

WHANGAREI  
DISTRICT COUNCIL

*Creating the ultimate  
living environment*

# L I N G

*land information memorandum*





**Issue Document**

LAND INFORMATION MEMORANDUM No:90198

Received:28Mar06

Issued:28Mar06

Section 44A, Local Government Official Information  
and Meetings Amendment (No 2) Act 1991

**Applicant**

PHILIPPA ASPLET  
23 MOKI PL  
RUAKAKA

**Agent**

PHILIPPA ASPLET  
23 MOKI PL  
RUAKAKA

**Site Information**

PROPERTY ID: 071907

STREET ADDRESS: 312A ONE TREE POINT RD, ONE TREE POINT R D 1, RUAK

LEGAL DESCRIPTION: LOT 1 DP 190630

**Project Information**

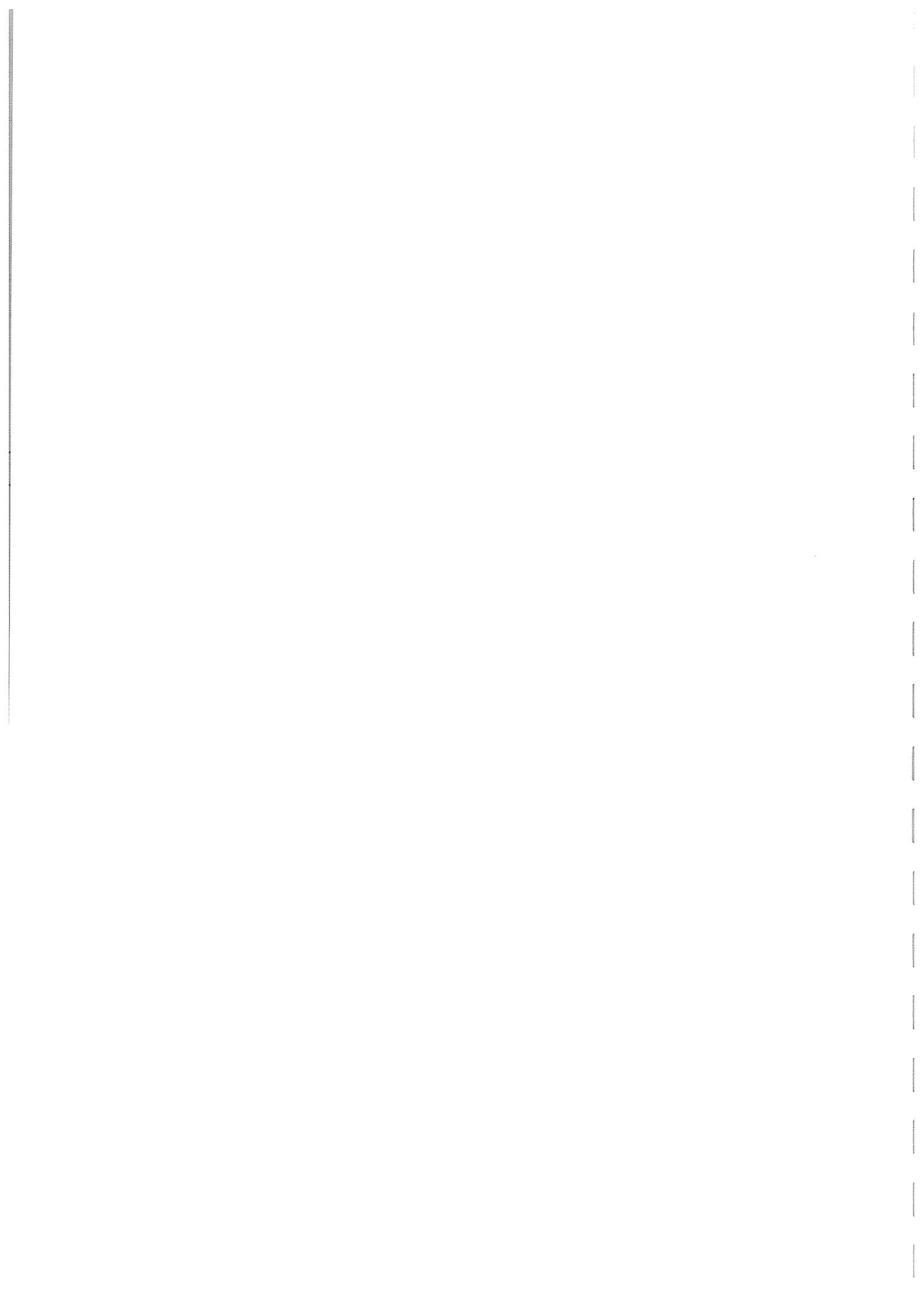
THIS IS A LAND INFORMATION MEMORANDUM ONLY

**Fees**

COUNCIL'S TOTAL CHARGES FOR THIS LAND INFORMATION MEMORANDUM  
ARE: \$150.00

PAYMENTS RECEIVED TO DATE:

Receipt number: 3202880      Date: 28Mar06      Amount:      \$150.00



1: PROPERTY DETAILS:

\* Location map.

\* Aerial Photo.

\* DP 190630 - Deposited April 1999.

2: INFORMATION IDENTIFYING ANY SPECIAL FEATURES CONCERNING THE LAND:

*No information concerning special features affecting the land has been identified.*

3: INFORMATION ON PRIVATE AND COUNCIL UTILITY SERVICES: (Water supply, Stormwater and Sewage disposal)

*Information relating to the Council water supply services for this property is attached.*

*Information relating to the Council sewage disposal services for this property is attached.*

*Copy of Council Underground Services Sheet - 128.37 showing water and sewer is attached.*

*As Built - 8121 showing water and sewer is attached.*

*A copy of the House Drainage plan is attached.*

4: VALUATION, RATING AND WATER RATES INFORMATION FROM THE WHANGAREI DISTRICT COUNCIL RECORDS:

*As attached.*

5: ANY PERMIT, CONSENT, CERTIFICATE, NOTICE, ORDER OR REQUISITION AFFECTING THE LAND OR ANY BUILDING ON THE LAND PREVIOUSLY ISSUED BY THE WHANGAREI DISTRICT COUNCIL:

*Copy of permits issued for this property are attached.*

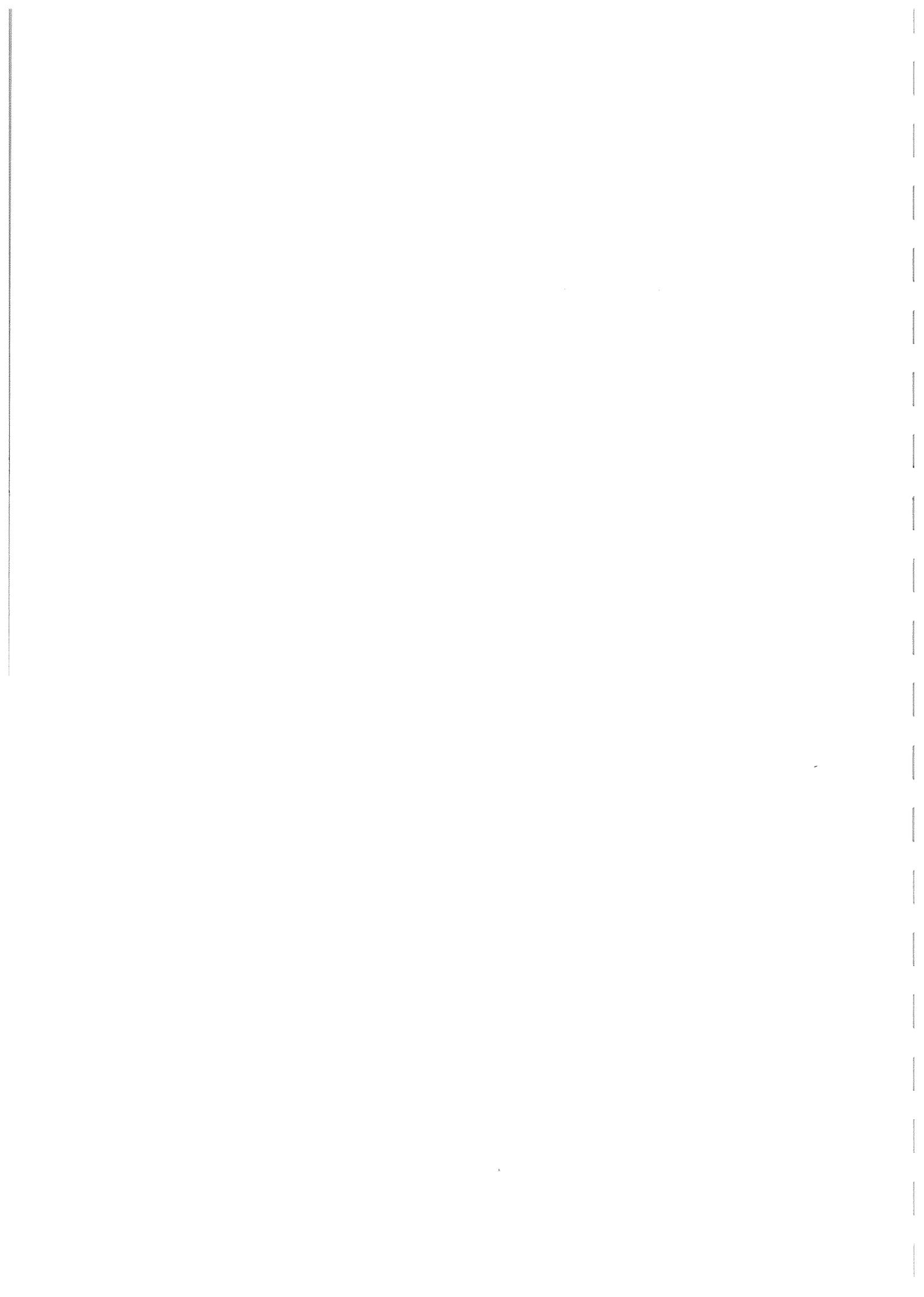
\* *Erect a Garage - 13/11/73.*

\* *Erect a Dwelling - 31/10/74.*

\* *Erect a Carport - 23/10/87.*

\* *Connect to Sewer - 27/10/88.*

\* *Inbuilt Fireplace - 24/04/89.*



- 6: INFORMATION CONCERNING ANY CONSENT UNDER THE BUILDING ACT 1991 AND/OR 2004 OR CERTIFICATE ISSUED BY A BUILDING CERTIFIER PURSUANT TO THE BUILDING ACT 1991:

*No certificates have been issued pursuant to the Building Act 1991 for this property.*

- 7: INFORMATION RELATING TO THE USE TO WHICH THE LAND MAY BE PUT AND ANY CONDITIONS ATTACHED TO THAT USE:

*No information applicable to this property has been found.*

- 8: INFORMATION WHICH IN TERMS OF ANY ACT HAS BEEN NOTIFIED TO THE WHANGAREI DISTRICT COUNCIL BY ANY STATUTORY ORGANISATION HAVING THE POWER TO CLASSIFY LAND OR BUILDINGS FOR ANY PURPOSE:

*The Council is not aware of any classification attached to the land or buildings.*

- 9: OTHER INFORMATION

\* PLANNING ZONE:

*- Proposed District Plan - Map 51 showing Living 1 Environment, see chapter 27, attached.*

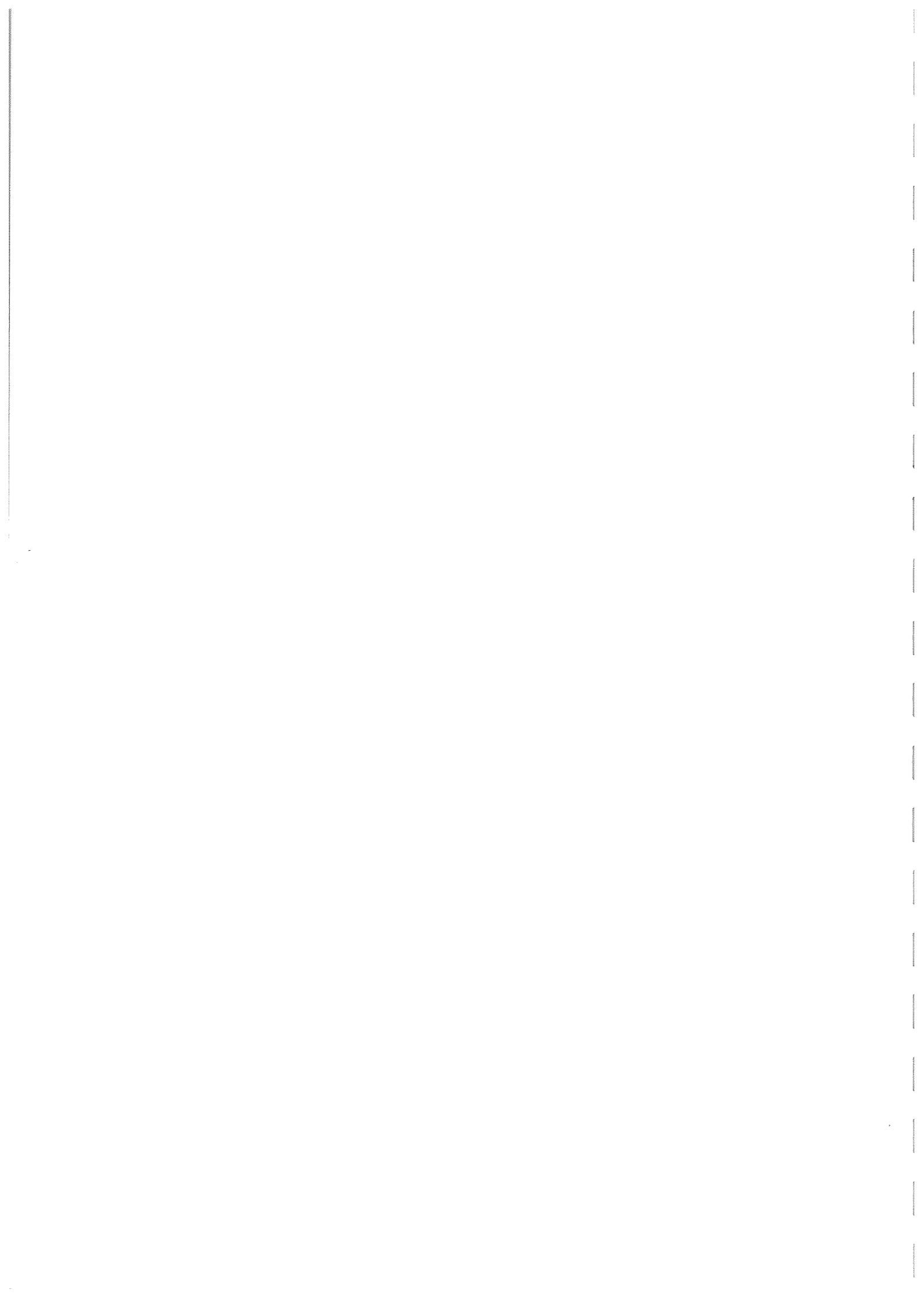
- 10: INFORMATION RELATING TO ANY UTILITY SERVICE OTHER THAN COUNCILS SUCH AS TELEPHONE, ELECTRICITY AND GAS, WILL NEED TO BE OBTAINED FROM THE RELEVANT UTILITY OPERATOR:

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#### GENERAL NOTES

The WDC recommends every applicant/agent to check the Certificate of Title for this property for any encumbrances or restrictions which may exist on the land or building; such as building line restrictions, covenants, right of way, etc. If there is any doubt or concern, we strongly suggest that you contact your solicitor for clarification.

