

In reply, please quote
LIM1614/26

03 June 2026

Fusion Realty Limited
6 Waipapa Way
Te Kauwhata 3710

Postal Address
Private Bag 544, Ngaruawahia 3742
New Zealand

0800 492 452
www.waikatodistrict.govt.nz

Kia Ora,

LAND INFORMATION MEMORANDUM

Please find enclosed your Land Information Memorandum for 331 Pokeno Road TUAKAU

If you have any questions regarding the information or content in the Land Information Memorandum, please contact the team responsible for the relevant section of the report.

Ngaa mihi



Carletta Bongard
Land Information Officer

Land Information

Memorandum

LOCAL GOVERNMENT OFFICIAL INFORMATION AND MEETINGS ACT 1987

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

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

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

► Property Details:

Valuation Reference:	03791/423.02
Legal Description:	Lot 1 DP 206719
Area:	2.1730 hectares more or less
Property Location:	331 Pokeno Road TUAKAU
Owners:	Shaun James Flowerday

► Property Location:



■ Rates

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

► Rates & Rating Valuation:		Information regarding – 44A(2)(c) information relating to any rates owing in relation to the land.
Annual rates for 2025/2026	\$2,968.41	Balance Owing: \$239.79
Value of Improvements	\$ 210,000.00	
Land Value	\$ 740,000.00	
Capital Value	\$ 950,000.00	
Date of Valuation	1 October 2023	

Valuation

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

New Rating Year (not yet calculated)

Please note that the rates in the table above and the attached rates assessment are for the previous rating year 2025/2026.

The annual rates for the 2026/2027 rating year have not been calculated to date and the rates assessments are yet to be generated. For further information regarding rates for the current rating year, please contact the Rates Team at the Waikato District Council.

Rates Capital Value

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

Regional Council: Waikato Regional Council

Waikato Regional Council sends their rates notices annually. You are able to get specific annual regional rates information at www.waikatoregion.govt.nz Search under address or valuation reference. Alternatively, contact them on freephone 0800 800 401

Information regarding –

44A (2)

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

Operative Waikato District Plan (Franklin Section)

This only applies where there are outstanding appeals on the provisions of the Proposed Waikato District Plan (appeals version), to the extent they are relevant to any proposed works or project.

Zone: Rural

Policy: Designation, Management Area, Waikato River Catchment

For further information please refer to the planning maps attached and the [Waikato District Plan](#)

Waikato District Plan – Operative in Part

Waikato District Council notified its decisions on Variation 3 on 30 October 2024, and the Plan became Partially Operative.

The zone of this property is: **GRUZ - General rural zone**

The following overlays apply to the property: **Designation-KRH-1, Rail corridor noise control boundary, Rail corridor vibration alert area, Waikato River Catchment**

The provisions relevant to this property may be subject to appeal and any that are subject to appeal are not yet operative.

If the provisions relevant to this property are subject to an appeal, both the Waikato District Plan Operative in Part and the Operative Waikato District Plan will need to be considered.

Setback Requirement

This property is in proximity to **Intensive Farm Buffer**. There may be setback requirements for this property and resource consent may be required.

Designations

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

Operative District Plan:

- *89-North Island Main Trunk Railway*

Waikato District Plan - Operative in Part:

- *KRH-1-Kiwirail Holdings Ltd*

For further information please refer to the planning maps attached and the Waikato District Plan, which is available to view on our website:

<https://eplan.waikatodistrict.govt.nz/?docId=59t2XIJn9rl%253d>

■ Planning continued

Information regarding –
44A (2)

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

Development Contributions

Builders, developers and owners cannot presume that all development contributions have been paid at the time of subdivision.

The current [Development Contributions Policy](#) can be viewed here.

For any queries on specific properties please email info@waidc.govt.nz providing the specific property number and/or property address

The Development Contributions Estimator Tool provides an estimate only. A full development contributions assessment will be provided once a consent application has been lodged.

[Development contributions estimator tool](#)

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

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

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

► Resource Consents:

Application No	Description	Decision
FSUBS00220	SUBDIVISION CONSENT - Boundary adjustment	GRANTED 12 October 2000

Requisitions: No known planning requisitions to date.

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

■ Building

Information regarding –
44A (2)

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

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

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

► Building Consents/Permits:

Number	Description	Consent/Permit issued date	CCC Issued/ Completed Date
I003147	Erect Dwelling	25 September 1978	20 November 1978
K0006103	Erect Garage	07 August 1980	15 August 1980
BC28455	Solid Fuel Heater	13 May 1999	07 July 1999

Requisitions: No known building requisitions to date.

Unauthorised building work

Council's records show that unauthorised building work has been undertaken on this property; please refer to the attached letter dated **13 March 2003**.

Council has no authority to issue retrospective building consents. It is not Council's practice to take immediate action against the owners of buildings constructed without appropriate authorisation, as long as such buildings are considered safe and do not constitute a health hazard in terms of the Building Act.

If you require further information please contact the Building Team here at the Waikato District Council.

■ Building-Continued

Information regarding –
44A (2)

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

Pool Fencing - Complying

Council records indicate that there is a Swimming Pool on the property. The swimming pool is due to be inspected on the **18 June 2026** please refer to the letter attached dated **27 May 2026**.

On the 1 January 2017 the New Building (Pools) Amendment Act 2016 became effective (Replacing the Fencing of Swimming Pool Act 1987). There will be mandatory inspections every 3 years of all pool fences in the district to check that compliance with the Act is being maintained. Council is responsible for ensuring all reasonable steps have been taken to make sure the pool is fenced appropriately. However it is the responsibility of the owner or person in control of the pool to insure the fence complies with the Act.

For further information visit - Minister of Business, Innovation & Employment website regarding pools <https://www.mbie.govt.nz/building-and-energy/building/residential-pool-safety>

If you feel there has been unauthorised building work undertaken on this property, please note that Council has no authority to issue retrospective building consents. The current owner can, however, apply for a Certificate of Acceptance (COA).

- Please refer to the [BuildWaikato](#) site for further information regarding COAs.

■ Water Supply

Information regarding –
44A (2)

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

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

■ Drinking Water (potable water supply)

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

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

■ Council Utilities

Information regarding –
44A (2)

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

■ Wastewater

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

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

Existing System

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

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

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

■ Stormwater

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

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

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

■ Natural Hazards

Information regarding –

- Whether the site is affected by potential erosion, avulsion, falling debris, subsidence, slippage, alluvion, inundation, peat, contamination or poor soakage.
- whether there is the likely presence of hazardous substances on the site and in particular whether the site has been recorded as being on the Regional Council's HAIL list of potentially contaminated sites.
- Refer to a copy of special features map.

LRI (Slope)

New Zealand Land Resource Inventory Maps indicate that the soils in this area may have poor bearing capacity for building foundations due to **Natural Sloping Topography**.

A geotechnical engineer may be required to investigate ground or sub-soil conditions to establish any specific requirements for building development.

Waikato Regional Council Hazards Portal contains information about the natural hazards that may be relevant to the site. Before exploring the Portal, please read the terms of use to understand the limitations of the information contained on the site. The recipient is advised to seek expert advice in terms of the applicability and accuracy of the information as it relates to the site.

Click here to access [Waikato Regional Hazards Portal | Waikato Regional Council](#)

Supporting Information Documents: [Waikato Regional Hazards Portal - Supporting information | Waikato Regional Council](#)

Climate change means long-term changes in the Earth's weather patterns and temperatures. These changes are mostly caused by human activities like burning coal, oil, and gas, which release gases that trap heat in the atmosphere. As a result, we're seeing more extreme weather, rising sea levels, and increased risks like flooding and drought. For further information regarding climate change please visit [Earth Sciences New Zealand](#)

Flood hazards across Aotearoa New Zealand

Earth Sciences New Zealand has released the country's first nationally consistent flood risk model, alongside a public flood hazard viewer that enables New Zealanders to assess their local flood exposure in the context of national trends. This national flood hazard viewer maps areas at risk from extreme rainfall events under current and future climate conditions. For further information please visit [Public Flood Hazard Viewer](#)

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

■ Additional Information

Information regarding –

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

■ Health

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

■ Refuse

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

Refuse & Recycling Service Collection Day for this property is **Thursday** .

For further information please refer to [Rubbish and Recycling](#) page

■ Utilities

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

■ Telecommunication

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

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

Please contact the network utility supplier and/or service provider to confirm what telecommunication connection is available to the property.

Ngaa mihi



Carletta Bongard
Land Information Officer

Land Information Memorandum



- 331 POKENO ROAD TUAKAU
- LOT 1 DP 206719

Rates Information Database

Use the rates information database to find out rates information about property in the Waikato district.

If you would like your details made confidential, please complete the [Request to Suppress Personal Information](#) form and return to Waikato District Council. Please note that it is not necessary to complete the form if you have no objection to your name and postal address being published in the Complete Rating Information Database.

If you have a question about your rates, please contact the rates team on [0800 492 452](tel:0800492452) or complete our [online request form](#) for a staff member to contact you directly.

Property details

Property location	331 Pokeno Road TUAKAU
Valuation number	03791/423.02
Legal description	Lot 1 DP 206719

Property charges (2025/2026)

	Targeted rate factor	Factor applicable	Amount
Community Board	per property	1.00	\$23.12
Pookeno Community Centre	per dwelling	1.00	\$23.00
Northern District Rubbish and Recycling Collection	per dwelling	1.00	\$280.04
General Rate	0.0022040c/\$	950000.00	\$2,093.76
Uniform Annual General Charge (UAGC)	Fixed Charge	1.00	\$548.49

Total rates payable \$2,968.41 incl. GST

Property valuation history

1 000k



⚠ If your property connects to any additional council services between now and the 30 June 2025, there will be additional charges added to your property in the following rating year. If you have any questions or queries with regards to your 2024/25 rates, please complete our online request form for a staff member to contact you directly.



RECORD OF TITLE
UNDER LAND TRANSFER ACT 2017
FREEHOLD
Search Copy




R. W. Muir
Registrar-General
of Land

Identifier **NA135A/799**
Land Registration District **North Auckland**
Date Issued 11 February 2002

Prior References

NA107B/338 NA1307/53

Estate Fee Simple
Area 2.1730 hectares more or less
Legal Description Lot 1 Deposited Plan 206719

Registered Owners

Shaun James Flowerday

Interests

Subject to a right (in gross) to convey electricity over part marked B on DP 209574 in favour of Counties Power Limited created by Transfer D679452.2 - 11.2.2002 at 9:44 am

Subject to a right (in gross) to convey telecommunications, computer data & media easements over part marked A on DP 398408 in favour of Counties Power Limited created by Easement Instrument 7684176.1 - 21.1.2008 at 9:00 am

13406749.4 Mortgage to Avanti Finance Limited - 3.10.2025 at 3:07 pm



Franklin
DISTRICT COUNCIL

FILE: 03790/423.80
03790/423.02. (PR6750.440)

DECISION BY DELEGATED AUTHORITY ON AN APPLICATION
FOR A RESOURCE CONSENT

(NON-NOTIFIED)

Applicant: JD & CA North & CD & AM Reeve
Proposal (brief): Undertake a Boundary Adjustment between Two Rural Titles

Type of Consent: Subdivision
Type of Activity: Discretionary (Restricted Assessment)
Date Received: 25 September 2000
Location: Pokeno Road, Pokeno
Legal Description: Part Allotment 244 Parish of Mangatawhiri (C.T 1307/53) & Lot 1 DP 178806 (CT 107B/338 Ltd)
Zone: Rural, Operative Franklin District Plan (February 2000)

File: S00220

Decision:

That, pursuant to Section 105(1)(a) of the Resource Management Act 1991, Council resolves to grant subdivision consent to Application No. S00220 being a subdivision of Part Allotment 244 Parish of Mangatawhiri & Lot 1 DP 178806 contained in certificates of titles (C.T 1307/53) & (C.T 107B/338) respectively, such land being located at Pokeno Road, Pokeno, for the following reasons:

- i. The boundary adjustment is consistent with the objectives and policies of the Franklin District Plan in respect of the Rural Zone.
- ii. There will be no adverse environmental impact as a result of the activity.

This consent is not subject to any conditions.

That any appropriate documents be executed under seal.

CONSENTS/S00220

Advisory Notes:

1. Please note that all archaeological sites are protected under the Historic Places Act whether or not they have been recorded or registered. If evidence of any historic site is found on the property, the Act requires that the Historic Places Trust be advised of the situation.
2. Pursuant to Section 357 of the Resource Management Act 1991, the applicant/s may, within 15 working days of receiving this decision, object in writing to Council in respect of the decision. A deposit is payable towards the administrative costs of considering the objection. In some circumstances this payment may be refunded.

Having assessed such an objection, Council may dismiss the objection or uphold it wholly or in part.



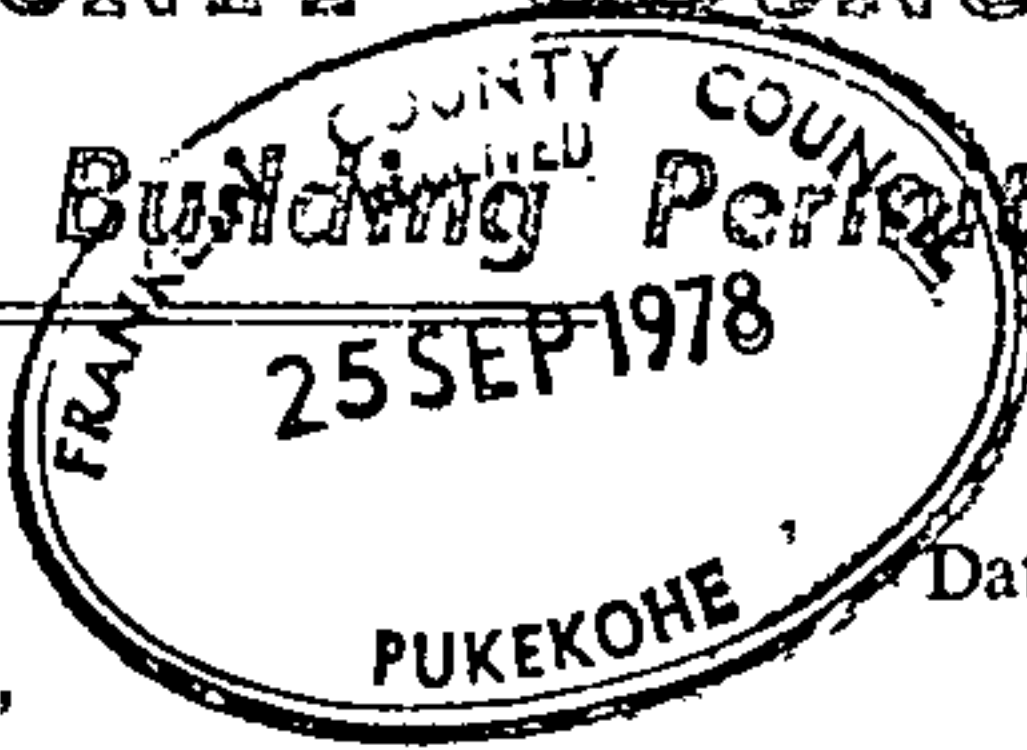
Jane Neary: Regulatory Planning Coordinator: Subdivision

DATED this 12th day of October 2000

ACTING UNDER DELEGATED AUTHORITY

FRANKLIN COUNTY COUNCIL

Application for Building Permit



For Office Use

Application No.
 Permit No. 2003147
 Date of Permit 20 NOV 1978

The COUNTY CLERK,
 FRANKLIN COUNTY COUNCIL,

Date 25 - 9 - 1978

Sir,

I hereby apply for permission to Erect Dwelling
 (Nature of work)

at Whangarata for D Steele
 (Full address) (Owner)

according to locality plan and detailed plans, elevations, cross-sections and specifications of building deposited herewith, in duplicate.

Particulars of Land:

No. on Valuation Roll 379/423/2
 Section No.
 Allotment No. 22 244

Lot No.
 D.P. No.
 Blk No. I Maramarua

Length of Boundaries:

Front
 Sides

Back
 Area

Particulars of Building:

Foundations R/c
 Roof Decramastic
 Area of ground floor 130m

Walls Block
 Floor concrete
 Area of outbuildings

Estimated Value:

Building \$ 22,000
 Plumbing \$ 1,200
 Drainage \$ 800
 TOTAL \$ 24,000

Fees

\$ 125
 \$ 10
 \$ 8
 Building Levy \$ 24
 Water Connection \$
 Sewer Connection \$
 Footpath Damage \$
 TOTAL \$ 167-00

Proposed purposes for which every part of building is to be used or occupied (describing separately each part intended for use or occupation for a separate purpose)

Nature of ground on which building is to be placed and of the adjacent strata

Yours faithfully,

Check access to site ~~and drainage~~ with my gunner before signing

Per Owner

(Owner's address)

[Signature] Builder

Pukekohe Builders Ltd. P.O. Box 401 Pukekohe
 (Builder's address)

APPROVED BY	For Schedule of Fees See Back		
BROG INSP. <u>[Signature] 8.11.78</u>	FOR OFFICE USE ONLY	RECEIPT NO	DATE
HEALTH INSP. <u>[Signature] 13/11/78</u>	BUILDING	<u>29849</u>	<u>25/9/78</u>
T. PLANNING <u>[Signature] 19.10.78</u>	PLUMBING & DRAINAGE		
T.P. OK. change as modified by Council decision on objections	WATER CONNECTION		
STRUCT ENR <u>[Signature] 6/11/78</u>	FOOTPATH DEPOSIT		

owned prior to 22.9.78

RECEIVED: 6 Jan 2011 SCANNED: 6 Jan 2011 BOX: 13529 BATCH: 7240 DOC: WDCADOSC

SCHEDULE OF FEES

Fees payable on the issue of any Building Permit according to the estimated value of the building work:--

From \$	TO \$	\$	From \$	TO \$	\$
			14,001	16,000	90
1	400	4	16,001	18,000	100
401	600	6	18,001	20,000	110
601	800	8	20,001	25,000	125
801	1,000	10	25,001	30,000	140
1002	1,200	12	30,001	35,000	155
1201	1,400	14	35,001	40,000	170
1401	1,600	16	40,001	50,000	185
1601	1,800	18	50,001	60,000	200
1801	2,000	20	60,001	70,000	215
2001	3,000	25	70,001	80,000	230
3001	4,000	30	80,001	90,000	245
4001	5,000	35	90,001	100,000	260
5001	6,000	40	100,001	120,000	275
6001	7,000	45	120,001	140,000	290
7001	8,000	50	140,001	160,000	305
8001	9,000	55	160,001	180,000	320
9001	10,000	60	180,001	200,000	335
10,001	12,000	70	200,001	240,000	350
12,001	14,000	80	240,000	280,000	365

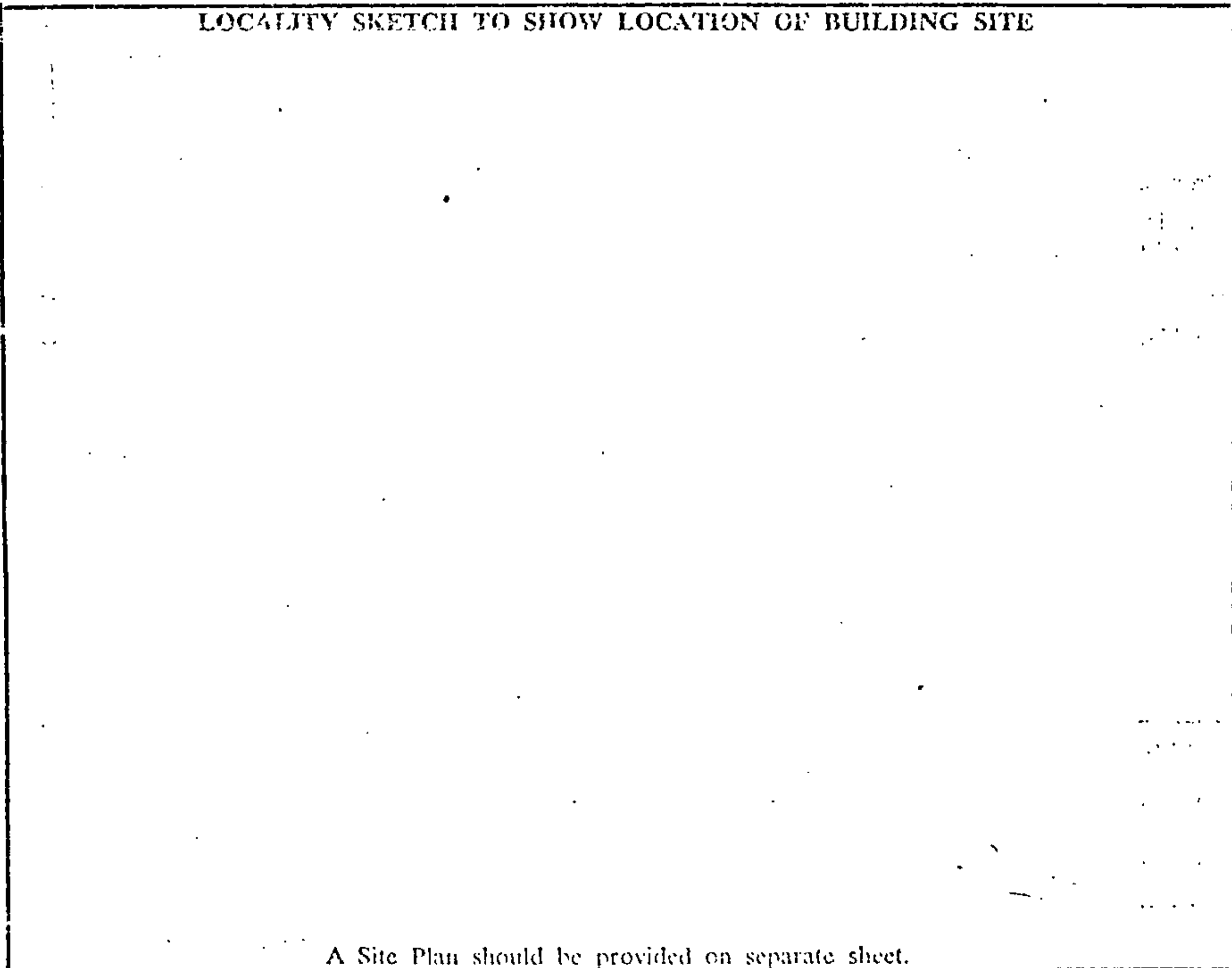
For every \$40,000 or part thereof in excess of \$280,000 an additional fee of \$15.00

In any dispute the Engineer shall have the absolute determination of the value of such work.

Fees payable for Special Duties:—

Nature of Duty	Fees
For inspection required in the case of proposed structural alterations before plans are submitted for approval	\$6.00
For inspecting old timber before re-using the same in a new building	\$6.00
For any inspection that may be deemed necessary in connection with any building or work in respect of which no fee has otherwise been paid	\$6.00
For searching drawings and other documents after completion of work	\$2.00
For inspecting every detached stove, furnace, oven, close fire or forge erected subsequently to the building	\$6.00

LOCALITY SKETCH TO SHOW LOCATION OF BUILDING SITE



A Site Plan should be provided on separate sheet.

FRANKLIN COUNTY COUNCIL

For Office Use

Receipt No. 29848
Permit No. 6502/01
Date of Permit 21/4/78

Application for Permit for Sanitary
Plumbing and Drainage Work

The COUNTY ENGINEER,
FRANKLIN COUNTY COUNCIL,

Date 19.....

Sir,

I, the undersigned
(Name in full)

of
(Address)

hereby apply for permission, for the work described herein, and set out in the plans attached hereto, to

be carried out in the premises situated in Whangarata Rd

Valuation No. 379/423/2 Lot No. Alot 244

D.P. Blk. 1 S.D. Maranarua

Name of Owner

Address

Plumber/Drainlayer

Address:

Description of work

Estimated value of Plumbing	\$ <u>1290</u>	Fees	\$ <u>10</u>
Drainage	\$ <u>200</u>	Fees	\$ <u>8</u>
Total	\$ <u>2600</u>	Fees	\$ <u>18</u>

Signature Date

SCHEDULE OF FEES ESTIMATED VALUE OF WORK

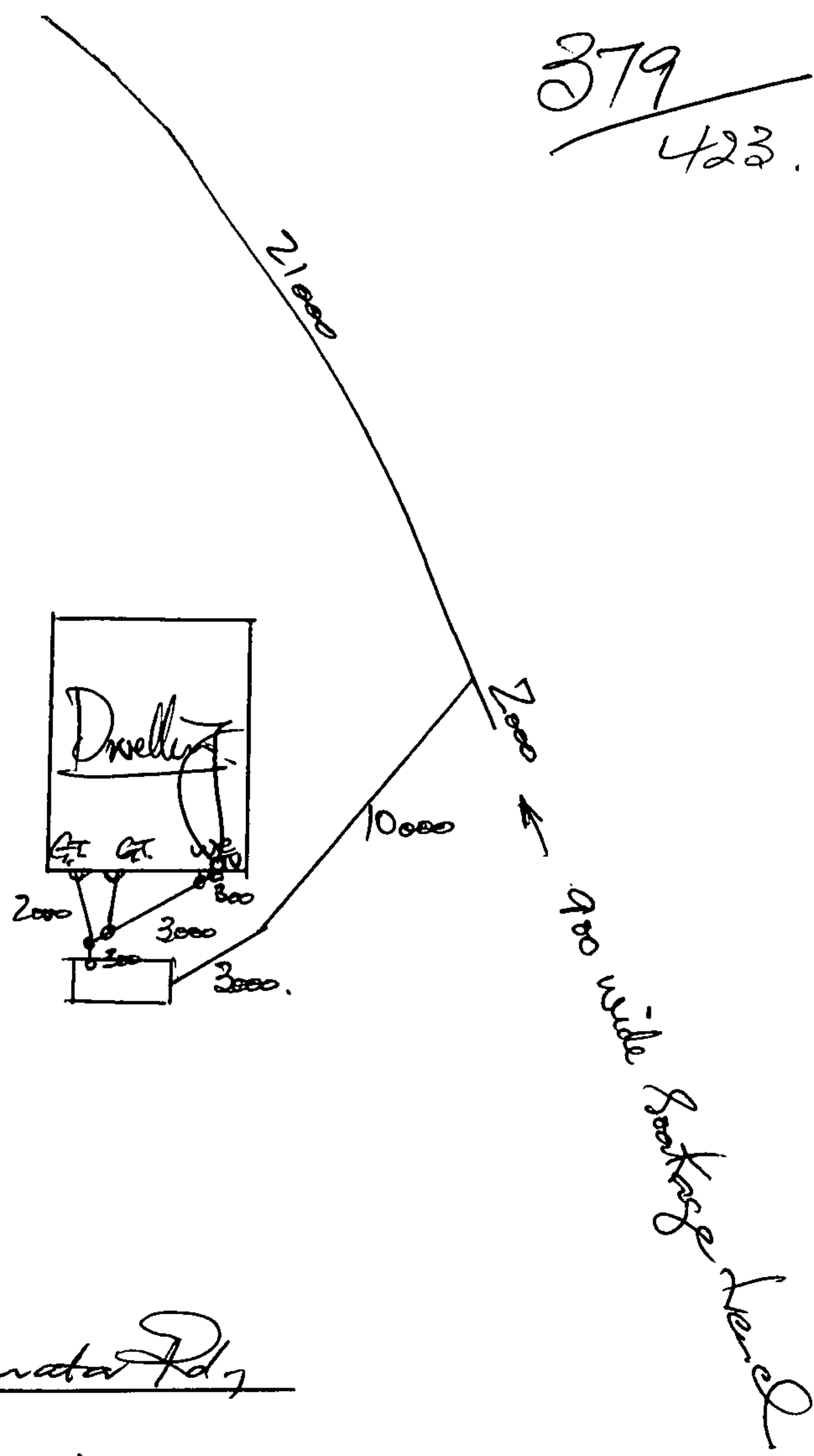
Not exceeding \$50	- \$5.00	801 - 1000	- 30.00
51 - 100	- \$7.00	1001 - 1200	- 35.00
101 - 200	- 10.00	1201 - 1400	- 39.00
201 - 400	- 15.00	1401 - 1600	- 43.00
401 - 600	- 20.00	1601 - 1800	- 47.00
601 - 800	- 25.00	1801 - 2000	- 51.00

Plus \$3.00 for every \$200 or part thereof.

Note : Where the value of work excluding materials is not supplied with the application, this will be assessed as 40% of total cost in case of plumbing and 60% for drainage work.

379

423.



STEEL

Whangarata Rd

Mr K. Darton
Insp. E. Ham

6/7/79



DESIGN CERTIFICATE

**MEMBER OF
THE ASSOCIATION OF CONSULTING ENGINEERS
NEW ZEALAND**

A Division of the New Zealand Institution of Engineers

To Building Services
Water Services
Water

I, David Andrew Davidson

being registered under the provisions of the Engineers Registration Act 1924 and currently holding an Annual Practising Certificate, hereby certify that I have supervised the design of, and the computations for

for Water Services - Building Services - Water

shown on the accompanying plan(s) ~~prepared in my office~~, numbered 80/678

titled Water Services - Building Services - Water

dated 12/3/10 and described in the accompanying specifications for a

[TYPE OF STRUCTURE]

proposed to be erected for Water Services

on lot Section Deposited Plan No.

Located at Water Services - Building Services - Water

I further certify that the works defined above have been designed in accordance with sound and widely accepted engineering principles; that they have been designed to support the loads specified in

Water Services - Building Services - Water

and further that I have ascertained to the best of my ability that the stresses and combinations of stresses in the various materials of construction under the above loads will not exceed the maxima to ensure the safety and stability of the structure if erected in accordance with these plans and specifications.

Various aspects of the design are in accord with the following relevant authorities

Signature: David Andrew Davidson Association Member Date 12/3/10

Professional Qualifications MICE MICE

For and on behalf of HANSON, THORNTON & DAVIDSON
CONSULTING CIVIL & STRUCT. ENGINEERS
BOX 5780 AUCK.

Address



DESIGN CERTIFICATE

To Building Inspector
Pukekohe Borough
Council

MEMBER OF
THE ASSOCIATION OF CONSULTING ENGINEERS
NEW ZEALAND

A Division of the New Zealand Institution of Engineers

I, Donald David Davidson

being registered under the provisions of the Engineers Registration Act 1924 and currently holding an Annual Practising Certificate, hereby certify that I have supervised the design of, and the computations for

the beams & subfloor including rafters & floor members

shown on the accompanying plan(s) ~~prepared in my office~~, numbered 80/678

titled Scandinavian Lodge

dated 26.2.18 and described in the accompanying specifications for a

Dwelling

[TYPE OF STRUCTURE]

proposed to be erected for D. Steel

on lot _____ Section _____ Deposited Plan No. _____

Located at Dube av. Pukekohe

I further certify that the works defined above have been designed in accordance with sound and widely accepted engineering principles; that they have been designed to support the loads specified in

Ch. 8 NZS. 1900

and further that I have ascertained to the best of my ability that the stresses and combinations of stresses in the various materials of construction under the above loads will not exceed the maxima to ensure the safety and stability of the structure if erected in accordance with these plans and specifications.

