

Land Information Memorandum

LIM Number **LIM20260313**

Application Date: 29/04/2026

Issue Date: 05/05/2026

Applicant Details

Applicant Name: Mint Realty

Attention: Nic Goodman

Postal Address: PO Box 8799
HAVELOCK NORTH 4157

Client: Brittain Family Trust

Property Details

Location: 20 Aintree Road
HAVELOCK NORTH 4130

Property ID: 95920

Valuation Number: 1050039906

Legal Description LOT 2 DP 28215 RT HBY1/651
and Area (hectares): 1.6682 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.**



Josh O'Shea
Building Technician
joshos@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: Future of Severely Affected Land (FOSAL) - Following Cyclone Gabrielle, the Government established land categories for land in Hawke's Bay to determine the future severe weather risk within the region. Contact HBRC if information about historical FOSAL risk categories is required

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

This property is located within an area mapped in a regional liquefaction assessment report for potential liquefaction susceptibility. Refer to the attached map for the relevant susceptibility classification as identified in that report..

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-related hazard sources are included within this LIM, the most specific and up-to-date natural hazard information relating to the land is contained 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).

1.3.1.2. **Fault Lines**

Fault lines have been identified near this property. Refer to attached map for location.

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

The purpose of the report: Provide an update of mapping of active faults within Hastings District.

The scope of the report: Hastings District

Where or how to access the report:

<https://www.hbemergency.govt.nz/assets/Documents/CR-2015-112.pdf>

The title of the report: Active Fault Mapping and Fault Avoidance Zones for Hastings District and environs, R. M. Langridge and W.F. Ries - GNS Science Consultancy Report 2015/112, January 2016

The date of the report: January 2016

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. **Ponding**

This property has been identified as having a history of ponding. Refer to attached map for location. Note, these maps identify areas that the council has been made aware of as having been affected by flooding (ponding), during or following certain weather events in the past. They do not represent results of modelling or scientific data.

1.3.2.2. **Flood Risk Area**

The property is identified within the Flood risk 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.

1.3.2.3. **Cyclone Gabrielle – Land Impacted by Cyclone Gabrielle**

The property is located near an area that has been identified as having been affected by Cyclone Gabrielle. Please refer to the attached map and, if you require further information, contact Hawke's Bay Regional Council engineering.enquires@hbrc.govt.nz the flood extent maps are accurate as at the date of this LIM and may be subject to change.

The map show extents only, not depth. Any extents plotted which encompass a building footprint does not necessarily indicate that building was flooded. Building inundation information (if applicable) is held in property files held by the local authority (Hastings District Council, Wairoa District Council, Central Hawkes Bay District Council, Napier City Council).

Name of the person or entity that commissioned the report: Hawke's Bay Regional Council, Wairoa District Council, Hastings District Council, Napier City Council, and Central Hawkes Bay District Council

The purpose of the report: To show the extent of flooding during Cyclone Gabrielle in February 2023

The scope of the report: The map indicates the extent of the flooding from analysis based on information such as photographs, videos, satellite photos, local council building inspection information and ground contours. This does not necessarily reflect the greatest extent of the hazard suffered or damage caused to a property, or any structure, service, or other infrastructure on a property, during Cyclone Gabrielle.

Where or how to access the report: <https://hbrc.info/cyclonegabriellefloodmap>

The title of the report: Hawkes Bay Cyclone Gabrielle Flooding Map

The date of the report: Updated when data is received

The name of the person or entity that prepared the report: Hawke's Bay Regional Council, Wairoa District Council, Hastings District Council, Napier City Council, and Central Hawkes Bay District 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 Non Urban
Swimming Pool Safety Rate
Refuse Rate
Recycling Rate
Sewer Rate
Wastewater Treatment
Uniform Annual General Charge
Water Rate

Land Value: \$830,000.00
Improved Value: \$2,910,000.00
Capital Value: \$3,740,000.00
Date of Valuation: 1 July 2023

Annual Rates: Rates 2025/26
\$5,309.16

Amount outstanding at date of issue: \$1,327.26

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 |
|----------------|---|-------------|
| RMA20020206 | For a waiver of the side boundary requirement | 28/05/2002 |

5.3 Building Consents/Permits/Code Compliance Certificates

| Application ID | Date Received | Description | Date Issued | Date Code Compliance Certificate Issued |
|----------------|---------------|------------------------------------|-------------|---|
| ABA20030464 | 25/03/2003 | Erect New Dwelling & Swimming Pool | 06/05/2003 | 13/06/2011 |
| ABA20052499 | 29/11/2005 | Connection To Council Services | 08/12/2005 | 02/02/2006 |

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

| NTF ID | Description | Date Issued |
|-------------|----------------------------------|-------------|
| NTF20100068 | Erect New Dwelling – ABA20030464 | 18/10/2010 |
| | Resolved | 06/12/2012 |

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 is a record of the following pool(s) on the property.

| FSP Number | Description | Renewal Date |
|------------|---------------|--------------|
| FSP3460 | Swimming pool | 07/05/2028 |

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 is 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 Rural Residential Zone of the *Operative Hastings District Plan (July 2024)*.

6.2 Other Relevant District Plan Provisions

This property; is located within:

- a Rural Landscape Character Area
- Natural Hazard Overlays –
 - Active Faultlines (Appendix 57)
 - Liquefaction Areas (Appendix 57)
 - Ground Shaking Areas (Appendix 57)

6.3 Other Considerations Affecting Land Use

• Roads

Aintree Road is a Low Volume Road.

• Statutory Acknowledgement Area

This site is in the proximity of a Statutory Acknowledgement Area, which has been identified as part of the Treaty Claims Settlements process. Statutory Acknowledgement Areas relate to specific areas of importance (referred to as statutory areas) to a claimant group. They recognise the cultural, spiritual, historical and traditional association of iwi and hapu with particular areas. Statutory areas only apply to crown owned land, rivers, lakes, coastal or geographic features. More on Statutory Acknowledgements can be found at this link - <https://www.hastingsdc.govt.nz/index.php/services/district-plan/statutory-acknowledgements/>

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

The property has a water meter installed. Council's water meter charges may apply.

The property is considered an "Extraordinary Supply" under Council's water services by-law. This entitles Council to install a water meter and commence charging as a metered user.

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

HDC – 26 – Detention Dam and Ponding Areas

Refer to attached map for locations.

15. Development Contributions

Development contributions are not payable for this property.

Development Contributions are a fee payable on developments or subdivisions that generate additional demand on infrastructure and services. These developments may include new greenfields subdivision, infill development, townhouses, and any project that creates additional commercial or industrial sites or buildings.

Note: Further information regarding Development Contributions can be found online:
<http://www.hastingsdc.govt.nz/development-contributions>

16. Other Correspondence or Documents

None recorded.

Hastings District Council - LIM Maps

Address: 20 Aintree Road HAVELOCK NORTH 4130
 Property No: 95920
 Legal Description: LOT 2 DP 28215

**HERETAUNGA
 HASTINGS** DISTRICT COUNCIL

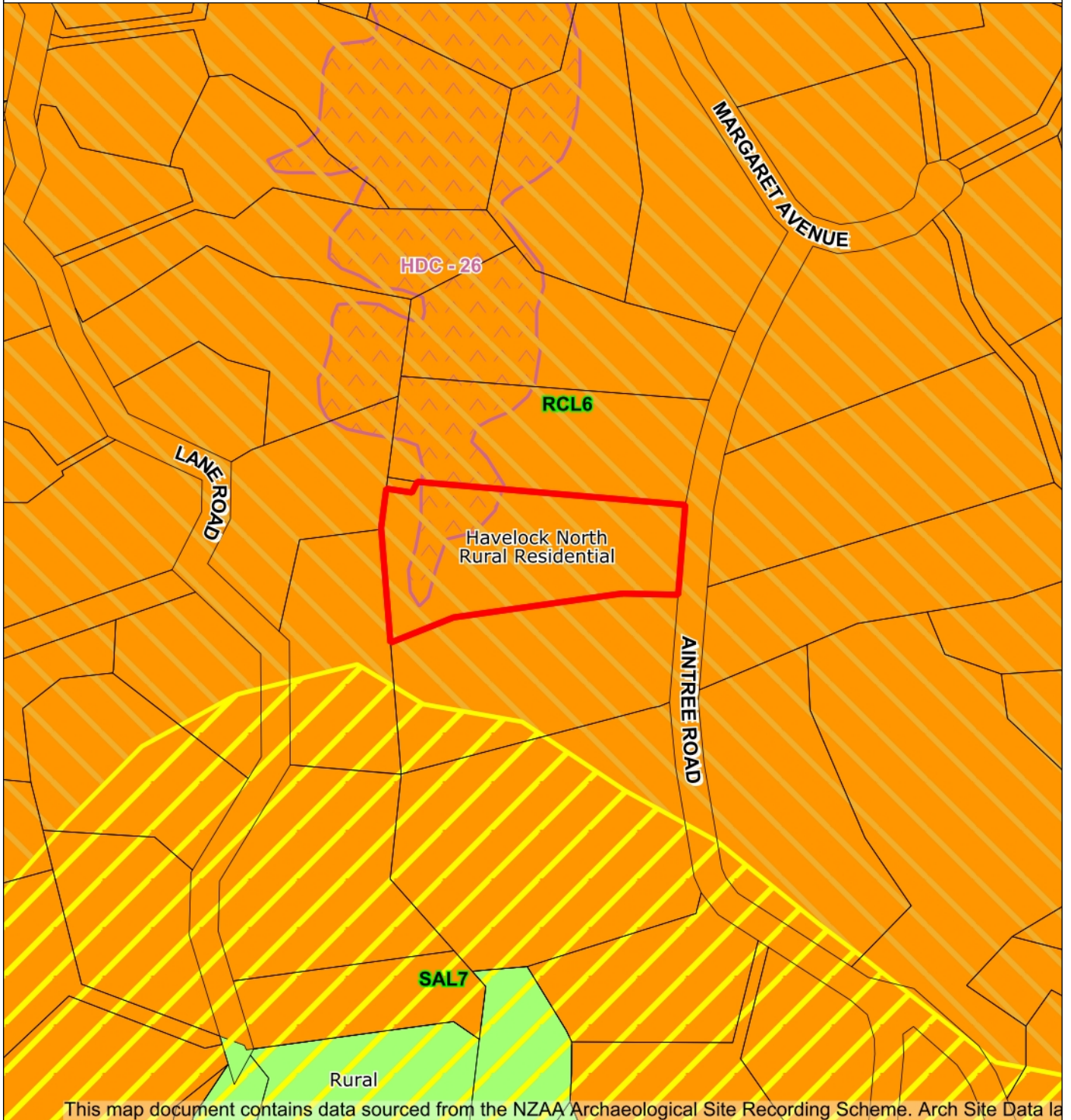
Printed: Tuesday 05 May 2026



| | | | | | | | | | |
|--|------------------|--|------------|--|---------------|--|--------------------------|--|-----------|
| | 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: | 1050039906 |
| Area (Hectares): | 1.6682 |
| Total Rates: | \$5309.16 |
| Capital Value: | \$3,740,000 |
| Rateable Land: | \$2,910,000 |
| Land Value: | \$830,000 |
| Water – Sewer Units: | 1.0 - 1.0 |
| Usage – Primary: | 21 |

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This map document contains data sourced from the NZAA Archaeological Site Recording Scheme. Arch Site Data la

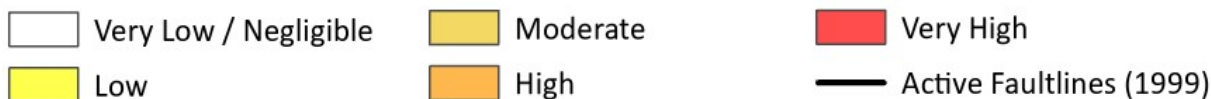
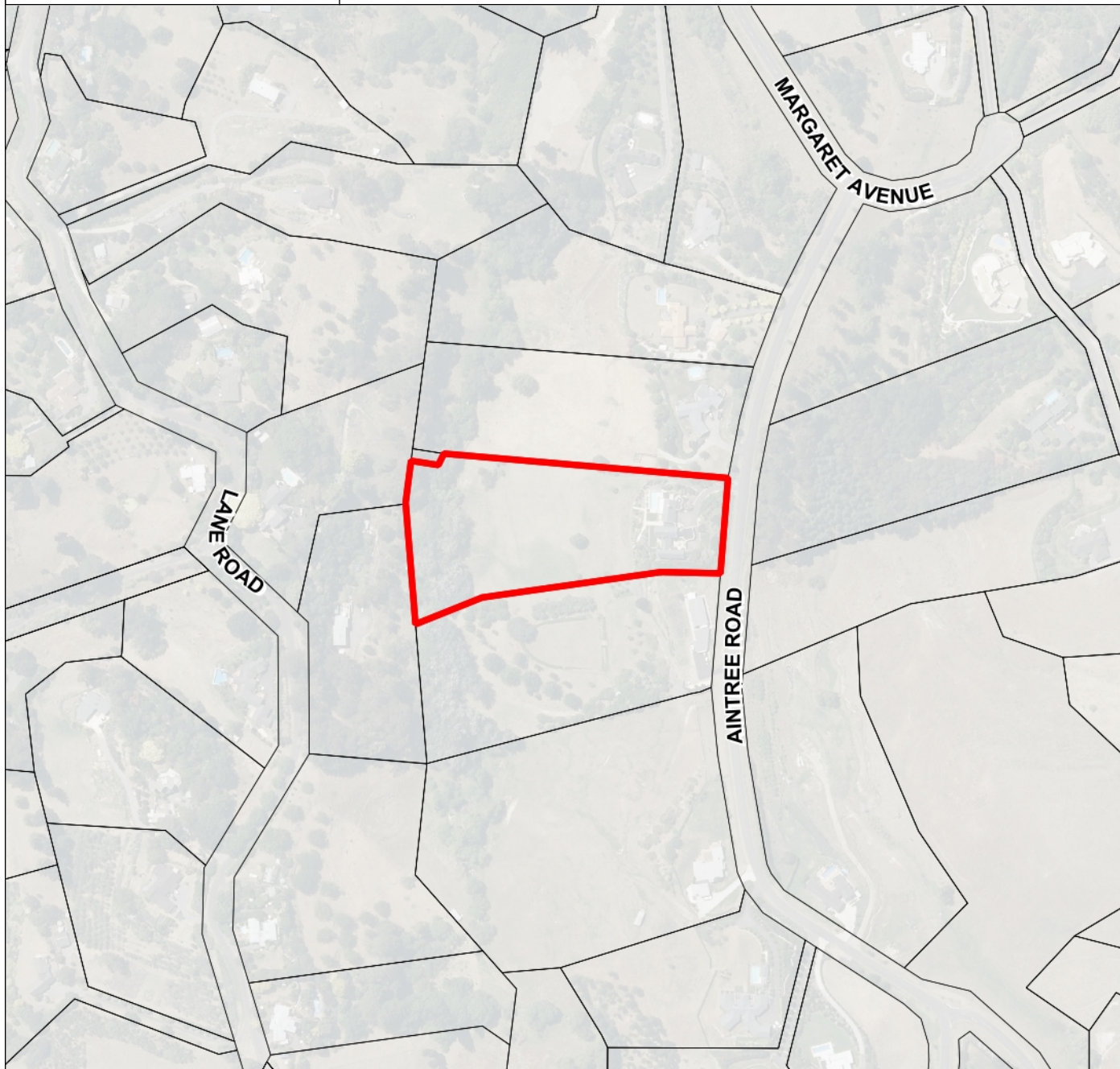
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Source Data: Institute of Geological and Nuclear Sciences Client Report 1999/6, 1999

