LAND INFORMATION MEMORANDUM

264 Bee Bush Road, Arapohue

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Pocklington

REAL ESTATE

Land Information Memorandum

Application

Bayleys Whangarei PO Box 606 Whangarei 0140	No. Application date Issue date Phone Fax	L240151 7/03/2024 15/03/2024 021 046 0105

Please Note: This LIM report contains information for the entire legal description below.

Property

Valuation No.	0108008702
Location	264 Bee Bush Road, Arapohue
Legal Description	LOT 8 DP 34338
Owner	McGowan George Desmond : McGowan Gaynor Mary Ruth & Others
Area (hectares)	0.0759

Rates

Government Valuation	
Land	$113,000
Capital Value	$320,000
Improvements	$207,000
Current Rates Year 2023 to 2024	
Annual Rates	$1,360.19
Current Instalment	$ 340.05
Current Year - Outstanding Rates	$ 0.00
Arrears for Previous Years	$ 0.00
Next Instalment Due	20/05/2024.

Note: Rates are charged in four instalments for the period commencing 1 July and ending 30 June each year.

Please refer to the Kaipara District Council Long Term Plan 2021/2031 and to the Kaipara District Council Development Contribution Policy 2021 which can be found at the Council website www.kaipara.govt.nz.

Planning/Resource Management

Zoning: **Kaipara District Plan 2013:** Rural. See attached information regarding the District Plan.

Full details of the zone requirements are found in the current District Plan. Relevant zone ordinance can be found at the Council website.

17/06/08 RESOURCE CONSENT 080075 : Placing a 6 x 13m dwelling on a 759sqm section on a rural site under 1000sqm Decision Notified 26/05/08 : GRANTED UNDER DELEGATED AUTHORITY 26/05/08. **Copy of Decision and Plan attached.**

No other information located.

Building

13/05/08	BUILDING CONSENT 080243 : Pre Built Sunshine Home : Code Compliance Certificate issued 18/09/08.

No other information located.

Sewer and Water

Sewer	Not available.
Stormwater	Within Manganui Drainage District - (L)
Water	Not available.

Copy of drainage plan attached.

No other information located.

Land and Building Classifications

No information located.

Refer to copy of map from District Plan for other classifications in the immediate vicinity.

Compliance with Swimming Pool Bylaw

No pool registered to this property.

Land Transport Requirements

No information located.

Special Land Features

No information located.

Licences/Environmental Health

No information located.

Network Utility Operators

Information related to the availability of supply, authorisations etc (eg, electricity or gas) can be obtained from the relevant Network Utility Operator.

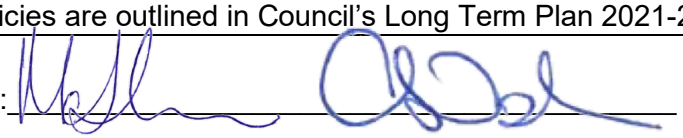
Other Information

No title search has been done on this property.

Notes

1. Final inspections on buildings were not mandatory prior to 1 January 1993. Should an evaluation of the building be required an independent qualified person should be consulted. In the interests of safety, an inspection of any fireplace within the dwelling may be requested of Council at any time, after paying the appropriate fee.
2. Every care has been taken to ensure that the information supplied by the Council on this form is accurate. The Council relies on information available to it and will not be held responsible for incomplete or inaccurate information provided, or for any errors or omissions made in good faith.
3. Please note that the property was neither inspected nor visited in the course of the preparation of this Land Information Memorandum.
4. Other information may be held by other authorities, for example the Northland Regional Council or Heritage New Zealand.

5. This Land Information Memorandum is a disclosure of information (which may be historical) held by the Council at the time of application and is subject to change.
6. Any enquiry not accompanied by a fee will be invoiced separately. (All prices are GST inclusive).
7. No Record of Title was supplied with this application for this Land Information Memorandum. The Council therefore does not warrant that the information supplied is related to the correct property.
8. Any Resource or Building consents run with the land; if the project is incomplete, there may be existing/additional charges to pay for which the new owner will be liable.
9. A Development Contribution and or Financial Contribution may be payable if development is carried out, the effect of which is to require new or additional assets or assets of increased capacity and as a consequence Council incurs capital expenditure to provide appropriately for those assets and that capital expenditure is not otherwise funded or provided for. Future rating policies are outlined in Council's Long Term Plan 2021-2031.

Name:  Date: 15/03/2024.

Performance Standards of the Kaipara District Plan 2013

To view the performance standards (rules) for each zone please refer to the relevant chapter of the Kaipara District Plan 2013:

Rural - Chapter 12

Residential - Chapter 13

Business: Commercial and Industrial - Chapter 14

Maori Purposes: Maori Land – Chapter 15A

Maori Purposes: Treaty Settlement Land – Chapter 15B

Estuary Estates – Chapter 16

All Zones - Chapter 10 Network Utilities and Chapter 11 Transport Network

How can I view the Kaipara District Plan 2013?

If you have access to the internet and want access to the most up to date information, visit the website

www.kaipara.govt.nz

If you do not have access to a computer you can visit one of the following locations to view a hard copy of the Plan:

Venue	Opening Hours	
Kaipara District Council Office - Dargaville 32 Hokianga Road Dargaville Telephone (09) 439 7059	Monday - Tuesday Wednesday Thursday - Friday	8.00am to 4.30pm 9.00am to 4.30pm 8.00am to 4.30pm
Kaipara District Council Office - Mangawhai Unit 5, The Hub 6 Molesworth Drive Telephone (09) 431 3161	Monday - Tuesday Wednesday Thursday - Friday	8.30am to 4.30pm 9.00am to 4.30pm 8.00am to 4.30pm
Kaiwaka Library Corner State Highway 1 and Kaiwaka Mangawhai Road Kaiwaka Telephone: (09) 431 2539	Sunday -Tuesday Wednesday – Saturday	Closed 10:00am to 2:00pm
Maungaturoto Library Centennial Building Hurndall Street Maungaturoto Telephone: (09) 431 8811	Monday to Thursday Friday Saturday Sunday	10:30am to 12:00 noon 10:30am to 4:00 pm 10:00am to 1:00pm Closed
Paparoa Library Brook House State Highway 12 Paparoa Telephone: (09) 439 2216	Monday Wednesday Friday Tuesday / Thursday Saturday / Sunday	1:30pm to 4:30pm 10:00am to 12:00 noon 9:30am to 1:00pm Closed Closed
Ruawai Library Ruawai College State Highway 12 Ruawai Telephone: (09) 439 2216	Monday to Friday Saturday / Sunday	8:45am to 3:15pm Closed
Dargaville Library Corner Poto and Normanby Streets Dargaville Telephone: (09) 439 3150	Monday to Friday Saturday Sunday	9.30am to 5.30pm 9.30am to 12.30pm Closed

All Maps

- State Highway
- Railway
- Bridge or Causeway
- Unformed Road
- Sea, Lakes and Rivers
- Parcel Boundary

Map Series One - Land Use

- Estuary Estates
- Rural
- 8m Height Restriction
- Business: Commercial
- Business: Industrial
- Residential
- Maori Land
- Treaty Settlement
- Estuary Estates
- East Coast Overlay
- Harbour Overlay
- Kai Iwi Lakes Overlay
- West Coast Overlay

Map Series Two - Sites, Features and Units

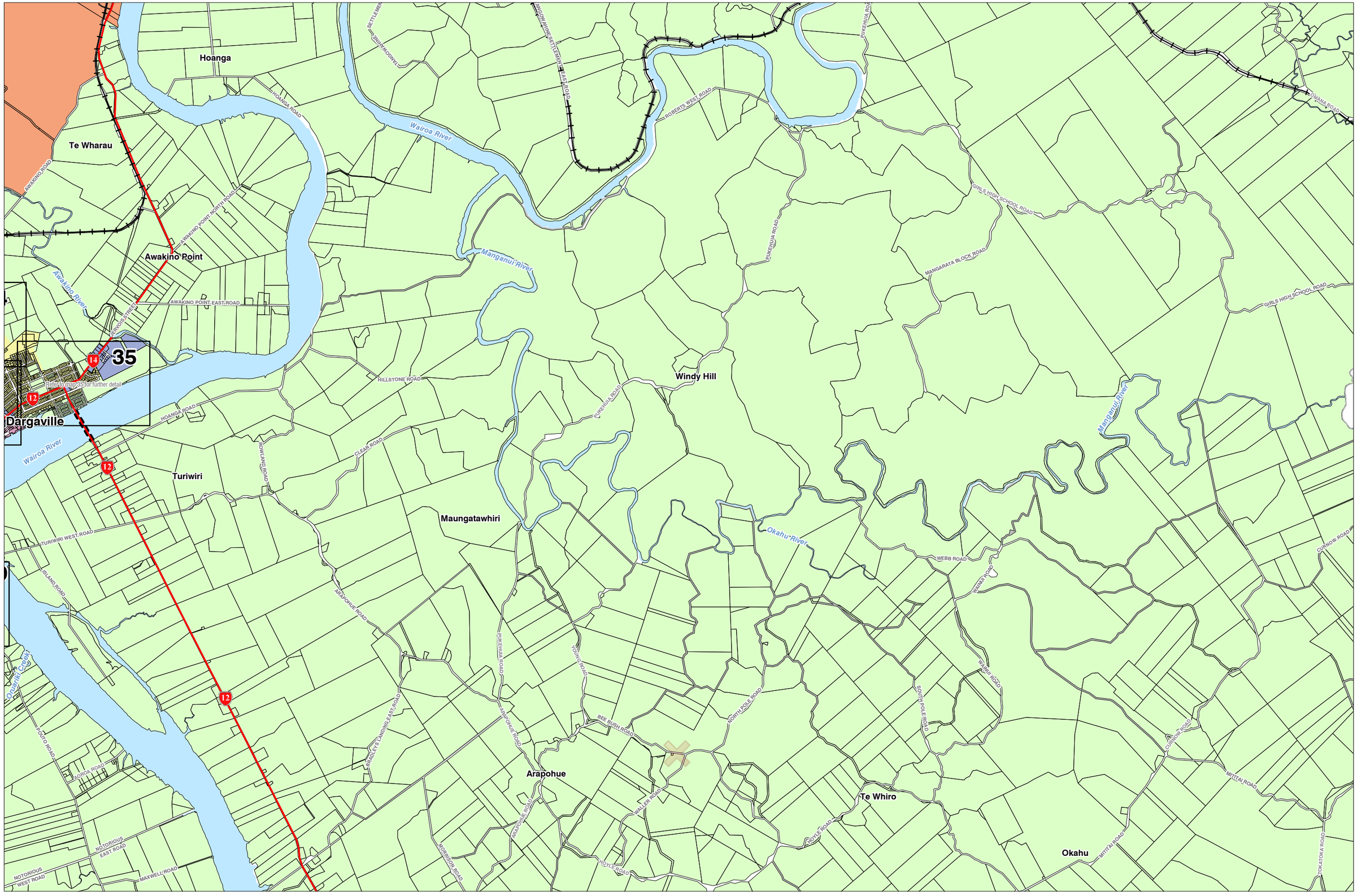
- Heritage Resource
- Notable Tree
- Maungaturoto Dairy Factory Wastewater Pipeline
- 110-220 kV Electricity Transmission Line
- 50 kV Electricity Transmission Line
- Designation Areas
- Outstanding Natural Landscape
- Reserve Management Units
- Areas of Significance to Maori
- Maungaturoto Dairy Factory Noise Contour Boundary (45dBA leq)

KAIPARA DISTRICT

Kaipara te Oranganui • Two Oceans Two Harbours

Map Legend

Date Updated:4/08/2021



KAIPARA DISTRICT
Kaipara te Oranganui • Two Oceans Two Harbours

Scale: 1:50,000 @ A3

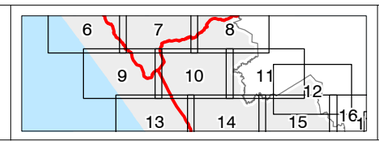
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KAIPARA DISTRICT PLAN - OPERATIVE VERSION - JULY 2013

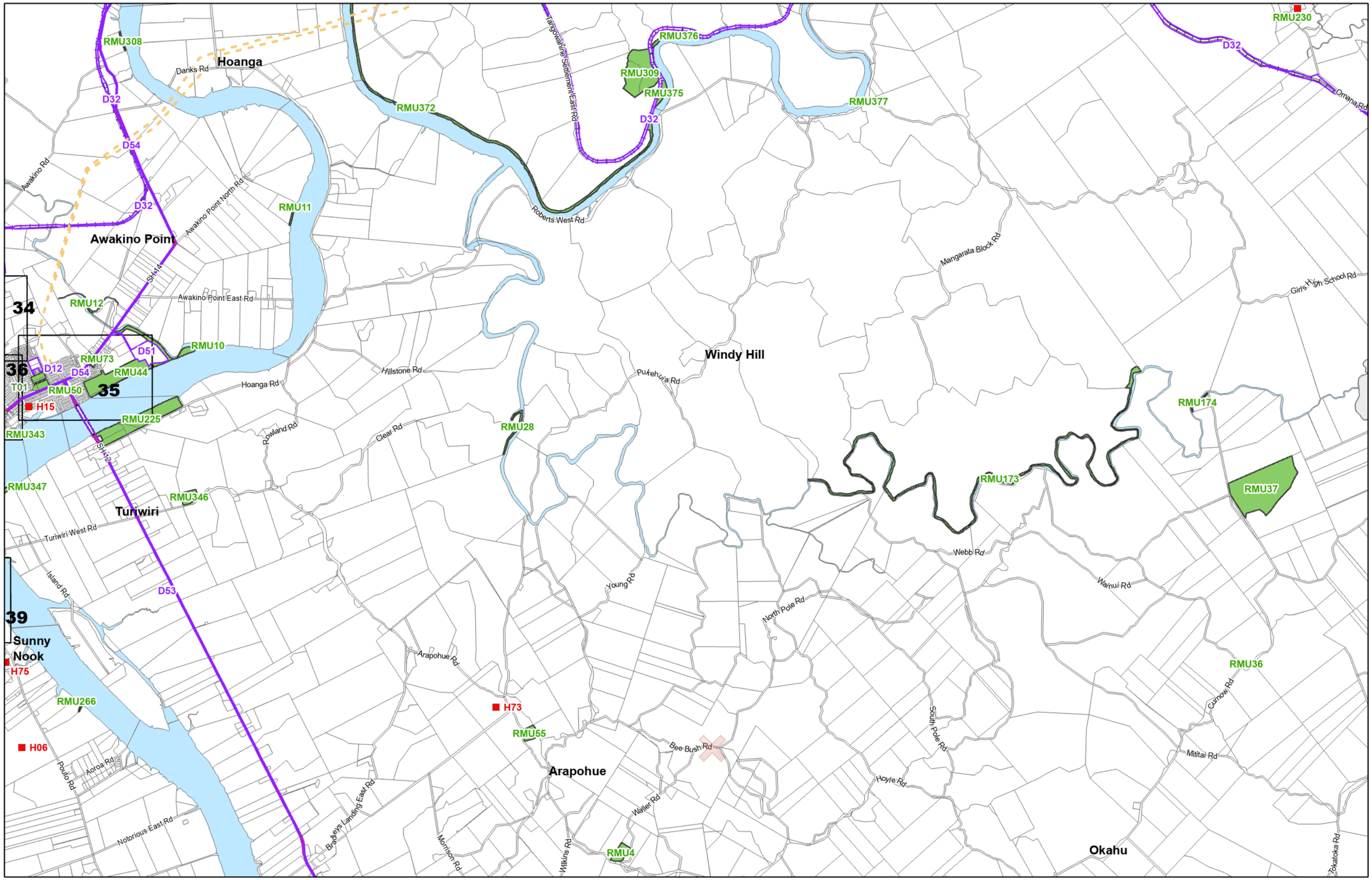
Map Series One

Land Use

Map 10 of 60



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Cadastre from 19 March 2021.

