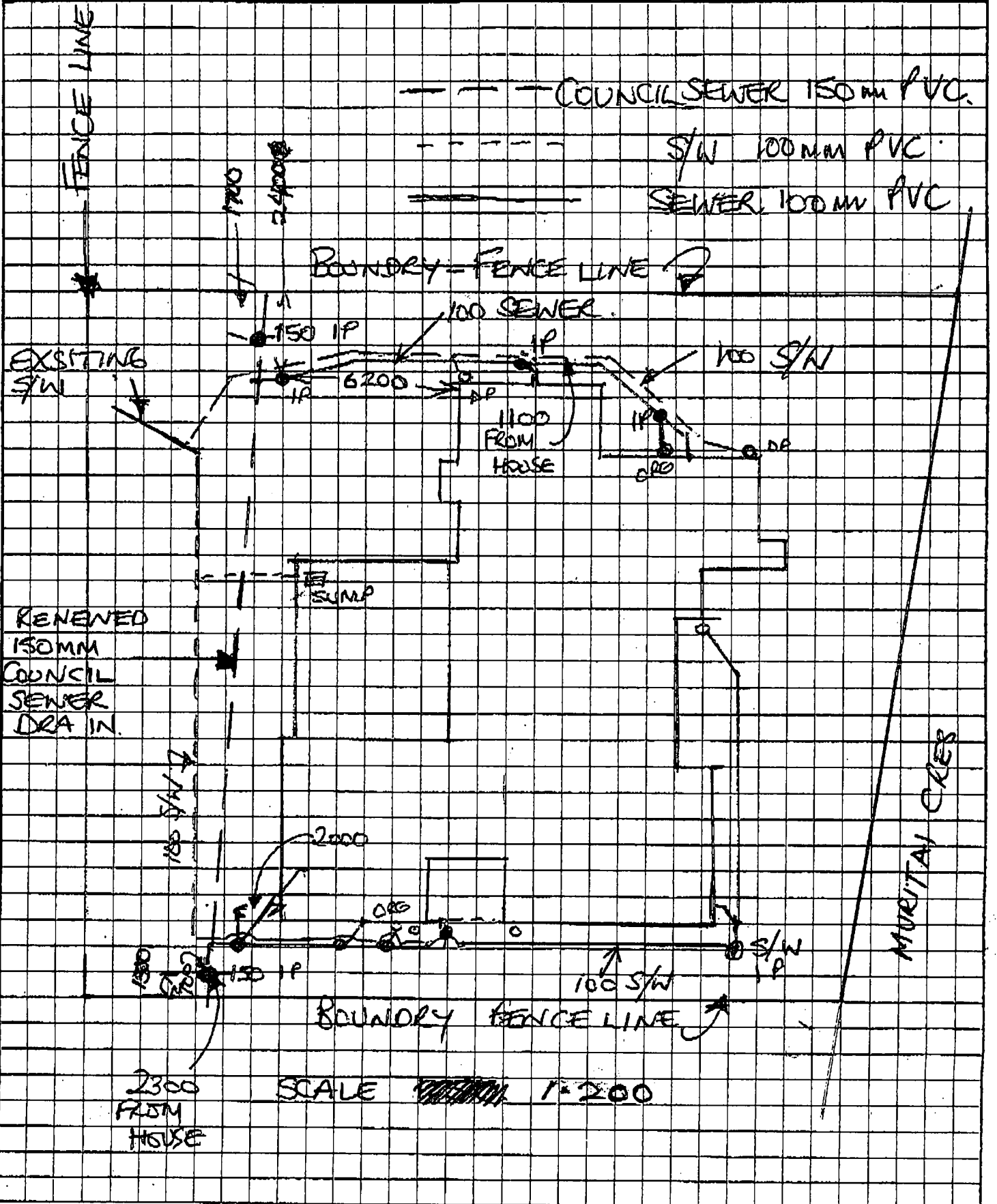
Lockett

As-Built Drainage Plan



HASTINGS DISTRICT COUNCIL

ABA No:	Property ID
Owner:	ALISON BEVIN
Address:	389 MURITAI CRES H/N.
Drainlayer:	PANTON PLUMBING
Reg. No.:	
Sign:	Date: 25.1.05



Minimum Standards: 1. Drawn to Scale with a Ruler. 2. Drawn in Ink. 3. Drain Fully Dimensioned and Labelled. 4. Road Indicated. 5. Connection Points Indicated. 6. North Point Indicated. 7. To be Supplied at Time of Inspection.

