

Land Information Memorandum

Application

| | | |
|---|------------------|-------------|
| Tremain Real Estate 2012 Limited | No. | L220035 |
| 54-56 Ruataniwha Street | Application date | 06/05/2022 |
| Waipukurau 4200 | Issue date | 20/05/2022 |
| Attention: Megan Dallimore | | |
| Client: Van Wyk | Phone | 06 858 5061 |

Property

| | |
|--------------------------|-----------------------------|
| Valuation No. | 1074007118 |
| Location | 2/113 Ireland Road, Waipawa |
| Legal Description | LOT 1 DP 341889 |
| Area (hectares) | 1.0979 |

Rates

| | |
|--|------------|
| Government Valuation | |
| Land | \$300,000 |
| Improvements | \$670,000 |
| Capital Value | \$970,000 |
| Current Rates Year 2021 to 2022 | |
| Annual Rates | \$1,322.05 |
| Current Installment | \$ 330.51 |
| Current Year - Outstanding Rates | \$ 330.82- |
| Arrears for Previous Years | \$ 0.00 |
| Next Installment Due | 20/05/2022 |

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

Planning/Resource Management

Planning Zone: RURAL

Full details of the zone requirements are found in the current District Plan also on Council's website www.chbdc.govt.nz Relevant zone rules are attached.

Planning Zone: (PROPOSED DISTRICT PLAN): RURAL LIFESTYLE

The Proposed Central Hawke's Bay District Plan was publicly notified on 28 May 2021. Only the rules in the Proposed Plan that have legal effect will affect the use and development of this property. However, the other provisions of the Proposed District Plan will be relevant to the assessment of any resource consent application. The full details of the proposed zone requirements, and the rules that currently have legal effect, are listed on the Council's website www.chbdc.govt.nz.

Resource Consent Information: As attached.

Land Use on Contiguous Properties

No information located.

Building

27/08/2018 Building Consent: 180209: Additions and alterations to garage (Sleepout):

Code Compliance Certificate 10/03/2021

20/03/2009 Building Consent: 090054: Erect garage:

Code Compliance Certificate issued 29/05/2009

24/12/2004 Building Consent: 040693: New dwelling:

Code Compliance Certificate issued 29/09/2005

Sewer and Water

Sewer Reticulated system is not available.

Water Connected to town supply – CHB District Council Water Supply Operations – water supply rates apply.

Water is Metered:

2/113 Ireland Road, Waipawa

300 Free Cubic Metres Allowable Per Year:

No other information located.

Land and Building Classifications**Proposed District Plan**

On 28 May 2021 the Council publicly notified the Proposed Central Hawkes Bay District Plan. The Proposed District Plan is a review of the Operative District Plan which was adopted in 2004. From the date of public notification some rules in the Proposed District Plan will have immediate legal effect. These rules are in Part 2 of the Proposed District Plan, in these chapters (as per section 86B (3) of the RMA):

- Ecosystems and Indigenous Biodiversity
- Historic Heritage
- Notable Trees
- Sites and Areas of Significance to Māori

Other rules in the Proposed District Plan may also have legal effect depending on the stage in the Plan development process. The status of the Proposed District Plan rules and other provisions should be checked on the Council's website www.chbdc.govt.nz.

Resource consent applications will be considered under both the Operative District Plan and any relevant sections of the Proposed District Plan until the Proposed District Plan becomes fully operative, when submissions, hearings, and appeals are finished. This is expected to take around two years. During this period, you should check both the Operative and the Proposed District Plans to fully understand the planning rules for the district. You are encouraged to seek further information on the Proposed District Plan page on Council's website: <https://www.chbdc.govt.nz> or contact the Central Hawke's Bay District Council Planning Department (06) 857 8060 for further information.

No other 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

Shared driveway.

No other information located.

Special Land Features

Assessment of the land for wastewater disposal describes the soil category as "sandy clay, non-swelling clay and silty gravel: slow draining".

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**

Development Levies or Financial Contributions

If any development occurs on this property, it may be subject to Development Levies or Financial Contributions.

No title search has been done on this property.

The Hawke's Bay Regional Council may charge rates on the property.

Maps Attached

Property Map
2019 Aerial Photo Map
2015 Aerial Photo Map
2013 Aerial Photo Map
2011 Aerial Photo Map
2009 Aerial Photo Map
Planning Map
Topo Map
Services Map

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. This Land Information Memorandum has been prepared for the purposes of Section 44 A of the Local Government Act 1987. It contains all the information known to the Central Hawke's Bay District Council relevant to the land described. It is based on a search of Council records only and there may be other information relating to the land which is unknown to Council. The Central Hawke's Bay District Council has not undertaken any inspection of the land or any buildings on it for the purposes of preparing the LIM. The applicant is solely responsible for ensuring the land is suitable for a particular purpose.
3. Any enquiry not accompanied by a fee will be invoiced separately. (All prices are GST inclusive.)
4. ***Other Information**
The information under this heading is not required to be provided in accordance with section 44A(2) of the Official Information Act 1987. This is optional information concerning the land that the Council considers to be relevant. You acknowledge that where such information is provided, the Council accepts no legal responsibility for the accuracy of the information.



Signed:

Date: 20/05/2022

Jenny Kingston
PLANNING SUPPORT OFFICER



**RECORD OF TITLE
UNDER LAND TRANSFER ACT 2017
FREEHOLD
Search Copy**




R.W. Muir
Registrar-General
of Land

Identifier 172325
Land Registration District Hawkes Bay
Date Issued 17 November 2004

Prior References
HBL3/659

Estate Fee Simple
Area 1.0979 hectares more or less
Legal Description Lot 1 Deposited Plan 341889

Registered Owners
Johannes Jacobus Van Wyk and Annie Sophia Van Wyk

Interests

Appurtenant hereto are rights of way and rights to convey water, electric power and telephonic communications specified in Easement Certificate 468352.1 - 10.10.1986 at 11.50 am

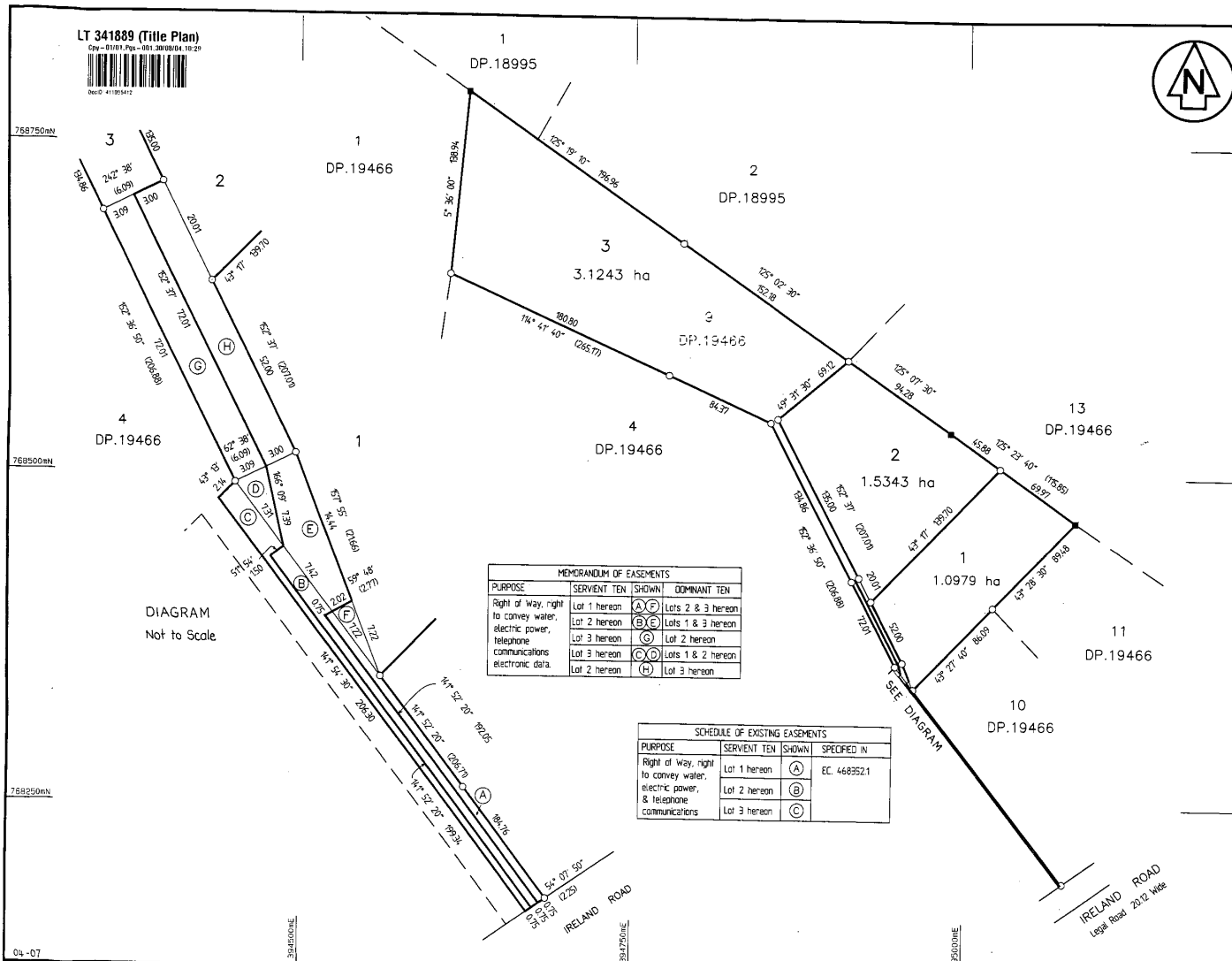
Subject to a right of way and rights to convey water, electric power and telephonic communications over part marked A on DP 341889 specified in Easement Certificate 468352.1 - 10.10.1986 at 11.50 am

The easements specified in Easement Certificate 468352.1 are subject to Section 309 (1) (a) Local Government Act 1974

Appurtenant hereto are rights of way and rights to convey water, electric power, telephone communications and electronic data created by Easement Instrument 6219209.3 - 17.11.2004 at 9:00 am

Subject to a right of way and rights to convey water, electric power, telephone communications and electronic data over parts marked A and F on DP 341889 created by Easement Instrument 6219209.3 - 17.11.2004 at 9:00 am

The easements created by Easement Instrument 6219209.3 are subject to Section 243 (a) Resource Management Act 1991
12270701.2 Mortgage to Bank of New Zealand - 18.10.2021 at 3:17 pm



LT 341889 (Title Plan)
 Cpv - 01/01.Pvs - 001.3008/04.18.2P
 NCD: 41195412

DIAGRAM
 Not to Scale

| MEMORANDUM OF EASEMENTS | | | |
|--|--------------|---------|-------------------|
| PURPOSE | SERVIENT TEN | SHOWN | DOMINANT TEN |
| Right of way, right to convey water, electric power, telephone communications, electronic data | Lot 1 hereon | (A) (F) | Lots 2 & 3 hereon |
| | Lot 2 hereon | (B) (E) | Lots 1 & 3 hereon |
| | Lot 3 hereon | (C) (D) | Lot 2 hereon |
| | Lot 3 hereon | (C) (D) | Lots 1 & 2 hereon |
| | Lot 2 hereon | (H) | Lot 3 hereon |

| SCHEDULE OF EXISTING EASEMENTS | | | |
|---|--------------|-------|--------------|
| PURPOSE | SERVIENT TEN | SHOWN | SPECIFIED IN |
| Right of way, right to convey water, electric power, & telephone communications | Lot 1 hereon | (A) | EC. 46852.1 |
| | Lot 2 hereon | (B) | |
| | Lot 3 hereon | (C) | |

Approvals
 I hereby certify that this plan was approved by the Central Hawke's Bay District Council pursuant to Section 223 of the Resource Management Act 1991 on the 26 day of July 2004 subject to the granting or reserving of the easements set out in the Memorandum hereon.
 General Manager RM 042016

Survey Class II
 New CT Allocated
 172325 Lot 1 172326 Lot 2 172327 Lot 3

Total Area 5.7565 ha
 Comprised in CT.HBL3/659

I, Andrew Christopher Paterson Dagg being a person entitled to practise as a licensed cadastral surveyor, certify that -
 (a) The survey to which this dataset relates are accurate, and were undertaken by me or under my direction in accordance with the Cadastral Survey Act 2002 and the Surveyor-General's Rules for Cadastral Survey 2002/2
 (b) This dataset is accurate, and has been created in accordance with that Act and those Rules
 Signature: *Andrew Dagg* Date: 12/10/04

Field Book p. Traverse Book p.
 Reference Plans DP's 18995, 19466, 23257, 7232, 16355
 Examined _____ Correct _____

Approved as to Survey by Information N.Z. on
 5/10/2004

Deposited this 17th day of NOV 2004
 by Land Information N.Z.

File Received 30.8.04
 Instructions DP 341889

LAND DISTRICT HAWKE'S BAY
 Survey Blk. & Dist. _____
 NZMS 261 Sheet _____ Record Map No. _____

PLAN OF LOTS 1-3 FORMERLY LOT 9, DP. 19466

TERRITORIAL AUTHORITY CENTRAL H.B. DISTRICT
 Surveyed by DAGG AND THORN
 Scale 1:2000 Date June 2004

A.J. BEVIN, SURVEYOR GENERAL, LAND INFORMATION, NEW ZEALAND.

*APPROVED AND MADE

Central Hawkes Bay District Council Rates

| Valuation Details | | |
|----------------------|--|------------|
| Valuation Number | 1074007118 Old Valuation: C:1074007117 | |
| Valuation Address | 2/113 Ireland Road, Waipawa, | |
| Legal Description | LOT 1 DP 341889 | |
| Rating Differential | 0 | |
| Type of Improvements | DWG FG FLAT OB OI (Meanings) | |
| Valuations | Current | New |
| Land Value | \$125,000 | \$300,000 |
| Improvements | \$435,000 | \$670,000 |
| Capital Value | \$560,000 | \$970,000 |
| Valuation Date | 01-09-2018 | 01-09-2021 |

Proposed Rates for 01/07/2022 - 30/06/2023 rating year

| Type | Description (Basis) | Factor | Estimated Amount |
|------|-----------------------------|---------------------------------|-------------------|
| 101 | General Rate (C) | 970,000.00 | \$849.14 |
| 112 | District Land Transport (L) | 300,000.00 | \$420.03 |
| 173 | District UAC (U) | 1.00 | \$362.95 |
| | | Estimated Next Year Levy | \$1,632.12 |

Rates for 01/07/2021 - 30/06/2022 rating year

| Type | Description (Basis) | Factor | Amount |
|------|-----------------------------|---------------------------|-------------------|
| 101 | General Rate (C) | 560,000.00 | \$735.90 |
| 112 | District Land Transport (L) | 125,000.00 | \$277.15 |
| 173 | District UAC (U) | 1.00 | \$309.00 |
| | | Total Rates Levied | \$1,322.05 |
| | | Rates Last Year | \$1,173.76 |
| | | Instalments YTD | \$1,322.05 |
| | | Current Instalment | \$330.51 |

Rates History

| Year | Land Value | Capital Value | Annual Rates |
|-----------|------------|---------------|--------------|
| 2020/2021 | \$125,000 | \$560,000 | \$1,173.76 |
| 2019/2020 | \$125,000 | \$560,000 | \$1,146.50 |
| 2018/2019 | \$85,000 | \$410,000 | \$1,101.83 |
| 2017/2018 | \$85,000 | \$410,000 | \$1,071.21 |
| 2016/2017 | \$85,000 | \$410,000 | \$1,038.01 |
| 2015/2016 | \$89,000 | \$395,000 | \$1,077.96 |
| 2014/2015 | \$89,000 | \$395,000 | \$1,055.61 |
| 2013/2014 | \$89,000 | \$395,000 | \$1,032.60 |
| 2012/2013 | \$105,000 | \$390,000 | \$975.98 |
| 2011/2012 | \$105,000 | \$390,000 | \$944.23 |

Hawke's Bay Regional Council Rates

The information provided below is from the Hawke's Bay Regional Council, if there are any problems with this information or the rates are not showing for your property please visit their website or get in contact with them. www.hbrc.govt.nz

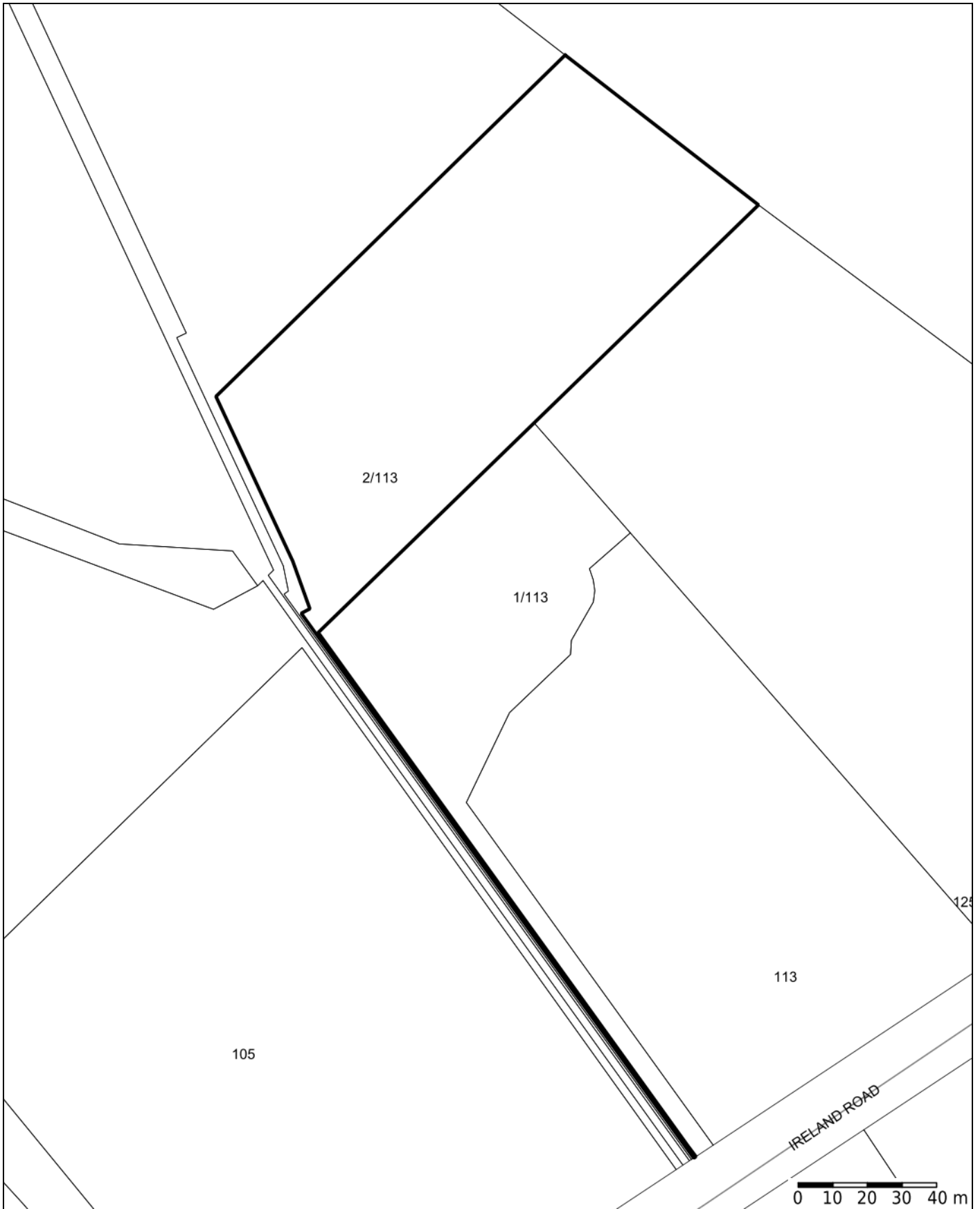
| Valuation Details | |
|----------------------|--|
| Valuation Number | 1074007118 Old Valuation: C:1074007117 |
| Valuation Address | 113/2 IRELAND RD, CHB DISTRICT |
| Legal Description | LOT 1 DP 341889 |
| Rating Differential | 0 |
| Type of Improvements | DWG FG FLAT OB OI |
| Valuations | Current |
| Land Value | \$125,000 |
| Improvements | \$435,000 |
| Capital Value | \$560,000 |

Rates for 01/07/2021 - 30/06/2022 rating year

| Type | Description (Basis) | Factor | Rates Cents / Unit | Amount |
|------|---------------------------------------|--------------|---------------------------|-----------------|
| 003 | General Rate - Central HB (L) | \$125,000.00 | 0.0333 | \$41.63 |
| 007 | Uniform Annual General Charge (U) | 1.00 | 58.65 | \$58.65 |
| 027 | CDEM Emergency Management (U) | 1.00 | 33.99333 | \$33.99 |
| 033 | Economic Development CHB (U) | 1.00 | 11.69 | \$11.69 |
| 095 | U.T.T.F.C.S (CHB) Class F (L) | \$125,000.00 | 0.00464 | \$5.80 |
| 263 | Centrl/Sthn Rivers/Streams (C) (C) | \$560,000.00 | 0.00018 | \$1.01 |
| | | | Total Rates Levied | \$152.77 |
| | | | Rates Last Year | \$130.30 |
| | | | Instalments YTD | \$152.77 |
| | | | Current Instalment | \$152.77 |

Rates History

| Year | Land Value | Capital Value | Annual Rates |
|-----------|------------|---------------|--------------|
| 2020/2021 | \$125,000 | \$560,000 | \$130.30 |
| 2019/2020 | \$125,000 | \$560,000 | \$131.13 |
| 2018/2019 | \$85,000 | \$410,000 | \$127.05 |
| 2017/2018 | \$85,000 | \$410,000 | \$106.34 |
| 2016/2017 | \$85,000 | \$410,000 | \$90.27 |
| 2015/2016 | \$85,000 | \$410,000 | \$85.22 |
| 2014/2015 | \$89,000 | \$395,000 | \$78.03 |
| 2013/2014 | \$89,000 | \$395,000 | \$72.61 |
| 2012/2013 | \$89,000 | \$395,000 | \$73.46 |
| 2011/2012 | \$105,000 | \$390,000 | \$69.54 |



Property Map

The information displayed is schematic only and serves as a guide. It has been compiled from Central Hawkes Bay District Council's records and is made available in good faith, but its accuracy or completeness is not guaranteed. Cadastral Information has been derived from Land Information New Zealand's (LINZ) Core Record System Database (CRS).

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2019 Aerial Photo Map

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2015 Aerial Photo Map

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2013 Aerial Photo Map (Urban Only)

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2011 Aerial Photo Map

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2009 Aerial Photo Map (Urban Only)

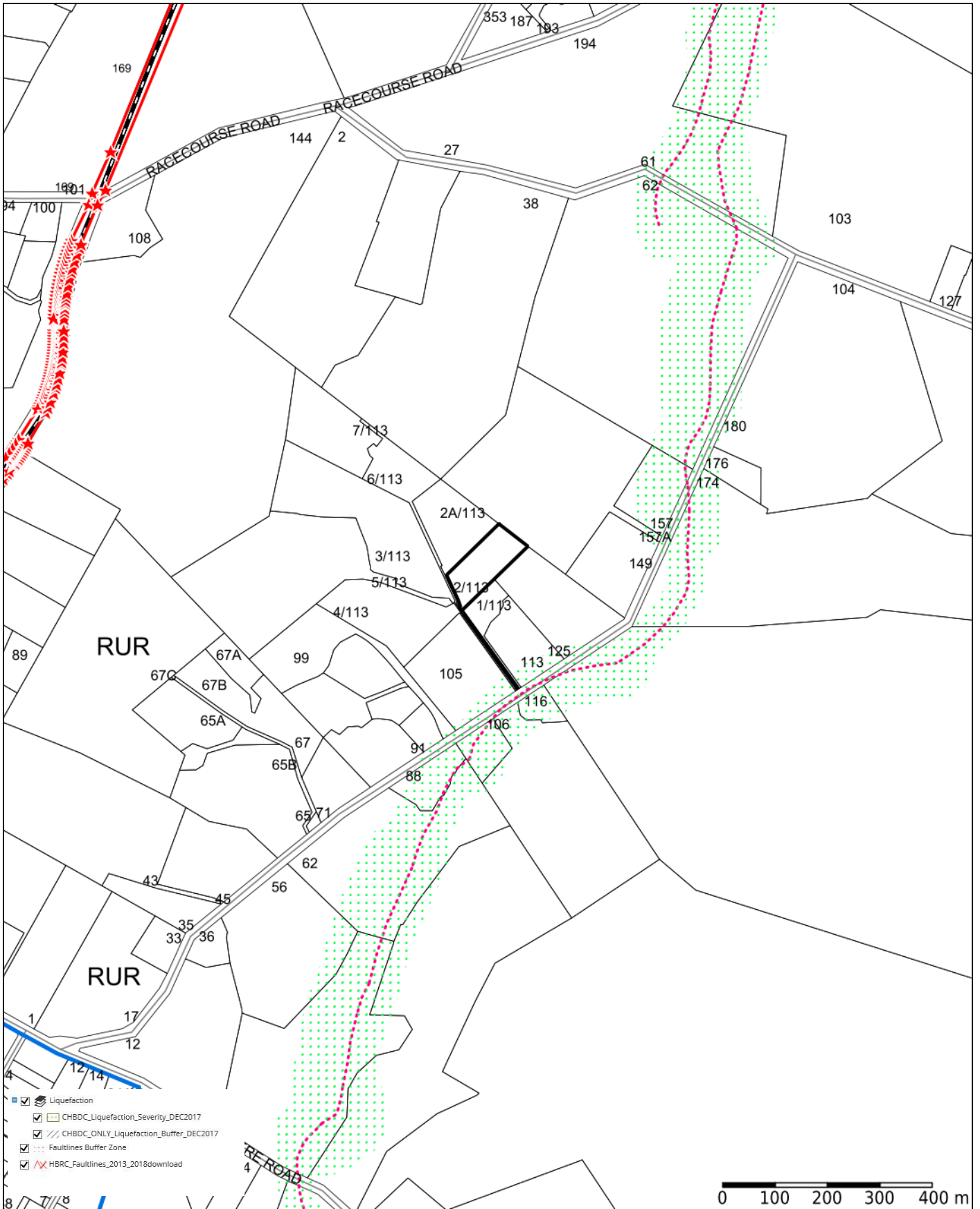
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Liquefaction