KAIPARA DISTRICT
Kaipara ki Oraanui • Two Oceans Two Harbours

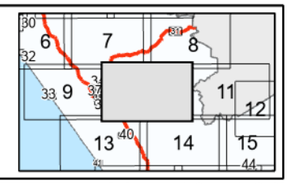
KAIPARA DISTRICT PLAN - OPERATIVE NOVEMBER 2013

Map Series Two
Sites, Features and Units

N

0 10 20 Km

A3 Scale: 1:50,000



Date Updated:4/08/2021

Rates Information - 2023/24

Valuation ID	0108008702	Old Valuation ID	C:0108008700

Property Description

Location (GIS)	264 Bee Bush Road, Arapohue
	View in Google Maps
Legal Description	LOT 8 DP 34338
Certificate of Title	968/70

Use	91 Residential: Single Unit (other than bach)	Category	RD200
TORAS	111000	Category Group	Residential Dwelling fully or semi detached
Tenure	Property is not leased. Owner is also occupier.	Ward	2
Ownership	Private: Individual	Region	1
Rateability	Rateable	Zone	1A
Apportionment	Std property - Not Applicable, Not apportionment		

Valuations

	Current		New
Area (Hectares)	0.0759		
Land Value	46,000	Land Value	113,000
Improvements	149,000	Improvements	207,000
Nature of Improvements	(DWG OB OI)		
Capital Value	195,000	Capital Value	320,000
Valuation Date	1/09/20	Valuation Date	1/09/23

Rates for Current Year - 2023/24

Type	Description (Basis)	Factor	Amount $
002	Uniform Annual General Charge - Rating Unit	1.00	800.00
120	Manganui Drainage District - (L)	46,000.00	5.37
230	General Rate Residential & Small Sized Lifestyle - (L)	46,000.00	131.27
235	CCTV targeted rate - (U)	1.00	10.35
	** Kaipara District Council Sub-Total		946.99
250	NRC Targeted Council Services Rate - (U)	1.00	186.25
253	NRC Pest Management Rate - (U)	1.00	91.68
254	NRC Targeted Flood Infrastructure Rate - (U)	1.00	36.56
255	NRC Targeted Emergency and Hazard Management Rate - (U)	1.00	52.58
256	NRC Targeted Emergency Services Rate - (U)	1.00	11.44
257	NRC Targeted Regional Sporting Facilities Rate - (U)	1.00	16.37
259	NRC Targeted Land and Freshwater Management Rate - (L)	46,000.00	17.02
260	NRC Targeted Regional Economic Development Rate - (L)	46,000.00	1.30
	** Regional Council Sub-Total		413.20
	Total Rates Levied 2023/24		1,360.19
	(GST on Rates Levied)		177.42
	Rates Last Year 2022/23		1,291.09
	Last Year's Final Instalment		322.77

Rates Last Year 1,291.09 Instalments YTD 1,020.15 Current Instalment 340.05

History

Year	Land Value	Capital Value	Annual Rates
2022/23	46,000	195,000	1,291.09
2021/22	46,000	195,000	1,234.95
2020/21	27,000	165,000	1,118.26
2019/20	27,000	165,000	1,064.94
2018/19	27,000	165,000	1,032.30
2017/18	20,000	125,000	969.40
2016/17	770,000	1,300,000	

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RECEIVED: 13 Apr 2016 SCANNED: 13 Apr 2016 BOX: 5 BATCH: 138761 DOC: KDCAAVLR

KAIPARA DISTRICT

Kaipara te Oranganui - Two Oceans Two Harbours

KAIPARA DISTRICT COUNCIL

In the Matter of:	*The Resource Management Act 1991*
And	
In the Matter of:	*An application under Section 88 of the Resource Management Act 1991 made by G and G McGowan*
File Reference:	*RM 080075*

Decision on Resource Consent Application

a) *Pursuant to Section 93(1) of the Resource Management Act 1991, the Kaipara District Council acknowledges that the application is for a Discretionary Activity and as the adverse effects of the proposal will be no more than minor, the application need not be notified. The Council is satisfied that after taking into due consideration the requirements of Section 94A(a) and Section 94B that no persons are considered adversely affected by the proposal. Council is also satisfied that no special circumstances exist that require notification of the consent application in accordance with Section 94C(2) of the Resource Management Act 1991.*

b) *Pursuant to Section 104, 104B, 106, 108, 220 and 221 of the Resource Management Act 1991, the Kaipara District Council grants consent to the application by G and G McGowan to construct a dwelling on a 759 m^2 property legally described as Lot 8 DP 34338 (CT NA968/70) subject to compliance with the following conditions:*

Conditions of Consent

1) *The following conditions shall be complied with prior to occupying the dwelling:*

   a) *Proceed in accordance with the plan prepared by Sunshine Homes, dated 27 March 2008 (Reference 1612/1) and submitted in support of the application.*

   b) *The vehicle crossing shall be constructed to comply with Appendices 9A and 9B of the Kaipara District Plan and drawing KDC/A4/S23A & KDC/A4/S24 of the Draft Kaipara District Council Engineering Code of Practice for Land Subdivision and Development Year 2000. Any necessary permit procedures shall be complied with.*

   c) *The installation and type of wastewater treatment and disposal system shall be in accordance with the Hynds Environmental Wastewater Design Report, dated 11 March 2008, written by Peter Carroll, and submitted in support of the application.*

Reasons for Decision

RECEIVED: 13 Apr 2016 SCANNED: 13 Apr 2016 BOX: 5 BATCH: 138761 DOC: KDCAAVLR

KAIPARA DISTRICT

1. *As the site which is less than 1000m2 is existing, the proposed land use is a Discretionary Activity under the District Plan, and the development proposed satisfies the requirements of Sections 104 and 104B of the Act.*
2. *As the land is not known to hold any special cultural, historic or natural qualities, the proposal is considered to be consistent with the Objectives and Policies of the District Plan and the purpose and principles of the Resource Management Act 1991.*
3. *No persons are considered adversely affected by the proposal.*

Advice Notes

1. *The consent holder shall pay all charges set by the Council under Section 36 of the Resource Management Act 1991, including any administration, monitoring and supervision charges relating to the conditions of this resource consent. The consent holder will be advised of the charges as they fall.*
2. *All archaeological sites are protected under the provisions of the Historic Places Act 1993. It is an offence under that act to modify, damage or destroy any archaeological site, whether the site is recorded or not. Application must be made to the New Zealand Historic Places Trust for an authority to modify, damage or destroy an archaeological site(s) where avoidance of effect cannot be practised.*
3. *If subsurface archaeological evidence (shell, midden, hangi, storage pits, etc) should be unearthed during construction, work should cease in the immediate vicinity of the remains and the Historic Places Trust should be contacted.*
4. *In the event of koiwi (human remains) being uncovered, work should cease immediately and the tangata whenua shall be contacted so that appropriate arrangements can be made.*

Monitoring

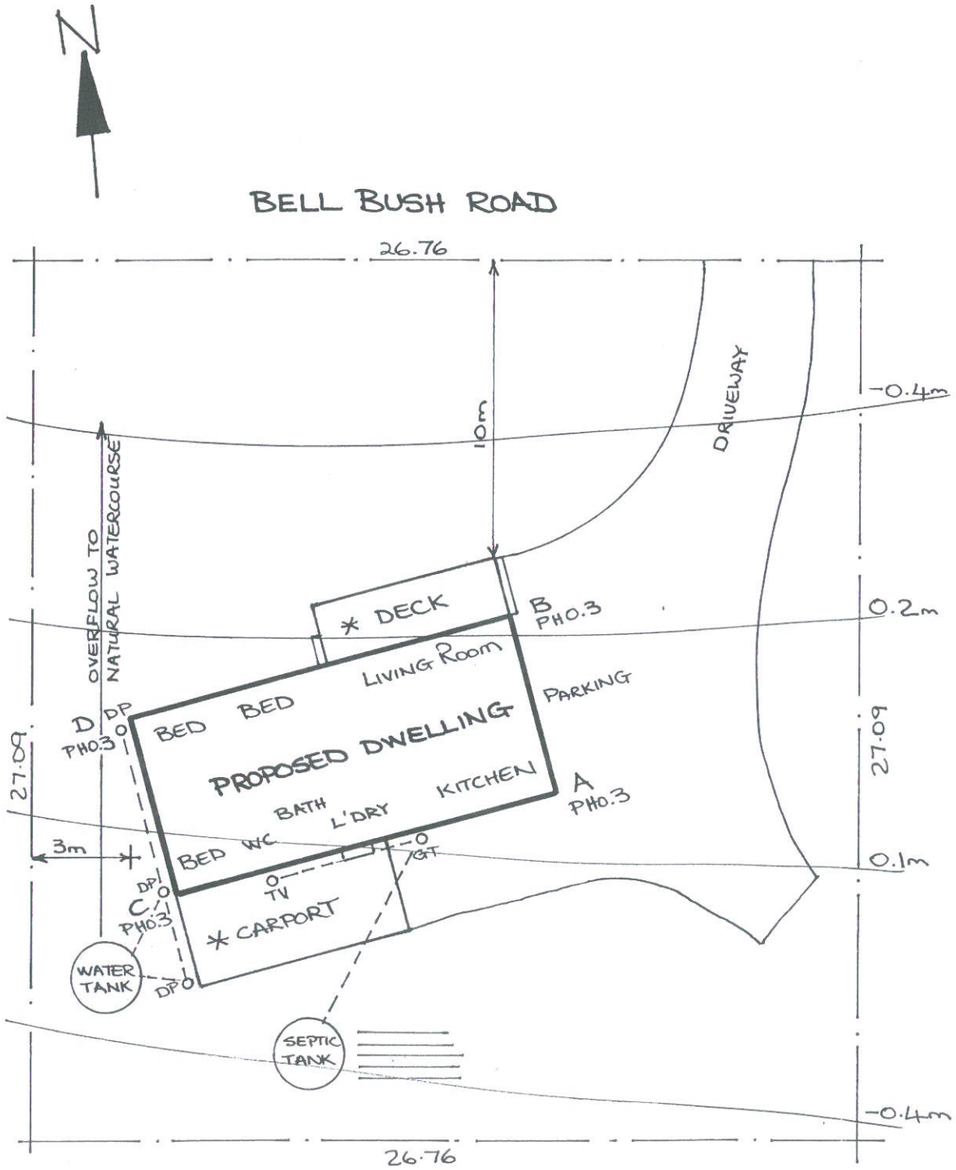
There are no conditions that will require monitoring by Council.

Signed: 26/05/08

Development Manager

Kaipara District Council

Signed under delegated authority pursuant to Section 34A of the Resource Management Act 1991.



LOT 8
DP 34338
759m²

PROPOSED DWELLING = 78m²
PROPOSED CARPORT = 21m²
COVERAGE = 13%

APPROVED
26 MAY 2008
Kaipara District Council
RM980075

* DECK, STEPS & CARPORT BY OWNER

.....(.....) .....(.....)
Signed by Owner Date Signed for Sunshine Homes Ltd Date

Sunshine Homes	Date	Amendment
Date 27. 3. 2008	Name G. McGOWAN	
Model	Building Site BEE BUSH RD, DARGAVILLE	
House size 6x13m	Scale 1:200	
Plan No. 1612/1	Plan Title SITE PLAN & CONTOURS	
Owners Copy	Sunshine Homes copy	

RECEIVED: 1 Dec 2008 SCANNED: 28 Nov 2008 BOX: 2 BATCH: 36501 DOC: KDCAAHIU

Code Compliance Certificate 080243

Form 7, Section 95, Building Act 2004

D and G McGowan
Bee Bush Road
Arapohue
RD4 Dargaville

Issue Date: 18/09/08
Overseer: Jim Vallance

THE BUILDING:

Street Address of Building:	WALLER ROAD, ARAPOHUE
Valuation Number:	0108008700
Legal Description:	LOT 8 DP 34338 LOTS 2 3 DP 95954 ALLOTS 208 209 244 PTS 1-3 OKAHU PSH BLKS II I
Building Name:	
Location of Building within site/block number:	
Level/Unit Number:	
Current Lawfully Established Use:	Housing - Detached - New Dwelling
Year First Constructed:	

THE PROJECT:

Description:	Pre Built Sunshine Home NEW (& PREBUILT) HOUSE, UNIT, BACH, CRIB, TOWN HOUSE
Type of Work:	
Intended Use:	Housing - Detached - New Dwelling
Intended Life:	Indefinite, but not less than 50 years
Stages:	Being Stage 1 of an intended 1 Stages

THE OWNER:

Owners Name:	D and G McGowan			
Owners Mailing Address:	Bee Bush Road, Arapohue, RD4, Dargaville			
Street Address/Registered Office:				
Phone Number	**Landline:** 09 439 4953	**Daytime:**	**After Hours:**	
	Mobile: 021 100 8665	**Fax:**		
Email:		**Website:**		

FIRST POINT OF CONTACT:

First Point of Contact:	Full Name: D and G McGowan Mailing Address: C/- Sunshine Homes Whangarei, P O Box 4296, Kamo, Whangarei Phones:: 027 590 0658: 09 435 2106 Fax: 09 435 2106

BUILDING WORK:

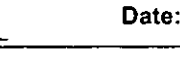
Building Consent Number:	080243
Issued By:	Kaipara District Council

This Code Compliance Certificate is issued by the Kaipara District Council. As the Building Consent Authority it is satisfied, on reasonable grounds that :

(a) the building work complies with the Building Consent 080243

(b) the specified systems in the building are capable of performing to the performance standards set out in the building consent.

(a)

Signature  **Date:** 18/09/08 **Position** Building Services Officer

On behalf of: Kaipara District Council

RECEIVED: 1 Dec 2008 SCANNED: 28 Nov 2008 BOX: 2 BATCH: 36501 DOC: KDCAAHIU

SH 1612

Code Compliance Certificate: 106785
Section 95, Building Act 2004

Issued:16Jun08

WHANGAREI
DISTRICT COUNCIL

The Building

Street Address of building: 15 WAIPANGA RD, RD 1, KAMO 0185

Legal Description of land where building is located:
PT SEC 2 BLK VIII PURUA SD
LLP 118931

Building name: N/A

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

Level/unit number: N/A

Current, lawfully established use: N/A

Year first constructed: N/A

The Owner

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

Name of owner: SUNSHINE HOMES LTD
Mailing Address: PO BOX 4296
KAMO
WHANGAREI 0141

Phone number: 09 4352107 Phone number: (Pvt) N/A
Mobile number: N/A
Facsimile number: 09 4352107
Email address: factory@sunshinehomes.co.nz
Website : N/A

Street address/registered office: 15 WAIPANGA RD
RD 1
KAMO 0185

Creating the ultimate living environment

Forum North, Private Bag 9023
Whangarei 0140, New Zealand
Telephone: +64 9 430 4200
Facsimile: +64 9 438 7632
Email: mailroom@wdc.govt.nz
Website: www.wdc.govt.nz

RECEIVED: 1 Dec 2008 SCANNED: 28 Nov 2008 BOX: 2 BATCH: 36501 DOC: KDCAAHIU

KAIPARA DISTRICT

KAIPARA DISTRICT COUNCIL

PIM And Building Consent Application

(The Building Act 2004)

Applicant Details: BC No: 080243

1 The Owner

Name of Owner: Des & Gaynor McGowan

Contact Person: Agent.

Postal Address: Bee Bush Road Arapohue RD4 Dargaville.

Street Address/Registered Office: —

Phone No: 09-4394953 Fax No:

Mobile No: 021 100 8665

Email :

The following evidence of ownership is attached to this application : *(If property has been recently sold a copy of Sale and Purchase Agreement is required)*

CT

2 The Agent

Name of Agent: Sunshine Homes Whangarei

Contact Person: Garry Bertie.

Postal Address: Po Box 4296 Kamo Whangarei.

Street Address/Registered Office: 15 Waipanga Road Kamo Whangarei.

Phone No: 4352106 Fax No: 4352106

Mobile No: 0275900658.

Email:

Relationship to Owner: Agent

First Point of Contact for Communications/Fees/Refunds to:

☐ The Owner ☑ The Agent

3 The Project (What is the work to be done)

Description of the building work: Site 6x13m 3 bedroom in Bee Bush Road. Pre-built sunshine home.

Will the work result in a change of use of the building:

☐ Yes ☑ No

If YES please state new use and provide details:

List Building Consents previously issued for this project (if any):

Floor area (proposed work - square metres)

	Basement	Ground Floor	Other Floors	Total
Main Building	78	—	—	78
Accessory Buildings				

4 Building Details: (Where work to be done)

Valuation Roll No : 01080087 00

Legal Description: lot 8 DP 34338

Street Address of Building: Bee Bush Road Arapohue Dargaville.

Location of Building within site/block number (include nearest street access):

Building Name: Trio

Number of Levels: 1

Level/Unit No:

Certificate of Title No : NA968/70

Area of Site (m²/ha) : 759

Current, lawfully established use (if applicable) : Farm worker accomadation.

Year first constructed (if applicable) : 08.