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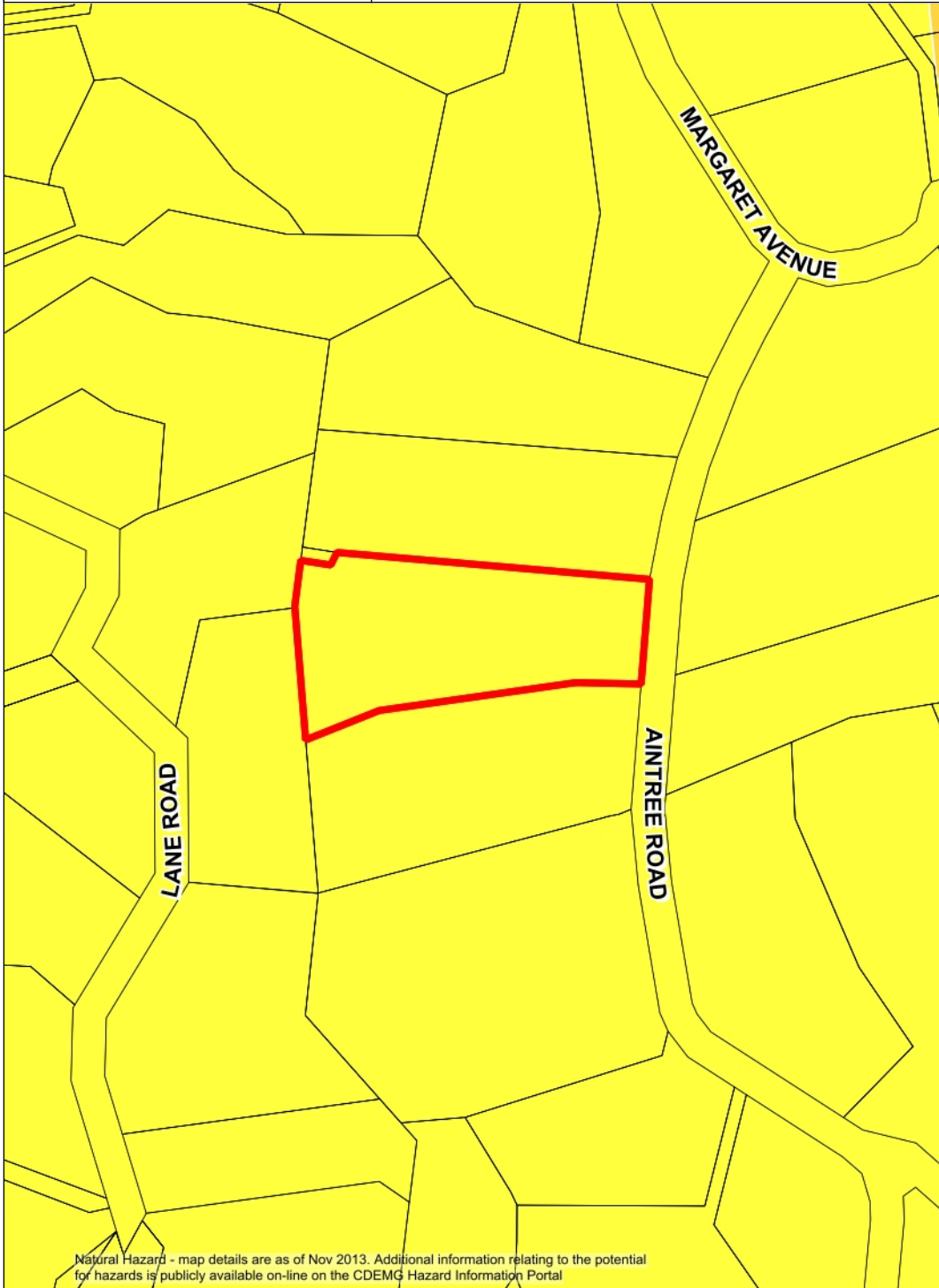
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**DISTRICT PLAN – GROUND SHAKING
(APPENDIX 57 FIGURE 1)**

20 Aintree Road 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

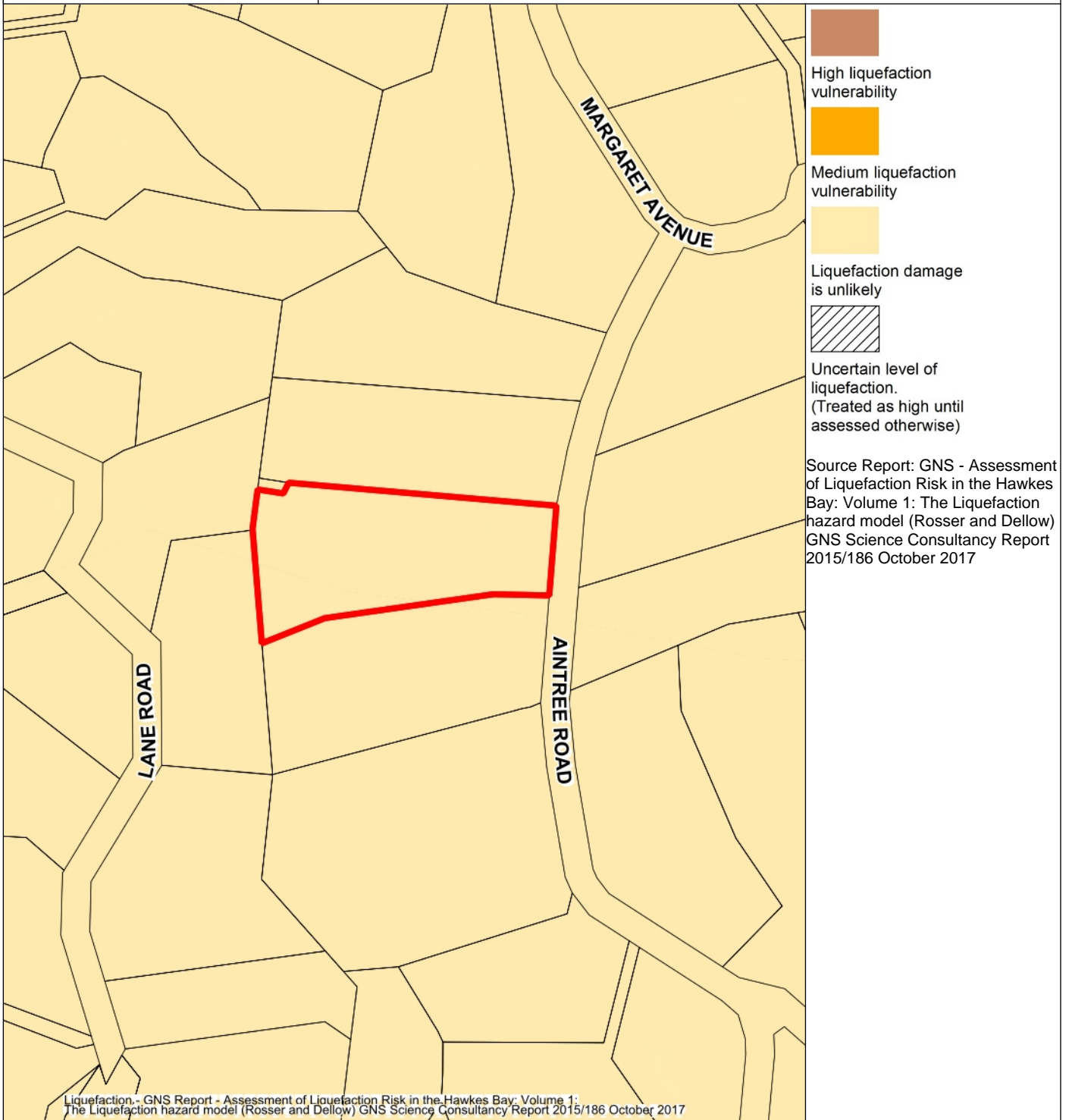
Natural Hazard - map details are as of Nov 2013. Additional information relating to the potential for hazards is publicly available on-line on the CDEMG Hazard Information Portal

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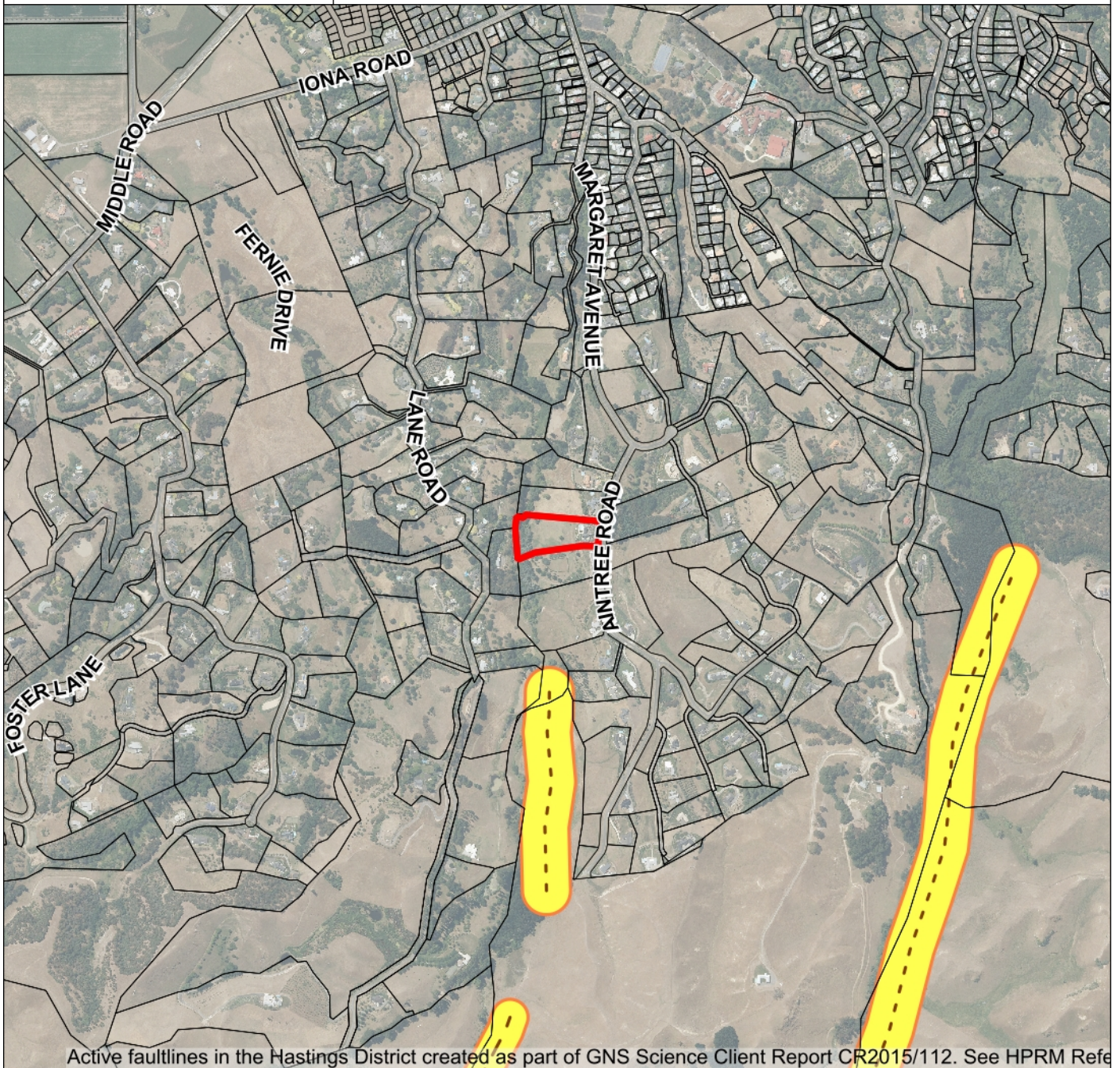
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Fault Lines — Accurate - - - Approximate Uncertain Fault Avoidance Zone

Source Report: GNS – Active Fault Mapping and Fault Avoidance Zones for Hastings District and Environs CR2015/112 2015

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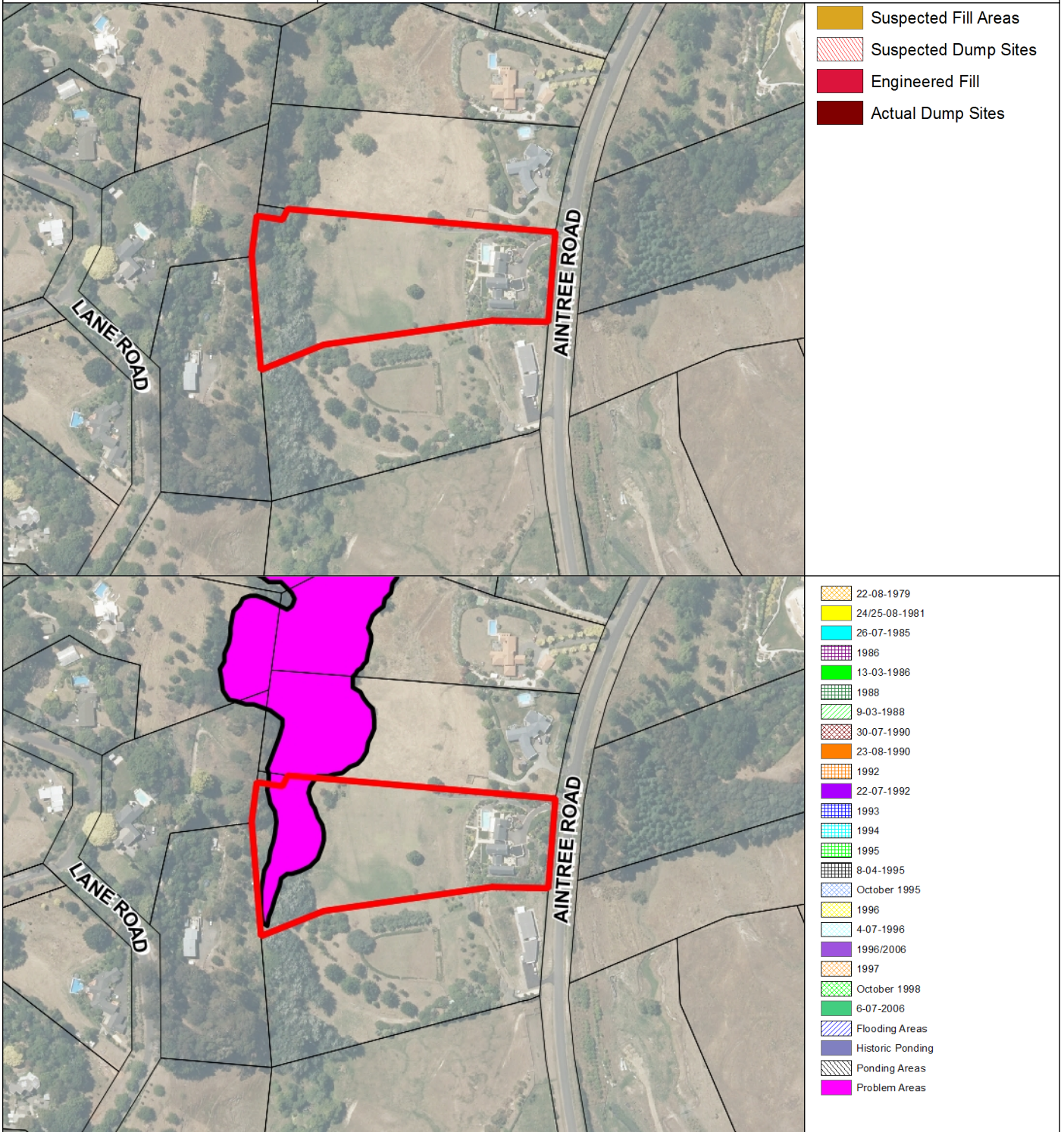
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20 Aintree Road HAVELOCK NORTH 4130