PLEASE NOTE: Under Section 363 of the Building Act 2004, it is an offence to permit public use of a building for which no Building Consent or Code Compliance Certificate has been granted.



The information supplied is based on Councils existing records relating to the property.

Any of these files may be inspected at the Whangarei District Council by prior arrangement.

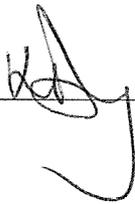
Contact Customer Services ph 09-430 4200 for an appointment.

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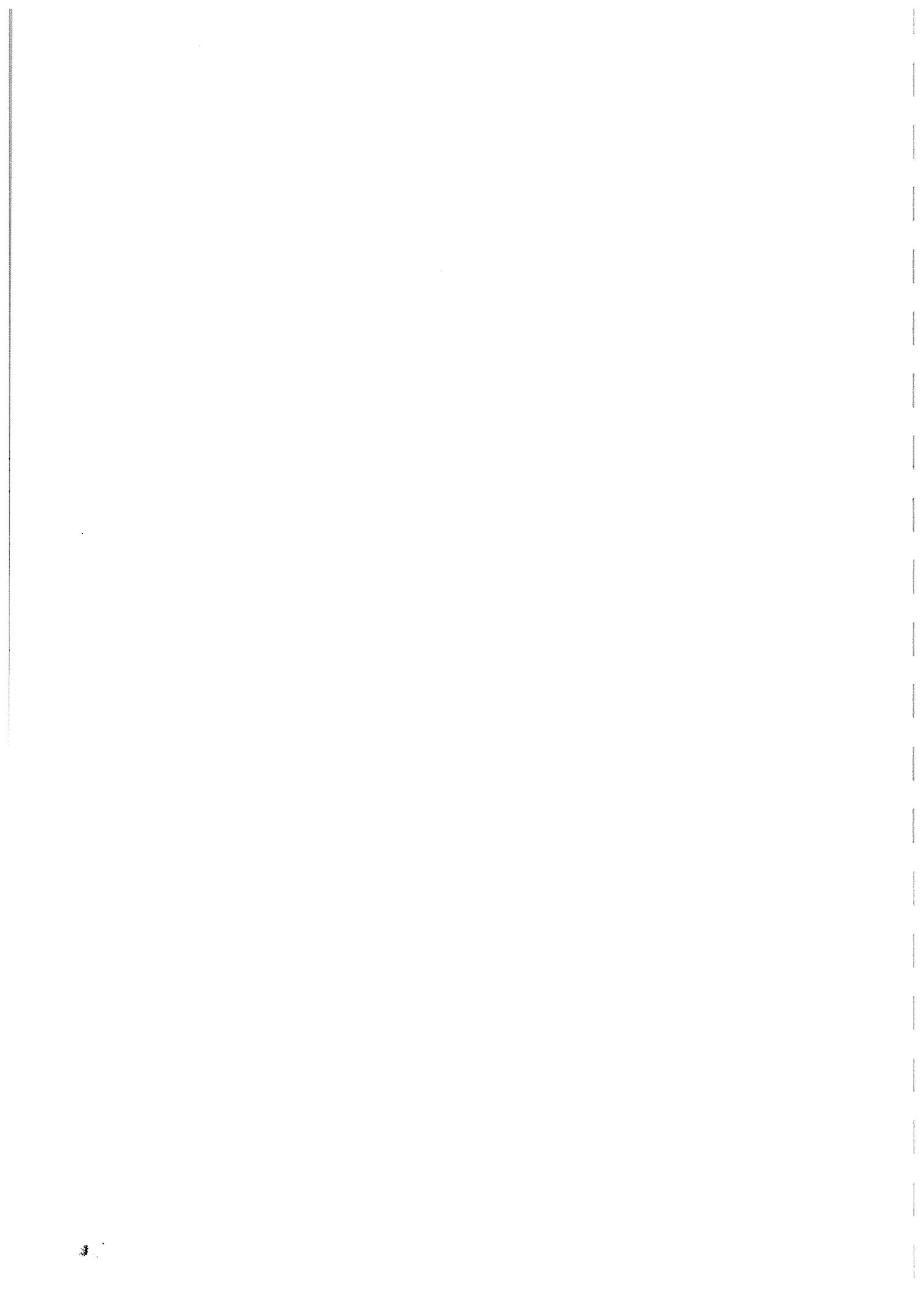
In producing this report no current copies of certificates of title were searched nor was the property inspected.

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Signed for and on behalf of the Council:



A handwritten signature in black ink is written over a horizontal line. The signature is stylized and appears to consist of several loops and a long tail.



Lot 2  
DP 69841

Lot 2  
DP 50865

Lot 2  
DP 190630

Lot 3  
DP 50865

Lot 1  
DP 190630

Lot 4  
DP 50865

ONE TREE POINT ROAD

Lot 5  
DP 50865

Lot 6  
DP 50865

Lot 1  
DP 38929

BARBADOS WAY

### Property Information Map (AA)

Date printed: 28 March 2006



1 750

Cadastral information derived from Land Information New Zealand  
CROWN COPYRIGHT RESERVED.

Information shown is the currently assumed knowledge as at date  
printed. If information is vital, confirm with the authoritative owner  
E & O E





2630351 mE

# Property Information Map (AA)

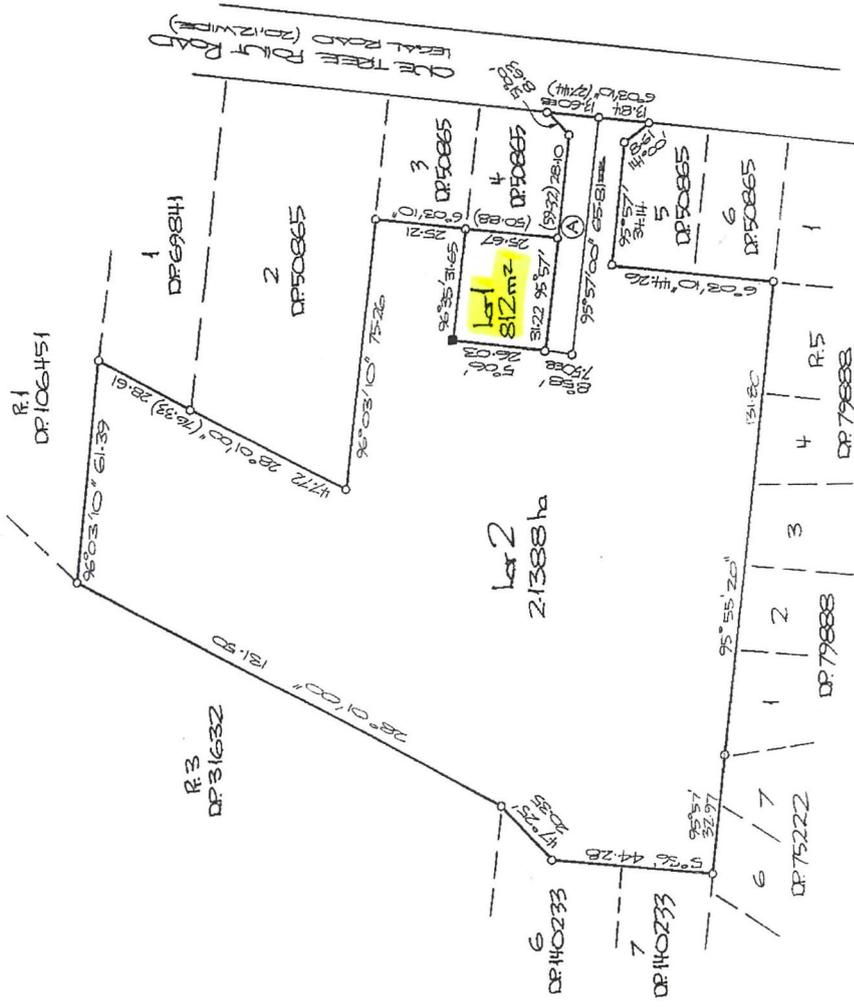
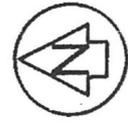
Date printed: 28 March 2006



Cadastral information derived from Land Information New Zealand  
 CROWN COPYRIGHT RESERVED.  
 Information shown is the currently assumed knowledge as at date  
 printed. If information is vital, confirm with the authoritative owner  
 E & O E

6607588 mN





817025 mN

816925 mN

McClure 1463

TERRITORIAL AUTHORITY MANAWATU DISTRICT  
 Surveyed by REYERSEN & BREKENT  
 Scale 1:1000 Date MAY 1998

LOTS 1, 2 BEING A SUBDIVISION  
 OF PART LOT 1, DP 49099.

LAND DISTRICT NORTH AUCKLAND  
 SURVEY BLK. & DIST. III BAKAKA  
 NZMS 261 SH1 RECORD MAP NO

Approvals Approved  
 For approval see plan copy on file  
 M.C. McCully  
 Registered Owners

I hereby certify that these plans were approved by the Whangape District Council pursuant to section 222 of the Resource Management Act 1991 on the 1st day of June 1998 subject to the granting or reserving of the easement set out in the Memorandum heron.

Authorised Officer  
 Whangape District Council  
 G. H. H. H.

MEMORANDUM OF EASEMENT	
REQUEST	CONSENT
RIGHT OF WAY, RIGHT TO INSTALL TELEPHONE COLUMNS & SUBSTATION	Lot 1 HEREON
(A)	Lot 2 HEREON

New C'st. Allocated  
 Lot 1- 120C / 197  
 Lot 2- 120C / 196

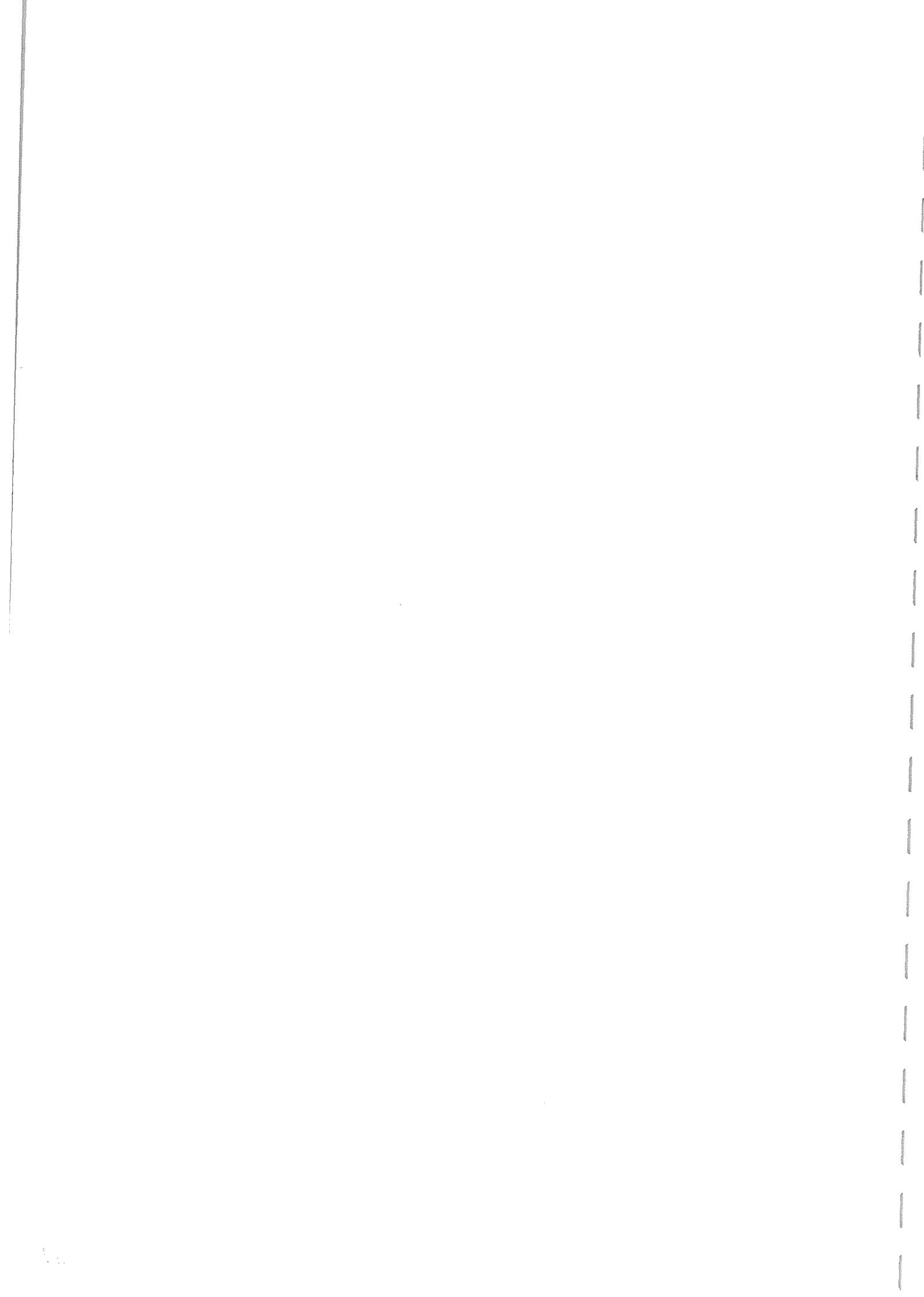
Total Area 2.2200 ha  
 Comprised in ST. 614/1992 (AM)