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Planning Map

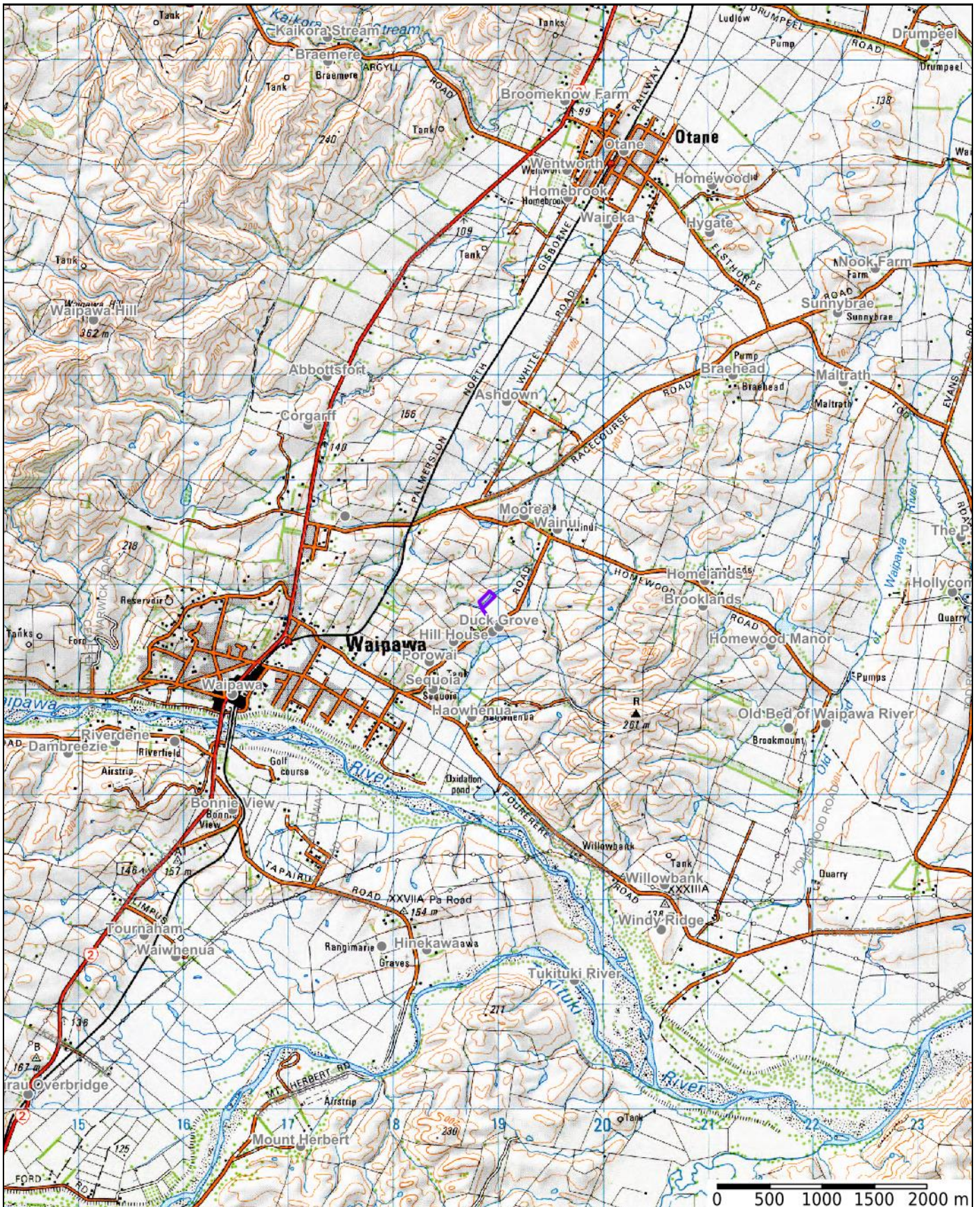
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Topo Map

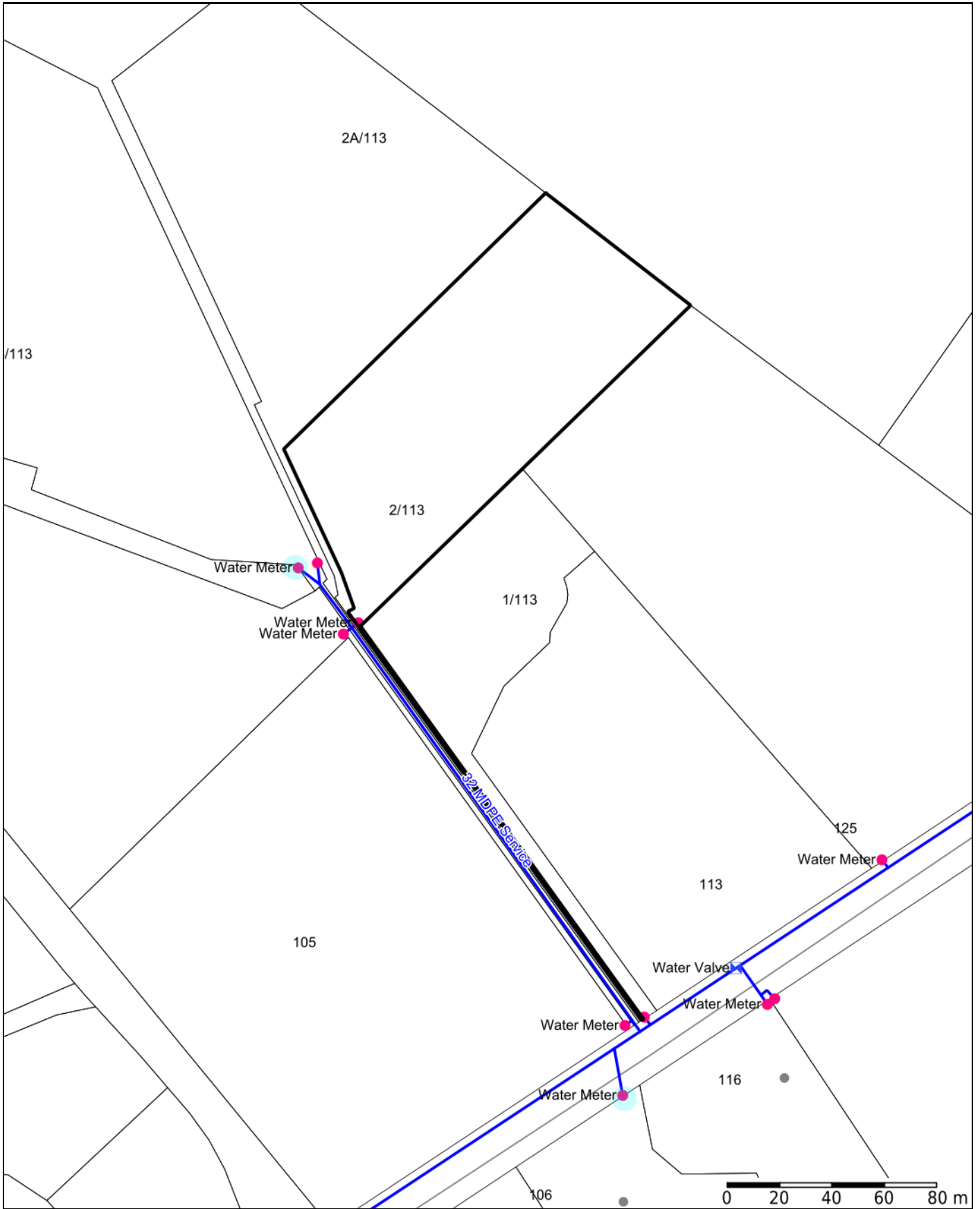
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Services Map

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4 RURAL ZONE

4.1 INTRODUCTION

Central Hawke's Bay's significant natural resources are in the rural area. Water and soil resources allow for a variety of farming and forestry activities to take place. Cropping, livestock farming and horticulture predominate on the plains with livestock farming and forestry on the hill country.

The rural landscape varies considerably with geologically young coastal ranges, Ruataniwha plains formed by the Waipawa, Tuki Tuki, Tukipo and Makaretu Rivers; and the Ruahine Ranges on the western boundary of the District. A range of recreational activities in the rural area focus on the Tuki Tuki, Waipawa, and Porangahau Rivers, the Ruahine Ranges, and the coast.

Central Hawke's Bay has a range of indigenous plant communities, including mountain forests of the Ruahine Ranges, podocarp-broadleaf remnant forests on the plains and coastal ranges, and coastal wetland and dune communities.

ISSUES, OBJECTIVES AND POLICIES

4.2 ISSUE - Protecting the Rural Amenity and Quality of the Rural Environment

Rural activities unless properly managed can cause unpleasant conditions for rural residents, and adversely affect the quality of the rural environment.

Explanation

The Council supports the diversification or intensification of rural activities which enable people to provide for both their economic, social and cultural well being. To this end the Council supports a range of farming, forestry, residential, and other business activities in the rural area.

The Council is aware that diversification or intensification of farming, forestry, residential or other business activities in the rural area can result in adverse effects on amenity values. These values include scenery, ease of access, and low noise. Factory farming can be a problem because of odour from the disposal of livestock effluent. Other businesses have the potential to cause noise, dust or odour unless properly managed.

Land based gravel extraction has taken place despite the need to use gravel from some of the rivers to mitigate flood risk.

4.2.1 Objective - Rural Amenity and Quality of the Environment

A level of rural amenity which is consistent with the range of activities anticipated in the rural areas, but which does not create unpleasant conditions for the District's rural residents; or adversely affect the quality of the rural environment.

4.2.2 Policies

- To encourage a wide range of land uses and land management practices in the Rural Zone while maintaining rural amenity.*
- To require some activities to be setback from property boundaries so as to reduce the probability of neighbouring dwellings being exposed to adverse effects.*

3. *To maintain clear distinctions between the urban and rural areas through zoning and the provision of performance standards specific to the rural zone, to assist in protecting the character and quality of the surrounding rural areas.*
4. *To ensure there is a buffer between factory farming and other activities so as to avoid or mitigate adverse odour effects..*
5. *To encourage factory farming away from urban areas, so as to reduce the potential for conflict between these activities and urban activities.*
6. *To encourage the use of gravel from the rivers as a means to reduce the risk of flooding, subject to policies set out in the Hawke's Bay Regional Council's Regional Gravel Extraction Plan.*
7. *To avoid, remedy or mitigate adverse effects on the environment associated with gravel extraction outside the beds of rivers described in policy 6.*
8. *To encourage the protection of waahi tapu and other taonga by facilitating consultation between landowners and the Tangata Whenua should developments be proposed where values occur.*
9. *To obtain information on forestry development to assist planning for future roading and fire protection needs.*
10. *To require an application for a resource consent for mining activities so that adverse effects on the environment are avoided, remedied or mitigated.*
11. *To control the installation of septic tanks and other waste water treatment and disposal systems in order to mitigate potential health nuisances, odour and contamination of water.*
12. *To provide for the effective operation and development of Waipukurau Aerodrome while avoiding or mitigating adverse noise effects from the airfield operation.*

4.2.3 Implementation Methods

To achieve policies 1-12 through:

1. provision of performance standards to protect the amenity and environmental quality of the Rural Zone; and,
2. provision of noise standards for Waipukurau Aerodrome consistent with the overall approach of New Zealand Standard NZS 6805:1992, and the provision of building height restrictions adjacent to the runway for aviation safety.

4.2.4 Explanation and Reasons

The Council allows a full range of activities in rural areas providing performance standards are introduced to protect the rural and coastal environment. The scale of development will be controlled in relation to the size of the site to ensure adequate land is available to provide a buffer between the business and neighbours. Subdivision controls are necessary, but only to ensure that all lots can be adequately serviced and to ensure the setback for residential dwellings is compatible with the rural environment.

Advances in livestock management and effluent disposal in factory and intensive livestock farming reduce the potential for adverse odour affects on neighbours. However, adverse odour affects depend on management, or the sensitivity of the surrounding environment. The Council requires a buffer between factory farming and other activities.

Many people in the rural areas are willing to accept a level of noise or odour associated with some factory farms, although these may be irritating or unacceptable to people living in urban areas. Accordingly, these activities will be discouraged near the urban environment.

Gravel extraction beyond the rivers is discouraged by Council as it can cause visual impacts, dust, traffic and noise nuisance. The Council encourages the extraction of gravel from certain rivers in the District to safeguard investment in flood protection works. Extraction of gravel is subject to the Regional Gravel Extraction Plan. The Plan controls commercial gravel extraction and mining to ensure the adverse effects relating to extraction and the carting of minerals and waste rock are avoided, remedied or mitigated.

Gathering information on forestry development is important to plan for the District's future roading needs and ensure that rural fire fighting measures are in place.

Where the Council knows of developments proposed in areas containing waahi tapu or other taonga it shall facilitate consultation between the developer and the Tangata Whenua to protect such values.

Modern design is required for all new septic tanks in the District so that the potential for health nuisances from uncontrolled seepages is reduced. Large-scale developments will require a discharge permit from the Hawke's Bay Regional Council.

Waipukurau aerodrome is used by aircraft for recreational or agricultural work. In its busy periods, it is realistic to expect some moderate aircraft noise beyond its boundary, potentially at levels that could adversely impact on people living nearby. The District Plan introduces specific noise and building provisions to allow the airfield to operate in an effective manner subject to the necessary constraints to protect the health and amenity of adjacent residents.

4.3 ISSUE - Soil Erosion

Bad land management practices can lead to increased land instability and soil erosion

Explanation

Much of the District's hill country is unstable. Soil erosion increased considerably earlier this century when forest and bush was cleared. Government concern about the increased erosion led to various statutes, such as the Water and Soil Conservation Act, to tackle the problem. The District should foster land management practises that reduce soil erosion. Wind erosion caused by cultivation of volcanic and alluvial soils is also an issue.

4.3.1 Objective - Soil Erosion

Land management practices within the District which minimise soil erosion.

4.3.2 Policies

1. To encourage liaison with other local authorities and organisations concerning research into land use and land management practices that sustain the District's soil resource.
2. To encourage further research on the degree to which poor land management practices may impact on the long-term sustainability of the soil resource, and also research into identifying the correct adjustments needed to minimise soil erosion.
3. To encourage and co-ordinate with other agencies the provision of information that promotes land management practices which do not cause accelerated erosion.

4.3.3 Implementation Methods

To achieve policies 1-3 through:

1. liaising with the Hawke's Bay Regional Council, Government Departments, and Research Institutes to ensure that research from these organisations increases knowledge about the degree to which poor land management practices may impact on the long-term sustainability of the District's soils and the correct adjustments needed to minimise the soil erosion; and,
2. disseminating research information useful to land stewardship groups or individual farmers.

4.3.4 Explanation and Reasons

It is important to safeguard the soil's life-supporting capacity and to sustain its potential to meet the needs for future generations. The Council seeks to achieve this by assisting farmers through supplying information and advice from professionals, which will encourage good land management practices. The Council will liaise with research organisations, particularly the Hawke's Bay Regional Council, to promote an integrated management approach to this issue.

4.4 ISSUE - Nature Conservation, Landscape Values, and Riparian Management

Conservation and landscape values and riparian areas need to be maintained or enhanced for future generations

Explanation

Despite continuing modification, the District has diverse indigenous flora and fauna in a variety of habitats. The Ruahine Range contains shrubland, forest as well as alpine vegetation. Much of this area is Crown land managed by the Department of Conservation. Further east, remnant forests, shrublands and wetlands occur throughout the hill country and plains through to the coast. These indigenous plants and animals may be under threat due to weed and pest invasion, habitat clearance, grazing or land disturbance.

Ecological surveys by the Department of Conservation have identified over 60 areas of natural significance which are representative of former plant and animal communities and habitats (outside the Ruahine Ranges) or are rare or unique within the District.

The District contains diverse landscapes, varying from the mountains of the Ruahines to rugged coastal seascapes and headlands. These landscapes are of significant value. Most experience of the landscape is gained from settlements and the main transport routes; however, an increasing number of visitors are exploring more remote locations. The landscapes are a draw-card for visitors. Accordingly, there is a need to protect the District's unique mixture of outstanding landscapes, for present and future generations.

Lakes, rivers, and the coast, and their margins are vital elements of the landscape and important habitats for indigenous flora and fauna. River systems provide birds and fish with essential pathways between the coastal and inland habitats, and provide valued fisheries. Lakes and rivers and their wetland margins moderate the effects of floods through their storage and transportation of water and sediment. For the same reason wetlands help maintain river and stream flows in summer.

The riparian zone provides a buffer for effects of non-point source discharges, and maintains and protects the stability of shorelines and stream banks, wildlife habitat and the natural character of rivers, lakes and the coast.

Many people have a special attachment to lakes and rivers and their margins, Tangata Whenua hold both a practical and spiritual relationship with them through their wahi tapu, wahi taonga and mahinga kai. Lakes, rivers and the coast, and their margins are valued for their amenity, landscape and recreation values.

4.4.1 Objectives

- 1. Protection and enhancement of defined nature conservation areas, and outstanding landscapes views within the District.**
- 2. The margins of wetlands, rivers, lakes and the coast are managed in order to preserve the natural character of these environments and the margins of identified river catchments are managed to enhance water quality.**

4.4.2 Policies

- 1. To promote and facilitate the long-term protection of areas with significant conservation values by encouraging the Department of Conservation to pursue actively the implementation of the Protected Natural Areas programme through direct negotiations with the landholders concerned.*
- 2. To identify through the District Plan sites, which have been recognised through any regional plans or national databases, reports, or through surveys conducted by the Council, as being areas of significant indigenous vegetation or habitat.*
- 3. To encourage the voluntary protection of sites identified as having indigenous plants or animals of significant value. An example is the QE II National Trust covenant.*
- 4. To discourage inappropriate development in sites identified as having rare, endangered, or vulnerable species of plants or animals of national significance, or indigenous plant or animal communities that are of significance to the nation.*
- 5. To control activities which have the potential to adversely affect the natural character of coast which is an important contributor to the amenity of the District.*
- 6. To control certain activities which have the potential to adversely affect area identified as having major viewing points to some outstanding landscapes in the District.*
- 7. In conjunction with Hawke's Bay Regional Council, promote riparian management practices that enhance water quality in the district by the following means:*
 - i. facilitate improved riparian management by educational means,*
 - ii. set priorities as to which waterways in the District require riparian management programmes, and,*
 - iii. determine the best methods to encourage protection of priority waterways.*

4.4.3 Implementation Methods

To achieve policies 1-6 through:

1. the use of incentives to protect areas of significant conservation values (incentives may include legal and survey costs or rates relief for covenanting, fencing costs, or public acquisition of land);
2. controlling by way of rules building development and tree planting in areas of outstanding landscape views and in the coastal environment, and the modification of indigenous vegetation in sites of significant conservation value; and,
3. to establish an operations plan for Council that takes into account indigenous plants and animals and water quality, and landscape values when carrying out roading construction or maintenance.

4.4.4 Explanation and Reasons

The District is fortunate that it still contains a number of sites of particular nature conservation value. Some of the 'areas' are on Crown land, whilst others are on private property. Consistent with section 6 (c) of the Act, the sites are listed in Appendix D and shown on the Planning Maps, or are identified through specific criteria in Performance Standard 4.9.13. Organisations such as the Department of Conservation are in the best position to protect such sites through negotiation, however, the Council will consider providing incentives to protect such values when the local community supports such protection. The QE II National Trust also promotes voluntary protection of nature conservation and open space values for the benefit and enjoyment of New Zealanders.

The coast and several landscape vistas contribute to the amenity of the District. The coast is that part of the environment that is viewed from the sea, and in which the coast is a significant element; while, the identified landscape vistas are viewed from nearby public roads. These areas are identified on the Planning Maps. Rules are introduced to control building development and the planting of trees because they may obstruct the views of these landscape vistas or compromise the natural character of the coast.

Both the Hawke's Bay Regional Council and this Council must consider riparian management issues for lakes and rivers. The Regional Council has completed a riparian management and protection study that has prioritised catchments most needing riparian management programmes. The catchments were prioritised on the basis of the low water quality and/or high recreation use in the river and/or catchments subject to land management/soil conservation programmes. The catchments containing the Mangakuri, Puhokio, and the Huatokitoki streams in the Central Hawke's Bay District have been given immediate priority by the study. The results of the Hawke's Bay Regional Council studies suggest the desirability of establishing buffer areas along these waterways.

4.5 ENVIRONMENTAL RESULTS ANTICIPATED

- The development and implementation, over time, of good land management practices and a corresponding decline in accelerated soil erosion.
- Retention of a lower density of development in the general rural area, without undue levels of complaints or conflicts relating to rural amenity.
- Retention of the amenities, quality and character of the different rural environments within the District.
- Maintenance of ground and surface water quality with respect to the discharge of domestic effluent and earthworks.
- Maintenance and enhancement of the District's landscape and conservation values.

RURAL ZONE RULES

Should you require a resource consent refer to Part 2: Information and Interpretation, and Part 14: Assessment Matters, for guidance.

4.6 ZONE STATEMENT

The Rural Zone covers those areas in the District where agricultural, horticultural, other farming activities and forestry are predominant. This reflects the varied physical geography, soils and availability of water. A wide range of activity is anticipated for the area although some restrictions apply to activities at the coastal margin and areas that provide outstanding landscape views.

4.7 DISTRICT-WIDE RULES

Attention is drawn to the following District-Wide Rules which may **also** apply in addition to any relevant Zone Rules to activities undertaken in the Rural Zone. Any one or more of the District-Wide Rules may require an activity to obtain a resource consent.

- Tangata Whenua Rules Refer Part 3.6
- Heritage Rules Refer Part 3.7
- Transport Rules Refer Part 8
- Subdivision and Development Rules Refer Part 9
- Utilities Rules Refer Part 10
- Sign Rules Refer Part 11
- Relocated Buildings and Temporary Buildings and Activities Refer Part 12
- Hazardous Substances Refer Part 13

Also Check to see if consents are required from the Hawke's Bay Regional Council on, for example, the following matters:

- discharges of contaminants to land or water (e.g. effluent)
- taking of water (e.g. from water courses or underground wells)
- discharge of spray drift or strongly odourous substances
- disturbance of the beds of rivers (i.e. gravel extraction)

4.8 ACTIVITIES

4.8.1 PERMITTED ACTIVITIES

The following activities shall be **Permitted Activities**, provided that they comply with all of the Performance Standards:

- (a) **Farming Activities**, except the farming of chinchilla and mustelids (including but not limited to fitch farming) within 5 km of the Ruahine State Forest Park and Scenic Reserves in the District.
- (b) **Factory Farming**, limited to:
 - i Factory farming of pigs limited to:
 - a) no more than 2000 pigs of mixed ages; and
 - b) housed pigs no closer than 100m to a property boundary.

- ii **Factory farming** of poultry limited to:
 - a) no more than 10,000 birds; and
 - b) housed birds no closer than 100m to a property boundary;
- (c) **Forestry Activities;**
- Note:** Logging of indigenous forest may require a permit under the Forest Act 1949. Contact the Ministry of Forestry for further information (but see performance standard 4.9.13).
- (d) **Community Activities;** except for Hospitals and Educational Facilities located within the 65 dBA Ldn airnoise boundary identified on Planning Map 30.
- (e) **Service Activities;**
- (f) **Commercial Activities;**
- (g) **Recreational Activities (other than on the surface of rivers and lakes);**
- (h) **Activities on the surface of rivers and lakes; except for** the following:
 - i motorised craft on any river upstream of the confluence of the Tukituki and Waipawa Rivers;
 - ii motorised craft on the Tukituki River downstream of the confluence of the Tukituki and Waipawa when the level of the Tukituki River is below 25m³ as estimated by the Hawke's Bay Regional Council's river level recorder at Shag Rock (NZMS 260, V22: 265-331).

Please note a flow estimate from the Shag Rock river recorder may be obtained by contacting the Hawke's Bay Regional Council. All persons intending to use the river must advise Central Hawke's Bay District Council staff.
 - iii motorised craft on Horseshoe Lake or Lake Hatuma with engine(s) exceeding 5 horsepower.
- (i) **Residential Activities;** except located within the 65 dBA Ldn airnoise boundary identified on Planning Map 30.
- (j) **Visitor Accommodation;** except located within the 65 dBA Ldn airnoise boundary identified on Planning Map 30.
- (k) **Home Occupations;**
- (l) **Gravel Extraction:**
 - i From the bed of a river, extraction of unlimited amounts of gravel is permitted for any purpose;

Note: Any gravel extraction from the bed of a river is subject to rules in the Hawke's Bay Regional Council's Regional River Bed Gravel Extraction Plan.

- ii From land (other than the bed of a river):
 - (a) Extraction of unlimited of gravel not extracted for the purposes of sale and used on the same property from which the gravel was extracted is permitted; and
 - (b) Extraction of up to 500 m³ of gravel in any 12 month period for the purposes of sale is permitted.
- (m) **Licensed Premises** established for any purpose, except that they shall be limited to the following hours of operation:
7am-11pm Sunday to Thursday
7am-1am Friday and Saturday

4.8.2 CONTROLLED ACTIVITIES

The following activities shall be **Controlled Activities**:

- (a) **Industrial Activities** provided that they met the performance standards for the zone; except for performance standard 4.9.4, 4.9.5 and 4.9.11.

The Council has reserved control over the following matters:

- i set back from internal boundaries;
 - ii any landscaping to be provided;
 - iii the screening of activities from neighbours.
 - iv noise, dust, glare, odour and vibration, and trade waste and solid waste.
- (b) **The keeping of more than 3 goats** (other than when formally identified in accordance with the Animal Identification Act 1993 and when confined by fencing complying with the descriptions in paragraphs 6,7 and 8 of the Second Schedule to the Fencing Act 1978), **chinchilla and mustelids** (including but not limited to fitch farming) within 5 km of the Ruahine State Forest Park and Scenic Reserves in the District.

The Council has reserved control over animal identification and over the methods (including animal enclosures) to ensure animals cannot accidentally escape.

- (c) **The planting of trees or the establishment of buildings** in areas identified on the Planning Maps as having outstanding landscape views, where such trees or buildings will obstruct views from a public road.

The Council's has reserved control over the following matters:

- i siting and layout of the tree planting;
- ii siting of the building.

4.8.3 DISCRETIONARY ACTIVITIES

The following activities shall be **Discretionary Activities**:

- (a) **Factory farming**; except where listed as a permitted activity and a non-complying activity;
- (b) **Mining Activities**;
- (c) **Gravel Extraction**, except where listed as a Permitted Activity;
- (d) **Activities on the surface of rivers and lakes**, except where listed as a permitted activity;
- (e) **Any Activity** which is listed as a Permitted Activity or a Controlled Activity but does not comply with any one or more of the relevant Performance Standards. The exercise of the Council's discretion shall be restricted to the matter(s) specified in the standard which is not complied with.
- (f) **Any Other Activity**, which is not listed as a Permitted Activity or a Controlled Activity or a Non-Complying Activity.

4.8.4 NON-COMPLYING ACTIVITIES

The following activities shall be **Non-Complying Activities**:

- (a) **Factory Farming** within 500 metres of a Residential, Business or Township Zone.

Exemption

Catteries and kennels for the boarding and breeding of cats and dogs for commercial purposes are discretionary activities (refer to rule 4.8.3 (a)).

4.8.5 PROHIBITED ACTIVITIES

- (a) **Residential Activities, Visitor Accommodation, Hospitals and Educational Facilities** located within the 65 dBA Ldn airnoise boundary identified on Planning Map 30.

4.9 PERFORMANCE STANDARDS

4.9.1 Building Coverage

The net area of any site covered by buildings and impervious surfaces shall not exceed 700m² or 7% of site area, which ever is the greater.

4.9.2 Height of Buildings

Maximum height of any building for an activity shall be 10m.

4.9.3 Recession Lines

- i No part of a building shall exceed a height of 2 metres plus the shortest horizontal distance between that part of the building and the nearest site boundary.
- ii Where an internal boundary of a site immediately adjoins an access or part of an access which is owned or partly owned with that site or has a registered right-of-way over it in favour of that site, the recession lines shall be constructed from the far side of the access.