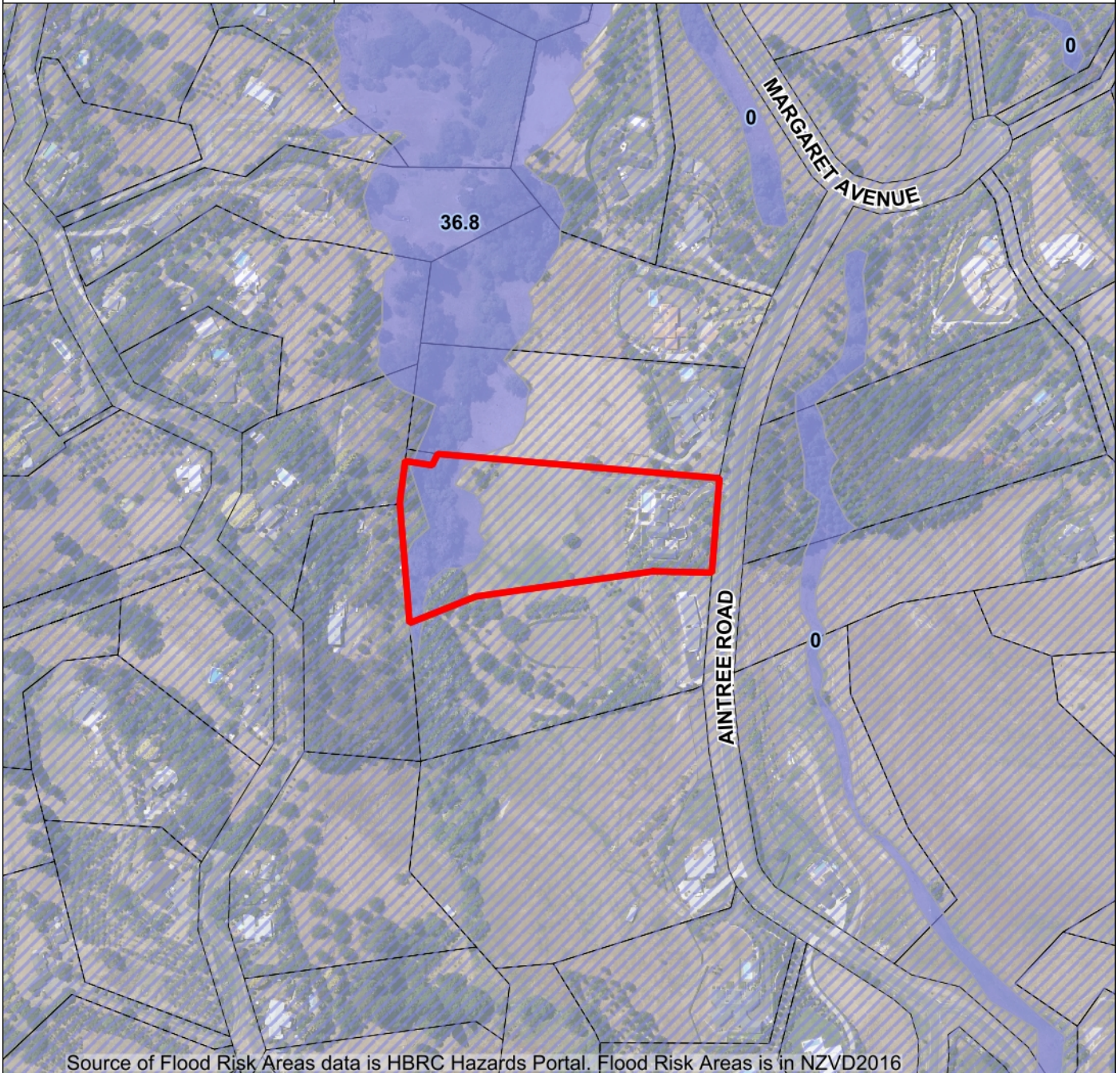
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Source of Flood Risk Areas data is HBRC Hazards Portal. Flood Risk Areas is in NZVD2016

- 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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This mapping has been prepared by the Hawke's Bay Regional Council to show the extent of flooding or inundation during Cyclone Gabrielle in February 2023.

The use of these maps is subject to the following disclaimers and exclusions, and by using the maps the user is signifying their agreement to be bound by these exclusions and disclaimers:

1. The mapping has been prepared based on the best information available to Hawke's Bay Regional Council and may be subject to change at any time as new information becomes available.
2. These maps should not be relied upon as the sole basis for making any decision in relation to potential risk. You are advised to seek your own independent advice from a suitably qualified person as to the potential implications for a property.
3. The maps indicate the extent of the hazard from analysis of desk-top information only. They do not necessarily reflect the greatest extent of the hazard suffered or damage caused to a property, or any structure, service or other infrastructure on a property, during Cyclone Gabrielle.
4. The information contained on the maps is regional in scope and nature, and cannot be relied on or substituted for a site-specific investigation.
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Original Sheet Size A4









DATA SOURCE: Cadastral information derived from Land Information New Zealand's (LINZ) Core Record System Database (CRS).

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DISCLAIMER: The Hastings District Council cannot guarantee that the data shown on this map is 100% accurate.

Tuesday 05 May 2026



| | | |
|--|---|--|
|  At or Below Background: Natural State |  Contaminated for Land Use: Human Health |  Suitable for Land Use: Natural State |
|  At or Below Background: Remediated |  Managed For Land Use |  Suitable for Land Use: Remediated |
|  Contaminated for Land Use: Environment |  Risk Not Quantified | |

Original Sheet Size A4

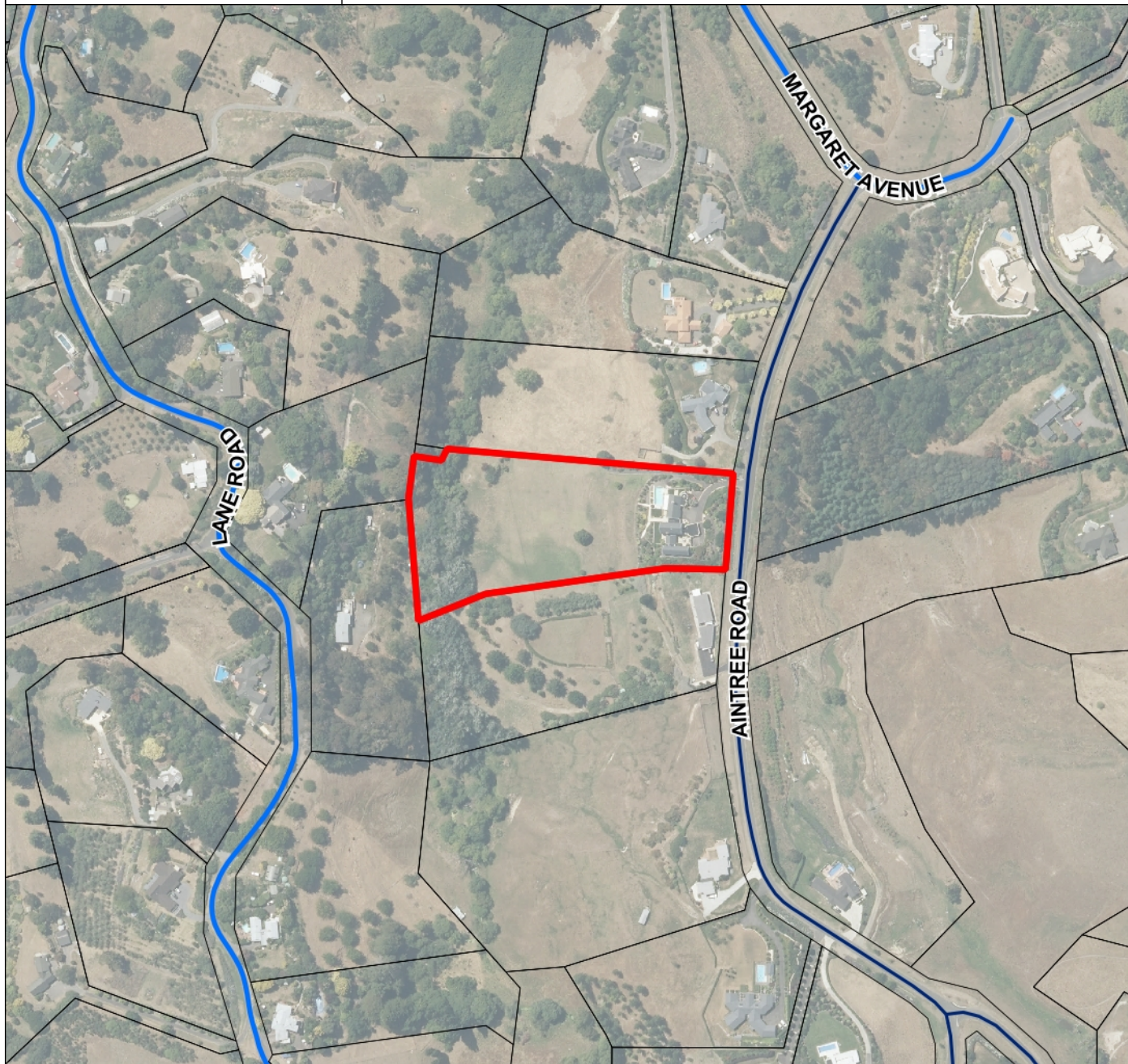
Tuesday 05 May 2026

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20 Aintree Road HAVELOCK NORTH 4130



Operative Date of Appendix 69 – 19 December 2020

Original Sheet Size A4

DATA SOURCE: Cadastral information derived from Land Information New Zealand's (LINZ) Core Record System Database (CRS).

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Tuesday 05 May 2026



High Voltage Transmission Pylons



Unison Low Voltage Overhead Conductor



High Voltage Transmission Lines



Unison High Voltage Overhead Conductor

Original Sheet Size A4

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Tuesday 05 May 2026



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

Original Sheet Size A4

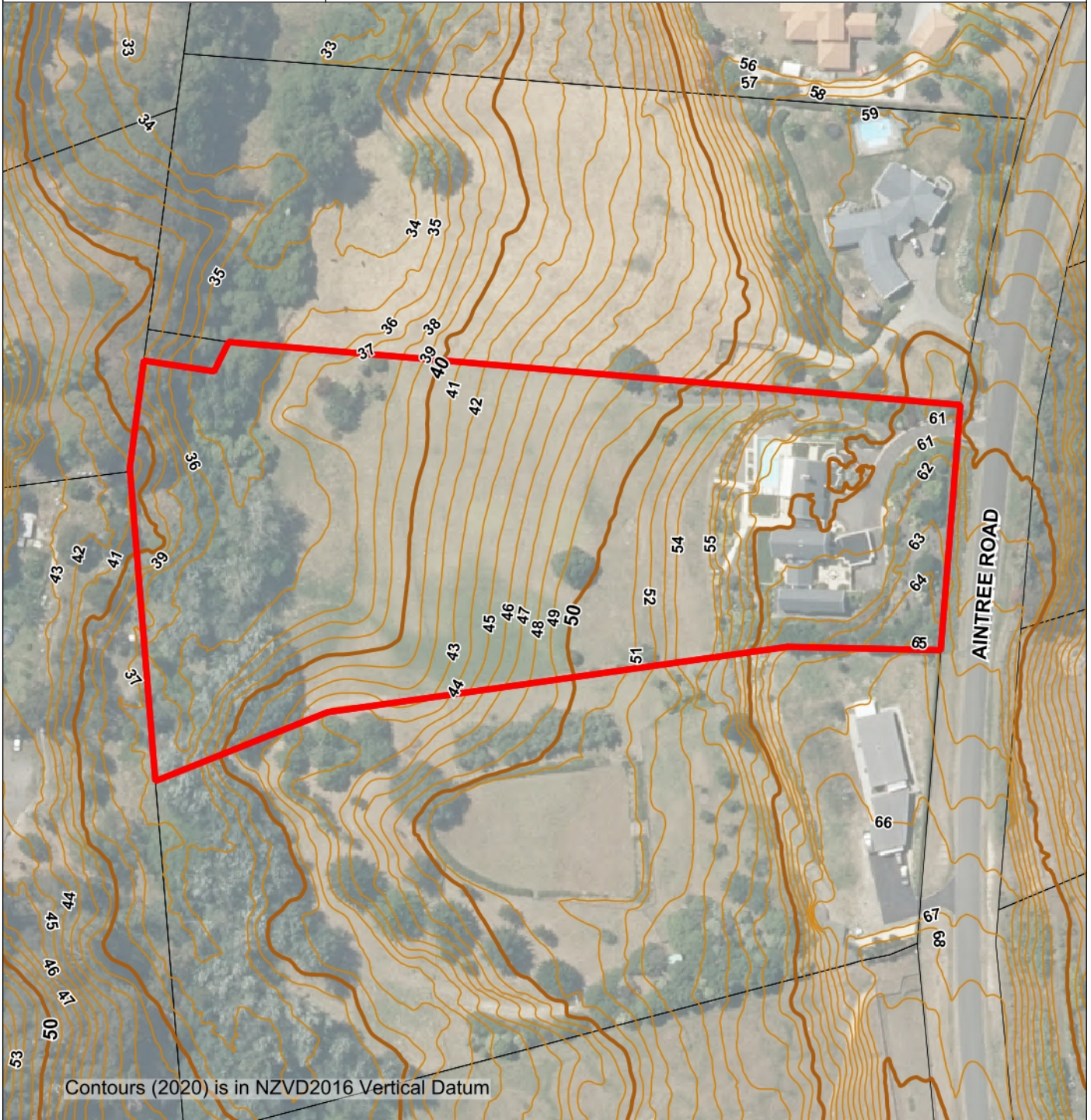
Tuesday 05 May 2026

DATA SOURCE: Cadastral information derived from Land Information New Zealand's (LINZ) Core Record System Database (CRS).

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LIM Maps – Property No 95920 - Hastings District Council



1m Contours

10m Contours

20m Contours

— 1m Intervals — 10m Intervals — 10m Intervals — 50m Intervals — 20m Intervals — 100m Intervals

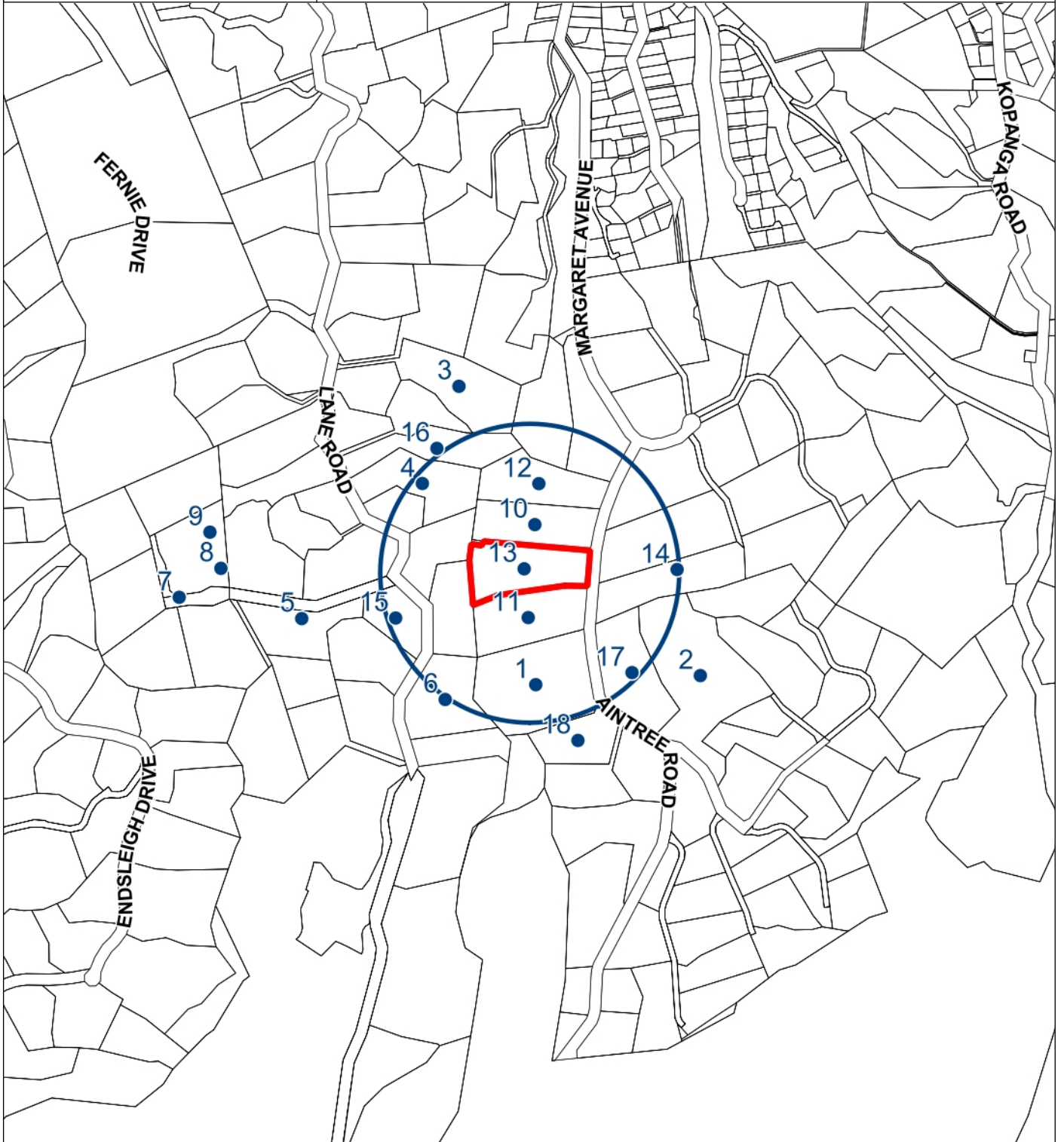
Original Sheet Size A4

DATA SOURCE: Cadastral information derived from Land Information New Zealand's (LINZ) Core Record System Database (CRS).