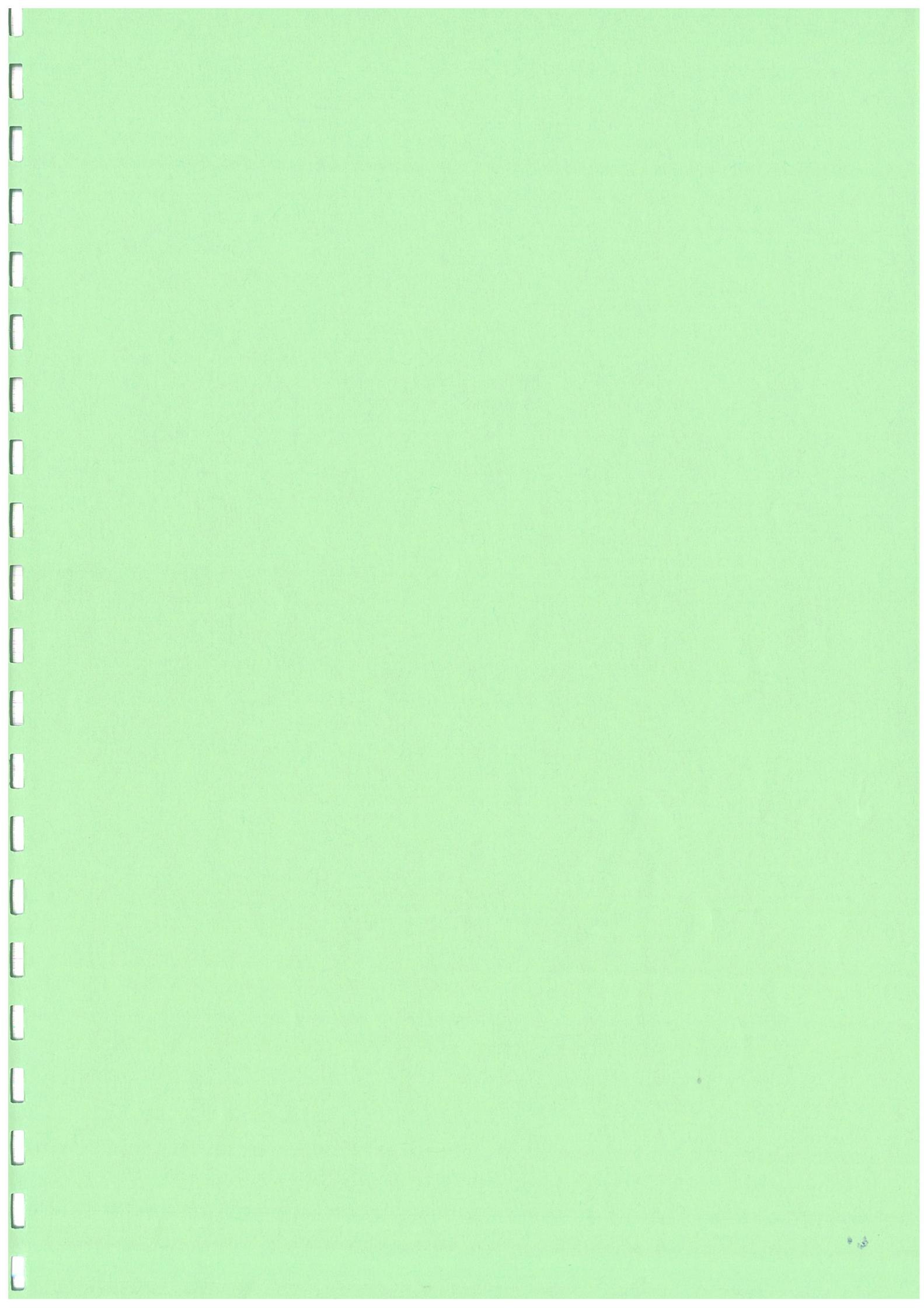
I, George Eschey, M.A. (Surveyor), of Manawatu, Registered Surveyor and holder of an annual practising certificate for who may act as a registered surveyor pursuant to section 25 of the Survey Act 1980 hereby certify that this plan has been made from surveys executed by me or under my directions, that both plans and surveys are correct and have been made in accordance with the Survey Regulations 1992 or any regulations made in substitution thereof. Dated at Manawatu this 19 day of April 1998 of G. Eschey Signature

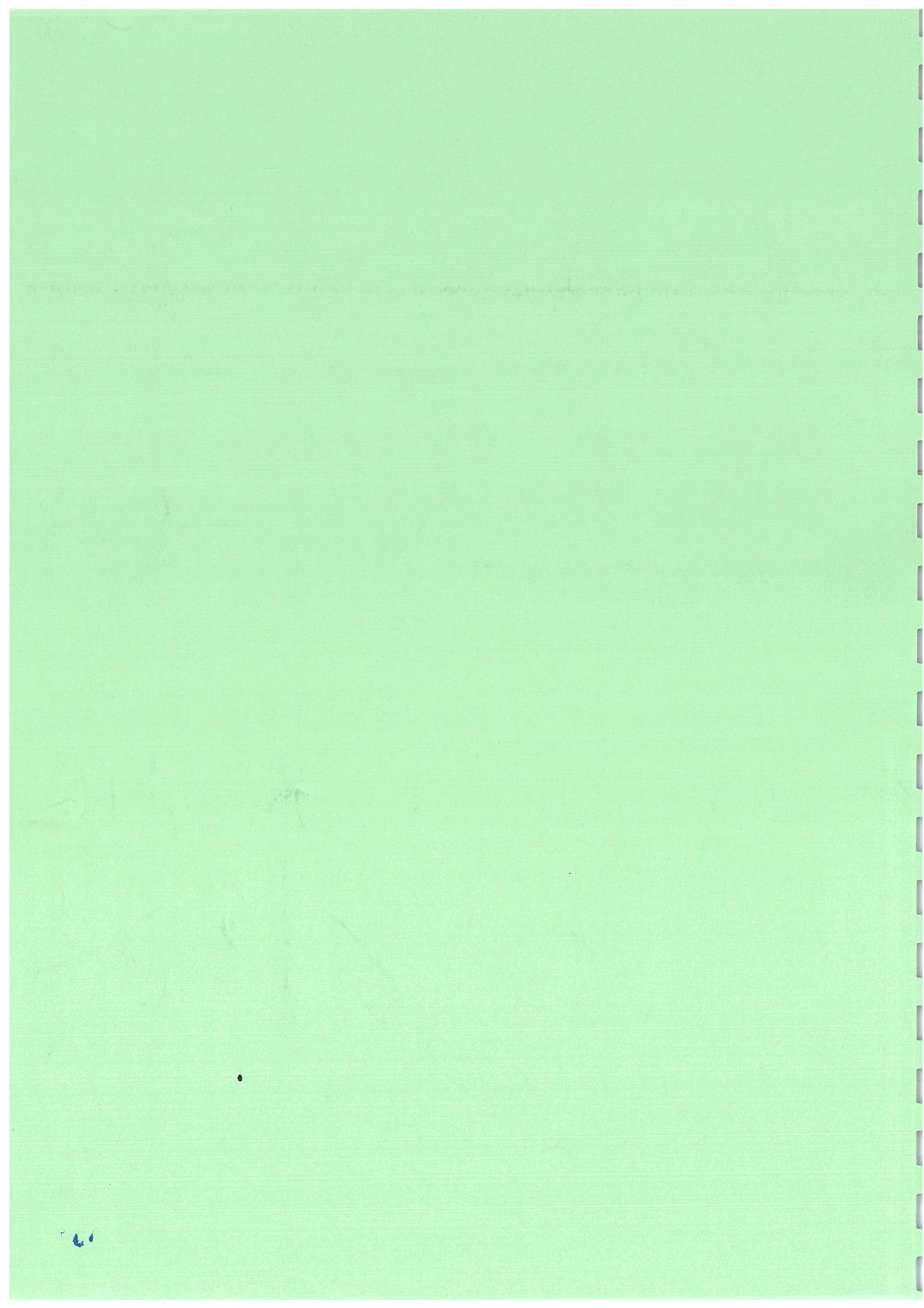
Field Book .....  
 Reference Plans .....  
 Examined U.S. (Mcken) Correct

Approved as to Survey G. Eschey Chief Surveyor  
 30/1/1998  
 Deposited this 19 day of April 1998

District Land Registrar  
 DP 190630  
 Registered 30 JUN 1998  
 Instrument







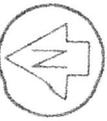


sewer   
 water

004

services 128.37





8121

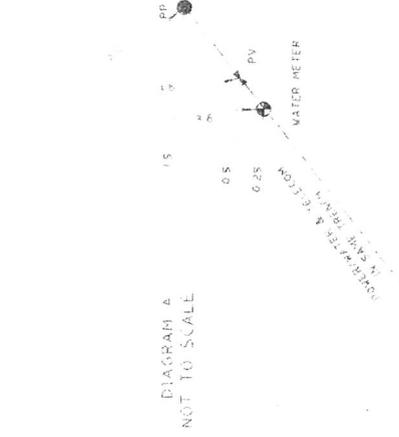


DIAGRAM A  
NOT TO SCALE

LOT 1  
DP190630

LOT 4  
DP50865

LOT 5  
DP50865

8121  
SCALE: 1:300

**AS BUILT**  
Received By: *L.B.S.*  
Date: 12/3/99  
50 98/173 P. 006920

AS BUILT SERVICES

NZMG

	mE	mN	L/D	GROUND	INVERT
LOIBL	2641788.99	6596404.80	8.77		
RISING MAIN	2641745.07	6596461.90	9.04		
SS MH	2641823.94	6596410.25	8.31		57
RISING MAIN	2641824.09	6596410.25	8.31		
CP	2641826.24	6596410.25	8.31		
WATER METER	2641826.24	6596410.25	8.31		
WATER METER	2641826.24	6596410.25	8.31		
WATER METER	2641826.24	6596410.25	8.31		

AS BUILT SERVICES

DOSLI

	mN	mE	L/D	GROUND	INVERT
OIBL	816934.78	271702.18	8.77		
RISING MAIN	816990.96	271657.11	9.04		
SS MH	816941.53	271736.99	8.33		7.07
RISING MAIN	816942.26	271737.13	8.31		
CP	816937.75	271739.47	8.07		
P.V.	816943.18	271779.66	8.38		
WATER METER	816941.165	271779.778	8.478		
SS MH	816938.24	271785.80	8.33		6.49
WATER METER	816937.60	271779.433	8.55		

AMENDMENTS  
PLOTFILE  
4863 G01

M MCCULLY SUBDIVISION  
ONE TREE POINT  
AS BUILT

CLIENT: MCCULLY  
7 KARORO RD  
ONE TREE POINT

REYBURN & BRYANT  
SURVEYORS, PLANNERS, RESOURCE MANAGERS  
7 SELWYN AVENUE, WHANGAREI  
P.O. BOX 101  
PHONE 06 4389563 FAX 09 4380251

FEB  
DATE: 1999  
4863



WHANGAREI COUNTY COUNCIL

HOUSE DRAINAGE PLAN  
HOUSE DRAINAGE PLAN

PERMIT NO. ...1724.....

DATE .....

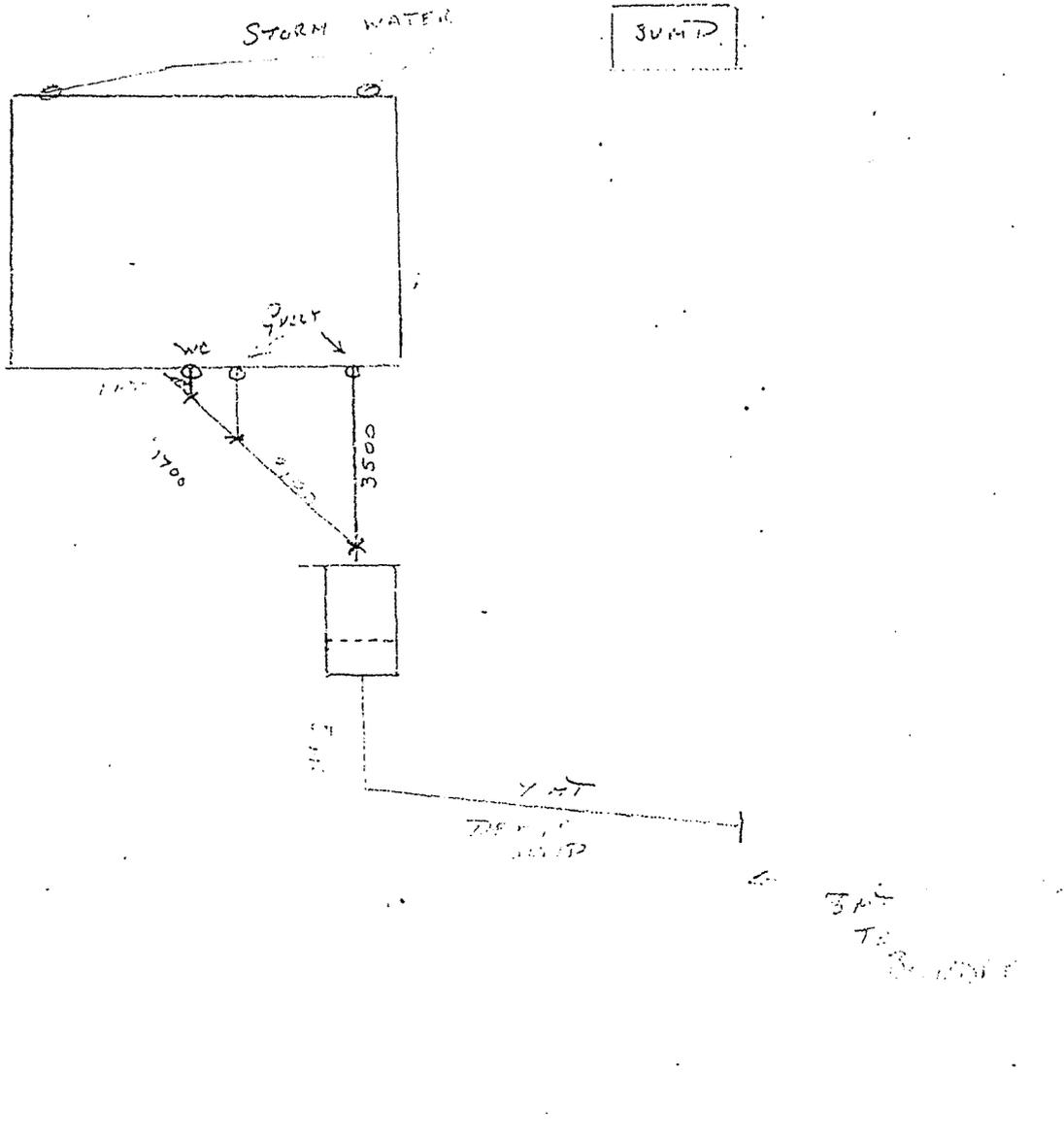
OWNER .S.V. & A.M. DEAKIN.