Various aspects of the design are in accord with the following relevant authorities



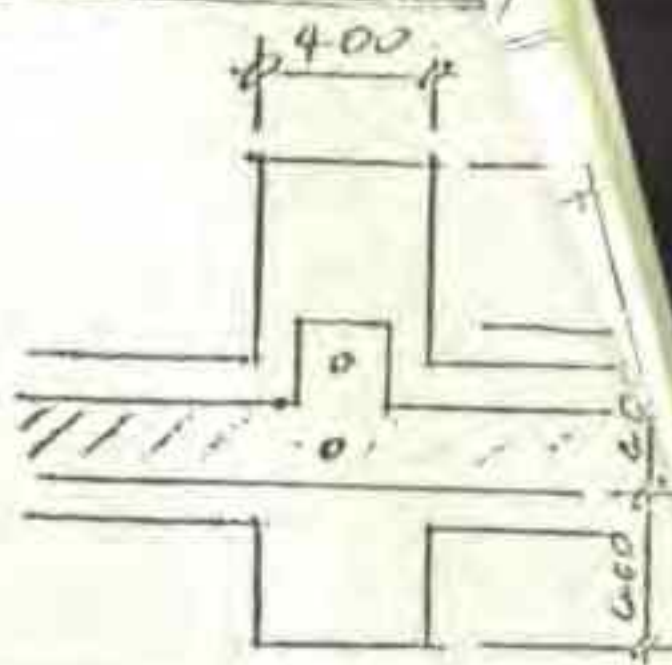
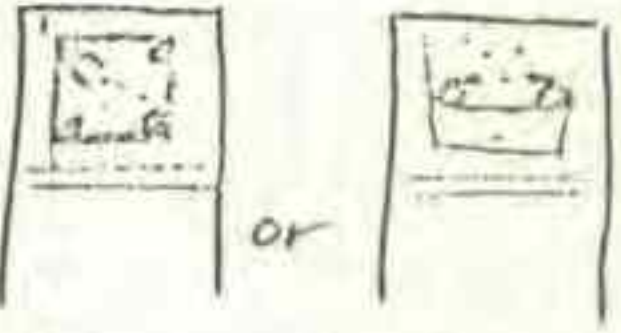
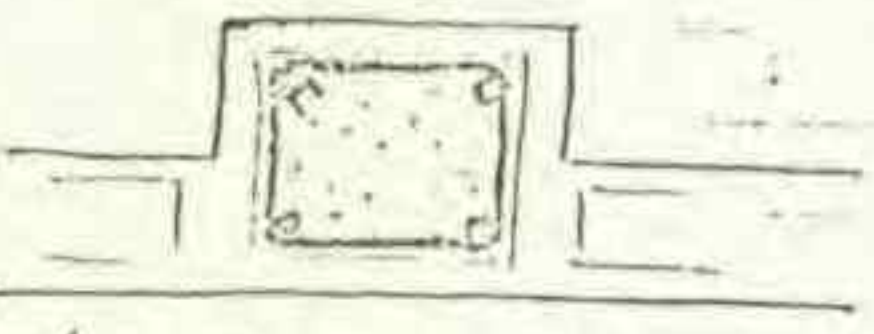
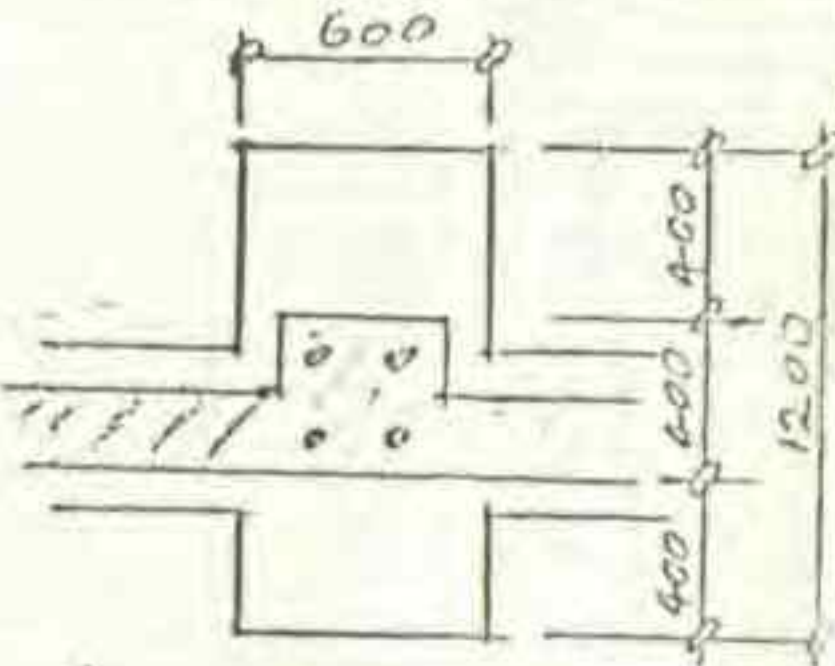

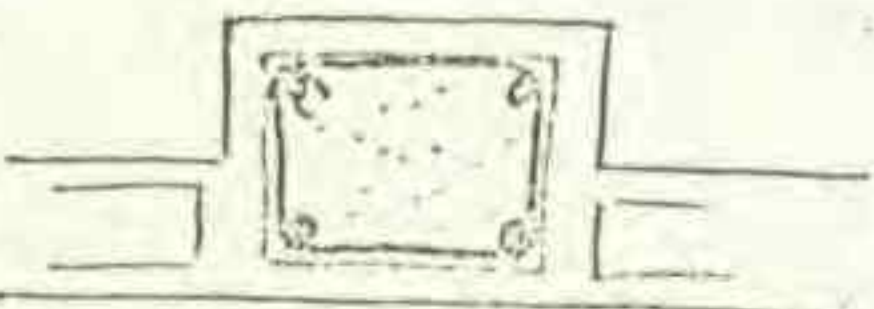
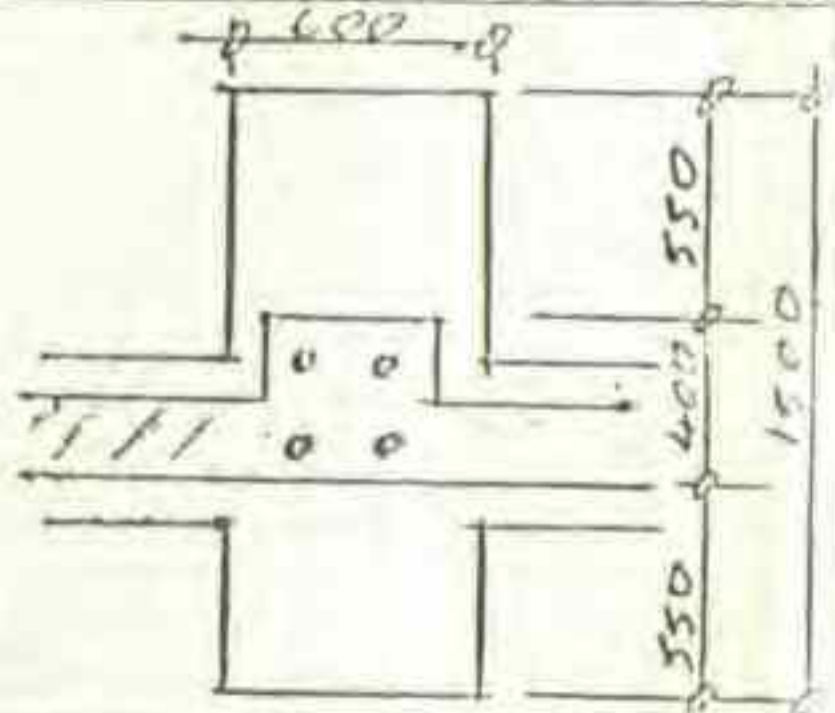
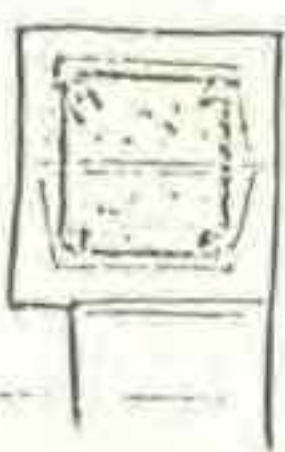
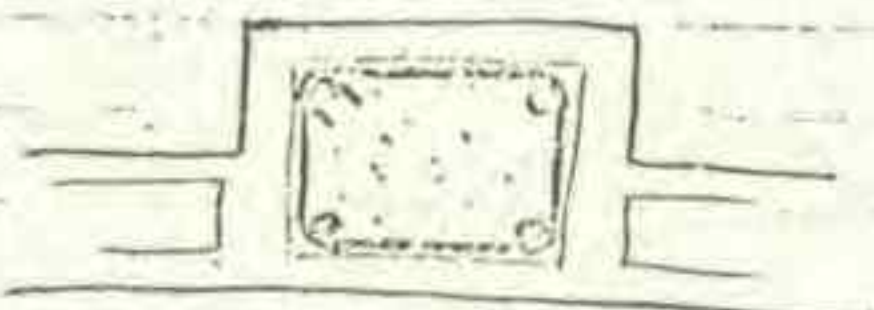
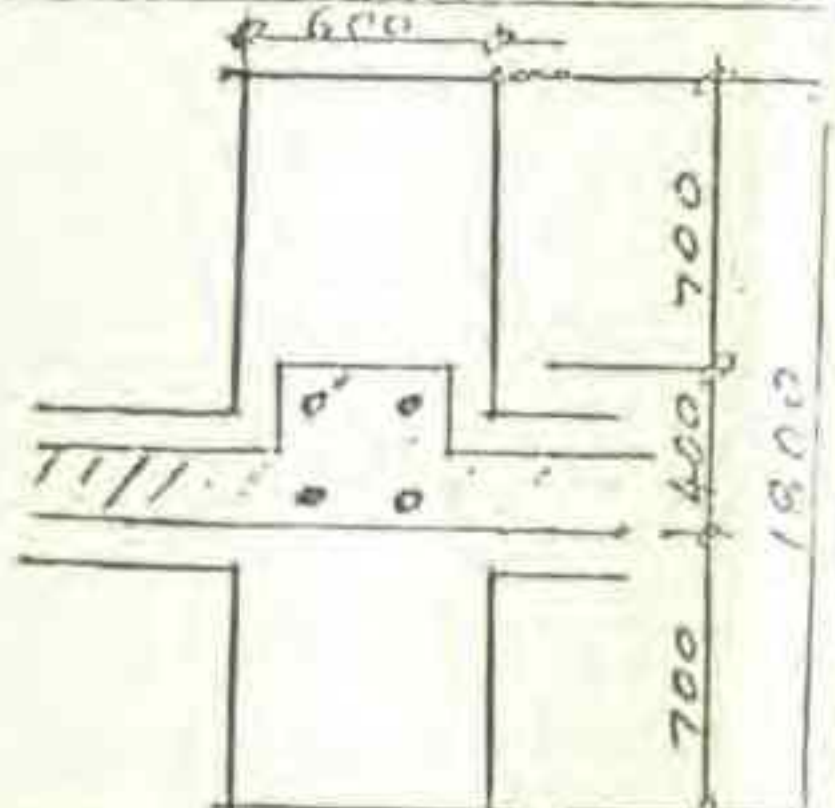
Signature: [Signature] Association Member Date 2. 11. 18

Professional Qualifications MICE. MICE

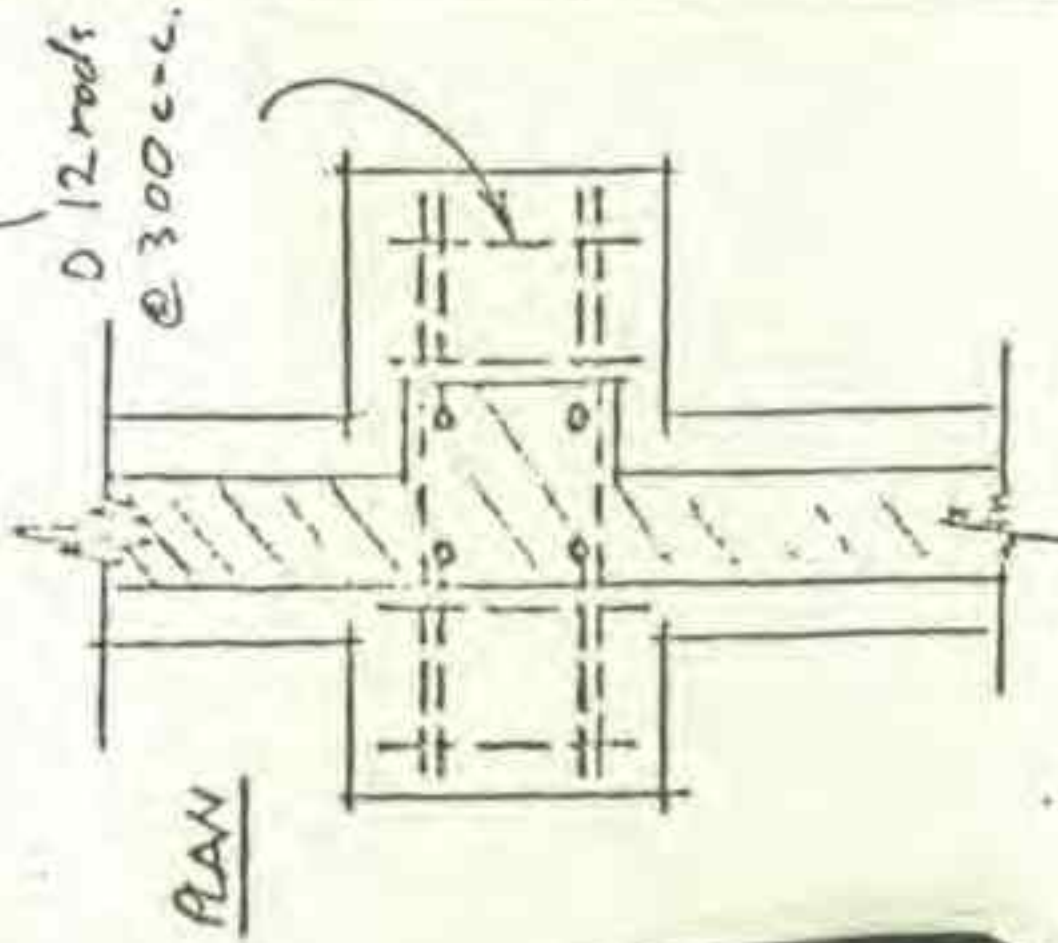
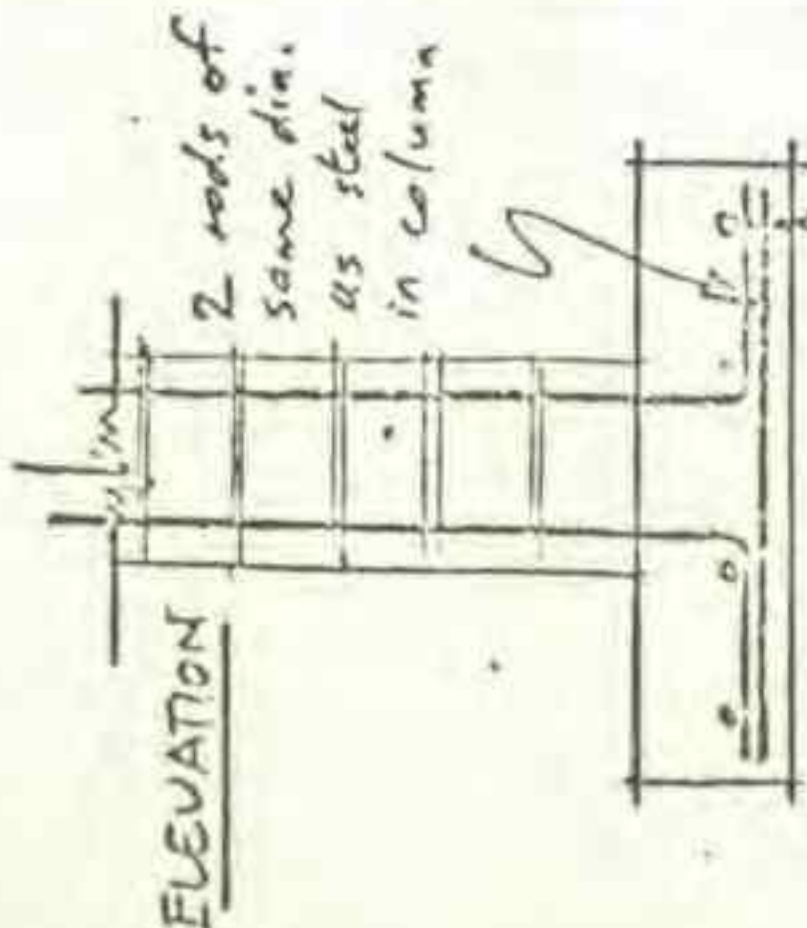
For and on behalf of **HANSON, THORBURN & DAVIDSON**
CONSULTING CIVIL & STRUCTURAL ENGINEERS
BOX 5780 AUCK.

Address _____

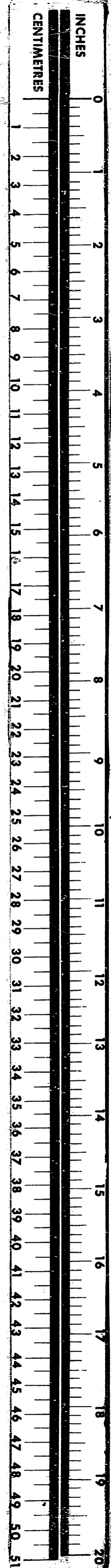
BOND BEAMS & LATERAL SUPPORTS
FOR STANDARD UNREINFORCED
200mm MASONRY WALLS, 2400 HIGH

WALL LENGTH SUPPORTED	BOND BEAM	LATERAL SUPPORT	FOOTING DETAIL (30)
3.0m	200x200 1/beam 2 D 12 rods DG ties @ 600 c-c 	2033 Pier block 2 D 12 rods; DG ties @ 200 c-c  Footing size: 1200 x 400 x 300 deep.	
4.5m	200x200 1/beam 4 D 12 or 2 D 16 DG stirrups @ 600 c-c 	2034/2035 Pilaster block 4 D 12 rods; DG ties @ 200 c-c  Footing size: 1200 x 600 x 300 deep.	
6.0m	400x200 1/beam 4 D 12 rods DG stirrups @ 600 c-c 	2034/2035 Pilaster block 4 D 16 rods; DG ties @ 200 c-c  Footing size: 1500 x 600 x 300 deep.	
7.5m	400x250 1/beam 4 D 12 rods DG stirrups @ 600 c-c 	2034/2035 Pilaster block 4 D 20 rods; DG ties @ 200 c-c  Footing size: 1800 x 600 x 300 deep.	

TYPICAL DETAILS

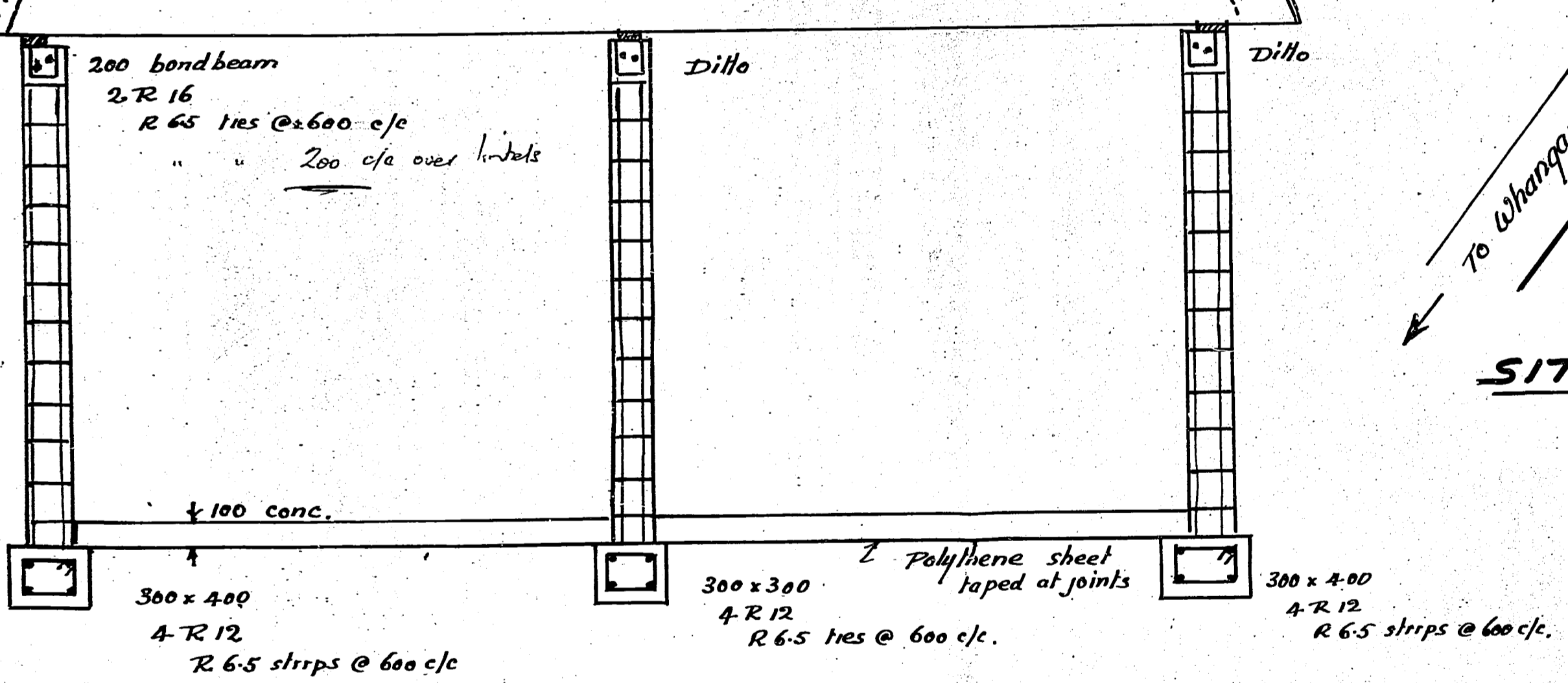
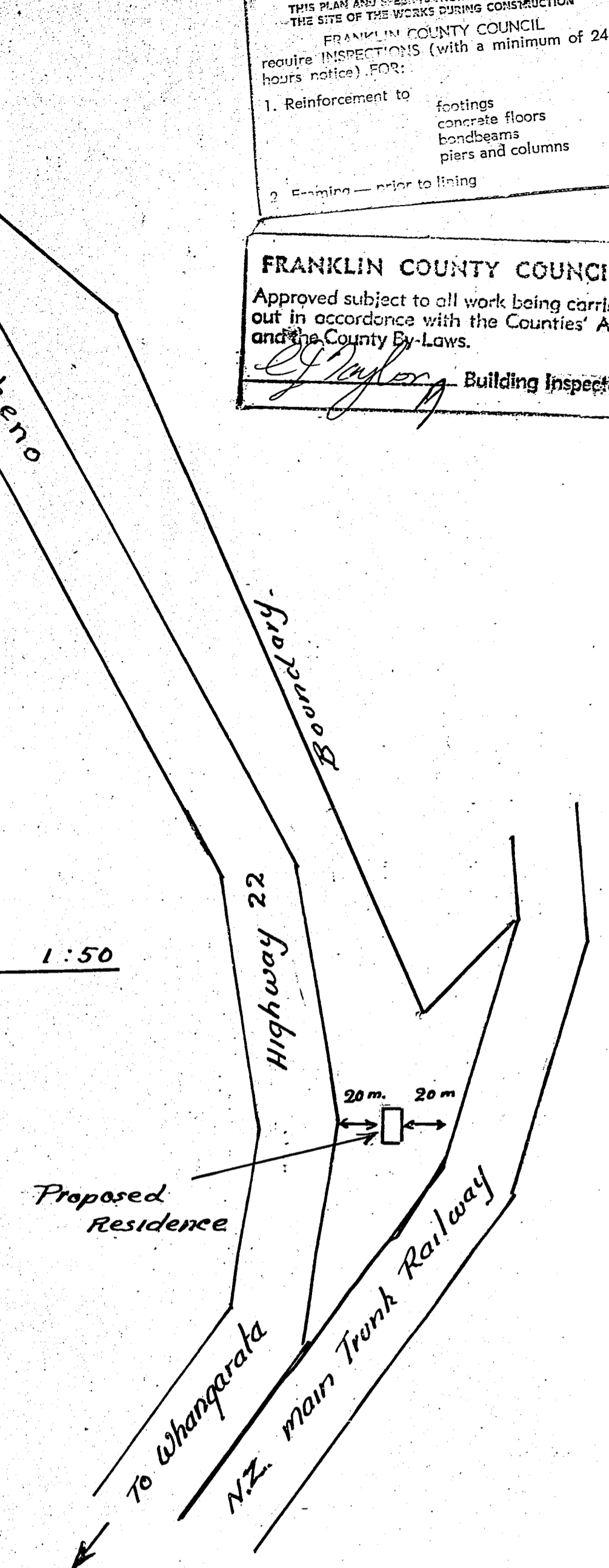
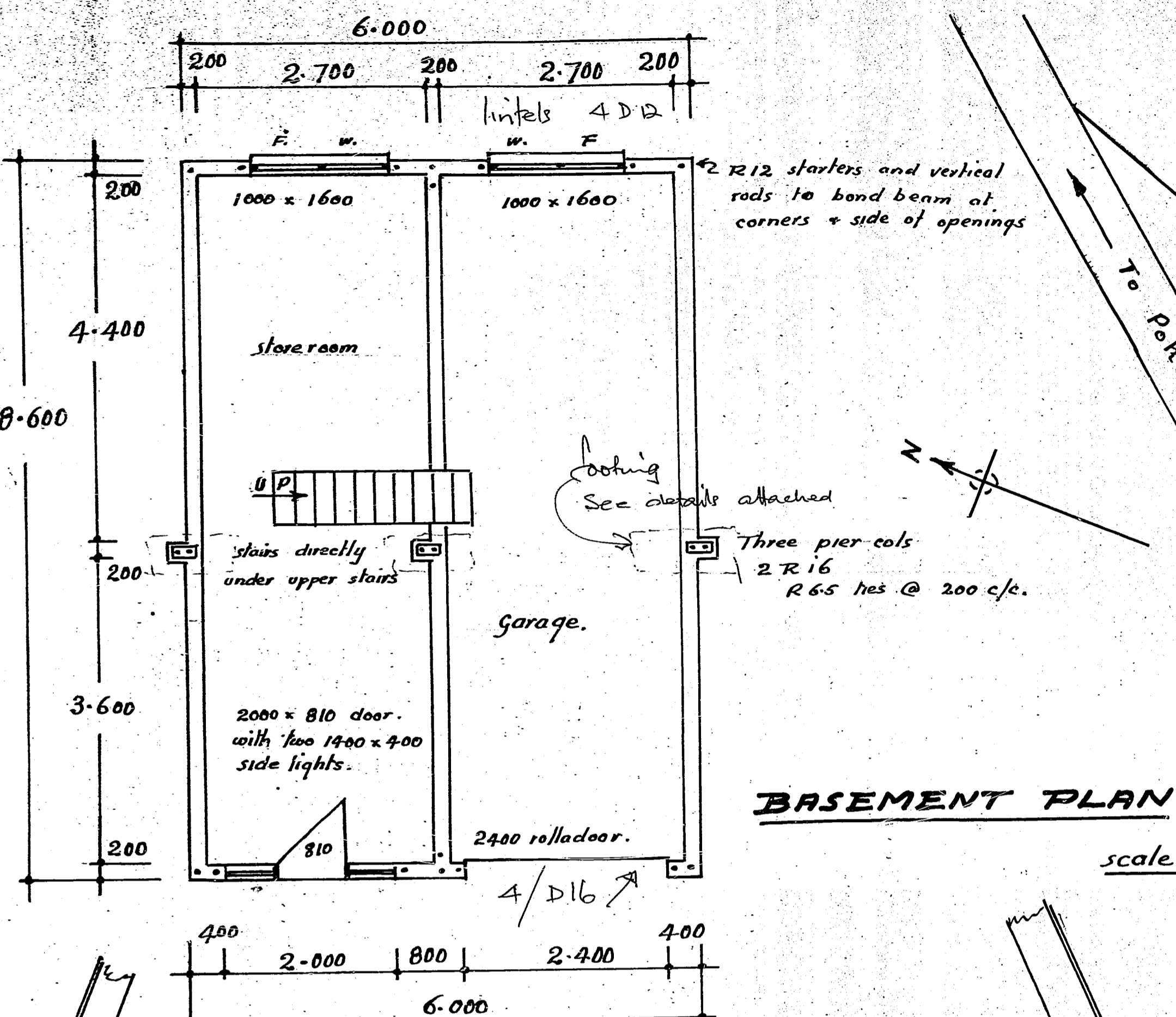


	Remarks	Inspected by	Date
FOUNDATIONS AND PILES	Inspected	SGT	24/11/78
DAMP COURSE			
CONCRETE FLOORS			
BOND BEAMS	Inspected	SGT	11.12.78
FRAMING	No wop called for.		
<hr/>			
DRAINAGE			
<hr/>			
PLUMBING			
<hr/>			



BY-LAW REQUIREMENTS
 THIS PLAN AND SPECIFICATION MUST BE KEPT ON THE SITE OF THE WORKS DURING CONSTRUCTION
 FRANKLIN COUNTY COUNCIL require INSPECTIONS (with a minimum of 24 hours notice) FOR:
 1. Reinforcement to footings, concrete floors, bondbeams, piers and columns
 2. Forming — prior to filling

FRANKLIN COUNTY COUNCIL
 Approved subject to all work being carried out in accordance with the Counties' Act and the County By-Laws.
[Signature] Building Inspector



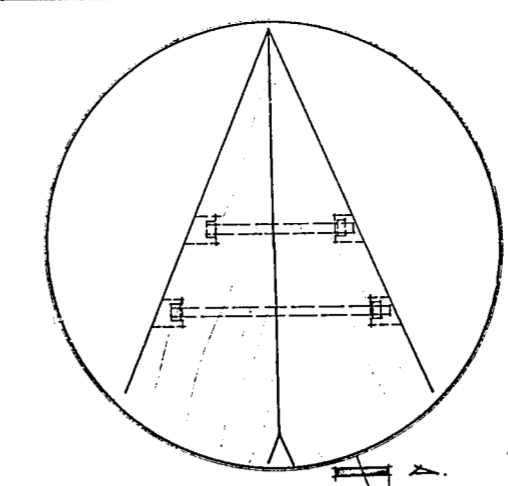
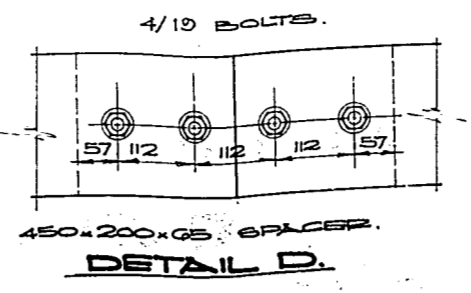
379/423/2
 100 3147
 20.11.78
 1/4

Proposed Basement for Mr. and Mrs. D. Steele, Whangarata.
 Scales 1:25, 1:50 Area o.a. blockwork 51.600 m² Drawn J.M. Jameson Pukekohe 1-9-78

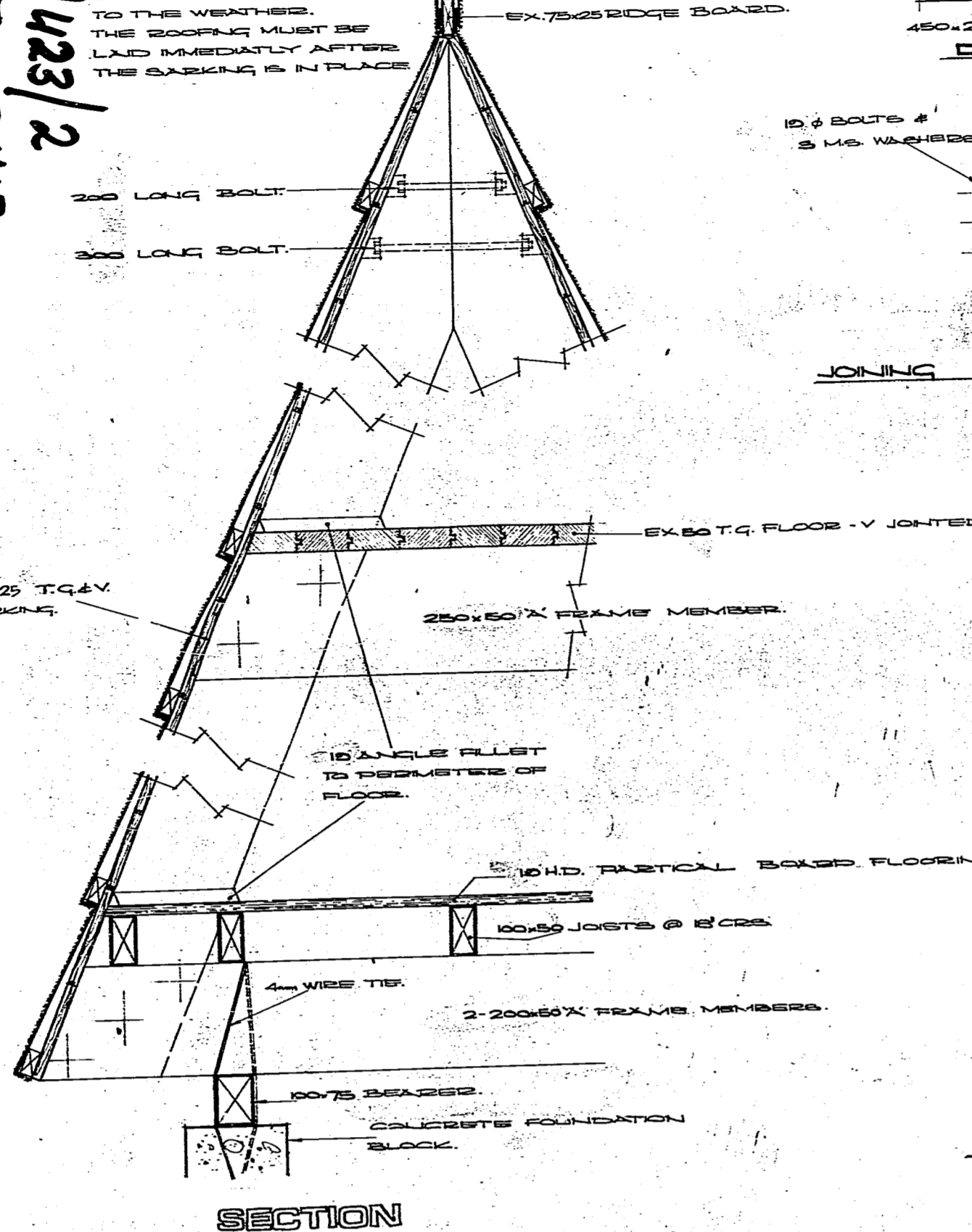
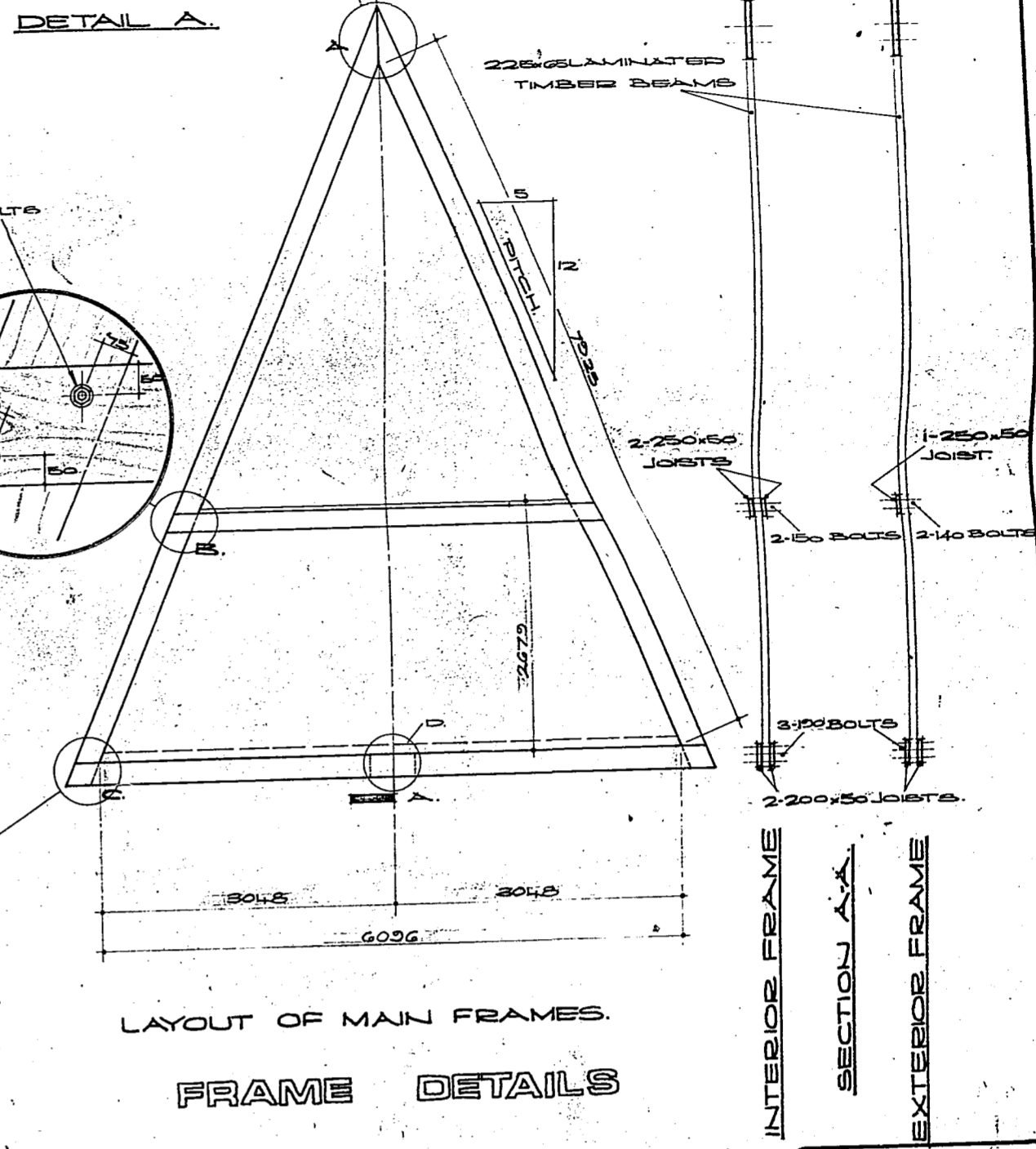
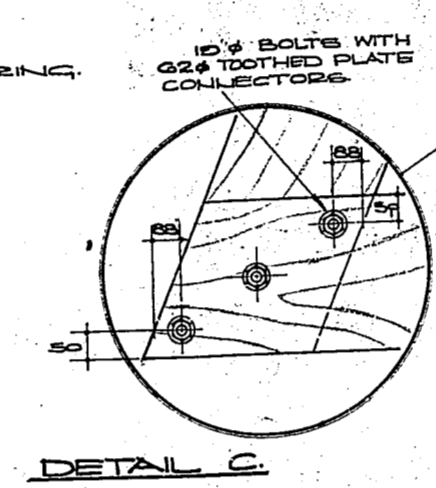
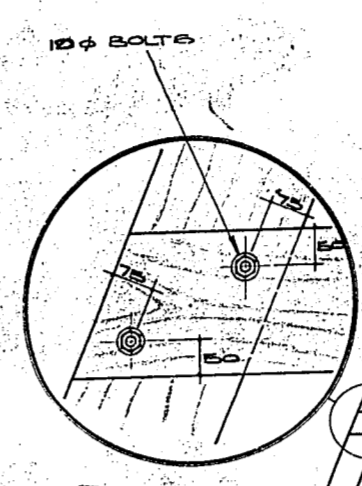
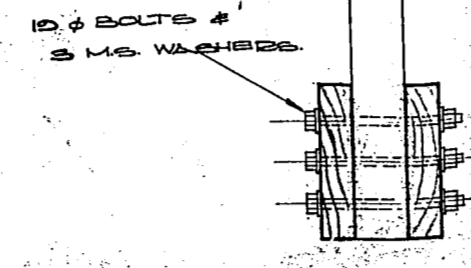
379/423/2
J003147
20.11.78

ROOFING INCLUDING BUILDING PAPER MUST BE FIXED IN ACCORDANCE WITH THE MANUFACTURERS INSTRUCTIONS.