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Tuesday 05 May 2026



Original Sheet Size A4

Tuesday 05 May 2026

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RMA CONSENTS ON NEARBY PROPERTIES

| Map Reference | RMA Description |
|---------------|--|
| 1 | 101965 - RMA20100371 - build in a Special Landscape Area - Granted 101965 - RMA20230233 - Proposed extension to the dwelling infringing the boundary setback standard in the Havelock North Rural Residential Zone - Granted |
| 2 | 102262 - RMA20240106 - Construct a new accessory building within the side yard in Havelock North Rural Residential Zone - Granted 102262 - RMA20240177 - Proposed variation to RMA20240106 to increase basketball fence height in the Havelock North Rural Residential Zone - Granted |
| 3 | 58797 - RMA20080165 - Waive Setback Requirement and erect a 99m ² secondary residential dwelling, in lieu of the 80m ² allowed - Granted |
| 4 | 58812 - RMA20070349 - erect a retaining wall, waiving the front yard requirement - Granted 58812 - RMA20180090 - Proposed Visitors Accommodation located more than 15m from the principle residential dwelling and site approximately 6.6m from the front boundary and 11.1m fro - Granted 58812 - RMA20180264 - Proposed non-conforming supplementary residential dwelling within the Havelock North Rural Residential zone - Granted 58812 - RMA990468 - to create 2 lifestyle allotments - Granted |
| 5 | 59052 - RMA20000462 - to subdivide to create two lots - Granted 59052 - RMA20020160 - to vary condition 1 of resource consent RMA 20000462 - Granted |
| 6 | 59218 - RMA96243 - relocate an implement shed and a shade house p.6092 - Granted |
| 7 | 59717 - RMA20250288 - Supplementary residential building not meeting permitted standards in the Havelock North Rural Residential Zone. - Granted |
| 8 | 93515 - RMA20190276 - Deemed permitted boundary activity for new barn infringing side yard in Havelock North Rural Residential Zone - Complete |
| 9 | 93807 - RMA20050345 - Second dwelling and deck. - Granted |
| 10 | 95176 - RMA20020336 - for a waiver of the side boundary requirements - Granted 95176 - RMA20210460 - Proposed Building within 15 m of side boundary in the Havelock North Rural Residential - Approve 95176 - RMA20250449 - DPBA for Garage extension within 15 meters of the boundary in the Havelock North Rural Residential Zone - Complete |
| 11 | 95177 - RMA20120259 - erect residential dwelling - front yard waiver - Complete 95177 - RMA20140310 - front yard setback waiver for new garage and sleepout - Granted |
| 12 | 95919 - RMA20020317 - for a waiver of the side boundary requirement - Granted |
| 13 | 95920 - RMA20020206 - for a waiver of the side boundary requirement - Granted 95920 - RMA20210460 - Proposed Building within 15 m of side boundary in the Havelock North Rural Residential - Approve 95920 - RMA20250449 - DPBA for Garage extension within 15 meters of the boundary in the Havelock North Rural Residential Zone - Complete |
| 14 | 95921 - RMA20010461 - to erect a dwelling 5 metres from the side boundary in lieu of the 30 metres required - Granted 95921 - RMA20170407 - Construct an accessory building within the side yard setback - Granted |
| 15 | 96783 - RMA20030069 - To erect a dwelling over 50m ² in Significant Landscape Area 4 - Granted 96783 - RMA20060107 - Erect a secondary dwelling in a Significant Landscape Character Area - Granted |
| 16 | 96795 - RMA20040436 - To erect a secondary residential dwelling 2.6 metres from the side boundary, in lieu of the 15 metres required - Granted 96795 - RMA20060436 - relocate a dwelling - Granted 96795 - RMA20070349 - erect a retaining wall, waiving the front yard requirement - Granted |

| | |
|-----------|---|
| | 96795 - RMA20080165 - Waive Setback Requirement and erect a 99m ² secondary residential dwelling, in lieu of the 80m ² allowed - Granted |
| 17 | 99258 - RMA20110416 - yard setback dispensation from 7.5m to 6.5m for part of a dwelling - Complete 99258 - RMA20230096 - Proposed earthworks for slip in the Havelock North Rural Residential Zone - Granted |
| 18 | 99259 - RMA20080046 - build a dwelling in a SLCA, waiving the side yard requirements - Granted 99259 - RMA20080195 - apply for a variation of a Consent Notice - Granted 99259 - RMA20230233 - Proposed extension to the dwelling infringing the boundary setback standard in the Havelock North Rural Residential Zone - 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 9.4.7 of the Hawke's Bay Section of the Hastings District Plan (Transitional) and Rule 7.7.3 of the Proposed Hastings District Plan as Amended by Decisions on Submissions (July 2000), and Section 105(1)(b) of the Resource Management Act 1991, consent is granted to Fat Parrot Architecture to erect a dwelling 8 metres from the southern side boundary in lieu of the 15 metres required at 20 Aintree Road, Havelock North being Lot 2 DP 28215 (CT HBY1/651)

Subject to the Following Conditions:

1. That the development shall proceed substantially in accord with the plans and information submitted in the application and that the building be erected no closer than 8 metres from the southern side boundary (Ref: P.7869 Resource Consent RMA 2002/0206, Application Dated 21/5/02).

With the Reasons for this Decision Being:

1. The written consent of the affected neighbour has been obtained.
2. The proposed development achieves the specific outcome of the standard it fails to meet in that:
 - The open character and amenity of the Rural Residential Zone will be maintained.
 - The adjoining landuses are the same as that of the subject site which will ensure that potential conflicts between adjoining landuses are avoided.
3. The application meets the requirements of the Resource Management Act 1991.

Recommended by:


SARA NICHOLSON
ENVIRONMENTAL PLANNER (CONSENTS)

Decision issued under Delegated Authority by:


I.J. MACDONALD
ENVIRONMENTAL MANAGER
RESOURCE MANAGEMENT

Date:

27 May, 2002



Hastings District Council


BUILDING CONSENT NO: ABA 20030464

Section 35, Building Act 1991

ISSUED BY: HASTINGS DISTRICT COUNCIL

ATKINSON, KEVIN HENRY
79 MCHARDY STREET
HAVELOCK NORTH 4201

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

| APPLICANT | PROJECT |
|--|--|
| Name: ATKINSON, KEVIN HENRY Mailing Address: 79 MCHARDY STREET, HAVELOCK NORTH 4201 | ALL <input checked="" type="checkbox"/> Stage No of an intended stages New Building: <input checked="" type="checkbox"/> Alteration: <input type="checkbox"/> |
| PROJECT LOCATION Street Address: 20 AINTREE ROAD, HAVELOCK NORTH 4201 | Intended Use(s) in detail: ERECT NEW DWELLING |
| LEGAL DESCRIPTION Property Number: 95920 Valuation Roll Number: 09680 39906 Legal Description: LOT 2 DP 28215 | Intended Life: Indefinite, but not less than 50 years <input checked="" type="checkbox"/> Specific asyears Demolition <input type="checkbox"/> |
| COUNCIL CHARGES | Estimated Value: \$800000 |
| The balance of Council's charges payable on the uplifting of this building consent, in accordance with the tax invoice are: Total: \$ ALL FEES ARE GST INCLUSIVE | Signed for and on behalf of the Council:  Name: Molly Matchitt Position: Consents Administrator (Building) Date: 6 May, 2003 |

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 pages headed "Conditions or Building Consent No: 20030464".

CODE COMPLIANCE CERTIFICATE
NO: ABA20030464
Section 43(3), Building Act 1991
ISSUED BY: HASTINGS DISTRICT COUNCIL

Penelope Atkinson & Kevin Henry Atkinson
 20 Aintree Road
 HAVELOCK NORTH 4130

| PROJECT | PROJECT LOCATION |
|---|---|
| All <input checked="" type="checkbox"/> | Name: Penelope Atkinson & Kevin Henry Atkinson |
| New Building <input checked="" type="checkbox"/> Alteration <input type="checkbox"/> | Street Address: 20 Aintree Road HAVELOCK NORTH 4130 |
| Intended Use(s) in Detail: Erect New Dwelling & Swimming Pool | Postal Address: 20 Aintree Road HAVELOCK NORTH 4130 |
| Intended Life: Indefinite, not less than 50 years <input checked="" type="checkbox"/> Specified as <input type="checkbox"/> Demolition <input type="checkbox"/> | LEGAL DESCRIPTION |
| | Property No: 95920 |
| | Valuation Roll No: 0968039906 |
| | Legal Description: LOT 2 DP 28215 CT Y1/651 |

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 below - "Conditions of Code Compliance Certificate."

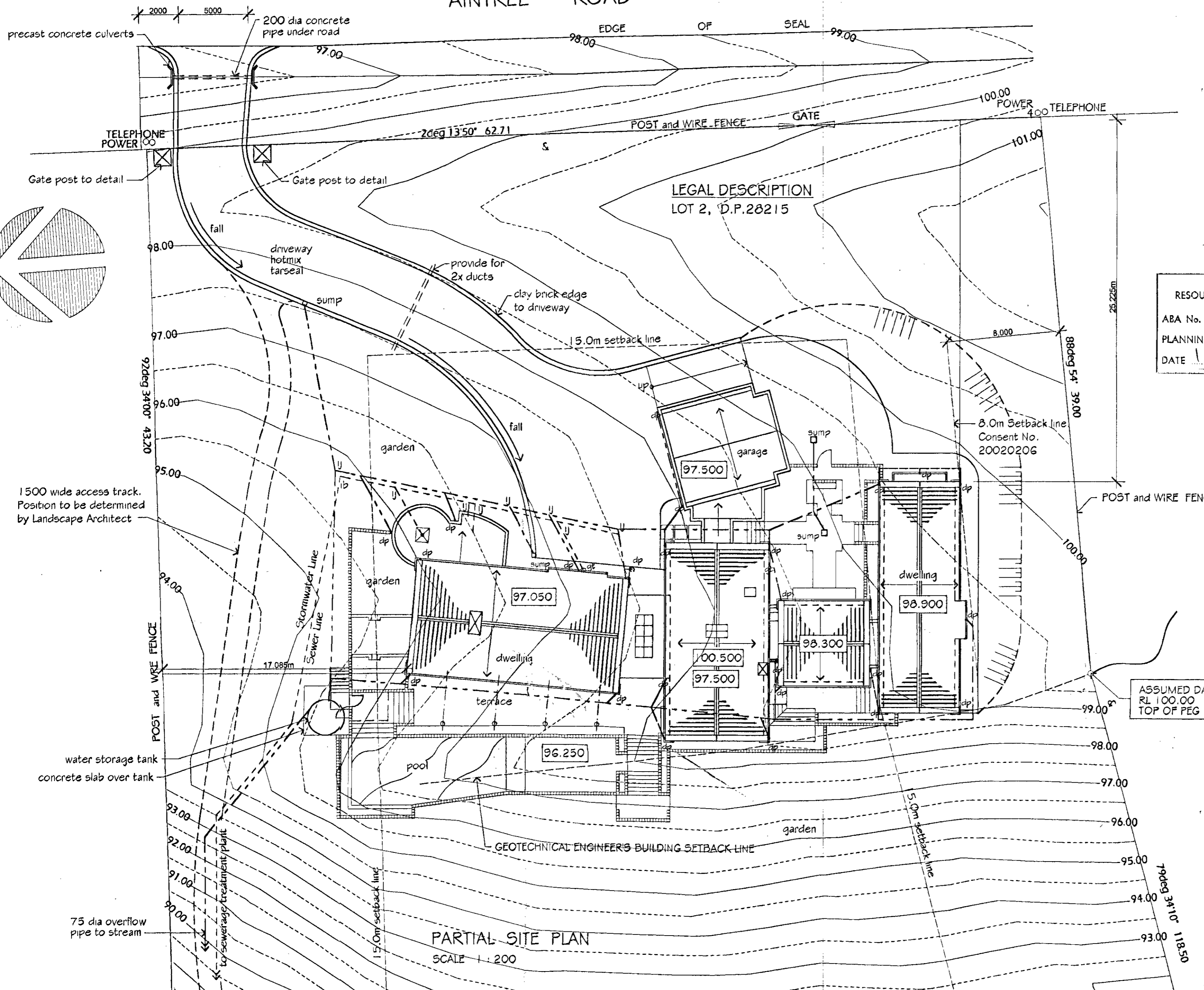
The building consent is subject to a modification to the building code to the effect that Clause B2.3.1 applies from 18 November 2003, instead of from the time of issue of the code compliance certificate for all the building elements.

Signed for and on behalf of the Council

Sharon Pakipaki
Administrative Support Officer

13 June 2011

AINTREE ROAD



NOTES
For earthworks and levels refer to
Landscape Architect's detail drawings

AREAS

| | |
|--------------|----------------------|
| GROUND FLOOR | 401.2 m ² |
| FIRST FLOOR | 75.5 m ² |
| DECKS | 142.2 m ² |
| TOTAL | 619.6 m ² |

APPROVED FOR
RESOURCE MANAGEMENT PURPOSES
ABA No. 20030464
PLANNING OFFICER LMP
DATE 1.4.03

ASSUMED DATUM
RL 100.00
TOP OF PEG

Approved by
HASTINGS DISTRICT COUNCIL
ABA
20030464
BUILDING CONSENT DOCUMENT
ALL WORK TO COMPLY WITH THE BUILDING ACT 1991
AND NEW ZEALAND BUILDING CODE 1992

| REV | DESCRIPTION | DATE |
|-----|-------------|------|
| | | |
| | | |

PROJECT NAME
HOUSE ATKINSON
PROPOSED NEW DWELLING FOR
KEVIN & PENNY ATKINSON
LOT 2, AINTREE ROAD, HAVELOCK NTH.