ADDRESS One Free Point Rd.

Urban Ref 29/197/28

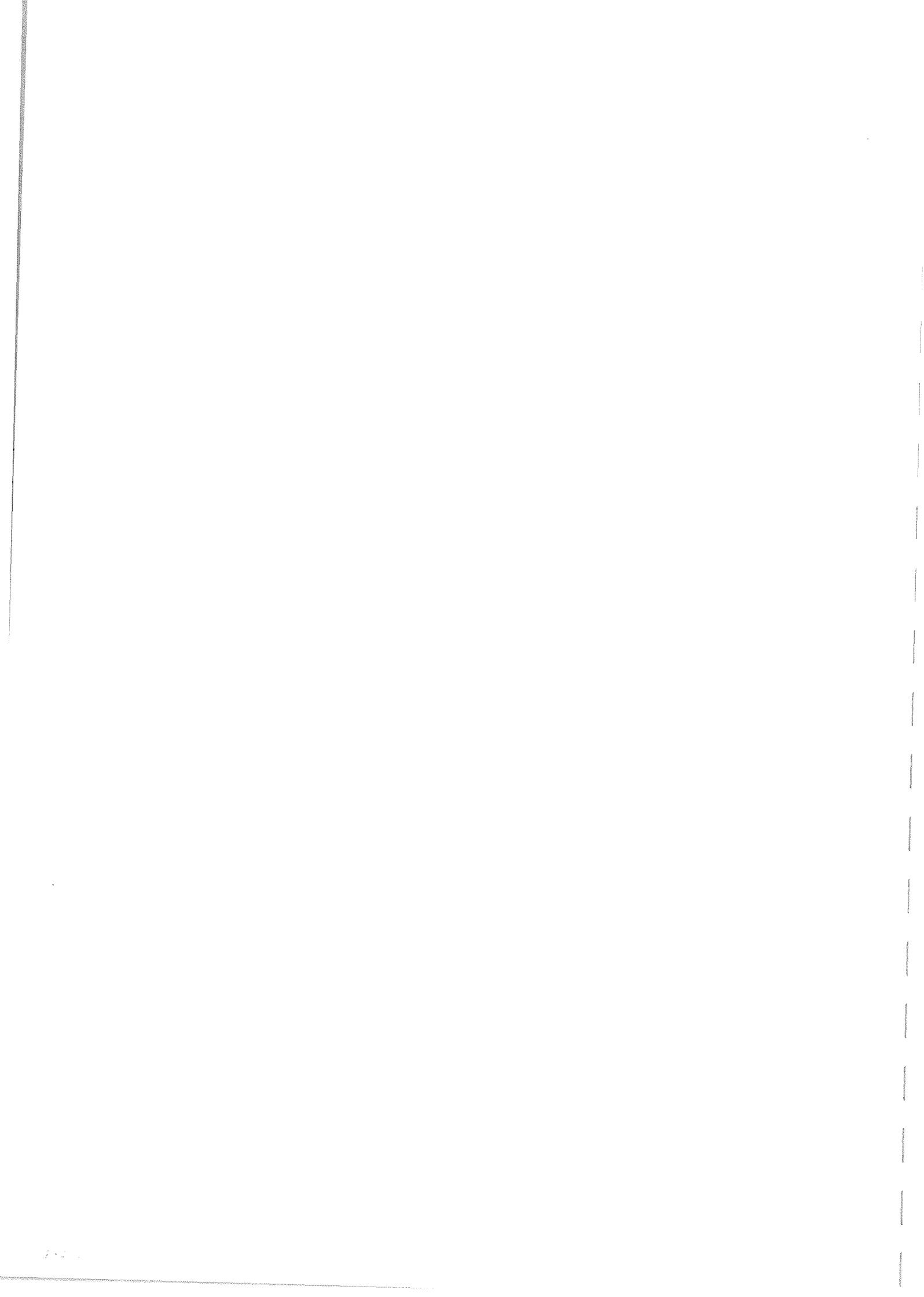
REQUIREMENTS: Block plan showing section boundaries and position of drainage.

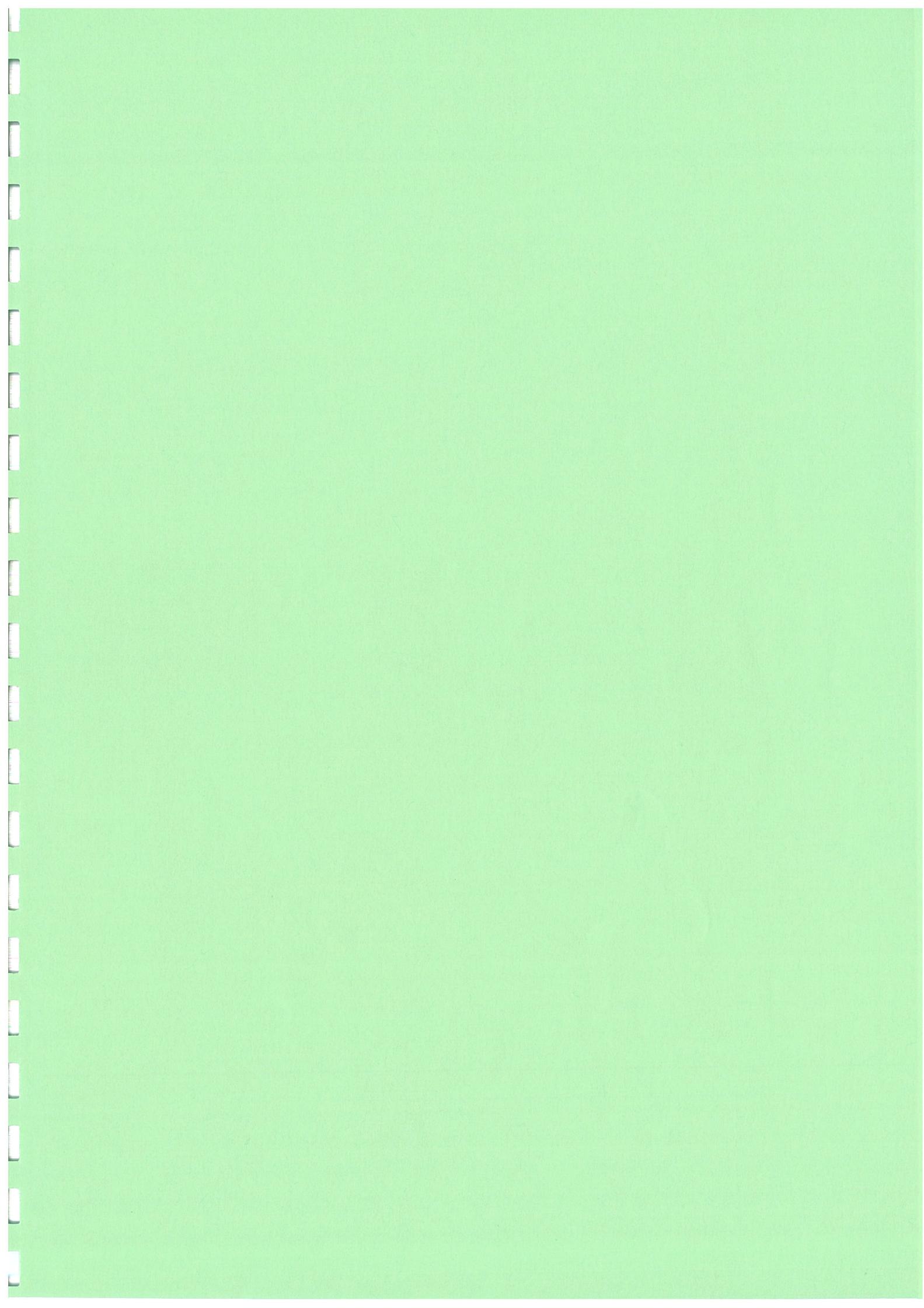
SCALE: 1/16 inch to a foot.



DRAINLAYER .....

NOTE: This plan to be forwarded to the County Inspector when work is completed.







live Account Enquiry

Display the next account in the current list

Account

Account: 41752 **Notes!** Alt Ref: Set History: EXCLUDE  
Meters: 1 BFP devices: 0 Account Opened: 09Aug2002  
Assess No: 00290/197.45 P. Defn: ASSM Closed:  
Prop.ID: 96599 Adjust. Date: 09Aug2002  
Final Reading:

Situation: 312A ONE TREE POINT RD, R D 1, RUAKAKA 0250  
Person: NASH, BRIAN MARTIN

Trading as:

Mail Address: C/O DONNA COX, BARFOOT & THOMPSON, P O BOX 833, WHANGAREI  
c/- Tenant? N No Warning: : Warning review Date:  
Meter ID: 305587 : 2M LH OF DR OPP 312A L/BOX (first meter only)  
Route: 3 : AREA 18 ONE TREE POINT  
Route Seq.: 640 Page: 9 Seq. Flag: N : New  
Cons. Class: 99991 : Domestic

Current Balance: \$0.00  
Daily Entitl: m3 Arrears: \$0.00  
Hold Group: POST Balance Last Zero: 27Mar2006  
Waive Pen: N N/A Arrears Last Zero: 27Mar2006  
Arrangement: Date of Last Bill: 21Oct2005

2 of 2 Accounts found.

ACCOUNT

Query  
Device-maint...  
Viewing-menu  
eXtra-functions  
Text  
set-History  
Next  
Previous  
First  
List  
Output  
F1:Arrangem...  
Exit  
GISmoe  
GISmoeAA

↑  
↓

WATER METER LOCATION



live Parcel Enquiry

Total | District | Region

View all outstanding Instalments and Arrears

**COMBINED RATES POSITION** Rates Display Screen 28Mar2006 11:21:27

Assessment No: 00290/197.45 Prop ID: 96599 Other:

Situation: 312A ONE TREE POINT RD NASH, BRIAN MARTIN

Mail: 268 ONE TREE POINT RD, R D 1, RUAK NASH, LINDA TUI

Arrears at 1 July:		Rates Set:	\$991.53
Write On/Off of Arrears:	\$0.00	Write Off/Ons:	\$0.00
Previous Instalments:	\$495.75	Remissions:	
Current Instalment:	\$247.90	<b>Total This Year:</b>	<b>\$991.53</b>
Instal. Penalty:		Arrears Remaining:	
6th Monthly Penalty:		Syrs Postponements:	
Legal Charges:		District Instal:	3 of 4
less Receipts:	\$941.95	Regional Instal:	3 of 4
less Discount Taken:	\$49.58	Hold Group:	ANCY
less Discount Remaining:			
Balance Now Due:	<b>-\$247.88</b>		
Instalments Not Due:	\$247.88		
Discount on above:			
Balance to Clear:	<b>\$0.00</b>		