NOTE: SARKING MUST NOT BE Laid AND LEFT EXPOSED TO THE WEATHER. THE ROOFING MUST BE Laid IMMEDIATELY AFTER THE SARKING IS IN PLACE.



NOTE: ALL BOLTS TO BE 10mm GALVANISED ENGINEERS BOLTS WITH WASHERS.



SECTION

FRAME DETAILS

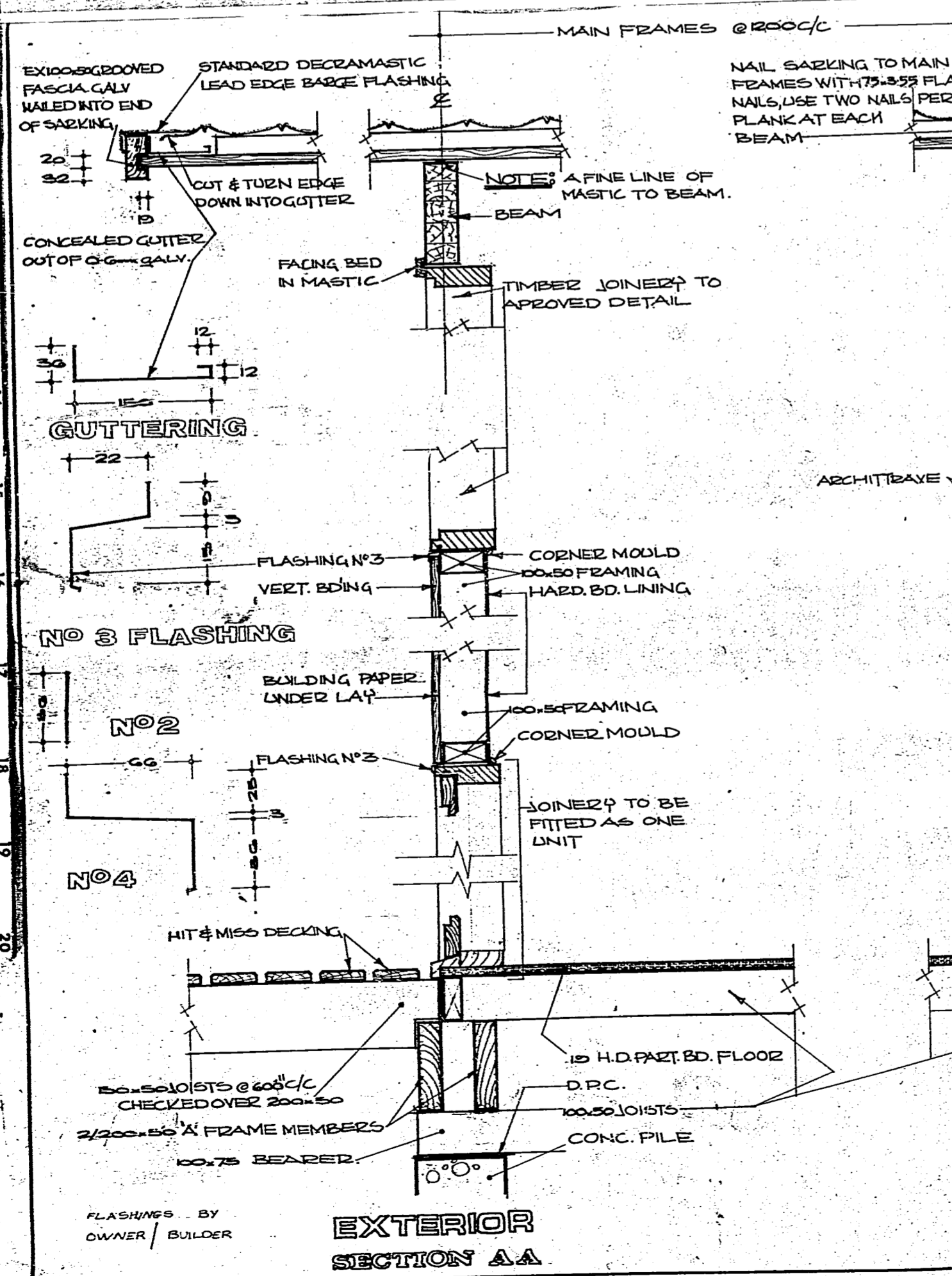
123

PROPOSED FOR: AT LOT NO. STREET NAME. DR. NO. LOCALITY LOCAL AUTHORITY.

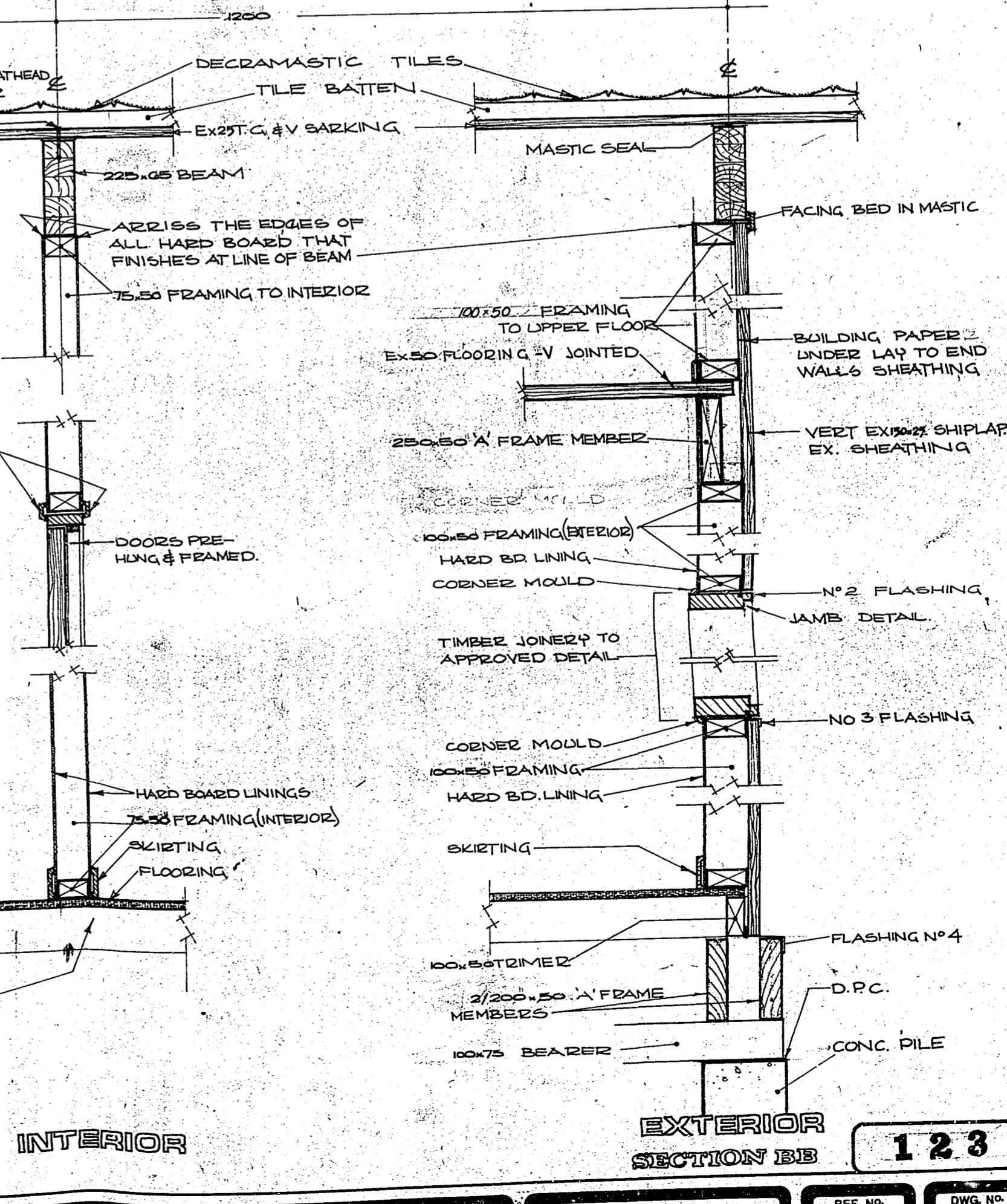
SCANDINAVIAN LODGE CO. LTD. ALLENS RD. EAST TAMAKI P.O. BOX 51-099, PH. POP. 47-069 (5 LINES)

DATE: 23.8.74. DRAWN BY: C.A.P. SCALES: 1/4" & 1/8" FB.

REF. NO. DWG. NO. 5



EXTERIOR SECTION AA



EXTERIOR SECTION BB

123

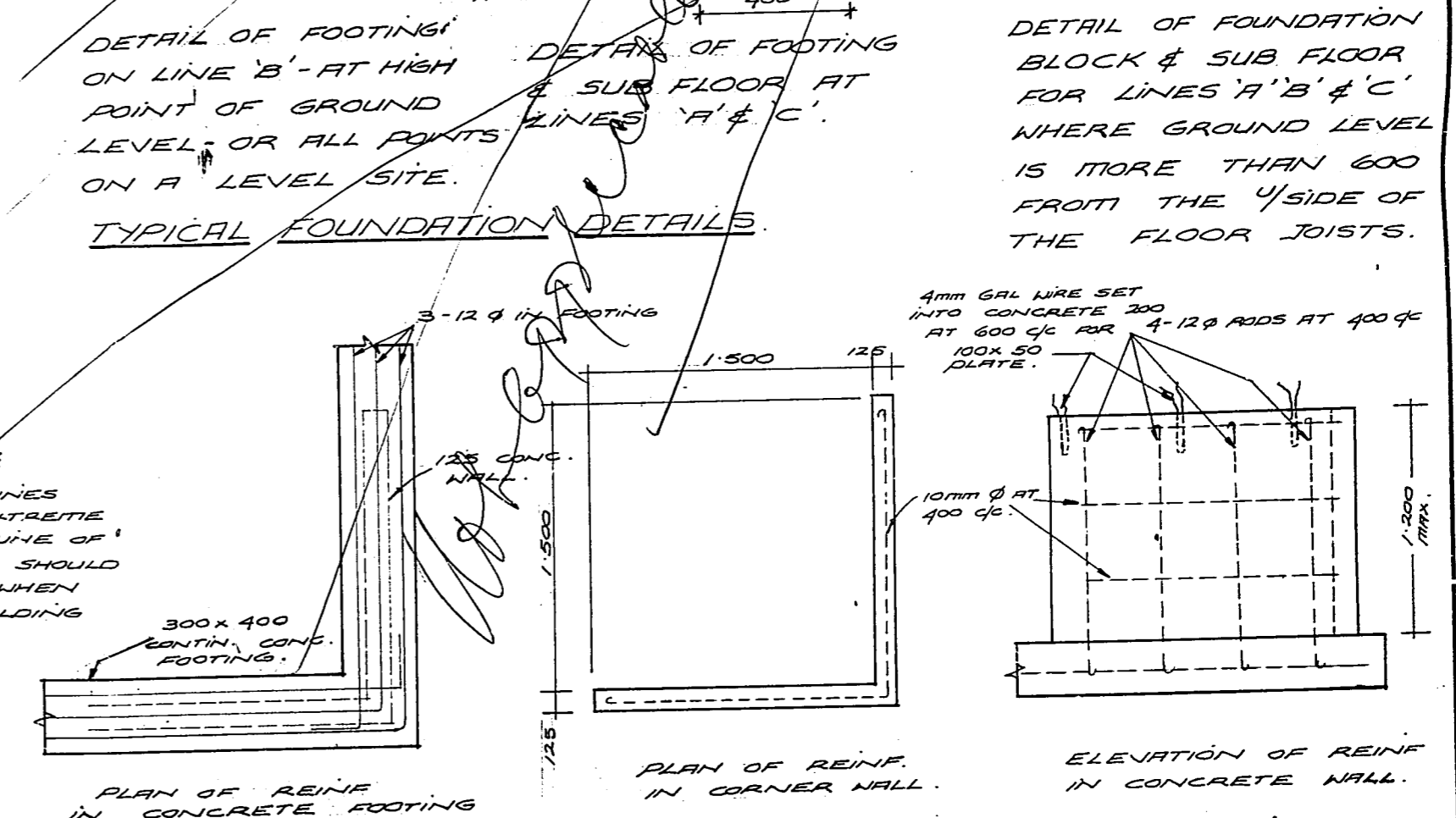
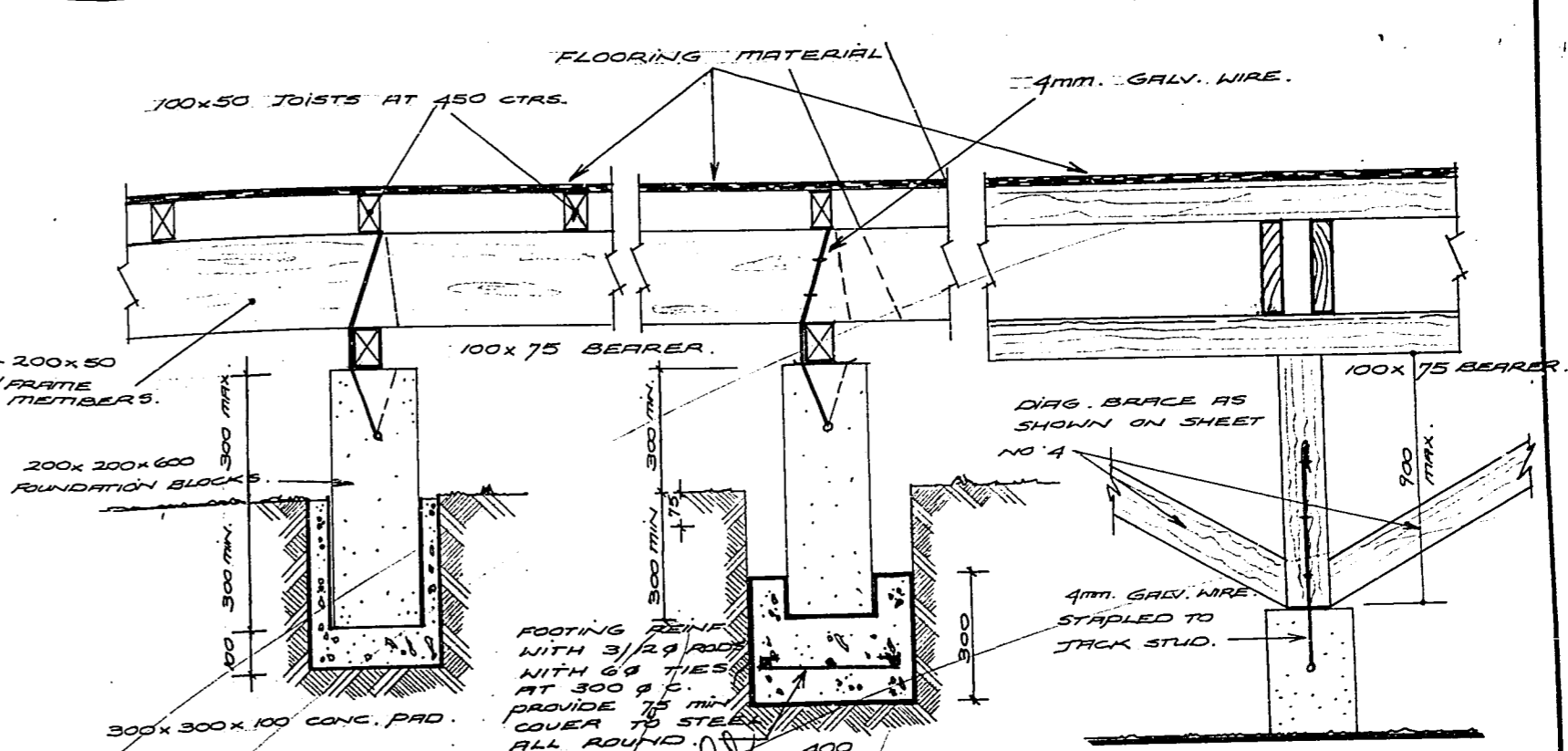
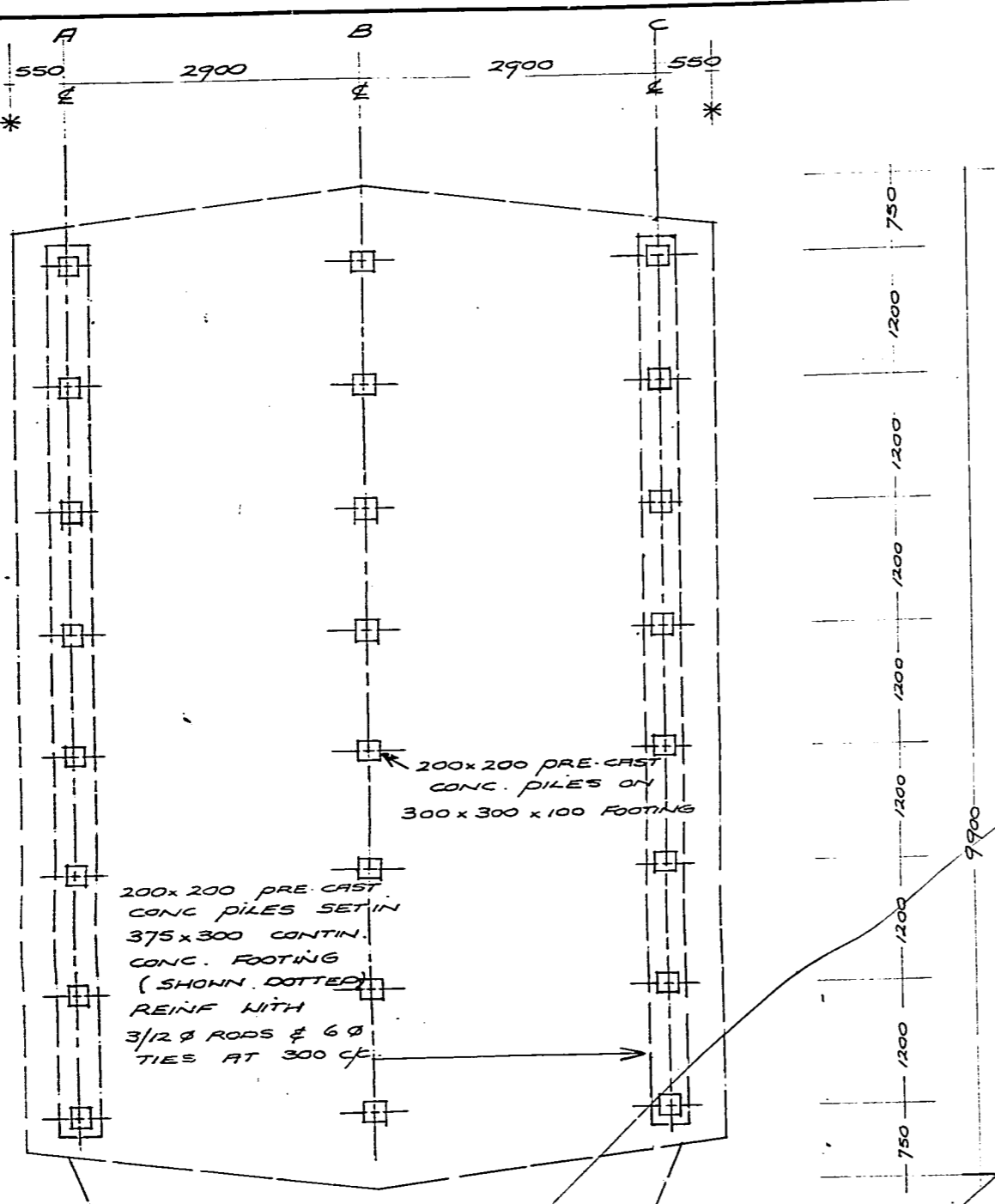
PROPOSED FOR: AT LOT NO. STREET NAME. DR. NO. LOCALITY LOCAL AUTHORITY.

SCANDINAVIAN LODGE CO. LTD. ALLENS RD. EAST TAMAKI P.O. BOX 51-099, PH. POP. 47-069 (5 LINES)

DATE: 1.3.74. DRAWN BY: M.A.C. SCALES: 1/8 FULL SIZE

REF. NO. DWG. NO. 6

379/423/2
J 063147
20/11/75
3/4



* THESE DIMENSION LINES REPRESENT THE EXTREME PERIMETER OR OUTLINE OF THE BUILDING AND SHOULD BE REFERRED TO WHEN POSITIONING THE BUILDING ON SITE.

NOTE: IF AT ANY CORNER OF THE BUILDING THE FLOOR LEVEL IS MORE THAN 1200 ABOVE GROUND LEVEL, A REINF. CONC. CORNER WALL MUST BE CONSTRUCTED 125 THICK & 1500 LONG BOTH WAYS.

MAKE PERIMETER FOOTING CONTIN. AT HIGH CORNER.

PART FOUNDATION PLAN. SHOWING LOCATION OF CONCRETE CORNER WALL IF REQUIRED.

NOTE: THESE FOUNDATION DETAILS ARE APPLICABLE TO ALL SITES WITH A MAX FALL OF 900MM. FOR SITES WITH MORE THAN 900MM FALL FOUNDATIONS MUST BE DESIGNED TO SUIT.

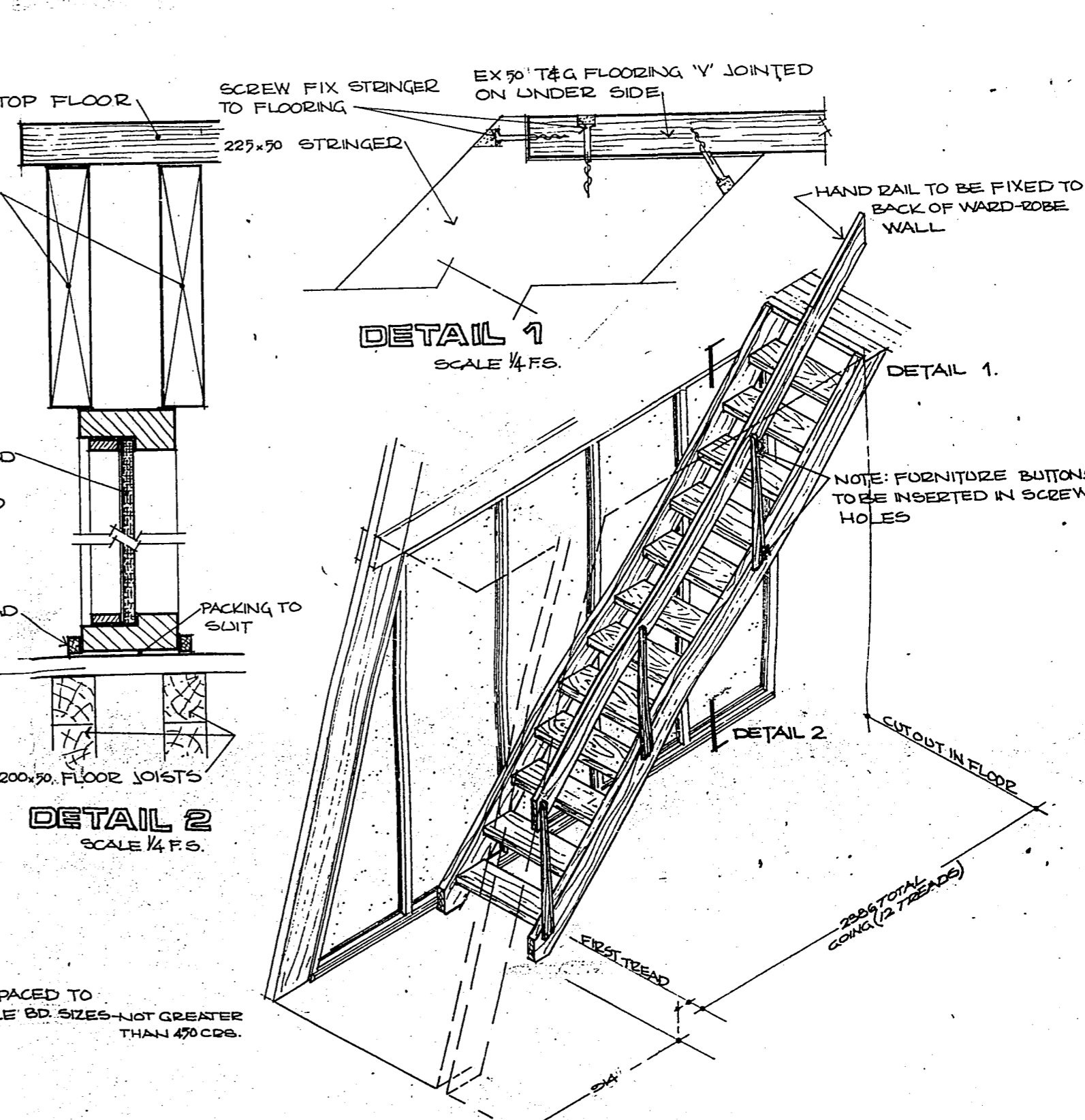
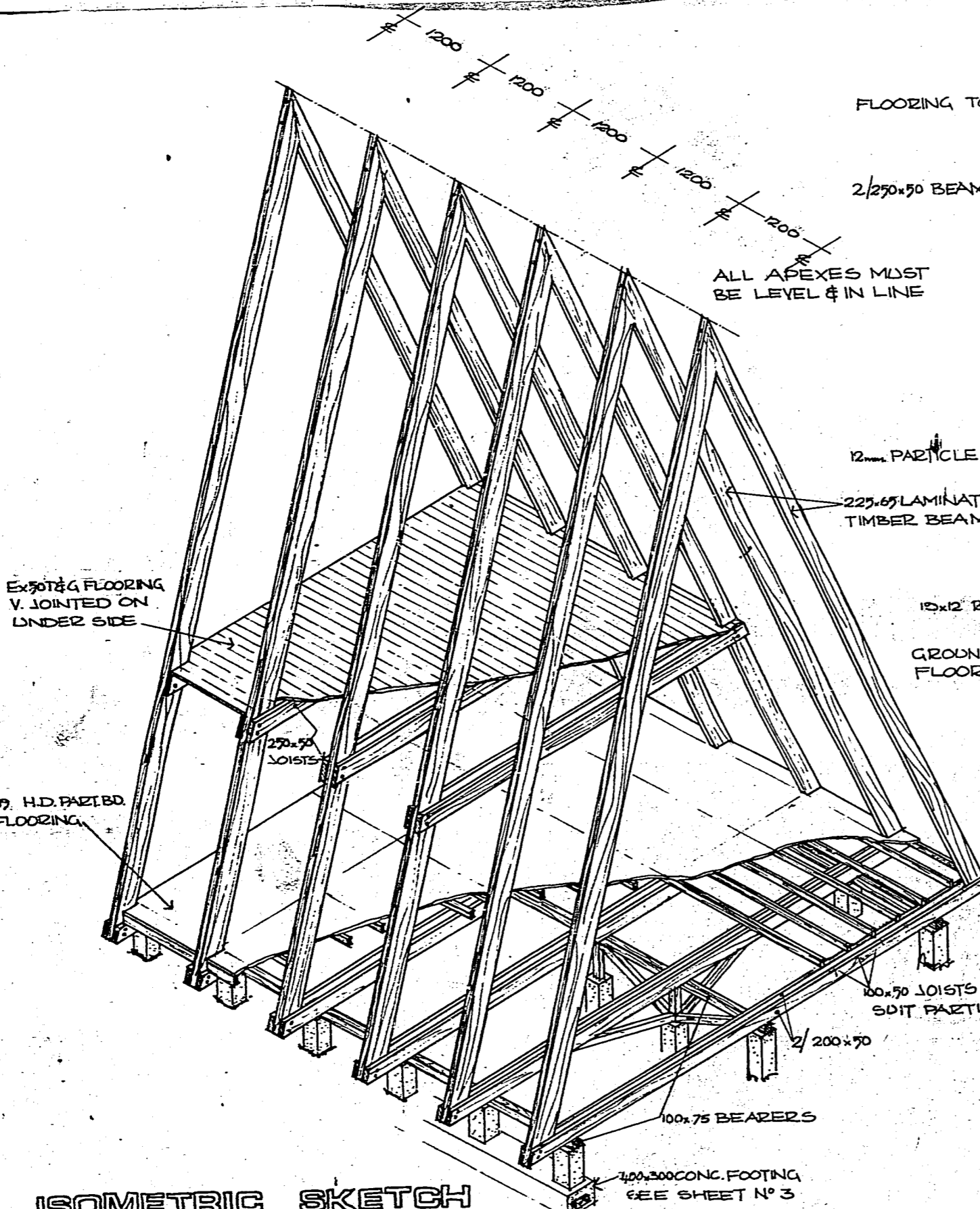
PROPOSED FOR: _____
AT LOT NO: _____
STREET NAME: _____

D.P. NO.: _____
LOCALITY: _____
LOCAL AUTHORITY: _____

SCANDINAVIAN LODGE CO. LTD.
ALLENS RD. EAST TAMAKI
P.O. BOX 51-099, PH. POP. 47-069 (5 LINES)

DATE: _____
DRAWN BY: _____
SCALES: _____

REF. NO.: _____
DWG. NO.: **3**



PROPOSED FOR: _____
AT LOT NO: _____
STREET NAME: _____

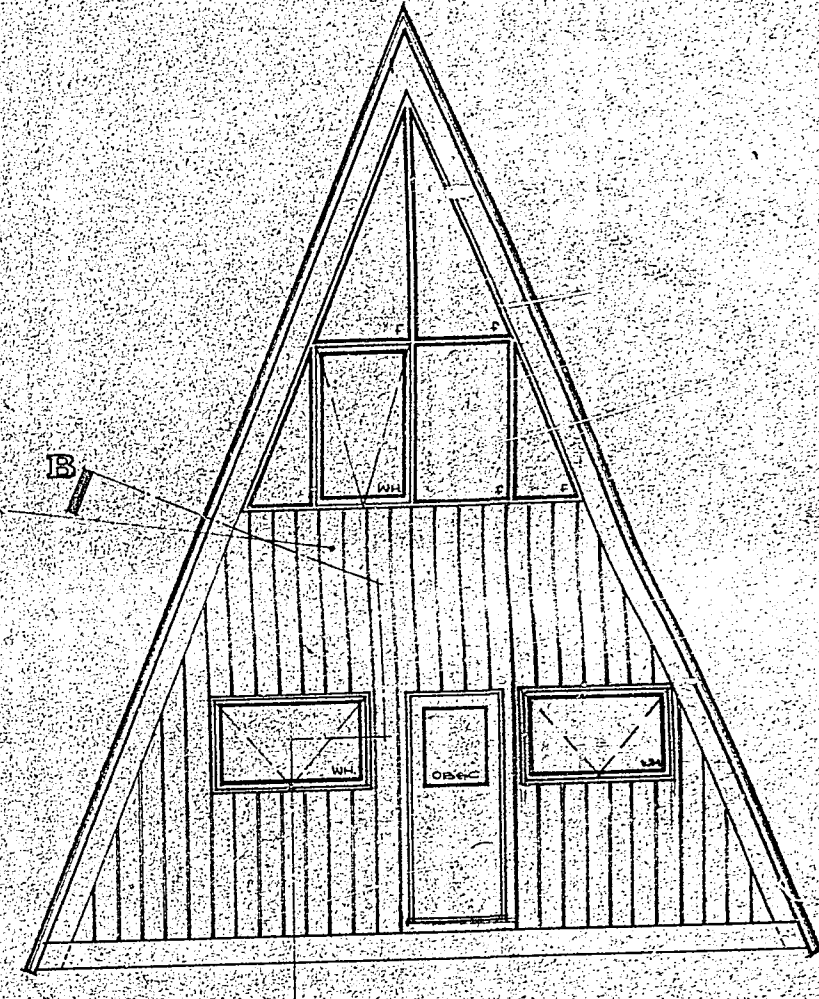
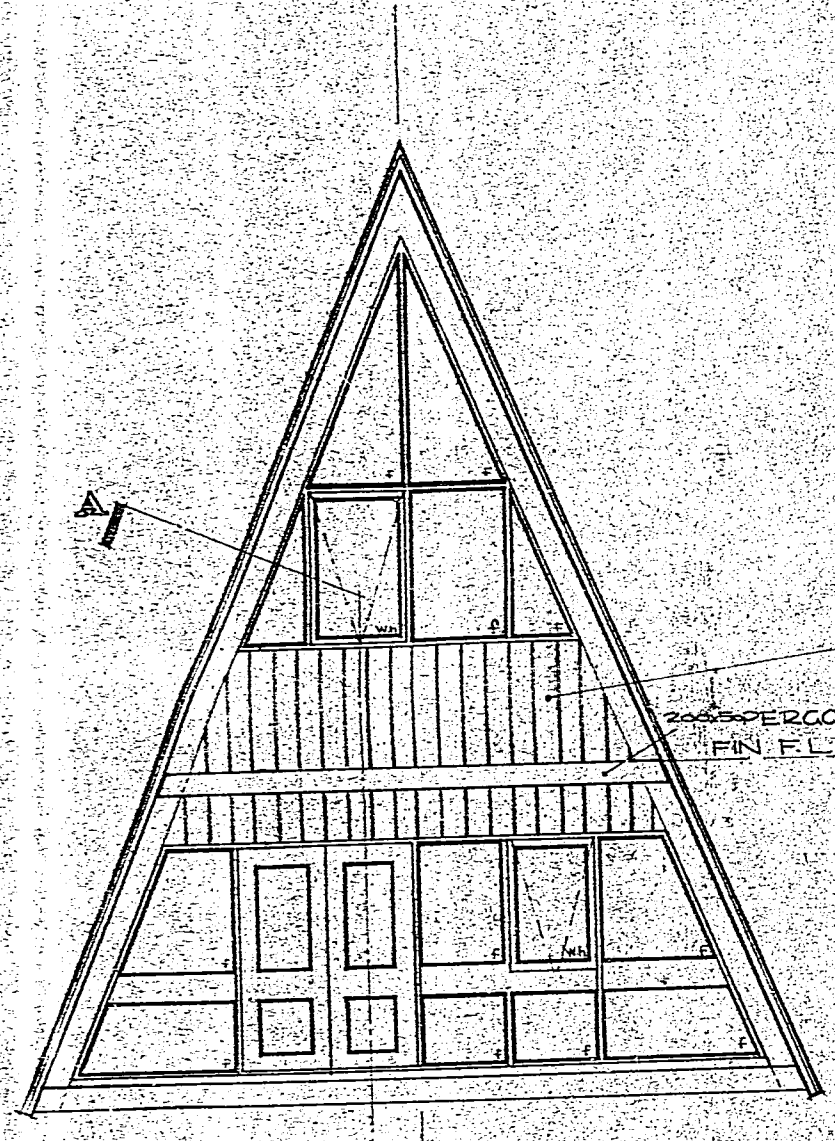
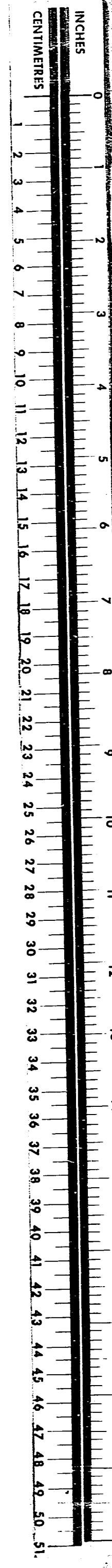
D.P. NO.: _____
LOCALITY: _____
LOCAL AUTHORITY: _____

SCANDINAVIAN LODGE CO. LTD.
ALLENS RD. EAST TAMAKI
P.O. BOX 51-099, PH. POP. 47-069 (5 LINES)

DATE: 7.3.74
DRAWN BY: M.A.C.1
SCALES: 1/4 F.S.