DRAWING TITLE
SITE PLAN

SCALE
1:200

DATE
MAR 03

JOB
02

DRAWING
A01

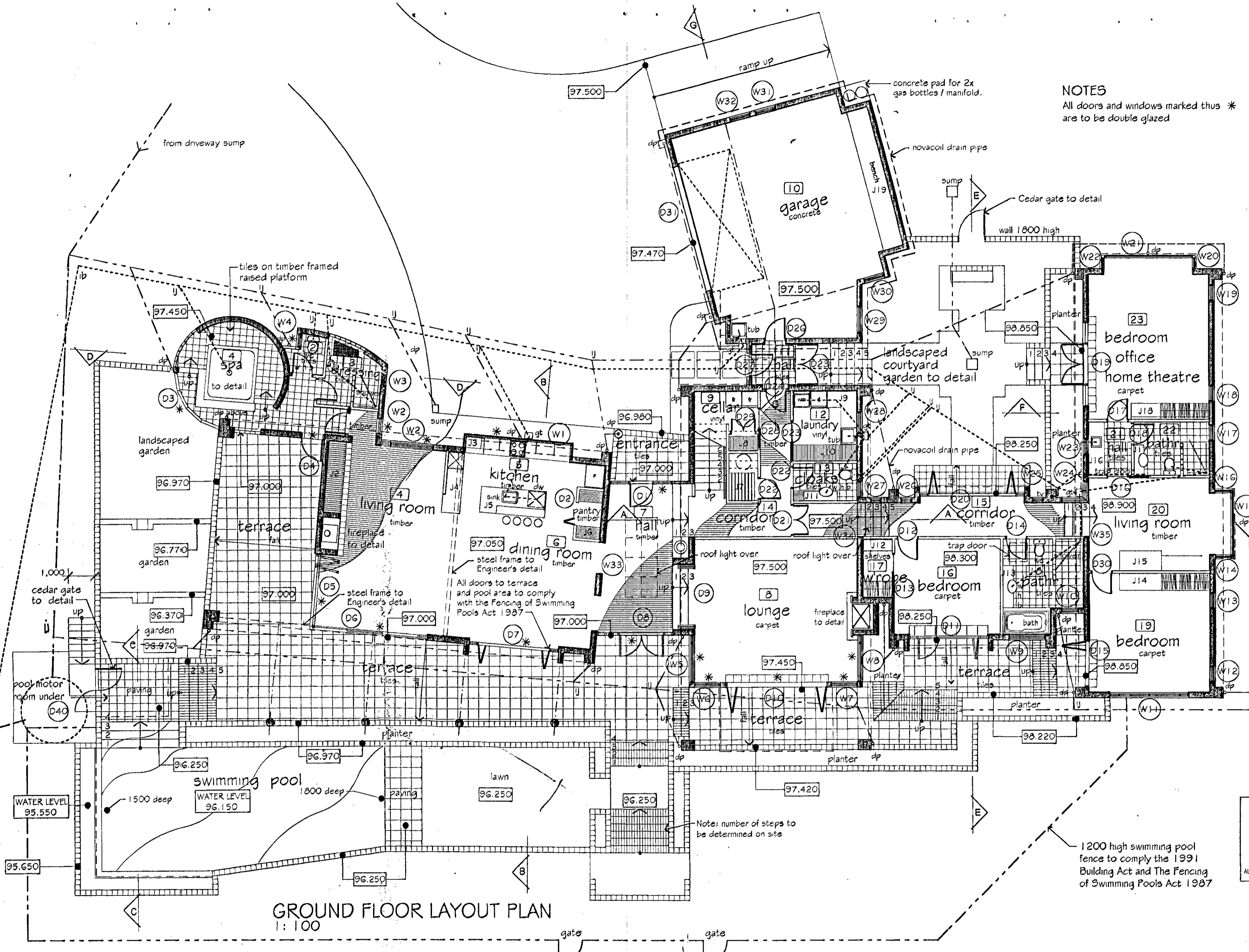
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**FAT PARROT ARCHITECTURE
HAWKES BAY**

PO BOX 8788
HAVELOCK NORTH
NEW ZEALAND
PHONE 06 877 9088
FAX 09 877 9066

www.fatparrot.co.nz





NOTES
 All doors and windows marked thus * are to be double glazed

GROUND FLOOR LAYOUT PLAN
 1:100

Approved by
 HASTINGS DISTRICT COUNCIL
 ABA
20030464
 BUILDING CONSENT DOCUMENT
 ALL WORK TO COMPLY WITH THE BUILDING ACT 1991
 AND NEW ZEALAND BUILDING CODE 1992

1200 high swimming pool
 fence to comply the 1991
 Building Act and The Fencing
 of Swimming Pools Act 1997

**FAT PARROT ARCHITECTURE
 HAWKES BAY**



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 HAVELOCK NORTH
 NEW ZEALAND
 PHONE 06 877 9088
 FAX 09 877 9068

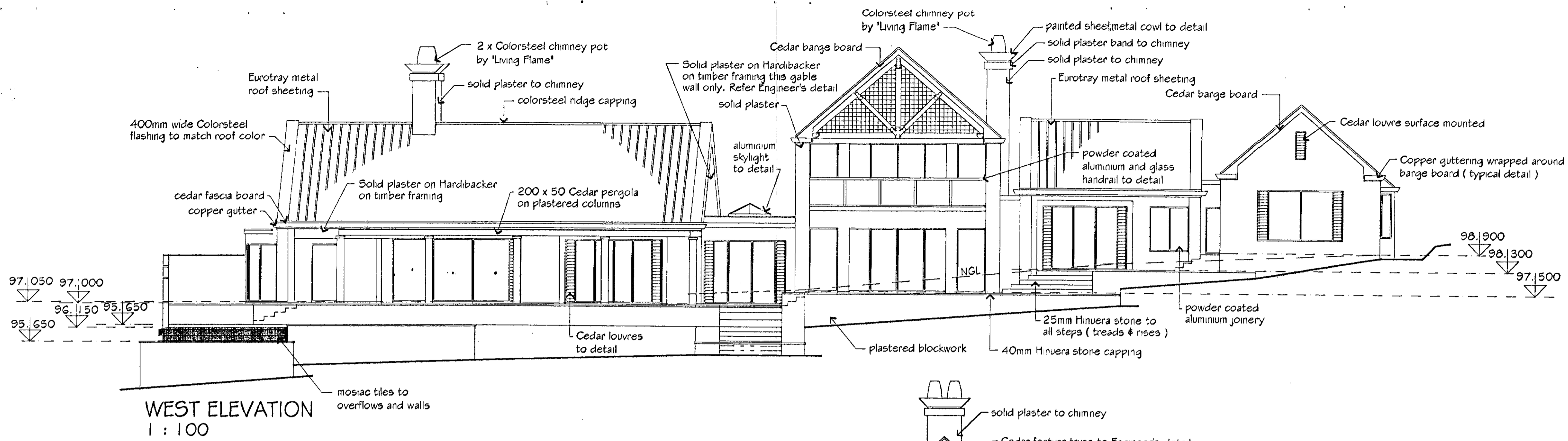
www.fatparrot.co.nz

| REV | DESCRIPTION | DATE |
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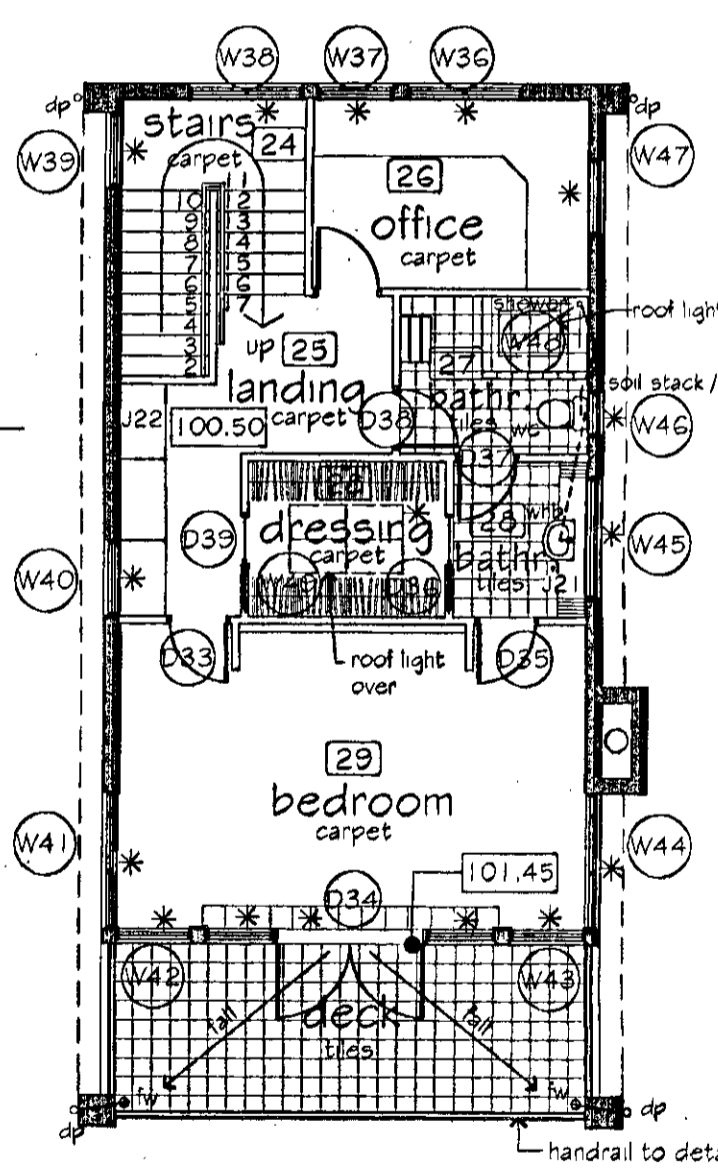
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HOUSE ATKINSON
 PROPOSED NEW DWELLING FOR
 KEVIN & PENNY ATKINSON
 LOT2, AINTREE ROAD, HAVELOCK NTH.