4.9.9 Coastal Margin

The following standards shall apply to the Coastal Margin Area identified on the Planning Maps:

- i Exotic tree planting shall be limited to 1000m² per site over any 5 year period.
- ii Any building(s) shall be limited to a total gross floor area of 200m² per site.

4.9.10 Tree Planting

Setback from Neighbouring Properties

No tree planting, except for amenity tree planting, shall be located on, or within, 10metres of the boundary of any property under a separate Certificate of Title unless prior written permission has been obtained from the affected landowner. A copy of the written permission shall be forwarded to the Council and will be registered on the land information property records. (Note: Where written permission is not obtained within this zone tree planting shall be a discretionary activity with respect to this matter).

Setback from roads

No tree planting shall be positioned such that when the trees grow they will shade a public road between the hours of 10am and 2pm on the shortest day of the year.

Setback from residential units

No tree planting shall be positioned such that when the trees grow they will shade a residential unit on a neighbouring property between the hours of 9am and 4pm on the shortest day of the year.

Setback from stopbanks

No tree shall be planted within 6 metres of a flood protection stopbank.

4.9.11 Noise

On any site, activities, shall be conducted such that the following noise levels are not exceeded at nor within the notional boundary of any residential unit, other than residential units on the same site as the activity:

- 55dBA L10 - 6:00am - 11.00pm Monday to Saturday
- 45dBA L10 - at all other times
- 75dBA Lmax - at all other times

Exemptions

- i Residential, Farming and Forestry Activities shall be exempt from the above provided that the activity shall comply with the requirements of Section 16 of the Resource Management Act.
- ii The 75dBA Lmax noise limit shall not apply to on-site sirens required by Service Emergency Service Activities, provided that the activity shall comply with the requirements of Section 16 of the Resource Management Act.

4.9.12 Setback From Fault Lines

No building for an activity shall be located within 20m of an earthquake fault line identified on the Planning Maps.

4.9.13 Areas of Significant Conservation Value

There shall be no modification to any "Site of Significant Conservation Value"

For the purposes of this performance standard a "Site of Significant Conservation Value" is either:

- i. identified in Appendix D, and on the Planning Maps, as being of significant conservation value; or,
- ii. any area of woody indigenous vegetation containing naturally occurring tree species, which attain at least 30 centimetres diameter at breast height at maturity, and is either:
 - (a) over one hectare and with an average canopy height over 6 metres; or
 - (b) over five hectares of any height.

For the purposes of this performance standard "modification" is deemed to exclude minor work.

Minor work is defined as:

- i. The disturbance or destruction of indigenous vegetation or habitat as a result of the maintenance or repair of existing roads, tracks, fences or drains.
- ii. The disturbance or destruction of indigenous vegetation or habitat in gullies as a consequence of the harvesting of plantation forestry activities; where the harvesting involves:
 - The lifting and/or dragging of logs, and/or
 - The construction and maintenance of forestry roads into gullies and culverts across streams

(providing that the above work does not occur in any block of indigenous vegetation that exceeds 5 hectares).

4.9.14 Noise from Waipukurau Aerodrome

- i. Noise from aircraft engines shall not exceed a limit of Ldn 65 dBA at any point outside the airnoise boundary shown on Planning Map 30.

Noise levels shall be measured and assessed in accordance with New Zealand Standard NZS 6805:1992.

- ii. Within 3 years from the date of the District Plan being made operative, the Central Hawke's Bay Aero Club (Incorporated) or its successor shall verify the modelled noise levels associated with the airnoise and the outer control boundaries identified on Planning Maps 30 and 32. This shall be completed in accordance with New Zealand Standard NZS 6805:1992 or any successor thereof and a copy given to the Council.

Note: Any owner that intends to build or alter a residential dwelling (or any other building that is to be used for a noise sensitive activity) located between the airnoise boundary and the outer control boundary shown on Planning Maps 30 and 32 is advised to noise proof the building. This is avoid the potential for noise nuisance from aircraft operations at Waipukurau aerodrome.

4.9.15 Buildings by Waipukurau Aerodrome

Notwithstanding the performance standards in relation to buildings set out in rule 4.9 there shall be:

- i no building for an activity in those areas specified as "No building zone" on Planning Map 30;
- ii no building for an activity that exceeds 6m or 10m in those areas specified as "Height Restriction of 6 metres" and as "Height Restriction of 10 metres" on Planning Maps 30 or 32;
- iii no building for an activity that exceeds a height restriction determined by a 1:20 approach and takeoff gradient for aircraft using the runways which are identified on Planning Map 30 at the Waipukurau Aerodrome.

4.10 NON-NOTIFIED RESOURCE CONSENTS

Resource consents under Rule 4.8.3(d) in relation to non-compliance with 4.8.1 (h) shall not be notified and the written approval of affected persons need not be obtained. Resource consents in relation to the following **Performance Standards** under Rule 4.9 shall not be notified and the written approval of affected persons need not be obtained (*Please also refer to section 2.1.4 of the Plan*):

4.9.4 Setback from roads

4.9.12 Setback from fault lines

4.9.13 Sites of Significant Conservation Value

Please Note:

Irrespective of any rules in this plan, enforcement provisions will be used under the Act where any activity produces vibration, smell, or dust or manufactures, stores, uses transports or disposes of hazardous substances, trade waste or solid waste in such a way that has or is likely to be either noxious, dangerous, offensive, objectionable, to such an extent that it has or is likely to have an adverse effect on the environment.

PLANNING MAP 9

Designations (see Appendix A)

| | |
|-----|---|
| 20 | Waipawa Water Supply Intake |
| 21 | Waipawa Sewage Treatment Plant |
| 25 | Waipukurau (Closed Dump) |
| 26 | Tamumu (Closed Dump) |
| 27 | Hautope Water Supply Intake |
| 38 | Proposed Metal Pit, Waipukurau |
| 56 | Otane Sewage Treatment Plant |
| 82 | Water Level Station, Tuki Tuki River |
| 83 | Water Level & Rainfall Station, Tuki Tuki River |
| 169 | Palmerston North - Gisborne Railway |

Heritage Items (see Appendix B)

| | |
|-----|-------------------------------------|
| H44 | Wahi Tapu Waipawa Golf Course |
| H46 | Mount Vernon Station Homestead |
| H62 | Mangatarata Station Stables |
| H63 | Mangatarata Station Homestead |
| H64 | Mangatarata Station Slaughter House |
| H71 | Mangatarata Station Bullock Shed |

Sites of Cultural Significance to Tangata Whenua (see Appendix C)

| | |
|-----|----------------|
| 101 | pa |
| 137 | pa with pit(s) |
| 149 | pa with pit(s) |
| 229 | wahi tapu |
| 230 | wahi tapu |
| 248 | urupa |
| 249 | urupa |

Areas of Significant Nature Conservation Value (see Appendix D)

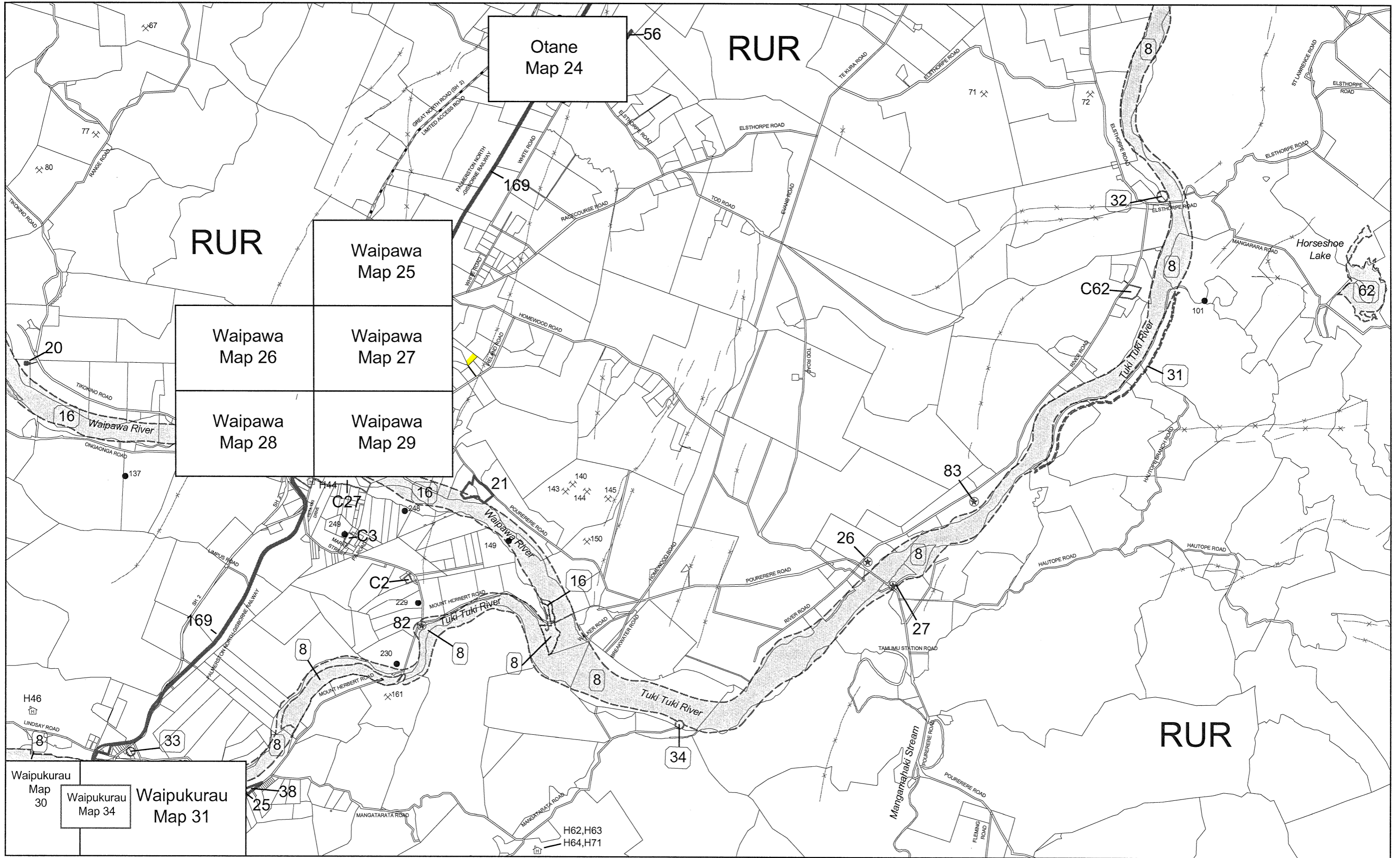
| | |
|----|--------------------------------|
| 8 | Tuki Tuki River |
| 16 | Waipawa River |
| 31 | Tuki Tuki River Marginal Strip |
| 32 | Patangata Conservation Area |
| 33 | Ford Conservation Area |
| 34 | Mangatarata Conservation Area |
| 62 | Horseshoe Lake |

Archaeological Sites (see Appendix F)

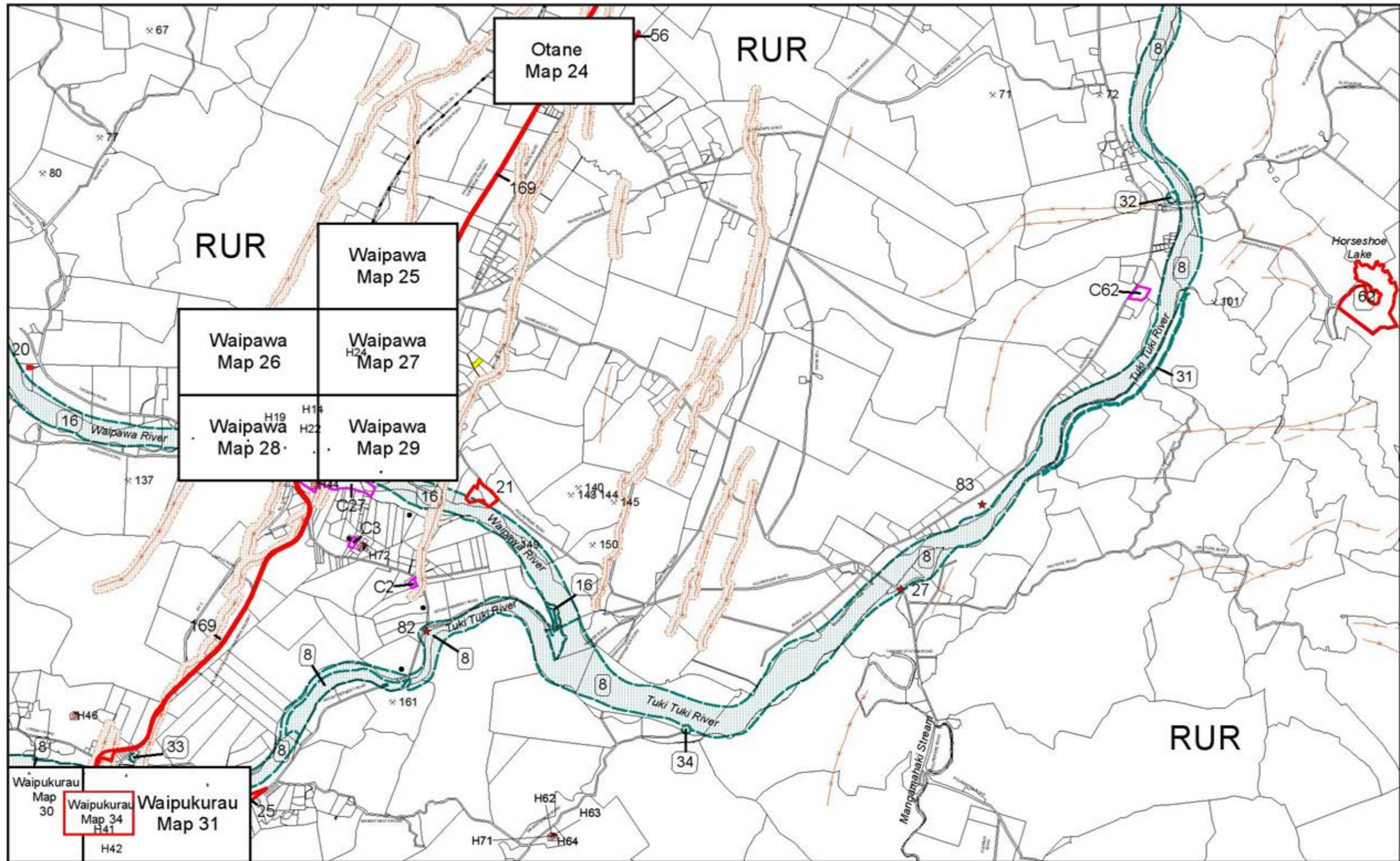
| | |
|-----|------------------------------------|
| 67 | terrace(s) |
| 71 | pit(s) |
| 72 | pit(s)/terraces (or house site(s)) |
| 77 | terrace(s) |
| 80 | pit(s)/terraces (or house site(s)) |
| 140 | platform (flattened area)/terraces |
| 143 | terrace(s) |
| 144 | pit(s)/terraces (or house site(s)) |
| 145 | pit(s) |
| 150 | pit(s) |
| 161 | pit(s)/terraces (or house site(s)) |

Community Facilities (see Appendix H)

| | |
|-----|----------------------------|
| C2 | Mataweka Marae |
| C3 | Tapairu Marae |
| C27 | Waipawa Golf Club |
| C62 | Patangata Clay Target Club |



| | | | | | | | | | |
|---|--|---|--|---|--|-----------------------------|--|---|-------------------------------------|
| Zones BUS 1 Business 1 BUS 2 Business 2 RES Residential RUR Rural TSP Township Zone Boundary | | Designations 54 Community Facilities C21 | | Notations Areas of Significant Nature Conservation Value Floodable Area Areas of Outstanding Landscape Views Active Fault Coastal Margin Line Commercial Frontage District Boundary Kapuni Gas Pipeline Limited Access Road Stopbank Sites of Cultural Significance to Tangata Whenua Archaeological Site Heritage Items Notable Tree | | Location Diagram | | Central Hawke's Bay District Council | Map No: 9 Date : May 2003 |
|---|--|---|--|---|--|-----------------------------|--|---|-------------------------------------|



| | | | | | | | | | | | |
|---|--|--|--|--|--|--|--|----------------------|-------------------|--|--|
| Zones BUS 1 Business 1 BUS 2 Business 2 RES Residential RUR Rural TSP Township Zone Boundary | | Designations 54 Community Facilities C21 | | Notations Fault zone Areas of Significant Nature Conservation Value Floodable Area Areas of Outstanding Landscape View Faultline Coastal Margin Line Commercial Frontage District Boundary HP Gas Pipeline | | Limited Access Road Stopbank Sites of Cultural Significance to Tangata Whenua Archaeological Site Heritage Items Notable Tree | | Location Diagram | Scale 1:50000 | | PROPOSED Map No: 9 Date: Jan 2010 |
|---|--|--|--|--|--|--|--|----------------------|-------------------|--|--|

Cadastral information derived from Land Information New Zealand's Landonline Cadastral Database. CROWN COPYRIGHT RESERVED. I.G.N.S. Database COPYRIGHT RESERVED.

Checklist

Your plan may show:

- ✓ A **clean water diversion** around the upslope side of the site to minimise runoff. Ensure the collected flow is directed to a suitable area.
- ✓ A perimeter **silt fence** on the down slope side to intercept any sediment laden runoff – which also helps define the site boundaries.
- ✓ A **stabilised accessway** – a geotechnical material overlain by clean metal to provide an all-weather access to site, minimising mud and sediment transfer to the road surface. Include a diversion bund across the entranceway to redirect any runoff into areas bounded by silt fence.
- ✓ Designated areas within the silt fenced areas for **storage of materials and stockpiles**.
- ✓ Designated **areas for trade activities** to occur such as waste management and washing down equipment.
- ✓ **Protection of the roadside stormwater catchpit** adjoining the site down slope from the accessway.

For more information, go to chbdc.govt.nz search 'erosion'.

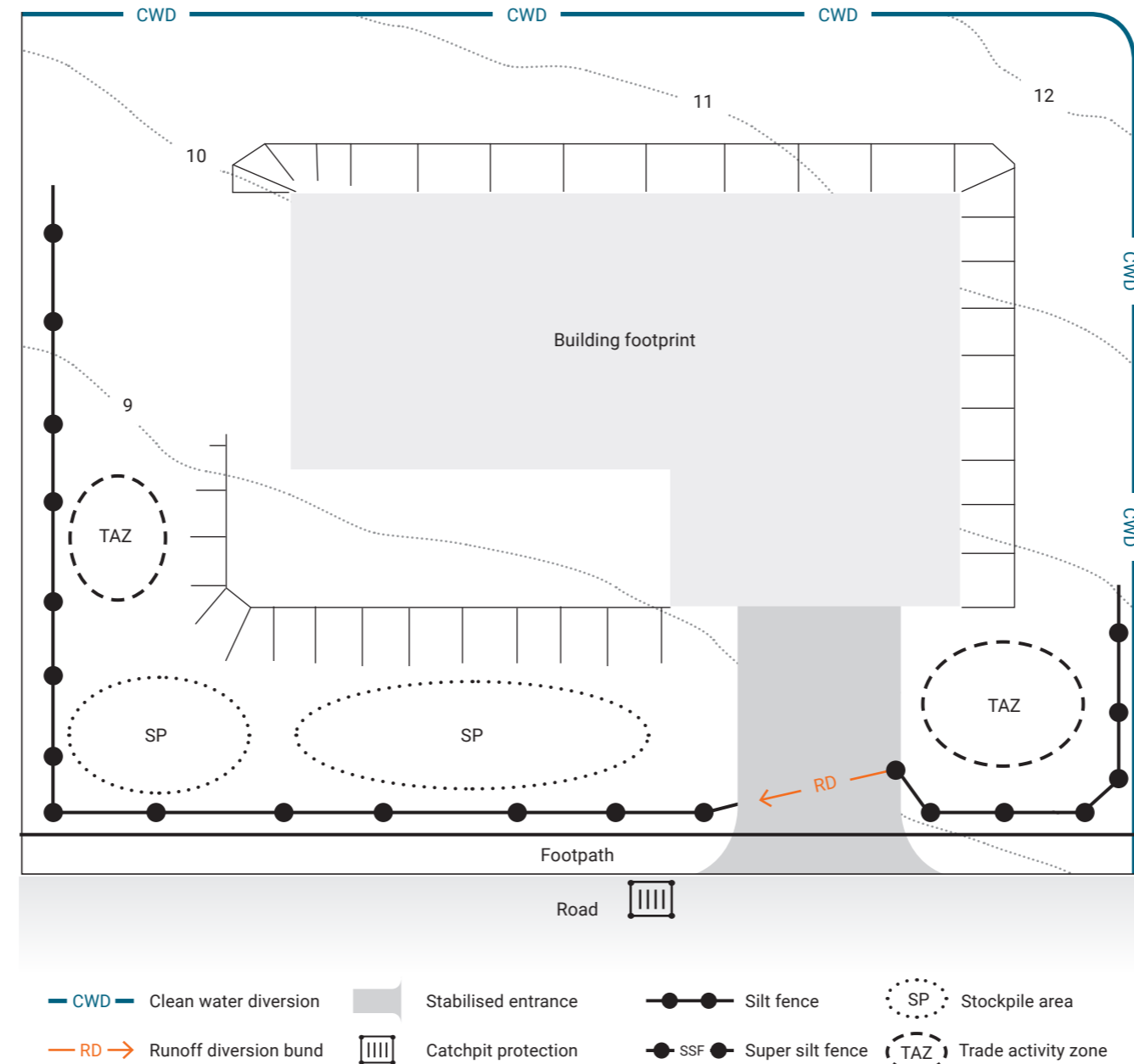
Together we thrive!
E ora ngātahi ana!
www.chbdc.govt.nz



**CENTRAL
HAWKE'S BAY**
DISTRICT COUNCIL



Sample template for an erosion and sediment control plan



Erosion and Sediment Control

Guide for building sites



**CENTRAL
HAWKE'S BAY**
DISTRICT COUNCIL

Stop Sediment Leaving Your Site

The construction of buildings on individual lots can contribute to erosion and sediment generation.

Everyone involved in site construction must do their part to reduce off-site sedimentation that can pollute our environment. A 'building site' includes small areas of earthworks that **do not** require resource consent.

Effective sediment control will prevent sediment and other contaminants from the building site entering the stormwater system, which drains into local streams, the estuary and/or the sea.

More detailed information on erosion and sediment control methods can be found on Council websites – chbdc.govt.nz

The Law

Both the Building Act 2004 and the Resource Management Act 1991 require site works, buildings and surface water to be managed to avoid discharges.

An erosion and sediment control plan will be required as part of any building application involving site work.

Breaching the law may lead to:

- Failed building inspections
- Time delays
- Extra build costs
- Increased compliance costs

Enforcement action:

- Fines
 - Prosecution of individuals and/or companies, which can result in significant fines or prison sentences for serious offences.

How to control erosion and sediment

Follow the steps below to create and implement an effective erosion and sediment control plan. Use the plan template to outline the methods and tools you will use to prevent erosion and to stop sediment or other contaminants leaving your site.

Before Building Consent

- Assess your building site.
- Develop an Erosion and Sediment Control Plan for your site. This needs to identify how sediment and other contaminants will be retained onsite and prevented from entering the stormwater sump and neighbouring property.
- Attach the **plan** to your building consent application.

Before you start work onsite

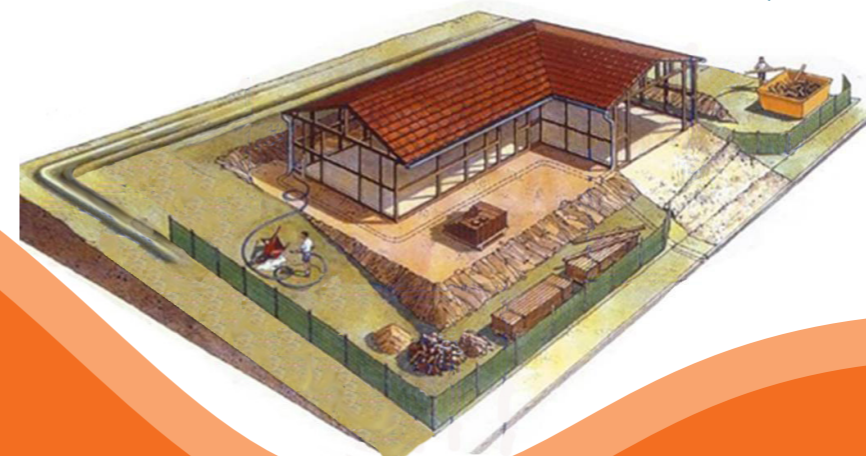
- Make sure all subcontractors understand the **plan** and their responsibilities.
- Install erosion and sediment controls **before** clearing the site and starting building work.

During construction

- Check and maintain erosion and sediment controls throughout the build, amend your plan if you need to improve controls or adapt to site changes.
- Manage rubbish, chemicals and building wastes – especially concrete washings and zinc roof filings.
- Connect all downpipes to the stormwater network as soon as possible.
- Protect stormwater inlets from muddy surface water runoff.

Before you leave the site

- Stabilise the site.
- Decommission your erosion and sediment control measures.



Contractors fined after sediment destroys native fish habitat in Nelson

STUFF, 31 MAY 2018

Hefty fines loom for Auckland property developers polluting waterways, leaving rubbish

1 NEWS, 22 JANUARY 2018

Council blitz on negligent building sites

OUR AUCKLAND, 23 JANUARY 2018

AVOID
building site
runoff draining to
stormwater sump.

This goes directly to
streams causing
pollution.



**Detailed
information is
found within the full
erosion and sediment
control guide.**

Find it online at
chbdc.govt.nz/erosion



CENTRAL HAWKE'S BAY DISTRICT COUNCIL

RUATANIWHA STREET, PO BOX 127, WAIPAWA 4240, NEW ZEALAND
TELEPHONE: (06) 857-8060, FAX: (06) 857-7179
EMAIL: info@chbdc.govt.nz
www.chbdc.govt.nz

9 July 2018

Johannes Jacobus Van Wyk
2/113 Ireland Road
Waipawa
4277

Attn: Mr Van Wyk

Re: Permitted Boundary Activity RM180078

The Customer and Consent Lead under delegated authority from the Central Hawke's Bay District Council has approved the application as follows:

That pursuant to Section 87BA(e) of the Resource Management Act 1991, the Central Hawke's Bay District Council gives notice that the extension of a garage and conversion into a residential unit 1.1m from the neighbours boundary is a permitted activity at 2/113 Ireland Road, Waipawa subject to the following conditions:

1. The proposal shall proceed in accordance with the plans and written information submitted to the Central Hawke's Bay District Council
 - Affected Persons Form dated 30/06/2018 including the site plan (signed 08/07/2018) indicating the 1.1m setback on the infringed boundary.

REASON FOR DECISION

- (1) The proposal is a boundary activity approved by the neighbour on the infringed boundary.

ADVICE NOTES:

- (1) Building Consent

This consent is in relation to Resource Management Act matters only. A building consent must be obtained before building can commence on the site.

- (2) Archaeological Material

If the owners of the property, or their contractor, discover any archaeological material (including human remains) during any works they are advised to cease work and contact Heritage New Zealand immediately.

- (4) Objections

Any objection to Council's decision on such application must be made in writing in accordance with Section 357 of the Resource Management Act 1991 within 15 working days of notification of this decision and be accompanied by the required Council fee.