5 Nature Of Consent

☑ New building - exclude domestic garages and domestic outbuildings — Intended Life: Indefinite, but not less than

☐ Foundations only — 50 yrs ☐ OR Specified as .....yrs

☐ Alterations, repairs, extensions, conversions, resiting, installation of heating appliances — Demolition ☐

Being stage ..... of an intended ..... stages

☐ Domestic garages and domestic outbuildings

6 Value Of Work And Fees (GST Incl)

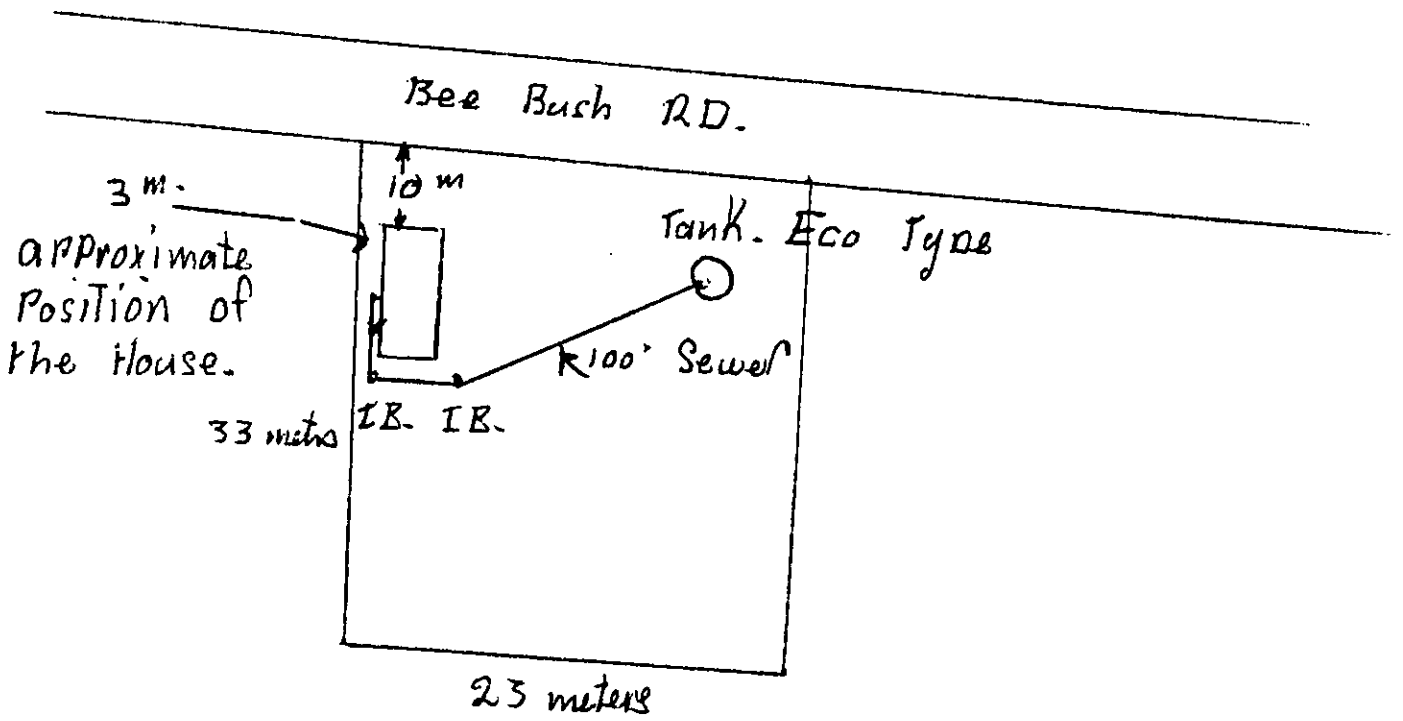
Main buildings (Foundations only)	$ 4000
Accessory buildings	$ 4000
Plumbing & Drainage	$ 15000
Total Value of Work	$ 23,000.
Office Use Only	
PIM	$ 140.00
Building Consent	$ 557.00
BRANZ Levy	$ 23.00
DBH Levy	$ 45.31
Certificate of Acceptance	$
TOTAL	$ 765.31

Receipt No: 545026

Date: 31-03-08

RECEIVED: 1 Dec 2008 SCANNED: 28 Nov 2008 BOX: 2 BATCH: 36501 DOC: KDCAAHIU

The Proposed Cottage Location of
Mr D Mc Gawan.



Soakaae Field and Eco Tank Design.
By Others.

RECEIVED: 1 Dec 2008 SCANNED: 28 Nov 2008 BOX: 2 BATCH: 36501 DOC: KDCAAHIU

3 : ~ U

Our Ref. #:1692.....
Building Consent # ..Unknown....0.8.0.2.6.3...

PRODUCER STATEMENT – CONSTRUCTION

To: Kaipara **District Council**

Issued by: **Precision Drainage Ltd**

For: Des Mc Gowan

In respect of: **LIFESTYLE – ADVANCED AERATED WASTEWATER TREATMENT SYSTEM (AWTS) AND IRRIGATION / DISPOSAL FIELD INSTALLATION**

At: **Bee Bush Road, Arapahoe**
(DP: 34338 Lot 8)

Precision Drainage Ltd has contracted to **Des McGowan** to construct the building work described in the Producer Statement – Design prepared by Hynds Environmental, P Carroll dated 11th March 2008 and to Council specifications.

I, Nigel Martin a duly authorized agent of **Precision Drainage Ltd,** believe on reasonable grounds that, as at today's date and following the commissioning of this system on 07/07/08 the LIFEstyle-Advanced AWTS and the associated 280.sqm Surface irrigation / disposal field, the building work described above has been completed to the extent required by the Producer Statement – Design, the building consent and Precision Drainage Ltd specifications.

Excepting that the following design requirements, not contracted to us, may still to be completed:

- Planting of suitable water tolerant plants and laying of bark / mulch to cover the irrigation lines on the disposal field.

.....
(Signature of Duly Authorized Agent) 7/7/08

On behalf of **Precision Drainage Ltd**

Note: This Producer Statement is limited to the installation of the Lifestyle Advanced tank and effluent disposal field only and does not cover any geotechnical considerations for the site. All information should be read in conjunction with the site geotechnical report where available.

RECEIVED
- 8 AUG 2008
42461
Kaipara District Council

RECEIVED: 1 Dec 2008 SCANNED: 28 Nov 2008 BOX: 2 BATCH: 36501 DOC: KDCAAHIU

Building Work	**NEW TRANSPORTABLE DWELLING**
Building Consent number:	106785
Issued by:	WHANGAREI DISTRICT COUNCIL

Code Compliance

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

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

Advice Clause:

This Code Compliance Certificate covers only the scope of work as specified in the Building Consent documents.

Council Charges

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

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

Signature

BUILDING SUPPORT – CODE COMPLIANCE

Position

On behalf of: WHANGAREI DISTRICT COUNCIL

Date: 16 Jun 2008

Code Compliance Certificate 106785

RECEIVED: 1 Dec 2008 SCANNED: 28 Nov 2008 BOX: 2 BATCH: 36501 DOC: KDCAAHIU

EWRB 551

Electrical Certificate of Compliance

for prescribed electrical work that is carried out on electrical installations and involves the placing or positioning or the replacing or repositioning of conductors (including fittings attached to those conductors).

To be completed whether or not an Inspection is required.

No 2604674

No. of attachments

CUSTOMER INFORMATION - PLEASE PRINT CLEARLY

Name of customer: SUNSHINE HOMES - STRATHMORE MANOR Phone: 094 521 37

Address of installation: FACTORY - WAIPANGARA KITMO WHANGAREI

Postal address of customer (if not as above): P.O. BOX 4296

WORK DETAILS

- 16 No. of lighting outlets
- 9 No. of socket outlets
- 1 No. of ranges
- 1 No. of water heaters
- Was any installation work carried out by the homeowner? ☐ Yes ☑ No

Please tick (✓) as appropriate where work includes:

- ☐ Mains
- ☑ Switchboard
- ☐ Main earthing system
- ☐ Electric lines

Description: INSTALLATION AND WIRING OF: MAIN SWITCHBOARD, 16 LIGHTS, 9 BANK OUTLETS, 1 RANGE SOCKET AND 1 HOT WATER SWITCH (MAINS NOT INCLUDED)

It is recommended that test results be recorded here:

- Visual Examination ☑
- Earth Continuity ☑
- Bonding ☑
- Polarity ☐
- Insulation Resistance 20MΩ - ∞ Mohm
- Other R1 R2 @ 10mA

If necessary attach any pages with sketches of work done

CERTIFICATION OF WORK

I certify that the above electrical work has been carried out in accordance with the requirements of the Electricity Act 1992 and Electricity Regulations 1997.

ELECTRICAL WORKER DETAILS

Name	CRAIG MILLER
Registration no.	E 9321
Company	MILLER ELECTRICAL
Signature	
Date	19-5-08
Contact Ph No.	021 [illegible]

CERTIFICATION OF ELECTRIC LINES

(to be completed where a separate electrical worker has installed the electric line portion of the mains)

Name	
Registration no.	
Company	
Signature	
Date	
Contact Ph No.	

INSPECTION DETAILS

Electrical work requiring inspection by a registered electrical inspector

- ☐ New mains
- ☐ Switchboard
- ☐ Earthing system
- ☐ Installation work in hazardous areas

I certify that the inspection has been carried out in accordance with the requirements of regulation 41 of the Electricity Regulations 1997.

Name	
Signature	
Registration no.	
Date	
Daytime Contact Ph No.	

TO BE RETAINED BY THE PERSON INSPECTING THE WORK

This form is approved by the Electrical Workers Registration Board (PO Box 10-156, Wellington. Freephone 0800 66-1000) for the purposes of the Electricity Regulations 1997.

RECEIVED: 1 Dec 2008 SCANNED: 28 Nov 2008 BOX: 2 BATCH: 36501 DOC: KDCAAHIU

How to use...

Certificates of Compliance

CUSTOMER INFORMATION

Please print clearly and press firmly. Please include:

- the customer's name,
- Address of the installation,
- Customer contact details (Telephone No., Postal Address, etc)

WORK DETAILS

The description needs to clearly define what work has been done and what you are certifying. Use the boxes (No. of socket outlets etc) to assist with the description.

If extra space is needed for the description use an extra sheet of paper or an attachment form (available from the EWRB bookshop and some COC resellers).

It is recommended that the results of tests (for insulation resistance, polarity, earth continuity etc) be recorded in this section.

CERTIFICATION OF WORK

Complete the "Electrical Worker Details" part in all cases. The "Certification of Electric Lines" part need only be completed where the worker installing electric lines is different to that carrying out other electrical work.

INSPECTION DETAILS

Where the work requires inspection (under regulation 41 of the Electricity Regulations 1997) this section must be completed by the electrical inspector.

The electrical Inspector who inspects the prescribed electrical work is required to give a certificate of compliance to the owner/occupier of the fittings/premises within 20 working days.

WORKERS RESPONSIBILITIES

Electrical workers carrying out prescribed electrical work that involves the placing or positioning, or the replacing or repositioning of conductors (and fittings connected to those conductors), are required by law to ensure that:

- A Certificate of Compliance is completed for that work (regulation 39).
- Any work requiring inspection (regulation 41), is inspected and the appropriate section of the COC filled in by the electrical inspector.
- The relevant copy of the COC is given to the owner of the fittings or the occupier of the Premises within 20 working days of the works being completed (unless work requires inspection).
- A copy of the COC is retained for a minimum period of 3 years by the electrical worker completing the COC.

PARTIALLY COMPLETED ELECTRICAL WORK

If for any reason (e.g. a commercial dispute) a wiring job is left incomplete or unfinished a COC should be issued for the partially completed electrical work (regulation 39(8)). Any work that may not be safe should be recorded in writing on a separate sheet and immediately handed to the customer. A copy can also be forwarded to the EWRB Registrar, PO Box 10156, Wellington.

RECEIVED: 1 Dec 2008 SCANNED: 28 Nov 2008 BOX: 2 BATCH: 36501 DOC: KDCAAHIU

EWRB 551

Electrical Certificate of Compliance

No. 2297210

No. of attachments

for prescribed electrical work that is carried out on electrical installations and involves the placing or positioning or the replacing or repositioning of conductors (including fittings attached to those conductors).

To be completed whether or not an Inspection is required.

This form is approved by the Electrical Workers Registration Board (PO Box 10-156, Wellington. Freephone 0800 66-1000) for the purposes of the Electricity Regulations 1997.

CUSTOMER INFORMATION - PLEASE PRINT CLEARLY

Name of customer: D. MCGOWAN Phone: (09) 4394953

Address of installation: Beebush Road Arapohue Dargaville

Postal address of customer (if not as above): 218 Waller Road Arapohue Dargaville

WORK DETAILS

13	No. of lighting outlets	1	No. of ranges	Please tick (✓) as appropriate where work includes:	
9	No. of socket outlets	1	No. of water heaters	✓ Mains	✓ Main earthing system
Was any installation work carried out by the homeowner?			Yes ✓ No	✓ Switchboard	Electric lines

Description: Installed New Meterbox & Ran Mains from Meterbox to Switchboard. Connected at both ends. Drove Earthpeg & Connected Main earth. Tested installation for Compliance, Tested OK.

light outside laundry has been disconnected at lightswitch.

If necessary attach any pages with sketches of work done

It is recommended that test results be recorded here:

- Visual Examination ✓
- Earth Continuity ✓
- Bonding ✓
- Polarity ✓
- Insulation Resistance ≥999MΩ. Mohm
- Other

CERTIFICATION OF WORK

I certify that the above electrical work has been carried out in accordance with the requirements of the Electricity Act 1992 and Electricity Regulations 1997.

ELECTRICAL WORKER DETAILS

Name	Steven Van Veen
Registration no.	E251167
Company	laser electrical Dargaville
Signature	Steven V.V
Date	12/06/08
Contact Ph No.	(09) 4397172

CERTIFICATION OF ELECTRIC LINES

(to be completed where a separate electrical worker has installed the electric line portion of the mains)

Name	
Registration no.	
Company	
Signature	
Date	
Contact Ph No.	

INSPECTION DETAILS

Electrical work requiring inspection by a registered electrical inspector

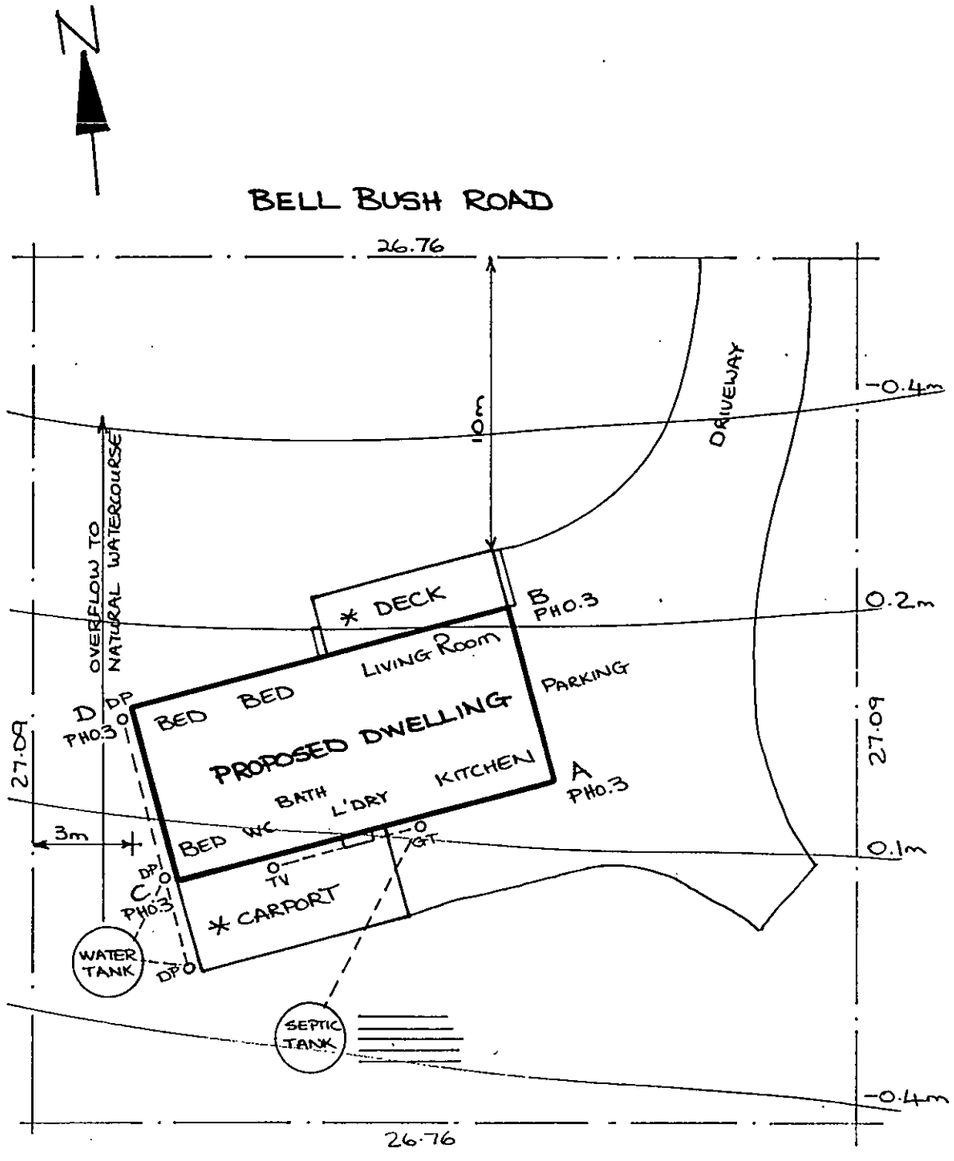
✓ New mains ✓ Switchboard ✓ Earthing system Installation work in hazardous areas

I certify that the inspection has been carried out in accordance with the requirements of regulation 41 of the Electricity Regulations 1997.