REF. NO.: _____
DWG. NO.: **4**

379/423/2
 7063147
 20.11.78
 4/4



15.2 VERTICAL SHIPLAP BOARDING

200 PERGOLA FIN FL.

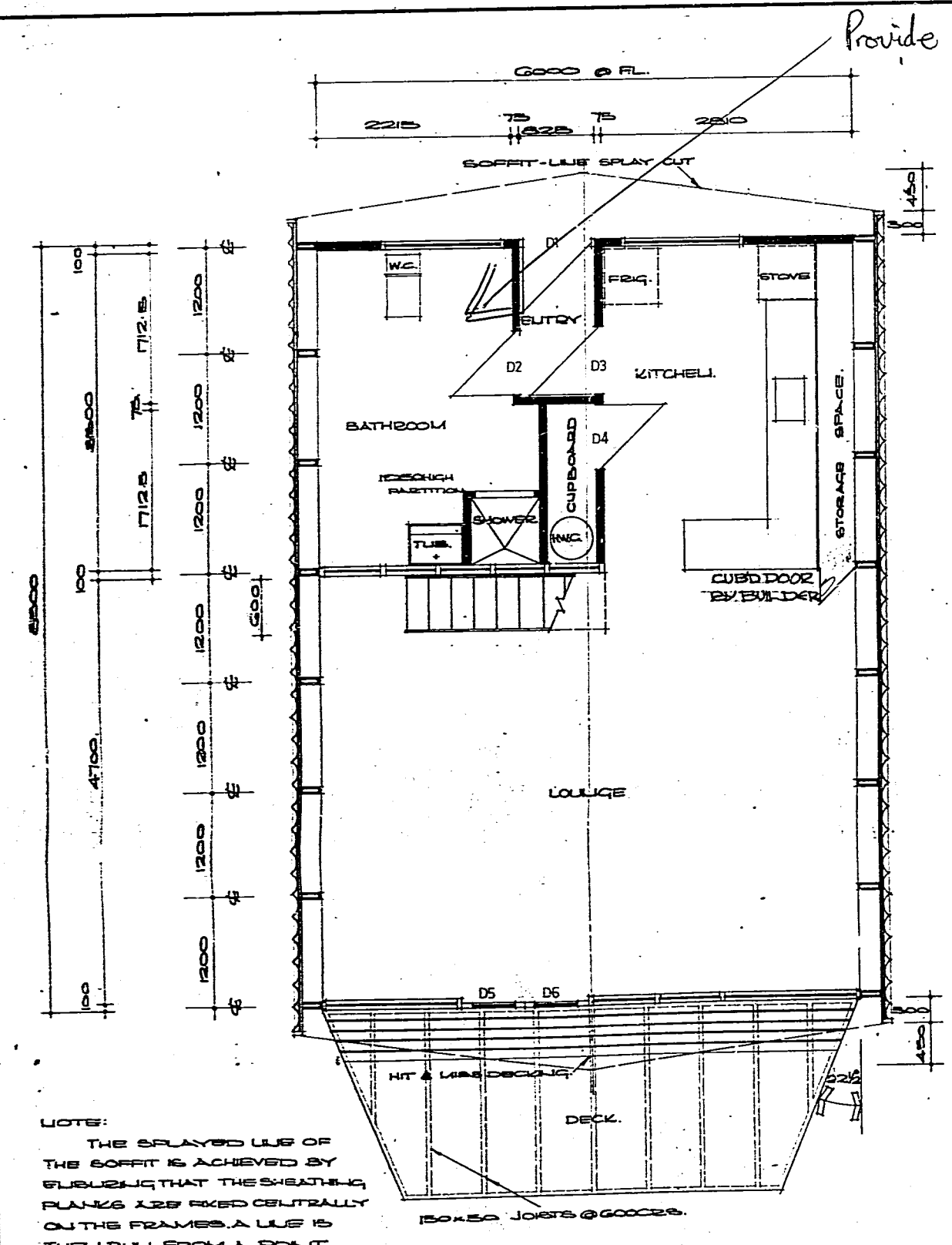
PROPOSED FOR: _____
 AT LOT NO. _____
 STREET NAME _____

D.P. NO. _____
 LOCALITY _____
 LOCAL AUTHORITY _____

SCANDINAVIAN LODGE CO. LTD.
 ALLENS RD. EAST TAMAKI
 P.O. BOX 51-099, PH. POP. 47-069 (5 LINES)

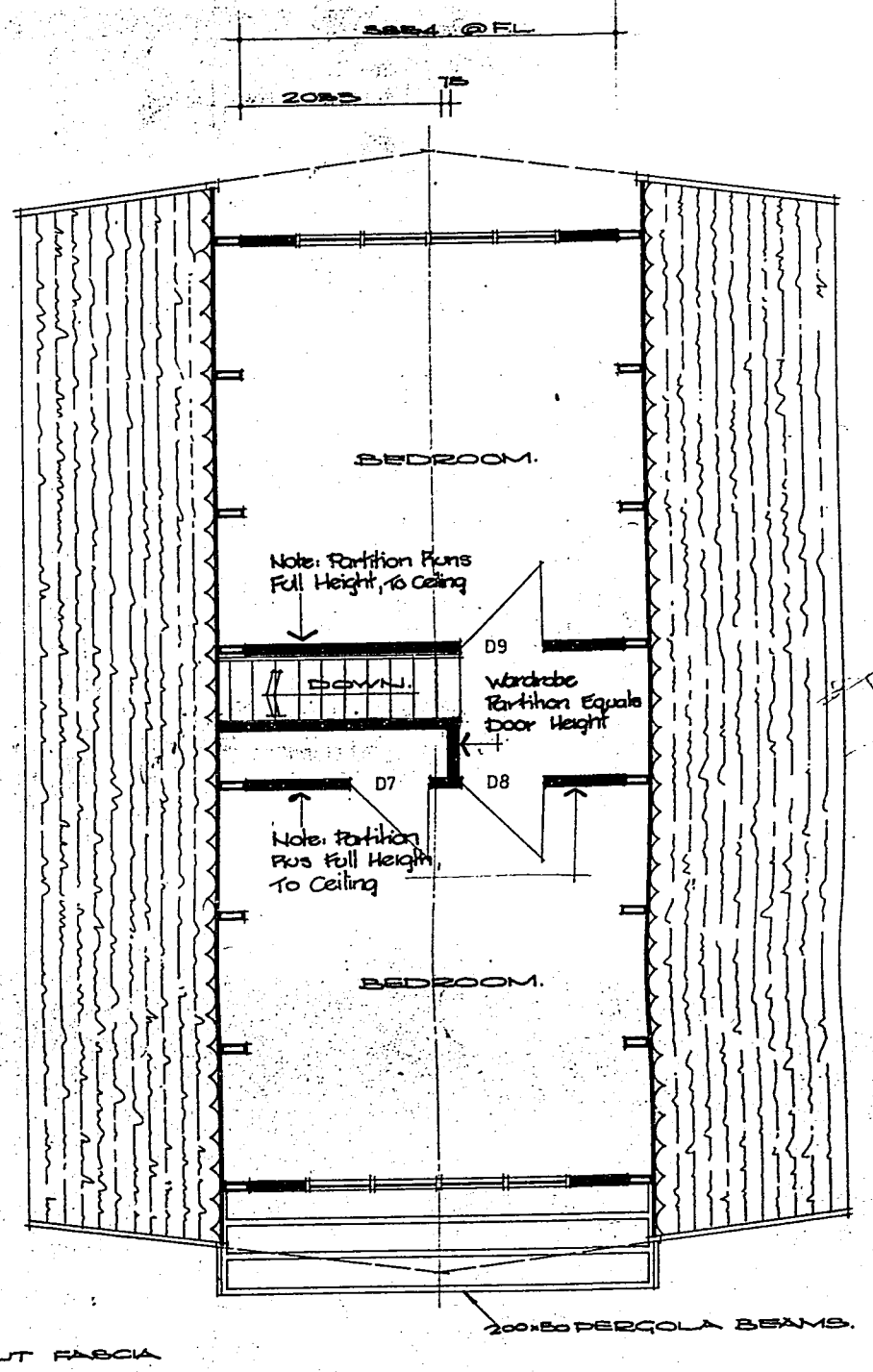
DATE: 26.2.74
 DRAWN BY: M.A.C.
 SCALES: 1/4" = 1' 0"

REF. NO. _____
 DWG. NO. 1



DOORS

DOOR	SIZE	GLAZING
1	1580x760	TEMP. HD. BD. FLUSH
2	1580x760	PAINT QUALITY FLUSH
3	1580x760	" " " " " " " "
4	1580x760	" " " " " " " "
5	1580x760	GLAZED EXTERIOR
6		PANE
7	1580x760	PAINT QUALITY FLUSH
8	1580x760	" " " " " " " "
9	1580x760	" " " " " " " "



NOTE: CHECK-OUT FASCIA BOARD TO ACCOMMODATE OUTSIDGES OF PERGOLA THEN SCREW FIX (WITH GALV. SCREWS) OUTSIDGES TO BARKING

Insulation to comply with NZS 4218 P: 1977

Plumber + Drainlayer to uplift permits from County Office prior to commencing work + discuss job with Inspector.
 P.V.C. piping is NOT to be permanently concealed.

PROPOSED FOR: _____
 AT LOT NO. _____
 STREET NAME _____

D.P. NO. _____
 LOCALITY _____
 LOCAL AUTHORITY _____

SCANDINAVIAN LODGE CO. LTD.
 ALLENS RD. EAST TAMAKI
 P.O. BOX 51-099, PH. POP. 47-069 (5 LINES)

DATE: _____
 DRAWN BY: _____
 SCALES: _____

REF. NO. _____
 DWG. NO. 2

FRANKLIN COUNTY COUNCIL

Application for Building Permit

For Office Use

Application No.
 Permit No. K000203
 Date of Permit 15-8-80

The COUNTY CLERK,
 FRANKLIN COUNTY COUNCIL,

Date 7/8/80 19

Sir,

I hereby apply for permission to Erect a Skyline Garage

(Nature of work)

at The Glade Whangarei Rd for Mr. D. Steele

(Full address)

(Owner)

according to locality plan and detailed plans, elevations, cross-sections and specifications of building deposited herewith, in duplicate.

Particulars of Land:

No. on Valuation Roll 379 | 423 | 2

Lot No.

Section No.

D.P. No.

Allotment No. Pt Allot 244 Mangataniwhiri Bk 1307/57

Length of Boundaries:

Front

Back

Sides

Area

Particulars of Building:

Foundations Concrete

Walls Galv W/bs

Roof CSI

Floor

Area of ground floor

Area of outbuildings 16.2 m²

Estimated Value:

Building \$ 1094-00

Plumbing \$

Drainage \$

TOTAL \$

Fees

\$ 12-00

\$

\$

Building Levy \$

Water Connection \$

Sewer Connection \$

Footpath Damage \$

TOTAL \$

Proposed purposes for which every part of building is to be used or occupied (describing separately each part intended for use or occupation for a separate purpose) Car Garage

Nature of ground on which building is to be placed and of the adjacent strata win

Yours faithfully,

Per Owner

(Owner's address)

ONEWHERE BUILDERS Builder

R.D.2, TUAKAU.

PHONE TUAKAU 68193

(Builder's address)

For Schedule of Fees See Back

APPROVED BY	FOR OFFICE USE ONLY		
BRDG INSP <u>[Signature]</u> <u>12.8.80</u>	BUILDING	RECEIPT NO <u>22655</u>	DATE <u>14/8/80</u>
HEALTH INSP.	PLUMBING & DRAINAGE	<u>P1</u>	<u>20</u>
T. PLANNING <u>[Signature]</u> <u>13/8/80</u>	WATER CONNECTION		
STRUCT ENG	FOOTPATH DEPOSIT		

RECEIVED: 6 Jan 2011 SCANNED: 6 Jan 2011 BOX: 13529 BATCH: 7240 DOC: WDCADOSD

SCHEDULE OF FEES

Fees payable on the issue of any Building Permit according to the estimated value of the building work:—

From \$	TO \$	\$	From \$	TO \$	\$
			14,001	16,000	90
1	400	4	16,001	18,000	100
401	600	6	18,001	20,000	110
601	800	8	20,001	25,000	125
801	1,000	10	25,001	30,000	140
1002	1,200	12	30,001	35,000	155
1201	1,400	14	35,001	40,000	170
1401	1,600	16	40,001	50,000	185
1601	1,800	18	50,001	60,000	200
1801	2,000	20	60,001	70,000	215
2001	3,000	25	70,001	80,000	230
3001	4,000	30	80,001	90,000	245
4001	5,000	35	90,001	100,000	260
5001	6,000	40	100,001	120,000	275
6001	7,000	45	120,001	140,000	290
7001	8,000	50	140,001	160,000	305
8001	9,000	55	160,001	180,000	320
9001	10,000	60	180,001	200,000	335
10,001	12,000	70	200,001	240,000	350
12,001	14,000	80	240,000	280,000	365

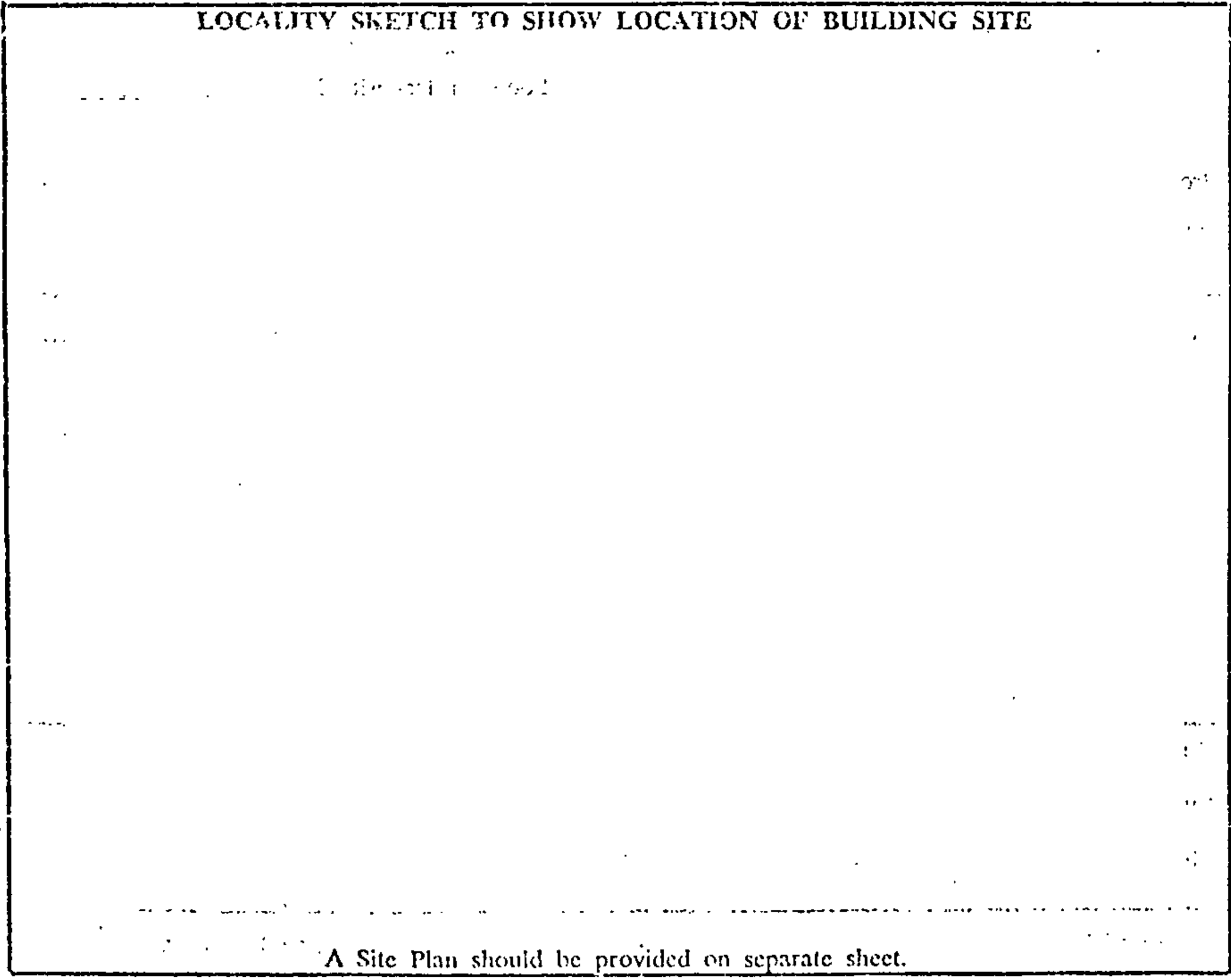
..... For every \$40,000 or part thereof in excess of \$280,000 an additional fee of \$15.00

In any dispute the Engineer shall have the absolute determination of the value of such work.

Fees payable for Special Duties:—

Nature of Duty	Fees
For inspection required in the case of proposed structural alterations before plans are submitted for approval	\$6.00
For inspecting old timber before re-using the same in a new building	\$6.00
For any inspection that may be deemed necessary in connection with any building or work in respect of which no fee has otherwise been paid	\$6.00
For searching drawings and other documents after completion of work	\$2.00
For inspecting every detached stove, furnace, oven, close fire or forge erected subsequently to the building	\$6.00

LOCALITY SKETCH TO SHOW LOCATION OF BUILDING SITE



A Site Plan should be provided on separate sheet.

*
*
*
*
*

CODE COMPLIANCE CERTIFICATE No:5206
Section 43(3), Building Act 1991

Building Consent No: 28455

OWNER : JOHN DAVID NORTH

Mailing Address: P O BOX 179, POKENO
Contact: THOMAS RUDD

Mailing Address: P O BOX 179, POKENO

Application received: 06/05/99

PROJECT LOCATION

Street Address: 331 POKENO RD, POKENO 1872

Property ID: 7128

Assessment No: 03790/423.02

Legal: PT ALLOT 244 MANGATAWHIRI PSH BLK 1 MARAMARUA SD

PROJECT

The project is for Alteration/Addns

Intended Use(s): INSTALL KENT EUROFIRE SOLID FUEL F/STANDING F/PLACE

Intended life: Indefinite but not less than 50 years

COUNCIL CHARGES

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

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

Signed for and on behalf of the Council:

Name: [Signature]

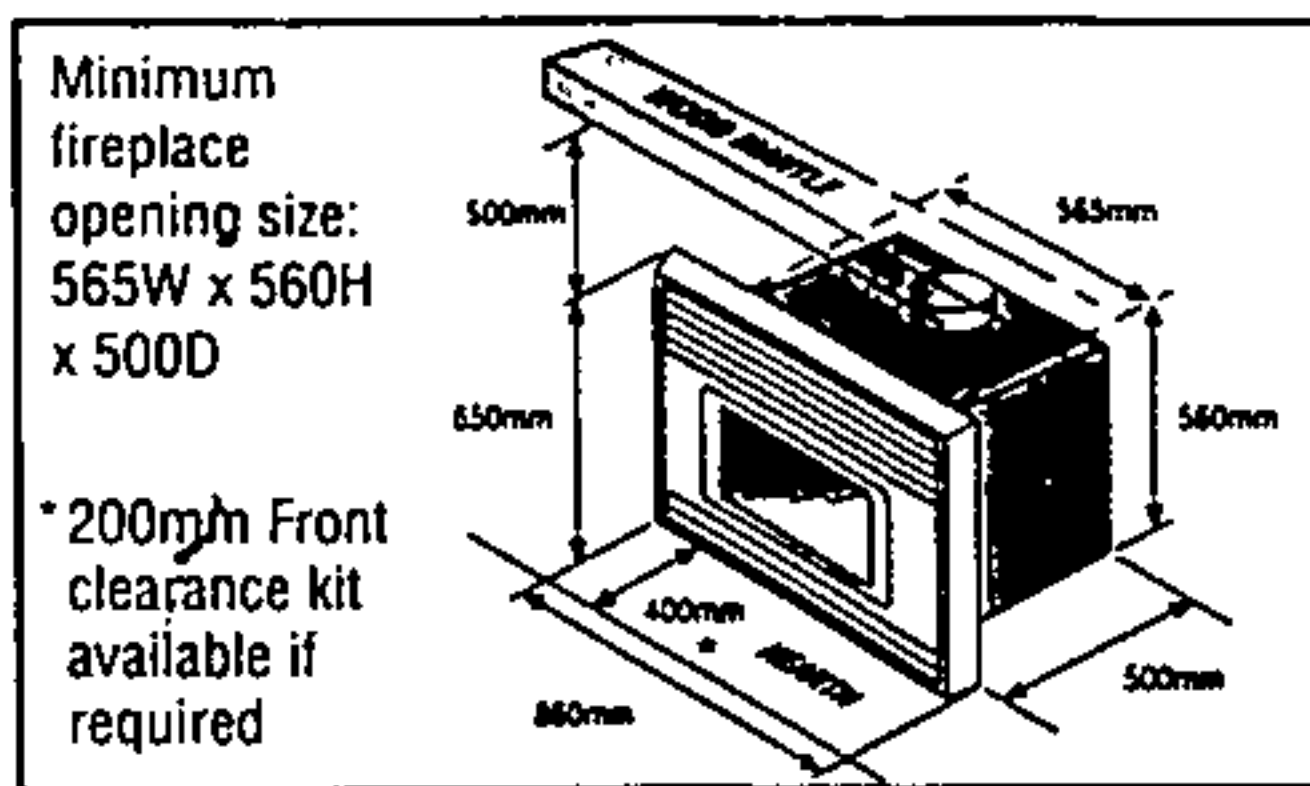
Position: Clerk

Date: 7/7/99

FINAL CODE COMPLIANCE CERTIFICATE: 5206

INSTALLATION CLEARANCES

IN-BUILT MODEL



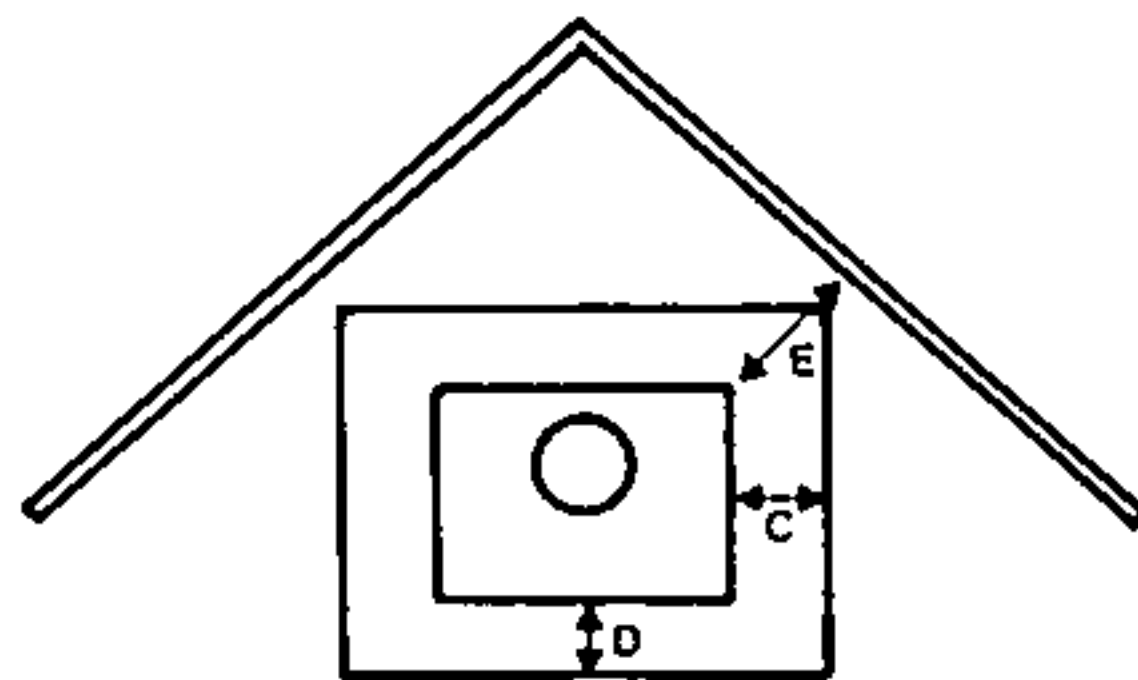
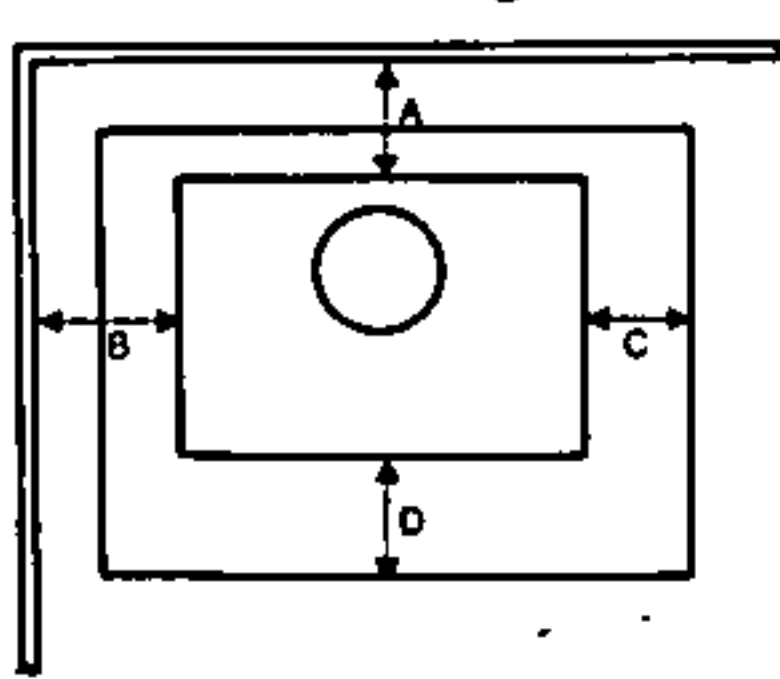
FREE STANDING MODELS

WITHOUT FLUE SHIELD

WITH FLUE SHIELD

	A	B	C	D*	E	A	B	C	D*	E
SPECTRA	350	350	110	200	250	175	300	110	200	50
TILEFIRE	400	450	130	200	300	100	400	130	200	50
FIORINZI	375	300	110	365	225	75	200	110	365	50
FIAMMA	375	300	110	200	225	75	200	110	200	50
SHERWOOD	425	550	130	450	400	125	500	130	450	175
LOGGER	400	550	255	400	480	250	550	255	400	320
EUROFIRE	375	300	110	200	225	75	200	110	200	50
MULTIFUEL	550	425	110	400	400	175	350	110	400	100
VISTA	550	400	110	400	350	175	300	110	400	100
COMBI	550	400	110	400	350	175	300	110	400	100

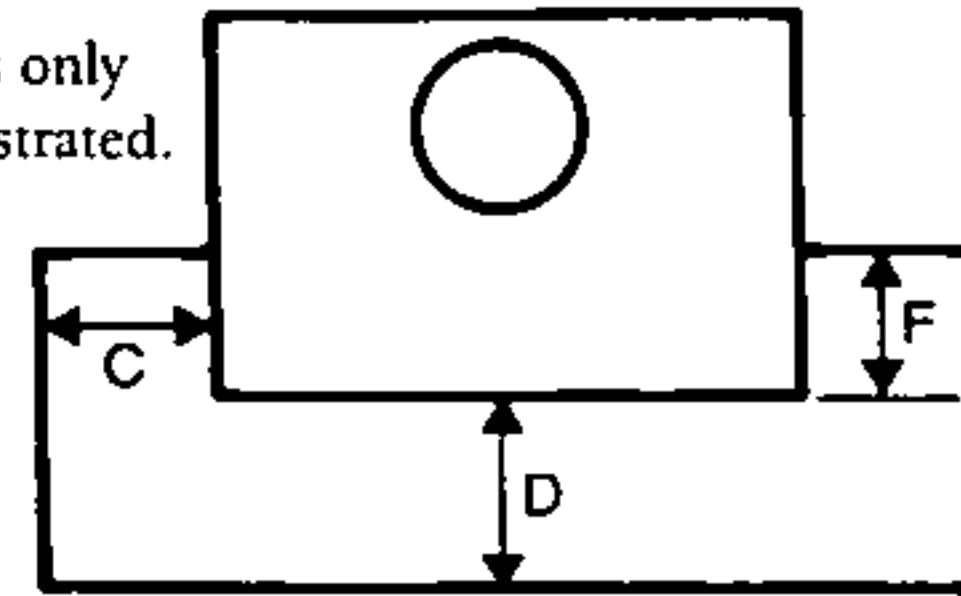
*Measured from glass door



EUROFIRE

Note: Eurofire requires only an "ash hearth" as illustrated. It is not necessary for this hearth to extend underneath the fire.