DRAWING TITLE
LOWER FLOOR

SCALE 1:100
DATE MAR 03
JOB 02
DRAWING A02
REV -



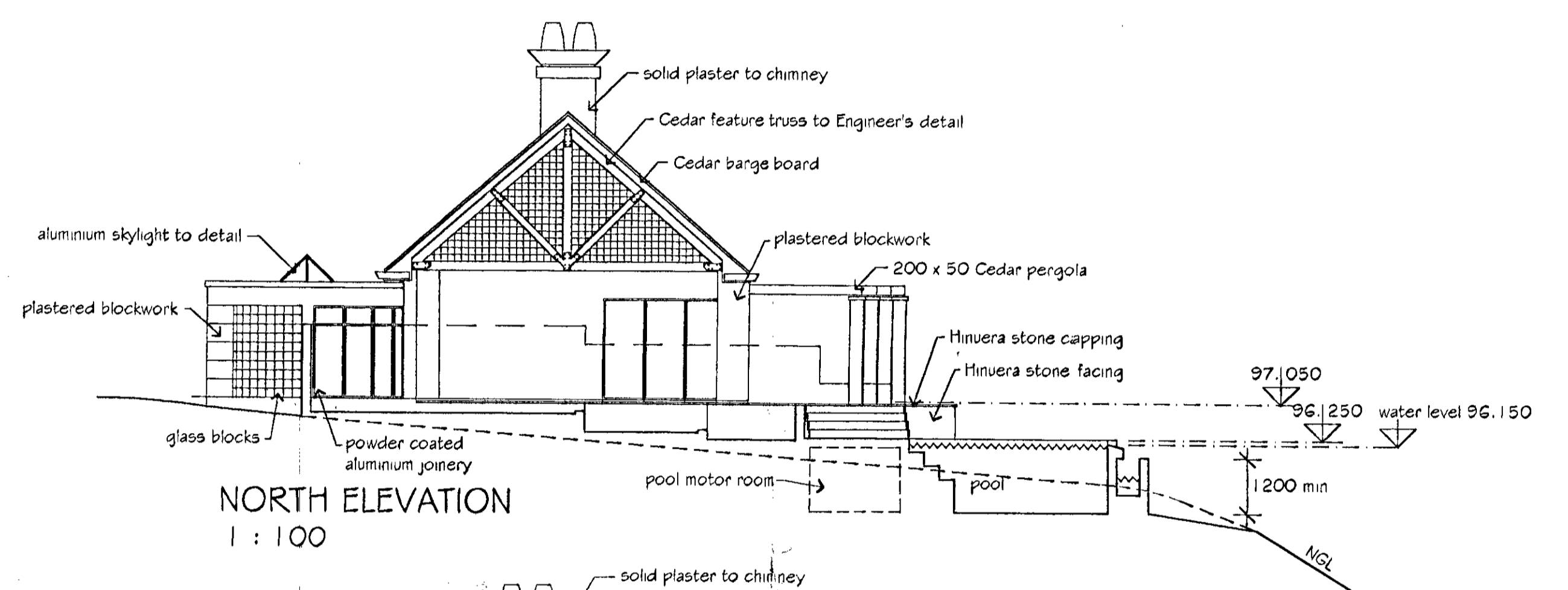
WEST ELEVATION
1:100



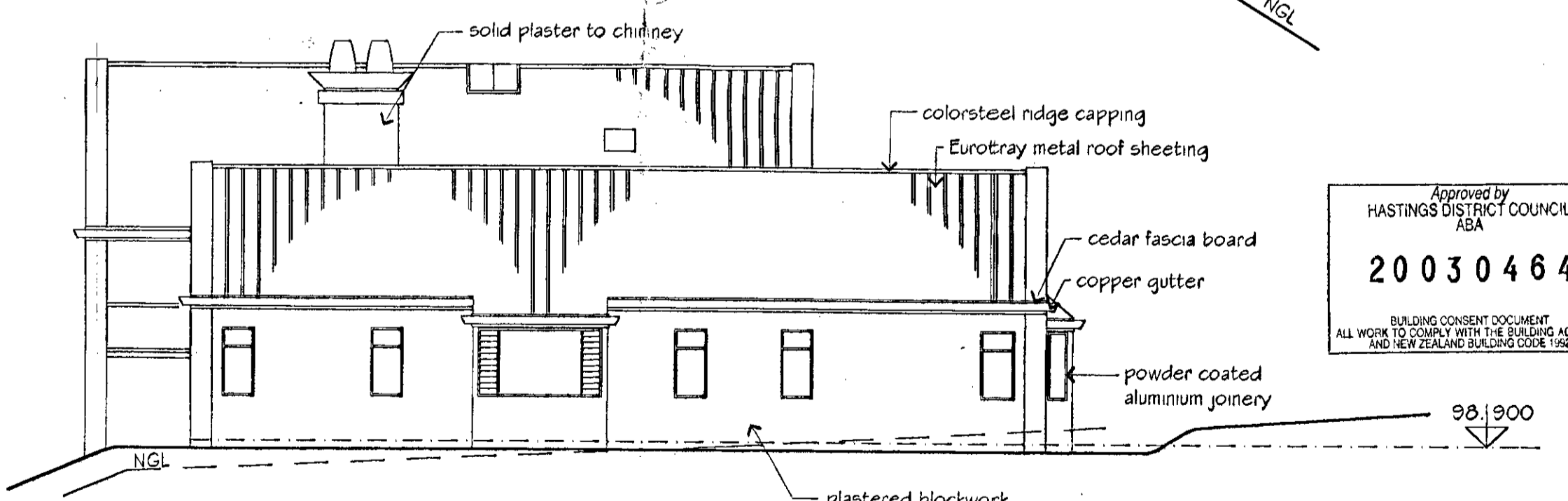
FIRST FLOOR LAYOUT PLAN
1:100

NOTES
All doors and windows marked thus *
are to be double glazed

APPROVED FOR
RESOURCE MANAGEMENT PURPOSES
ABA No. 20030464
PLANNING OFFICER LMP
DATE 1.4.03




NORTH ELEVATION
1:100

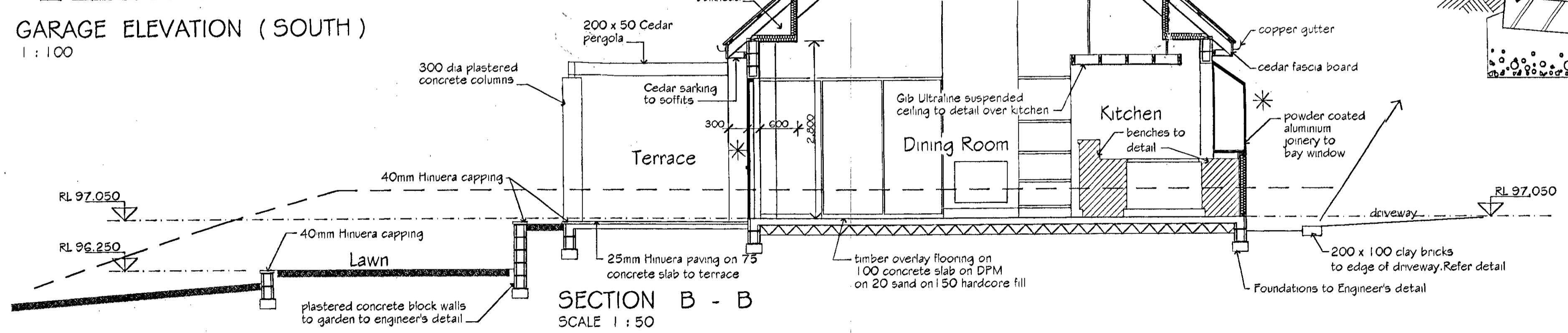
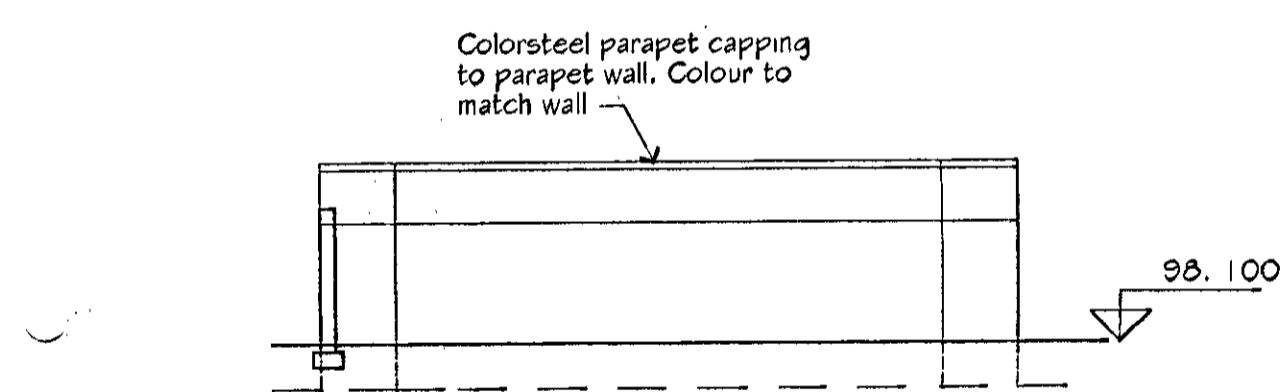
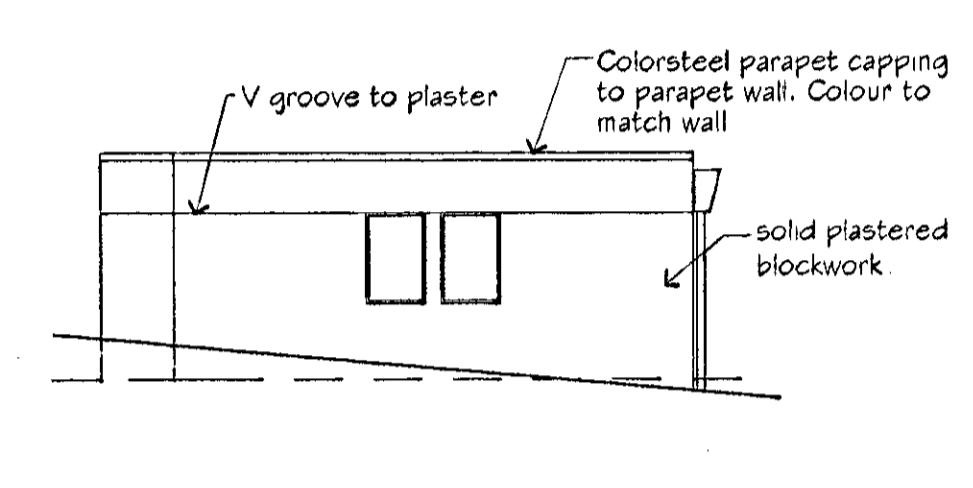
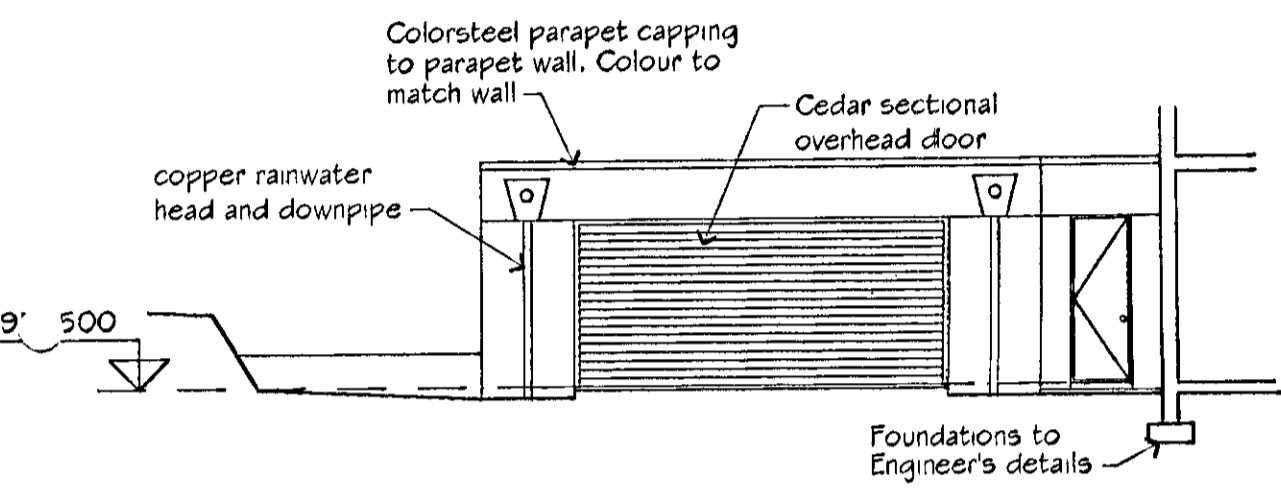
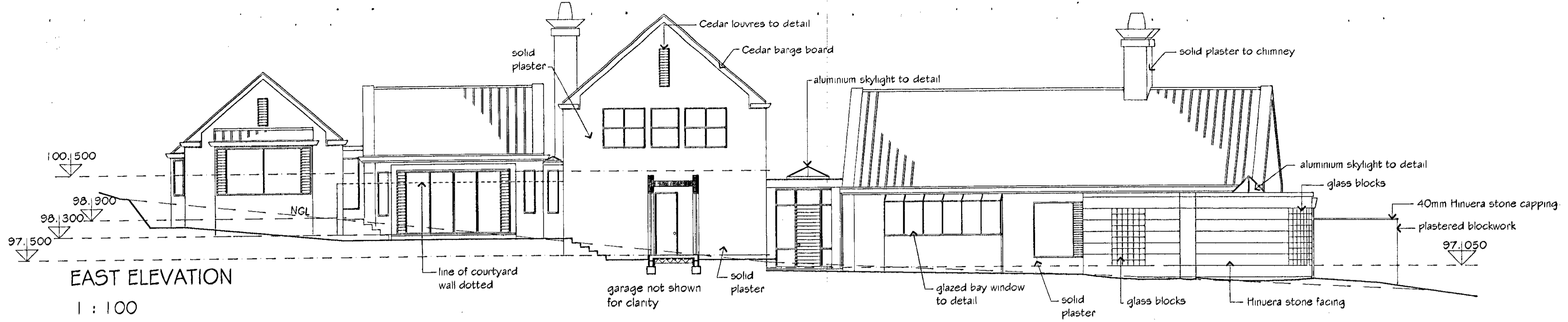


SOUTH ELEVATION
1:100

Approved by
HASTINGS DISTRICT COUNCIL
ABA
20030464
BUILDING CONSENT DOCUMENT
ALL WORK TO COMPLY WITH THE BUILDING ACT 1991
AND NEW ZEALAND BUILDING CODE 1992

| REV | DESCRIPTION | DATE |
|-----|-------------|------|
| | | |
| | | |

| | | | | | | | |
|---|---|-----------------------|--------------------------|-------------------|-----------------------|--|--|
| PROJECT NAME HOUSE ATKINSON PROPOSED NEW DWELLING FOR KEVIN & PENNY ATKINSON LOT2, AINTREE ROAD, HAVELOCK NTH. | DRAWING TITLE UPPER PLAN & ELEVATIONS | SCALE 1:100 | DATE MAR 03 02 | JOB A03 | DRAWING REV | FAT PARROT ARCHITECTURE HAWKES BAY PO BOX 8788 HAVELOCK NORTH NEW ZEALAND PHONE 06 877 9088 FAX 09 877 9066 www.fatparrot.co.nz |  <p>FAT PARROT HAWKES BAY ARCHITECTURE</p> |
|---|---|-----------------------|--------------------------|-------------------|-----------------------|--|--|



NOTES
 All doors and windows marked thus * are to be double glazed

Approved by
 HASTINGS DISTRICT COUNCIL
 ABA
20030464
 BUILDING CONSENT DOCUMENT
 ALL WORK TO COMPLY WITH THE BUILDING ACT 1991
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| REV | DESCRIPTION | DATE |
|-----|-------------|------|
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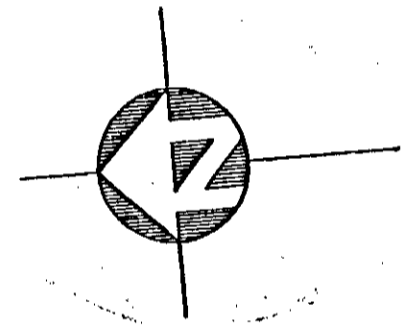
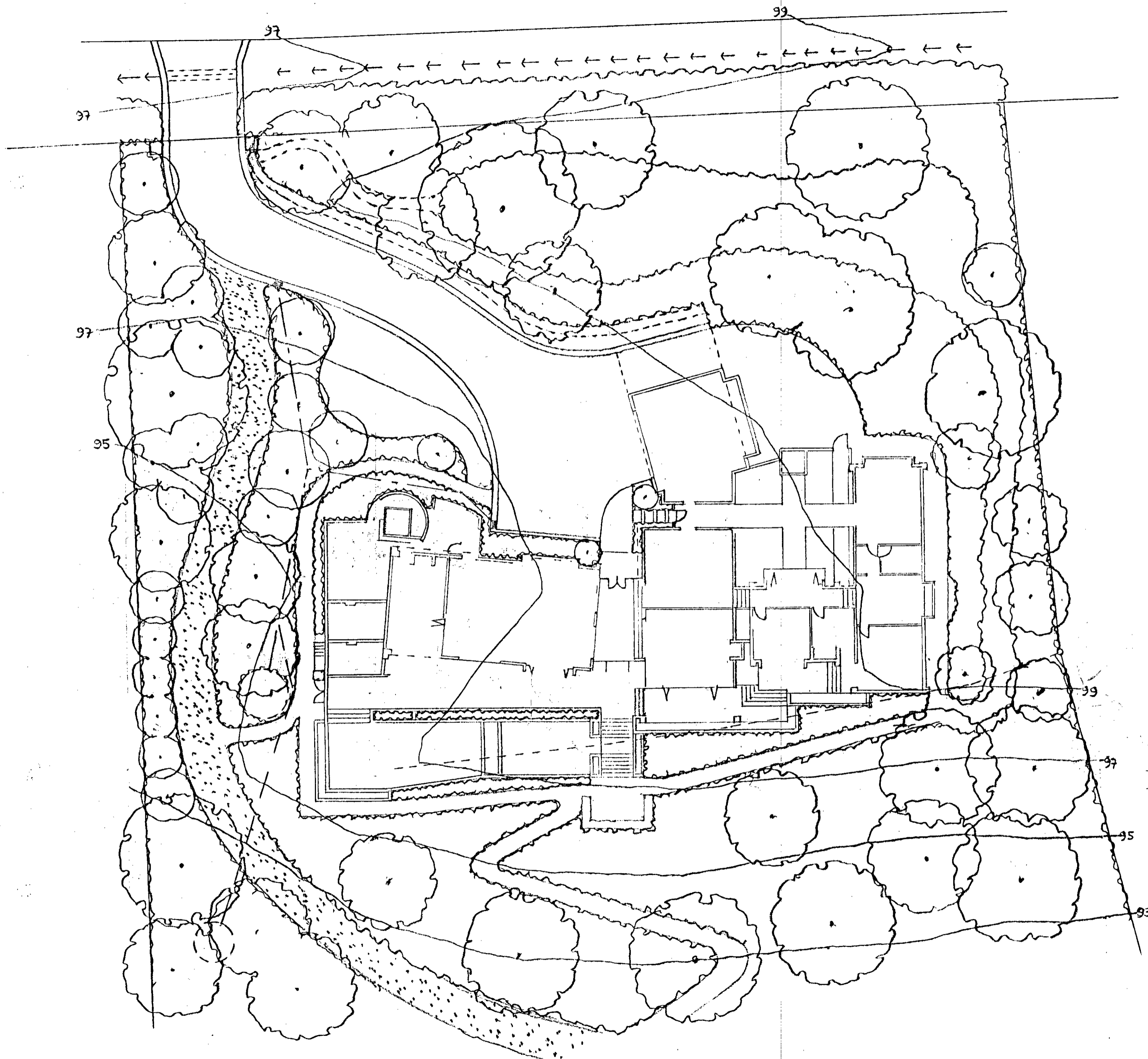
PROJECT NAME
HOUSE ATKINSON
 PROPOSED NEW DWELLING FOR
 KEVIN & PENNY ATKINSON
 LOT2, AINTREE ROAD, HAVELOCK NTH.

DRAWING TITLE
ELEVATIONS & SECTION

SCALE **DATE** **JOB** **DRAWING** **REV**
1:100 **MAR 03** **02** **A04**

FAT PARROT ARCHITECTURE
HAWKES BAY
 PO BOX 8788
 HAVELOCK NORTH
 NEW ZEALAND
 PHONE 06 877 9088
 FAX 09 877 9066
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 ABA
20030464
BUILDING CONSENT DOCUMENT
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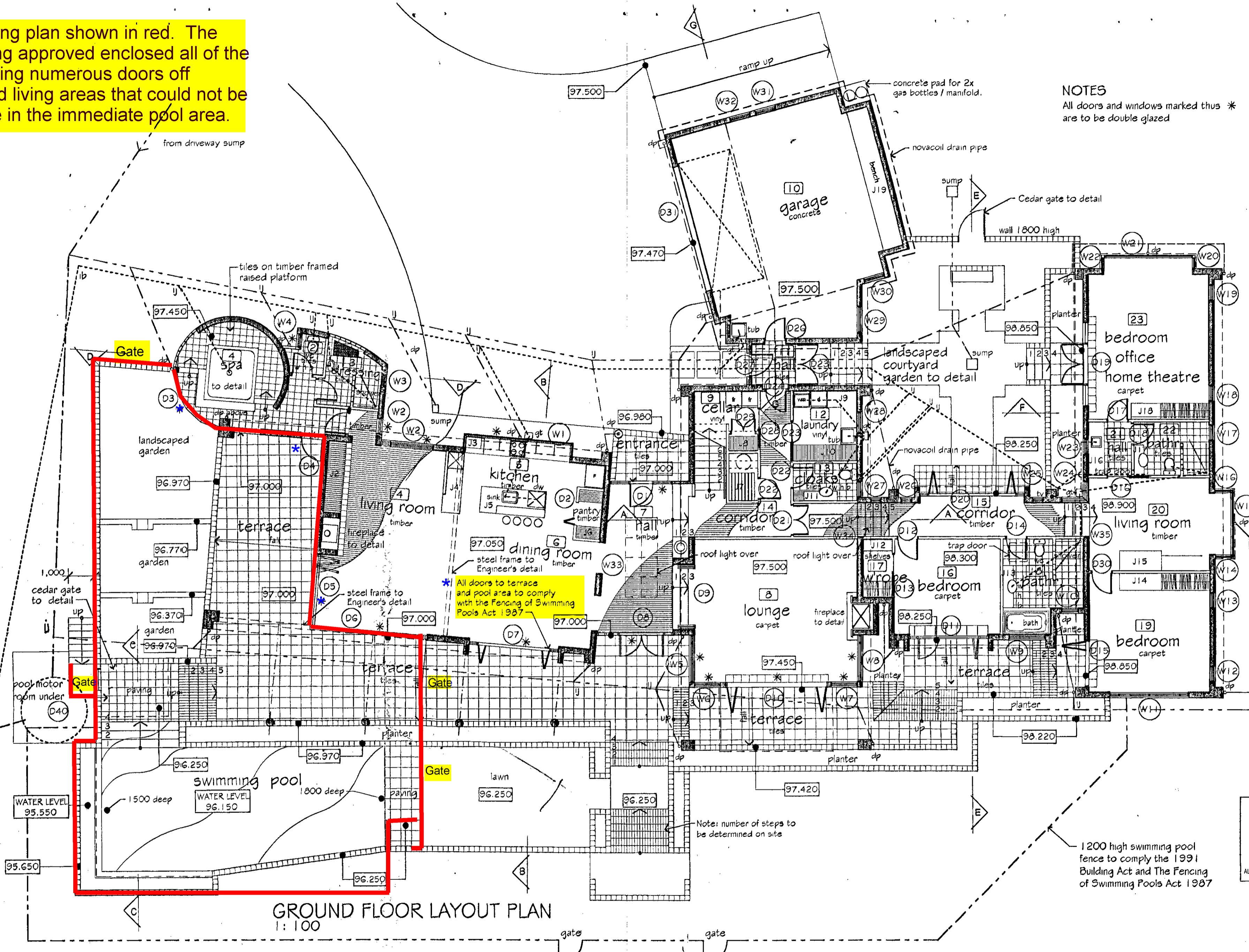
Penny and Kevin Atkinson's Garden
Aintree Road, Havelock North
Landscape Concept Plan

Scale 1 : 200 Date 5 February, 2003

Titchener Monzingo Aitken Ltd Landscape Architects
 16 Bale Place, Havelock North Ph/Fax (06) 877 1499

Revised fencing plan shown in red. The original fencing approved enclosed all of the terrace including numerous doors off bedrooms and living areas that could not be deemed to be in the immediate pool area.