Name	Ivan Wejendorp	Registration no.	I24316
Signature	I Wejendorp	Date	18-6-08
		Contact Ph No.	094301803

CUSTOMER COPY - THIS IS AN IMPORTANT DOCUMENT AND SHOULD BE RETAINED

RECEIVED: 1 Dec 2008 SCANNED: 28 Nov 2008 BOX: 2 BATCH: 36501 DOC: KDCAAHIU



* DECK, STEPS & CARPORT BY OWNER

LOT 8
DP 34338
759m²

PROPOSED DWELLING = 78m²
PROPOSED CARPORT = 21m²
COVERAGE = 13%

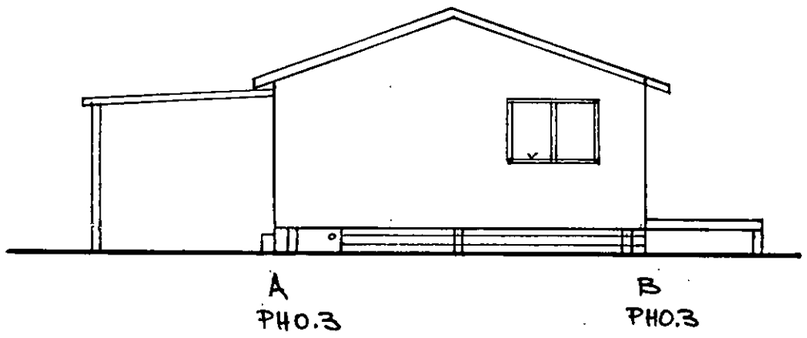
COUNCIL

KAIPARA DISTRICT COUNCIL
BC 080243
BUILDING INSPECTOR
This Building Consent is issued subject to section 37 where NO work may be undertaken until the Land Use Consent is Granted

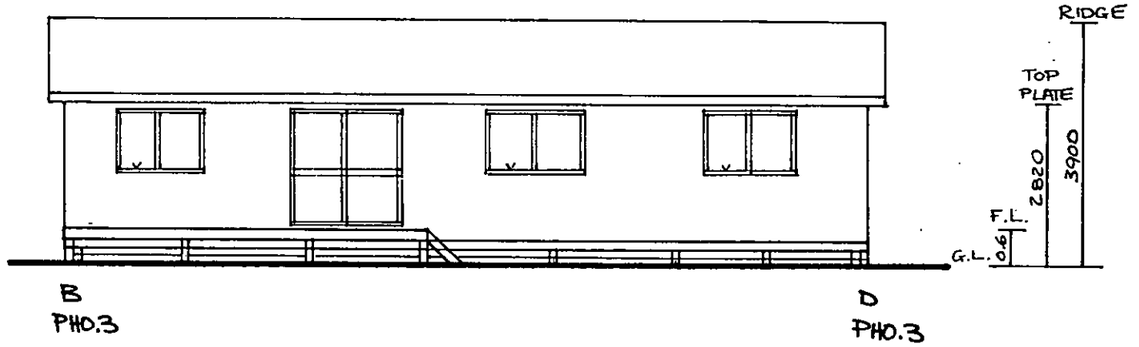
.....(.....) .....(.....)
Signed by Owner Date Signed for Sunshine Homes Ltd Date

Sunshine Homes	Date	Amendment
Date 27. 3. 2008	Name G. McGOWAN	
Model	Building Site BEE BUSH RD, DARGAVILLE	
House size 6x13m	Scale 1:200	
Plan No. 1612/1	Plan Title SITE PLAN & CONTOURS	
Owners Copy	Sunshine Homes copy	

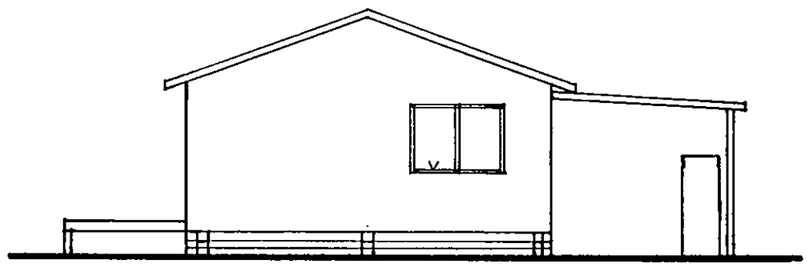
RECEIVED: 1 Dec 2008 SCANNED: 28 Nov 2008 BOX: 2 BATCH: 36501 DOC: KDCAAHIU



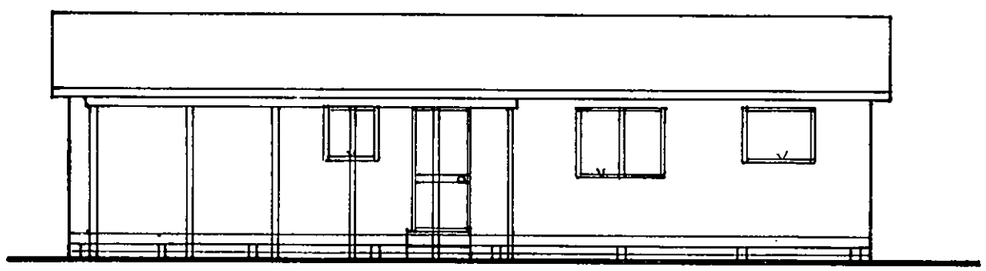
WEST ELEVATION



SOUTH ELEVATION



EAST ELEVATION



NORTH ELEVATION

NOTE: BASEBOARD SPACING 25mm

DECKS, STEPS, CARPORT & BASEBOARDS BY OWNER

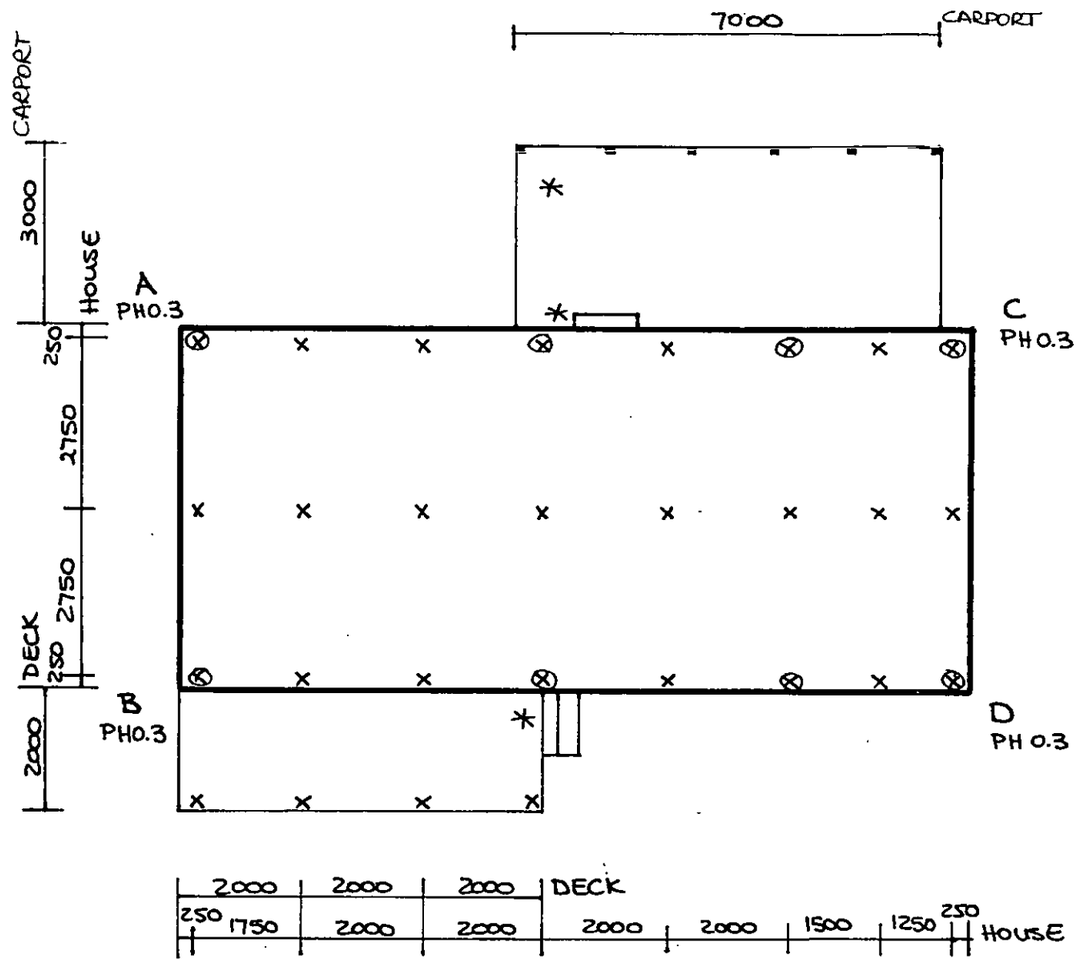
.....(.....) .....(.....)

Signed by Owner Date Signed for Sunshine Homes Ltd Date

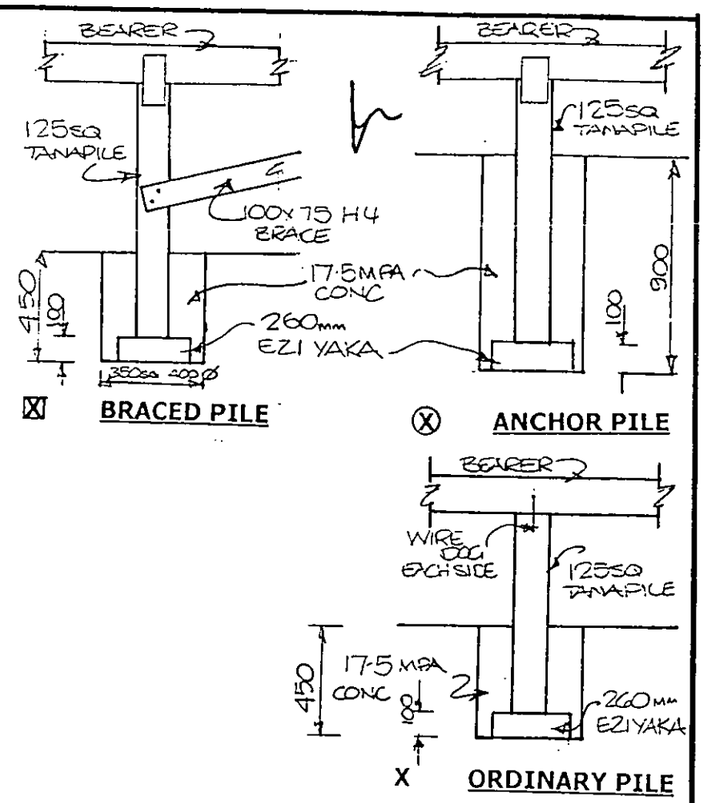
Sunshine Homes	Date	Amendment

Date 17.3.2008	Name G. McGOWAN
Model	Building Site BEE BUSH RD, DARGAVILLE
House size 6x13m	Scale 1:100
Plan No. 1612/2	Plan Title ELEVATIONS
Owners Copy	Sunshine Homes copy

RECEIVED: 1 Dec 2008 SCANNED: 28 Nov 2008 BOX: 2 BATCH: 36501 DOC: KDCAAHIU



* DECK, STEPS & CARPORT BY OWNER



⊗ ANCHOR PILE
125 x 125mm H5 tanapile on 100mm x 260mm Eziyaka in 350mm square or 400mm dia x 900mm deep mass concrete footing, 2 nailplates per pile with 18 clouts per plate, 12kn stainless steel connectors, joist/bearer, bearer/pile.

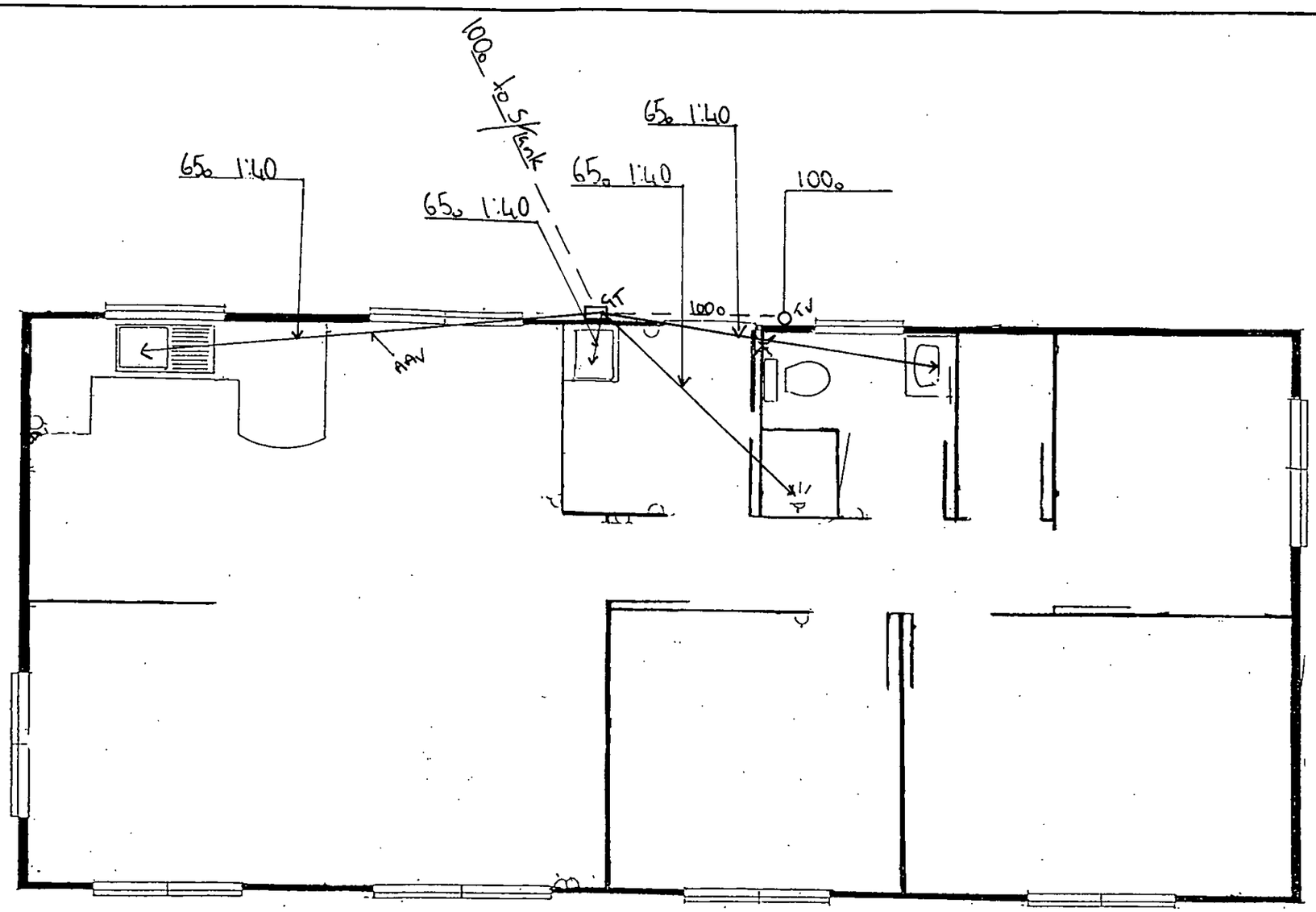
⊠ BRACED PILE
125 x 125mm H5 tanapile on 100mm x 260mm Eziyaka in 350mm square or 400mm dia x 450mm deep mass conc footing, with 12kn stainless steel connectors, joist/bearer, bearer/pile. 100 x 75mm brace up to 3.0m long, 100 x 100mm brace over 3.0m long, with 2/M12 x 220mm eng bolts each end.

X ORDINARY PILE
125 x 125mm H5 tanapile on 100mm x 260mm Eziyaka in 350mm square or 400mm dia x 450mm deep mass conc footing, with 2/wire dogs and 2/100mm skew nails bearer/pile.

Note:
- **All pile fixing to be stainless steel**
- **Pile spacing to be 2.0m max**
- **On sloping ground where a designated anchor pile would project more than 600mm above ground level, substitute a braced pile**

Sunshine Homes	Date	
Plan Title: PILE LAYOUT	Name: G. McGOWAN	
	BEE BUSH RD. DARGAVILLE	
Scale: 1:100	House Size: 6x13m	
Plan No. 1612/7		Owners Copy / Sunshine Copy / Contr. Copy / Other

RECEIVED: 1 Dec 2008 SCANNED: 28 Nov 2008 BOX: 2 BATCH: 36501 DOC: KDCAAHIU



.....(.....) .....(.....)