If calling ask for: James Minehan
File Ref 03/113



**HASTINGS
DISTRICT
COUNCIL**

27 June 2003

HASTINGS, THE LIFESTYLE OF CHOICE,
A PLACE OF OPPORTUNITIES

**CONSENT NOTICE PURSUANT TO
SECTION 221 OF THE RESOURCE MANAGEMENT ACT 1991**

CONO 5736877.2 Consen

Cpy - 01/01, Pgs - 001, 19/09/03, 14:23



DocID: 410819187

IN THE MATTER OF Lot 7 DP 6682 (38
Muritai Rd)

AND

IN THE MATTER OF Consent Notice
pursuant to Section 221
of the Resource
Management Act 1991.

I hereby certify that under delegated authority the **Hastings District Council**, in approving the subdivision of Lot 7 DP 6682 imposed a Condition on Lot 1 hereon pursuant to Section 221 of the Resource Management Act 1991.

CONDITION:

That stormwater runoff from Lot 1 hereon shall be discharged into the north-western gully in a way that does not cause scouring or erosion, or impede the overland drainage of existing users.

DATED AT HASTINGS this 27th day of June 2003.

SIGNED BY:

**P.A. MCKAY
AUTHORISED OFFICER
TEAM LEADER ENVIRONMENTAL PLANNING
RESOURCE MANAGEMENT**

BLR 4512 Building Line

Cpy - 01/01, Pgs - 004, 07/04/06, 13:23



DocID: 411270498

[Extract from N.Z. Gazette No. 46, 23rd June, 1938.]
Page 1497.

Authorizing the Laying-off of a Street off Duart Road, in the Town District of Havelock North, of a Width less than 66 feet, but not less than 50 feet, subject to a Condition as to the Building-line.

GALWAY, Governor-General.

ORDER IN COUNCIL.

At the Government House at Wellington, this 22nd day of June, 1938.

Present:

HIS EXCELLENCY THE GOVERNOR-GENERAL IN COUNCIL.

IN pursuance and exercise of the powers vested in him by the Municipal Corporations Act, 1933, and the Public Works Act, 1928, and of all other powers in anywise enabling him in this behalf, His Excellency the Governor-General of the Dominion of New Zealand, acting by and with the advice and consent of the Executive Council of the said Dominion, doth hereby authorize the Havelock North Town Board to permit the laying-off of the proposed street described in the Schedule hereto of a width less than sixty-six feet, but not less than fifty feet, subject to the condition that no building or part of a building shall at any time be erected on the land fronting the said street within a distance of thirty-five feet from the centre-line of the said street.

*HIS
96/217.*

35 ft. restriction

SCHEDULE.

THAT proposed street in the Hawke's Bay Land District, Town District of Havelock North, containing by admeasurement 1 acre 3 roods 14-5 perches, more or less; being portion of Suburban Section 8, Havelock, and being parts of Lots 8, 9, 10, 12, and 13 on Deposited Plan 1256. As the same is more particularly delineated on the plan marked P.W.D. 99425, deposited in the office of the Minister of Public Works at Wellington, and thereon coloured red.