F = 200mm



KENT SPECIFICATIONS

SPECIFICATIONS	SPECTRA CLEAN AIR	TILEFIRE CLEAN AIR	FIORINZI CLEAN AIR	FIAMMA CLEAN AIR	SHERWOOD CLEAN AIR	EUROFIRE CLEAN AIR	LOGFIRE CLEAN AIR	MULTI FUEL	VISTA	COMBI
Flue Diameter (mm)	150	150	150	150	150	150	150	150	150	150
Height (mm)	645	660	515	635	660	765	560 (fire) 650 (fascia)	690	540	600
Width (mm)	645	530	615	615	525 (body) 550 (top)	615	565 (fire) 860 (fascia)	645	645	645
Depth (mm)	500	710	510	510	710	435	500	470	470	470
Max Output (up to)(kw)	15	17	10	10	17	10	17	35c/19w	16	16
Shipping Weight (kg)	106	120	66	72	125	75	106	144	108	108
Max. Log Size (mm)	400	420	370	370	420	370	420	480	480	480
Firebox Volume (litres)	46	51	34	34	51	34	51	31	42	42
Emission Level (g/kg)	5.45	3.1	5.3	5.3	3.1	5.3	2.2	-	-	-

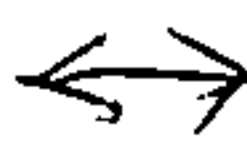
*Kevin
Walton 10425
Te Kōwhiri*

It is Not Possible To Make 3mtrs
From Ridge And Not PRACTICAL To go
Above Ridge.
H Top cowl is Proposed

A FRAME Construction



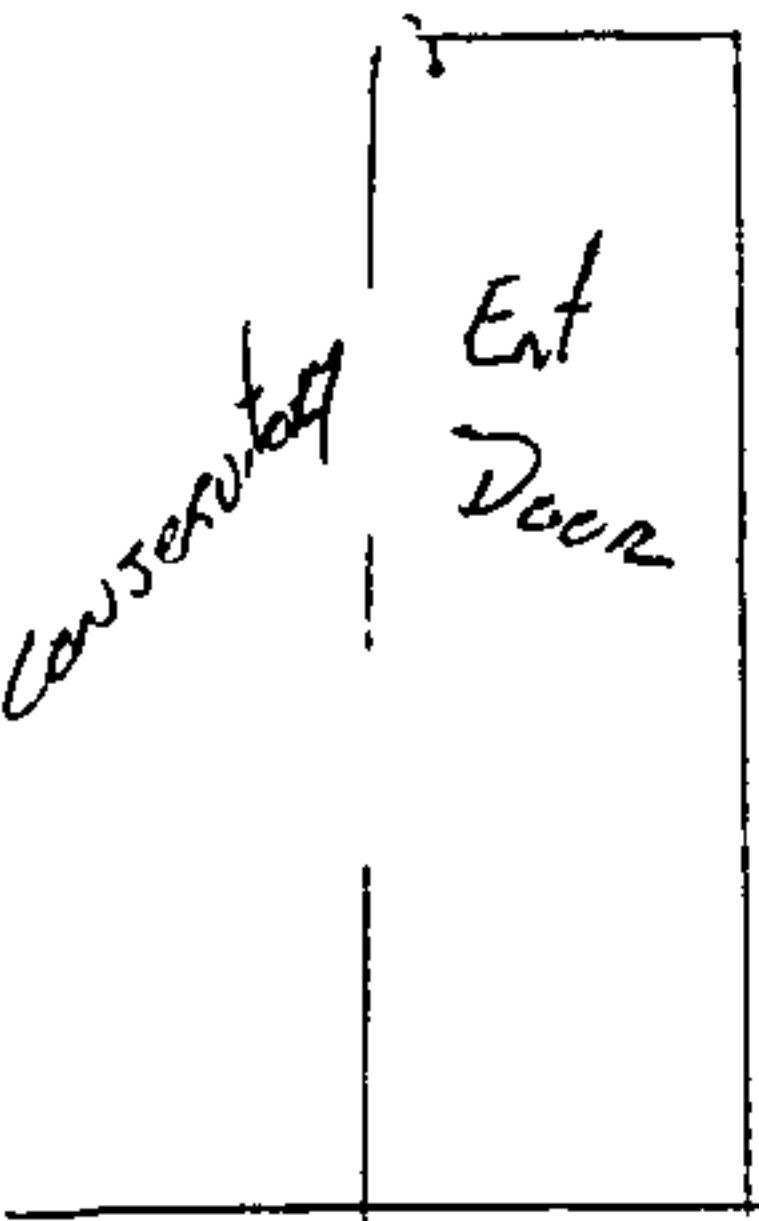
QUESTIONABLE AREA



WOOD LINING

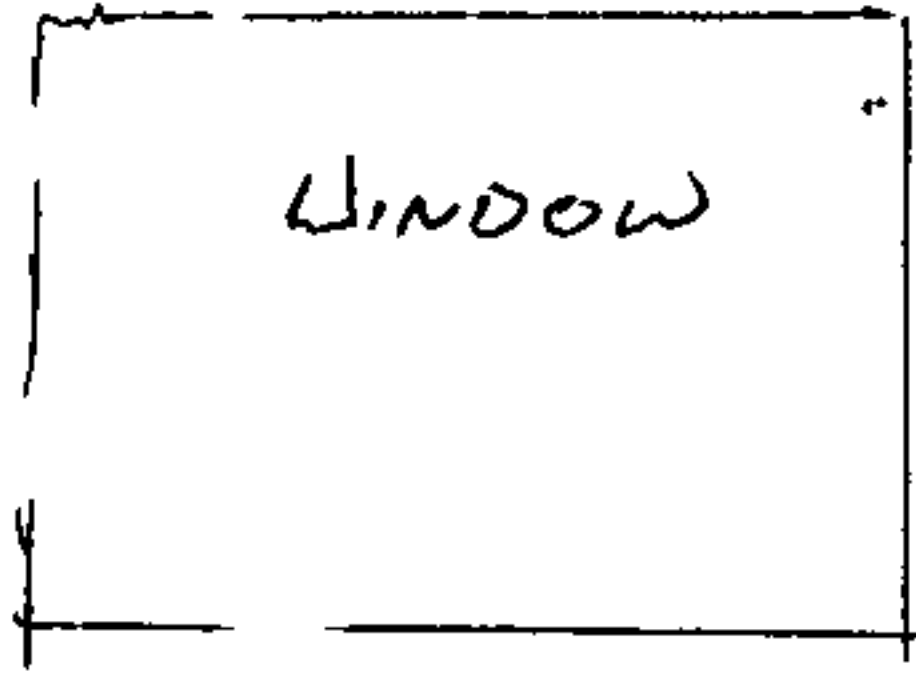
LIVING AREA

WOOD FLOOR

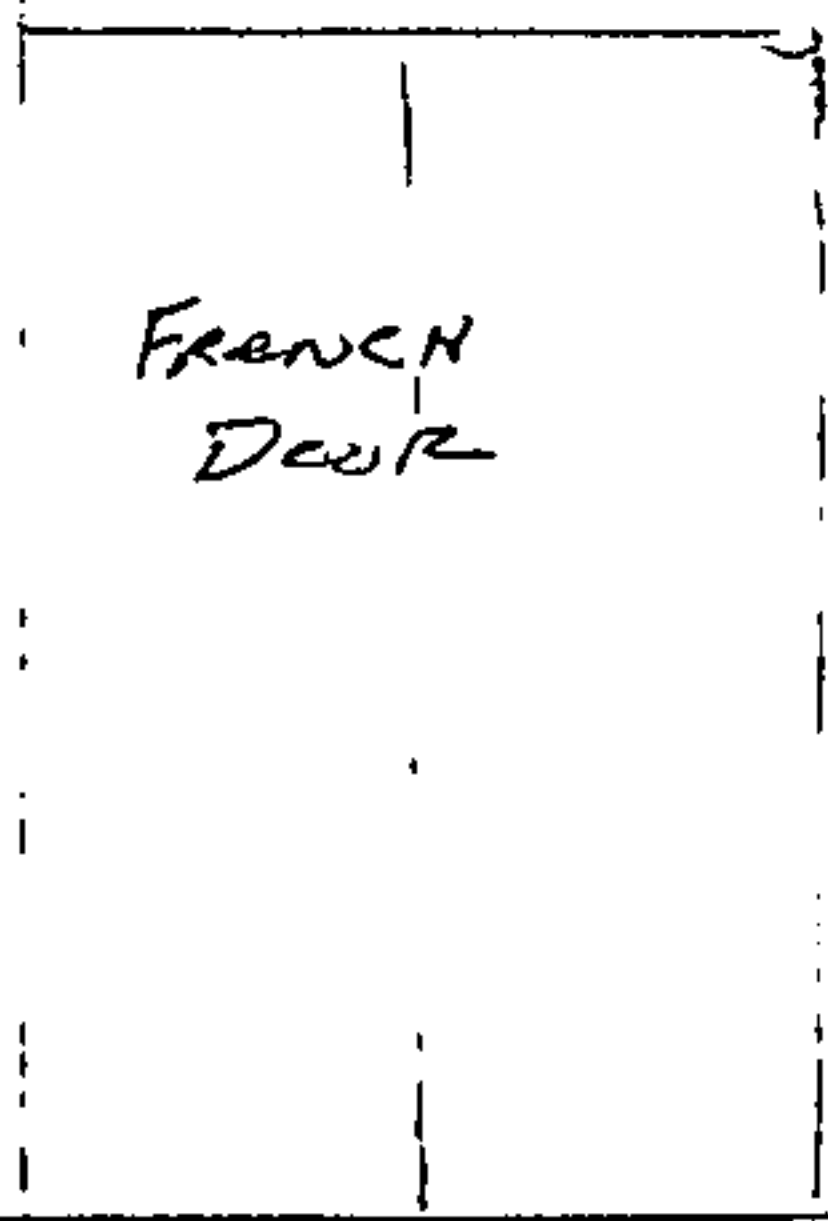


Ent Door

Conservatory



WINDOW



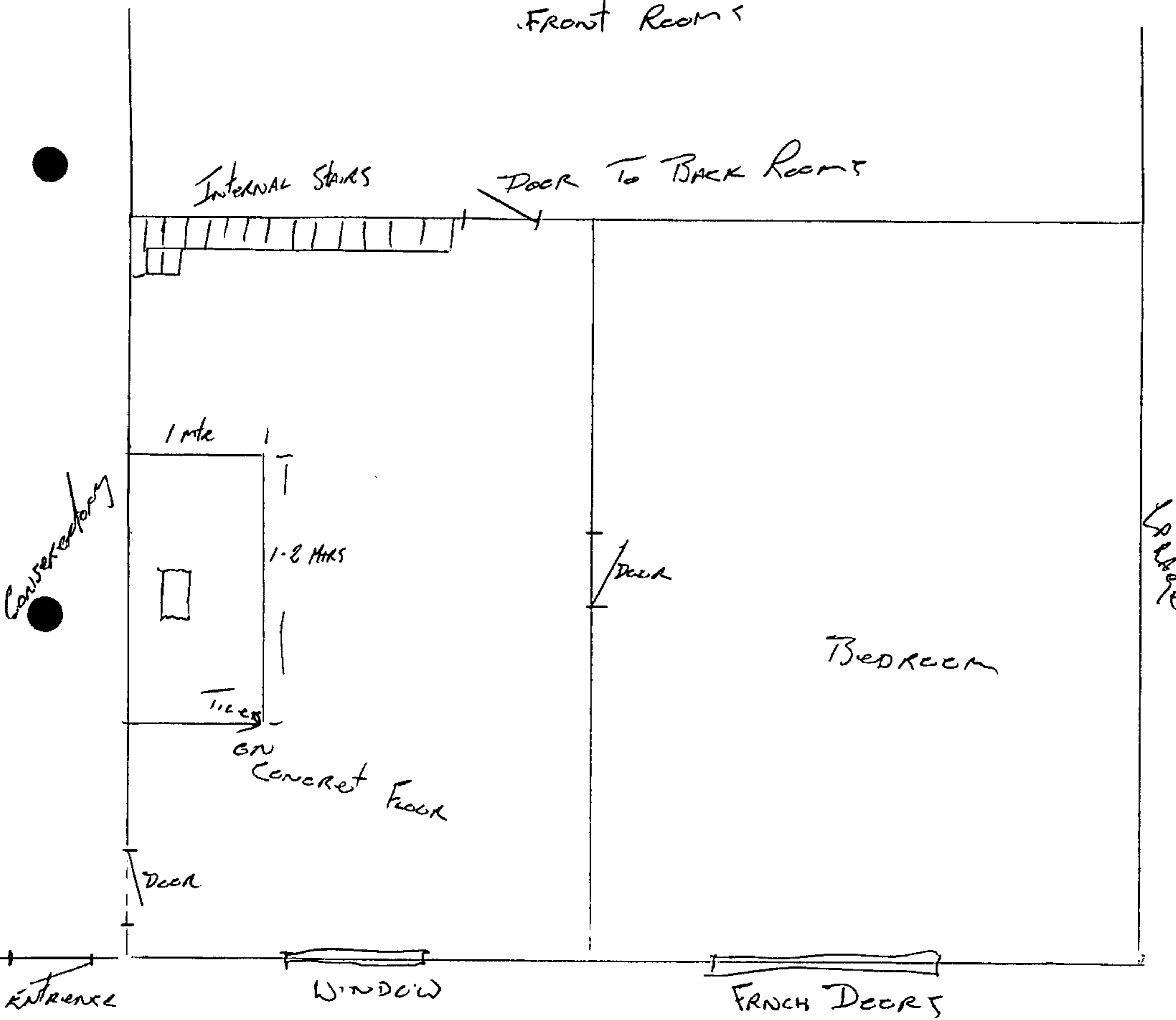
FRENCH DOOR

CARAGE

Proposed Fire Position

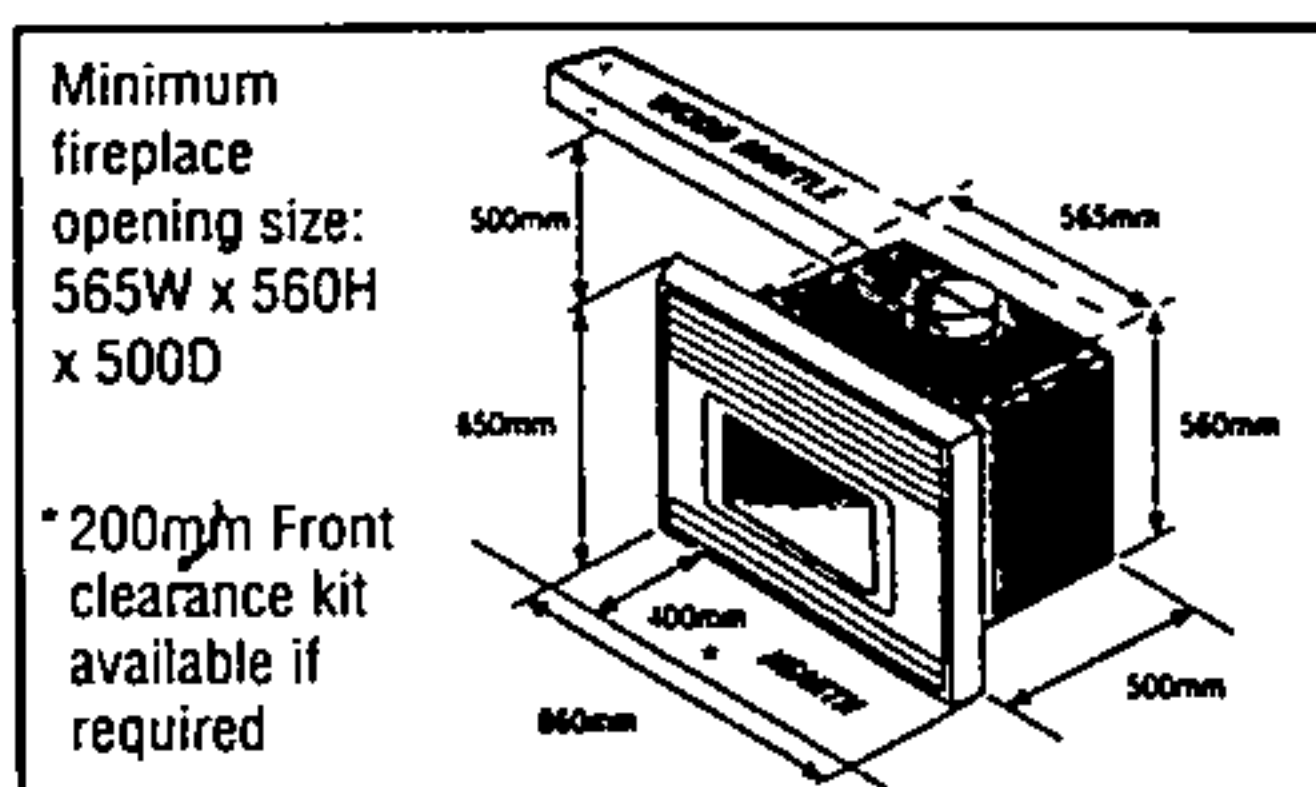
All Lower Level WALLS
CONCRETE BLOCK ON CONCRETE FLOOR

Lower Level Floor Plan Front Rooms



INSTALLATION CLEARANCES

IN-BUILT MODEL



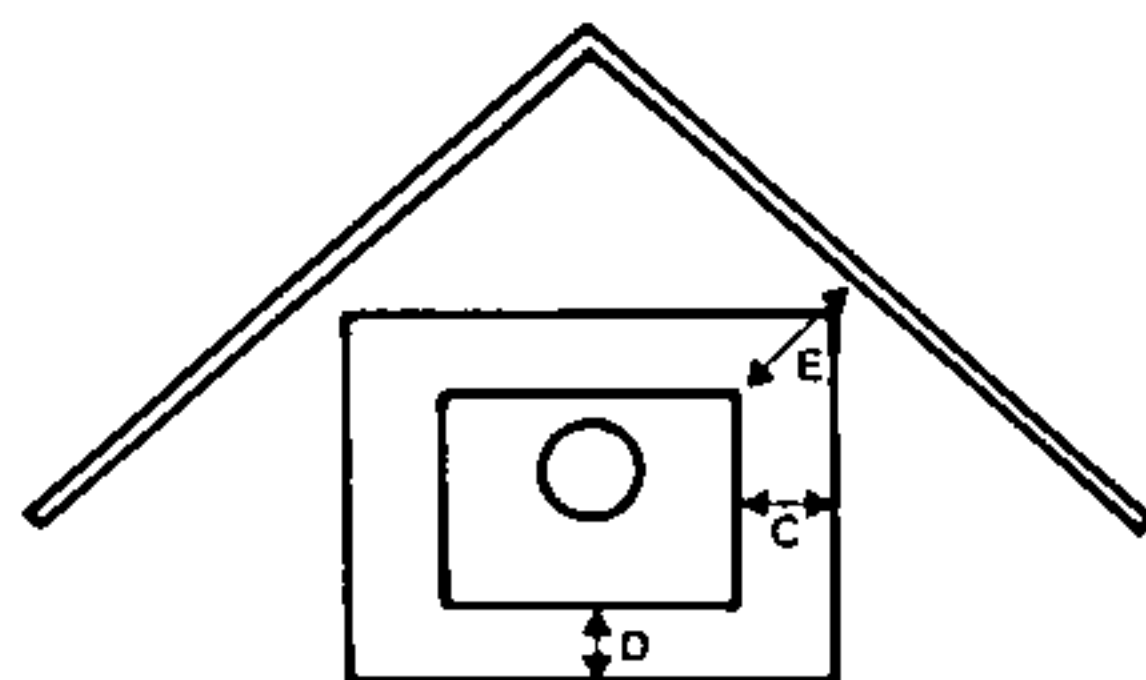
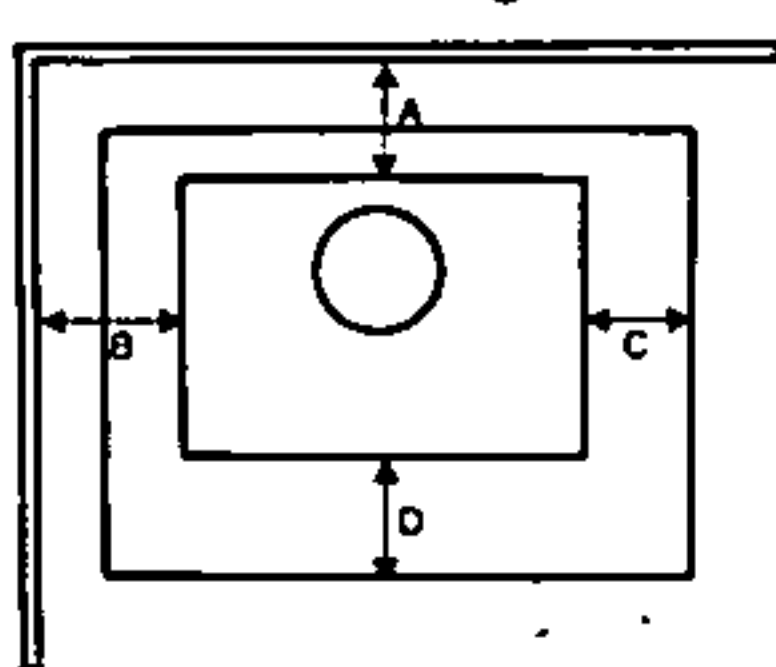
FREE STANDING MODELS

WITHOUT FLUE SHIELD

WITH FLUE SHIELD

	A	B	C	D*	E	A	B	C	D*	E
SPECTRA	350	350	110	200	250	175	300	110	200	50
TILEFIRE	400	450	130	200	300	100	400	130	200	50
FIORENZI	375	300	110	365	225	75	200	110	365	50
FIAMMA	375	300	110	200	225	75	200	110	200	50
SHERWOOD	425	550	130	450	400	125	500	130	450	175
LOGGER	400	550	255	400	480	250	550	255	400	320
EUROFIRE	375	300	110	200	225	75	200	110	200	50
MULTIFUEL	550	425	110	400	400	175	350	110	400	100
VISTA	550	400	110	400	350	175	300	110	400	100
COMBI	550	400	110	400	350	175	300	110	400	100

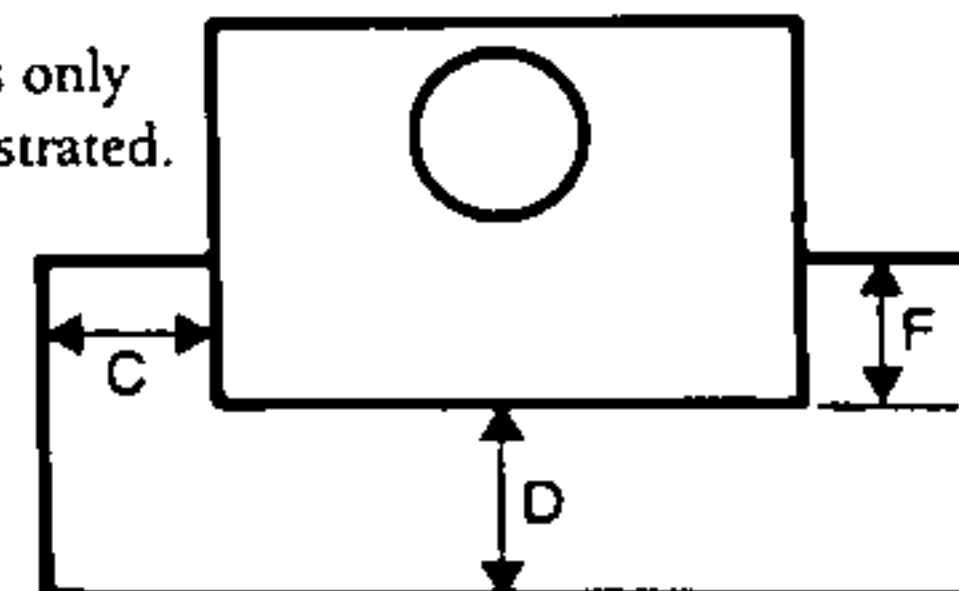
*Measured from glass door



EUROFIRE

Note: Eurofire requires only an "ash hearth" as illustrated. It is not necessary for this hearth to extend underneath the fire.

F = 200mm



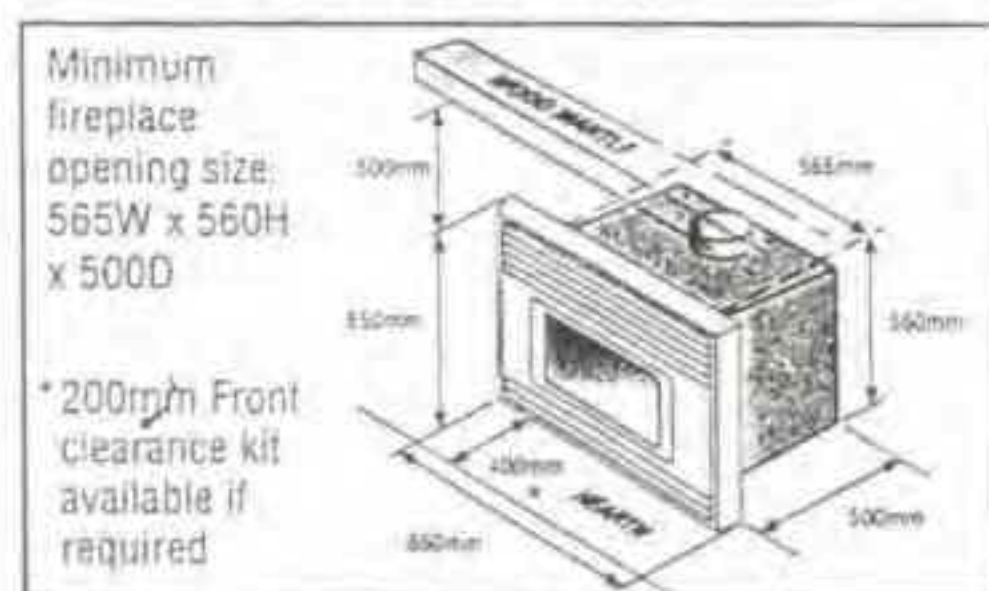
KENT SPECIFICATIONS

SPECIFICATIONS	SPECTRA CLEAN AIR	TILEFIRE CLEAN AIR	FIORENZI CLEAN AIR	FIAMMA CLEAN AIR	SHERWOOD CLEAN AIR	EUROFIRE CLEAN AIR	LOGFIRE CLEAN AIR	MULTI FUEL	VISTA	COMBI
Flue Diameter (mm)	150	150	150	150	150	150	150	150	150	150
Height (mm)	645	660	515	635	660	765	560 (fire) 650 (fascia)	690	540	600
Width (mm)	645	530	615	615	525 (body) 550 (top)	615	565 (fire) 860 (fascia)	645	645	645
Depth (mm)	500	710	510	510	710	435	500	470	470	470
Max Output (up to)(kw)	15	17	10	10	17	10	17	35c/19w	16	16
Shipping Weight (kg)	106	120	66	72	125	75	106	144	108	108
Max. Log Size (mm)	400	420	370	370	420	370	420	480	480	480
Firebox Volume (litres)	46	51	34	34	51	34	51	31	42	42
Emission Level (g/kg)	5.45	3.1	5.3	5.3	3.1	5.3	2.2	-	-	-

*Kent
W. 1300 10425
Te Kōwhiri*

INSTALLATION CLEARANCES

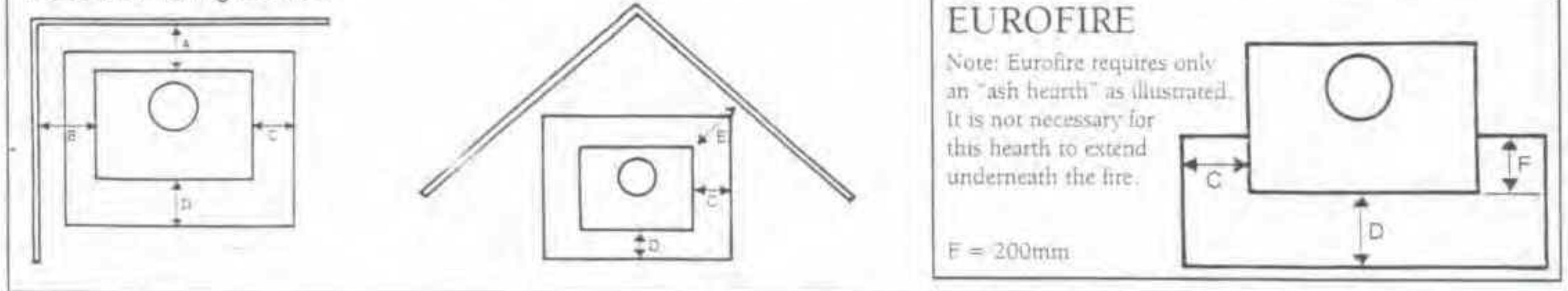
IN-BUILT MODEL



FREE STANDING MODELS

	WITHOUT FLUE SHIELD					WITH FLUE SHIELD				
	A	B	C	D*	E	A	B	C	D*	E
SPECTRA	350	350	110	200	250	175	300	110	200	50
TILEFIRE	400	450	130	200	300	100	400	130	200	50
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SHERWOOD	425	550	130	450	400	125	500	130	450	175
LOGGER	400	550	255	400	480	250	550	255	400	320
EUROFIRE	375	300	110	200	225	75	200	110	200	50
MULTIFUEL	550	425	110	400	400	175	350	110	400	100
VISTA	550	400	110	400	350	175	300	110	400	100
COMBI	550	400	110	400	350	175	300	110	400	100

*Measured from glass door



KENT SPECIFICATIONS

SPECIFICATIONS	SPECTRA CLEAN AIR	TILEFIRE CLEAN AIR	FIorenZI CLEAN AIR	FIAMMA CLEAN AIR	SHERWOOD CLEAN AIR	EUROFIRE CLEAN AIR	LOGFIRE CLEAN AIR	MULTI FUEL	VISTA	COMBI
Flue Diameter (mm)	150	150	150	150	150	150	150	150	150	150
Height (mm)	645	660	515	635	660	765	560 (fire) 650 (fascia)	690	540	600
Width (mm)	645	530	615	615	525 (body) 550 (top)	615	565 (fire) 860 (fascia)	645	645	645
Depth (mm)	500	710	510	510	710	435	500	470	470	470
Max Output (up to) (kw)	15	17	10	10	17	10	17	35c/19w	16	16
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Emission Level (g/kg)	5.45	3.1	5.3	5.3	3.1	5.3	2.2	-	-	-

*Kent
W. 10425
13
Tel...*



Franklin
DISTRICT COUNCIL



APPLICATION FOR BUILDING CONSENT
(Section 33 Building Act 1991)
(for FREE STANDING FIRE PLACES only - max value: \$5,000.00)

PART A: General

(Complete Part A in all cases - Tick each applicable box and attach relevant documents in duplicate)

Applicant

(Under section 30 of the Building Act 1991, the applicant must be the owner of the land on which building work is contemplated or a person who, or which, has agreed in writing, whether conditionally or unconditionally, to purchase the land or any leasehold estate or interest in the land, or to take a lease of the land, while the agreement remains in force).

Owner's Surname NORTH Forename(s) JOHN

Owner's Mailing Address: P.O. Box 179

Contact Name & address (print name and position)

Telephone No 2368238 Fax No _____ Position OWNER

Project

New Building Relocated Building Plumbing/Drainage only

Alteration Additions Electrical/Gas only

Intended Uses: Free Standing Fire

Intended Life : Indefinite but not less than 50 years or Specified as _____ years

Demolition Being stage _____ of an intended _____ stages

Estimated value (inclusive of GST) \$ 2000.00

Other consents currently being sought for this property: Crosslease Unit title Subdivision Other

Project Location

Street Address (if any) _____

Legal description (as shown on certificate of title or rates notice)
PK 6750.440

Valuation No 03790423-02 Lot No DP 7128 (SERIAL NO) Section _____

Block PT Lot Survey District 244 Manuka PSH TSIOCK 1 Site Area (m2) MARAMARUA SD

For Office Use Only:

Received (Date) 4/5/99

PIM Application Fee (82115/606) \$ 20.00

Consent Application Fee (82125/606) \$ 63.00

Code Compliance Cert (82126/606) \$ 20.00

Total Payable on lodgement \$ 103.00

Application No PIM 28454 Receipt No 1374467

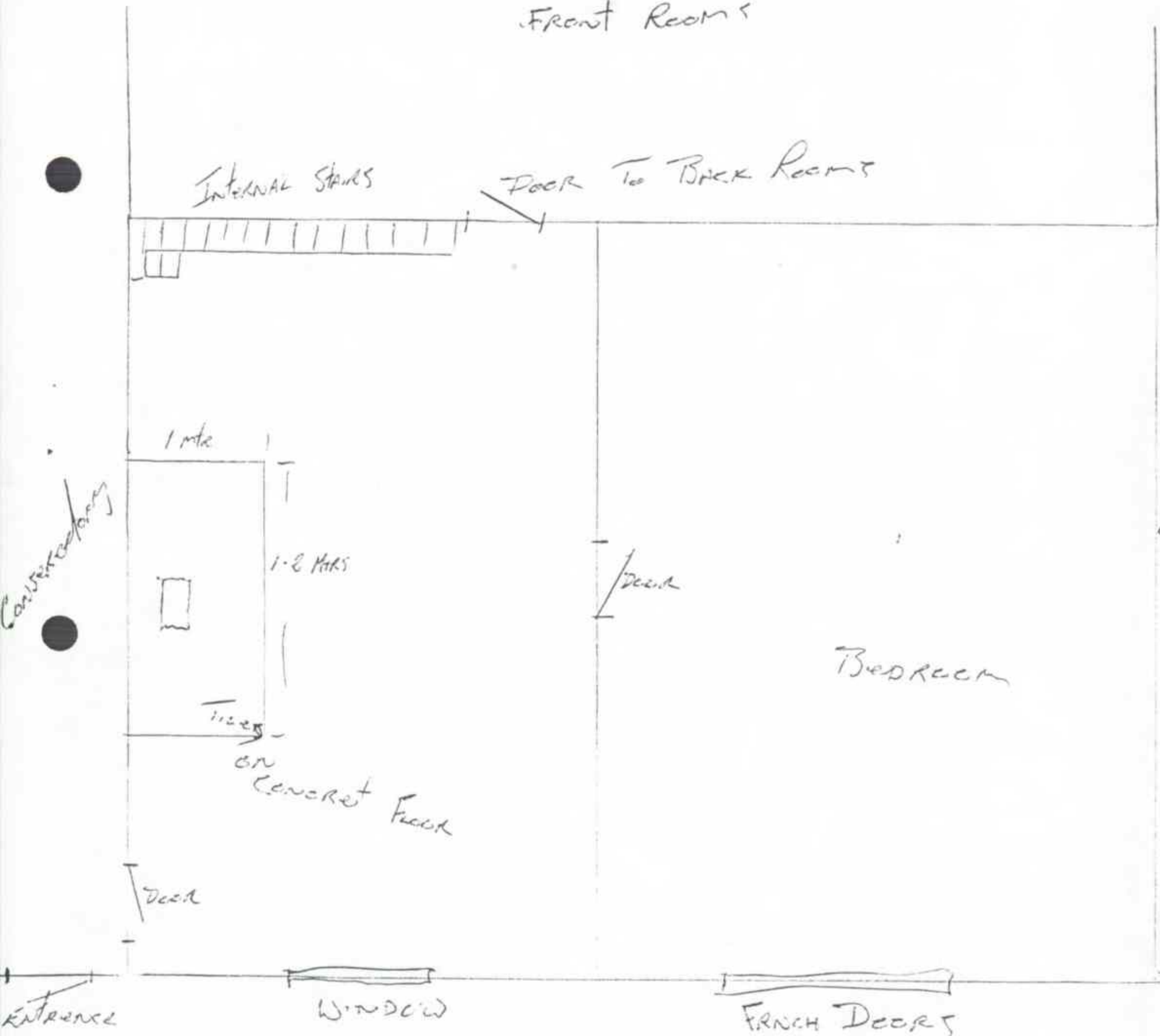
Applicant's ID BC 28455 Property ID _____

Vetted and suitable for acceptance
Building Consent Officer
PK

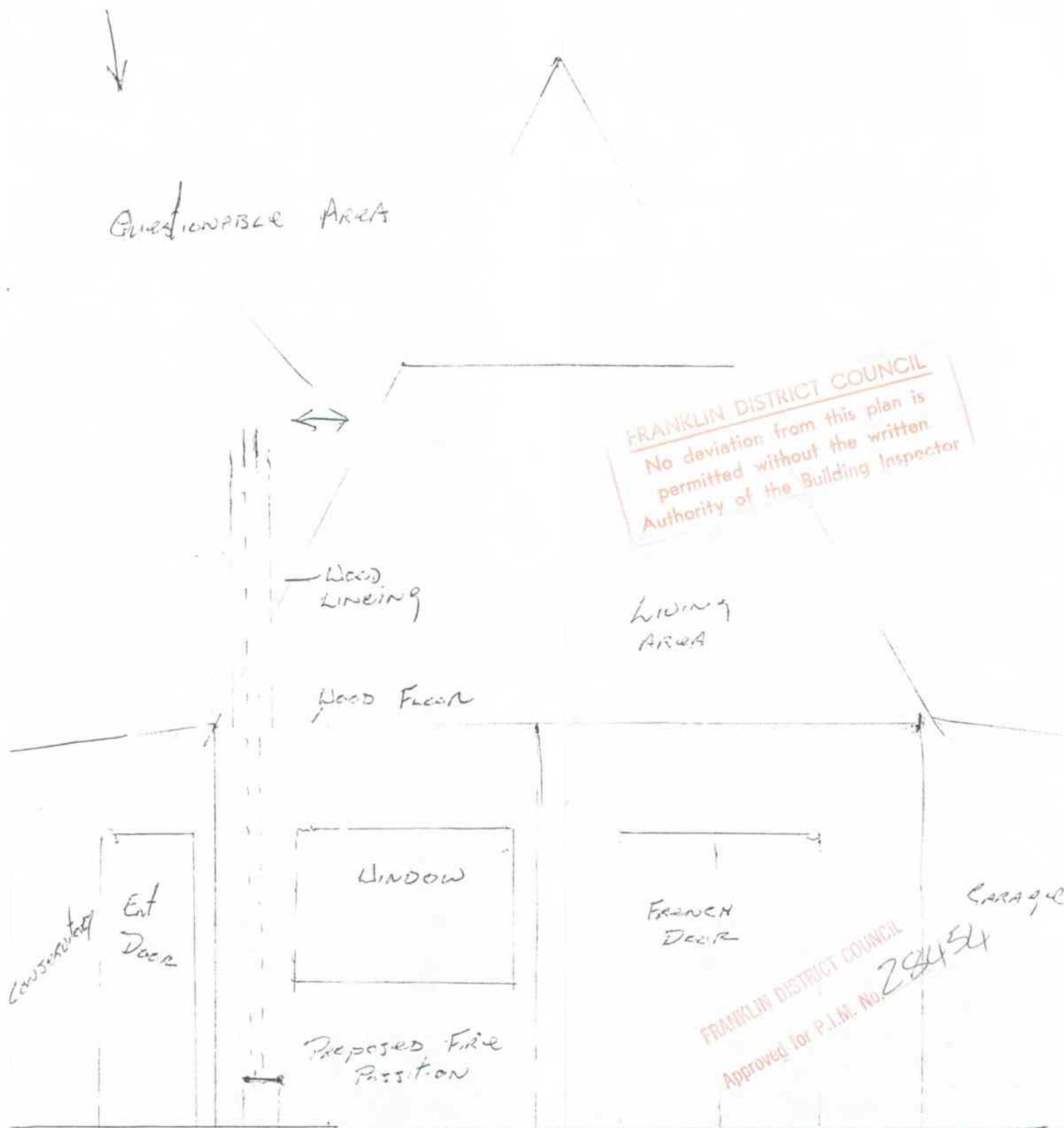
It is Not Possible To Make 3mtrs
From Ridge And Not Practical To go
Above Ridge.
H Top wall is Proposed

A Frame construction

Lower Level Floor Plan
Front Rooms



QUESTIONABLE AREA



All Lower Level Walls
Concrete Block on Concrete Fc

3790/423.02



PRODUCER STATEMENT - CONSTRUCTION REVIEW

FIRE APPLIANCE

Building Consent No: 28455

To the Franklin District Council, Private Bag 5, Pukekohe,

In respect of the fire appliance installation at Pokeno Rd

Pokeno (address)

for: John David North (owner)

I hereby state that I have personally installed the fire appliance authorised by the building consent numbered above, in accordance with the Building Industry Authority approved documents' acceptable solution C1/AS1, NZS 7421:1990 and by following the manufacturer's instructions. On these grounds, I believe the installation complies with Clause C1-Outbreak of Fire, of the Building Regulations 1992.