NOTES
All doors and windows marked thus * are to be double glazed



* All doors to terrace and pool area to comply with the Fencing of Swimming Pools Act 1997

Approved by
HASTINGS DISTRICT COUNCIL
ABA
20030464
BUILDING CONSENT DOCUMENT
ALL WORK TO COMPLY WITH THE BUILDING ACT 1991
AND NEW ZEALAND BUILDING CODE 1992

1200 high swimming pool fence to comply the 1991 Building Act and The Fencing of Swimming Pools Act 1997

GROUND FLOOR LAYOUT PLAN
1:100

| REV | DESCRIPTION | DATE |
|-----|-------------|------|
| | | |
| | | |

PROJECT NAME
HOUSE ATKINSON
PROPOSED NEW DWELLING FOR
KEVIN & PENNY ATKINSON
LOT2, AINTREE ROAD, HAVELOCK NTH.

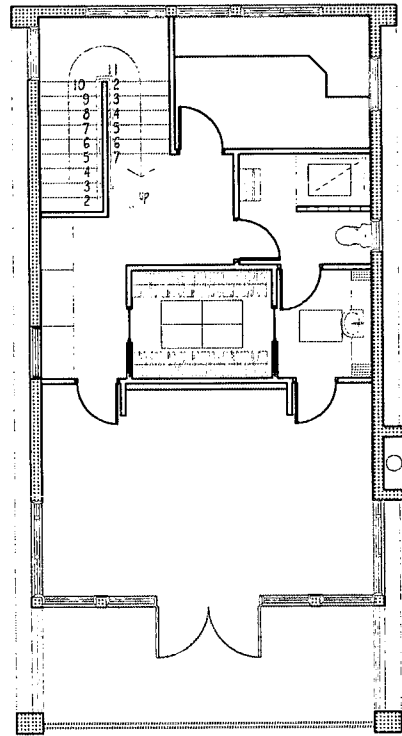
DRAWING TITLE
LOWER FLOOR

SCALE 1:100
DATE MAR 03
JOB 02
DRAWING A02
REV

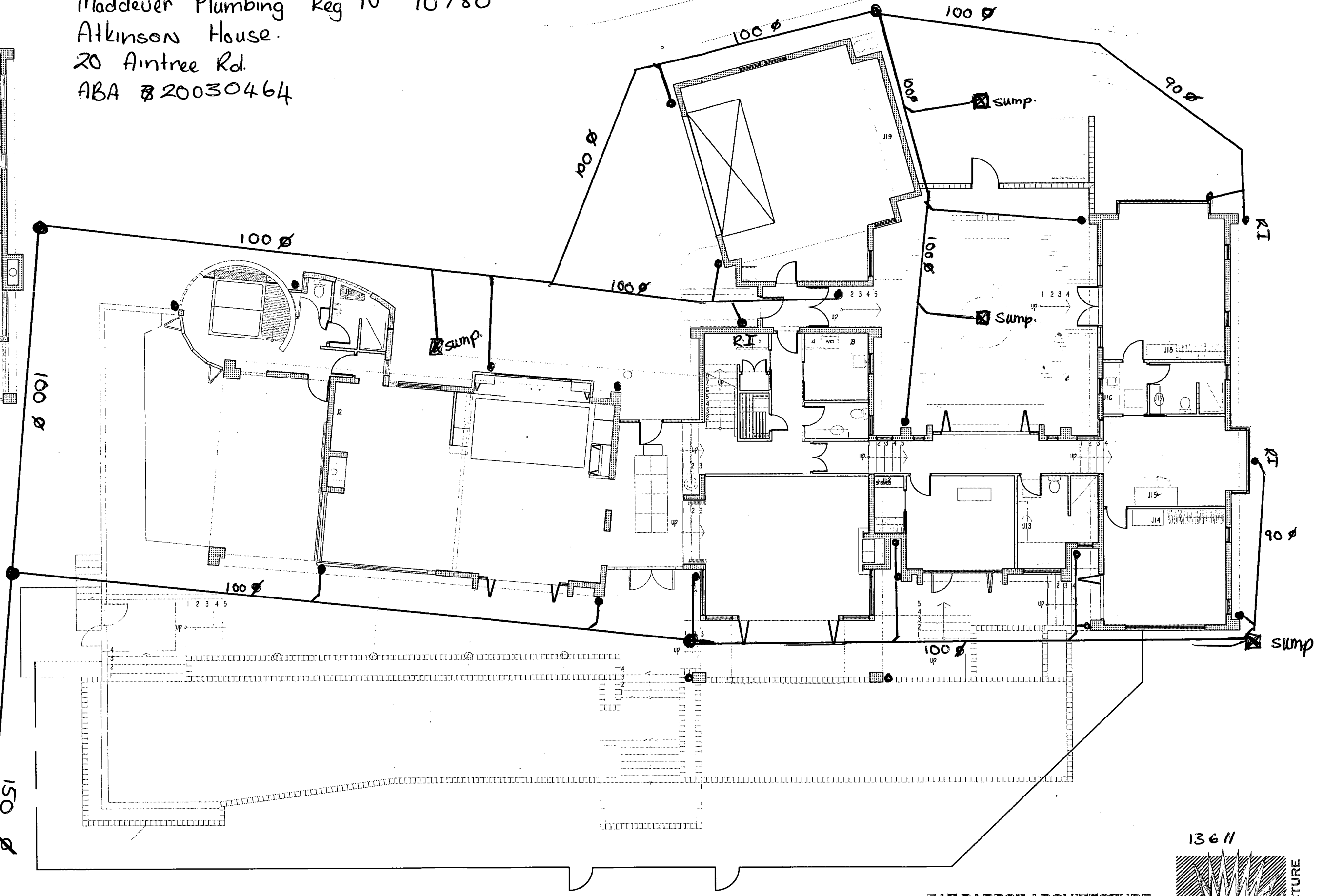
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PHONE 06 877 9088
FAX 09 877 9066
www.fatparrot.co.nz



Stormwater Plan.
 Maddever Plumbing Reg N° 10780
 Atkinson House.
 20 Aintree Rd.
 ABA #20030464



UPPER FLOOR



LOWER FLOOR

| REV | DESCRIPTION | DATE |
|-----|-------------|------|
| | | |
| | | |

PROJECT NAME
**HOUSE ATKINSON
 HAVELOCK NORTH**

DRAWING TITLE
GENERAL LAYOUT

SCALE DATE JOB DRAWING REV
1:50 AUG 03 002 A10 0

FAT PARROT ARCHITECTURE
 HAWKES BAY
 PO BOX 8788
 HAVELOCK NORTH
 NEW ZEALAND
 PHONE 06 877 9088
 FAX 09 877 9066
 www.fatparrot.co.nz



FORM 5
BUILDING CONSENT

Section 51, Building Act 2004

Building Consent Number ABA20052499

The Building

Street address of building: 20 Aintree Road HAVELOCK NORTH 4201

Legal description of land where building is located: LOT 2 DP 28215 CT Y1/651

Building name: N/A

Location of building within site/block number: N/A

Level/unit number: N/A

The Owner

Name of owner: Kevin Henry Atkinson & Penelope Atkinson

Contact person: P ATKINSON

Mailing address: 20 Aintree Road HAVELOCK NORTH 4201

Street address/registered office: 20 AINTREE RD HNTH

Phone number: Landline: Mobile:

Daytime: After hours:

Facsimile number: Email address:

Website:

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

P ATKINSON

Building Work

The following building work is authorised by this building consent:

CONNECTION TO COUNCIL SERVICES

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:

- (a) the building must be altered, removed, or demolished on or before the end of N/A years from the date of issue of this consent (being the specified intended life of the building); and

Compliance Schedule

A compliance schedule is not required for the building.

Attachments

Copies of the following documents are attached to this building consent:

Project Information Memorandum

Issued by Hastings District Council

8 December 2005

‡Attachment

‡Compliance schedule

On behalf of Hastings District Council

2 February 2006

*Delete if the applicant is an individual.

†Contact details must be in New Zealand.

‡Delete if inapplicable.

Council supplied lateral out to new main.

NOTES
For earthworks and levels refer to Landscape Architect's detail drawings

RESOURCE MANAGEMENT
29 NOV 2005
RECEIVED

AREAS

| | |
|--------------|---------------------|
| GROUND FLOOR | 401.2m ² |
| FIRST FLOOR | 75.5m ² |
| DECKS | 142.9m ² |
| TOTAL | 619.6m ² |

APPROVED FOR
RESOURCE MANAGEMENT PURPOSES
ABA No. 20030464
PLANNING OFFICER LMP
DATE 1.4.03

ABA20052499
JOB COPY

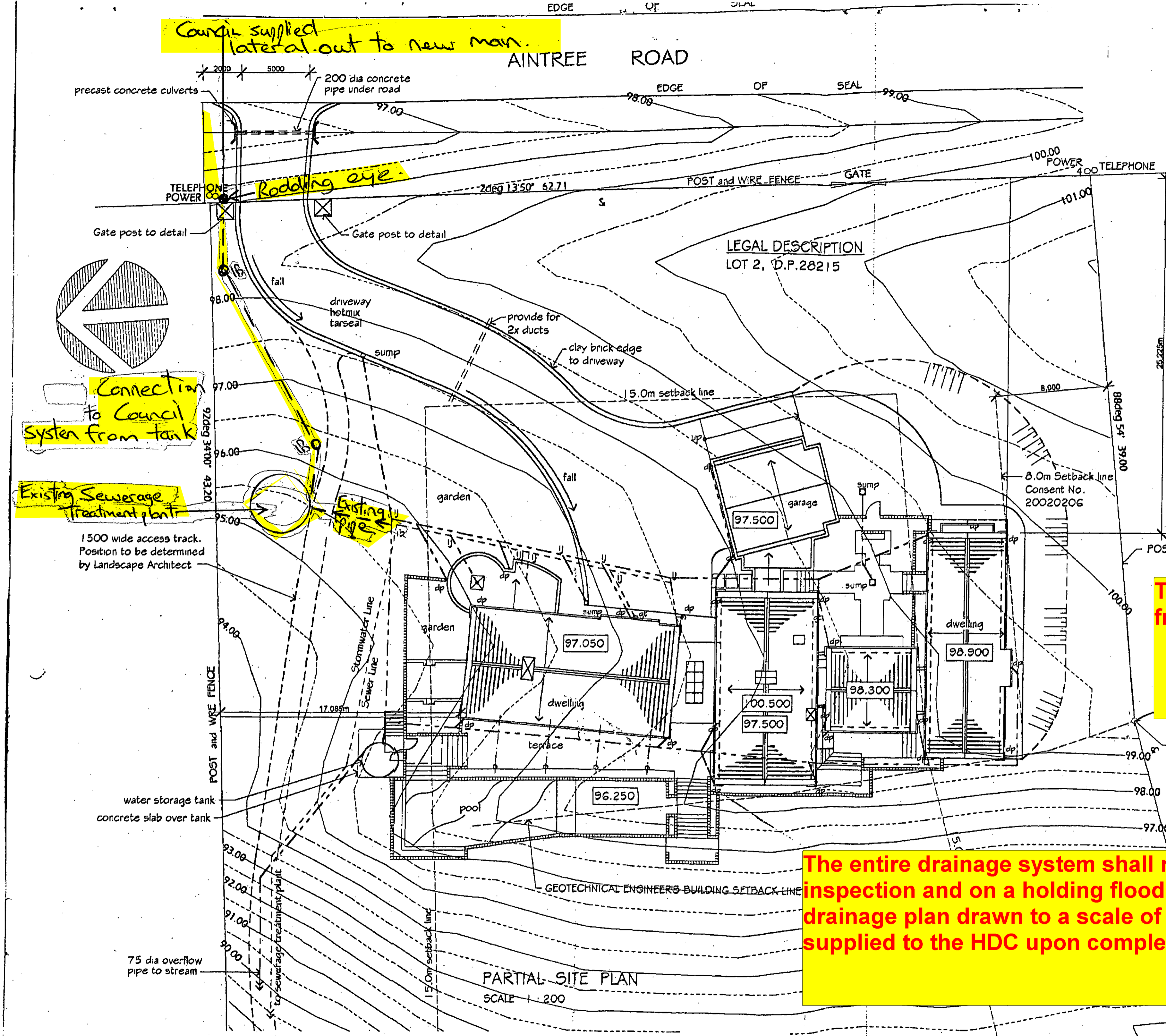
APPROVED
Building / Plumbing
by Jim Lockett
2/12/2005

The existing septic system shall be removed from site and the hole made good and safe.

The entire drainage system shall remain open for inspection and on a holding flood test. An as-built drainage plan drawn to a scale of 1:100 shall be supplied to the HDC upon completion.

ASSUMED DATUM
RL 100.00
TOP OF PEG

Approved by
HASTINGS DISTRICT COUNCIL
ABA
20030464
BUILDING CONSENT DOCUMENT
ALL WORK TO COMPLY WITH THE BUILDING ACT 1991
AND NEW ZEALAND BUILDING CODE 1992



| REV | DESCRIPTION | DATE |
|-----|-------------|------|
| | | |
| | | |

PROJECT NAME
HOUSE ATKINSON
PROPOSED NEW DWELLING FOR
KEVIN & PENNY ATKINSON
LOT2, AINTREE ROAD, HAVELOCK NTH.