*P. H. B.
96/217*

*J. K. S.
6-7-38.*

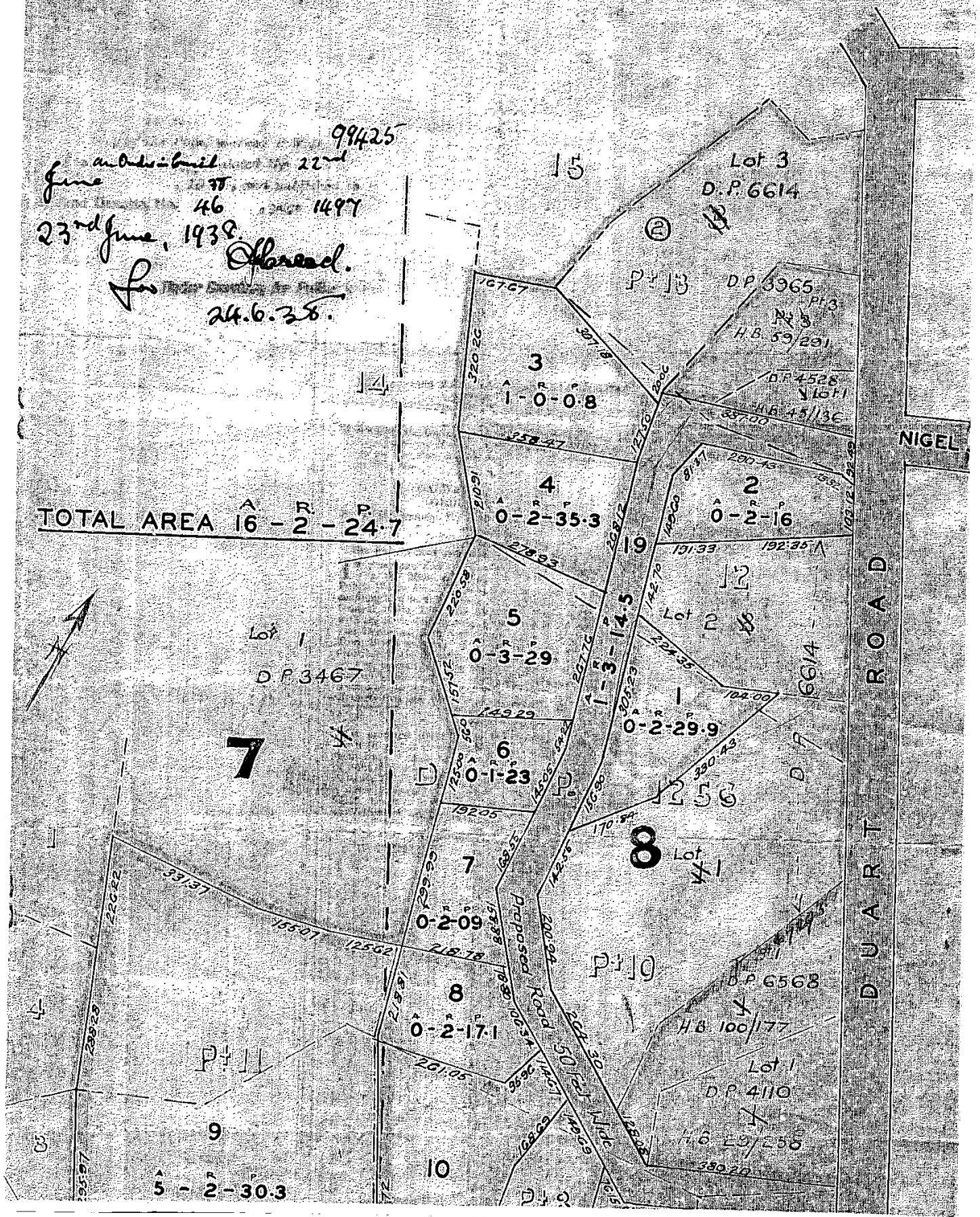
G. A. JEFFERY,
Clerk of the Executive Council.