I understand that the Franklin District Council in accepting this producer statement will be relying on it to issue a building code compliance certificate at the completion of the building work.

This statement is issued by: Thomas Rudd (full name), a fire appliance installer having a \$200,000 minimum value professional indemnity insurance.

Signature of installer: [Handwritten Signature]

Date: 5/7/99

*
*
*
*
*

Building Consent No:28455
Section 35, Building Act 1991

Issued:13May99

CONTACT : THOMAS RUDD
P O BOX 179
POKENO

OWNER : JOHN DAVID NORTH
P O BOX 179
POKENO

Application received: 06May99

PROJECT LOCATION

Street Address: POKENO RD, POKENO 1872
Property ID:
Assessment No: 03790/423.02
Legal: LOT 244 UN

PROJECT

The project is for Alteration/Addns
Intended Use(s): INSTALL KENT EUROFIRE SOLID FUEL F/STANDING F/PLACE
Intended life: Indefinite but not less than 50 years
Value of Work: \$2,000.00

COUNCIL CHARGES

The Council's total charges payable on the uplifting of this
building consent in accordance with the attached details,
are: \$0.00

Receipt number: 1374467 Date: 06May99 Amount: \$88.00

This building consent is a consent under the Building Act 1991 to undertake building work in accordance with the attached plans and specifications and with any condition defined so as to comply with the provisions of the building code; such work to be subject to inspection at any time during progress and to be carried out in strict conformity with this consent and the requirements of the Building Code.

IMPORTANT - YOU ARE FULLY RESPONSIBLE for any damage done to any works such as telephone cables, power cables, water mains, gas mains, sewers, pipes, footpaths, curbing, roads or other services.

An amendment to this building consent shall be applied for whenever building work has been or is intended to be carried out otherwise than in accordance with this building consent when such work affects or could affect compliance with the building code.

The issue of this building consent does not relieve the owner of the building or proposed building to which this building consent relates of any duty or responsibility under any other Act relating to or affecting the building or proposed building; or 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. Examples would be the Resource Management Act 1991 and the Historic Places Act 1993. The latter prohibits the modification, damage or destruction of any archaeological deposit that is registered or not. It is important therefore that if any archaeological deposit is identified during earthworks or construction, the contractor should stop work and contact the Historic Places Trust immediately so that the deposit can be assessed and permission sought for continuing work on the project.

This consent expires and becomes void if the building work is not commenced within six months from the date of issue unless the applicant obtains the written consent of the Franklin District Council which may grant an extension of time in its absolute discretion.

The owner's attention is drawn to the requirements of the Plumbers, Gasfitters and Drainlayers Registration Act 1976. Only registered tradesmen may carry out sanitary plumbing, gasfitting and drainlaying work. A similar requirement in respect to electrical work and registered electricians is embodied in the Electrical Wiring legislation. If the identity of the registered tradesman carrying out such work authorised by this consent has not been provided then the owner must supply the particulars to the Franklin District Council before that part of the work is commenced. A form for this purpose is provided.

The owner of the property and the builder are responsible for the correct siting of buildings or additions thereon, according to the District Plan and the Building Code. The owner and builder shall ascertain the true position of survey pegs before building operations commence.

On completion of the building work the owner is required to apply for a Code Compliance Certificate.

1: Inspections by Territorial Authority:-

Notice that building work is ready for inspection shall be given to the Franklin District Council at least 1 (one) working day in advance of covering in of any of the following:-

At completion of the work authorised by this consent.

Please arrange the booking of inspections and direct enquiries regarding this consent to the:-

Franklin District Council
Pukekohe Office
82 Manukau Road
Pukekohe

Ph: (09) 2371340
Fax: (09) 2371350

THIS IS NOT A CONSENT UNDER THE RESOURCE MANAGEMENT ACT 1991

Signed for and on behalf of the Council:

Name: *N. [Signature]*

Position: *Clerk*

Date: *13/5/97*



13 March 2003

Our Ref. 3790/423.02

Mr J North
P O Box 179
Pokeno

Dear Sir,

Re: Unauthorised Building Work – 331 Pokeno Rd

Council visited your property on 12th March 2003 and undertook a visual inspection of various matters of building work undertaken without building consents. These being:-

1. Deck leading from dining room
2. Carport/lean-to at one side of dwelling
3. Garage having been converted to bedroom.
4. Bathroom relocated to basement.

On the basis of that inspection, and the plans and information you have supplied, the Council believes on reasonable grounds that in terms of Section 64 of the Building Act 1991 that the building work specified is not dangerous or insanitary in its present state.

It should be noted however that while no evidence of serious degradation was observed at the time of our visit, there are significant areas of non-compliance. Hand rails/barriers to both decks do not conform to Building Code requirements for height and impact resistance nor have they been constructed to discourage climbing. The additional bedroom has the potential to increase the loading on the existing septic tank/effluent disposal and cause a reduction in life span. Where an area has been converted to a habitable space, such as the basement/bedroom, consideration is required for insulating that space. This has not occurred in this instance.

In addition to the matters raised in the notice of 5th March 2003 from Russell McVeagh, it is of great concern to Council that an unregistered swimming pool exists on the property and that this pool is not protected by a fenced enclosure as required by the Fencing of Swimming Pools Act 1987. It is expected that Building Consent application be submitted to Council to show the extent of a proposed pool fence as required by the Act as soon as possible. This pool shall be emptied and remain empty until such time as a complying pool fence has been completed.

Should you require any further information or explanation, I may be contacted at any time.

Yours faithfully

Keith Ryland
BUILDING CONSENT OFFICER.

PROPERTY\3790\423-02\03-03



APPLICATION FOR INSPECTION OF EXISTING BUILDINGS

- 1. CONSTRUCTED OR REMOVED WITHOUT ANY FORMAL APPROVAL**
(request for an opinion as to whether the building is dangerous or insanitary pursuant to section 64 of the Building Act 1991)
- 2. CONSTRUCTED WITHIN THE LAST 20 YEARS, & FOR WHICH A BUILDING PERMIT HAS BEEN OBTAINED**
(request for an opinion as to whether the building met the Bylaws pertaining at the time of construction)

Project *Bathroom nose door stairs.*
Scope of work - *ADDITIONS TO DWELLING - DECK - CONSERVATORY + 2 - CARPORT*
 being existing building work constructed or removed without any formal approval.
Use of building *Dwelling. DECKED BASEMENT*

Applicant
Owner's Surname *NORTH* **Forename(s)** *JOHN*
Owner's Mailing Address:
Owner's Telephone No *Po Box 179 Pukekohe.*

Contact Name & Address
(print name and position)

Telephone No **Fax No** **Position**

Project Location **Valuation No** *03790/423:02*
Street Address *(if any)* *381 Pukekohe Rd.*
Legal description *(as shown on certificate of title or rates notice.)* **Property I.D.** *7128*
Lot No *1* **DP** *206719* **Section**
Block **Survey District** **Site Area (m2)** *2.1730 ha.*

For Office Use Only			
Received (Date)	<i>10/3/03</i>	Lodgment Charge	85400/606 \$160.00
		Inspection Fee	85400/606 \$ 90.00
		Processing Fee	85400/606 \$
		Structural Check Fee	85400/606 \$
		Reinspection Fee	85400/606 \$
		Total	\$250.

I believe that the information contained in this application is true and correct.
Signed by or for and on behalf of the applicant:

Signature: *[Signature]* Owner:
 Name: *NORTH* Contact:
 Date: *10-3-03*

Applicant's ID **Property ID** **Receipt No** *1849702*

Planning OK

please turn over—

For further information, please call our customer services staff at the Franklin District Council, phone: 09 - 2371300, or Fax: 09 - 2371301, or write to Private Bag 5, Pukekohe.

EXISTING BUILDINGS CONSTRUCTED WITHOUT ANY FORMAL APPROVAL

Some property owners may have buildings or additions to buildings on their property that have never had any formal approval by way of a Building Permit or Building Consent from the Council.

If you are one of these property owners you may not realise the problems that this situation can cause, especially when your property is being sold. It usually ends up with a request for the Council to somehow formally approve the buildings, which it cannot.

This is because the Council has no statutory authority to issue retrospective Building Consents for unauthorised building work that has been done sometime in the past. Section 33(1) of the Building Act 1991 provides that an application for a Building Consent must be made before the commencement of the relevant work.

Consequently the Council can not issue a Building Code Compliance Certificate under section 43 of the Building Act 1991.

Once unauthorised building work has been brought to the Council's attention, the property owner will need to satisfy the Council that the unauthorised building work is not dangerous or insanitary in terms of section 64 of the Building Act 1991.

The first step is for the property owner to have construction drawings and specifications of the unauthorised work prepared. These can then be checked by the Council prior to the unauthorised building work being inspected. A checking fee based on the actual time spent is charged for this service.

The unauthorised building work then has to be inspected. In most cases the Council's Building Officer will do this

inspection, which attracts a minimum fee of \$250.00. Where there has been specific engineering design criteria used, a registered engineer will be required to do the inspection and provide the Council with a report, at the owner's cost. Where the engineer does the inspection, the Council fee is \$160.

If the unauthorised building work is required to be upgraded, the owner must obtain a Building Consent for the upgrading work. This however, will not legitimise the original unauthorised work as it will only cover the upgrading work.

Once the Council is satisfied on reasonable grounds that the unauthorised building work is not dangerous or insanitary, the Council will advise the property owner of this in writing.

However, even though the unauthorised building work may not be dangerous or insanitary, if the work is of recent or substantial construction the Council may wish to take the matter further. The Building Act 1991 provides for penalties, on conviction, of up to \$100,000.00 for the construction of buildings without the necessary Building Consent, with a further penalty of up to \$10,000.00 per day for as long as the building work continues to be illegal.

For Unit Title property owners and Cross Leased property owners the problems of unauthorised building work do not stop there. Any additions or alterations to an existing building on the property, will require the Unit Title plan or the Flats Plan, as the case may be, to be redrawn by a registered surveyor, assessed by a registered valuer, approved by the Council and deposited with the District Land Registrar in the Department of Justice's Lands and Deeds Office.

EXISTING BUILDINGS CONSTRUCTED WITHIN THE LAST 20 YEARS, AND FOR WHICH A BUILDING PERMIT HAS BEEN OBTAINED

All building permitted buildings will never have been inspected at final completion. That is because the Bylaws in force at the time of construction did not require a final inspection (*pre-1993*). However, some owners wish to have a final inspection carried out even though many years have passed, and it is not legally necessary to do so. In such cases the Council provides an inspection service and will give a qualified opinion on whether the building has

been constructed in accordance with the Bylaws in force at the time of construction. This attracts a fee of \$250.

It is no more than an opinion based on what is visibly apparent at the time of inspection.

For further information, please call our customer services staff at the Franklin District Council, phone: 09 - 2371300, or Fax: 09 - 2371301, or write to Private Bag 5, Pukekohe.

EXISTING BUILDINGS CONSTRUCTED OR REMOVED WITHOUT ANY FORMAL APPROVAL

DRAWING REQUIREMENTS

The extent of the unauthorised works must be shown on scaled dimensioned drawings in ink consisting of:-

- Site Plan:** all existing approved and illegal buildings are to be shown
- Floor Plan:** full floor plan and room layout of approved and illegal buildings to be shown
- Foundation Plan:** (Timber floors): set out of piles, bearers, joists, foundation type, subfloor bracing, and fastenings to subfloor framing
- (Slab floors): width and depth of footings, reinforcement, masonry, backfill, d.p.c. and slab details. Proof of d.p.c. installation is required, ie photographs, dpc visible around edge of slab or penetrations, test bore slab (thickness and dpc)
- Drainage:** show drainage relating to illegal work
- Elevations:** show an elevation of each exterior face of the illegal work
- Cross Section:** provide a cross section elevation through critical parts of illegal work
- Details:** the method of connection of an illegal addition to the original structure must be shown in the drawings
- Bracing:** foundation and wall bracing calculations must be provided for the building under inspection
- Demolition:** sanitary drainage cut off and sealed at connection to councils sewer
septic tanks cleaned out and backfilled
arrange to have damaged council property made good

The property owner will be advised of the outcome of the inspection in writing.

This information is given as a general guide only. Specific situations should be discussed with one of Council's Building Officers.

*For further information, please call our customer services staff at the Franklin District Council,
phone: 09 - 2371300, or Fax: 09 - 2371301, or write to Private Bag 5, Pukekohe.*

G:\BUILDING\BDGFORMS\ILLBUIL.DOC

CHARGE SHEET

VALUATION No. _____

NAME: _____ ADDRESS: _____

NATURE OF UNAUTHORISED WORK: Pool fence not forced
see Russell McVeagh letter 5-3-03

TIME SPENT ON PROJECT:

ACTION	TIME TAKEN	DATE	OFFICER'S SIGNATURE
Planning	mins	1 1	
Building <i>admin.</i>	<i>site visit</i> mins <i>3 hrs</i>	13 13 103	<i>[Signature]</i>
Engineering	mins	1 1	

CHARGES:

ACTION	CHARGE
Planning	
Building	
Engineering	
TOTAL CHARGE	\$

PAID:

DATE _____ RECEIPT No _____

For further information, please call our customer services staff at the Franklin District Council, phone: 09 - 2371300, or Fax: 09 - 2371301, or write to Private Bag 5, Pukekohe.

05-MAR-2003 04:08PM FROM-Russell McVeagh - Lvl 28 +64 9 3678459 T-042 P.001/001 F-280

RUSSELL McVEAGH

5 March 2003

JOHN NORTH

Copy to F.C.C.

Fx 2768390
pre 2268072

Thu 13-3
P.M

John Foster White
PO Box 43
PUKEKOHE
Fax: (09) 238 7141

For: Pauline Clarke

NORTH - SALE TO SINCLAIR AND DEDDEN - 331 POKENO ROAD, WHANGARATA

We thank you for your letter dated 21 February 2003 and confirm we act for the abovenamed purchaser.

Our client has now obtained the builder's report, together with LIM report which revealed the following outstanding issues:

1. No permit issued in respect of the deck.
2. No permit issued in respect of the carport.
3. No permit issued for the existing garage to be converted to a bedroom.
4. No permit issued in respect of the conservatory or the storage to lower area.
5. No safe and sanitary report in respect of the bathroom which was moved from the second floor to the lower floor.

We requisition for the above matters to be attended to prior to settlement. Please confirm your clients will attend to these matters.

In the meantime we confirm our clients application for finance has been approved.

Yours faithfully
RUSSELL McVEAGH

Alan Woodford/Nan Houghton
Legal executive/Legal executive

Direct phone: 367 8113
Direct fax: 367 8459
Email: alan.woodford@russellmcveagh.com

ROYAL & SUNALLIANCE CENTRE 48 SHORTLAND STREET PO BOX 8 AUCKLAND NEW ZEALAND
PHONE 64 9 367 8000 FAX 64 9 367 8163

DX CX10065 www.russellmcveagh.com | ALSO AT WELLINGTON

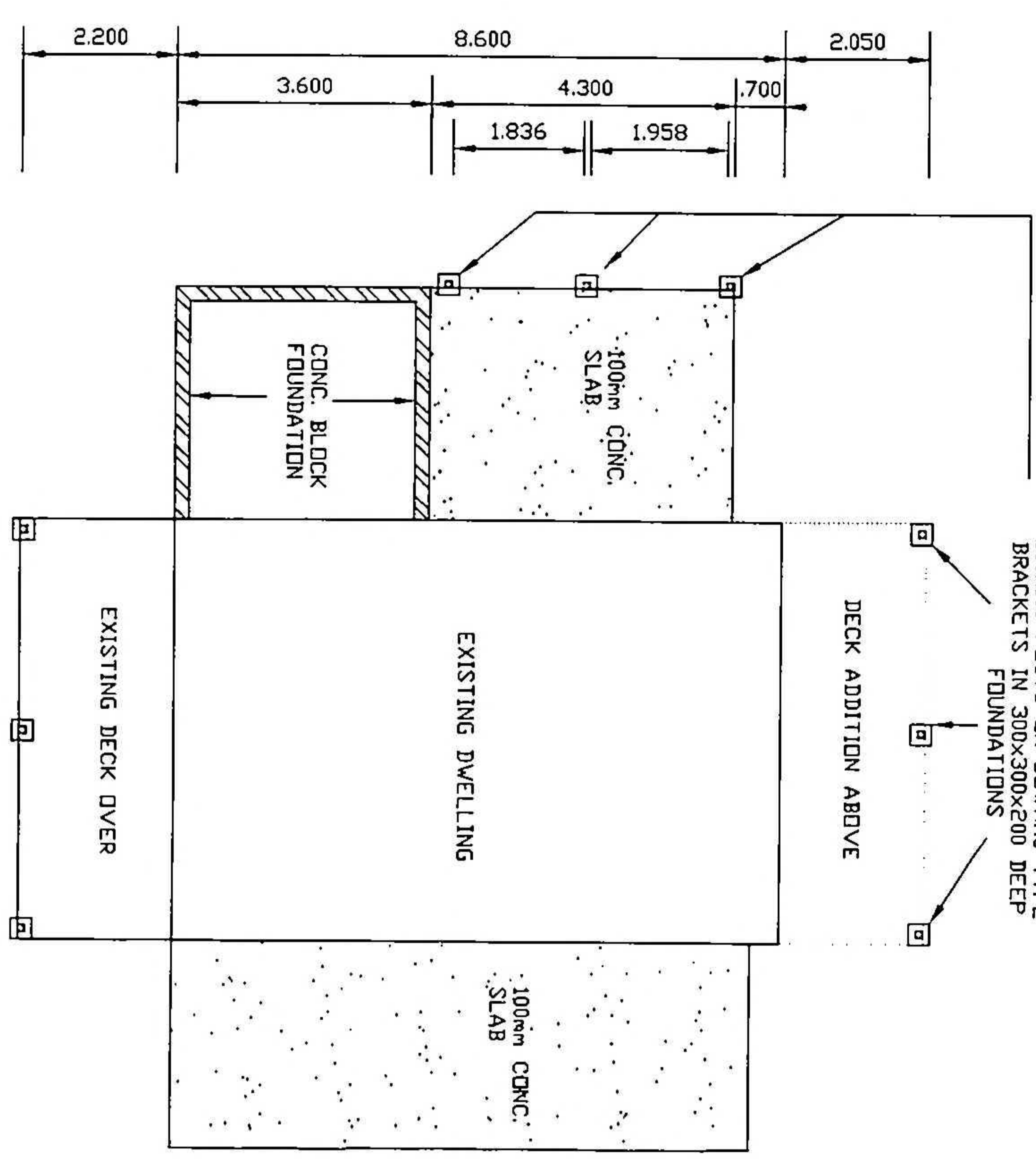
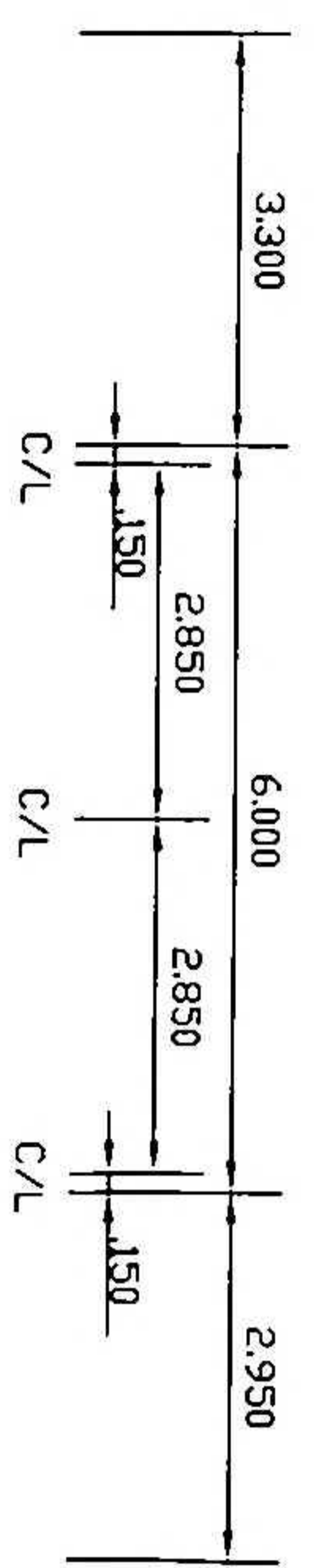
1616499 V1 AKL

PARTNERS

- GERARD CURRY
- PAUL DUFFIELD
- CAMERON FLEMING
- PATRICK BOWLER
- DEREK NOLAN
- JEFF MORRISON
- DEREK JOHNSTON
- LAURE MAYNE
- STEPHEN KOS
- GREG THOMPSON
- ALAN A COURT
- PRUDENCE FLACKS
- GEOFFREY HARLEY
- MATTHEW DUNNING
- DAVE WETHERELL
- PHILIP SKELTON
- PAUL MAUREY
- JUSTIN SMITH
- MARK GAVIN
- SIMON HORNEN
- GRAEME QUIGLEY
- ALAN PATERSON
- GARTH SINCLAIR
- FREDERICK WARD
- RICHARD McLEATH
- GRANT WILSON
- MARY PETERS
- BRUCE McCLINTOCK
- GRANT KEMBLE
- HAMISH McINTOSH
- PIP GREENWOOD
- CHRISTIAN WHATA
- JAMES PALMER
- DAVID CLARKE
- NICOLA PURVIS

CONSULTANTS

- JOHN KING
- GEOFFREY FICKETTS
- RICHARD McFITZENS
- MARTIN DAWSON

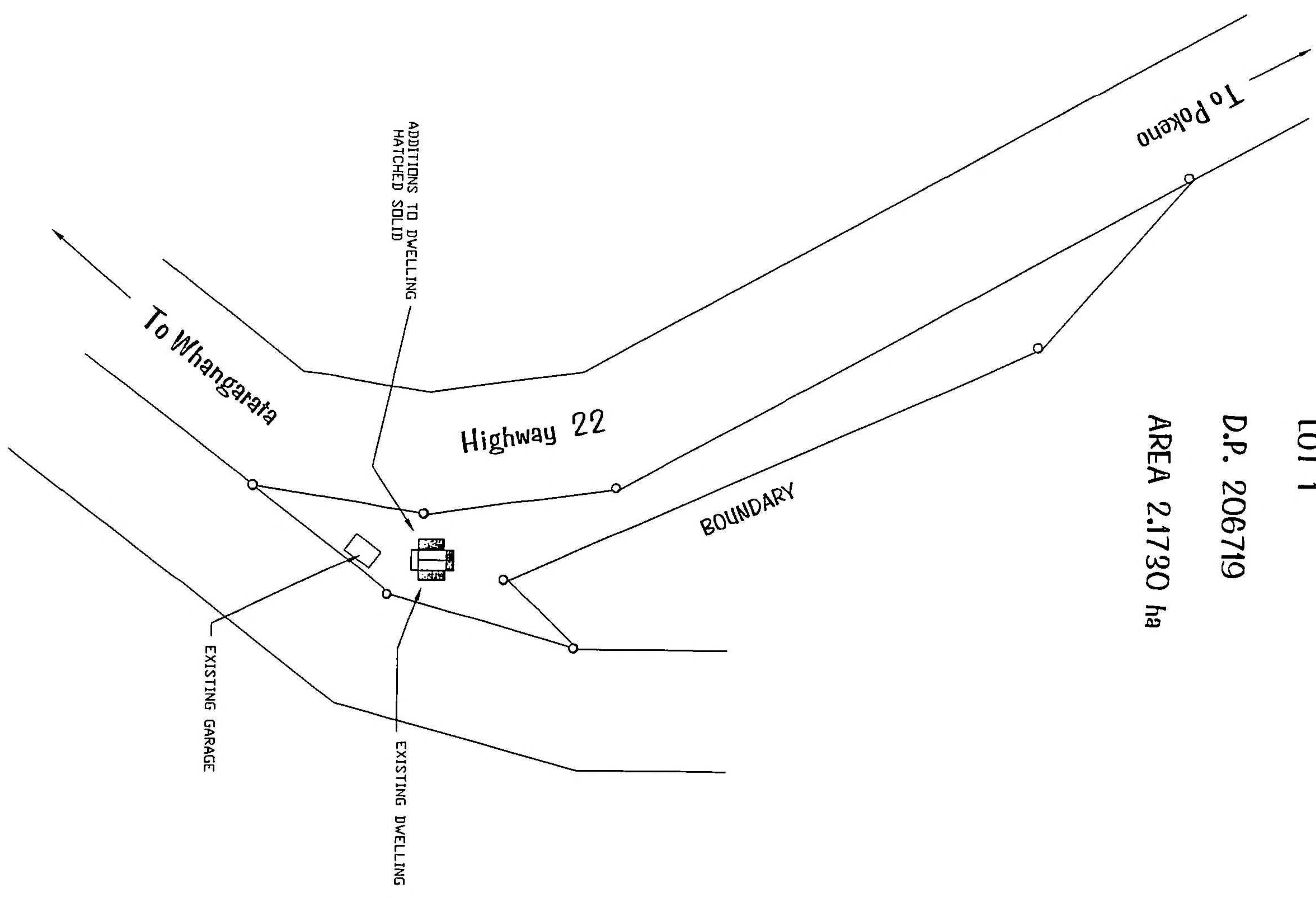


NOTE. NORTH POINT NOT APPLICABLE TO FOUNDATION PLAN

FOUNDATION PLAN SCALE 1:100

LEGAL DESCRIPTION

LOT 1
D.P. 206719
AREA 2.1730 ha



SITE PLAN

D + DRAUGHTING SERVICES
46 HOOPER AVE PIKEKOHE
Ph. (09) 238 9365
Mob. 021 1734 800

NOTES

DESCRIPTION OF ADDITIONS
BATHROOM RELOCATED FROM 1st FLOOR TO GROUND FLOOR
CONSERVATORY ADDED TO EXISTING DECK
DECK ADDED TO WESTERN WALL
CONSERVATORY AND VERANDAH ADDED TO SOUTHERN WALL
CARPORT ADDED TO NORTHERN WALL



VERIFY ALL DIMENSIONS PRIOR TO COMMENCING ANY WORK
DID NOT SCALE

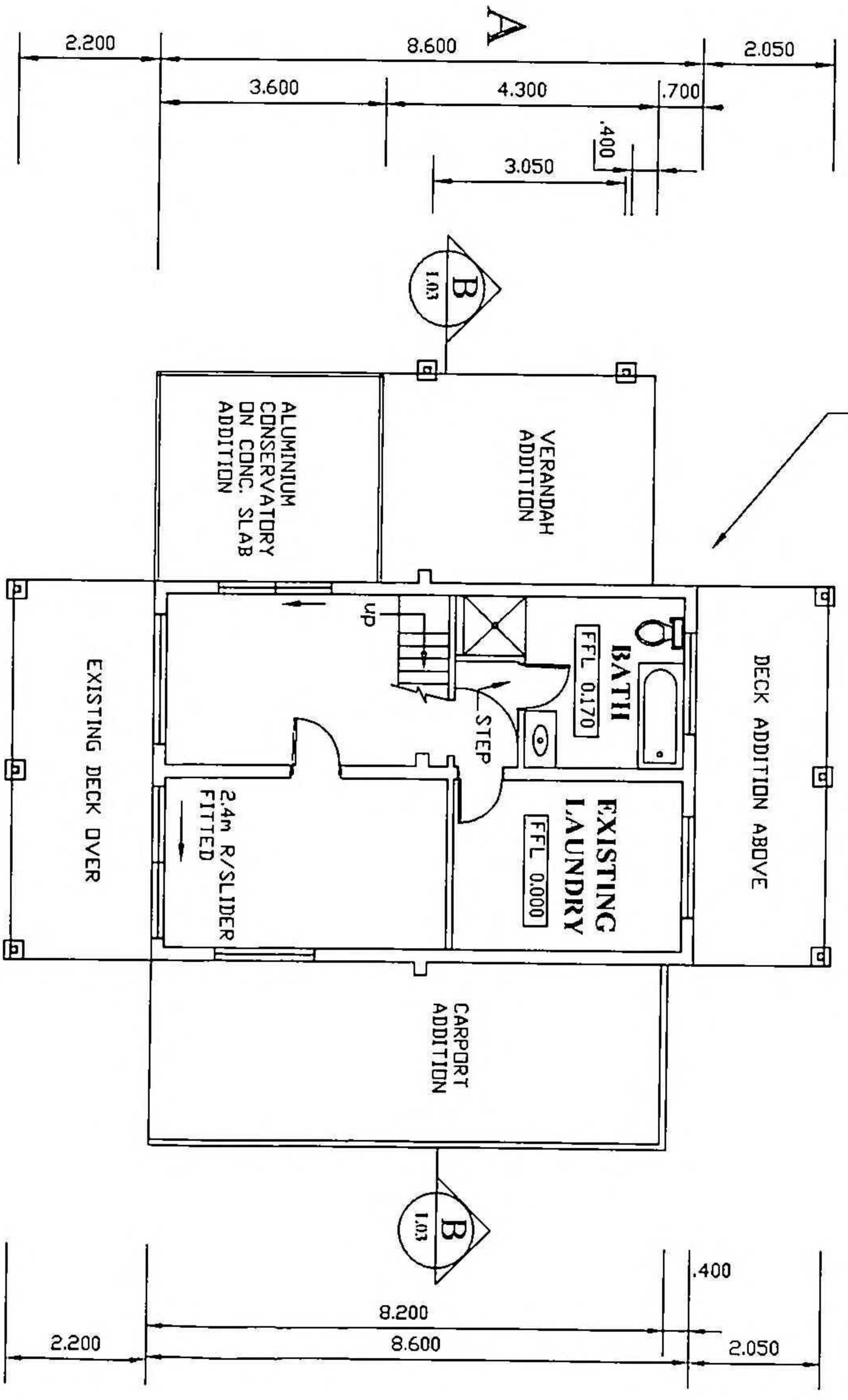
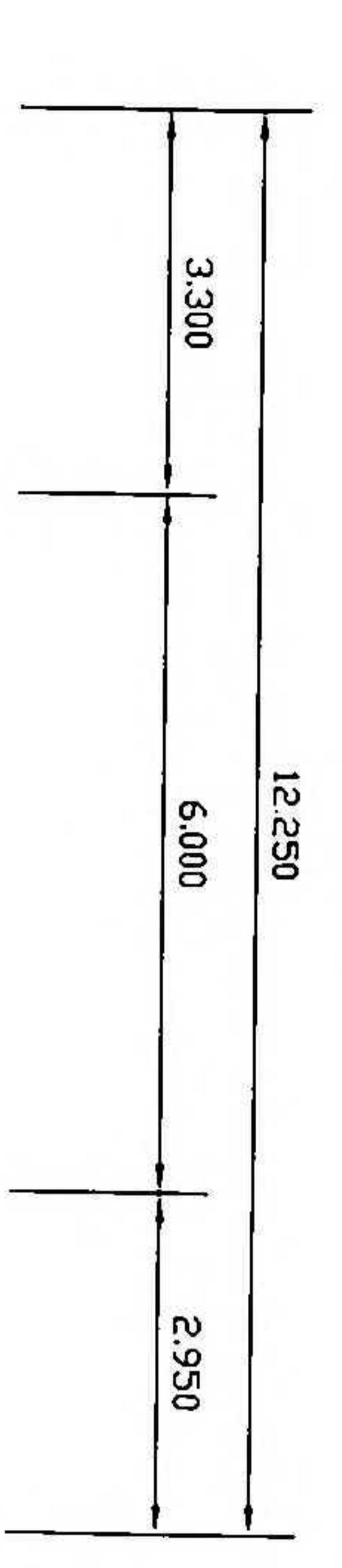
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	DESIGN		
	DRAWN	CAD	
	CHECKED		
	APPROVED		