RATES

Outstanding

All-transactions

Set-rates

Receipts

Combination

View-rec/tran

History

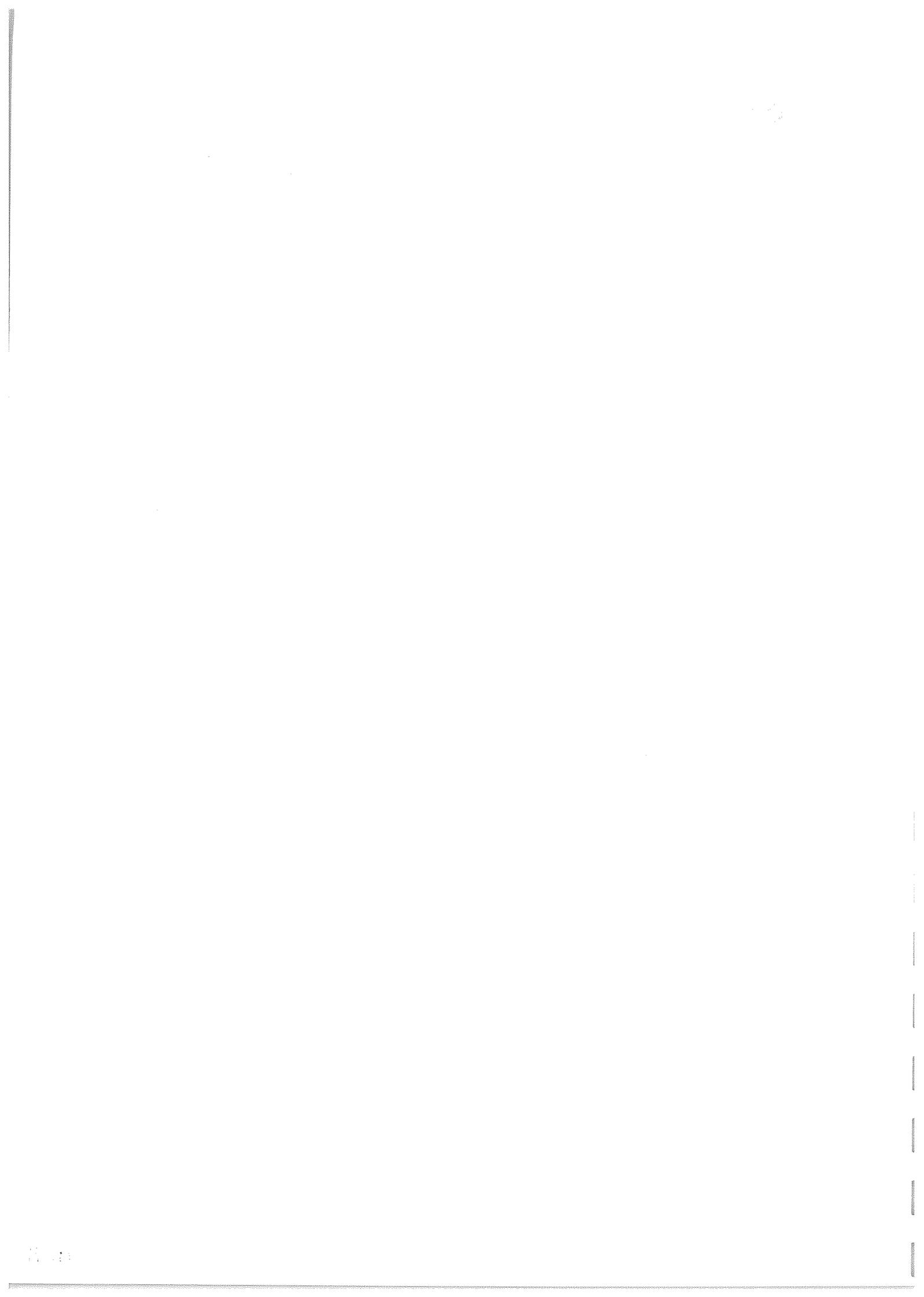
Transactions

Debt-mgmt

Instalments

Parts

Exit



live Parcel Enquiry

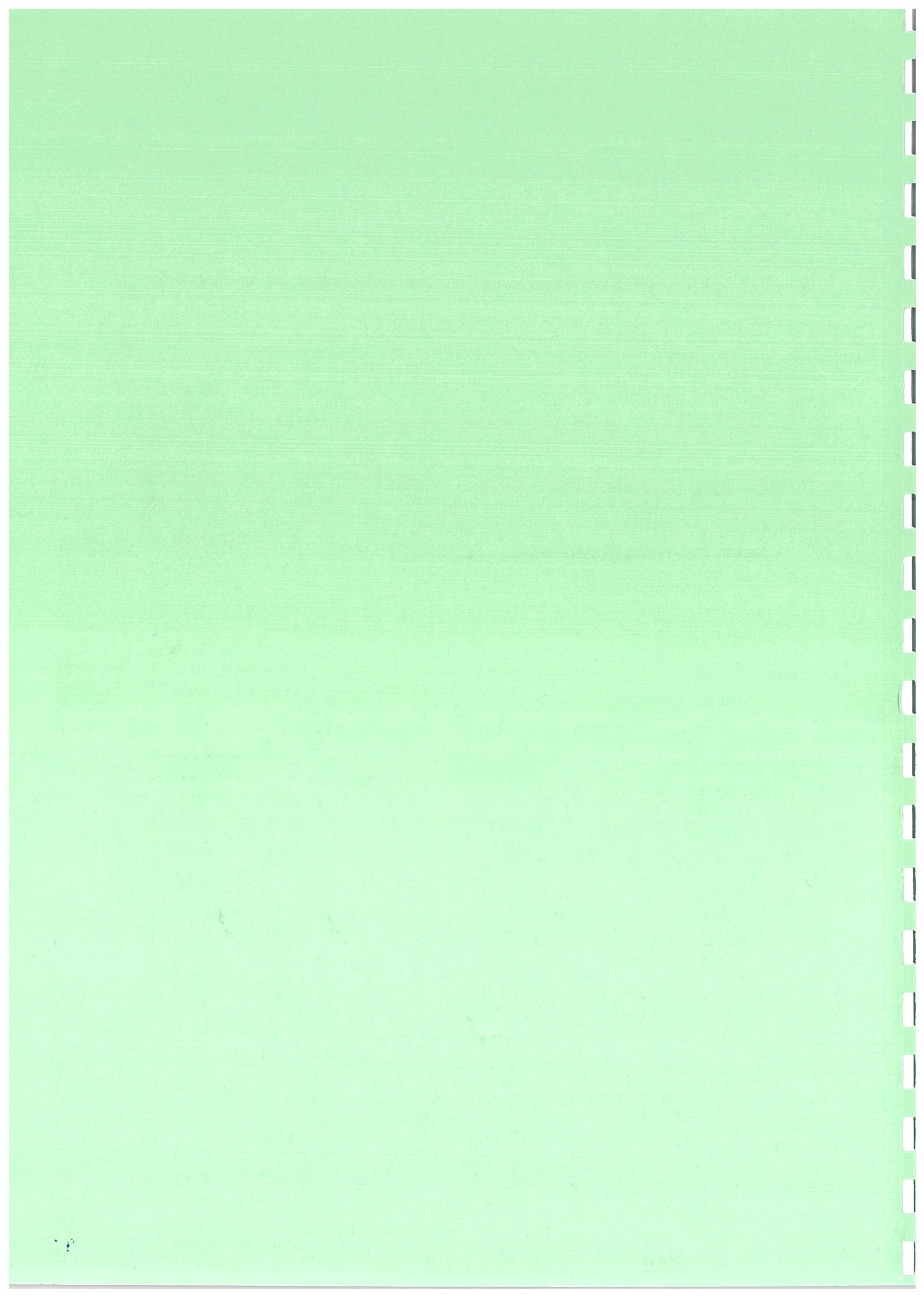
view Miscellaneous Details

Rating Unit: 00290/197.45 Property ID: 96599  
 Rating Year: 2006 1st July 2005 to 30th

General Rate Values		Targeted Rates	
	Values	Special	
Land:	\$63,000	\$0	Refuse Collection 1.0000
Capital:	\$170,000	\$0	Sewer Connections 1.0000
Annual:	\$0	\$0	
Trees:	\$0.00		
Land Area:	0.0812 (hectares)		
Dwellings:	0		
Tenure:	1 NOT LEASED		
Ownership:	1 PRIVATE IND		
Rateability:	1 RATEABLE		
Apportionment:	0 N/A		
Special Values:	0 NOT APP.		
Ward:			
Region:			

For more detail on RU parts see RID enquiry  
 Values found for 4 rating years

VALUES  
 Misc  
 remission-types  
 Audit-values  
 Report-values  
 Other years  
 Parts  
 Exit



#00690

APPROVED - PERMIT NO. \_\_\_\_\_  
COUNTY ENGINEERS OFFICE  
WHANGAREI COUNTY COUNCIL

# WHANGAREI COUNTY COUNCIL

(P.O. BOX 4102, KAMO, NORTHLAND)

## APPLICATION FOR BUILDING PERMIT

TO THE COUNTY ENGINEER

Sir,

I hereby make application to erect/re-erect/extend/alter/repair the building(s) according to the site plan, (overleaf) detailed plans, elevations, cross sections and specifications deposited herewith in duplicate.

Particulars of the land and buildings are:—

**OWNER** Name A.M. & S.V. DEAKIN  
 Postal Address 119 Lemon Street Phone         
LIGHTNING GARAGES LTD. NEW PLYMOUTH

**BUILDER** Name         
 Postal Address        Phone 88-946

EXISTING USE OF SITE & BUILDINGS Vacant Lot

NATURE OF PROPOSED BUILDING WORK Garage  
e.g. additions to Dwelling, Bedroom, Lounge extensions etc.

VALUATION DEPT. ASSESSMENT No.: (from rate demand) 29/107/28

LEGAL DESCRIPTION OF SITE: (from rate demand or title deeds)  
Pt 1 D.P.49099 --- BIK III Ruakaka S1

Road or Street: One Tree Point Town or Locality: One Tree Point

AREA OF SITE: 5 Acres 3 Roods 07.2 Perches

NATURE OF SOIL: (rock, clay, sand, loam etc.)       

FLOOR AREA: (proposed work — square feet)

	Basement	Ground floor	Other floors	Total
Main Building		<u>320</u>		<u>320</u>
Accessory Buildings				

ESTIMATED VALUE OF WORK:

Main Buildings (excluding plumbing & drainage)	\$ <u>994</u> <u>00</u>
Accessory Buildings (excluding plumbing & drainage)	\$ <u>      </u>
Plumbing and drainage	\$ <u>      </u>
<b>Total Value of Work</b>	\$ <u>994</u> <u>00</u>

**CERTIFICATE:** I hereby certify that the above information is correct in every respect and do hereby agree to abide by all provisions of the Whangarei County Council by-laws governing and regulating all matters the subject of the foregoing.

LIGHTNING GARAGES LTD.  
P.O. BOX 821 PH. 93-946  
WHANGAREI

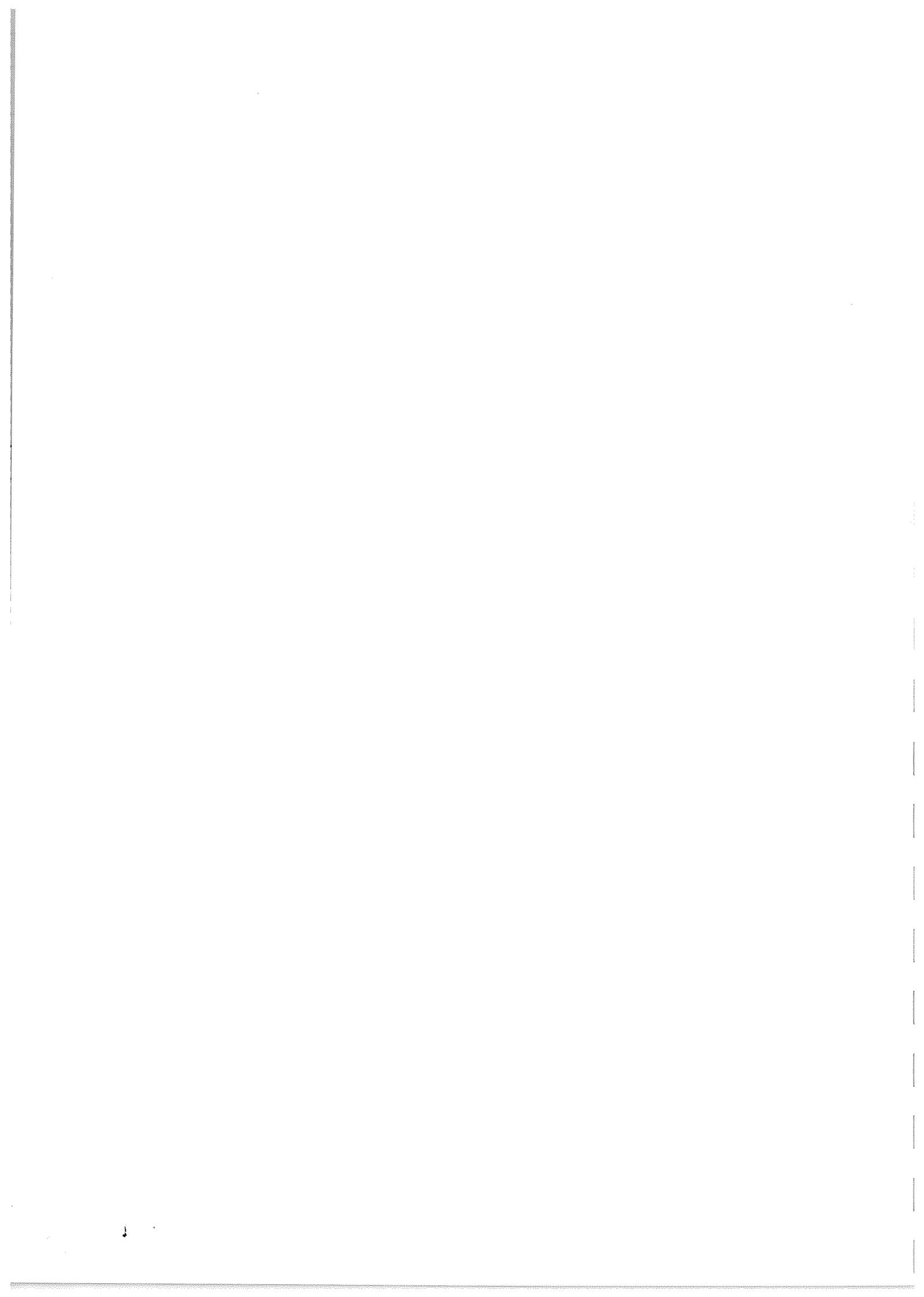
Signature of Applicant: [Signature] Date: 13/11/73

\$5

### FOR OFFICE USE ONLY

**FEES:**

Building permit	\$ <u>500</u>	Receipt No. <u>6310</u>	Date <u>14-11-73</u>	Permit No. <u>F13342</u>
Plumbing & Drainage permit	\$ <u>      </u>	Receipt No. <u>      </u>	Date <u>      </u>	Permit No. <u>      </u>
Dispensation planning scheme	\$ <u>      </u>	Receipt No. <u>      </u>	Date <u>      </u>	
Building research levy	\$ <u>      </u>	Receipt No. <u>      </u>	Date <u>      </u>	
Footpath crossing	\$ <u>      </u>	Receipt No. <u>      </u>	Date <u>      </u>	
Footpath Deposit	\$ <u>      </u>	Receipt No. <u>      </u>	Date <u>      </u>	
<b>TOTALS</b>	\$ <u>      </u>			



FOR OFFICE USE ONLY

TO ADMINISTRATIVE OFFICER: Date Received 14.11.73

Check List: Forms completed (✓) Valuation No. (✓) Fees received (✓)

Remarks: Entering Crossing

Signature: [Signature] Date: 14.11.73

TO PLANNING OFFICER: (Check with District Planning Scheme. Refer to Council if required)

Approved by County Chairman Signature: [Signature] Date: [Date]

Checked and approved by Officer Signature: [Signature] Date: 15.11.73

TO HEALTH INSPECTOR: (Check for drainage, health, etc.)

Checked and approved Signature: [Signature] Date: [Date]

TO BUILDING INSPECTOR: (Check for by-laws, etc.)