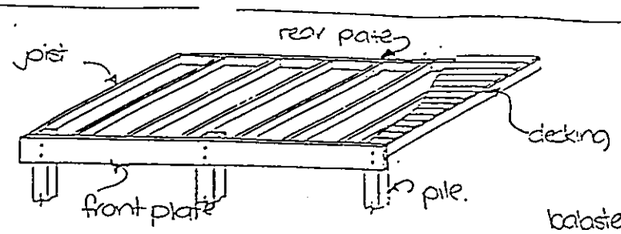
Signed by Owner Date Signed for Sunshine Homes Ltd Date

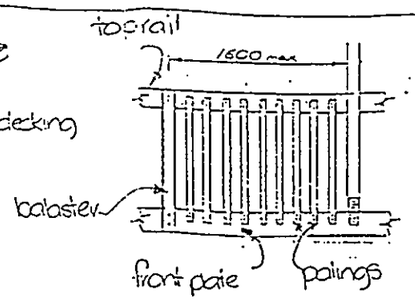
Sunshine Homes	Date	Amendment
Date 11-3-08	Name Mc Gowan	
Model	Building Site Bee Bush Road, Dargaville	
House size 6x13m	Scale 1:50	
Plan No. 1612/8	Plan Title Plumbing	
Owners Copy	Sunshine Homes copy	

RECEIVED: 1 Dec 2008 SCANNED: 28 Nov 2008 BOX: 2 BATCH: 36501 DOC: KDCAAHIU

DECK

WIDTH	FRONT PLATE	JOIST
1000	200 x 50	100 x 50
1500	200 x 50	100 x 50
2000	250 x 50	150 x 50
2500	250 x 50	200 x 50





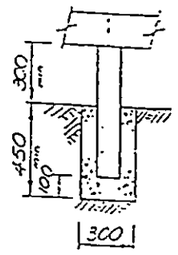
Pile: 125 x 125 H5 pile @ 2m max ctrs in 300 x 300 x 450mm deep mass conc footing

Rear Plate/Stringer: 90 x 45 with M12 x 125mm eng bolts @ 1000mm ctrs to house

Front Plate/Bearer: 2/M12 x 200mm eng bolts to pile

Joists: 450mm ctrs, 1 x multigrip to front and rear plates

Decking: 100 x 40 smooth tan pine



HANDRAIL (Required for decks with deck floor level over 1.0m to finished ground level)

Balusters: 100 x 100mm @ 1.6m ctrs max, with 2/M12 x 180mm eng bolts to front plate

Top Rail: 150 x 50mm with 3/100mm nails per connection

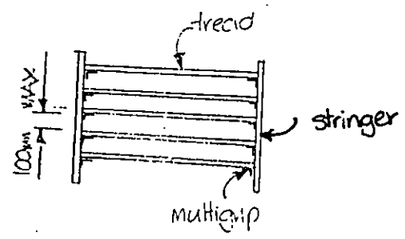
Vertical Palings: 50 x 50mm @ 150mm ctrs max, with 2/75mm skew nails top and bottom

STEPS (Approx stringer slope 35o, ie 2/3, rise 175mm max)

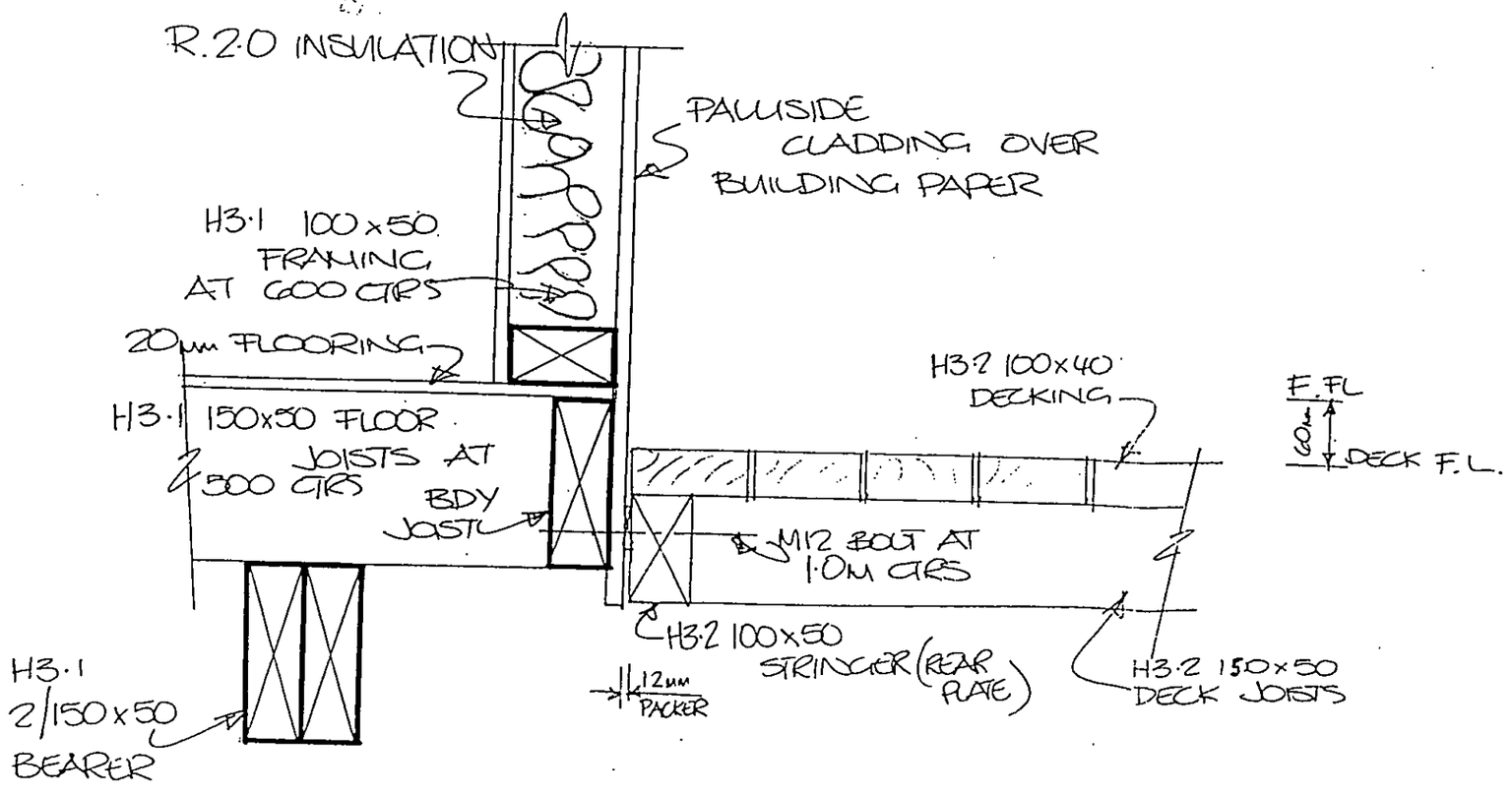
Stringers: 250 x 50mm, with 2/100mm skew nails and multigrip to deck plate/joist, (position bottom of stringer on temp support blocks prior to path/paving laid)

Treads: 280 x 45mm (or 2/150 x 50mm) with 2/multigrips each end (or router tread into stringer)

Pile: 125 x 125mm as for deck, at mid span if stringer span exceeds 3m



DECK CONNECTION
1:10



NOTE: All timber to be H3, MG. (unless stated alt grade or treatment)
All bolts to have 50 x 50 x 3mm washers each end
All bolts, multigrips, nail plates and joist hangers to be stainless steel (unless marked *)

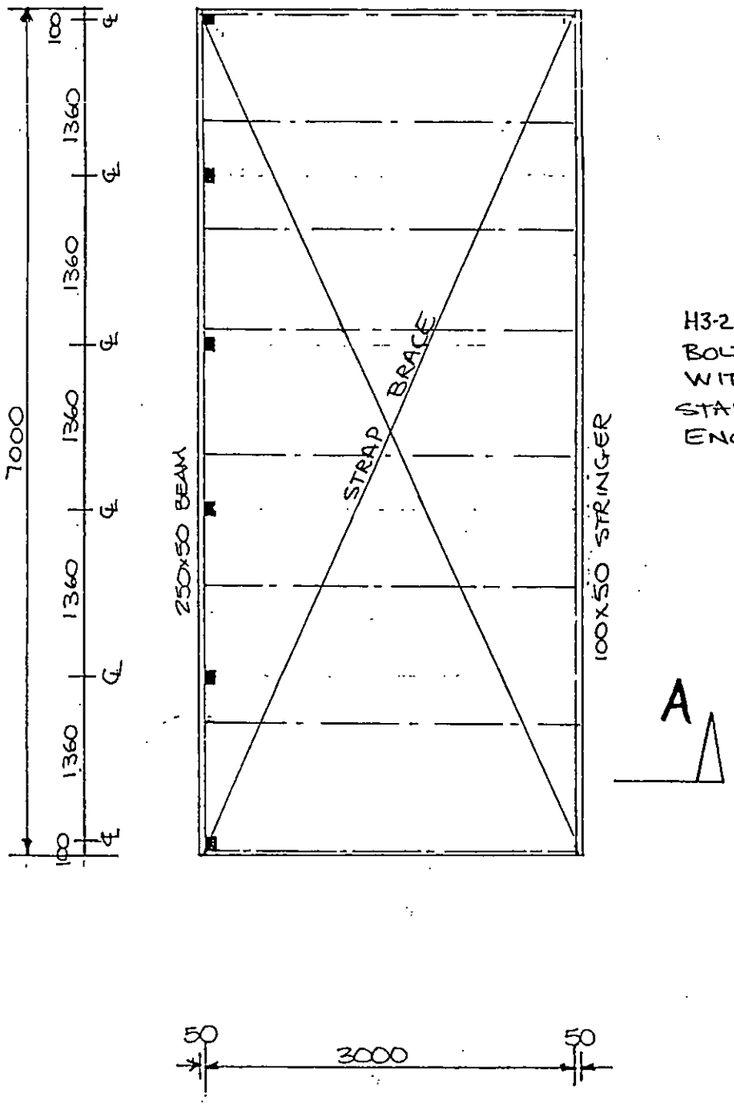
Sunshine Homes

Date	
Plan Title: DECK	Name: G. McGOWAN
	DARGAVILLE
Scale	House Size: 2x6m
Plan No. 1612/9	

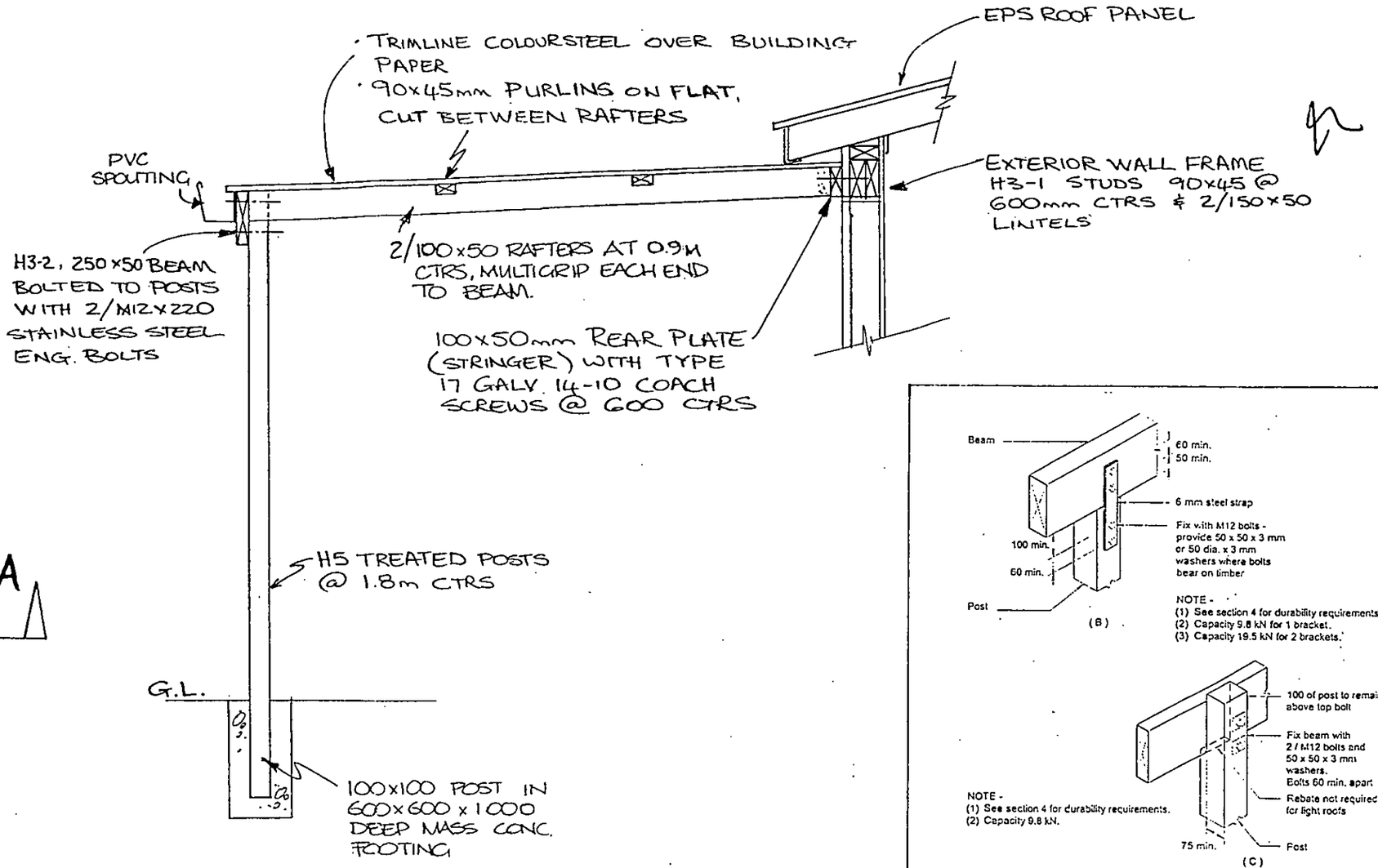
Owners Copy | Sunshine Copy
Contr. Copy | Other

RECEIVED: 1 Dec 2008 SCANNED: 28 Nov 2008 BOX: 2 BATCH: 36501 DOC: KDCAAHIU

* NOTE: ROOF STRAP BRACE TO HAVE 10 CLOUTS EACH END & 3 PER RAFTER CROSSED



PLAN VIEW 1:50



SECTION A 1:25

NOTE: All timber to be H3.2MG. (unless stated alt grade or treatment)
All bolts to have 50 x 50 x 3mm washers each end
All bolts, multigrips, nail plates to be stainless steel (unless marked *)

Sunshine Homes	Date	Amendment

Plan Title: CARPORT	Name: G. McGOWAN	
	Site: DARGAVILLE	
Scale: AS SHOWN	~~House~~ Size: 3x7m	
Plan No. 1612/10	Date	Owners Copy / Sunshine Copy / Const. Copy / Other

RECEIVED: 1 Dec 2008 SCANNED: 28 Nov 2008 BOX: 2 BATCH: 36501 DOC: KDCAAHIU

Building Code Clause(s) .....

PRODUCER STATEMENT – PS1 – DESIGN

(Guidance notes on the use of this form are printed on the reverse side)*

ISSUED BY: Richardson Stevens Consultants (1996) Ltd
(Design Firm)

TO: Sunshine Homes
(Owner/Developer)

TO BE SUPPLIED TO: Territorial Authority
(Building Consent Authority)

IN RESPECT OF: Structural design of elements to 6m x 13m Sunshine Home
(Description of Building Work)

AT: .....
(Address)

..... LOT..... DP ..... SO .....

We have been engaged by the owner/developer referred to above to provide

Structural Design services in respect of the requirements of

Clause(s) B1 *(Extent of Engagement)* of the Building Code for

○ All or ○ Part only (as specified in the attachment to this statement), of the proposed building work.

The design carried out by us has been prepared in accordance with:

☑ Compliance Documents issued by Department of Building & Housing B1/AS1 and B1/VM1
(verification method / acceptable solution)

..... or

☐ Alternative solution as per the attached schedule .....

The proposed building work covered by this producer statement is described on the drawings titled.....

"Showhome" and numbered 1612 sheet 3 dated 11 February 2008, sheet 4 dated 24 September 2007 and sheet 5 dated 11 February 2008 together with the specification, and other documents set out in the schedule attached to this statement. DATED 13/2/8

On behalf of the Design Firm, and subject to:

(i) Site verification of the following design assumptions : Site to comply with requirements of NZS3604:1999, "Very High Wind Zone maximum". No stability or flooding issues assumed to be present.

(ii) All proprietary products meeting their performance specification requirements; and

(iii) the Territorial Authority is to carry out all the necessary inspections of the construction and ensure compliance with the design calculations

I believe on reasonable grounds the building, if constructed in accordance with the drawings, specifications, and other documents provided or listed in the attached schedule, will comply with the relevant provisions of the Building Code.