(5) Lapse of Consent

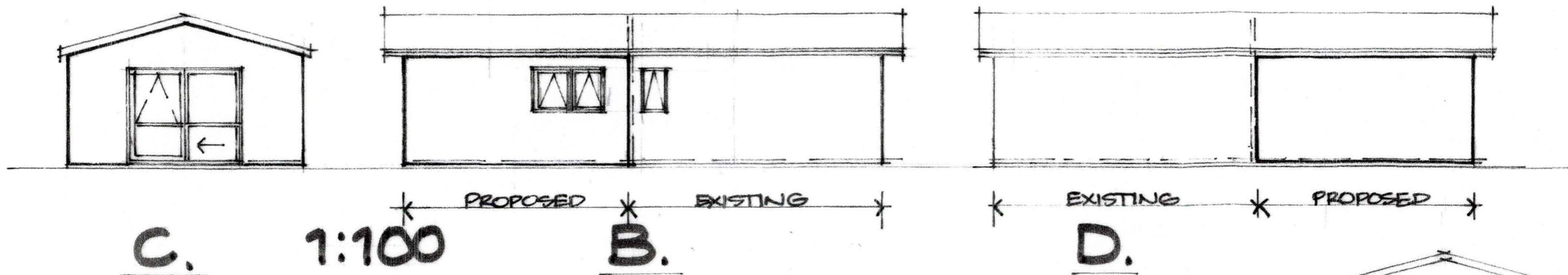
The consent holder is advised that this notice will lapse after a period of 5 years unless the activity is given effect to.

Should you have any queries with regard to this consent please do not hesitate to contact me.

Yours faithfully,

A handwritten signature in black ink that reads "A Francis". The letter "A" is stylized with a large loop.

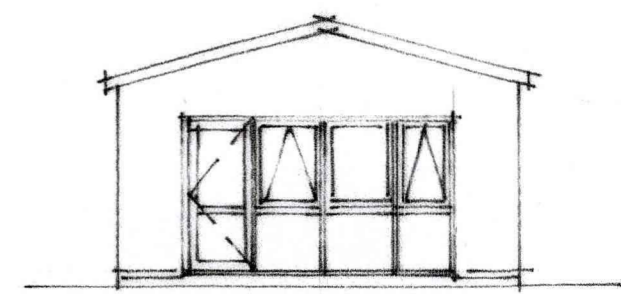
Alison Francis
Customer and Consents Lead



C. 1:100

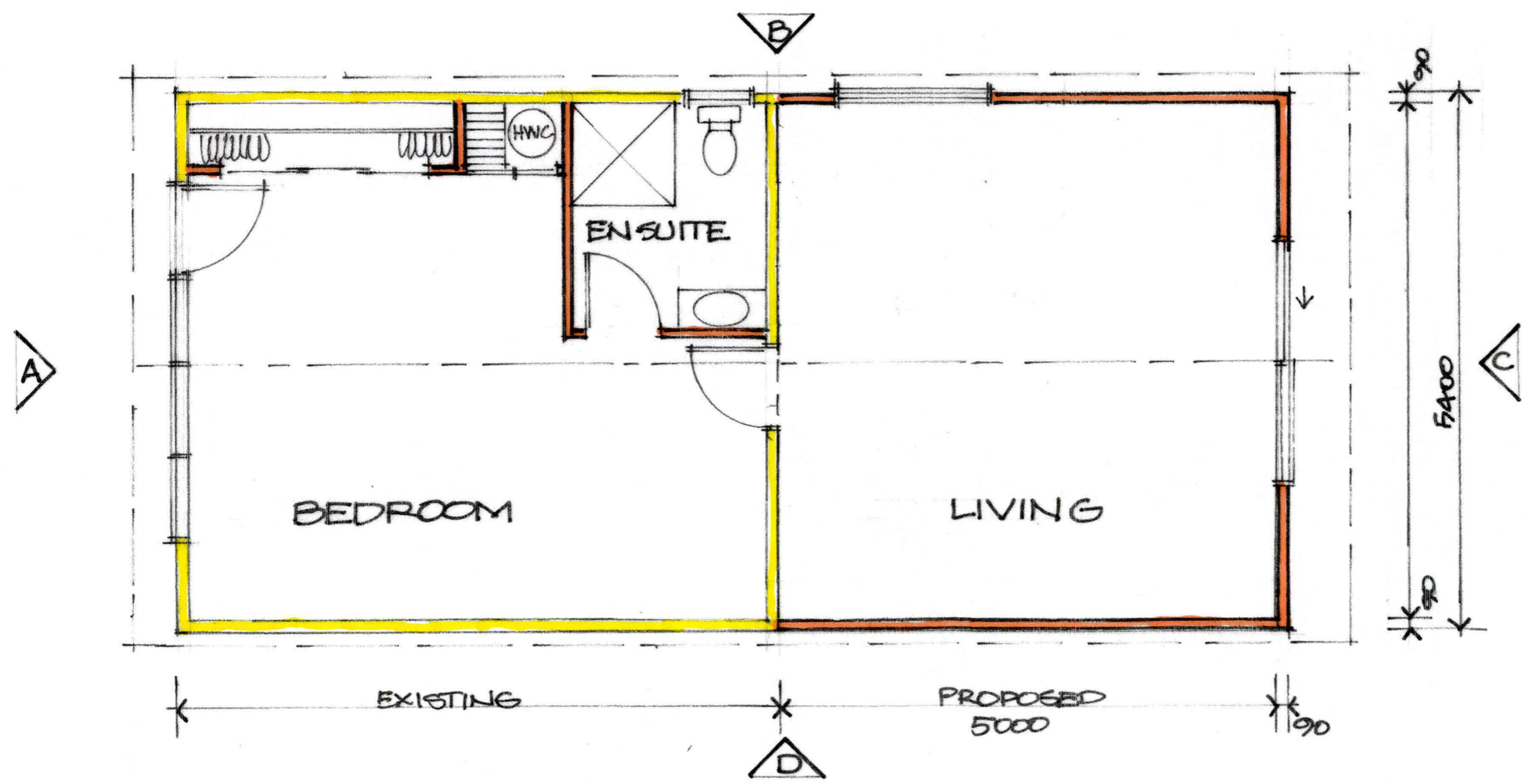
B.

D.



A.

R. [Signature] 8.7.18
G. [Signature] 8.7.18

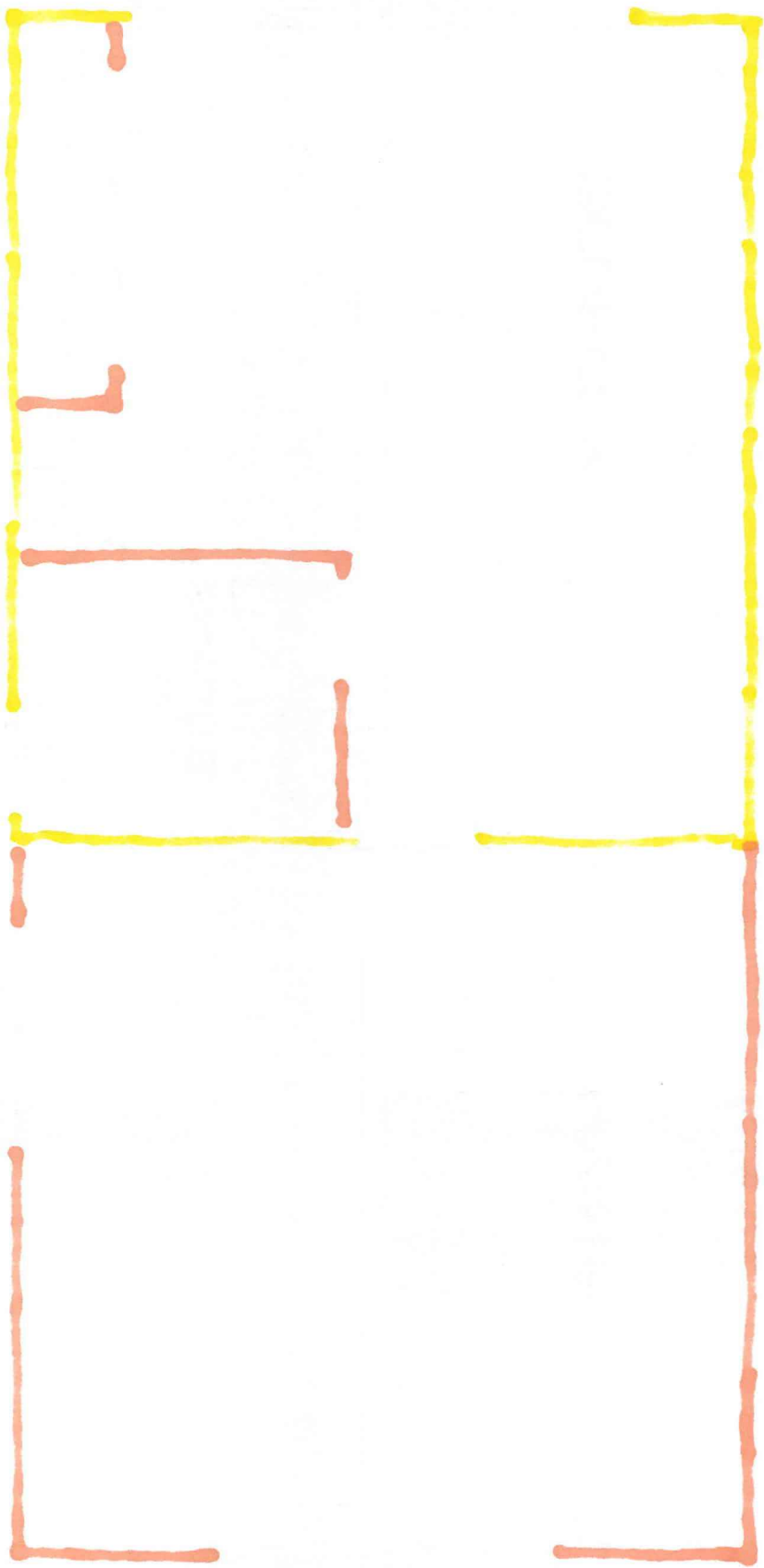


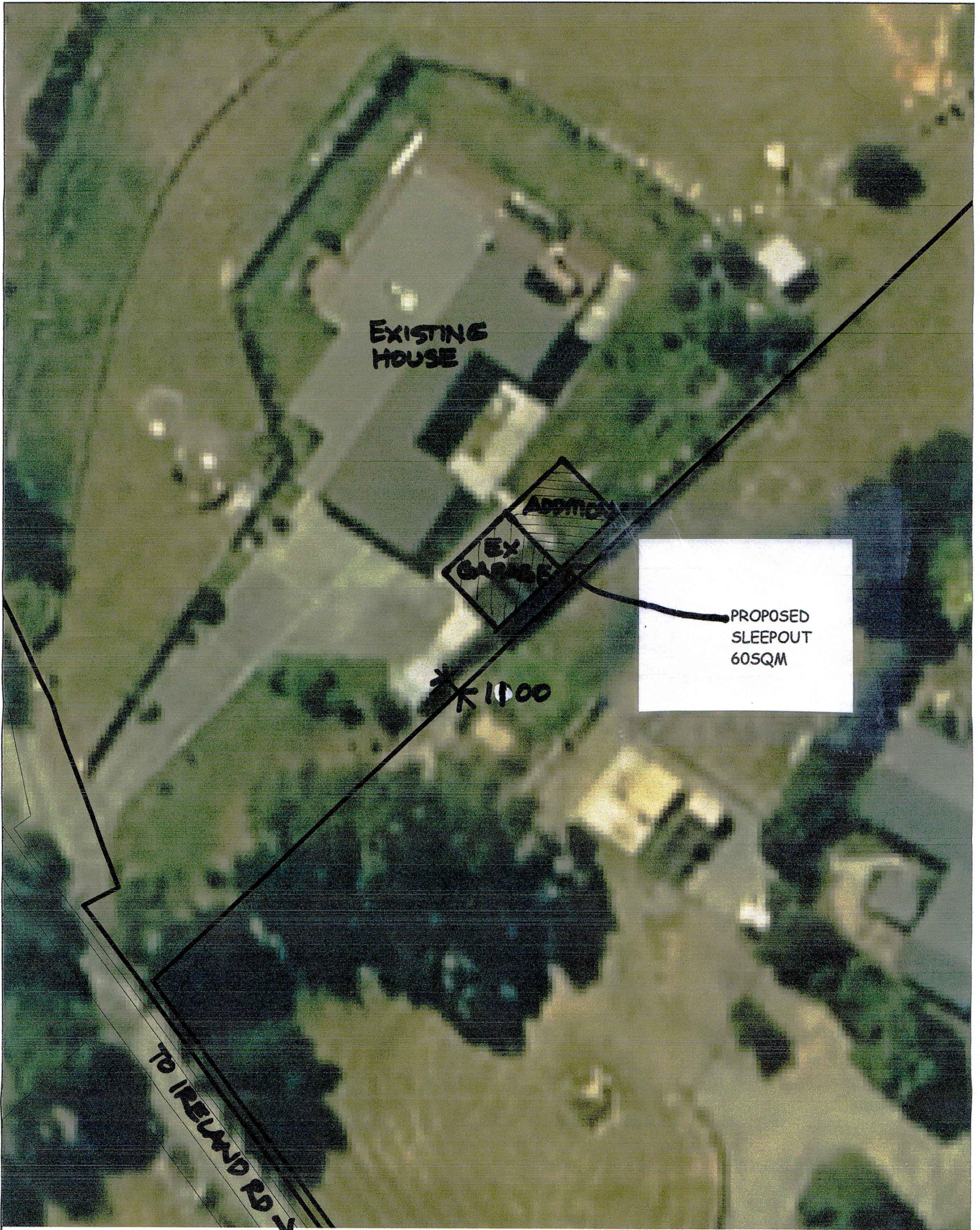
PROPOSED PLAN. 1:50

PROPOSED SLEEPOUT
 FOR J VAN WYK AT
 2/133 IRELAND ROAD
 CENTRAL HAWKES BAY

**PROPOSED PLAN
 & ELEVATIONS**

PAUL SIMMONDS
 BUILDING DESIGN
 ADNZ Life LBP Design BOINZ
 PAX GROVE 16 ARGYLL ROAD
 RD1 OTANE 4276
 CENTRAL HAWKES BAY
 PHONE 021078466 psbd@rocketmail.com
 DATE: 2.07.2018
 Sheet No 2





EXISTING HOUSE

ADDN
EX GARAGE

PROPOSED SLEEPOUT 605QM

* 1000

TO IRELAND RD



PROPOSED SLEEPOUT FOR

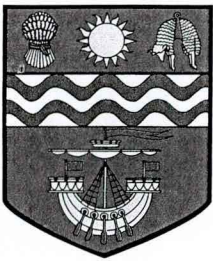
Created: 7/07/2018
Scale: 1:250
1: @ A3

LOT 1 DP 341889
AREA: 1.0979 Ha

J VAN WYK AT 2/113 IRELAND RD WAIPAWA



R. [Signature] 8.7.18
G. [Signature] 8.7.18.



CENTRAL HAWKE'S BAY DISTRICT COUNCIL

Ruataniwha Street, PO Box 127, Waipawa 4240, New Zealand
Telephone: (06) 857-8060, Fax: (06) 857-7179
Email: info@chbdc.govt.nz
www.chbdc.govt.nz

27 March 2009

W and M Legarth
2/113 Ireland Road
RD 2
Otane 4277

Dear Sir/Madam

Re: Proposed Garage RM090016

The Regulatory Services Manager under delegated authority from the Central Hawke's Bay District Council on 27 March 2009, has approved the application as follows:

That pursuant to Sections 104B and 108 of the Resource Management Act 1991, consent be granted to W and M Legarth to erect a garage 1 metre from an internal boundary in lieu of the 5 metres required at 2/113 Ireland Road, Waipawa being LOT 1 DP 341889, in accordance with application plan RM090016, subject to the following condition:

- 1.0 That the activity proceeds in accordance with the plans and information submitted in support of the application (CHBDC refs: RM090016 and BC090054).

Reasons For Decision

The Council was satisfied that the effects on the environment will be minor and the proposal is consistent with the provisions of the District Plan.

Advice Notes:

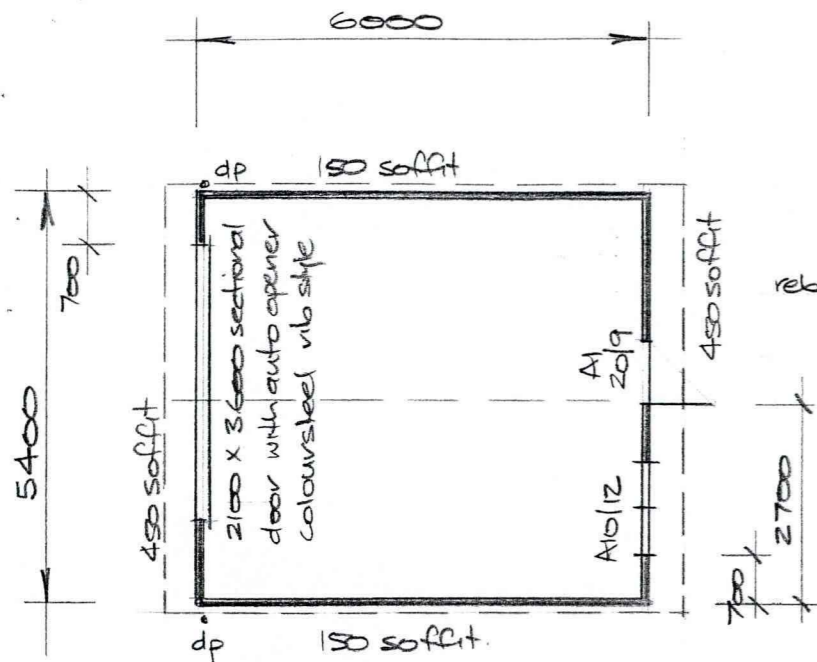
Building Consent – This consent is in relation to Resource Management Act matters only. A building consent must be obtained before building can commence on the site.

Should you have any queries with regard to this consent please do not hesitate to contact me.

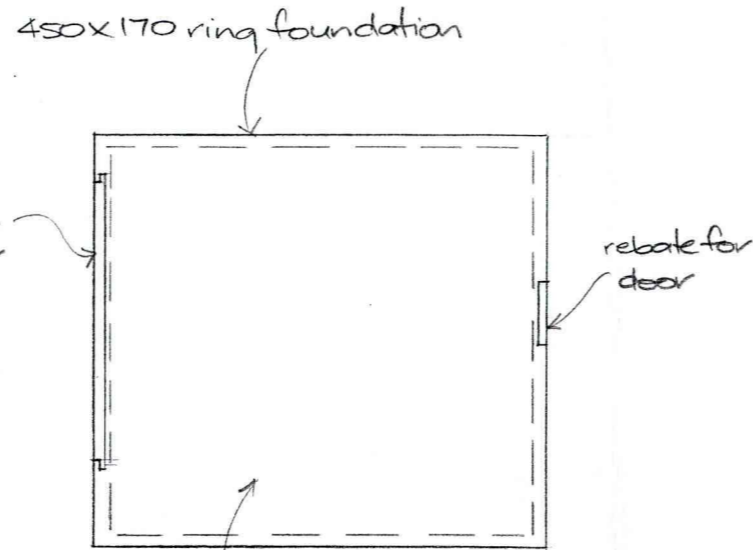
Yours faithfully,



Lisa Poynton
PLANNER



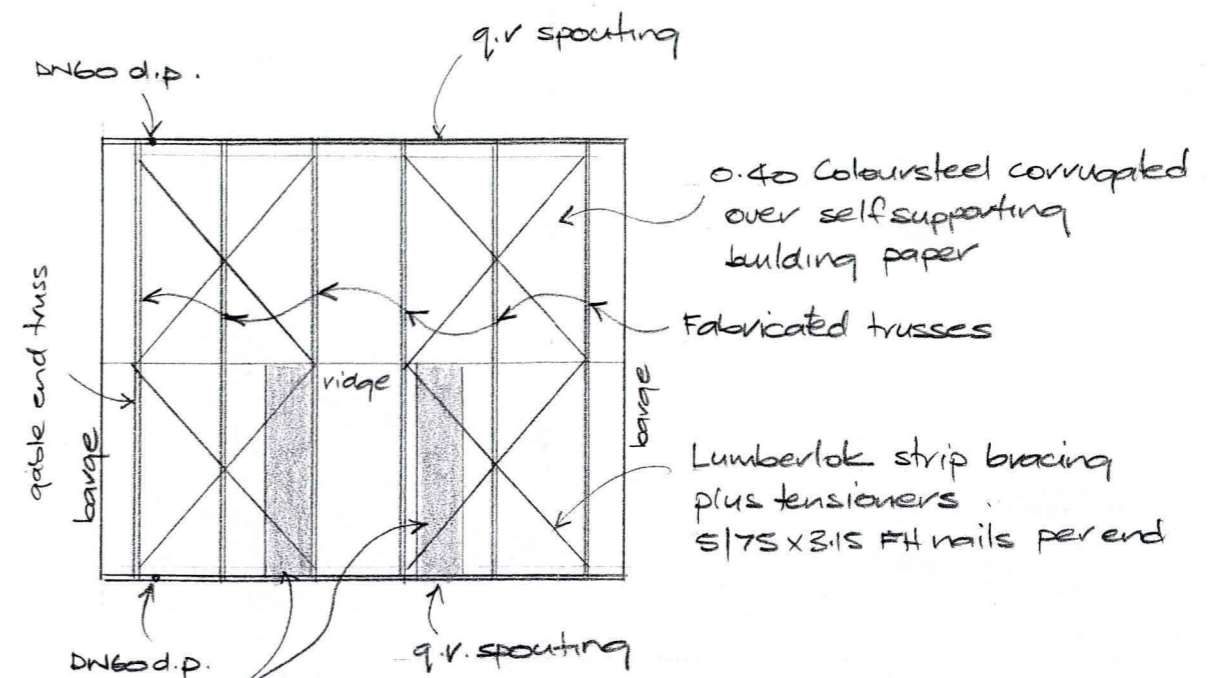
FLOOR PLAN 1:100



100mm concrete, 668 mesh reinforce over 0.25mm Damp Proof Course over 25mm blinding over minimum 150mm compacted hardfill. Remove all topsoil

FOUNDATION PLAN

Concrete strength 17.5 MPa @ 28 days
Note: Foundation 6mm inside building line



ROOF PLAN

opaque translucent roofing panels (paint top of purlins white)

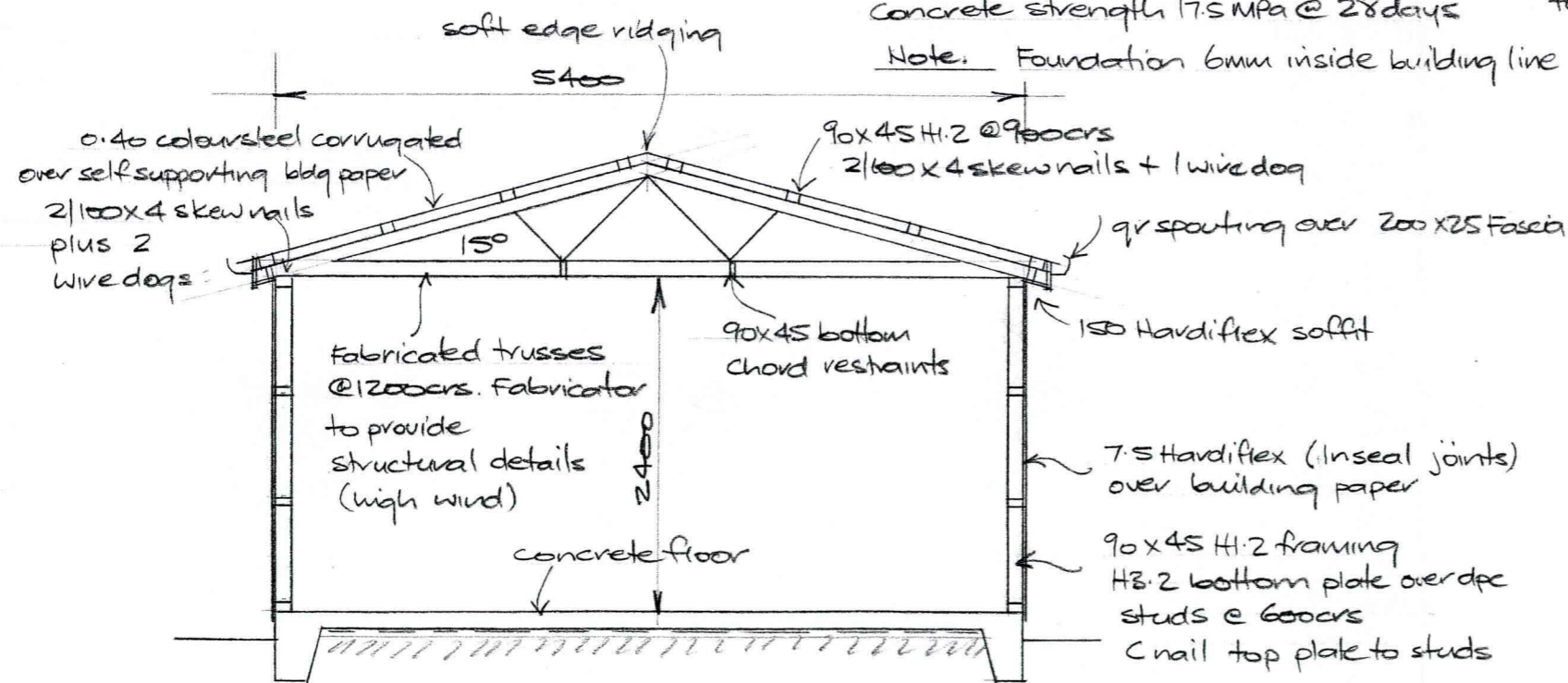
bottom plate H3.2 over dpc. M12 bolts @ 1200crs

668 mesh (30 top cover)