SITE PLAN ONLY
DATE 05/03/03

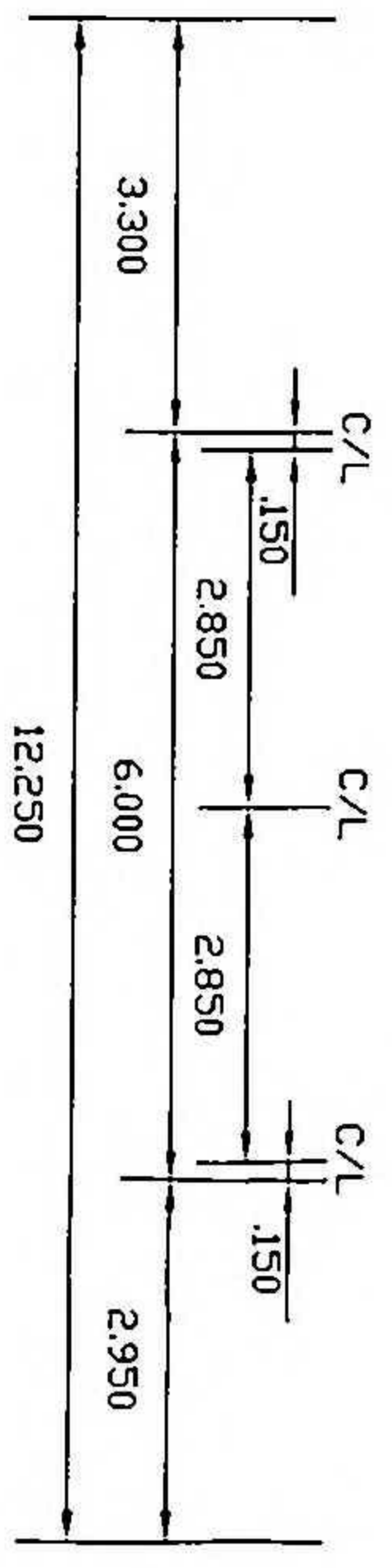
JOB TITLE
ADDITIONS TO PROPERTY @ 331 POKENOA ROAD

DRAWING TITLE
SITE PLAN
FOUNDATION PLAN

DRAWN SCALE	REVISION
JMP0121	01/5



BATHROOM WASTE PIPES CONNECTED TO EXISTING SERVICES

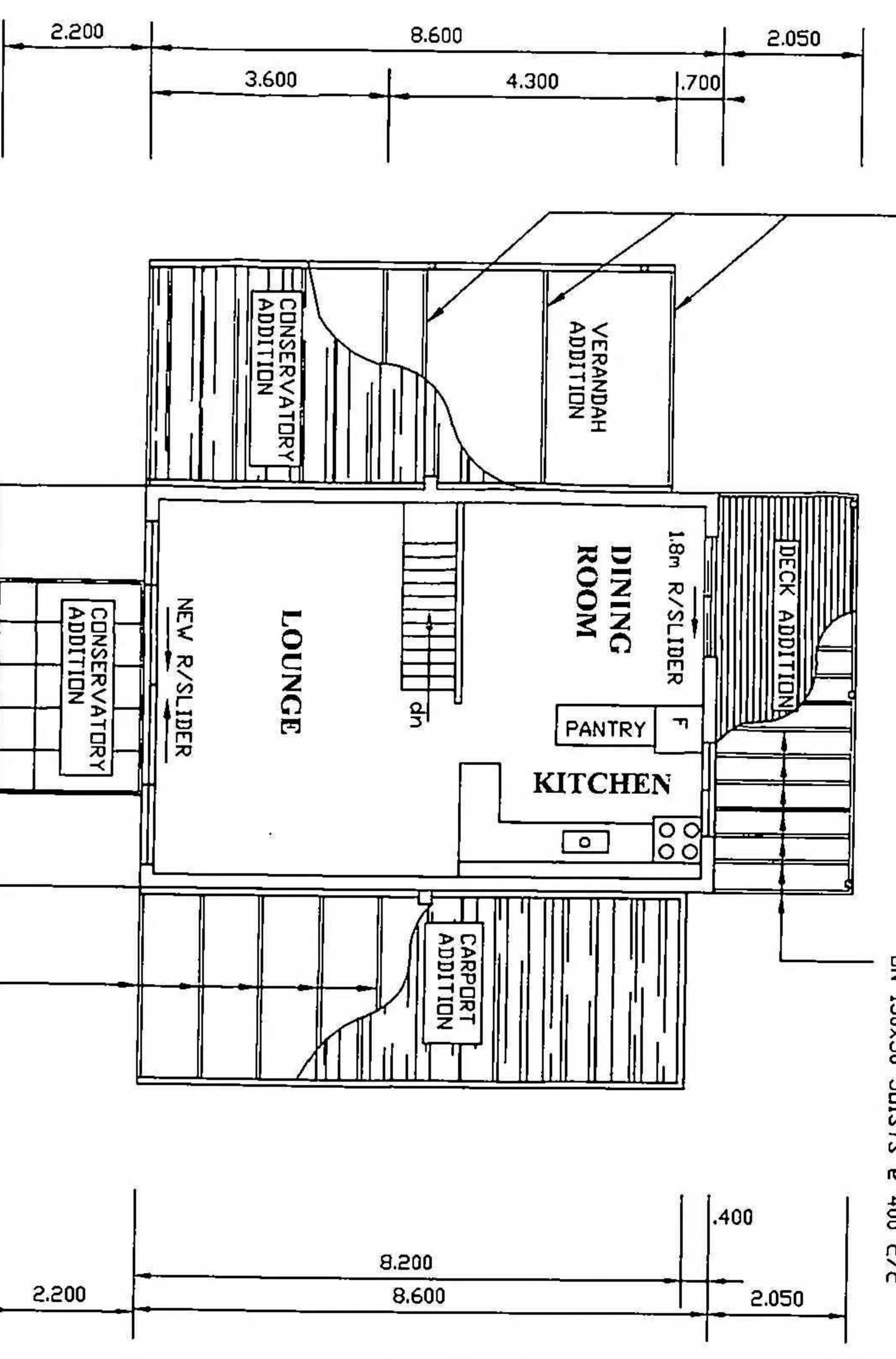


GROUND FLOOR PLAN

SCALE 1:100

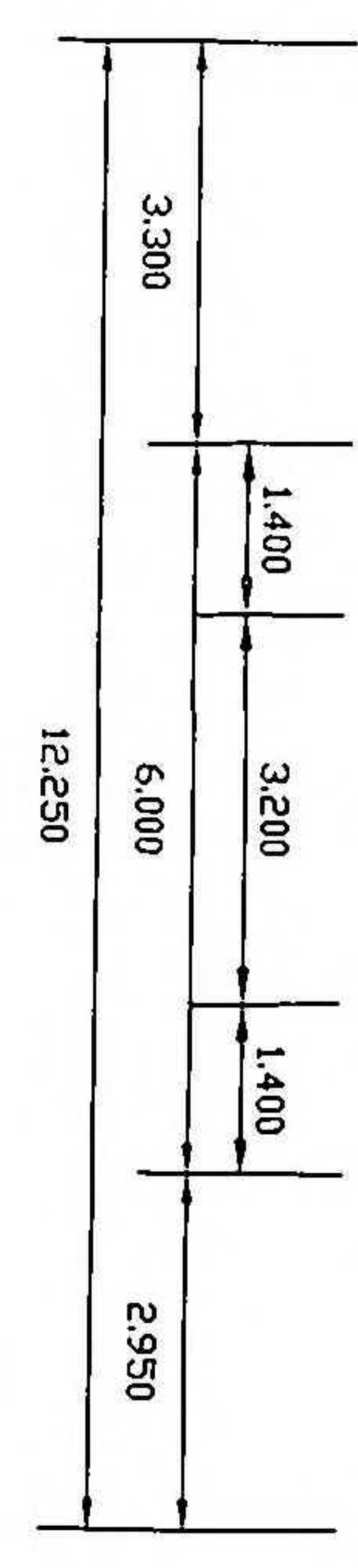
D

COLORSTEEL ROOFING DN 75x50 R/S PURLINS @ 700 C/C DN EDGE OVER 150x50 R/S RAFTERS @ 1800 C/C. SOLID NIDGED AT CENTRE OF SPAN



100x25 HARDWOOD DECKING DN 150x50 JOISTS @ 400 C/C

CLEARLITE ROOFING OVER 150x50 RAFTERS @ 900 C/C WITH 75x50 NIDGS @ 600 C/C



1st FLOOR PLAN

SCALE 1:100



D+ DRAUGHTING SERVICES
46 HOOPER AVE PIKEKOEHE
Ph (09) 238 3365
Mob. 0211734 800

NOTES

- DESCRIPTION OF ADDITIONS
- BATHROOM RELOCATED TO GROUND FLOOR AND NEW AREA USED AS DINING ROOM
- 1800mm RANCSLIDER FITTED TO WESTERN WALL TO ACCESS DECK ADDITION
- DECK ADDED TO WESTERN WALL
- TIMBER FRENCH DOORS REPLACED WITH RANCSLIDER TO EASTERN WALL LEADING TO EXISTING DECK
- ALUMINIUM CONSERVATORY ADDED TO EXISTING DECK
- BATHROOM RELOCATED FROM 1st FLOOR TO GROUND FLOOR
- FALSE FLOOR FITTED TO BATHROOM TO ALLOW WASTE PIPE CONNECTIONS
- ROLLER DOOR REPLACED WITH RANCSLIDER
- ALUMINIUM CONSERVATORY AND VERANDAH ADDED TO SOUTHERN WALL
- CARPART ADDED TO NORTHERN WALL

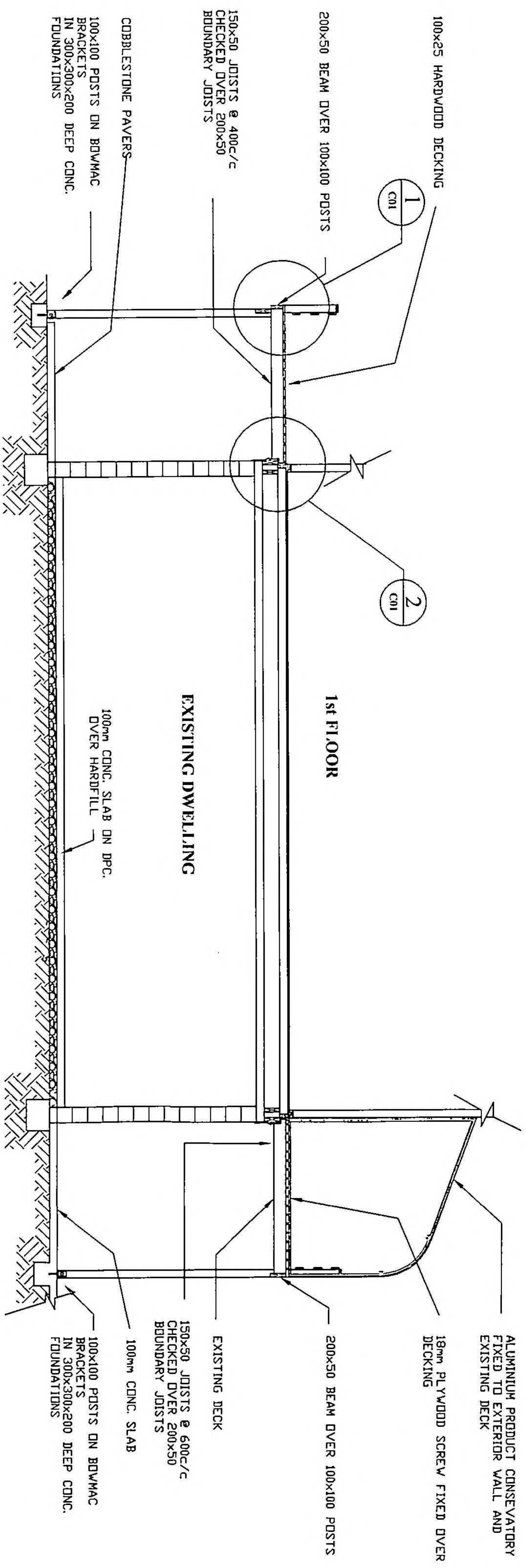
VERIFY ALL DIMENSIONS PRIOR TO COMMENCING ANY WORK
DO NOT SCALE

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	DESIGN		
	DRAWN	CAD	
	CHECKED		
	APPROVED		
	DATE	05/03/03	

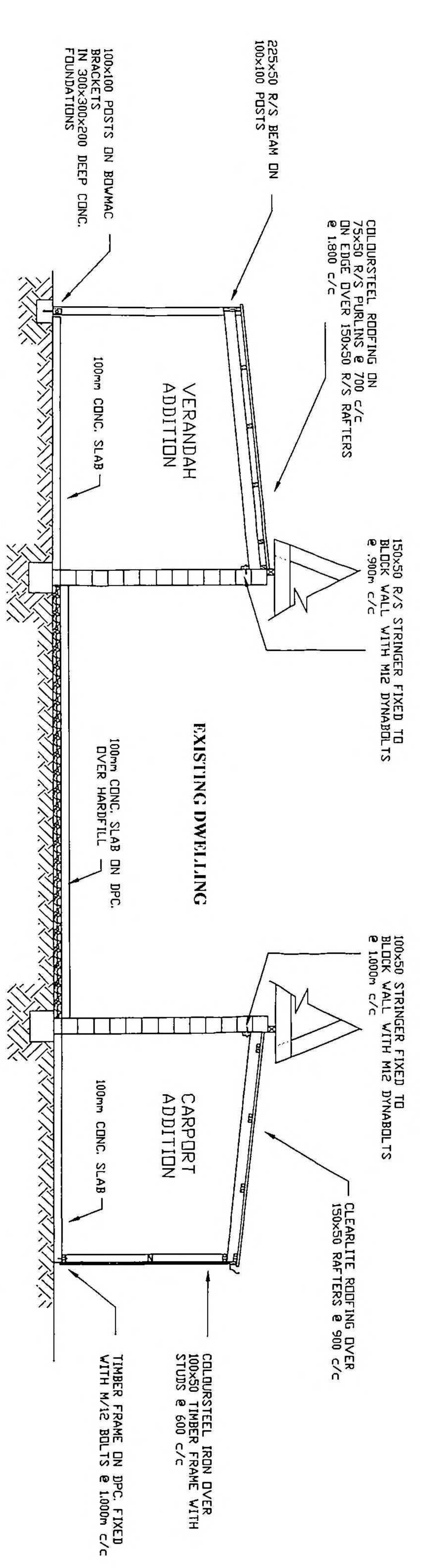
JOB TITLE
ADDITIONS TO PROPERTY
@ 331 POKENO ROAD

DRAWING TITLE
GROUND FLOOR &
1st FLOOR PLAN

DRAWN SCALE 1:100	REVISION
JOB No. JMP0121	CODE LO2
	DRAWING No. 02/5



SECTION 'A' SCALE 1:50



SECTION 'B' SCALE 1:50

D + DRAUGHTING SERVICES
 416 HODGER AVE PIKEKOHE
 Ph (09) 238 3365
 Mob. 021 1734 800



NOTES

VERIFY ALL DIMENSIONS PRIOR TO COMMENCING ANY WORK
 DID NOT SCALE

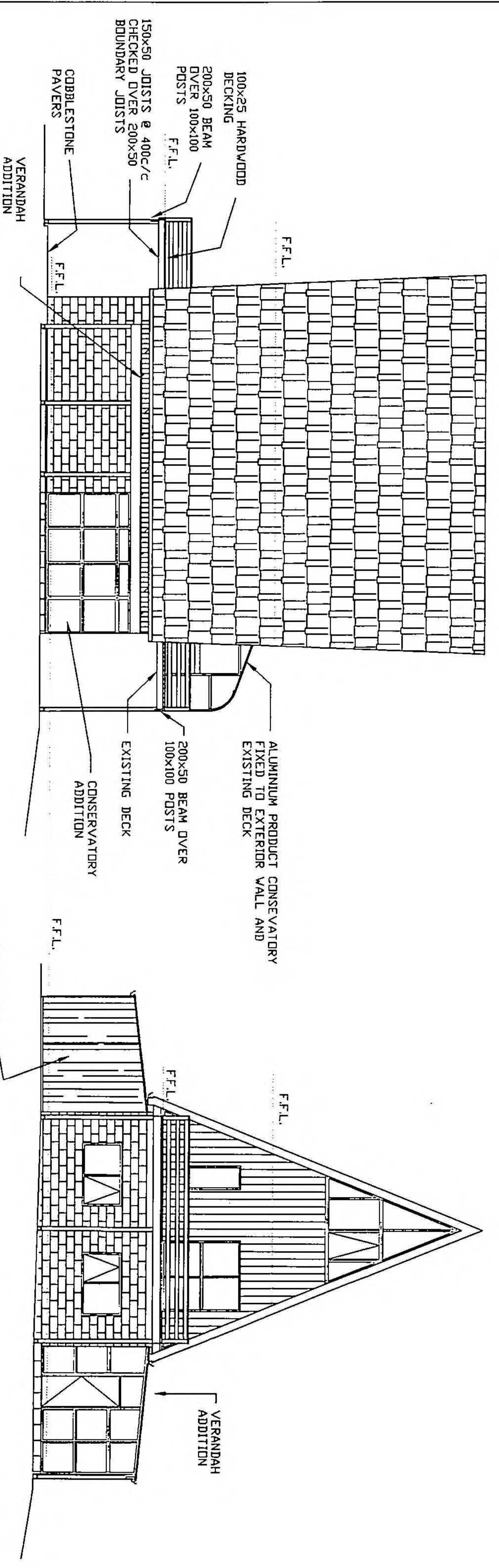
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DESIGN			
DRAWN		CAD	
CHECKED			
APPROVED			
DATE			05/03/03

JOB TITLE
 ADDITIONS TO PROPERTY
 @ 331 POKENO ROAD

CROSS SECTIONS

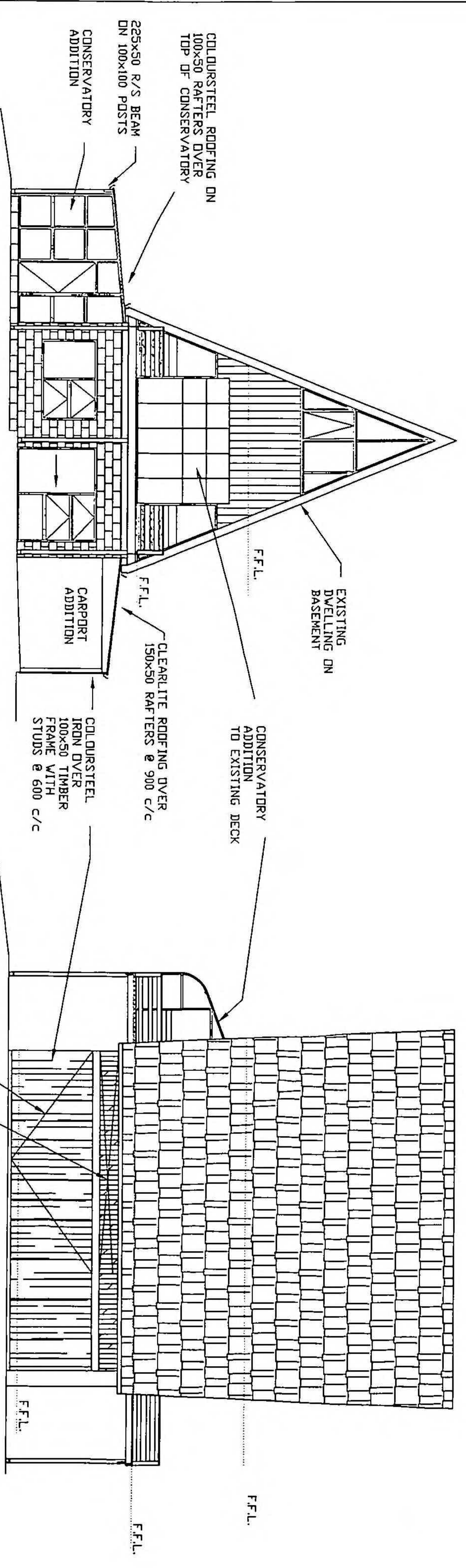
DRAWN SCALE
 1:50

JOB No.	CODE	DRAWING No.
JMP0121	L03	03/5



ELEVATION 'A' SCALE 1:100

ELEVATION 'D' SCALE 1:100



ELEVATION 'C' SCALE 1:100

ELEVATION 'B' SCALE 1:100

D + DRAUGHTING SERVICES
 416 HOOPER AVE PUKEROHE
 Ph. (09) 238 9365
 Mob. 021 1734 800

NOTES



VERIFY ALL DIMENSIONS PRIOR TO COMMENCING ANY WORK
 DID NOT SCALE

No.	REVISION DETAILS	BY	DATE
	DESIGN		
	DRAWN	CAD	
	CHECKED		
	APPROVED		

JOB TITLE
 ADDITIONS TO PROPERTY
 @ 331 POKENO ROAD

DATE 05/03/03

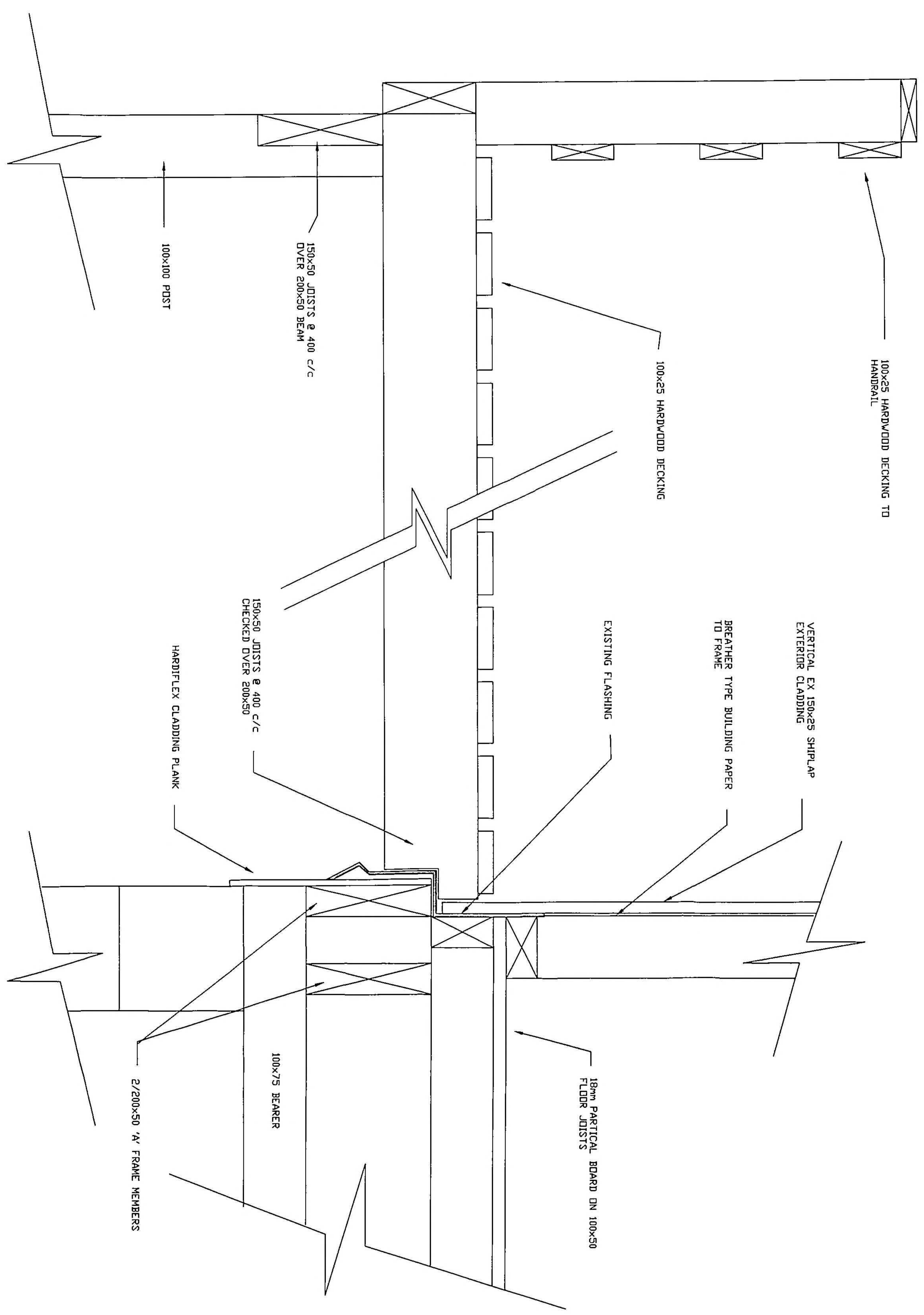
DRAWING TITLE
 ELEVATIONS

DRAWN SCALE	REVISION
1:100	

JOB No.	CODE	DRAWING No.
JNP0121	L04	04/5

DETAIL 1
1/100

SCALE 1/10



DETAIL 2
1/100

SCALE 1/10

D + DRAUGHTING SERVICES
46 HOOPER AVE PIKEKOHE
Ph (09) 238 9365
Mob. 0211734 800



NOTES

VERIFY ALL DIMENSIONS PRIOR TO COMMENCING ANY WORK
DO NOT SCALE

No.	REVISION DETAILS	BY	DATE
	DESIGN		
	DRAWN	CAD	
	CHECKED		
	APPROVED		
	DATE	05/09/03	

JOB TITLE
ADDITIONS TO PROPERTY @ 331 POKENO ROAD

DRAWING TITLE

DETAILS

DRAWN SCALE		REVISION
1:10		
JOB No.	CODE	DRAWING No.
JMP0121	001	05/5

Your reference

In reply please quote
SPR04841

If calling for an inspection please ask for
Contact Centre

27 May 2026

Postal Address
Private Bag 544, Ngaruawahia
3742
New Zealand

0800 492 452
www.waikatodistrict.govt.nz

Dear Sir/Madam

Pool Register Number: SPR04841
Address: 331 POKENO ROAD, TUAKAU

Due to changes in legislation on 1 January 2017, all residential pool barriers are now required to be inspected every three years to ensure they continue to meet the requirements of the Building Act 2004.

The inspection will occur within six months either side of the anniversary from when,

- The pool fence received its code compliance certificate, or
- Council was first made aware of your pool.

I will be visiting your house on **Thursday 18th June 2026 at 8.00am**. Please ensure any dog on the property is confined and that the pool fencing is available for inspection. If your house is part of the pool fencing, we will require someone to be home for access.

Should you wish to reschedule the inspection date or have any queries regarding this letter, please call our Contact Centre on (0800)492 452.

Each year our inspector finds that the most common problem is maintenance of the pool gate. Can you please check that the gate will automatically close and latch from an open position of 150mm. For more guidance information you can search online at the [Build Waikato](#) website or click to see our [Pool Brochure](#).

The cost of this inspection is \$102.00.

Where follow-up inspections are needed to check that compliance has been met or where we weren't able to gain access for the previous inspection, these will be charged at an inspection rate of \$186.00 per inspection and an invoice will be sent to you after each additional inspection.

Yours faithfully



Angela Williams
Swimming Pool/Compliance Officer

Part 1: Introduction and general provisions / How the plan works / Relationships between spatial layers

Relationships between spatial layers [000047, 000055, 000078]

The District Plan uses a range of spatial layers that are shown on planning maps including zones, overlays, site-specific controls, development areas and designations. The function of each spatial layer is set out in the National Planning Standards, November 2019, as follows:

Zones

A zone spatially identifies and manages an area with common environmental characteristics or where environmental outcomes are sought, by bundling compatible activities or effects together, and controlling those that are incompatible. The spatial area of each zone is shown on the planning maps. Every part of the district (except for roads) is in one zone and the zones do not overlap.

Overlays

As well as zones, there are various overlays (such as Outstanding Natural Landscapes and Significant Natural Areas) and sites/features (such as Historic Heritage buildings). An overlay spatially identifies distinctive values, risks or other factors which require management in a different manner from underlying zone provisions.

Site-specific controls

Site-specific control spatially identifies where a site or area has provisions that are different from other spatial layers or district-wide provisions that apply to that site or area.

Precincts

A precinct spatially identifies and manages an area where additional place-based provisions apply to modify or refine aspects of the outcomes anticipated in the underlying zone(s).

Designations

A designation is a provision in a district plan for a public work or project. Only a requiring authority can give notice of a requirement for a designation.

Land Information Memorandum Property Maps

331 Pokeno Road TUAKAU

Created:

Wednesday 03 June 2026 08:26:21

























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LAND INFORMATION

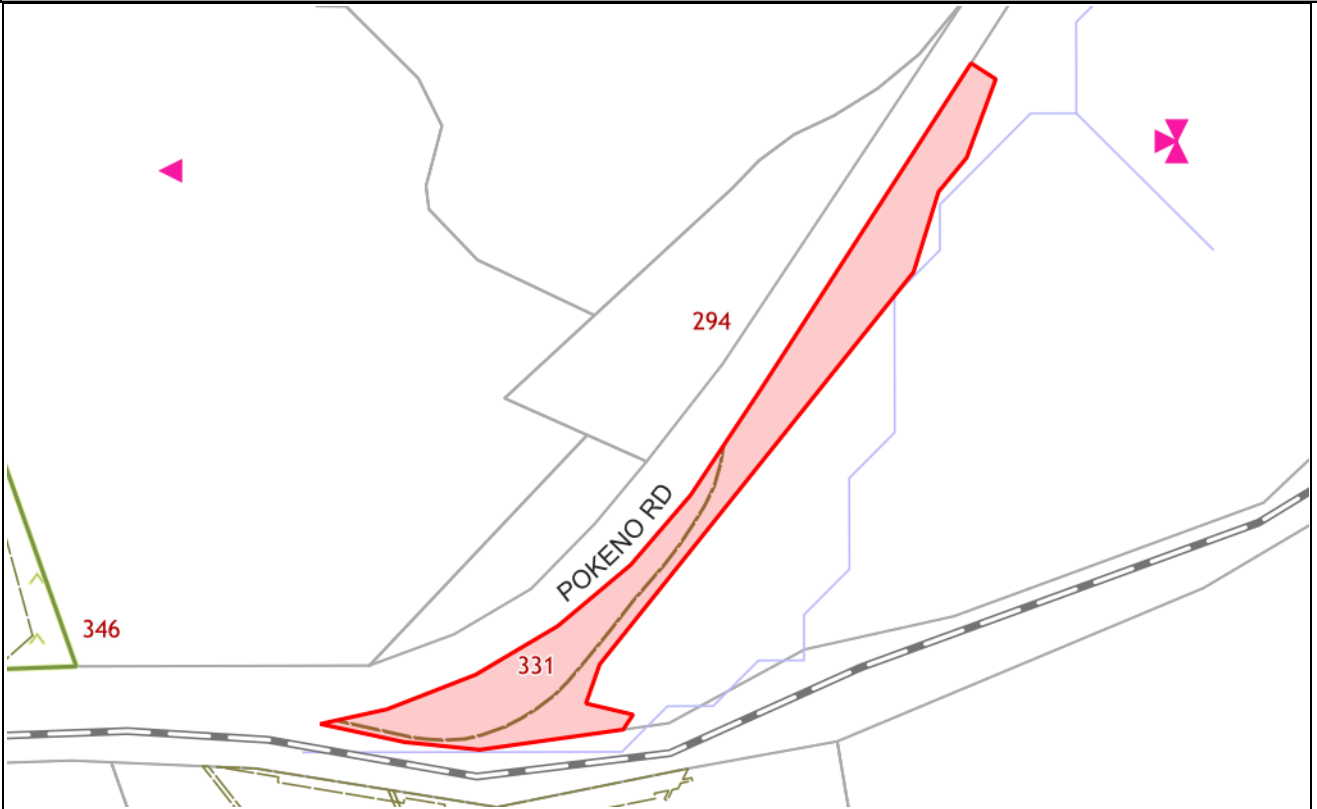
Land Information	
Land No	606431
Linz No /Parcel ID	4823484
Legal Desc	Lot 1 DP 206719
Land Area	2.1730

LAND RESOURCE MAP

LEGEND

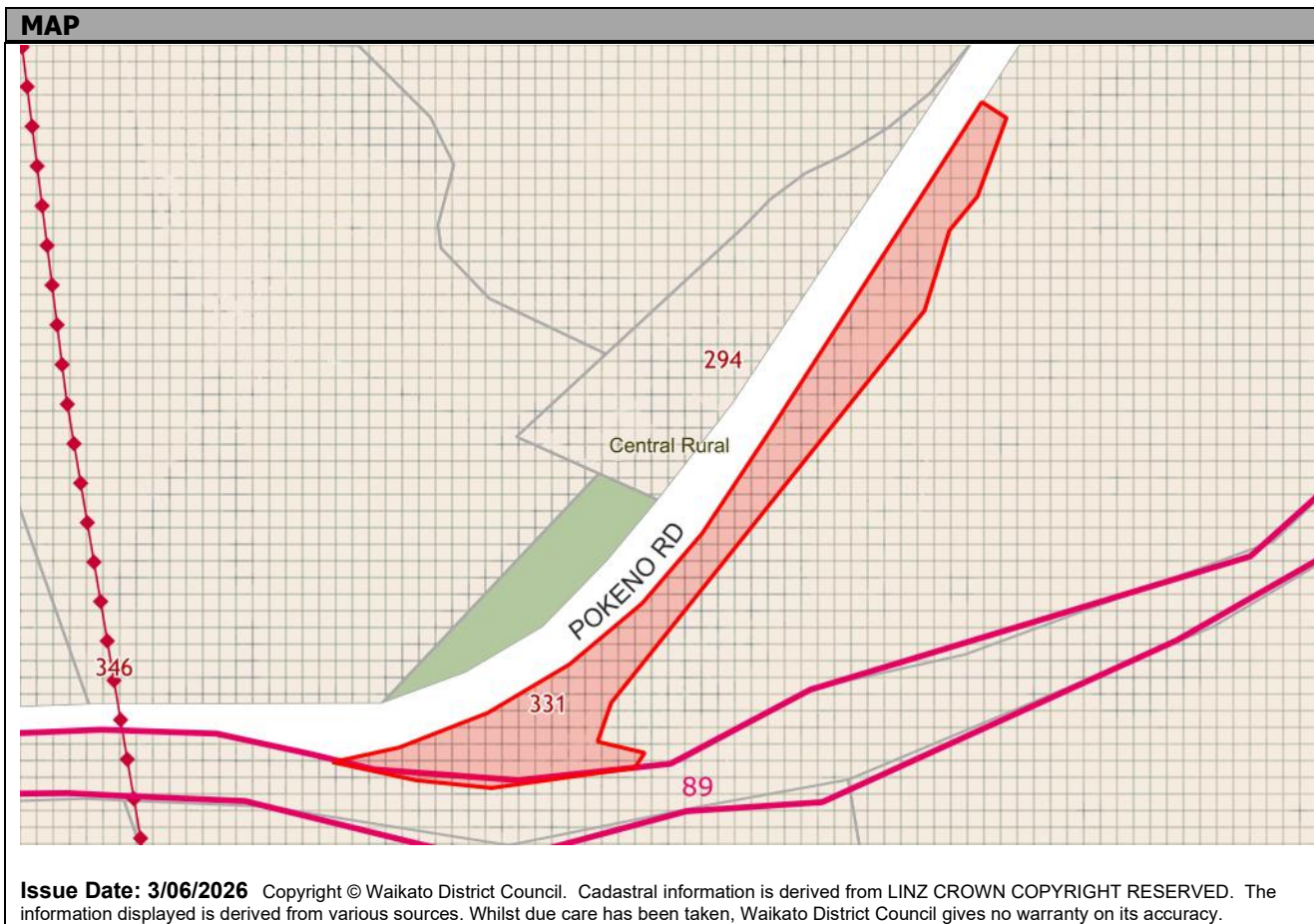
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 Subdivision Status	 Easement
<input type="checkbox"/>  1	<input type="checkbox"/>  Natural Hazard Register
<input type="checkbox"/>  2 - Clearance	<input type="checkbox"/>  Alluvion
<input type="checkbox"/>  3 - 223	<input type="checkbox"/>  Erosion
<input type="checkbox"/>  4 - 224	<input type="checkbox"/>  Falling Debris
<input type="checkbox"/>  5 - Declined	<input type="checkbox"/>  Fill
	<input type="checkbox"/>  Inundation
	<input type="checkbox"/>  Slippage
	<input type="checkbox"/>  Subsidence
	<input type="checkbox"/>  Waikato Coal Measures
	<input type="checkbox"/>  Land Hazards
	<input type="checkbox"/>  Advisory HAIL
	<input type="checkbox"/>  Advisory
	<input type="checkbox"/>  Contamination