I, Grant Stevens *(Name of Design Professional)* am: ☑ CPEng 47595

☐ Reg Arch ..... .#

I am a Member of : ☑ IPENZ ☐ NZIA and hold the following qualifications: BE, MIPENZ (Civil Structural), CPEng, IntPE

The Design Firm issuing this statement holds a current policy of Professional Indemnity Insurance no less than $500,000*.

The Design Firm is a member of ACENZ ☑ YES ☐ NO

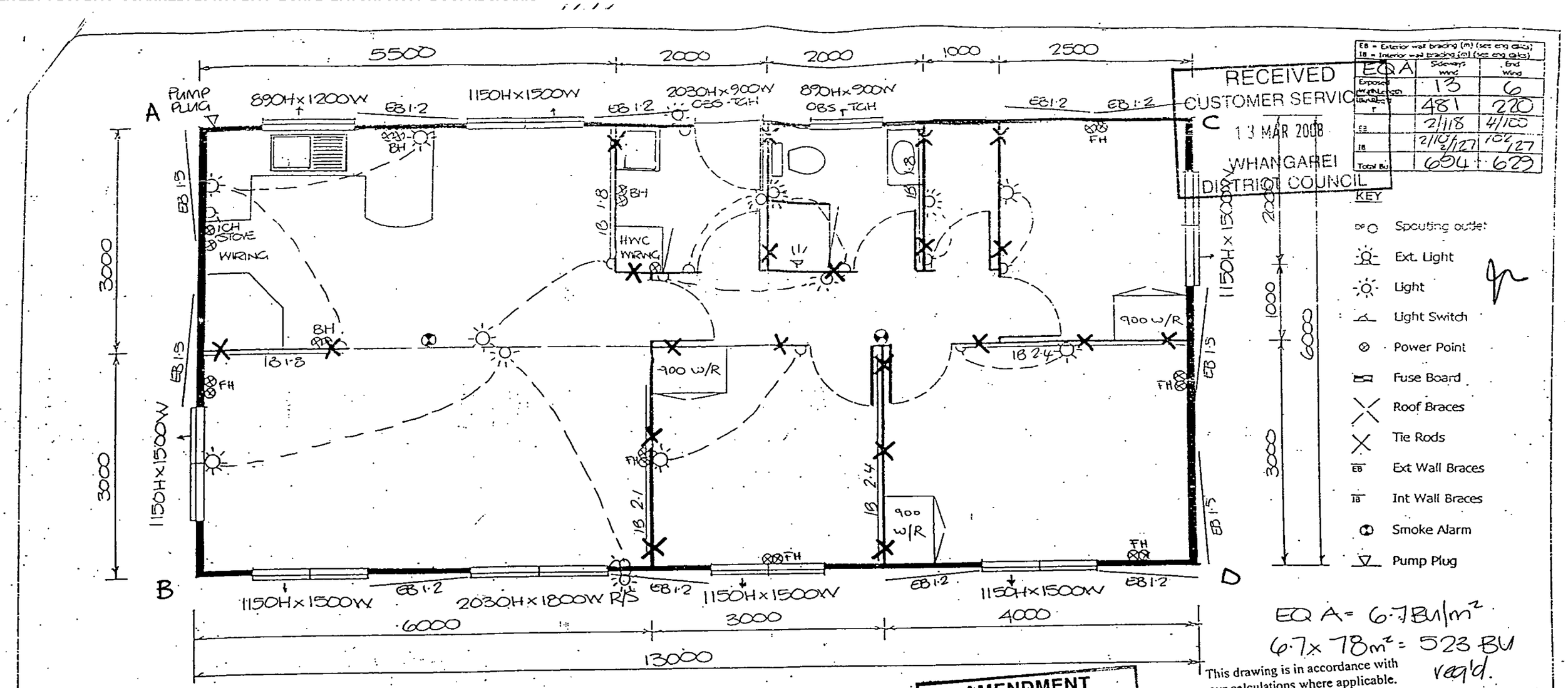
SIGNED BY G.R. Stevens ON BEHALF OF Richardson Stevens Consultants (1996) Ltd
(Design Firm)

Date: 11 February 2008 (*signature*)..

APPROVED
29 FEB 2008
WHANGAREI DISTRICT COUNCIL
BUILDING

Note: This statement shall only be relied upon by the Building Consent Authority named above. Liability under this statement accrues to the Design Firm only. The total maximum amount of damages payable arising from this statement and all other statements provided to the Building Consent Authority in relation to this building work, whether in contract, tort or otherwise (including negligence), is limited to the sum of $200,000.*

RECEIVED: 1 Dec 2008 SCANNED: 28 Nov 2008 BOX: 2 BATCH: 36501 DOC: KDCAAHIU



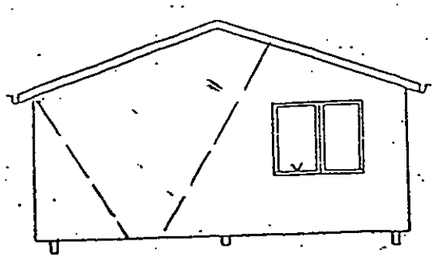
EB = Exterior wall bracing (m) (see eng calcs); IB = Interior wall bracing (m) (see eng calcs)	EQ A	Sideways wind	End Wind
Exposed		13	6
Total Length (Bracing)		481	220
EB		2/118	4/100
IB		2/127	127
Total Bu		654	627

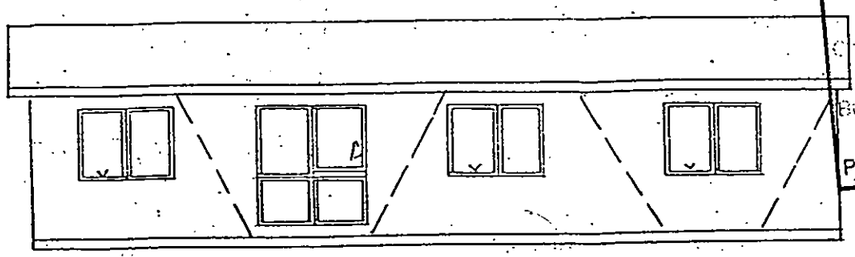
RECEIVED
CUSTOMER SERVICE
13 MAR 2008
WHANGAREI DISTRICT COUNCIL

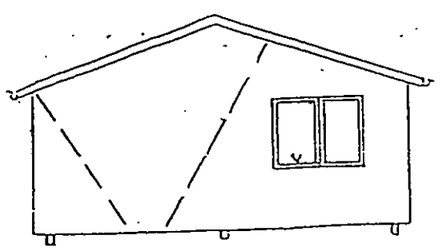
KEY

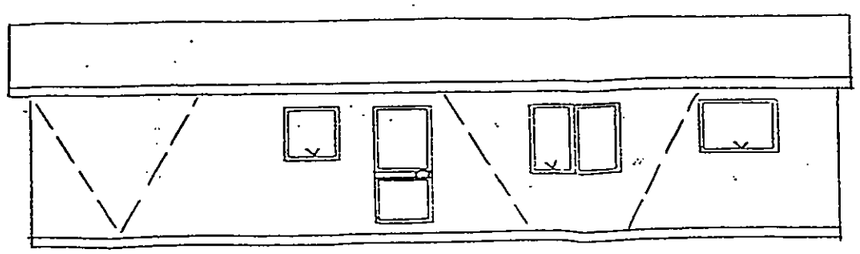
- Spouting outlet
- Ext. Light
- Light
- Light Switch
- Power Point
- Fuse Board
- Roof Braces
- Tie Rods
- EB Ext Wall Braces
- IB Int Wall Braces
- Smoke Alarm
- Pump Plug

EQ A = 6·7BU/m²
6·7 × 78m² = 523 BU req'd.









AMENDMENT

Checked By.....

Building Officer P.L.D 14-3-08

Planning Officer.....

This drawing is in accordance with our calculations where applicable.

RICHARDSON STEVENS CONSULTANTS (1996) LTD
CONSULTING ENGINEERS
2 Seaview Road, Whangarei

per 13/2/8
Chartered Professional Engineer

.....(.....) Signed for Owner Date

.....(.....) Signed for Sunshine Homes Ltd Date

Sunshine Homes

Date	Amendment

Plan Title: FLOOR PLAN / ELEVATIONS
Name: G. McGOWAN
Site: DARGAVILLE
Scale: 1:50 1:100
House Size: 6×13 RH
Plan No. 1612/3
Date 11/02/08

R313

Owners Copy | Sunshine Copy
Const. Copy | Other

RECEIVED: 1 Dec 2008 SCANNED: 28 Nov 2008 BOX: 2 BATCH: 36501 DOC: KDCAAHIU

EPS PANEL TO SOLID TIMBER CONNECTION (NTS) ULLRICH UA 1093 ANGLE 1-6 x 25 x 12mm @ 1.0m CTRS MAX OR WITHIN 200mm OF TIE ROD

3/4-8 x 12-7mm RIVETS TO EPS PANEL

2/SUREFIX 8 x 25m SCREWS TO WALL

100mm

TYPE 17 GALV 14-10 x 250mm HEX HEAD COACH SCREWS @ 250mm CTRS ON CRESTS

COLOURSTEEL RIDGE

COMPOSITE 'EPS' SANDWICH ROOF PANELS EPS CORE & FACTORY LAMINATED COLOURSTEEL FACING SHEETS R3.3 @ 125mm PANEL

270 x 90 LVL/LAM BEAM

TYPE 17 GALV 14-10 x 250mm HEX HEAD COACH SCREWS @ 250mm CTRS ON CRESTS

4-8 x 12-7mm RIVET @ 1.5m CTRS @ PANEL JOINS

COLOURSTEEL FASCIA FLASHING

H3.1 EX 90 x 45 PACKER

40mm SINGLE BEVEL ARCHITRAVE

COMPOSITE LINTEL (200 x 100)

30mm PINE SCOTIA

TOP PLATE TO STUD FIXING 25 x 1mm STRAP @ 600 CTRS WITH 40mm CLOUTS.

EX 150 x 50 TG & V SOLID TIMBER INTERNAL WALLS WITH R10 TIE RODS

ALUMINIUM JOINERY

H3.1 MG KD 90 x 45 FRAMING @ 600 CTRS

EX 150 x 25 TG & V SARKING

RUSTICATED PALLISIDE W/BRDS OVER HEAVY DUTY BUILDING PAPER

R2.2 POLYESTER INSULATION

H3.1 MG KD 90 x 45 BOTTOM PLATE WITH 3/90 x 3.15 NAILS @ 600mm CTRS

20mm HD PART BRD FLOORING OVER FOIL SISALATION & H3.1 MG KD 140 x 45 JOISTS @ 500 CTRS

H3.1 KD MG 140 x 45 BDY JOIST

H3.1 MG KD 140 x 45 2/140 x 45 BEARERS

H3.1 MG KD 140 x 45 NOGGING @ 1.8m MAX CTRS

TYPICAL CROSS-SECTION

1:20 (A3)

This drawing is in accordance with our calculations where applicable.

RICHARDSON STEVENS CONSULTANTS (1996) Ltd
CONSULTING ENGINEERS
2 Seaview Road, Whangarei

13/2/8

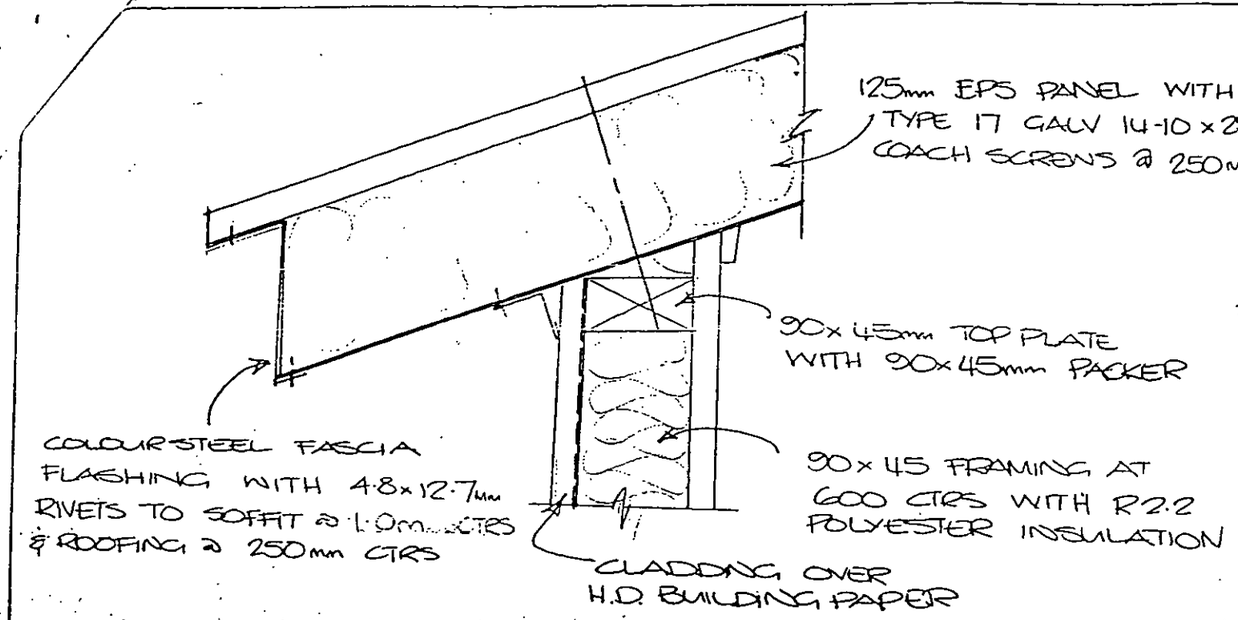
per ..... Chartered Professional Engineer

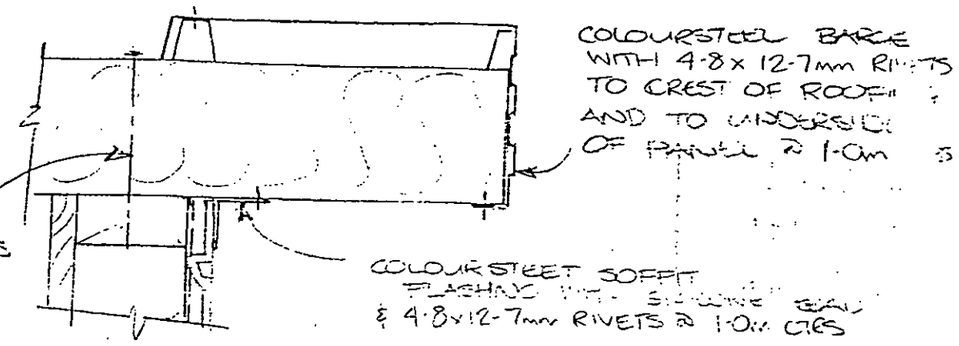
Sunshine Homes

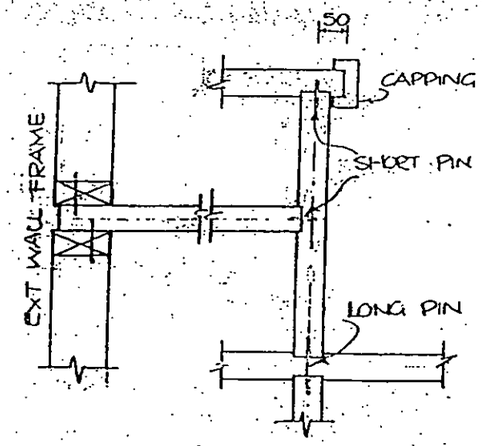
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Plan Title: CROSS SECTION	Name: G. McGOWAN
	DARGAVILLE
Scale: 1:20 (A3)	House Size: 6 x 13
16/2/4	24/09/07

APPROVED
29 FEB 2008
WHANGAREI DISTRICT COUNCIL
BUILDING
Owner's Copy | Sunshine Copy
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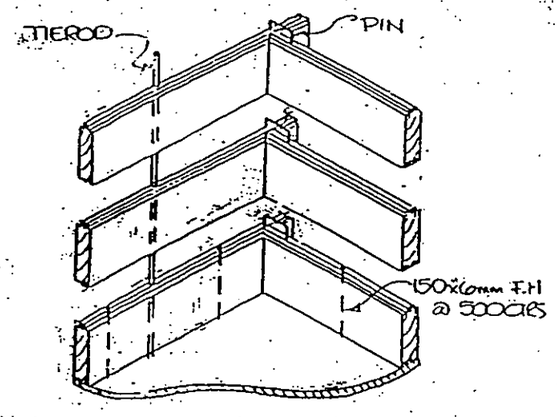
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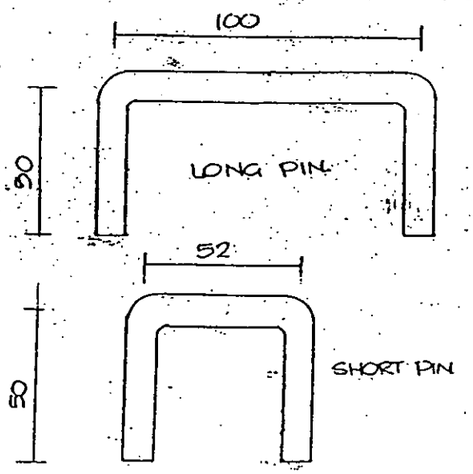