0.25DPM over 25mm blinding over compacted hardfill

FOUNDATION DETAIL

2-D12 R6 stirrups @ 600crs 75 cover



CROSS SECTION 1:50

*Dg/6 lew.
Pmb lew.*

Proposed GARAGE
for W & M LEGARTH
2/113 Ireland Rd. Waipawa
Feb 09

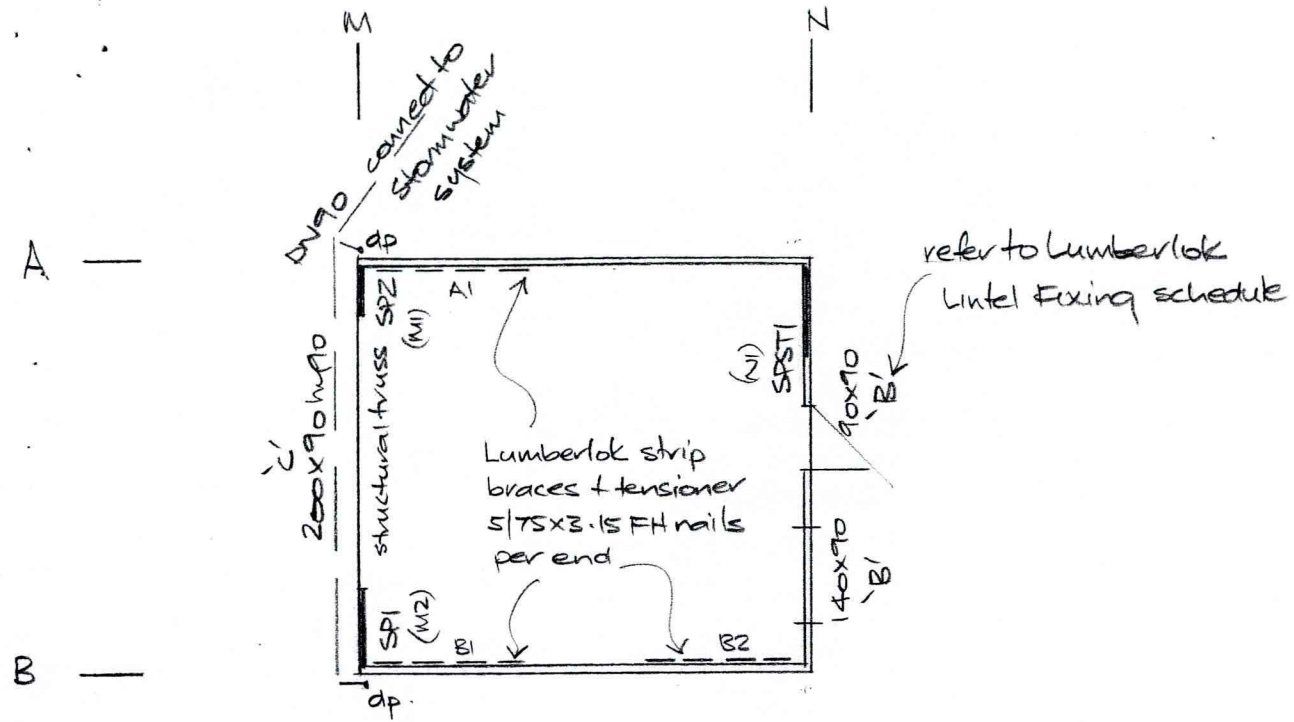
Timber Grade
No1 Framing

MAX CHATFIELD REA
Building Designer

AXIS DESIGN LTD
MEMBER OF DESIGN ASSOCIATION OF NEW ZEALAND

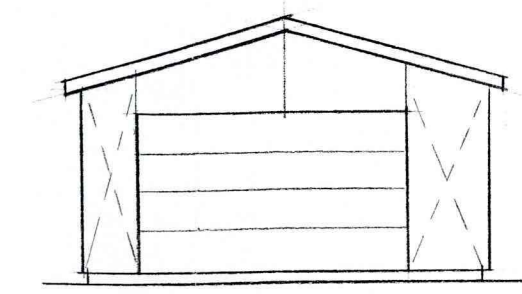
16 Peel Street
PO Box 314
Waipukurau, Central Hawke's Bay

Ph: (06) 858 5434
Fax: (06) 858 5435
Mobile: 027 227 7274
Email: design@axisdesign.co.nz

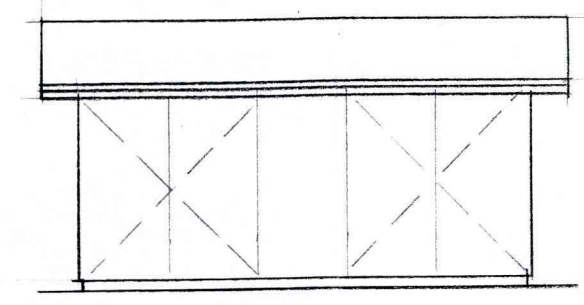


BRACING, LINTEL PLAN

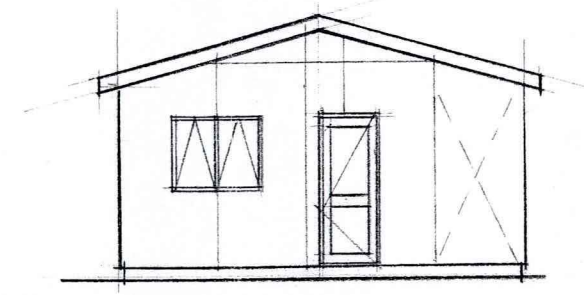
SP1 and SP2 - plywood braces with 12kn hold down straps
 SPST1 - plywood brace no straps
 Plywood can be 7.5mm ply brace



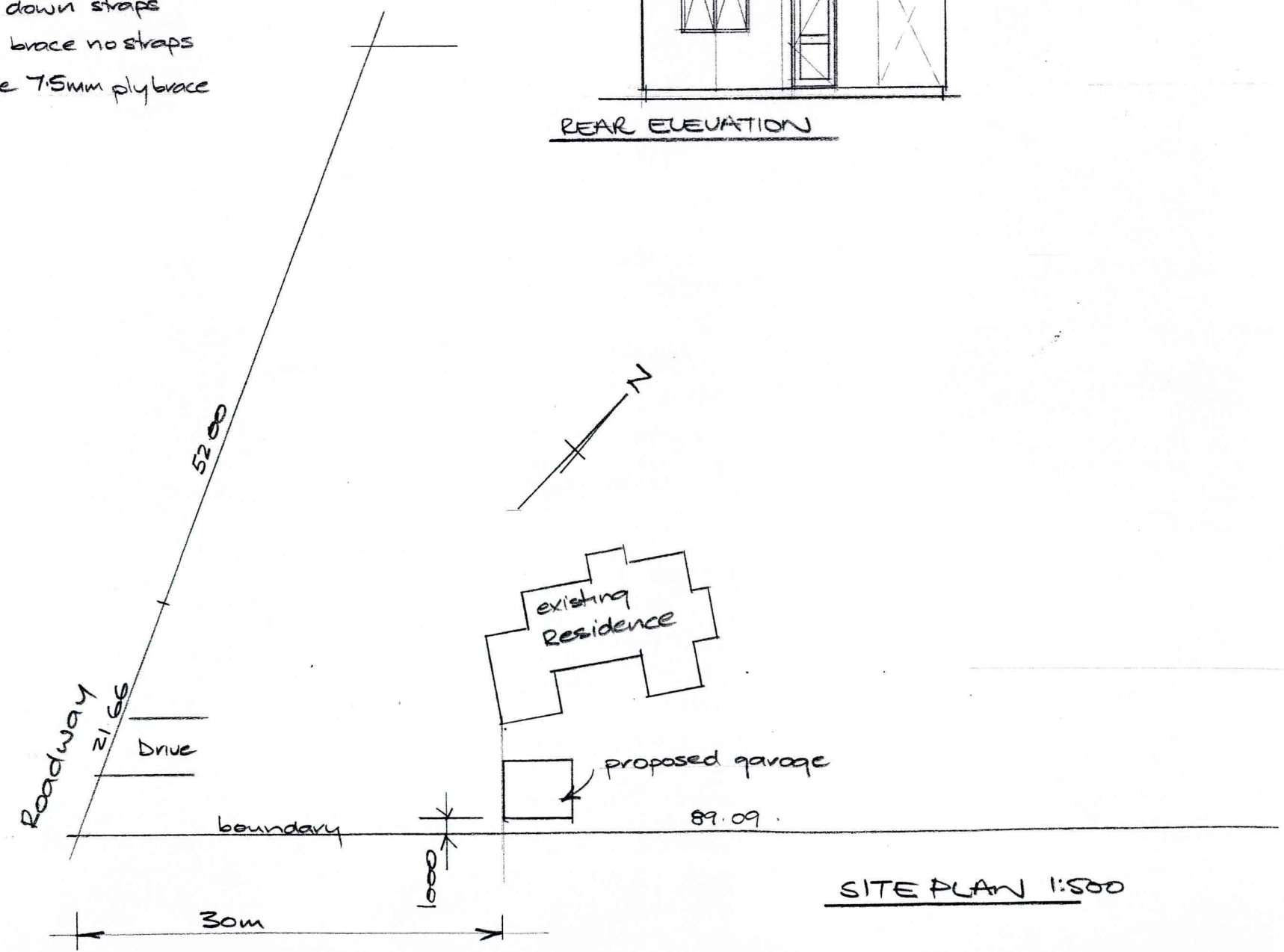
FRONT ELEVATION



SIDE ELEVATION



REAR ELEVATION



SITE PLAN 1:500



Code Compliance Certificate BC180209

Section 95, Building Act 2004

Ruataniwha Street,
PO Box 127, Waipawa 4240
New Zealand

Phone: 06 857 8060
Fax: 06 857 7179

info@chbdc.govt.nz
www.chbdc.govt.nz

| The Building | |
|--|-------------------------------------|
| Street address of building: | 2/113 Ireland Road, Waipawa |
| Legal description of land where building is located: | Lot 1 DP 341889 |
| Building name: | N/A |
| Location of building within site/block number: | N/A |
| Level/unit number | N/A |
| Valuation number: | 1074007118 |
| Description of work: | Additions and Alterations to garage |
| Current, lawfully established use: | Outbuildings |
| Year first constructed: | 2021 |

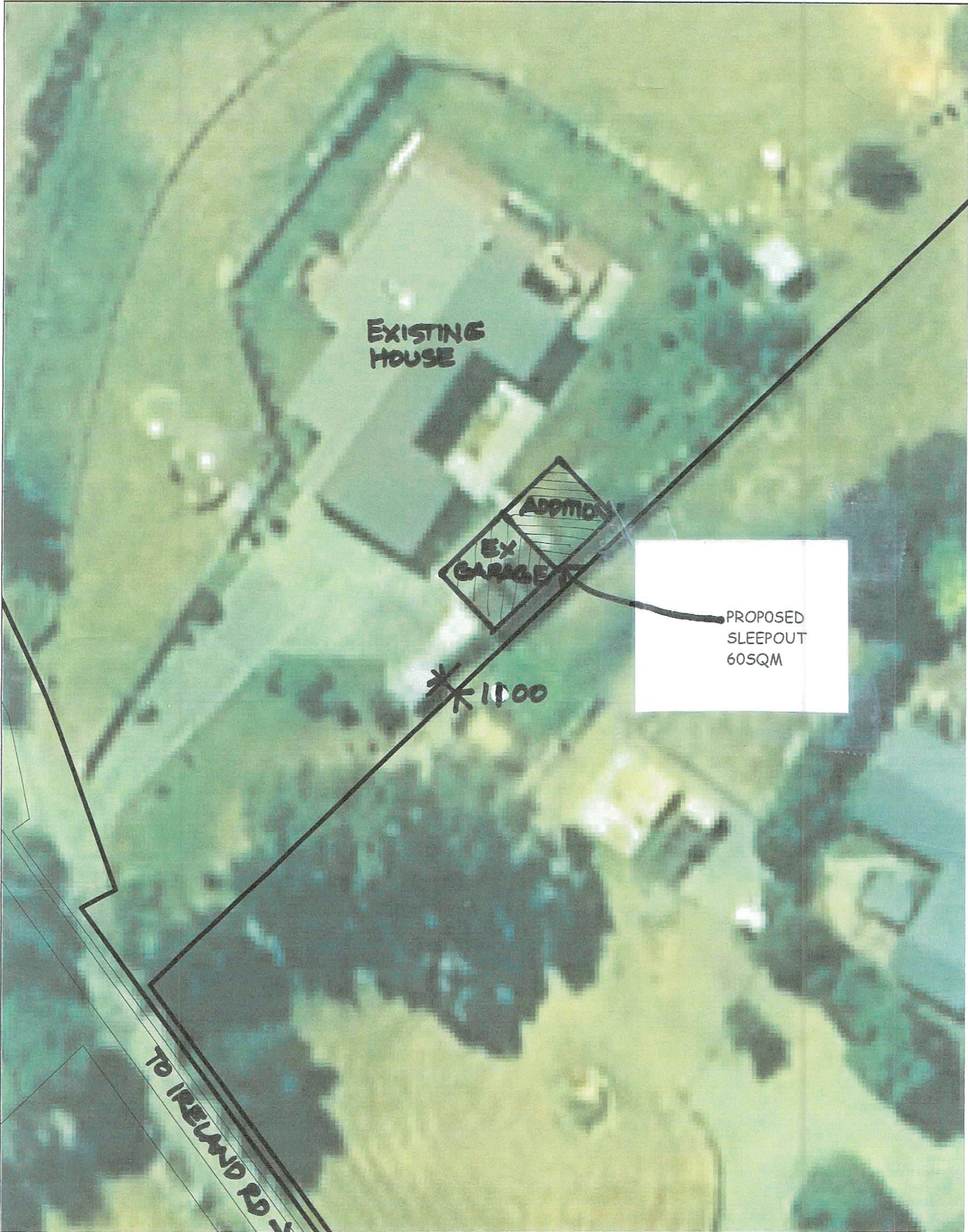
| The Owner | | | |
|--|---|----------------|--------------------|
| Name of owner: | J Van Wyk | | |
| Contact person: | J Van Wyk | | |
| Mailing address: | 2/113 Ireland Road, Waipawa | | |
| Phone numbers: | Landline: 021 182 9786 Mobile: 02102426803 Daytime: N/A After hours: N/A | | |
| Facsimile number | N/A | Email address: | info@jvanwyk.co.za |
| Website: | | | |
| First point of contact for communications with the council/building consent authority: | Owner as above | | |

| Building Work | |
|--|--|
| Building Consent Number: 180209 | Issued by: Central Hawke's Bay District Council |

| Code Compliance |
|---|
| The Building Consent Authority named below is satisfied, on reasonable grounds, that— <ul style="list-style-type: none">the building work complies with the building consent. |

Rachael Stanbra

Rachael Stanbra
Consents Support Officer
On behalf of Central Hawke's Bay District Council
Date: 10 March 2021



EXISTING HOUSE

EX GARAGE
ADDITION

PROPOSED SLEEPOUT 60SQM

* 1000

TO IRELAND RD



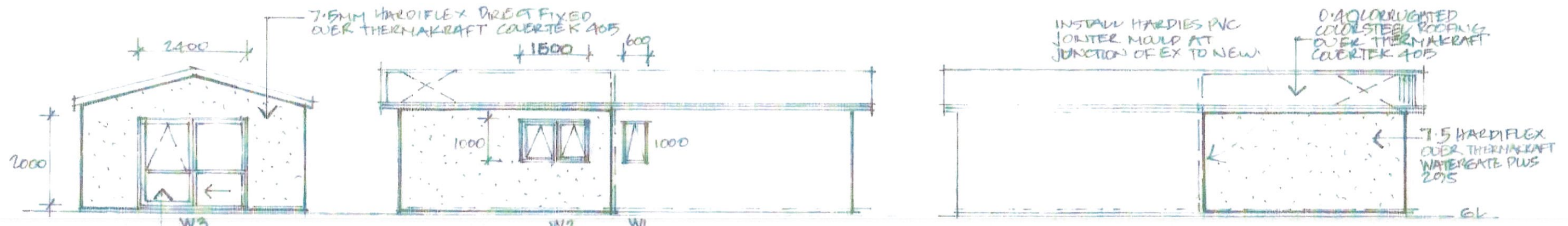
PROPOSED SLEEPOUT FOR

Created: 7/07/2018
Scale: 1:250
1: @ A3

LOT 1 DP 341889
AREA: 1.0979 Ha

J VAN WYK AT 2/113 IRELAND RD WAIPANA





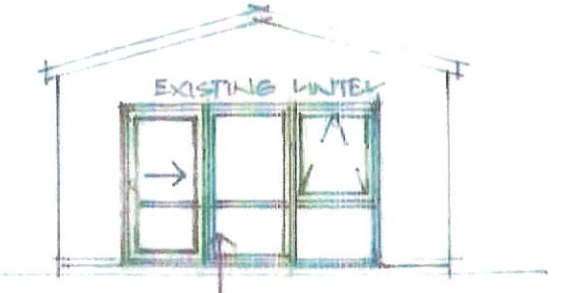
BRONZE ANODISED ALUMINIUM JOINERY

C. 1:100

B.

GLAZING: TO COMPLY WITH FZ/AS1 & TO NZS 4223 PART 3 2016. ALL GLAZING TO BE DOUBLE GLAZED.

D.

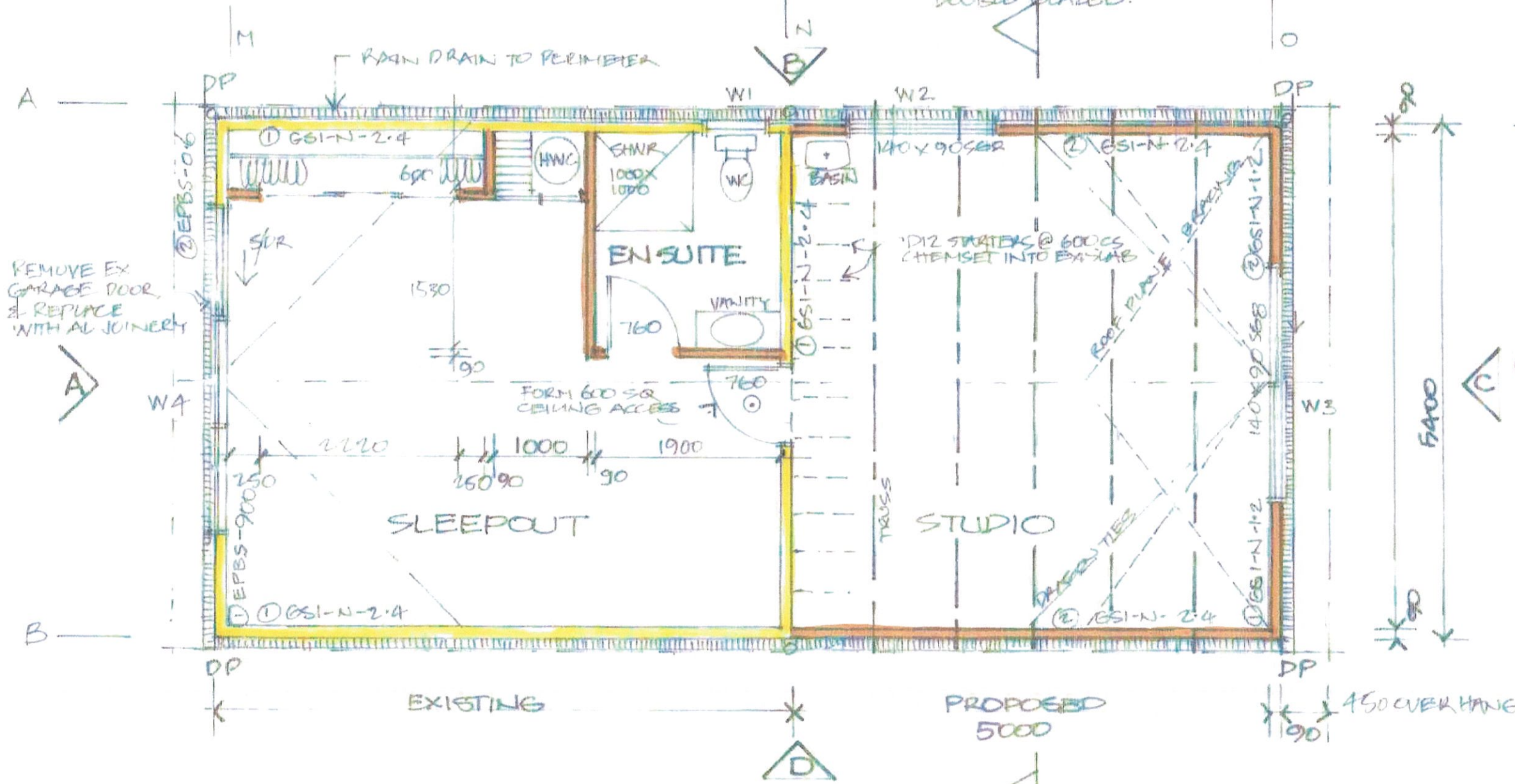


NEW ALUMINIUM JOINERY IN EXISTING GARAGE DOOR OPENING

A.

INTERNAL WALL LININGS & CEILING LININGS TO BE 10MM GIBRACTAR BOARD FIXED AS PER MANUFACTURERS SPECIFICATIONS.

SMOKE ALARM: TO COMPLY WITH NZBC E7/AS1 TYPE 1 TO AS 3716 HARDWIRED OR BATTERY POWERED WITH HUSH FACILITY LOCATED AS SHOWN. SOUND LEVEL & MAINTENANCE TO NZS 4514



PROPOSED PLAN. 1:50

PROPOSED SLEEPOUT FOR J VAN WYK AT 2/113 IRELAND ROAD CENTRAL HAWKES BAY

PROPOSED PLAN & ELEVATIONS

PAUL SIMMONDS BUILDING DESIGN

ADNZ Life LBP Design BOINZ PAX GROVE 16 ARGYLL ROAD RD1 OTANE 4276 CENTRAL HAWKES BAY PHONE 021078466 paul@psbd.co.nz

DATE: 2.07.2018

Sheet No 2

SURFACE PREPARATION:

TO NZS 3604:2011 REMOVE ALL TULF, VEGETATION, CONC PATHS TOPSOIL FROM AREA TO BE BUILT ON

EXCAVATIONS:

TAKE FOUNDATIONS EXCAVATIONS TO DEPTH SHOWN OR TO GOOD GROUND. KEEP TRENCHES PUMPS & STRAIGHT & CLEAR OF WATER.

GRANULAR BASE FOR SLABS:

TO NZS 3604:2011 CONSOLIDATE WITH VIBRATING RATE COMPACTOR IN 150MM LAYERS FOR GAP 40 CRUSHED ROCK. DRESS WITH 20MM SAND.

FOUNDATIONS:

READY MIX GRADE TO NZS 3104 STRENGTH 17.5MPa. REINFORCEMENT TO AS/NZS 4671 GRADE 300 DEFORMED. MIN COVER TO NZS 3109.2.7

CONSTRUCT FLOOR SLABS:

TO NZS 3604:2011, 7.5 LAY OVER 0.25 POLYTHENE DPM FLOAT OFF WITH STEEL FLOAT FINISH, TOLERANCE OF FLATNESS MAX 3MM OVER 3M, TO REQUIREMENTS OF NZS 3114.104.

CARPENTRY:

TIMBER FRAMING TO NZS 3604:2011 SECTION B WALLS GRADE SGB HI.2

PUMING & DRAINAGE:

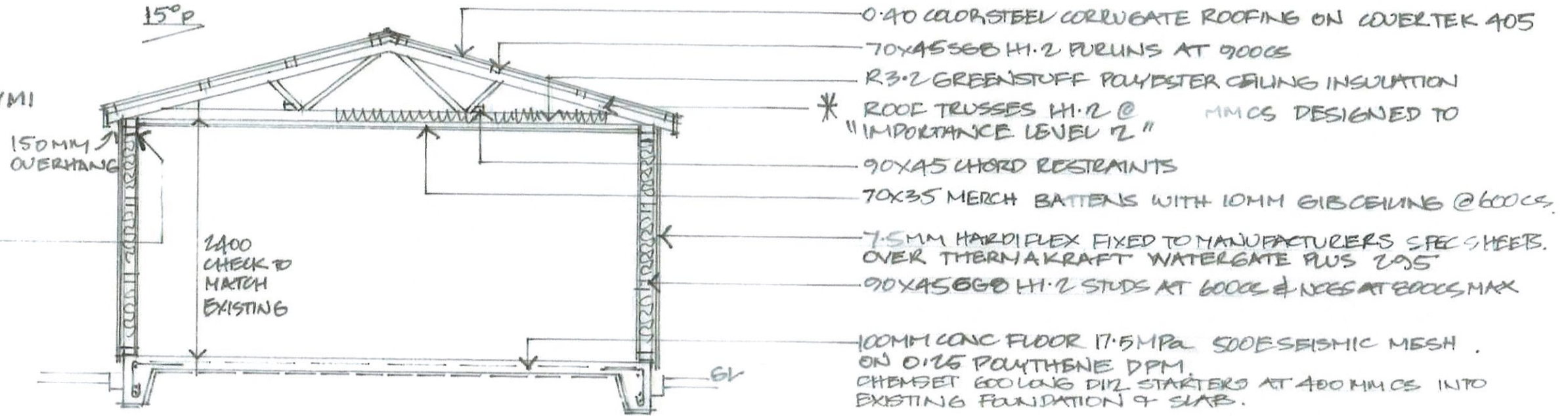
STORMWATER DRAINAGE TO COMPLY WITH NLBC E1/AS1. CONNECT TO EXISTING HOUSE DRAINAGE SYSTEM.

SANITARY PUMING & DRAINAGE TO COMPLY WITH NZBC E12/AS1 & E13/AS2 HOT WATER CYLINDER TO BE A RHEEM MAINS PRESSURE ISOLATE TANK INSTALLED TO MANUFACTURERS SPECIFICATIONS.

ELECTRICAL:

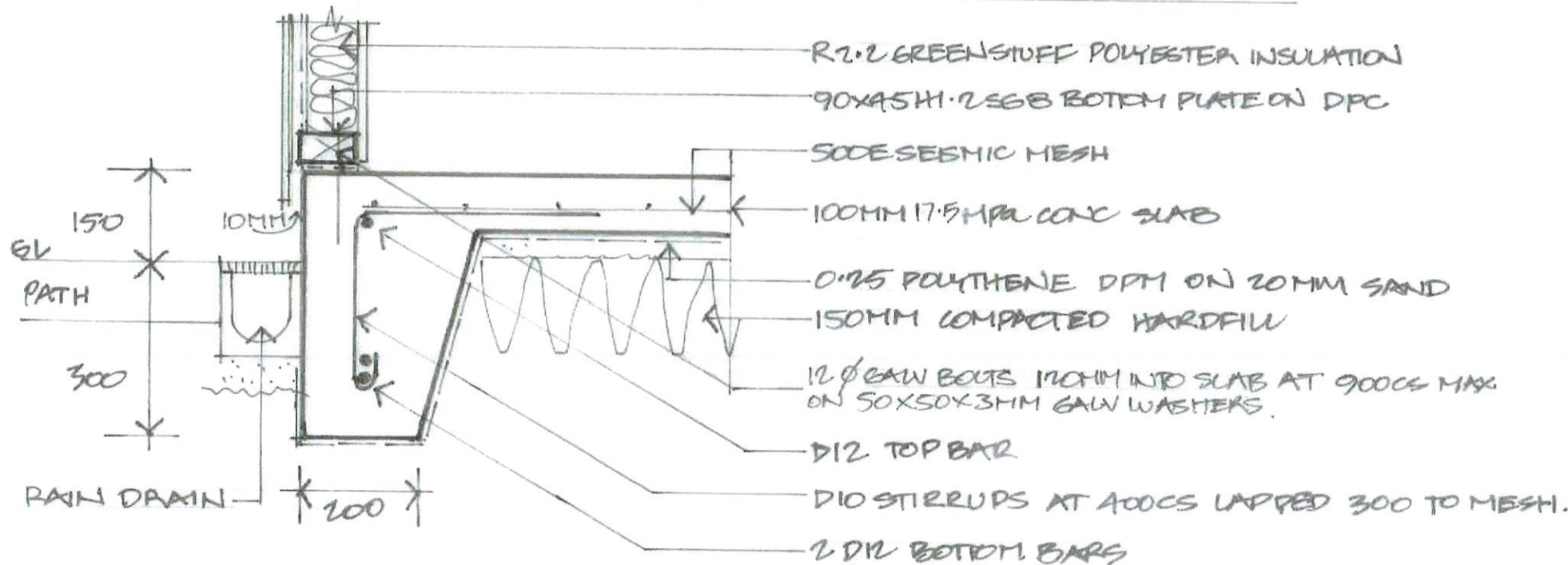
TO COMPLY WITH NLBC E9/MI & AS/NZS 3000 2007. POWER SUPPLY TO COME FROM EXISTING HOUSE & CONNECT INTO SUB DISTRIBUTION BOARD.