DRAWING TITLE
SITE PLAN

SCALE
1:200

DATE
MAR 03 02

JOB
A01

DRAWING
A01

REV
-

FAT PARROT ARCHITECTURE
HAWKES BAY
PO BOX 8788
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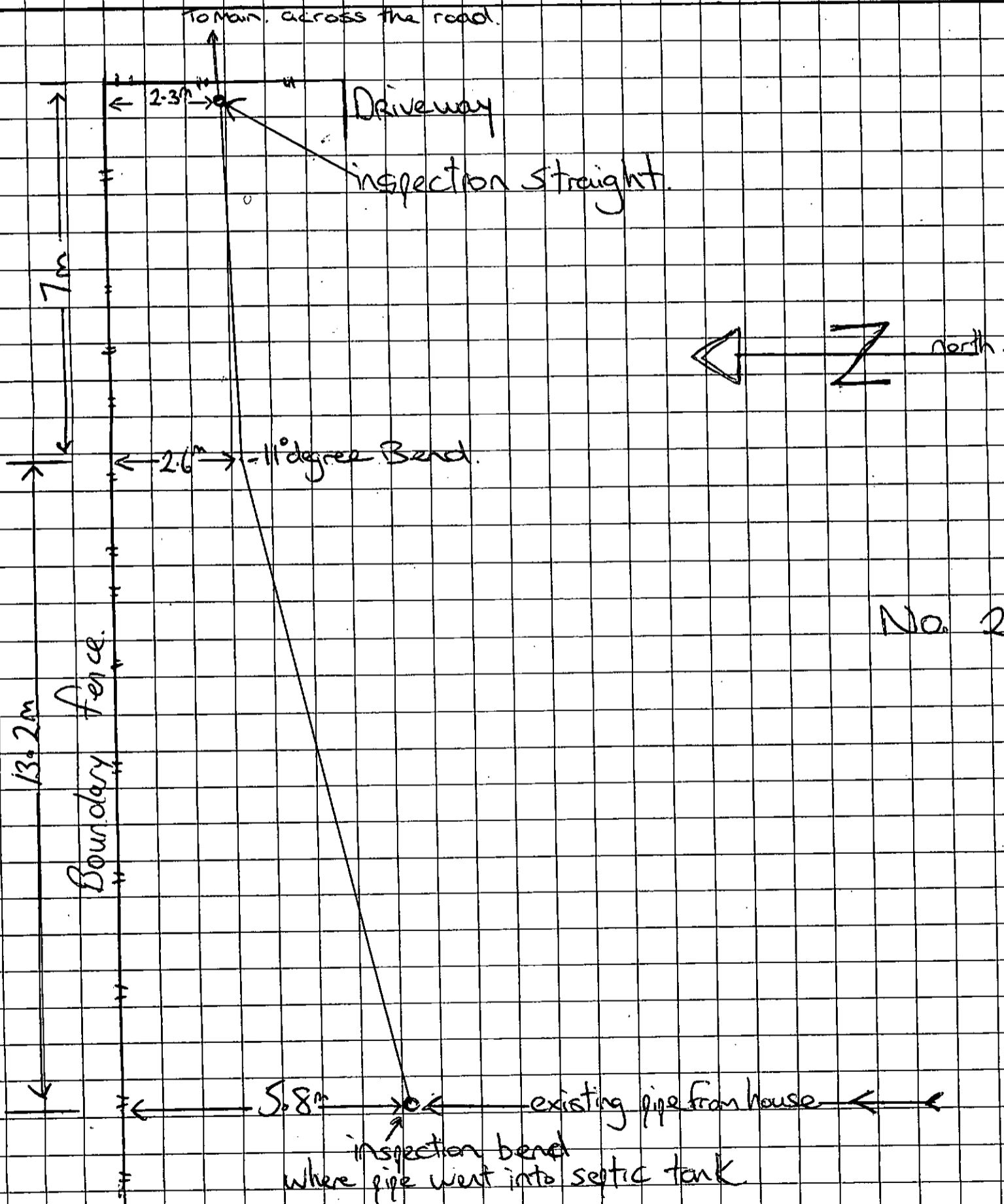
As-Built Drainage Plan



HASTINGS
DISTRICT
COUNCIL

| | | | |
|-------------|---------------------------|-------------|---------|
| ABA No: | 20052499 | Property ID | |
| Owner: | Kevin & Penelope Atkinson | | |
| Address: | 20 Aintree Road H/Nth | | |
| Drainlayer: | Paul Atkins | Reg. No. | 14853 |
| Sign: | <i>POC</i> | Date: | 13/1/06 |

To H/Nth ← Aintree RD → TO CULDESAC



No. 20 Aintree.

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.

NOTICE TO FIX

Section 164 & 165, Building Act 2004

No: NTF20100068

ABA No: ABA2030464

ISSUED TO

Owner: Penelope Atkinson & Kevin Henry Atkinson

*and to:

person carrying out / supervising building work

THE BUILDING

Street address: 20 Aintree Road HAVELOCK NORTH 4130

Property ID: 95920

Building name:

Legal description: LOT 2 DP 28215 CT Y1/651

Location of building within site:

Level / Unit number:

PARTICULARS OF CONTRAVENTION OR NON-COMPLIANCE

- Building work has been carried out otherwise in accordance with the NZ Building Code. This is contrary to Section 17 of the Building Act 2004. Particulars of the contravention or non-compliance are listed in the attached letter (Ref: 95920#0007)

TO REMEDY THE CONTRAVENTION OR NON-COMPLIANCE YOU MUST:

- Engage a suitable designer / weather tightness expert to provide new drawings and specifications for this application
- Make application for a new Building Consent under the Building Act 2004 to carry out remedial work

This notice must be complied with by:

25/02/2011 or at
any such time as agreed to by Council

FURTHER PARTICULARS

*You must contact the Territorial Authority for the district within which the building is situated on completion of the required work.

OFFENCE

If you do not comply with this notice you commit an offence under Section 168 of the Building Act 2004 and may be liable to a fine of up to \$200,000 and a further fine of up to \$20,000 for each day or part of a day that you fail to comply with this notice.

Signed on behalf of Hastings District Council

Name: Greg Morris
Position: Building Officer
Date: 18 October 2010

* Delete if inapplicable

If calling ask for Nikolaison, Barry
TRIM Ref: 95920#0013

6 December 2012

K H Atkinson, P Atkinson
20 Aintree Road
HAVELOCK NORTH 4130

Dear Sir/Madam

Notice to Fix: NTF20100068

I am pleased to advise you that the Notice to Fix NTF20100068 issued to you on 18 October 2010 can now be finalised and lifted.

It is considered that the work carried out to weather tight issues and final fitout has now been completed with the instructions of the notice.

If you have any questions regarding this matter, I can be contacted at the Hastings District Council on 06 871 5000.

Yours sincerely

Nikolaison, Barry



BARRY NIKOLAISON
TEAM LEADER BUILDING INSPECTIONS

Phone (06)8715000 **Mobile** 0274555947

Email barryin@hdc.govt.nz **Web** hastingsdc.govt.nz

Hastings District Council, Private Bag 9002, Hastings 4156, New Zealand

95920

Swimming and Spa Pool Inspection Report



HASTINGS
DISTRICT COUNCIL

Owner/Occupier/Agent
Address/Location of Pool
Postal Address (if different to above)

A.C. BRITTAIN
20 ANTIREE ROAD
251 NGATAIWA ROAD
RDS HASTINGS
Date of issue 7/5/25
Consent No _____
FSP No 3460

21318

Pool Location

Pool is exempt if enclosed in a building not specifically for its purpose

Above-ground pools - PARTLY

Sides to be 1.2m minimum from ground level
Smooth vertical sides (no climbing assistance)
Climb points or external fixtures within 1.2m of pool
Ladder to be removable

Immediate Pool Area

Is the immediate pool area only fenced?
Pool area must not contain clothesline, play areas or vegetable gardens

Doors giving access to pool area

Latch or handle is a minimum of 1.5m above floor

Open away from the pool
No hold-open devices fitted

Windows below 1.2m giving access to pool area

Limiter fitted to prevent opening more than 100mm

Pass Fail N/A

| | | |
|-------------------------------------|--------------------------|-------------------------------------|
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| <input checked="" type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> |
| <input checked="" type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> |
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| <input checked="" type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> |
| <input type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> |

Fence

Minimum of 1.2m from outside ground level
Fixtures and fittings within 1.2m of the fence
900mm minimum gap between horizontal rails
Gaps under fence 100mm maximum
Gaps between vertical rails 100mm maximum
Mesh size no more than 10mm-1.2m fence height
Mesh size no more than 50mm-1.8m fence height
Mesh firmly attached top, bottom and fence

Gates

Minimum of 1.2m from outside ground level
Open away from the pool
Close and latch automatically when stationary and released
150mm from the closed position
Latch on outside of gate 1.5m above ground level
Latch on inside of gate access point is 1.2m high
Remain latched when both lifted up or pulled down

Pass Fail N/A

| | | |
|-------------------------------------|--------------------------|-------------------------------------|
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| <input checked="" type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> |
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| <input checked="" type="checkbox"/> | <input type="checkbox"/> | <input checked="" type="checkbox"/> |
| <input checked="" type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> |

Inspection Result

Pass
~~Fail~~

Reinspection booked for _____ at _____
Refer to Compliance _____

Yes No

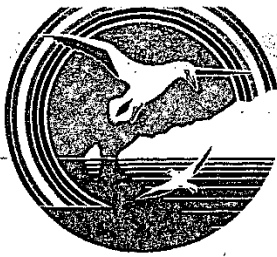
General Comments

ALL O.K.

Signed: [Signature]
BOIMOND

Date 7/5/25

Note: the annual targeted rate charged to pool owners will cover the Hastings District Council's costs in carrying out up to 2 inspections for the 3 year inspection cycle



Hastings District Council

RESOURCE MANAGEMENT DIVISION Heretaunga Haro te Kahu

Lyndon Road East
Private Bag 9002
HASTINGS

DX 13220

Telephone: (06) 8780 500
Fax: (06) 8780 515

CONO 707912.1 Consent

Cpy - 01/01, Pgs - 004, 03/08/04, 10:28



DocID: 411073501

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

IN THE MATTER OF LT 28215, Hawke's Bay Land District

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 1 DP 27742 imposed a Condition on Lot 1-22 & 29, pursuant to Section 221 of the Resource Management Act 1991.

CONDITION NO.

1. THAT NO EARTHWORKS, VEGETATION CLEARANCE, BUILDING DEVELOPMENT OR ASSOCIATED WORKS, SERVICES OR STRUCTURES SHALL BE UNDERTAKEN EXCEPT IN ACCORDANCE WITH THE RECOMMENDATIONS OF THE "PRELIMINARY GEOTECHNICAL APPRAISAL MARGARET AVENUE SUBDIVISION" PREPARED BY OPUS INTERNATIONAL CONSULTANTS LTD DATED OCTOBER 1999 (REPORT NUMBER 2S2078.00/99/1) TO THE SATISFACTION OF THE DIVISION MANAGER, RESOURCE MANAGEMENT DIVISION, HASTINGS DISTRICT COUNCIL. (THIS REPORT IS HELD BY THE HASTINGS DISTRICT COUNCIL REF. PF2781 & RMA990115)
2. THAT THE STEEP SLOPES IDENTIFIED IN THE "PRELIMINARY GEOTECHNICAL APPRAISAL MARGARET AVENUE SUBDIVISION" PREPARED BY OPUS INTERNATIONAL CONSULTANTS LTD DATED OCTOBER 1999 (REPORT NUMBER 2S2078.00/99/1) SHALL BE PLANTED AND MAINTAINED WITH DROUGHT RESISTANT SPECIES AND HEAVY STOCKING SHALL BE CONTROLLED TO ENSURE THAT EROSION DOES NOT OCCUR TO THE SATISFACTION OF THE DIVISION MANAGER, RESOURCE MANAGEMENT DIVISION, HASTINGS DISTRICT COUNCIL.
3. THAT NO FENCES SHALL BE ERECTED THAT OBSTRUCT THE FREE FLOW OF WATER WITHIN ANY WATER COURSES, TO THE SATISFACTION OF THE DIVISION MANAGER, RESOURCE MANAGEMENT DIVISION, HASTINGS DISTRICT COUNCIL.

Hastings - the Heart of Hawkes Bay

I hereby certify that under delegated authority the **HASTINGS DISTRICT COUNCIL**, in approving the subdivision of Lot 1 DP 27742 imposed a Condition on Lot 1-22 & 29, pursuant to Section 221 of the Resource Management Act 1991.

CONDITION NO.

1. THAT ALL BUILDING DEVELOPMENT OR EARTHWORKS SHALL ONLY BE UNDERTAKEN IN ACCORDANCE WITH A REPORT AND RECOMMENDATIONS OF A SUITABLY QUALIFIED AND EXPERIENCED REGISTERED ENGINEER. THE REQUIREMENTS FOR SUCH A REPORT SHALL INCLUDE AS A MINIMUM:
 - A PROJECT SPECIFIC REPORT FROM AN ENGINEER EXPERIENCED IN SOILS AND STRUCTURES FOR THE PROPOSED SITING OF ANY BUILDING AND ANY NECESSARY FOUNDATION DESIGN.
 - WHERE ON-SITE EFFLUENT DISPOSAL SYSTEMS IS TO BE UTILISED, A SITE SPECIFIC PROPOSAL INCLUDING A PERCOLATION TEST.
 - THE DESIGN OF STORMWATER DISPOSAL FROM ALL IMPERMEABLE SURFACES.

I hereby certify that under delegated authority the **HASTINGS DISTRICT COUNCIL**, in approving the subdivision of Lot 1 DP 27742 imposed a Condition on Lots (6 & 29), 9, 10, 11, 12, pursuant to Section 221 of the Resource Management Act 1991.

CONDITION NO.

1. THAT THE HASTINGS DISTRICT COUNCIL SHALL AT ALL TIMES BE PERMITTED TO CONVEY STORMWATER THROUGH ALL NATURAL WATER COURSES EXISTING ON THE SERVIENT LAND AS AT THE DATE OF THIS CONSENT NOTICE.

THE HASTINGS DISTRICT COUNCIL SHALL BE PERMITTED ACCESS THROUGH THE LAND TO CARRY OUT ALL REASONABLE MAINTENANCE OF THE SAID NATURAL WATER COURSES THAT IS DEEMED NECESSARY BY THE COUNCIL PROVIDED THAT SUCH MAINTENANCE SHALL BE CARRIED OUT IN A MANNER THAT CAUSES THE LEAST INTERFERENCE TO THE REGISTERED PROPRIETOR FROM TIME TO TIME, OF THE SERVIENT LAND.

THE HASTINGS DISTRICT COUNCIL SHALL BE RESPONSIBLE FOR ANY DAMAGE CAUSED BY IT OR ITS AGENTS OR WORKMAN WHEN UNDERTAKING THE SAID MAINTENANCE. SUCH DAMAGE IS TO BE MADE GOOD WITHOUT UNREASONABLE DELAY.

Hastings - the Heart of Hawkes Bay

IF AT ANY TIME THERE SHOULD BE A DISPUTE OF DIFFERENCE ARISING BETWEEN THE HASTINGS DISTRICT COUNCIL AND THE REGISTERED PROPRIETOR CONCERNING THE MEANING, INTERPRETATION OR EFFECT OF THIS DOCUMENT OR IN RELATION TO THE RIGHTS OR OBLIGATIONS OF THE PARTIES HEREUNDER, THEN SUCH DISPUTE OR DIFFERENCE SHALL BE REFERRED TO ARBITRATION IN ACCORDANCE WITH THE PROVISIONS SET OUT IN THE ARBITRATION ACT 1996 OR ANY STATUTORY MODIFICATION OR RE-ENACTMENT THEREOF FOR THE TIME BEING IN FORCE.

DATED AT HASTINGS this 15th day of August 2000.

SIGNED BY: .



M.J. BUCHANAN
AUTHORISED OFFICER
DIVISION MANAGER
RESOURCE MANAGEMENT DIVISION

HDC REF 990115

100 SEP 15 11 11 AM '00
HASTINGS DISTRICT COUNCIL
REGISTRATION OFFICE



Hastings - the Heart of Hawkes Bay

11.31 04.OCT00 707912.1

PARTICULARS ENTERED IN REGISTER
LAND REGISTER GENERAL
FOR REGISTRAR GENERAL LAND

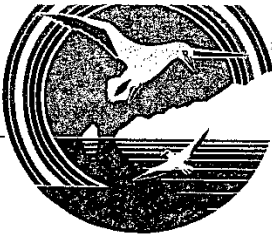


RECALL FILE LABEL
F5000001602089



NDZ_0013512





Hastings District Council

RESOURCE MANAGEMENT DIVISION

Heretaunga Haro te Kahu

Lyndon Road East
Private Bag 9002
HASTINGS

DX 13220

Telephone: (06) 8780 500
Fax: (06) 8780 515

CONO 707912.3 Consent

Cpy - 01/01, Pgs - 003, 03/08/04, 10:28



DocID: 411073503

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

IN THE MATTER OF LT 28215, Hawke's Bay Land District

AND

IN THE MATTER OF Consent Notice pursuant to Section 221
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Hastings - the Heart of Hawkes Bay

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 - THE DESIGN OF STORMWATER DISPOSAL FROM ALL IMPERMEABLE SURFACES.

DATED AT HASTINGS this 15th day of August 2000.

SIGNED BY:



M.J. BUCHANAN
AUTHORISED OFFICER
DIVISION MANAGER
RESOURCE MANAGEMENT DIVISION

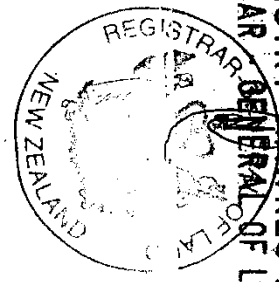
HDC REF 990115

Hastings - the Heart of Hawkes Bay

*Not read
Ref 2*

11.31 04.OCT00 707912.3

PARTICULARS ENTERED IN REGISTER
LAND REGISTRY HAWKES BAY
FOR REGISTRAR GENERAL OF LAND



RECALL FILE LABEL
F5000001602090



NDZ_0013513