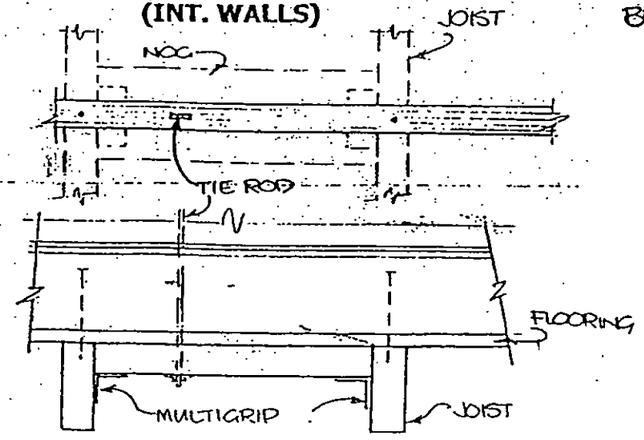
WALL CONNECTIONS 1:20



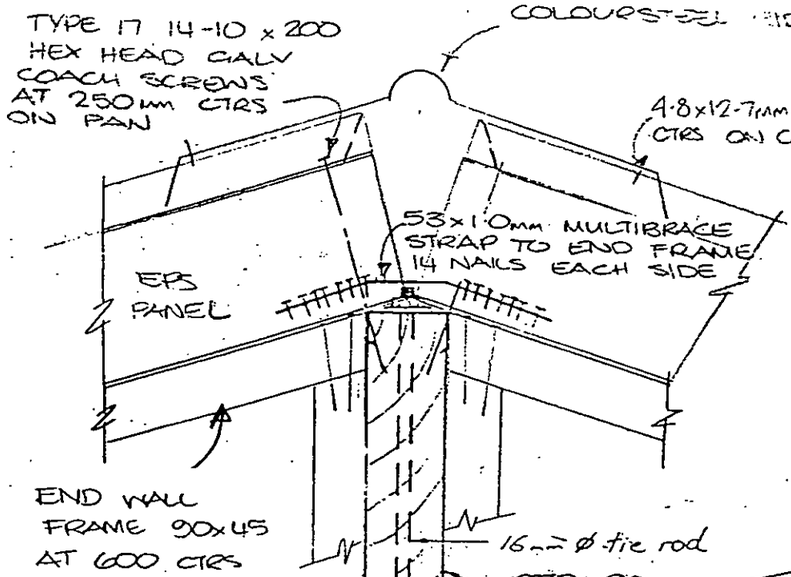
EXPANDED WALL FRAME TIE DOWN DETAILS NTS **(INT. WALLS)**

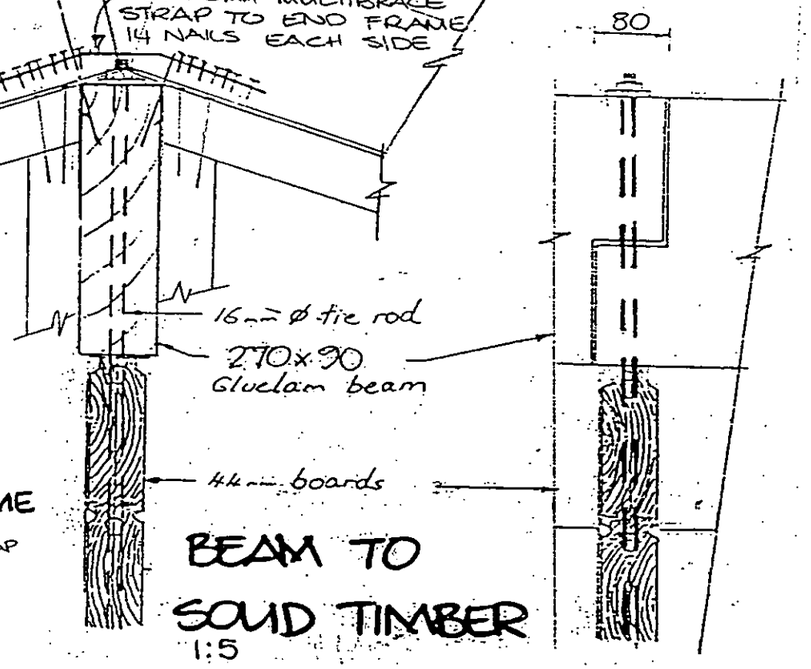


'U' PIN DETAIL



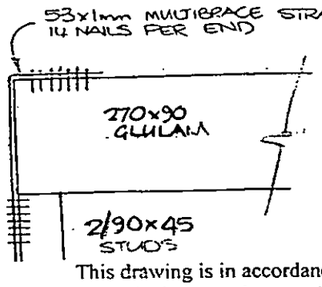
TIE ROD NOGS INTERIOR WALLS/FLOOR 1:20





BEAM TO SOLID TIMBER 1:5

BEAM TO GABLE FRAME



This drawing is in accordance with our calculations where applicable.

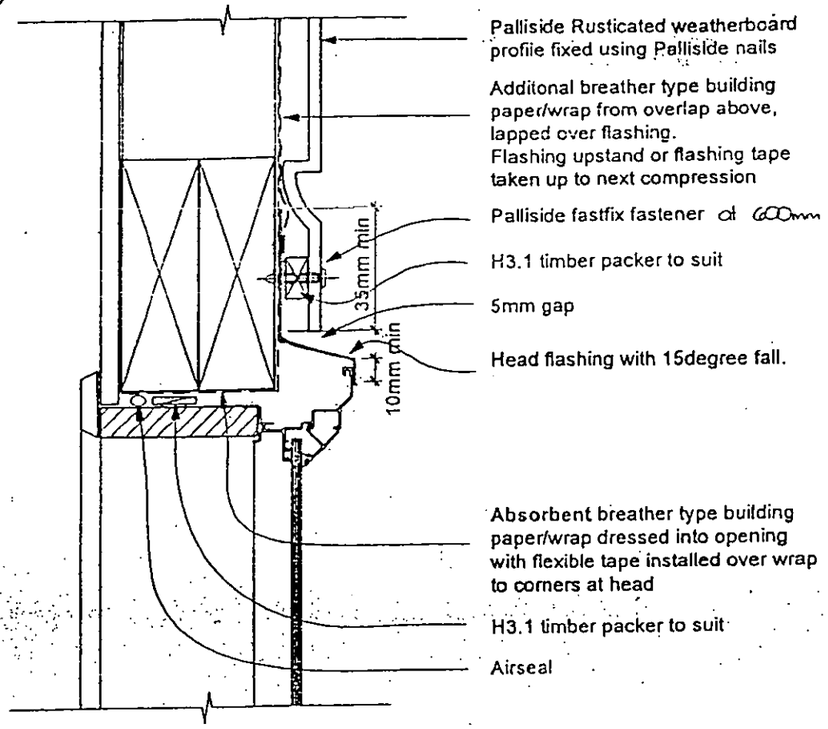
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CONSULTING ENGINEERS
2 Seaview Road, Whangarei
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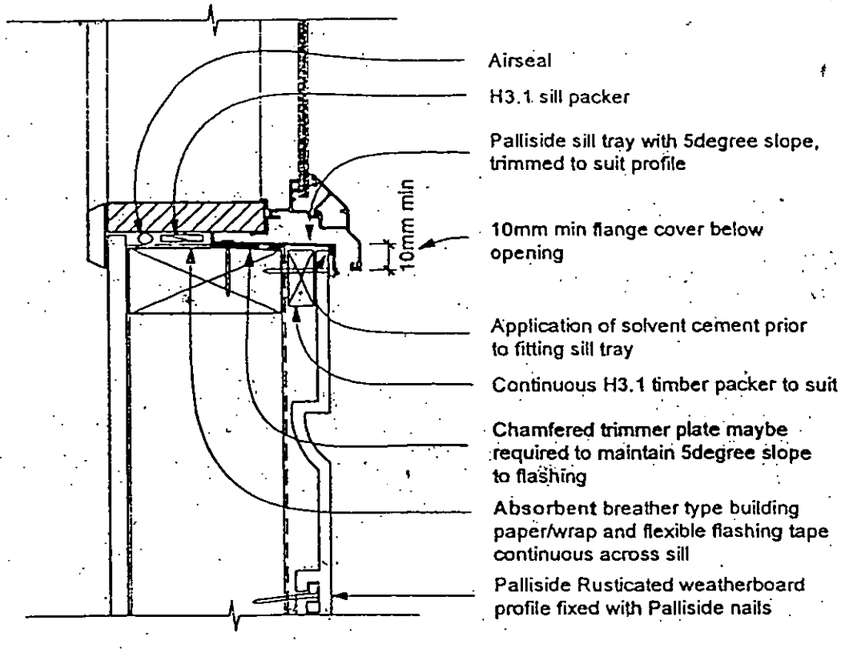
Date	
Plan Title	
Name	G. McGOWAN
	DARGAVILLE
Scale	1:20
House Size	6x13
	16/2/5
	11/02/08

APPROVED
29 FEB 2008
WHANGAREI DISTRICT COUNCIL
BUILDING CONSENT
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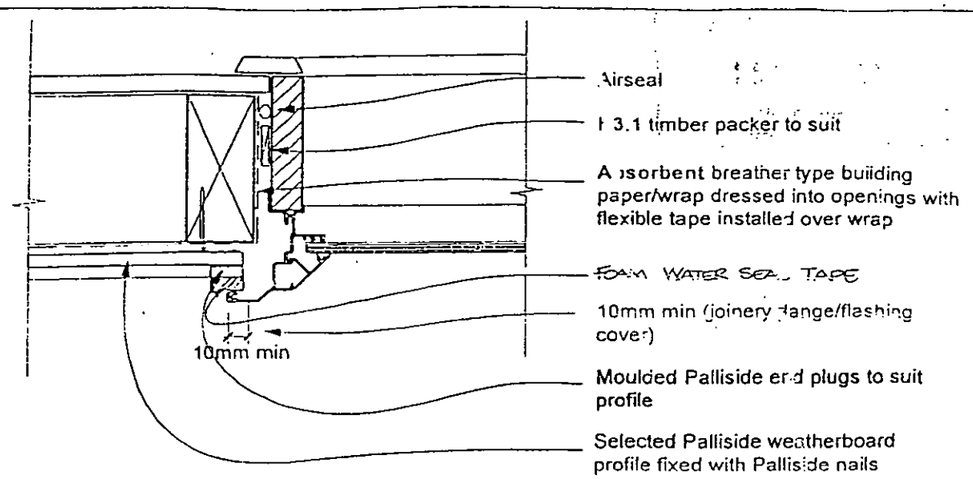
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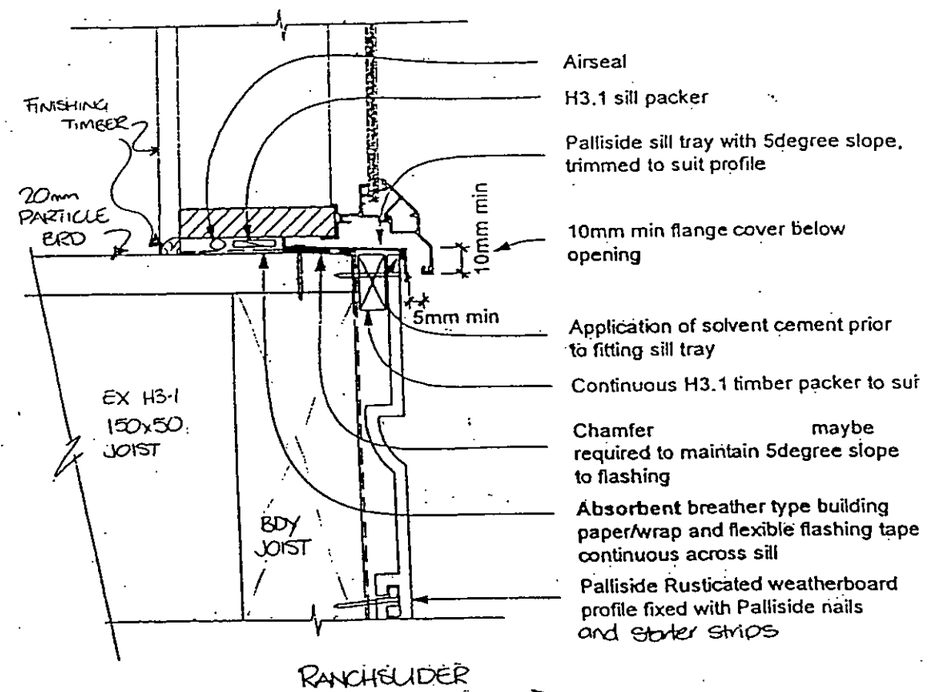
DF01 Window Head
Palliside Rusticated profile



DF02 Window Sill
Palliside Rusticated profile



DF03 Window Jamb



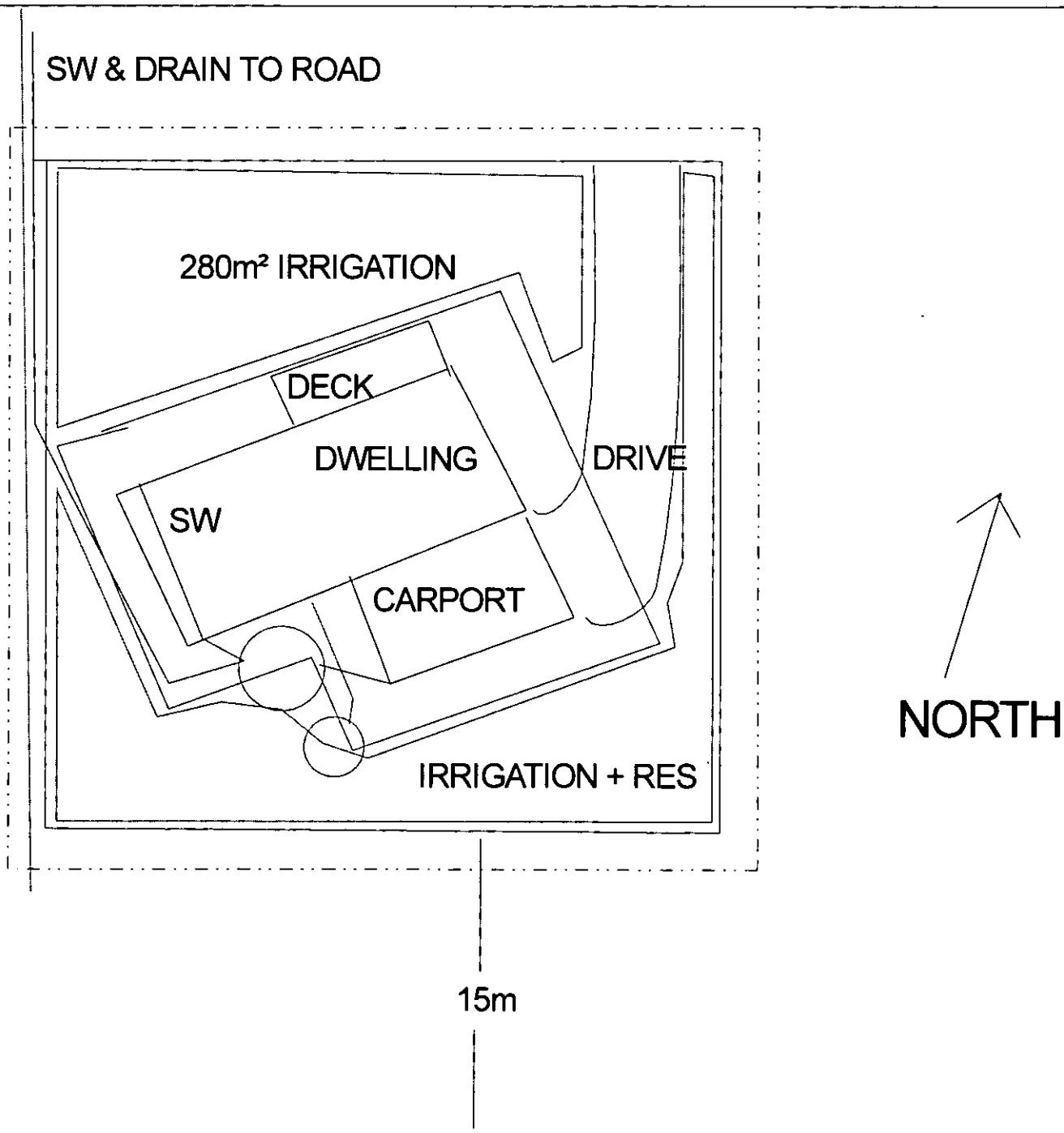
RANCHSLIDER OR DOOR SILL DETAIL
Palliside Rusticated profile