DOUBLE 90X45 SGB HI.2 TOP PLATE



SECTION. 1:50

* HIGH WIND ZONE



FOUNDATION DETAIL. 1:10

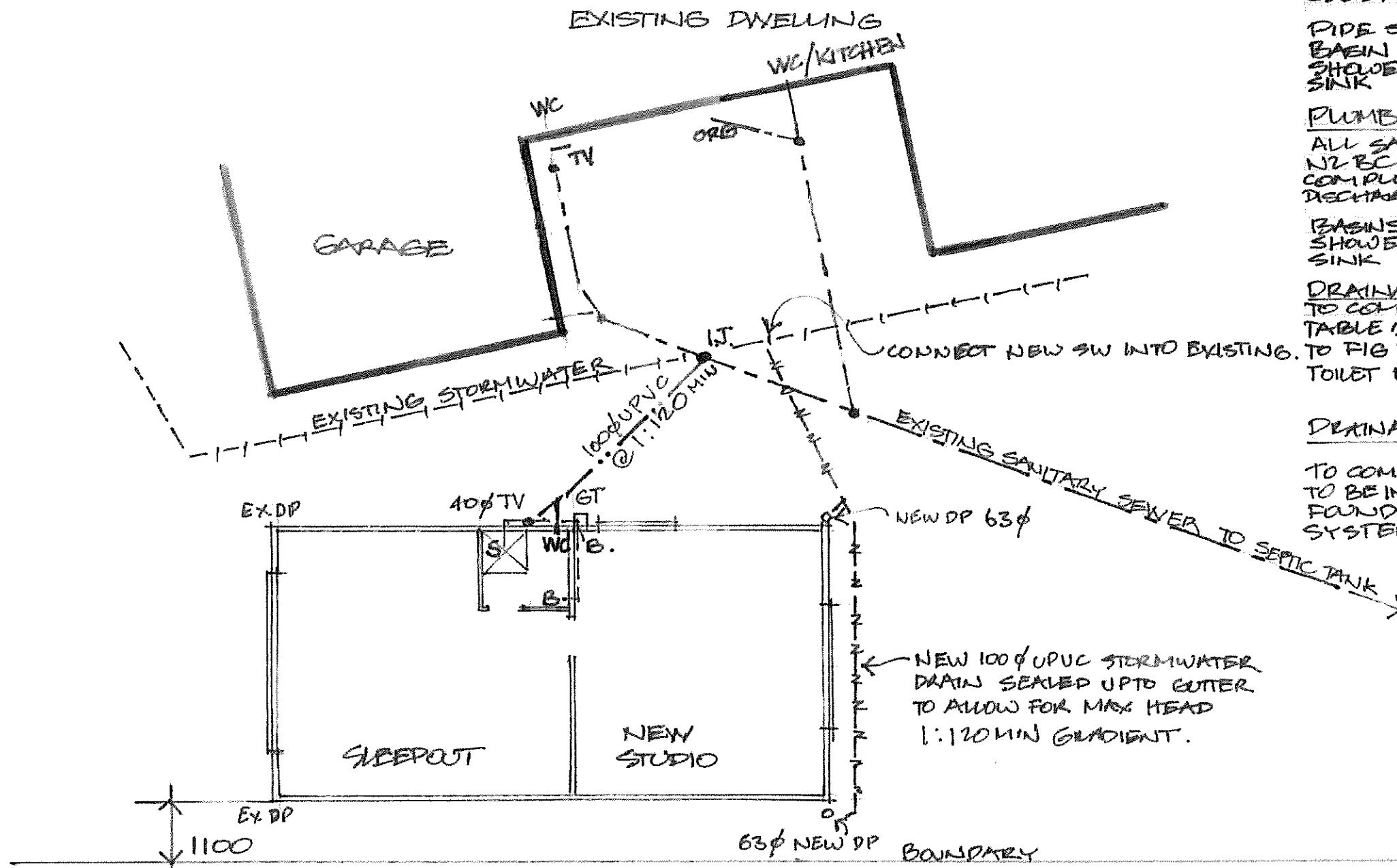
PROPOSED SLEEPOUT FOR J VAN WYK AT 2/113 IRELAND ROAD CENTRAL HAWKES BAY

PROPOSED SECTION & DETAILS

PAUL SIMMONDS BUILDING DESIGN

ADNZ Lic LBP Design BOINZ PAX GROVE 16 ARGYLL ROAD RD1 OTANE 4276 CENTRAL HAWKES BAY PHONE 021078466 pabd@rocketmail.com

DATE: 16.07.2018 Sheet No 3



PLUMBING: WATER SUPPLY

ALL WATER SUPPLY PIPEWORK TO COMPLY WITH NZBC G12/AS1. PIPEWORK TO BE POLYBUTYLENE TYPE FOR HOT & COLD WATER SUPPLY. CONNECT UPTO EXISTING HOUSE SUPPLY WITH 20MM DIA. PRESSURE TEST TO ENSURE PRESSURE IS SUITABLE TO SUPPLY SLEEPOUT.

PIPE SIZES TO NZBC G12/AS1 TABLE 4
 BATH 15MM Ø
 SHOWER 20MM Ø
 SINK 15MM Ø

PLUMBING: SANITARY.

ALL SANITARY PLUMBING TO COMPLY WITH NZBC G13/AS1. WASTE PIPE SIZES TO COMPLY WITH G13/AS1 TABLE 2 & GRADED DISCHARGE PIPES TO TABLE 4.

BASINS 40MM Ø 1:40 MIN GRADIENT
 SHOWER " " "
 SINK " " "

DRAINAGE: Foul WATER

TO COMPLY WITH NZBC G13/AS2 3.5' Ø TABLE 2. BEDDING & BACKFILLING OF DRAINS TO FIG 7. TOILET PAN TO BE P TRAP TYPE

DRAINAGE: SURFACE WATER

TO COMPLY WITH NZBC E1/AS1. RAIN DRAIN TO BE INSTALLED AROUND PERIMETER OF FOUNDATION & CONNECTED INTO STORMWATER SYSTEM.

PROPOSED SLEEPOUT FOR J VAN WYK AT 2/113 IRELAND ROAD CENTRAL HAWKES BAY

PROPOSED PLUMBING & DRAINAGE PLAN

PAUL SIMMONDS BUILDING DESIGN

ADNZ Lic LBP Design BOINZ PAX GROVE 16 ARGYLL ROAD RD1 OTANE 4276 CENTRAL HAWKES BAY PHONE 021078466 paul@rocketmail.com

DATE: 16.07.2018

Sheet No 4

PLUMBING & DRAINAGE PLAN.

1:100



CENTRAL HAWKE'S BAY DISTRICT COUNCIL

Ruataniwha Street, PO Box 127, Waipawa 4240, New Zealand
Telephone: (06) 857-8060, Fax: (06) 857-7179
Email: info@chbdc.govt.nz
www.chbdc.govt.nz

Code Compliance Certificate

BC090054

Section 95, Building Act 2004

Form 6

The Owner

WF & MH LEGARTH
2/113 IRELAND ROAD, RD 2,
OTANE 4277

Landline: 8577220

Mobile:

Daytime:

After hours:

The Building

Street address of building: 2/113 IRELAND ROAD, WAIPAWA

Legal description of land where building is located: LOT 1 DP 341889

Valuation number: 1074007118

Building name: ERECT GARAGE

Current, lawfully established, use:

Year first constructed:

Building Work

Building consent number: 090054

Issued by: Central Hawkes Bay 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; and
- (b) the specified systems in the building are capable of performing to the performance standards set out in the building consent.

Signature:  Position: AO

Date: 29/05/09

On behalf of: Central Hawkes Bay District Council

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. **2624536**

No. of attachments

CUSTOMER INFORMATION - PLEASE PRINT CLEARLY

Name of customer **Bill Legarth.** Phone:

Address of installation **2/113 Ireland Rd. RD2 OTANE.**

Postal address of customer (if not as above)

WORK DETAILS

No. of lighting outlets No. of ranges

No. of socket outlets No. of water heaters

Was any installation work carried out by the homeowner? Yes No

Please tick (✓) as appropriate where work includes:

Mains Main earthing system

Switchboard Electric lines

Description **WIRE OUT NEW shed
Sub board, 2x Fluoros.
4x Double power points
1x single power point**

It is recommended that test results be recorded here:

Visual Examination

Earth Continuity

Bonding

Polarity

Insulation Resistance **2004K** Mohm

Other

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 **Des Russell**

Registration no. **E13659**

Company **RUSSELLS ELECTRICAL**

Signature **A Russell**

Date **23/4/09**

Contact Ph No. **0274497069**

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.

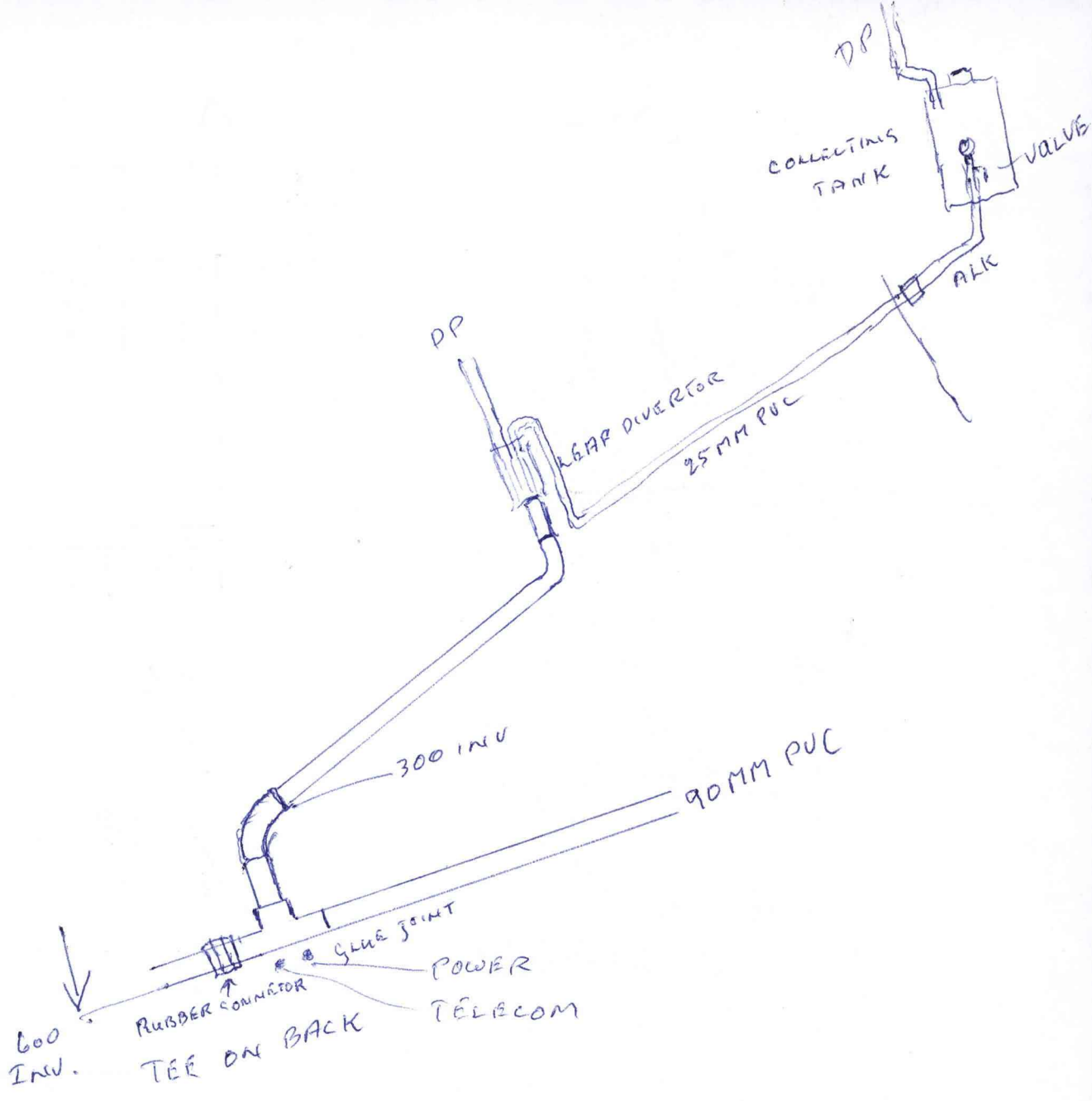
Name

Registration no.

Signature

Date

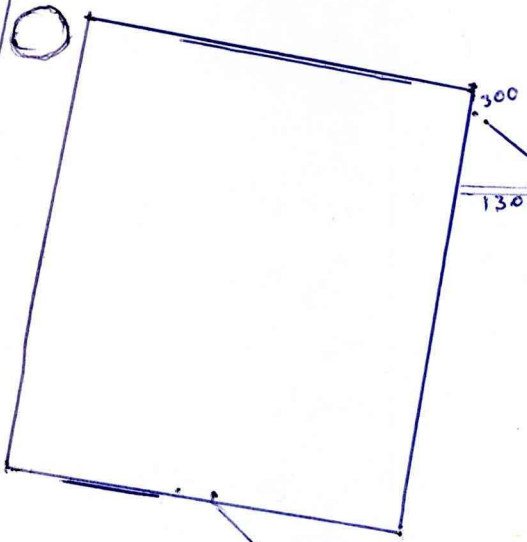
Daytime Contact Ph No.



1050 TO BOUNDARY

FLOW S/W

BOUNDARY



POWER CABLE UNDER S/W
 TELLCOM UNDER S/W
 BOTH IN SEPERATE
 25MM PVC DUCTS

600 TO
 INVERT
 OF S/W

DP

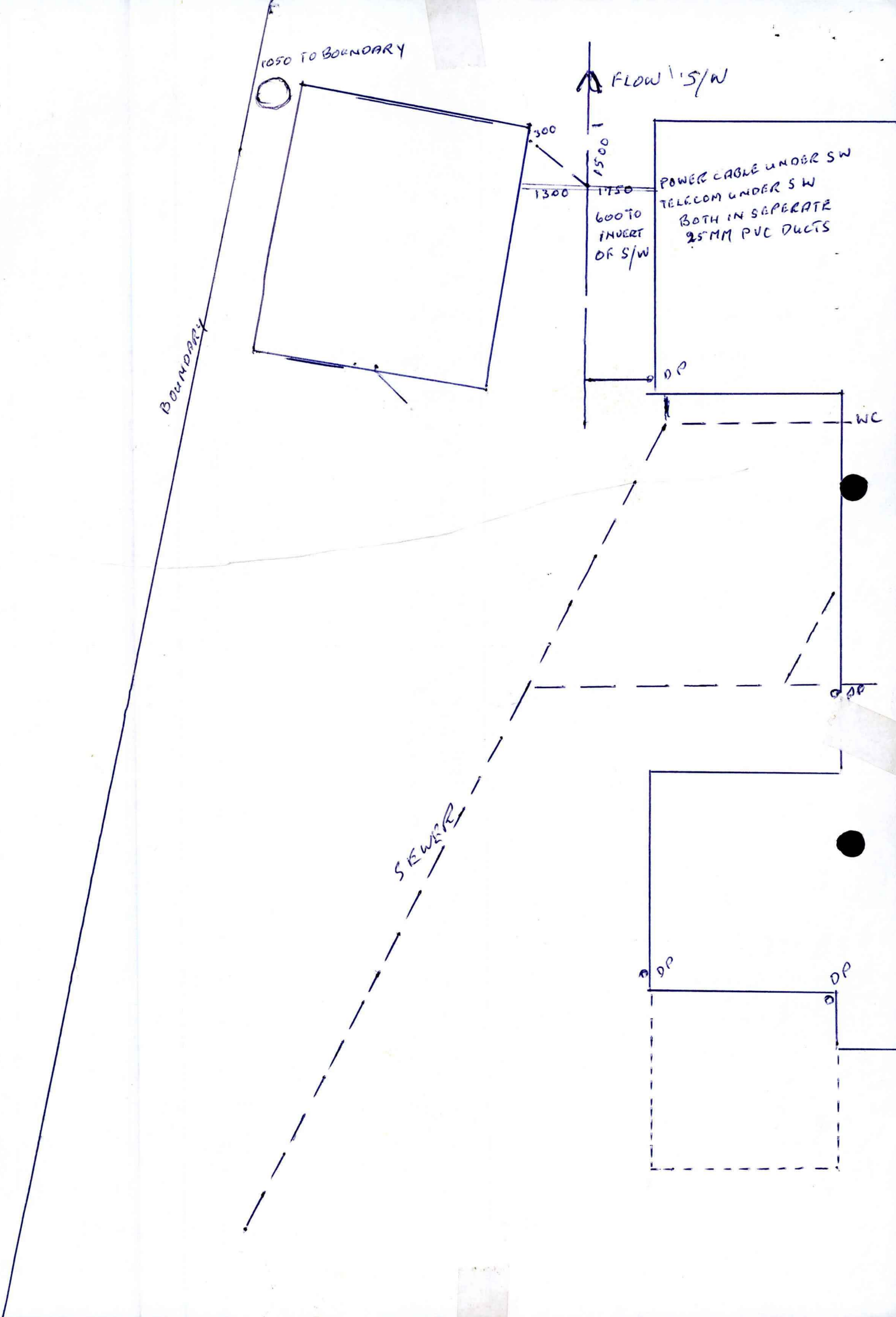
WC

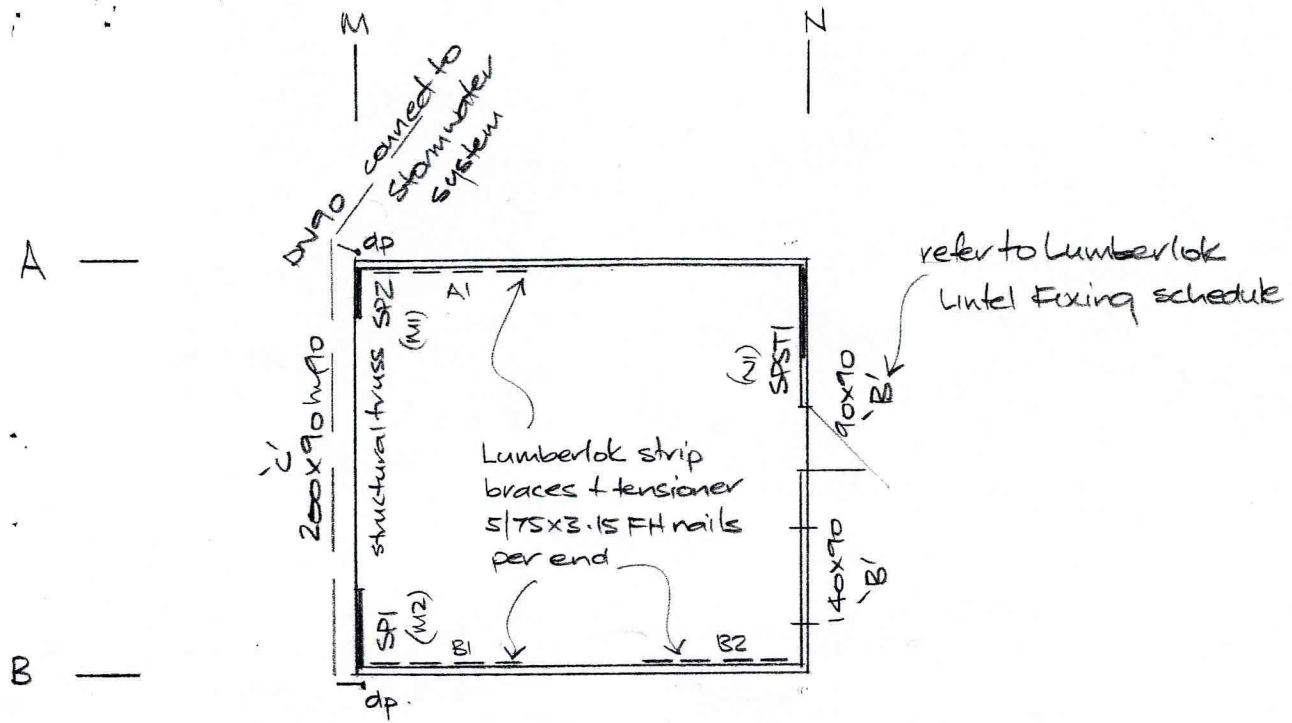
SEWER

DP

DP

DP



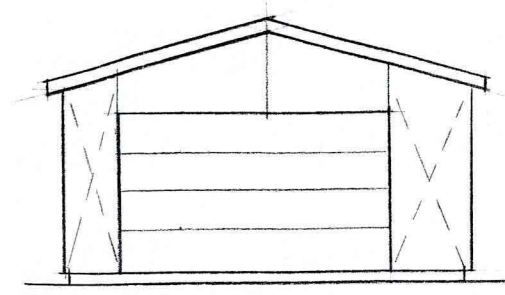


BRACING LINTEL PLAN

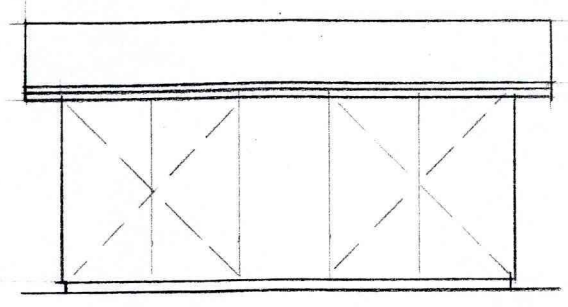
SP1 and SP2 - plywood braces with 12kn hold down straps