Checked and approved Signature: [Signature] Date: 18/11/73

REMARKS: [Handwritten notes and stamp: WHANGAREI COUNTY COUNCIL]

PERMIT TO BE ISSUED SUBJECT TO:—

GENERAL INFORMATION

- (1) The following MUST accompany this Application: PLANS AND SPECIFICATIONS TO BE SUBMITTED IN DUPLICATE (in ink or on print paper) including... (a) Ground plans of proposed work showing position of all sanitary fittings and names and sizes of various rooms. (b) Where the building is on a sloping site the correct height of foundations must be shown. (c) Front and side elevations. (d) Cross section showing framing with bracing. (e) Where a building requires Plumbing and Drainage work a separate Application Form must be filled in and fee paid before a Building Permit can be issued. (f) Application for entrance crossing from road. (g) Such drawings and information in detail as may be necessary to indicate that the proposed building or other work or change of use of land or buildings will comply in all respects with the District Planning Scheme and with the By-laws. (h) A report and calculations showing how the design complies with the By-laws in the case of building requiring specific design. (i) Application for water connection where water supplies are available. (2) FEES for dispensation from the planning scheme (if required) must accompany the application but permit fees may be forwarded later on advice of availability of permit and the amount of fees required. (3) BUILDING AND HEALTH INSPECTORS OFFICE HOURS are normally: Monday to Thursday 8 to 8.30 a.m. Tuesday 1 to 4 p.m. Friday 8 a.m. to 4 p.m.



To be constructed by: LIGHTNING GARAGES  
 Rewa Rewa Road, Otaika - Phone 88-946 - P.O. Box 821, Whangarei

APPROVED - PERMIT NO. \_\_\_\_\_  
 COUNTY ENGINEERS OFFICE  
 WHANGAREI COUNTY COUNCIL

PROPOSED GARAGE for: A. S. V. Deakin at one Iron Point

FOUNDATIONS: 16 x 8 x 8 concrete blocks on 12 x 12 x 4 concrete pads @ 4' 0" centres.

FRAMING: Height to be 7' 2" over all studs @ 24" centres with one row of noggs. Braces: Pride Angle  
 Brace. Timber: Framing No. 2 B.T. Pine. Bottom Plate Tanilized Pine No. 1.

ROOF CONSTRUCTION: Approved Gang Nail Trusses @ 8 foot centres will be used with 4 x 2 purlins @ 30" centres on edge.

ROOF COVERING: To be 26 g. galvanised corrugated iron with approved ridging and flashing.

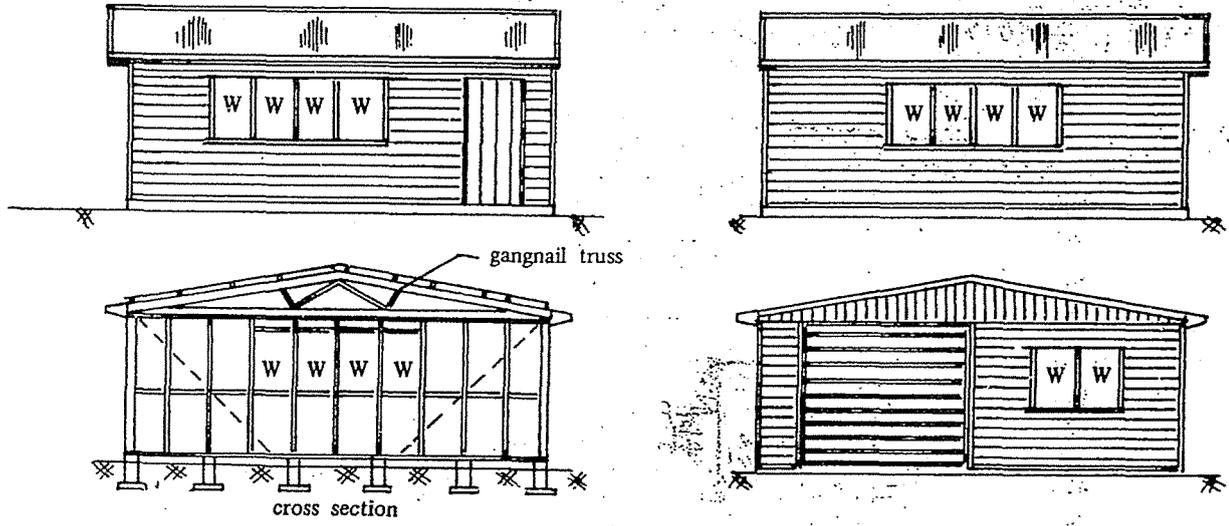
WINDOWS: To be fixed, 22 1/4" wide x 36" high. Number indicated on Plan.

ACCESS DOOR: To be 6' 6" x 2' 9" of galvanised iron construction, with box steel frame.

MAIN ENTRANCE DOOR: To be an 8 foot Tilta door.

EXTERIOR SHEATHING: To be galva Board

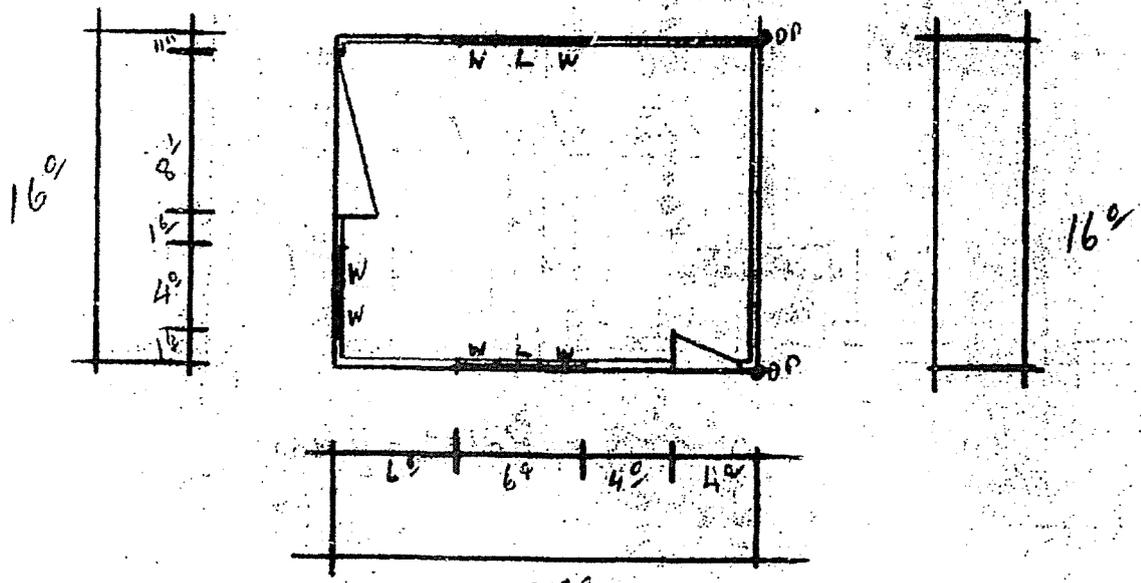
STORMWATER: To be completed by \_\_\_\_\_



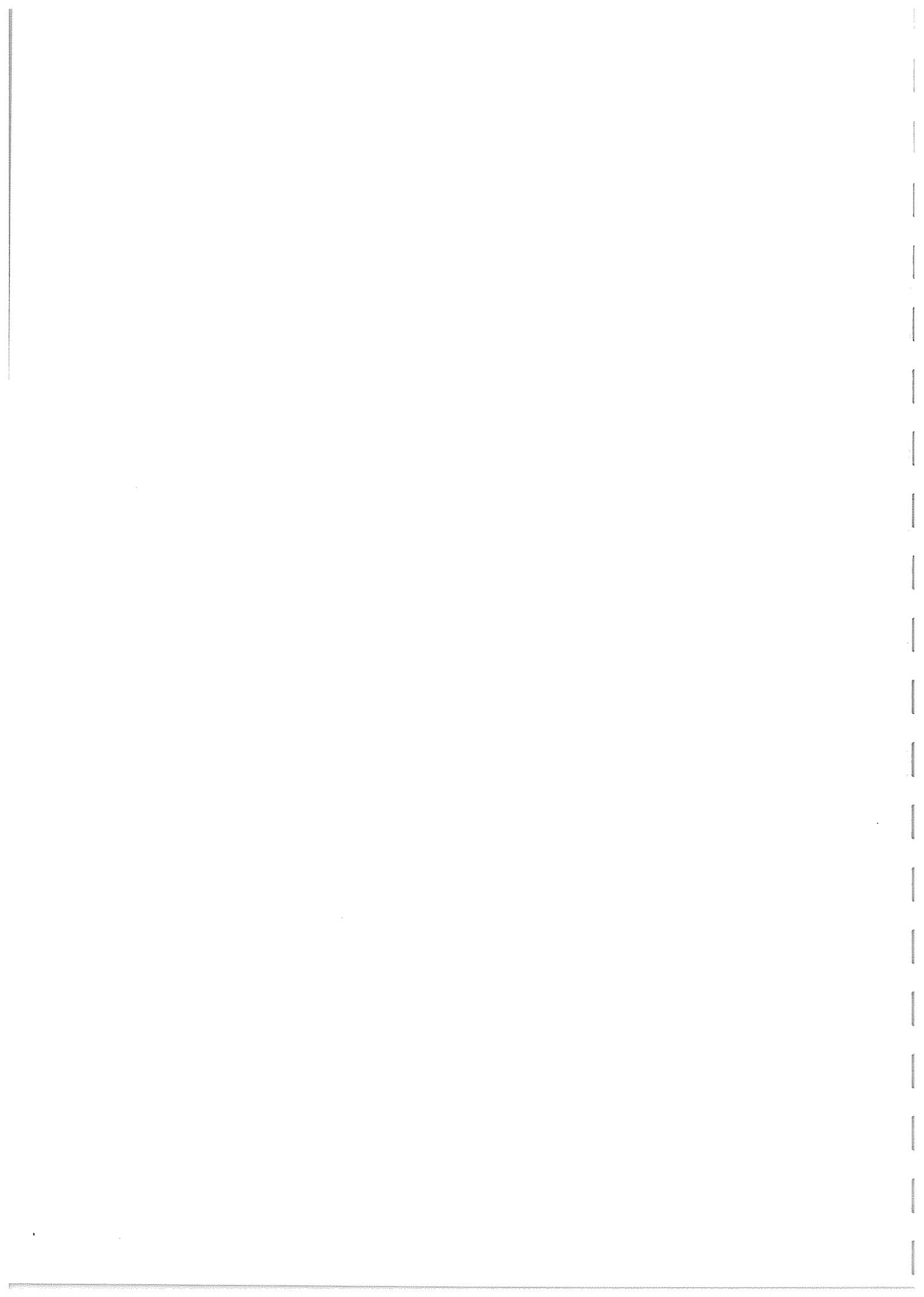
WHANGAREI COUNTY COUNCIL

NOTICE is drawn to the fact that this Permit covers the erection of a structure to be used for purposes other than human habitation, and if the said structure is used for human habitation the owner or occupier of the property is liable to prosecution without further notice.

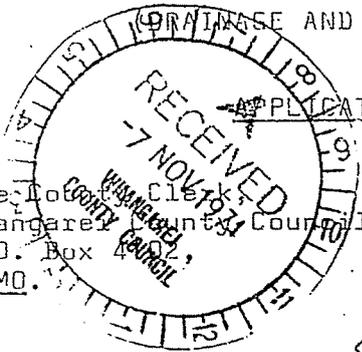
Signed WR 59.5  
 Building Inspector



PLAN



(DRAINAGE AND PLUMBING REGULATIONS 1959, AMENDMENT NO.1)  
(REG. 89/2)



The Local Clerk,  
Whangarei County Council,  
P.O. Box 42,  
KAMO.

APPLICATION FOR PERMIT FOR SANITARY PLUMBING  
OR DRAINAGE WORK

I, the undersigned SU and AM. DEAKIN of ONE TREE POINT RD  
(Full Name) (Full Address)

RPI. RUAKAKA, hereby apply for permission for the work described  
herein, and set out in the plans attached hereto, to be carried out  
in the premises situated in ONE TREE POINT Pt. Lot No. 1  
(Description of Land)

Section No. \_\_\_\_\_ D.P. 49099 Block III  
or S.D. RUAKAKA or S.O. \_\_\_\_\_\*

Person for whom work is to be carried out

NAME SU and AM. DEAKIN  
ADDRESS ONE TREE POINT Rd.  
NO 1 RD. RUAKAKA.

Registered Plumber or other person entitled to do the work -

NAME MR R GREEN  
ADDRESS RD 1  
RUAKAKA.