Sunshine Homes	Date	
Plan Title	Name G. McGOWAN DARGAVILLE	APPROVED 29 FEB 2008 WHANGAREI DISTRICT COUNCIL BUILDING CONTROL
Scale	House Size 6x13	Owners Copy / Sunshine Copy / Contr. Copy / Other
1506/6	14/02/08	

RECEIVED: 1 Dec 2008 SCANNED: 28 Nov 2008 BOX: 2 BATCH: 36501 DOC: KDCAAHIU

SITE PLAN : G D McGowan

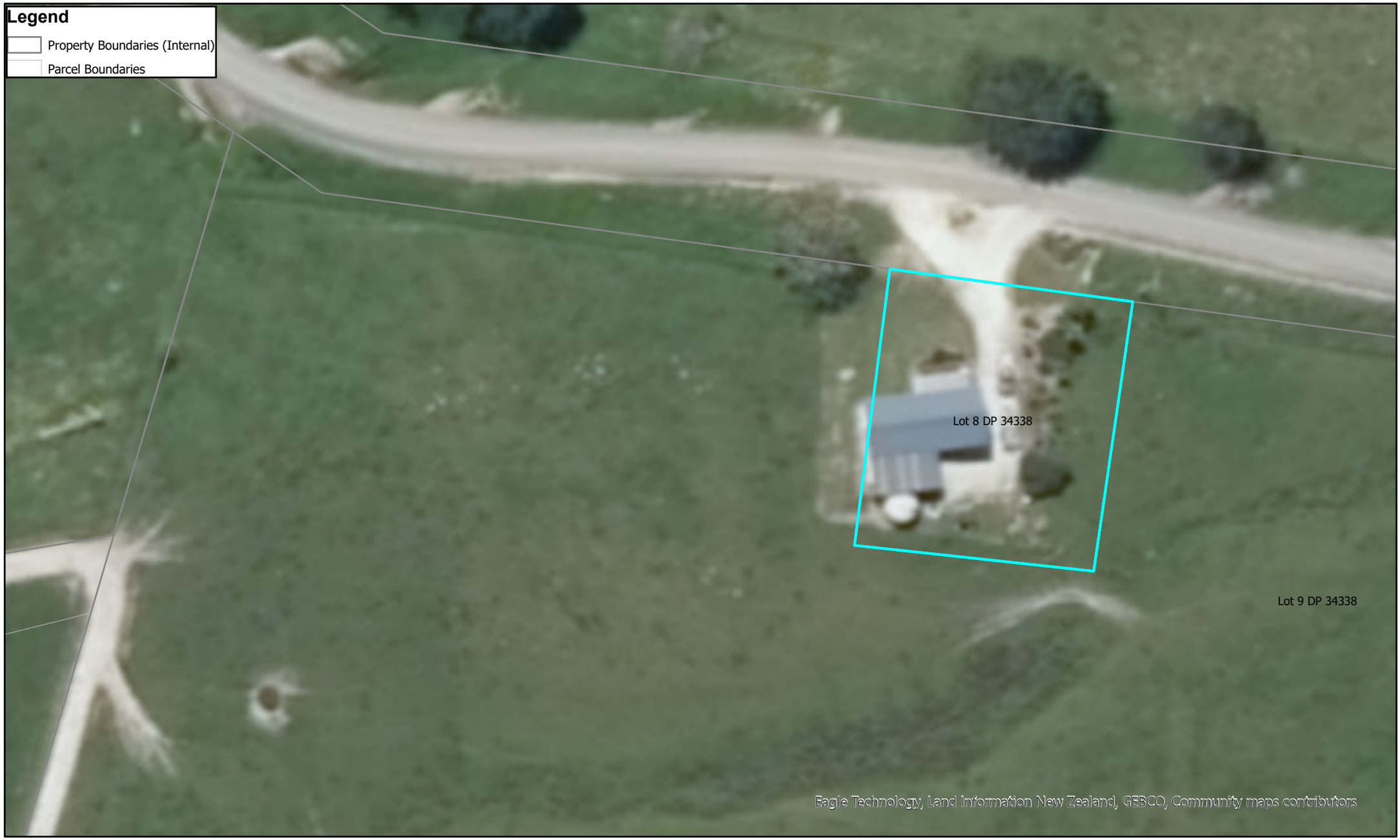
BEE BUSH ROAD



Print Date: 3/7/2024
Print Time: 3:53 PM

Asset Map 0108008702

KAIPARA DISTRICT
Kaipara te Oranganui • Two Oceans Two Harbours



Scale: 1:564
Original Sheet Size: A4

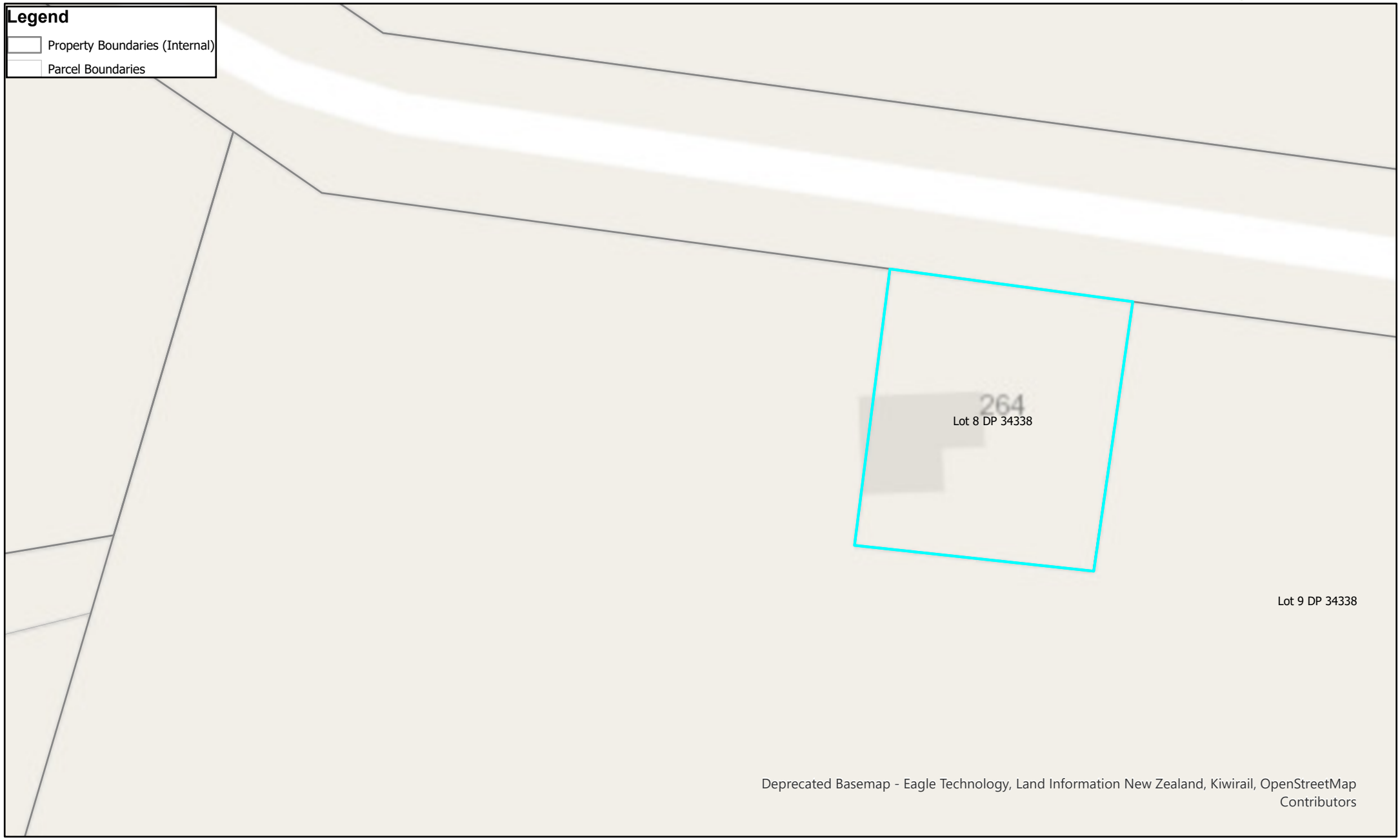
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Asset Map 0108008702

KAIPARA DISTRICT
Kaipara te Oranganui • Two Oceans Two Harbours



Scale: 1:564
Original Sheet Size: A4

Projection: NZGD 2000 New Zealand Transverse Mercator
Bounds: 1688145.79668E 6017727.295626N
1688306.775674E 6017630.936074N

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Roads and driveways

District councils are responsible for local roads and Transit New Zealand is responsible for state highways. Private driveways are the responsibility of private landowners.

Check whether the access driveway from the public road is part of the property or crosses other land.

Make sure any right of way is recorded on the title.

Check that any right of way shown on paper matches up with the formed access.

Check the location of any dwelling in relation to other people's or shared driveways – vehicles using driveways can cause dust.

Will my green rural outlook change?

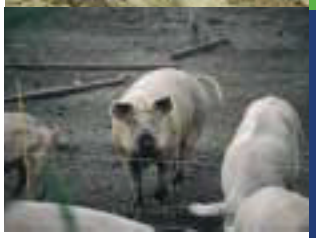
The rural landscape is constantly changing. Change is a necessary and inevitable part of living in the country -

- farming methods change
- new types of rural production will occur
- crops (including trees) will be harvested
- land may be subdivided
- new people and new ideas will come

The council's rules are not intended to preserve things as they are now but to manage the environmental effects of ongoing changes.

Ask the council about its rules for rural subdivision and the location of buildings on adjoining land.





Other things to check:

- Requirements for controlling serious weeds
- Responsibilities to control dogs and livestock
- The use of chemical sprays
- The location of emergency services (doctor, rural fire service)
- Power connection to the property



How can I find out about all of that?

Visit your district council – they will be able to answer many of your questions.

The district council can give you a Land Information Memorandum (a 'LIM') which describes important details about any property. There will usually be a small fee – but it is a small price to pay for accurate information.

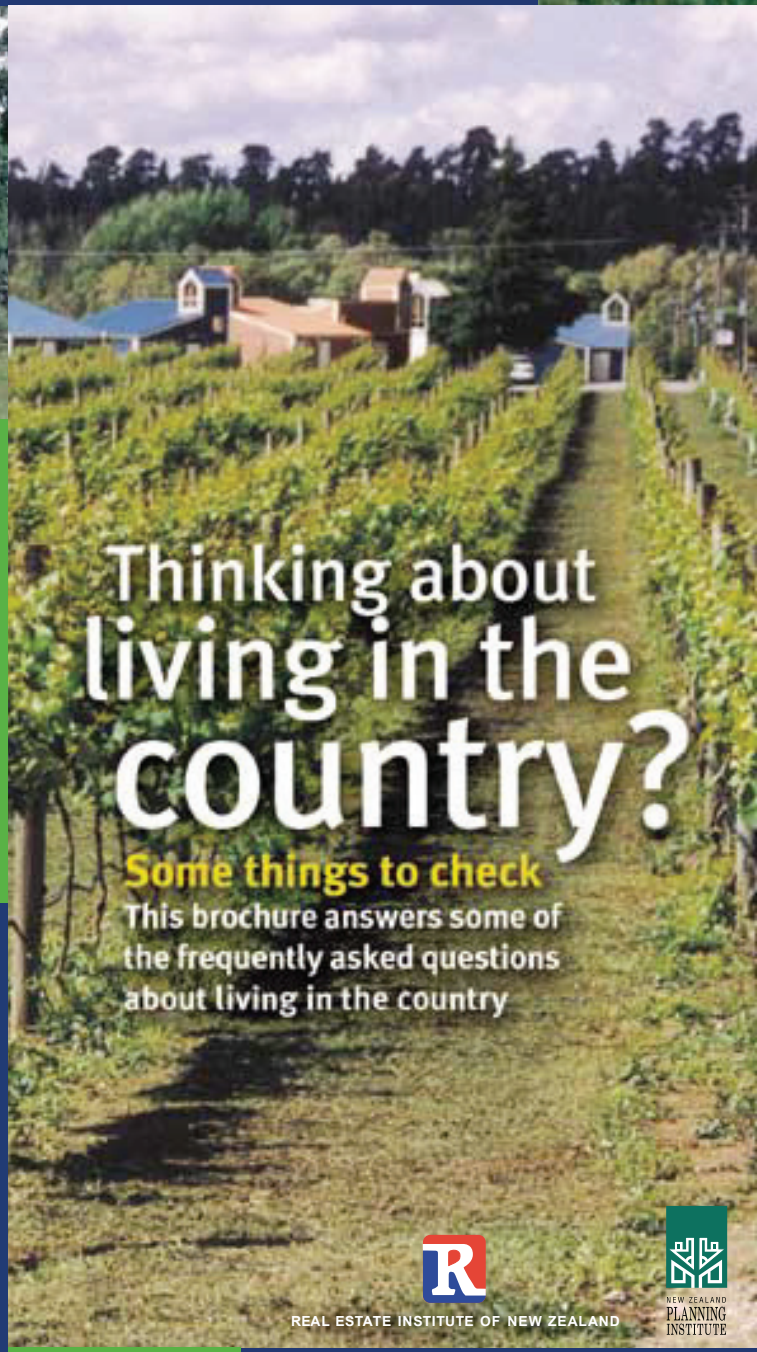
You might also like to talk to the regional council.

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Ministry for the Environment
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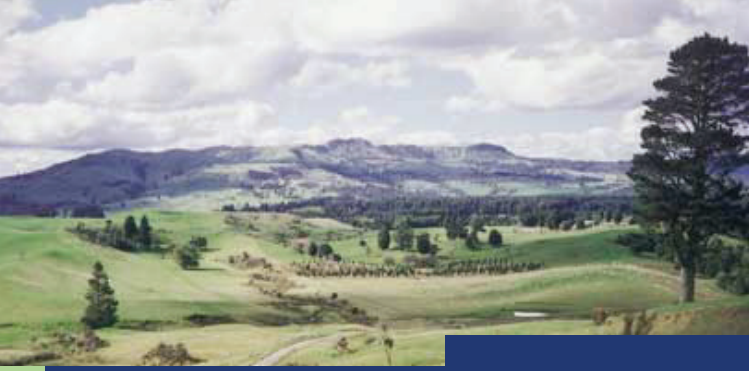
Thinking about living in the country?

Some things to check

This brochure answers some of the frequently asked questions about living in the country

REAL ESTATE INSTITUTE OF NEW ZEALAND

NEW ZEALAND PLANNING INSTITUTE



it's paradise – right?

It can be but remember - the rural environment is where people live and work. That means it's both a beautiful landscape and a place of production.

Some production activities create effects that are noticeable on adjoining properties. Many of these effects are a necessary and legitimate part of rural production. Maybe not all day or all year – but sometimes, depending on the season, there might be:

Noise Dogs barking, farm machinery operating, planting or harvesting activities, stock being moved, bird scaring devices, truck movements in the early or late hours, stock noise at weaning time, helicopters

Smell Animal enclosures, silage, effluent disposal

Smoke Stubble burn-off or other fires

Dust Cultivation, planting and harvesting, vehicles on unsealed roads and driveways

Spray Agrichemical spraying of crops and paddocks

Look around the rural neighbourhood and see what's there. Think about how established activities might affect you.

Ask around – find out what day-to-day life is like in that rural area in all seasons.

Spend some time there – check it out in good weather and bad weather days and all wind directions.

Can I do anything I want on my land?

It might pay to check. Usually you can – provided your activities don't cause adverse environmental effects.

Councils are responsible for managing the effects of activities and may have rules and bylaws controlling things like:

- house location and number of houses
- location of farm buildings and stock yards
- disposal of household sewage and stock effluent
- taking water from the ground or rivers
- discharges to ground and water
- burning of open fires
- distance of shelter belts and plantation forestry from boundaries
- noise
- removal of scrub or trees
- earthworks to build access tracks

There may be particular or additional controls in areas that have special landscape or ecological importance.

Ask the council for a copy of the rules applying to your property and rural neighbourhood.

Just as in town, it's important to get on with neighbours. The council can set basic guidelines or standards but, when it comes to managing minor matters, it's up to you and your neighbours.

Make sure you can get hold of your neighbours if anything happens on their property that might affect you.

Why not tell your neighbours about anything you plan to do that might affect them?





Water and sewerage

Most rural properties have to provide for their own water supply and sewage disposal.

This usually means rain water has to be collected in tanks or water has to be pumped from waterways or an underground bore. If water is already piped onto the property from elsewhere, find out where it comes from and check that there is an easement or permission that allows this to continue – even in summer dry periods.

Sewage disposal is often to a septic tank. Septic tanks need to be emptied periodically.

It may be that you will need to install a new water supply or sewage disposal system – especially if the property is bare land.

water supply and sewage disposal systems meet required standards and actually work.

Rural landowners are responsible for the ongoing maintenance of water supply and sewage disposal systems – you'll need to know how to maintain pumps and clear blocked drains.



021 121 8419 | lisa@pocklington.co.nz | pocklington.co.nz

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