SPST1 - plywood brace no straps

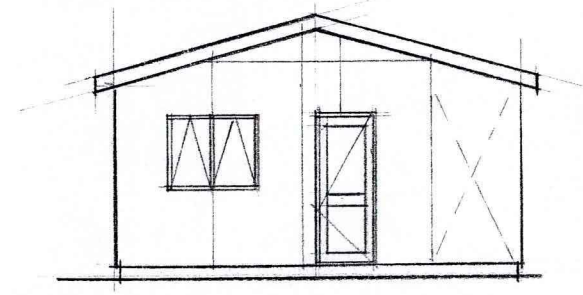
Plywood can be 7.5mm ply brace



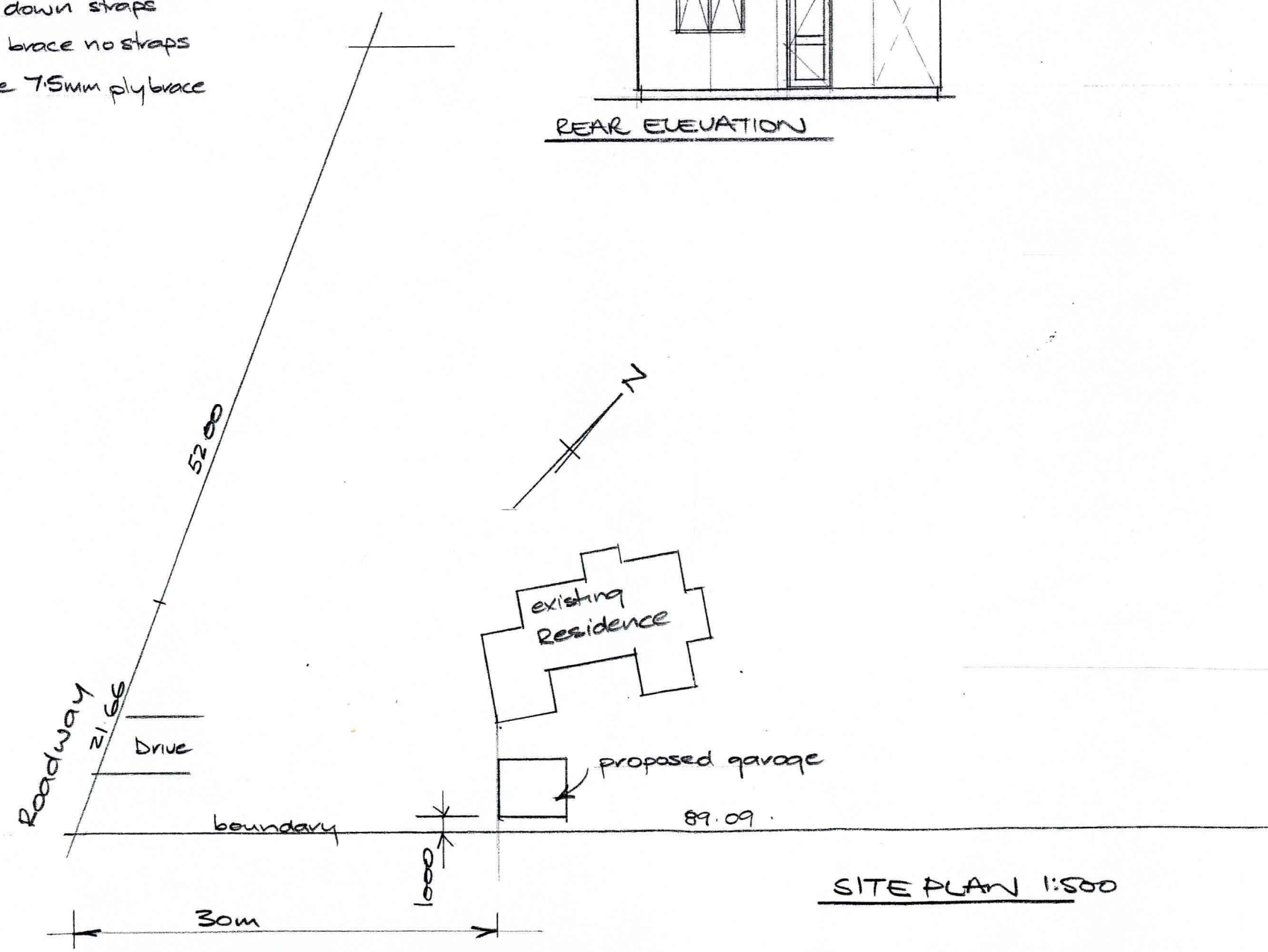
FRONT ELEVATION

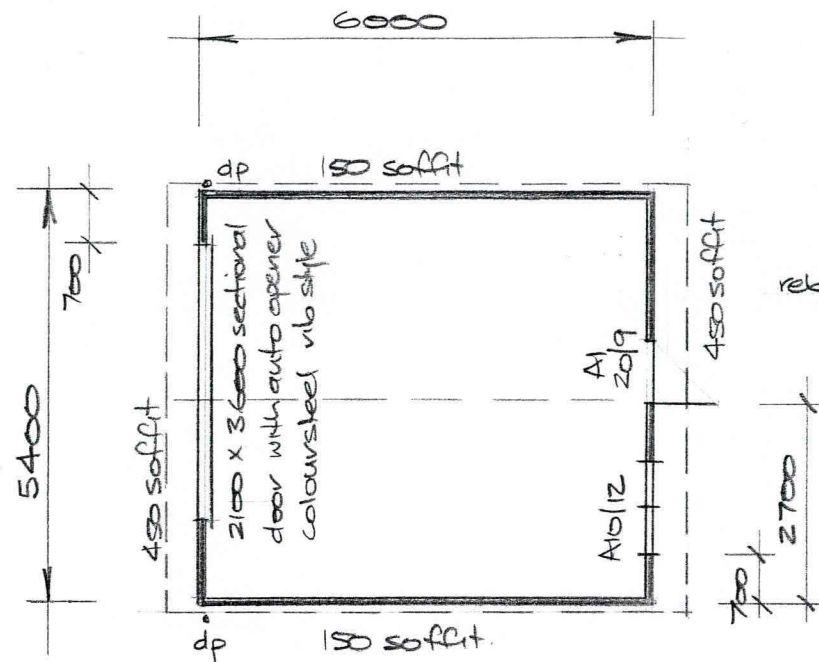


SIDE ELEVATION

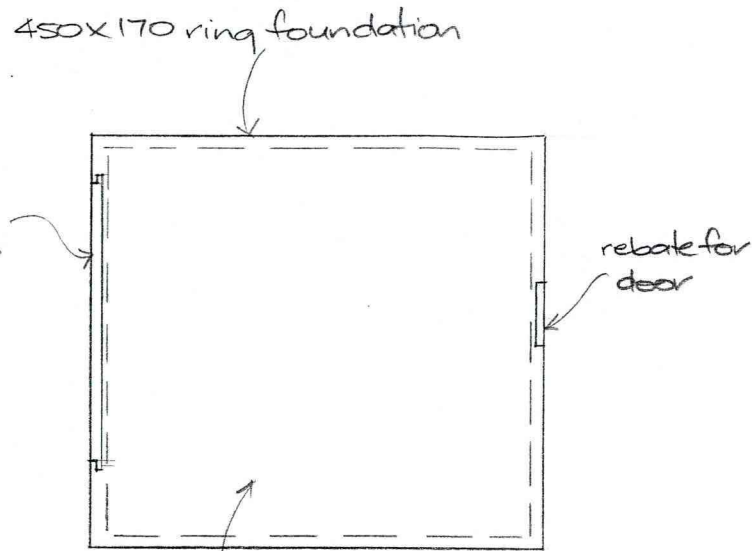


REAR ELEVATION





FLOOR PLAN 1:100

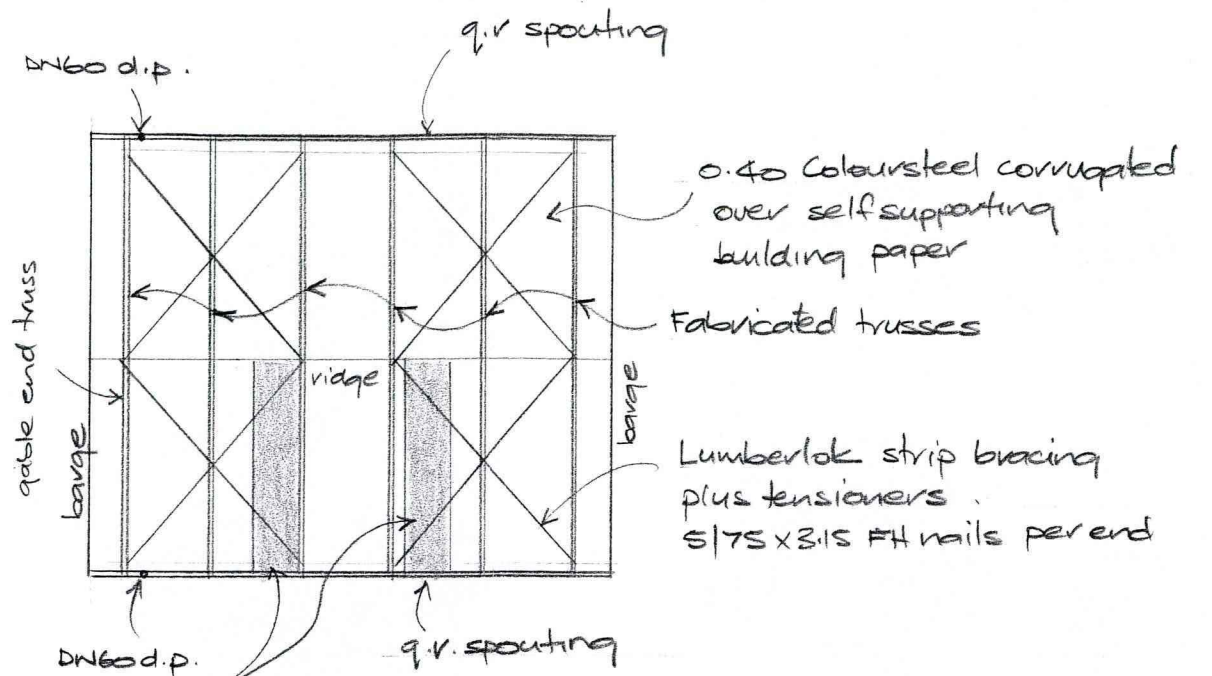


100 mm concrete, 668 mesh reinforce over 0.25mm Damp Proof Course over 25mm blinding over minimum 150mm compacted hardfill. Remove all topsoil

FOUNDATION PLAN

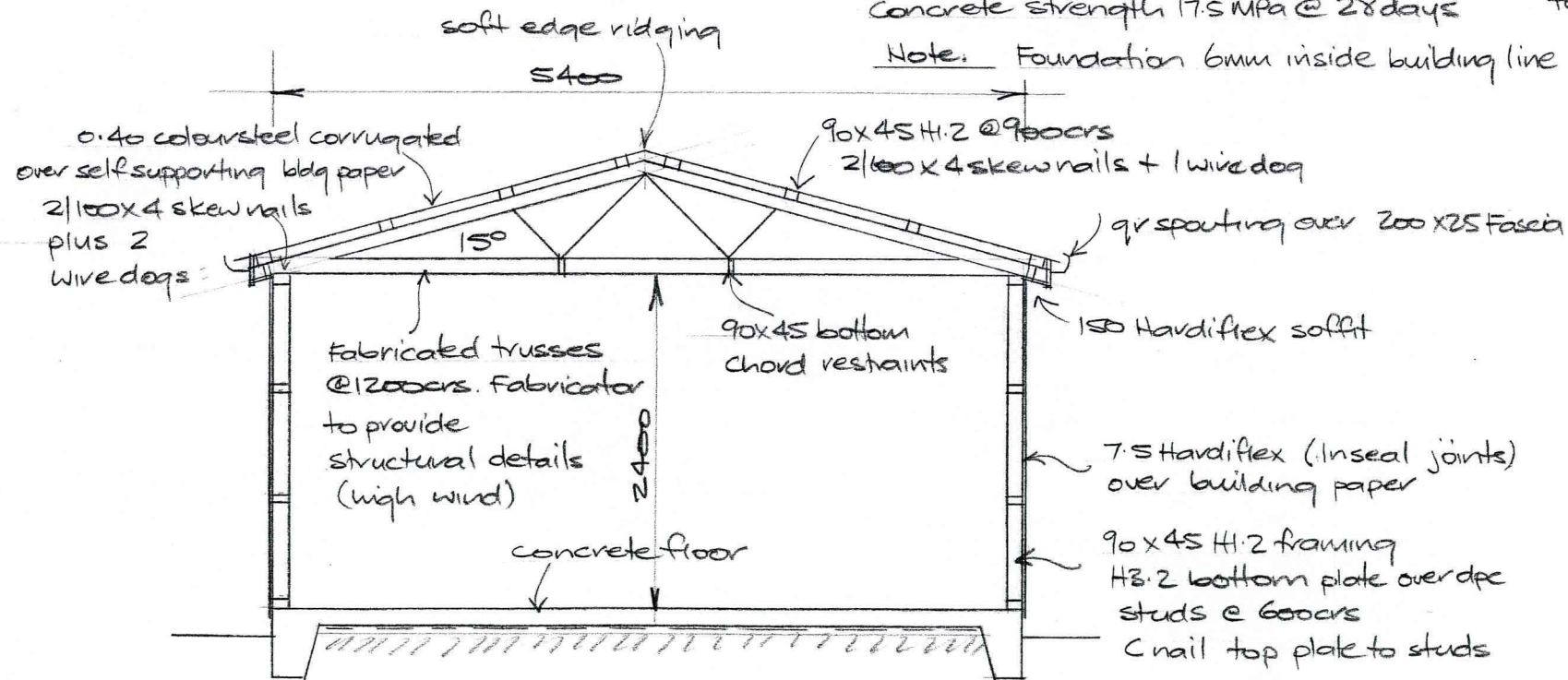
Concrete strength 17.5 MPa @ 28 days

Note: Foundation 6mm inside building line

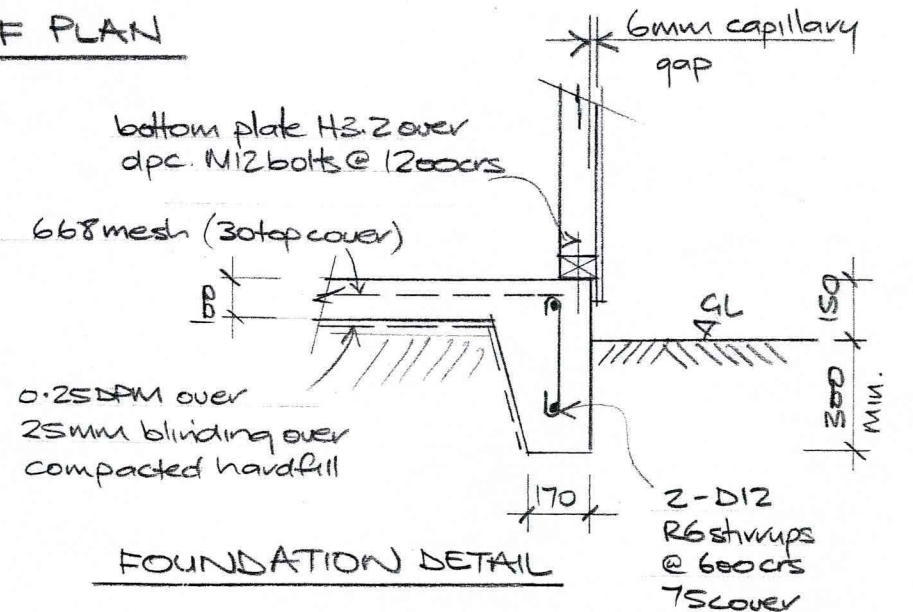


ROOF PLAN

opaque translucent roofing panels (paint top of purlins white)



CROSS SECTION 1:50



FOUNDATION DETAIL

Timber Grade
No1 Framing

Proposed GARAGE
for W & M LEGARTH
2/113 Ireland Rd. Waipawa
Feb 09

MAX CHATFIELD REA
Building Designer

AXIS DESIGN LTD
MEMBER OF DESIGN ASSOCIATION OF NEW ZEALAND

16 Peel Street
PO Box 314
Waipukurau, Central Hawke's Bay

Ph: (06) 858 5434
Fax: (06) 858 5435
Mobile: 027 227 7274
Email: design@axisdesign.co.nz

Code Compliance Certificate

Section 43(3), Building Act 1991

Application

| | | |
|--------------------|------------|----------|
| G & L RALPH | No. | 040693 |
| 2/113 Ireland Road | Issue date | 26/01/07 |
| WAIPAWA | | |

Project

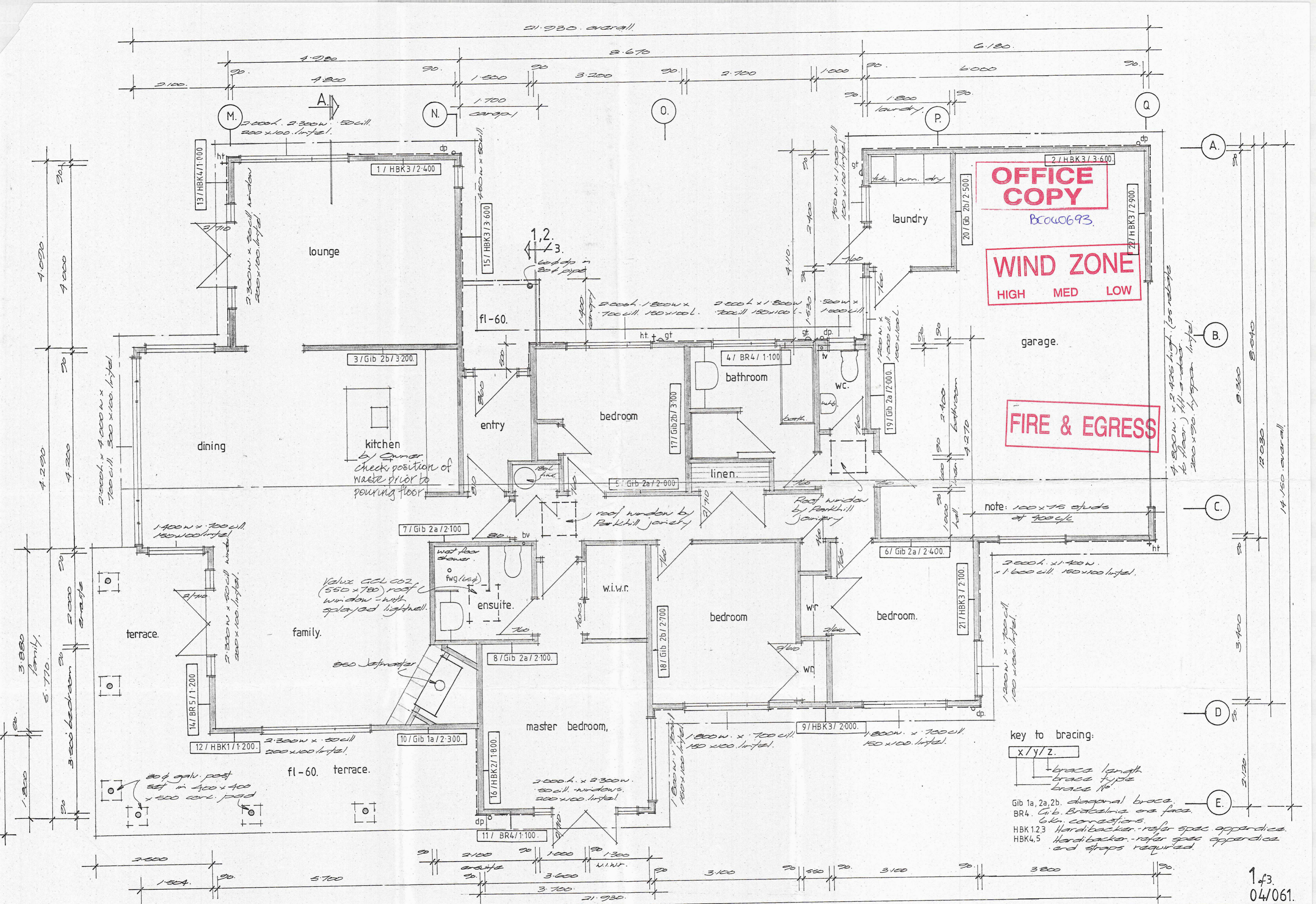
| | |
|-------------------|---|
| Description | New Dwelling Being Stage 1 of an intended 1 Stages NEW DWELLING |
| Intended Life | Indefinite, but not less than 50 years |
| Intended Use | |
| Estimated Value | \$150,000 |
| Location | 2/113 IRELAND ROAD, WAIPAWA |
| Legal Description | LOT 1 DP 341889 |
| Valuation No. | 1074007118 |

This is a final Code Compliance Certificate issued in respect of all the building work under the above building consent.

Signed for and on behalf of the Council:

Name:

Date:



OFFICE COPY
BC040693

WIND ZONE
HIGH MED LOW

FIRE & EGRESS

key to bracing:
x/y/z.
— brace length
— brace type
— brace No.
Gib 1a, 2a, 2b. diagonal bracing.
BR4. Gib Brackets on face.
Gib. connections.
HBK 1,2,3 Hardibacker - refer spec appendices.
HBK 4,5 Hardibacker - refer spec appendices and straps required.

1 of 3
04/061

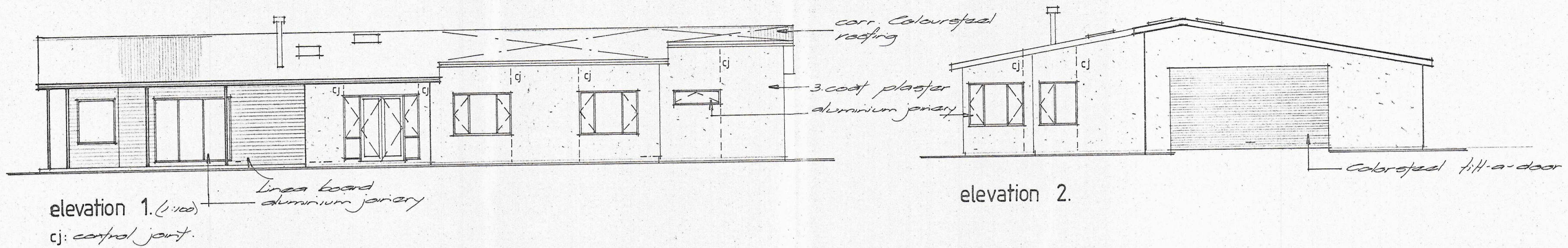


floor plan. (scale 1:50)
3 coat plaster

Nov. 04.
scale 1:50

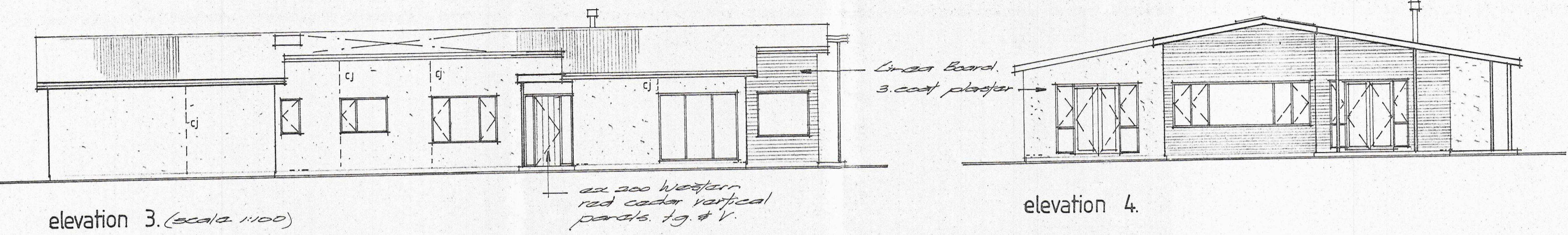
GRAHAM LINWOOD
ARCHITECTS
PO Box 1255, 112 Nelson Street South
Hastings, New Zealand
Tel 06 878 2402, Fax 06 878 7412

GEERTSON: Ben & Teresa.
113 Ireland Road.
Waipawa.
new home: floor plan.



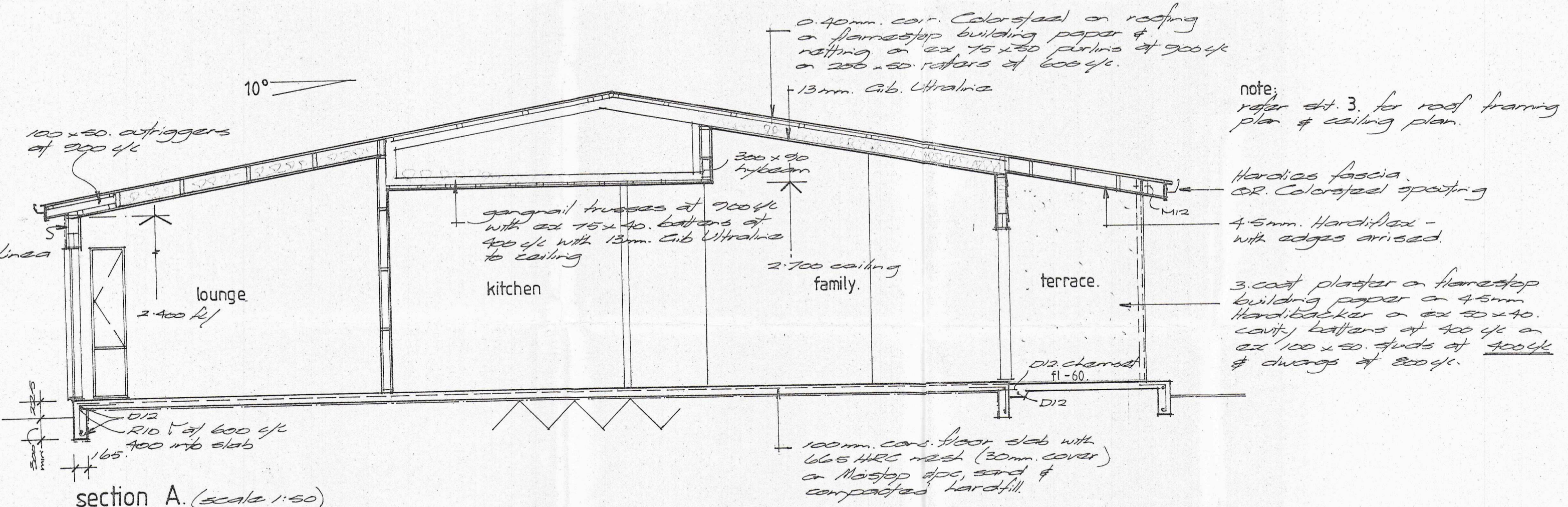
elevation 1. (scale 1:100)
cj: control joint.

elevation 2.



elevation 3. (scale 1:100)

elevation 4.



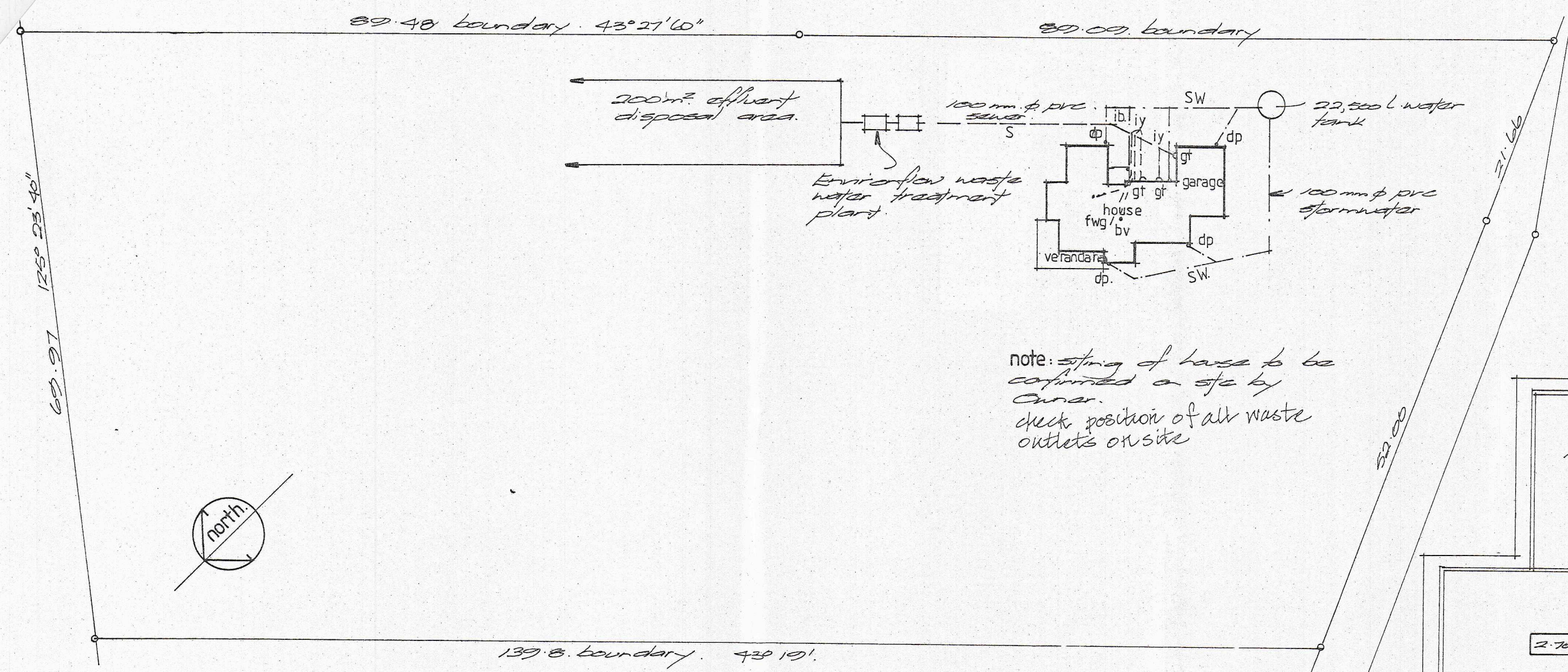
note:
refer skt. 3. for roof framing plan & ceiling plan.

section A. (scale 1:50)

- notes:
- All work shall comply with the requirements of the New Zealand Building Code & the requirements of NZS.3604:1999.
 - All materials & items installed in the works shall comply with the installation instructions &/or recommendations.
 - 21.9. Kiriwood batts to walls.
 - 22.5. Kiriwood batts to ceiling.