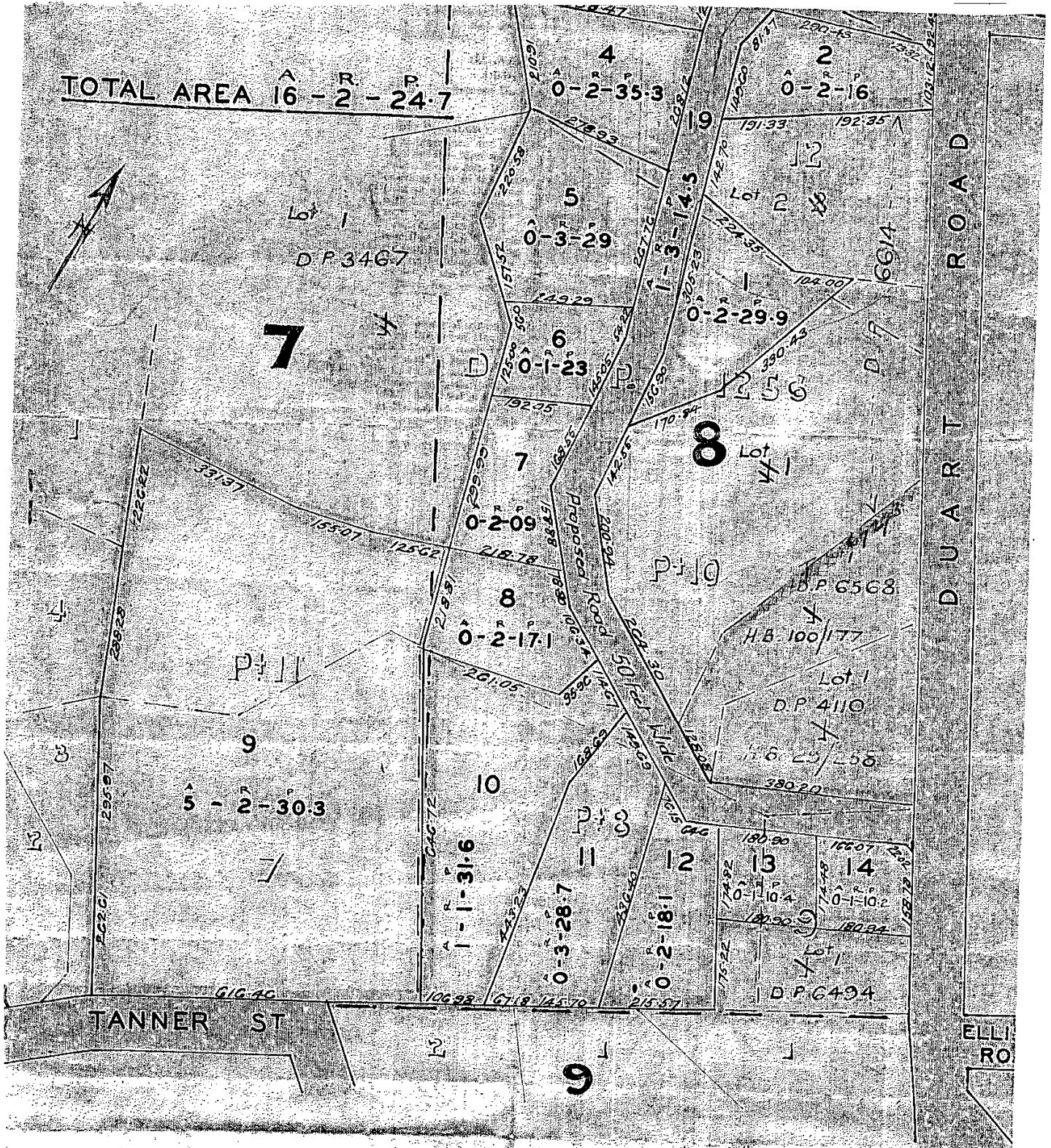
(P.W. 51/2295.)

HAVELOCK NORTH TOWN DISTRICT

99425
 an Order in Council 22nd
 June 1938
 23rd June, 1938
 for *Of record.*
 24.6.38.

TOTAL AREA $\overset{A}{16} - \overset{R}{2} - \overset{P}{24.7}$





Land now in c/t H.B. 96/217 bordered yellow.

**PLAN OF PROPOSED SUBDIVISION OF
 LOT. 7 & PT. LOTS. 10 11 12 & 8 - 7 D. P. 125.6
 BEING PTHAVELOCK SUB. SECS 7 & 8**

SCALE 2 CHAINS TO AN INCH

Copy of P. W. D. 99425

H. C. Davies
 Reg^d Surveyor
 Hastings.

4512

413657.1 Resolution reimposing a Building Line Restriction affecting part Lot 1 D.P.17164 and cancelling the within Building Line Restriction thereover - 2.11.1982 at 10.53a.m.

[Signature]
A.L.R.

Particulars entered in register
Vol. 96 fol. 217, 59/291, 45/136,
1/258 and 100/177.
30th
12.30 o'clock.
June 1988
[Signature]

473587.1 Cancelled as to the Land in CT 115/39
-6.3.1987 at 9.06 a.m.
[Signature]
A.R.



Assistant Land Registrar of the District of HAWKES BAY.

Redirection - see T. 68102

Noted on Outstanding Copies
of

HS 100/177 - 2/8/1938. 96/217

Correspondence filed with HS 96/217

[Signature]