Value of proposed work including materials:

Estimated value of:

(a) Plumbing \$ 1076  
(b) Drainage \$ 465  
(c) Total \$ 1,841

Signature R Green

Dated this 7th day of Nov 1974

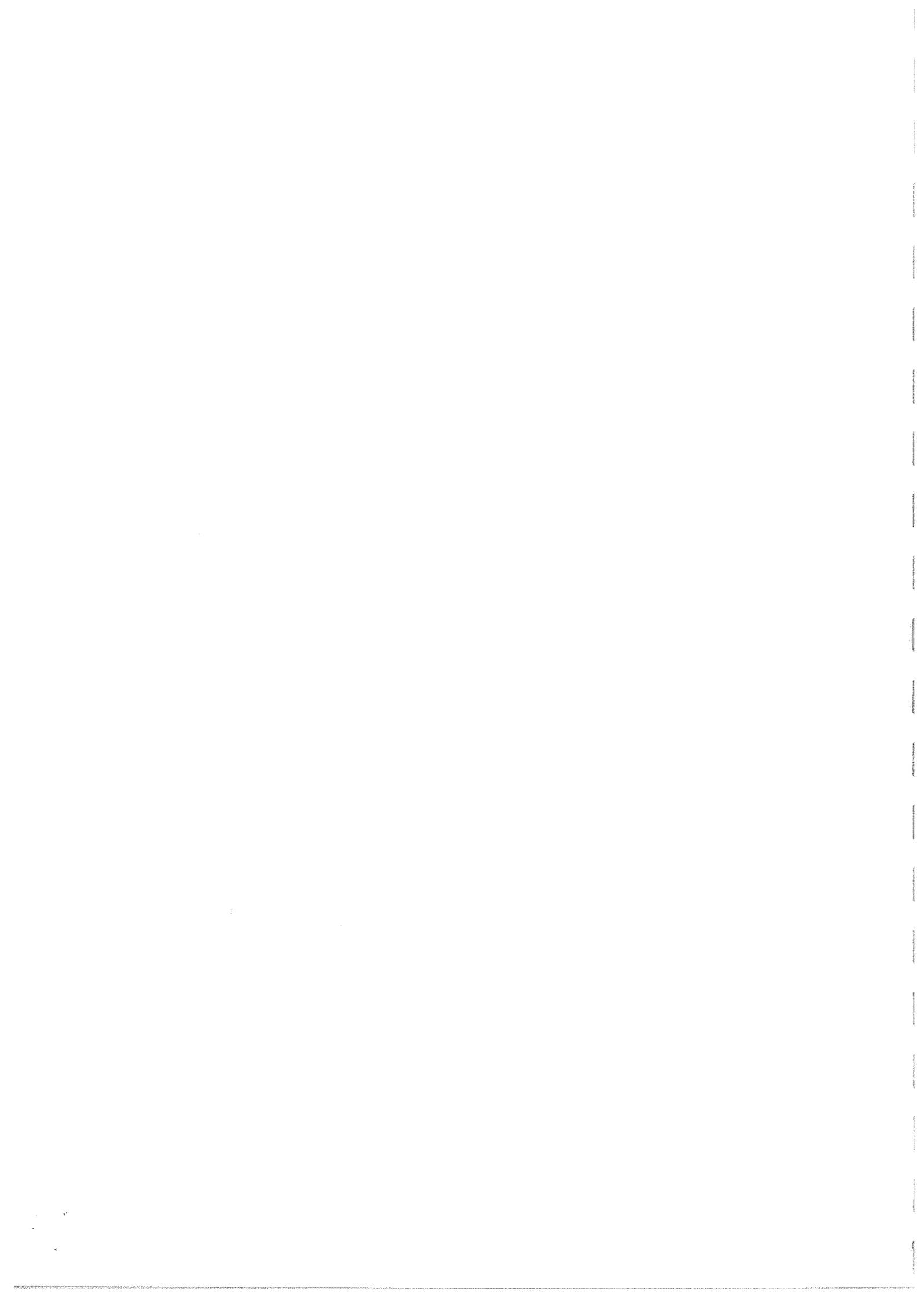
\* Complete whichever is applicable. Fee \$ \$ 34-00  
Receipt No. \_\_\_\_\_  
Date \_\_\_\_\_

DRAINAGE AND PLUMBING PERMIT FEES

Value up to \$200	- \$5.00	Value up to \$800	- \$20.00
" " " \$400	- \$10.00	" " " \$1000	- \$25.00
" " " \$600	- \$15.00	Plus \$1.00 for every \$100 or part thereof in excess of \$1000.	

INSPECTIONS & REPORTS

On subsoil soakage tests for septic tank effluent drainage. Time involved charged at \$5.00 per hour.



# WHANGAREI COUNTY COUNCIL

(P.O. BOX 4102, KAMO, NORTHLAND)

## APPLICATION FOR BUILDING PERMIT

29/11/74  
 APPROVED - PERMIT NO. 690  
 COUNTY ENGINEERS OFFICE  
 WHANGAREI COUNTY COUNCIL

TO THE COUNTY ENGINEER  
 Sir,

File 2267

I hereby make application to erect/re-erect/extend/alter/repair the building(s) according to the site plan (overleaf) detailed plans, elevations, cross sections and specifications deposited herewith in duplicate.

Particulars of the land and buildings are:—

**OWNER** Name S. V. and A. M. DEAKIN  
 Postal Address NO 1 R D RUAKAKA Phone —

**BUILDER** Name S. V. DEAKIN  
 Postal Address R. D. 1 RUAKAKA Phone —

**EXISTING USE OF SITE & BUILDINGS** .....

**NATURE OF PROPOSED BUILDING WORK** DWELLING  
 e.g. additions to Dwelling, Bedroom, Lounge extensions etc.

**VALUATION DEPT. ASSESSMENT No.:** (from rate demand) 300 29 197 28

**LEGAL DESCRIPTION OF SITE:** (from rate demand or title deeds) PT. LOT 1 DP 49099  
and Lot 1 DP 52015 BLK III RUAKAKA S.D.

Road or-Street: ONE TREE POINT Town or Locality: RUAKAKA

**AREA OF SITE:** ..... Acres ..... Roods ..... Perches  
3.1534 Hectares

**NATURE OF SOIL:** (rock, clay, sand, loam etc.) Sandy loam

**FLOOR AREA:** (proposed work — square feet)

	Basement	Ground floor	Other floors	Total
Main Building	—	860	—	860
Accessory Buildings	—	—	—	—

**ESTIMATED VALUE OF WORK:**

Main Buildings (excluding plumbing & drainage) .....	\$ <u>12849</u>
Accessory Buildings (excluding plumbing & drainage) .....	\$ <u>2460</u>
Plumbing and drainage .....	\$ <u>1841</u>
Total Value of Work \$	\$ <u>17690</u>

**CERTIFICATE:** I hereby certify that the above information is correct in every respect and do hereby agree to abide by all provisions of the Whangarei County Council by-laws governing and regulating all matters the subject of the foregoing.

Signature of Applicant: S. V. Deakin

Date: 21-10-74

### FOR OFFICE USE ONLY

**FEEES:**

Building permit	\$ <u>51-00</u> ✓	Receipt No. <u>6523</u>	Date <u>9.12.74</u>	Permit No. <u>F9591</u>
Plumbing & Drainage permit	\$ <u>34-00</u> ✓	Receipt No. <u>6524</u>	Date <u>9.12.74</u>	Permit No. <u>21</u>
Dispensation planning scheme	\$ —	Receipt No. —	Date —	—
Building research levy	\$ <u>7-50</u>	Receipt No. <u>6525</u>	Date <u>9.12.74</u>	—
Footpath crossing	\$ <u>5-00</u> ✓	Receipt No. <u>6526</u>	Date <u>9.12.74</u>	—
Footpath Inspection	\$ <u>50-00</u> ✓	Receipt No. <u>6527</u>	Date <u>9.12.74</u>	—
Footpath Deposit	\$ —	Receipt No. —	Date —	—
<b>TOTAL</b>	<b>\$ <u>47-50</u></b>			

**BOND AUTHORIZED**  
 BY S. M. DATE 16/8/79







ROAD FRONTAGE

10' 20' 30' 40' 50' 60' 70' 80' ONE TRG Point Road

Site Plan

PLAN MUST SHOW (in ink):

Position of existing buildings (drawn in red).

Position of building proposed under this application (drawn in blue)

Position of garage and Driveways whether required now or not.

Position of Septic Tank, Sanitary and Stormwater drainage.

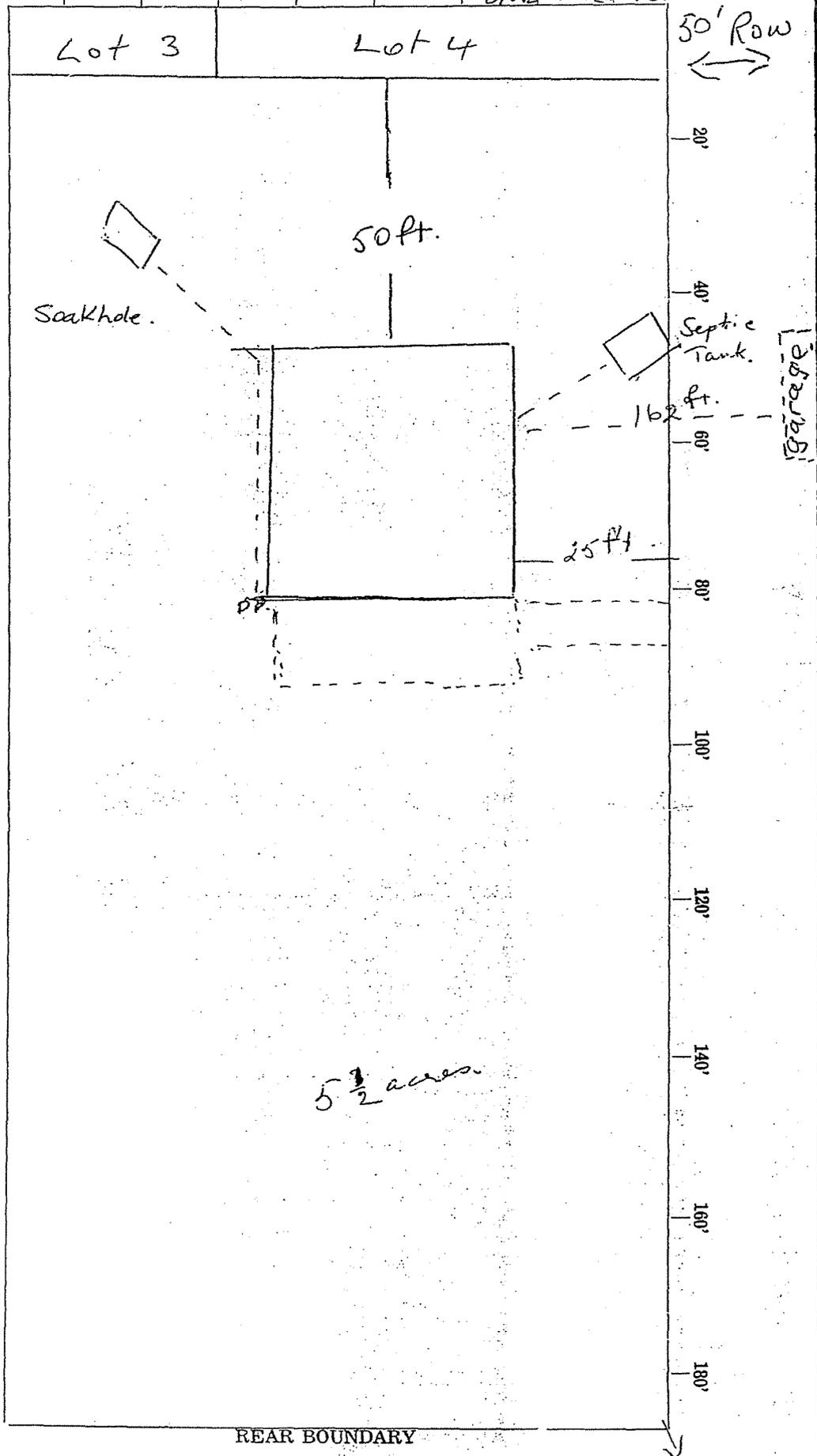
Distances of each building from boundary lines.

Boundary lines shown thus: \_\_\_\_\_

Any Building Line Restrictions imposed on land.

Site plan must be drawn accurately to scale. Sixteen feet to one inch or as appropriate.

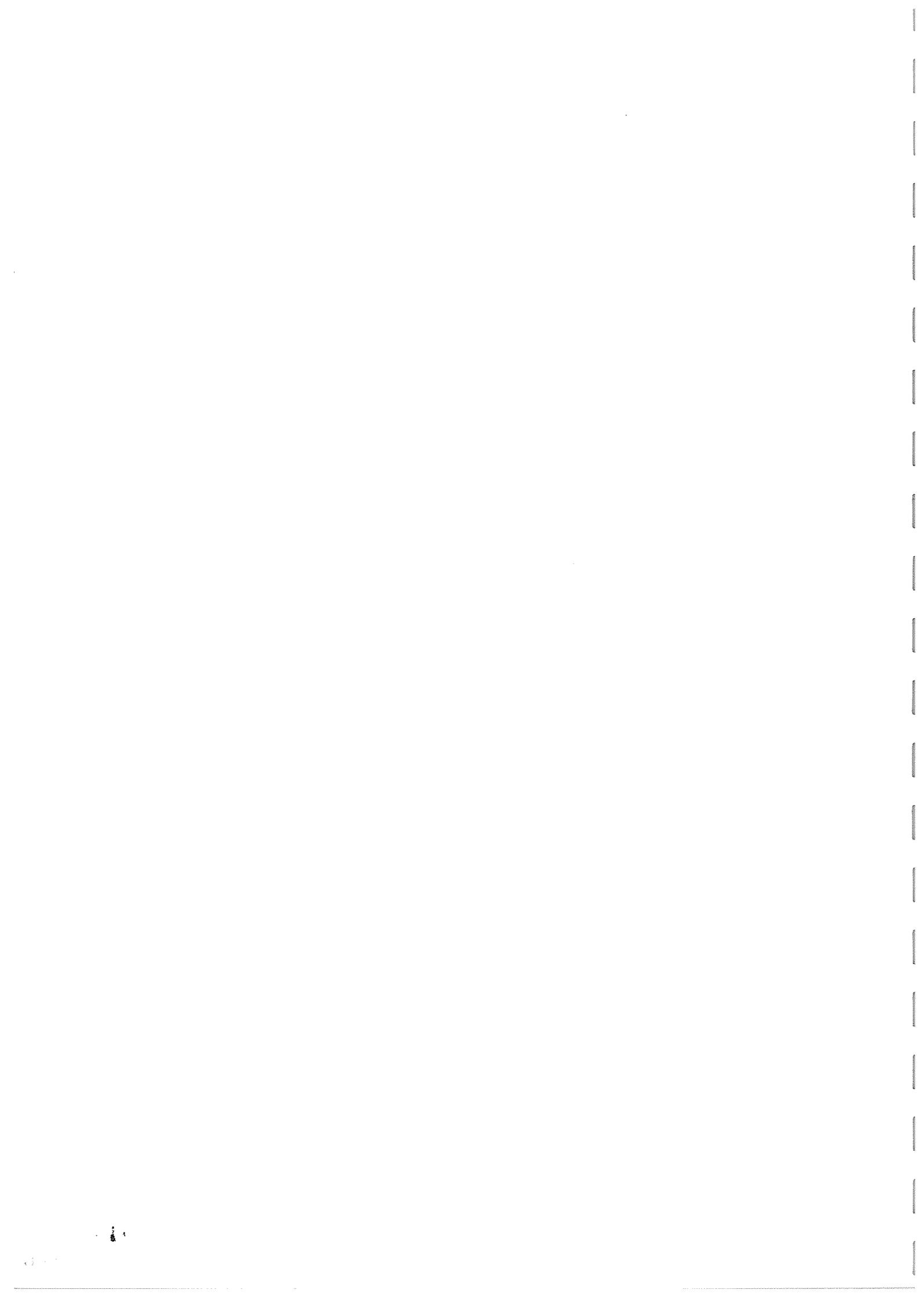
Deviation from site plan is not permitted without previous approval of the Council.