MAP



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Land Resource Information			
Property No	302349	Assessment	03791/423.02
Property Address	331 Pokeno Road TUAKAU		
Land Hazard HAIL Register			
Hazard Type			
Description			
No data available			
Land Cover – Slope	D		
Land Cover - Rock	Mo		



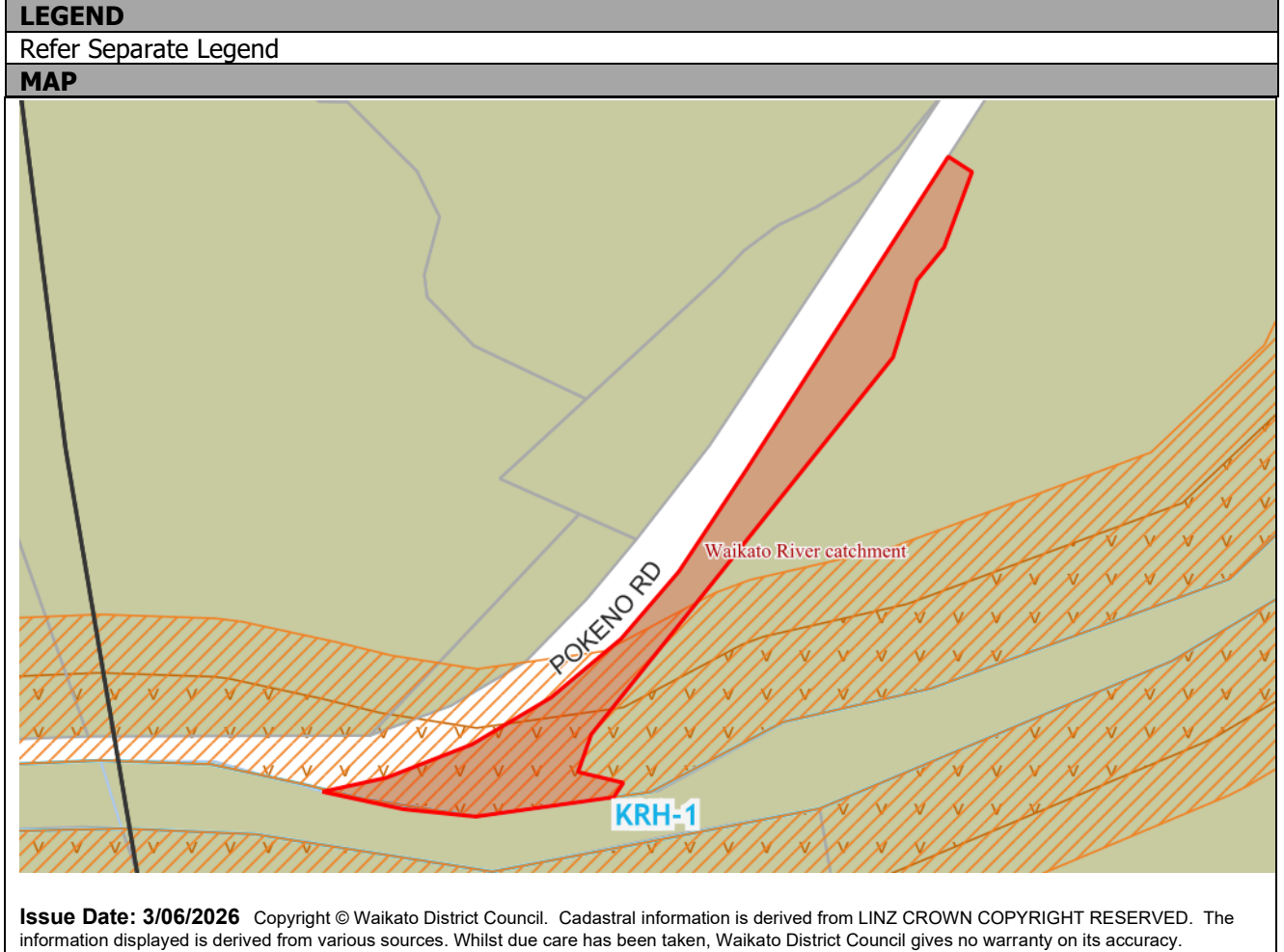
Operative District Plan Information			
Property No	302349	Assessment	03791/423.02
Property Address	331 Pokeno Road TUAKAU		
Zone	Rural,		
Policy/Special Control	Designation, Management Area, Waikato River Catchment,		
Setback Reference	Intensive farm buffer		

OPERATIVE DISTRICT PLAN MAP

LEGEND

<p>Context</p> <ul style="list-style-type: none"> Plan Section Divide State Highway Rail Land Parcel Water Body Reserve 	<p>Building/Construction</p> <ul style="list-style-type: none"> Airport Inner Noise Control Boundary Airport Outer Noise Control Boundary Airport SEL 95 Noise Control Boundary Background Noise Area High Background Noise Area Noise Control Boundary Noise Boundary Distance (m) 	<p>Infrastructure</p> <ul style="list-style-type: none"> Designation Gas Line Transmission Line Indicative Road Intent Important Indicative Road Intent Important Local A Indicative Road Intent Important Local B Indicative Road Location Important Indicative Road Location Important Collector Indicative Road Location Important Service Lane National Walkway Raglan Navigation Beacon Segregation Strip Walkway Cycleway Bridleway 	<p>Minerals/Mining</p> <ul style="list-style-type: none"> Aggregate Extraction Policy Area Aggregate Resource Policy Area Coal Mine Policy Area
<p>Commercial</p> <ul style="list-style-type: none"> Airport Obstacle Limitation Surface Area A and B (Pokeno) Area of Interest / Scheduled Area Business Centre Classification Housing Restriction Area Front Yard Control Line Main Frontage Control Line Mixed Use Policy Area Tamahere Commercial Area Town Centre Town Centre Overlay Area Verandah 	<p>Natural Environment</p> <ul style="list-style-type: none"> Coastal Marine Area Conservation Policy Area Ecological Corridor Environmental Enhancement Overlay Area Environmental Protection Policy Area Gully Area Hauraki Gulf Catchment Area Identified Significant Natural Feature Landscape Policy Area Management Area Proposed Esplanade Reserve Ridgeline Policy Area Schedule 5A Site of Special Wildlife Interest Threatened Species Serious Decline Threatened Species Gradual Decline Whaanga Coast Policy Area 	<p>Urban Environment</p> <ul style="list-style-type: none"> Amenity Planting Requirement Anticipated Dwelling Number Concept Plan Papakainga Policy Area Residential Large Lot Overlay Area Residential Medium Lot Overlay Area Structure Plan Boundary Urban Expansion Policy Area Village Growth Area 	<p>Zones</p> <p>Commercial</p> <ul style="list-style-type: none"> Village Business (Franklin) Business (Waikato) Business (Franklin) <p>Open Space</p> <ul style="list-style-type: none"> Forest Conservation (Franklin) Queen's Redoubt Heritage (Franklin) Recreation (Franklin) Wetland Conservation (Franklin) Recreation (Waikato) <p>Industrial</p> <ul style="list-style-type: none"> Heavy Industrial (Waikato) Industrial 2 (Franklin) Industrial Services (Franklin) Light Industrial (Franklin) Industrial Park (Waikato) Light Industrial (Waikato) Industrial (Franklin) Maioro Mining (Franklin) Aggregate Extraction (Franklin) Timber Processing (Franklin) <p>Cultural</p> <ul style="list-style-type: none"> Pa (Waikato) <p>Residential</p> <ul style="list-style-type: none"> Residential (Franklin) Living (Waikato) Residential 2 (Franklin) New Residential (Waikato) Living Zone Te Kauwhata Ecological (Waikato) Living Zone Te Kauwhata West (Waikato) Village (Franklin) Rural-Residential (Franklin) Country Living (Waikato) Coastal (Franklin) Coastal (Waikato) <p>Agriculture Production</p> <ul style="list-style-type: none"> Rural (Franklin) Rural (Waikato)
<p>Hazard Policies</p> <ul style="list-style-type: none"> Catchment Management Plan Area 1% Design Flood Level Flood Limit Flood Risk Huntly East Mine Subsidence Huntly South Assessment I Land Stability Policy Area Remediation Policy Area River Stability Policy Area 	<p>Map Information</p> <p>Copyright & Disclaimer - Cadastre boundaries sourced from Land Information New Zealand under CC-BY. Graphical representations of the District Plan rules have been derived from various sources; the representations are to the best of knowledge. Exact boundaries may require further investigation, please direct enquiries to the Planning and Strategy Team, districtplan@waic.govt.nz</p> <p>Map Coordinates - the grid coordinates, provided as easting and northing values, measured in metres, use the New Zealand Transverse Mercator 2000 projection grid coordinates. Eastings are labelled on the top and bottom margins, their values increase towards the east. Northings are labelled on the lateral margin. Their values increase towards the north. For example, the value 5884321 is read as 5884 km and 321 m. 1:50 000 maps are marked at 4 km intervals, the area of a grid is 16 square km or 1600 hectares.</p> <p>On the overview map the following town abbreviations have been used; Pokeno as Pok, Te Kauwhata as TeK, Huntly as Hun, Ngaruawahia as Nga and Raglan as Rag</p>		<p>Culture & Heritage</p> <ul style="list-style-type: none"> Battlefield View Shaft Heritage Area Heritage Item Notable Tree Schedule 8A Site of Significance Urupa Waikato River Catchment

WAIKATO DISTRICT PLAN – OPERATIVE IN PART MAP



Waikato District Plan – Operative in Part Information			
Property No	302349	Assessment	03791/423.02
Property Address	331 Pokeno Road TUAKAU		
Zone	GRUZ - General rural zone,		
Overlay	Designation, Rail corridor noise control boundary, Rail corridor vibration alert area, Waikato River catchment,		






Waikato District Plan - Operative in Part Map Legend

OPERATIVE

ZONES



Zones

-  MRZ2 - Medium density residential zone 2
-  GRZ - General residential zone
-  OHI - Ohinewai zone

OVERLAYS








Precincts



Precincts



Specific controls Residential zones




-  Geotechnical limitation area
-  Tuurangawaewae Marae surrounds
-  Tuurangawaewae Marae Outlook High Potential Effects Area
-  Tuurangawaewae Marae building Height Assessment Overlay
-  Outer intensification area

OPERATIVE IN PART










OVERLAYS

District-wide matters




Energy, infrastructure and transport

-  Indicative road
-  Gas transmission line
-  National grid

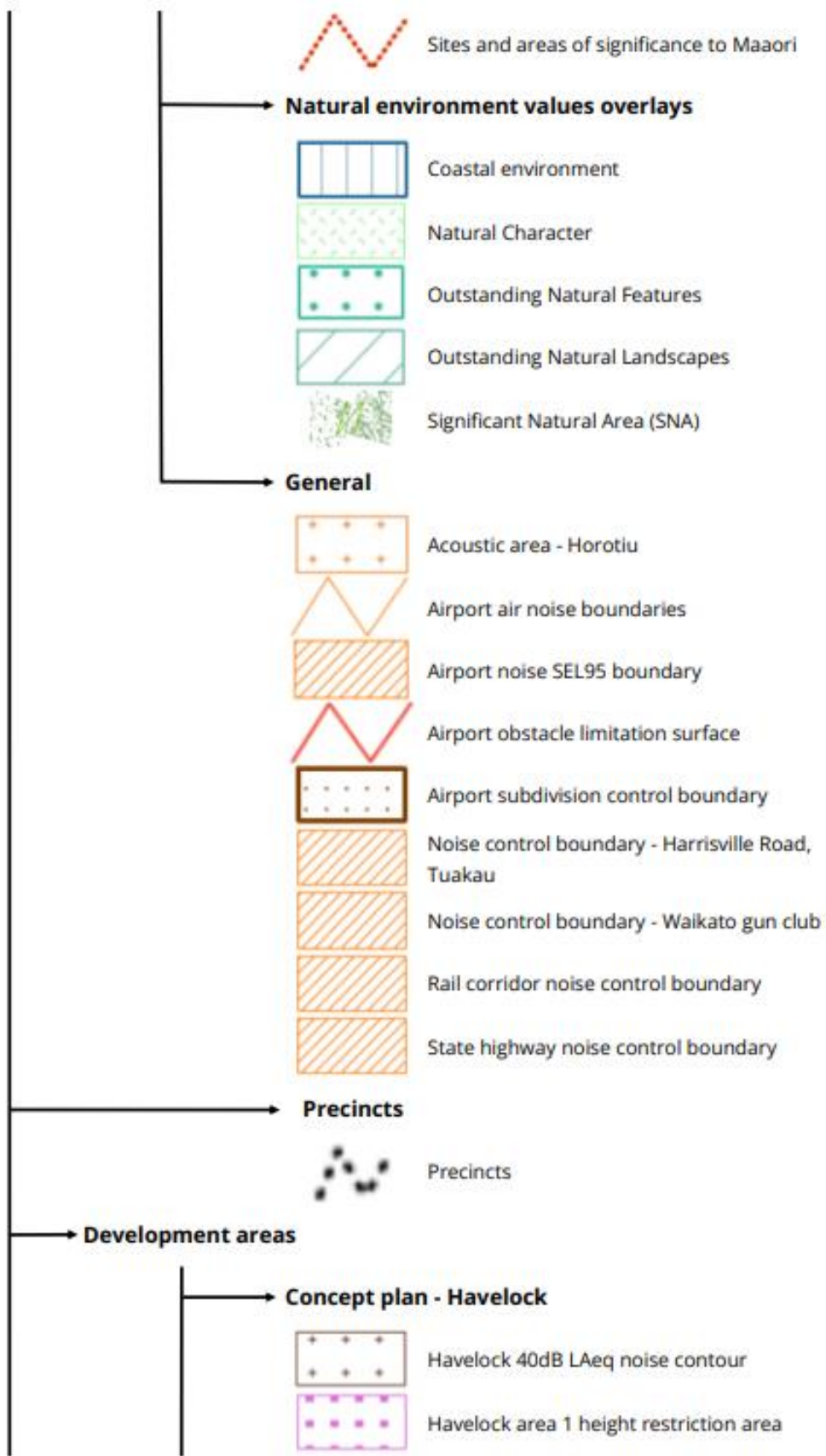
Hazards and risks overlays

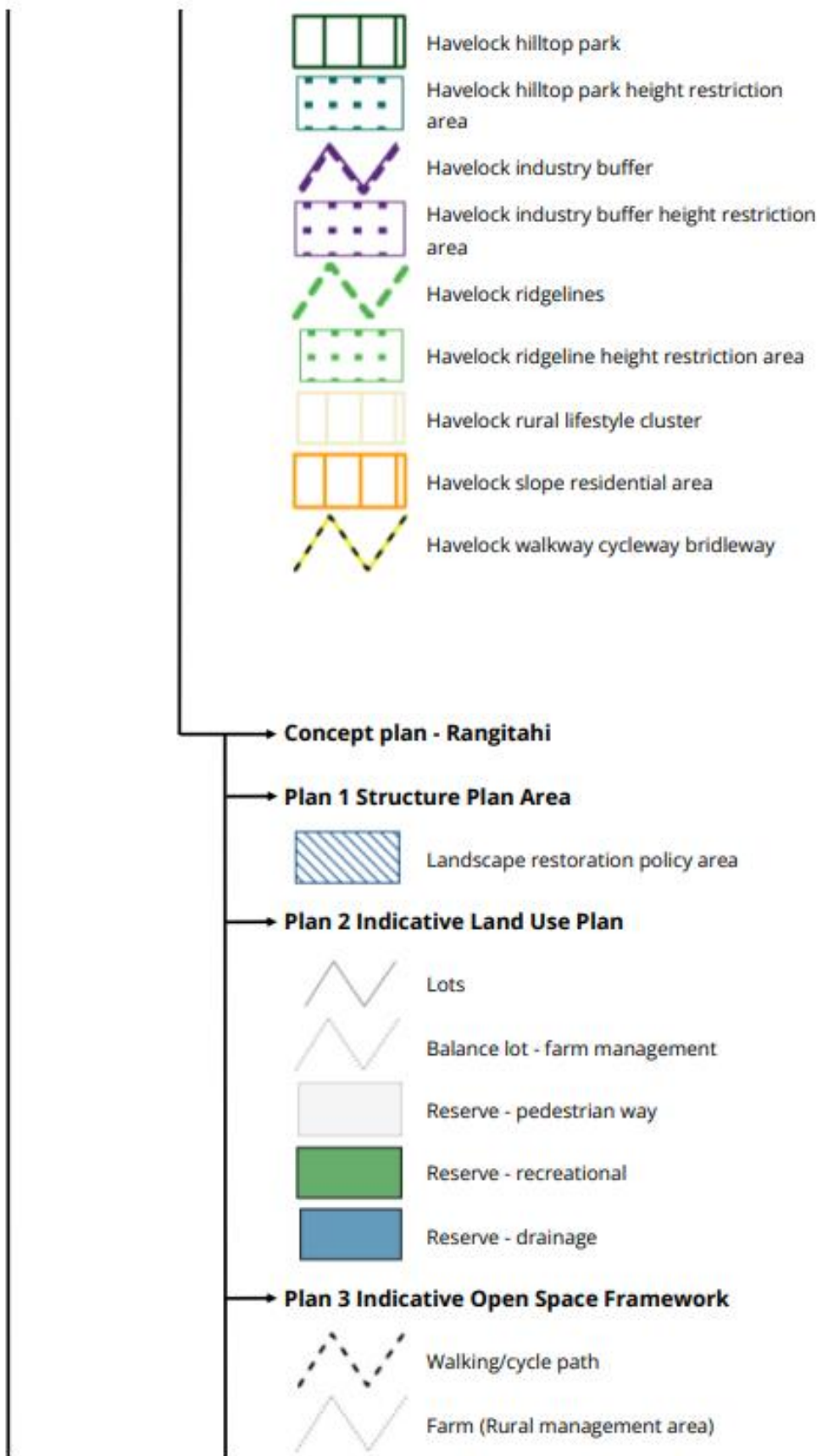
-  Coastal sensitivity area (erosion)
-  Coastal sensitivity area (inundation)
-  Defended area
-  Flood plain management area
-  Flood ponding area
-  High risk coastal erosion area
-  High risk coastal inundation area
-  High risk flood area
-  Mine subsidence risk area

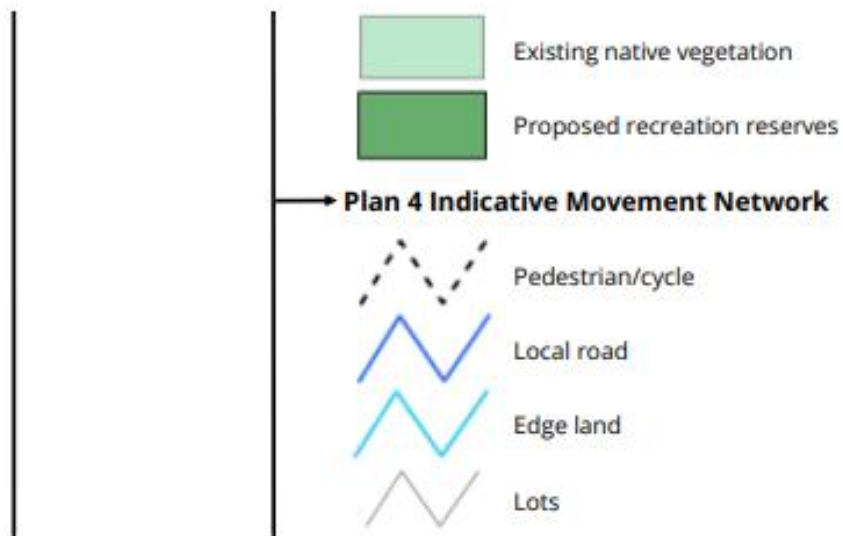
Historical and cultural values overlays

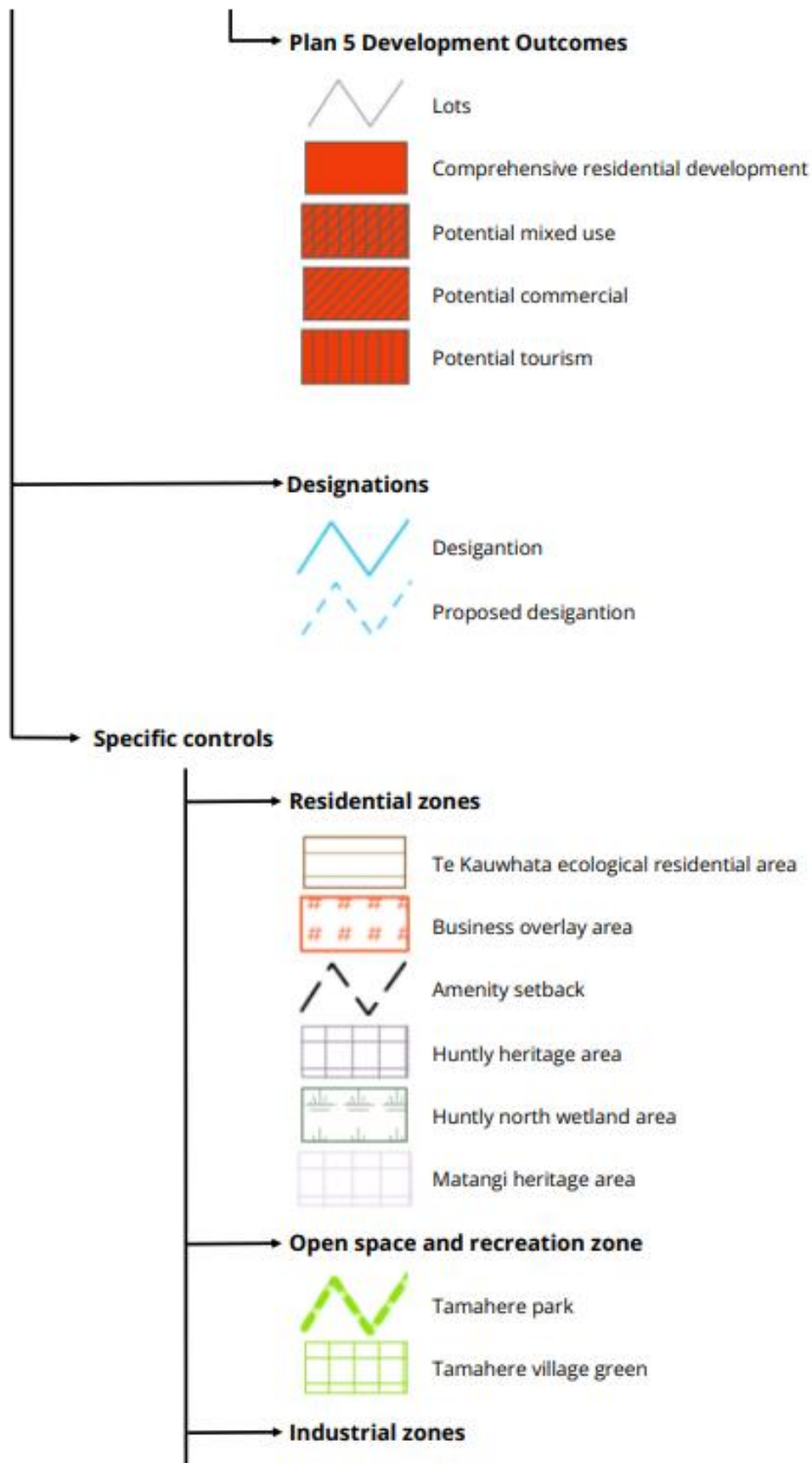
-  Historic heritage item
-  Extent of setting
-  Notable tree

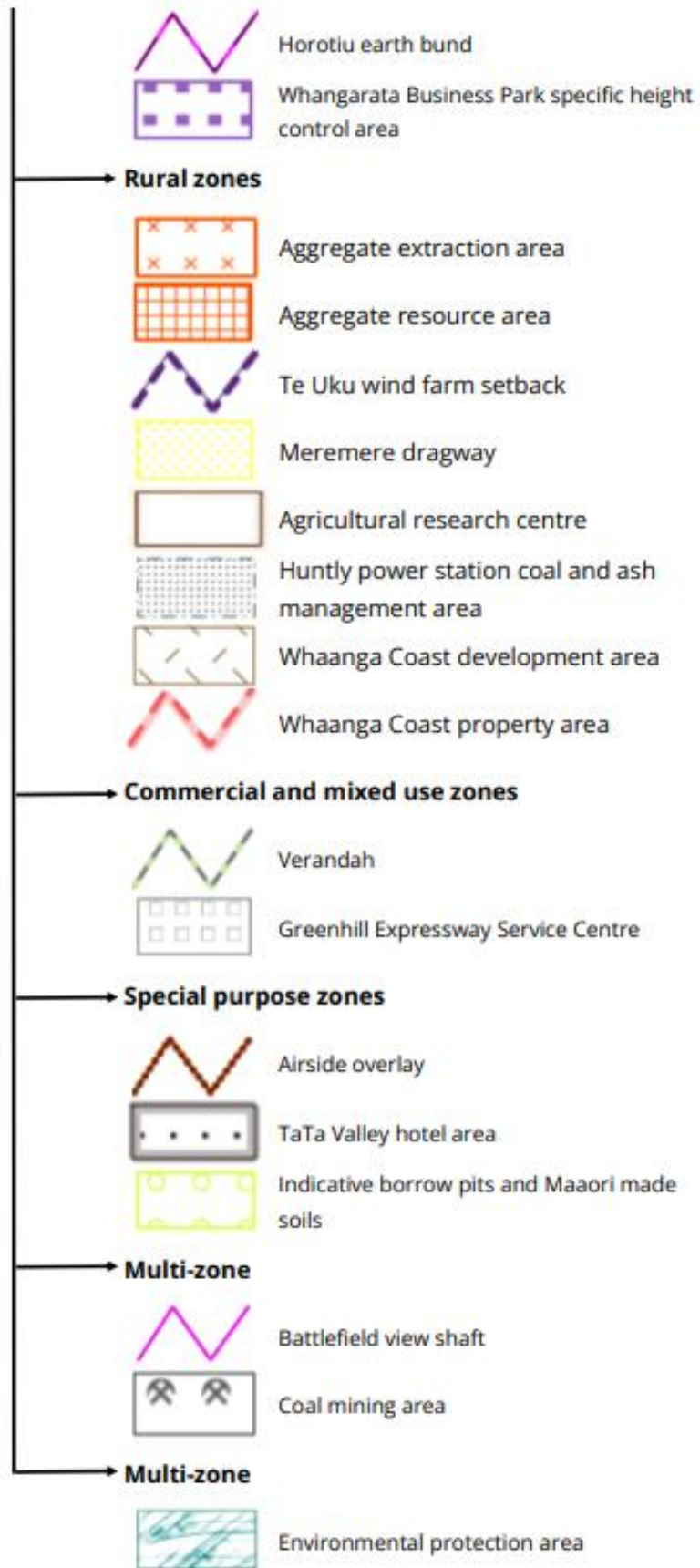
Historical and cultural values overlays




















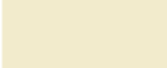







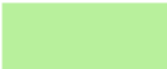

-  Lakeside high density area
-  Lakeside medium density area
-  Lakeside rural area
-  Raglan navigation beacon
-  Segregation strip
-  Tamahere commercial area
-  Urban expansion area
-  Waikato River catchment

ZONES

Zones

-  COMZ - Commercial zone
-  TCZ - Town centre zone
-  LCZ - Local centre zone
-  GRUZ - General rural zone
-  RLZ - Rural lifestyle zone
-  LLRZ - Large lot residential zone
-  GRZ - General residential zone
-  MRZ1 - Medium density residential zone 1
-  SETZ - Settlement zone

Zones

-  OSZ - Open space zone
-  HIZ - Heavy industrial zone

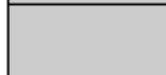


GIZ - General industrial zone

Special purpose zones



MAZ - Mercer airport zone



MSRZ - Motorsport and recreation zone



CORZ - Corrections zone



BTZ - Business Tamahere zone



HOPZ - Hopuhopu zone



RPZ - Rangitahi Peninsula zone



TKAZ - Te Kowhai airpark zone



FUZ - Future urban zone



MTZ - Matangi zone



TTZ - TaTa Valley zone



KLZ - Kimihia lakes zone

APPEALS

Appeals



Appeals

ADDITIONAL INFORMATION

Additional Information



Mystery Creek noise boundary



Fonterra noise control boundary



Rail corridor noise alert area



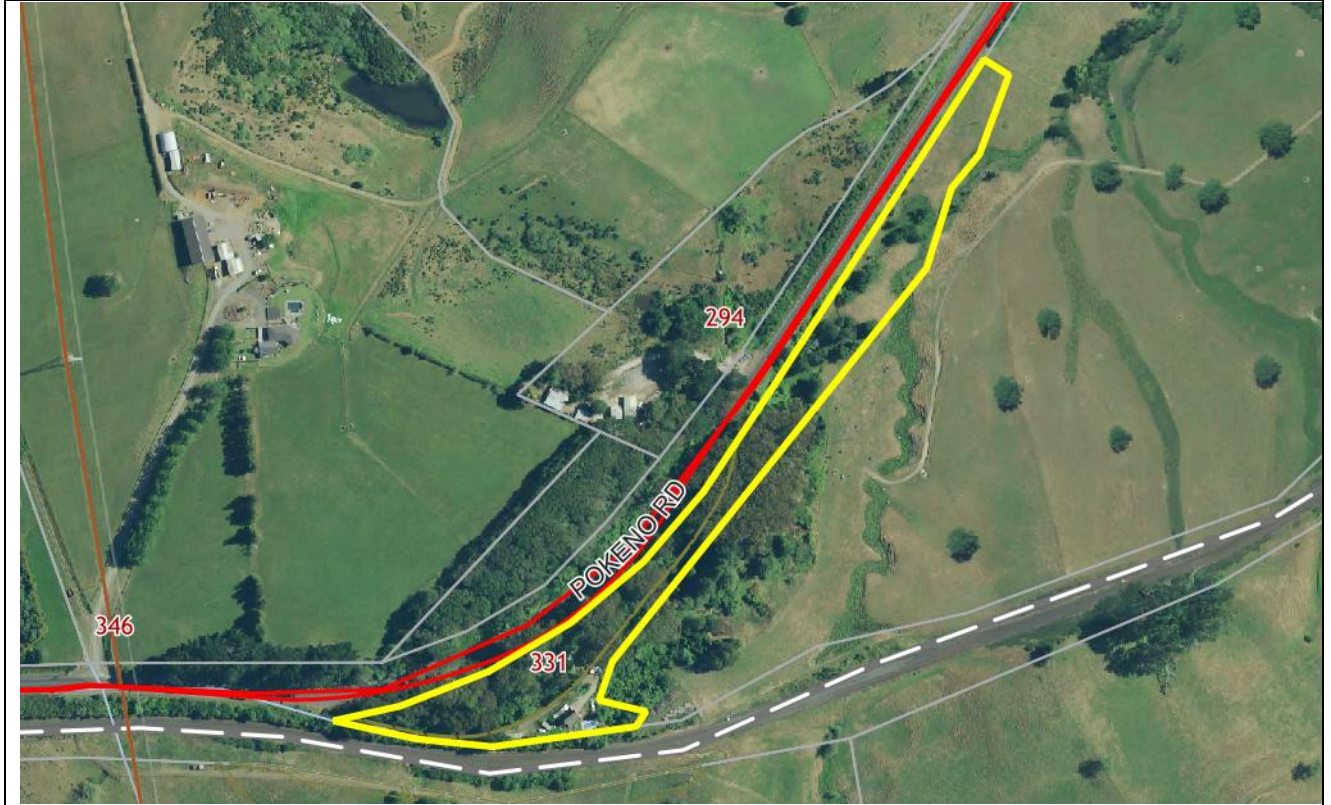
Rail corridor vibration alert area

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UTILITIES MAP

LEGEND	
Storm Water Point	
● Fitting	● Other
○ Manhole	□ Sump
~ Pipe	~ Drain
~ Misc	
Waste Water Point	
● Fitting	● Other
○ Manhole	⊗ Valve
~ Gravity Main	~ Rising Main
~ Other	~ Service
Water Supply Point	
◇ Backflow	● Other
● Hydrant	~ Main
~ Fitting/Node	⊗ Valve
Ⓜ Meter	~ Raw Water Main
~ Rider Main	~ Rising Main
~ Service	

MAP



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Water Meter Information

Meter	
Route	
Sequence	
Tariff	
Status	
Location	
Meter Install	
DCL Type	

No data available

SOLID WASTE MAP

LEGEND

- | | |
|---|---|
| <ul style="list-style-type: none"> Labels Az Address Label Az Road Label Territorial Authority Waikato District Other Districts Rail Property Parcel | <ul style="list-style-type: none"> Solid Waste Charges WstStdNor WstRcyMU WstStdTua WstBusTua WstRaglan WstRcyGLM WstStdCen |
|---|---|

MAP



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Solid Waste Information

Property No	302349	Assessment	03791/423.02
Property Address	331 Pokeno Road TUAKAU		
Contract Name	Smart Environmental		
Day Name	Thursday		