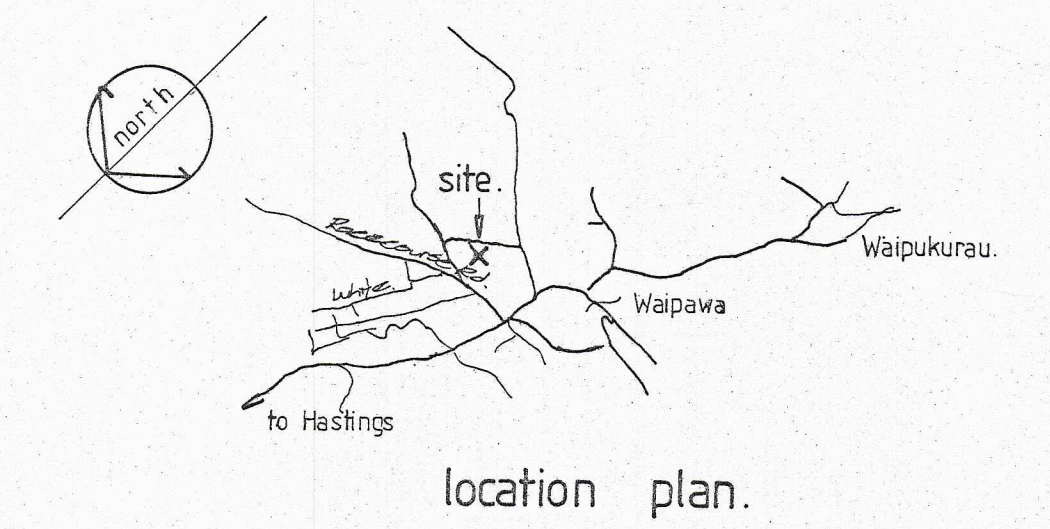
| timber treatment | |
|--|------------|
| roof framing, trusses & ceiling joists. interior wall framing, including bottom plates. | H1 treated |
| exterior wall framing. | H1-2 |
| enclosed framing within flat roofs | H3-1 |

| | | |
|--|---|--|
| GRAHAM LINWOOD ARCHITECTS PO Box 1255, 112 Nelson Street South Hastings, New Zealand Tel 06 878 7402, Fax 06 878 7412 | GEERTSON: Ben & Teresa 113 Ireland Road. Waipawa. | |
| | new home elevations section. | |
| Date: Nov. 04. Scale: 1:100, 1:50 Drawn: M Checked: | Drawing No: 2 of 3 Job No: 04/061 | Issue: _____ Date: _____ Description: _____ <small>Consultant to check all dimensions in site before commencing work. If in doubt - ASK! Copyright on drawings retained by Graham Linwood Architects.</small> |

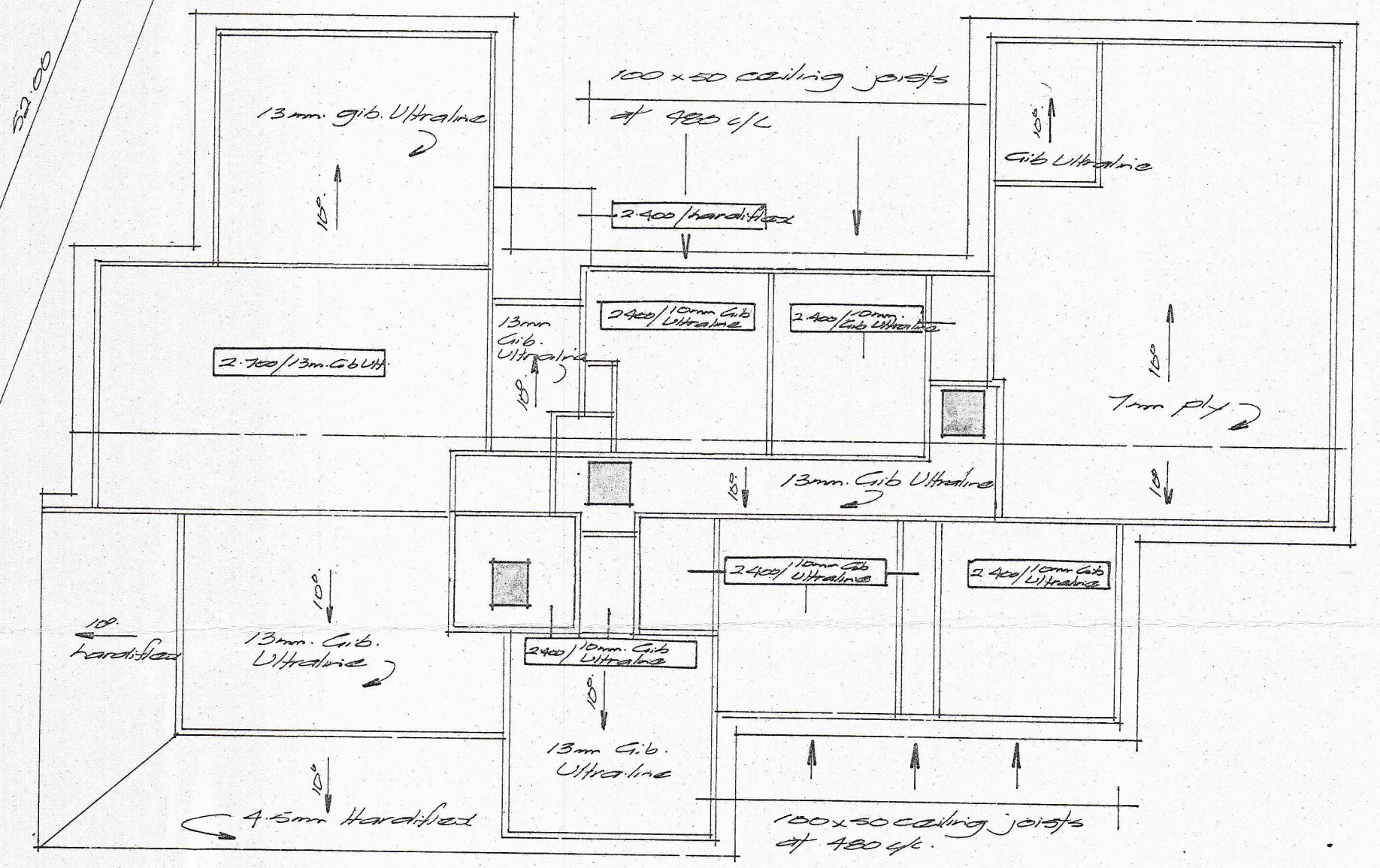


site plan. (scale 1:500)
 lot 1.
 DP.
 area: 1.097 ha.

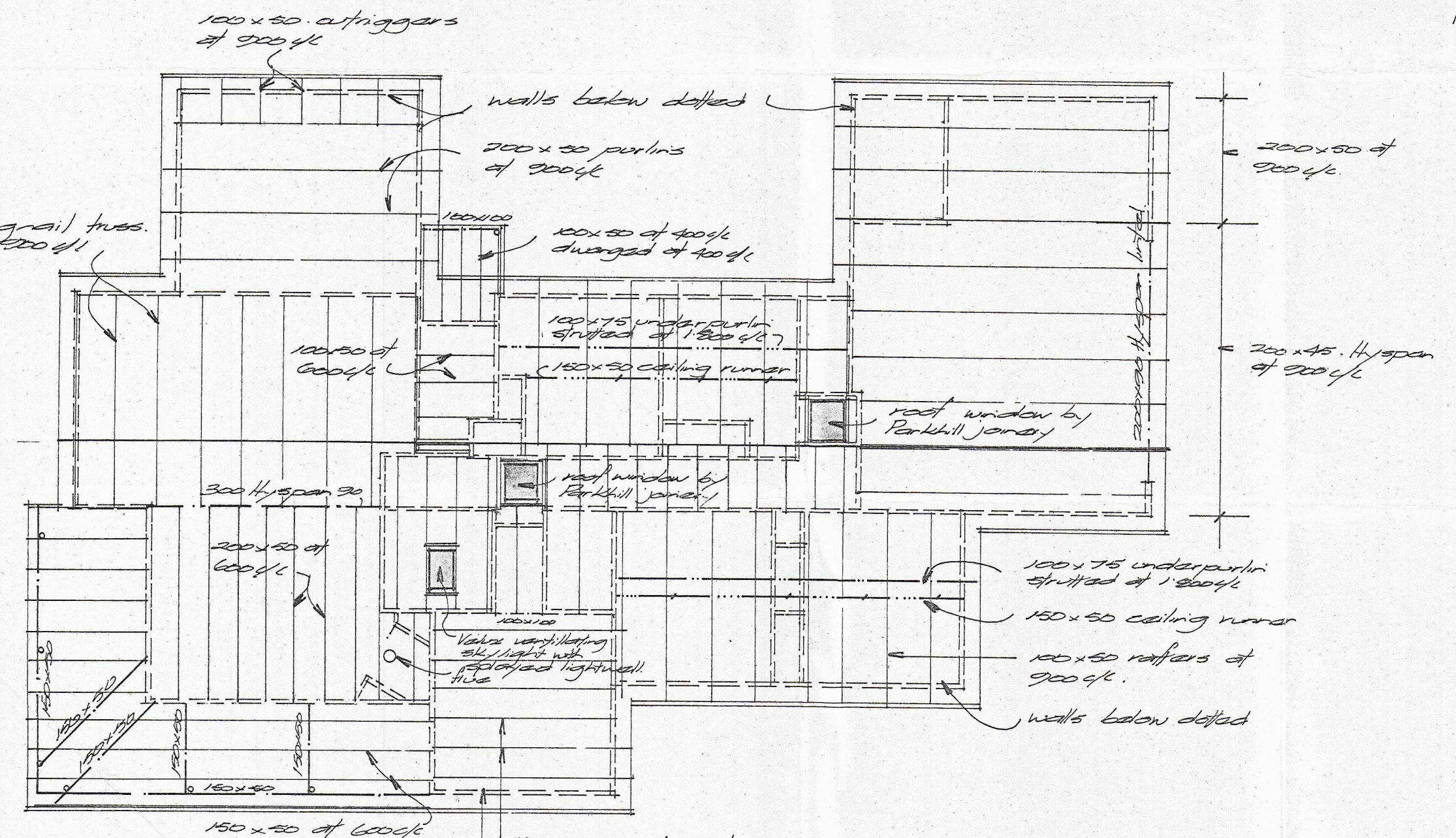
note: string of base to be confirmed on site by Carter.
 check position of all waste outlets on site



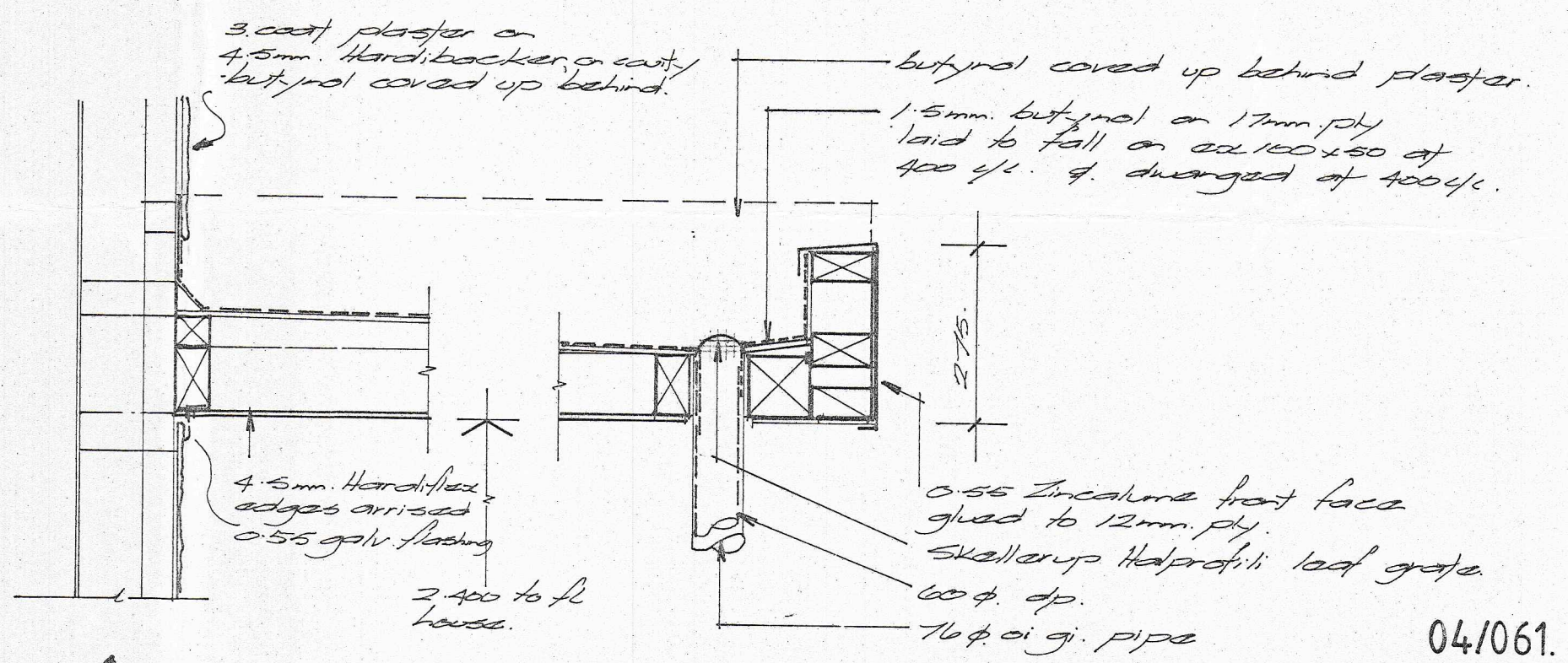
location plan.



ceiling plan.



roof framing plan.
 (scale 1:100)



1. (scale 1:10)

2. (scale 1:10)

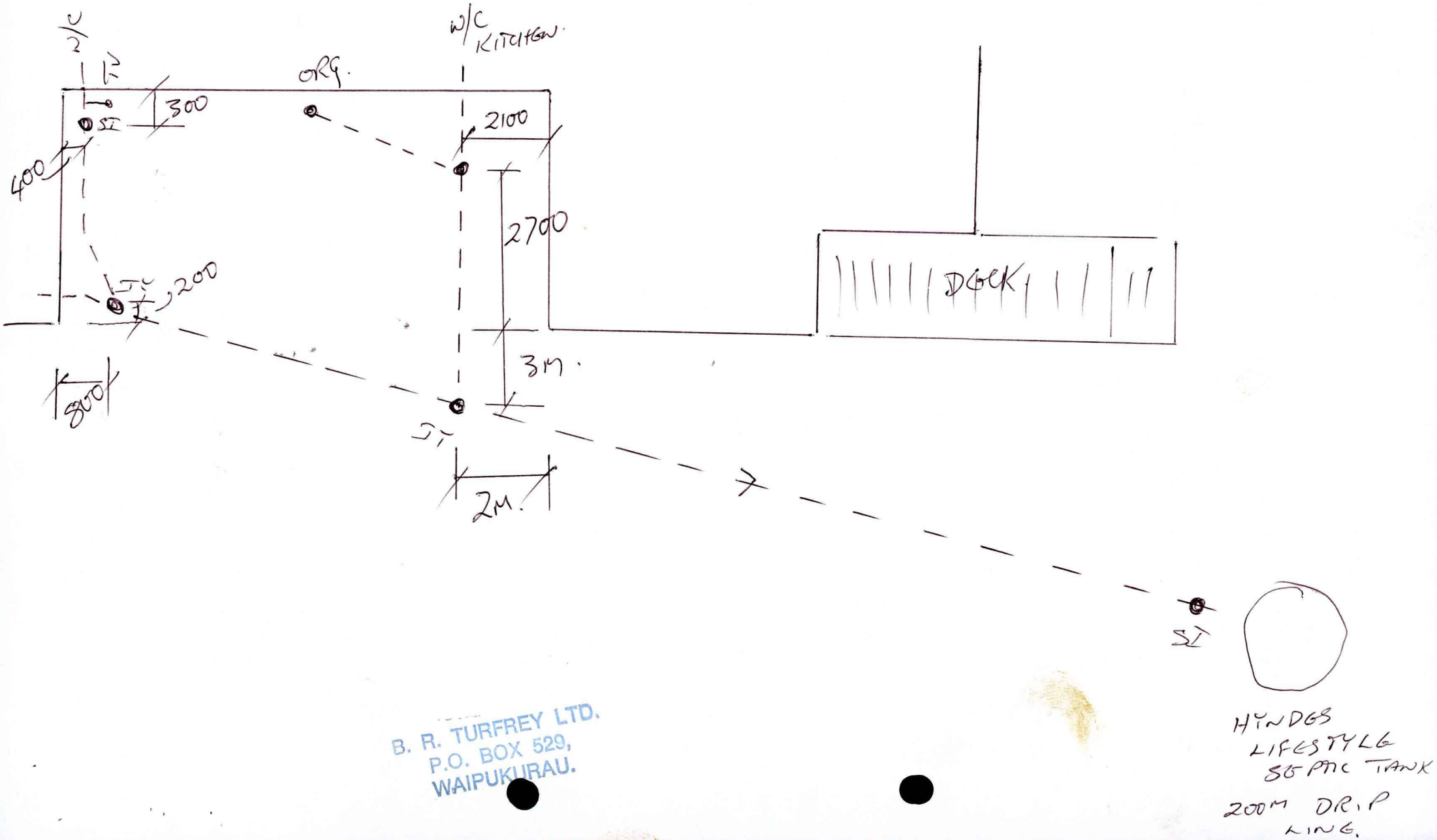
04/061.
 3 of 3.

Nov. 2004.

GRAHAM LINWOOD
 ARCHITECTS
 PO Box 1255, 112 Nelson Street South
 Hastings, New Zealand

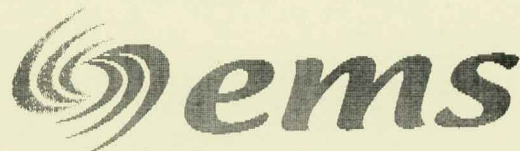
GEERTSON: Ben & Teresa.
 113 Ireland Road.
 Waipawa.
 new home: site plan roof &

Quatrone
IRLAND Rd
1074007110



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Email info@emsnz.co.nz

Website www.emsnz.co.nz

EFFLUENT MANAGEMENT SYSTEM

DESIGN SPECIFICATION

Client: B & T Geertson

Site Location: 113 Ireland Road, Waipawa

System Type: Secondary wastewater treatment plant to service four bedroom home

Effluent Distribution Method: Subsurface dripline

Design Loading Rate: 4.0 litres/m²/day

Design: 4 bedroom home
= Potential occupancy of 8 people @ 200 litres each/day
= 1600 litres/day potential effluent discharge

Land Area Required: 400 m²

Steve Crockford
Director

Registration No.: 12382
IPENZ No.: 254300



**OFFICE
COPY**

ONSITE WASTEWATER DISPOSAL SITE ASSESSMENT

1.0 SITE EVALUATOR

NAME: *Geertson*
COMPANY: *Geertson Environmental Services Ltd*
PHONE: *PO Box 104 Havelock North PH 04 970 3707* FAX:

REGISTRATION NO: *12382*
ADDRESS: *PO Box 8361 HNTD*
MOBILE: *021 926 364*

2.0 SITE INFORMATION

2.1 LOCATION ADDRESS:

OWNER: *113 IRELAND RD*
PHONE: *06 85 77 370*

ADDRESS: *GEERTSON*
FAX:

2.2 LEGAL DESCRIPTION:

- | | | | | |
|---|-----|-------------------------------------|----|-------------------------------------|
| 2.3 Shape/layout of site sketch plans attached: | Yes | <input checked="" type="checkbox"/> | No | <input type="checkbox"/> |
| 2.4 Photographs of site attached | Yes | <input type="checkbox"/> | No | <input checked="" type="checkbox"/> |
| 2.5 Percolation Test results | Yes | <input type="checkbox"/> | No | <input checked="" type="checkbox"/> |
| 2.6 Illustration of Soil structure attached | Yes | <input type="checkbox"/> | No | <input checked="" type="checkbox"/> |

3.0 HYDRAULIC LOADING INFORMATION

- 3.1 Number of bedrooms: *4* Number of Persons: *8*
Design Loading Rate per person (1 day) *200*
- | | | | | |
|---|-----|-------------------------------------|----|-------------------------------------|
| 3.2 Waste disposal unit installed? | Yes | <input type="checkbox"/> | No | <input checked="" type="checkbox"/> |
| 3.3 Water saving devices fitted? | Yes | <input checked="" type="checkbox"/> | No | <input type="checkbox"/> |
| 3.4 Water supply – Rain Water – Bore/Well – Reticulated (circle those that apply) | | | | |

4.0 SITE ASSESSMENT

- 4.1 Have plans/photographs of site been supplied? *Y/N* (circle one)
IF NOT WHY NOT?
- 4.2 Topography of site – Flat/Sloping/Rolling/Steep (circle those that apply)
- 4.3 Give details if different from 4.2
- | | | | | |
|--|-----|--------------------------|----|-------------------------------------|
| 4.4 Does the site contain fill? | Yes | <input type="checkbox"/> | No | <input checked="" type="checkbox"/> |
| 4.5 Does the site contain Drainage flow paths? | Yes | <input type="checkbox"/> | No | <input checked="" type="checkbox"/> |
| 4.6 Any visible or known stormwater problems? | Yes | <input type="checkbox"/> | No | <input checked="" type="checkbox"/> |
| 4.7 Need for Ground/Surface Water cut off/collector drains? | Yes | <input type="checkbox"/> | No | <input checked="" type="checkbox"/> |
| 4.8 Is the winter high water table known? If known comments please. | Yes | <input type="checkbox"/> | No | <input checked="" type="checkbox"/> |
- 4.9 Proposed Disposal & reserve area, distance from boundaries
Water *NA* Well/Bore *NA* Buildings *> 4m*
- 4.10 Local experience – (Existing on site systems) Either Comment or Circle
Is performance satisfactory? *Y/N Unknown N/A* If answer is No- comments please.

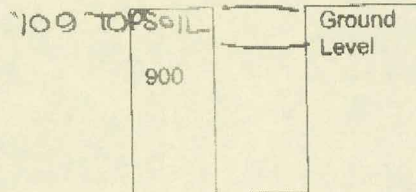
5.0 SUB SOIL INVESTIGATION

(This can be done during tank installation)

5.1 How was Soil Profile Determined? Bore Holes/Dig Test Holes/Earlier site Excavations/Other - (Please Specify)

Earlier site

- 5.2 Have the soils been assessed by an independent party? Yes No
 If so please specify?
- 5.3 Has the soil structure Profile been completed? Yes No
 Have Photographs been supplied? Yes No



- 5.4 Has Percolation Testing been carried out? Yes No
 5.5 Are Percolation test results attached? Yes No
 5.6 SOIL CATEGORY - show the estimated soil category from the descriptions below:
 Tick box that applies

1. Gravel, coarse sand, rapid draining
2. Course to medium sand; free draining
3. Medium-fine and loamy sand; good drainage
4. Sandy loam, loam and silt loam; moderate drainage
5. Sandy clay-loam, clay-loam and silty clay loam, moderate to slow drainage
6. Sandy clay, non swelling clay and silty clay; slow draining
7. Swelling clay, grey clay, hardpan; poorly or non-draining

6.0 SITE EVALUATION

- 6.1 Design Considerations
- Any environmental constraints? Yes No If yes please specify
- Any soil constraints? Yes No If yes, please specify
 LOW PERMEABILITY
- Any site constraints? Yes No If yes please specify see (5.6)
- Any *HBRC constraints? Yes No If yes please specify

6.2 Type of sewer treatment system considered best suited for the site

2NDARY TREATMENT

6.3 Type of disposal system considered best suited for the site

DRIPING - SUBSURFACE

6.4 Minimum disposal area recommended

400m²

6.5 Minimum size of reserve area (see *HBRC & *CHBDC requirements)

400m²

6.6 Are sewer treatment system and disposal system calculations and design plans attached?

Yes No IF NOT WHY NOT?

6.7 Other comments

GENERAL COMMENTS

7.1 AS/NZS 1547:2000 "onsite domestic wastewater management" can be used for guidance in onsite evaluation and soil assessment. This standard can provide options for on site wastewater treatment and land application systems.

7.2 AS/NZS 1546:1998 "septic tanks" has been adopted by the CHB District Council. Unless a manufacturer has built his tanks to comply with this standard and had an Engineer verify that the tanks comply with the standard, that particular manufacturer of tank is not permitted to be installed within the CHB District Council.

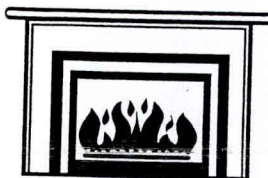
7.3 Where it is necessary to make contact with the *HBRC in relation to onsite waste water disposal Mr Tim Waugh (06) 835 9200 is the person to whom you should direct your enquiries.

Name: EFFLUENT MANAGEMENT SYSTEMS LTD
Signature: PO BOX 1381
Date: 24/12/07 HAVELOCK NORTH
PH 06 870 3701



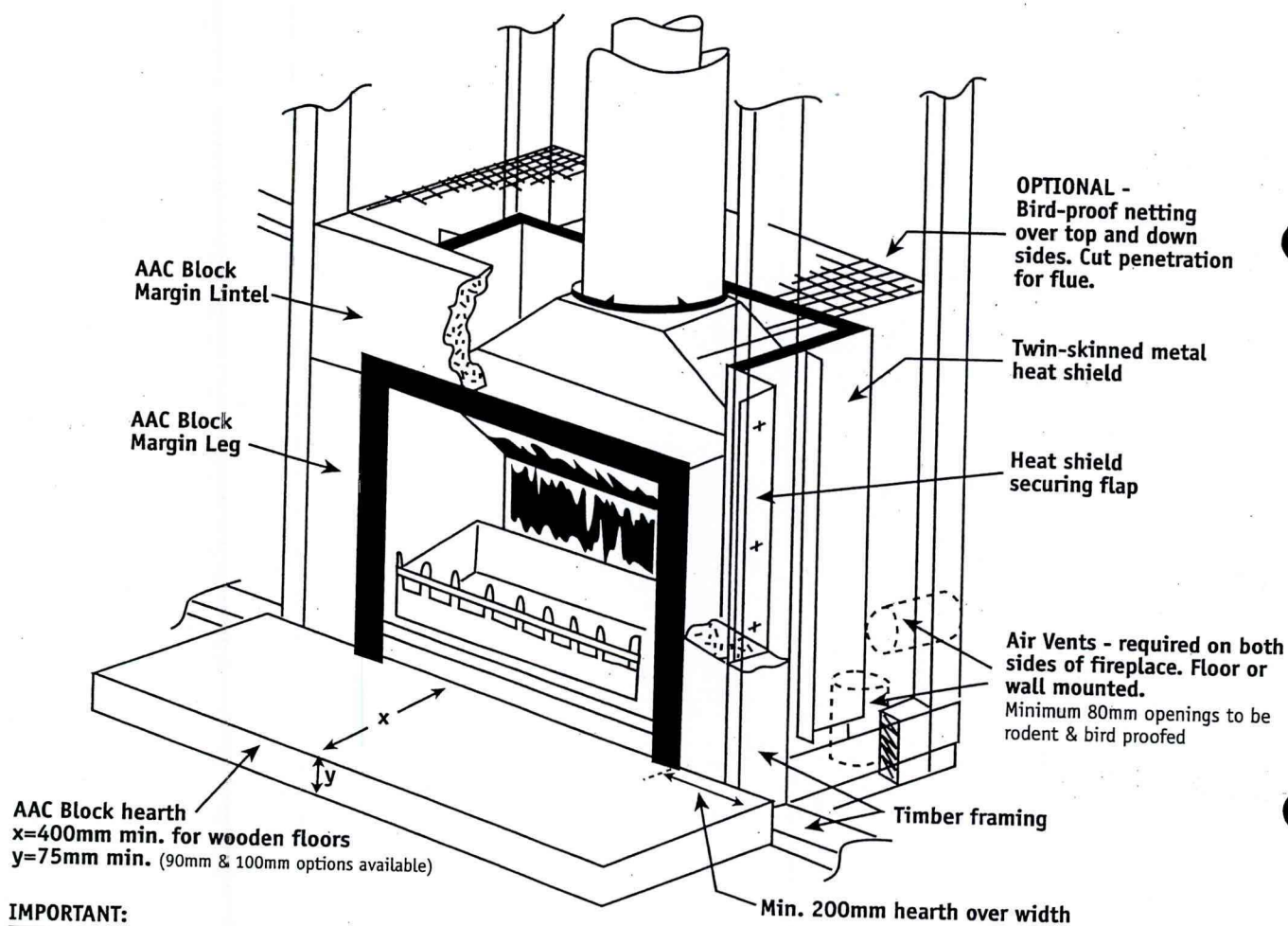
*

- HBRC = Hawke's Bay Regional Council
- CHBDC = Central Hawke's Bay District Council



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- All installations to be to NZS 7421:1990
- Conforms to test report No. 98/25 - J.Yolland & Associates, Consulting Engineers.
- Blocks detailed are 75mm thick, although 90mm or 100mm thick blocks may be used.

IMPORTANT: Read all instructions carefully before starting installation. Failure to follow these instructions may result in a fire hazard and will void the warranty.

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