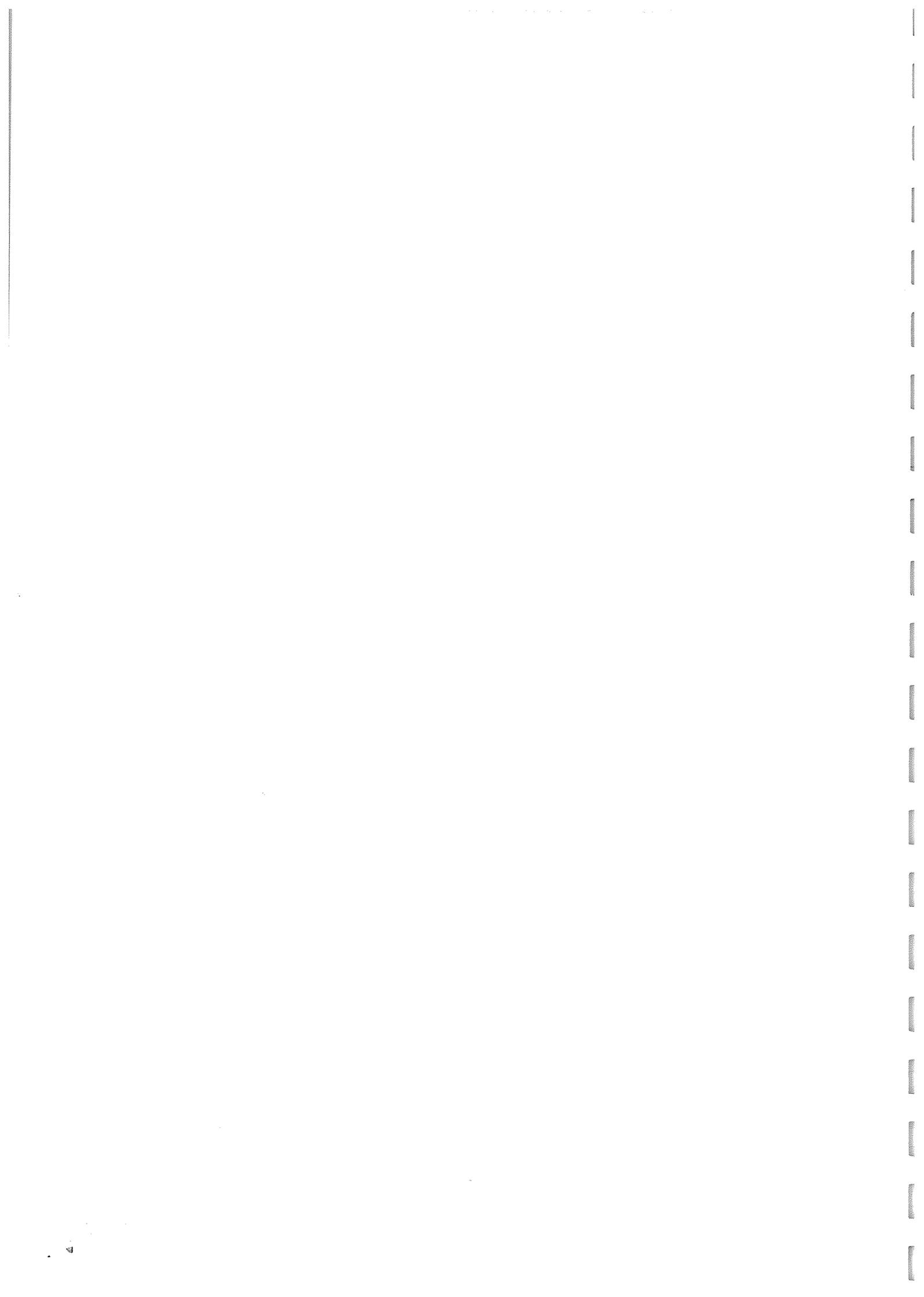
5 1/2 acres

REAR BOUNDARY

3/4 ac







Due 2-11-87  
 Issued 24 Nov 1987

APPROVED PERMIT NO. 29/197/28  
 COUNTY ENGINEERS OFFICE  
 WHANGAREI COUNTY COUNCIL

# WHANGAREI COUNTY COUNCIL

(P.O. BOX 4102, KAMO, NORTHLAND)

Application for Building Permit and Notice of Development\* (Where applicable—see Third Page)

TO THE ENGINEER,

I hereby make application and give notice of my intention to erect/~~re-erect~~/~~extend~~/~~alter~~/~~repair~~ the building(s) according to the site plan, detailed plans, elevations, cross sections and specifications deposited herewith in duplicate.

Particulars of the notice and applications are:

OWNER Name MRS A M DEAKIN  
 Postal Address 312A De Tree Point Rd 1RD RUAKAKA Phone 27-851

BUILDER Name C S Hall  
 Postal Address 1 Seaview Rd Ruakaka Phone 28-033

EXISTING USE OF SITE AND BUILDINGS Residential dwelling

NATURE OF PROPOSED BUILDING WORK Carport  
 e.g. additions to Dwelling, Bedrooms, Lounge Extensions, etc.

VALUATION DEPT. ASSESSMENT No. (from rate demand) 290 197 28

LEGAL DESCRIPTION OF SITE (from rate demand or title deeds) Pt Lot 1 D.P. 49099  
BLK 111 RUAKAKA S.D.

Road or Street De Tree Point Rd Town or Locality RUAKAKA

AREA OF SITE 2 Hectares 2219 Square Metres

NATURE OF SOIL (rock, clay, sand, loam, etc.) Sandy loam

FLOOR AREA (Proposed work—square metres).

	Basement	Ground floor	Other floors	Total
Main Building				
Accessory Buildings				

**ESTIMATED VALUE OF WORK**

Main Building (excluding plumbing and drainage) \$	
Accessory Building (excluding plumbing, drainage) \$	Total Buildings \$ <u>3,000</u>
Plumbing	\$
Drainage	\$
<b>TOTAL \$</b>	

Value of additional fixed plant and machinery etc. (\*see below) \$

TOTAL VALUE OF DEVELOPMENT \$ 3,000

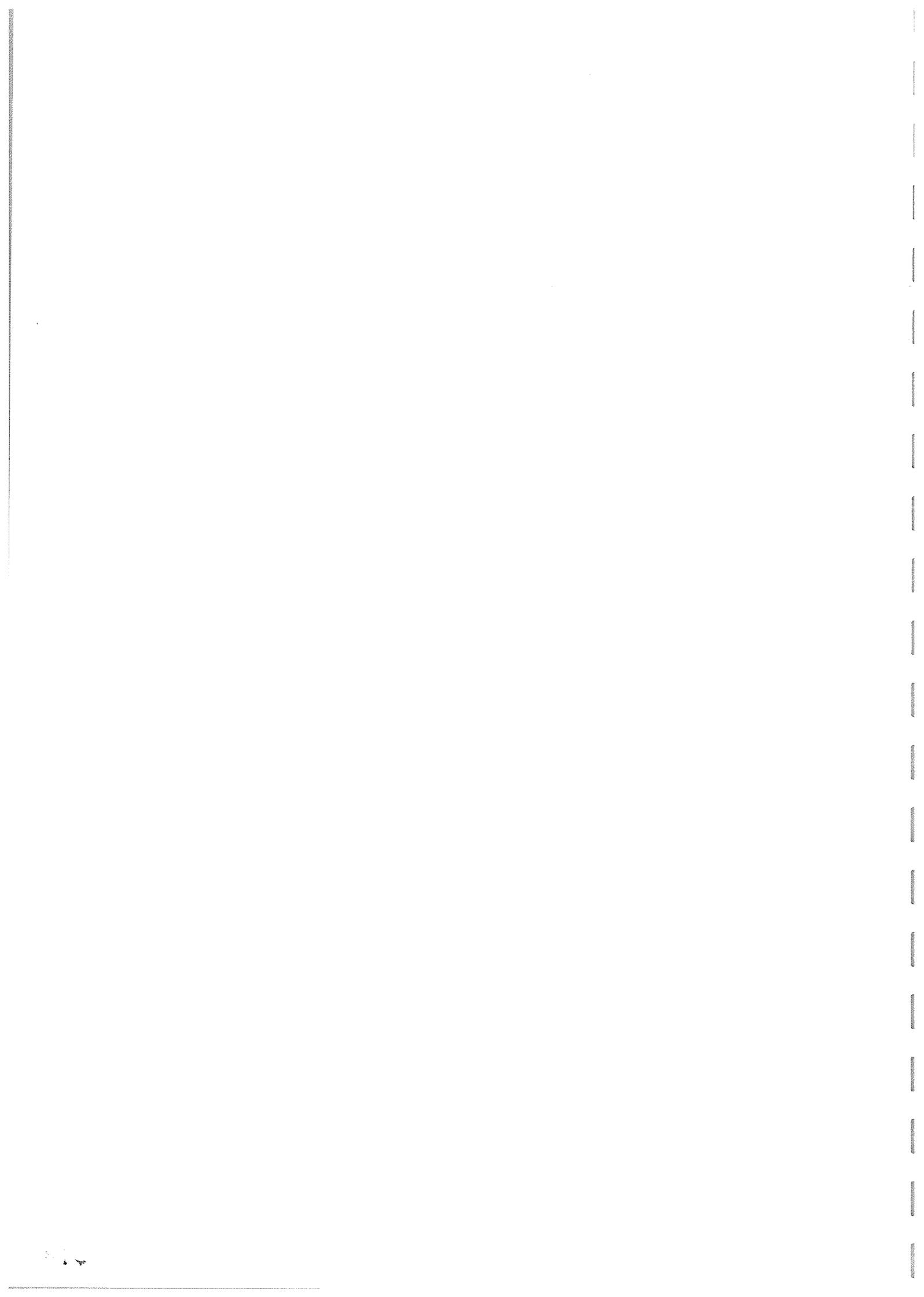
**CERTIFICATE:** I hereby certify that the above information is correct in every respect and do hereby agree to abide by all provisions of the Whangarei County Council by-laws governing and regulating all matters the subject of the foregoing.

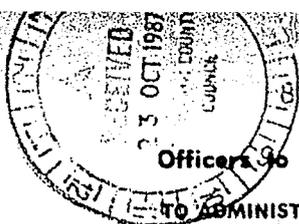
Signature of Applicant A M Deakin Date 23-10-87

**FOR OFFICE USE ONLY**

FEES:		Receipt No.	Date	Permit No.
10-030-12 Building Permit	\$ <u>80</u>	<u>42855</u>	<u>2-11-87</u>	<u>25534</u>
22-005-20 Building Research Levy	\$			
10-031-12 Plumbing Permit	\$			
10-031-12 Drainage Permit	\$			
10-018-05 Footpath Crossing Permit	\$			
22-002-20 Deposit against Damage to Street Road or Footpath	\$			
16-004-05 Water Connection	\$			
10-031-12 Sewer Connection	\$			
Miscellaneous	\$			
*Development Levies				
Reserves	\$			
Other (state)	\$			
TOTAL \$	<u>80.</u>			

Fees Paid by A M Deakin  
 (\*Development levies apply only to projects covered by Section 271A of the Local Government Act 1974—see Third Page)





#00690

FOR OFFICE USE ONLY

Officers to Check Application:—

TO ADMINISTRATIVE OFFICER: Date Received .....

Check List: Forms Completed ( ) Valuation No. ( ✓ ) Fees received ( )

Remarks ..... 440

Signature ..... 27 OCT 1987

PLANNING OFFICER: (Examine District Scheme Planning Act and Regulations. Development Levies)

Reports: .....

Final Approval: Signature *F. J. Henry* Date 27/10/87

HEALTH/PLUMBING and DRAINAGE INSPECTOR: (Examine Drainage and Plumbing Regulations. Plumbers and Gasfilters Act, assess fees).

Reports: .....

Final Approval: Signature(s) *[Signature]* Date 28/10/87

DESIGN ENGINEER: (Examine engineering design and S41 L.C. Act etc.)

Reports: .....

Final Approval: Signature ..... Date .....

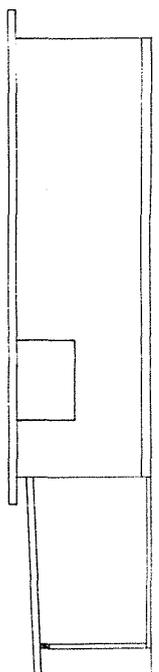
BUILDING INSPECTOR: (Examine with Building and General By-laws, assess fees).

Reports: .....

Final Approval: Signature *P. W. [Signature]* Date 29/10/87

100

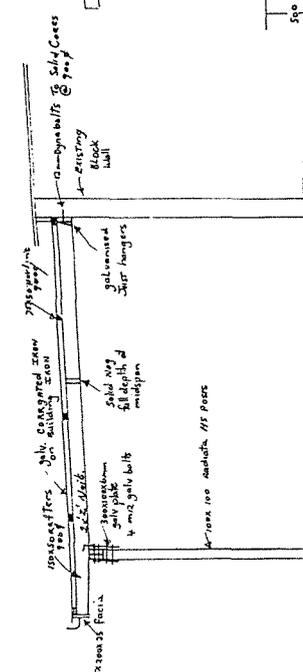
00690 1/3



END ELEVATION

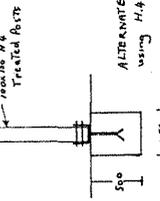


SIDE ELEVATION

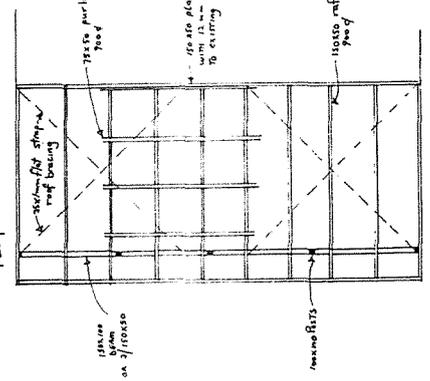
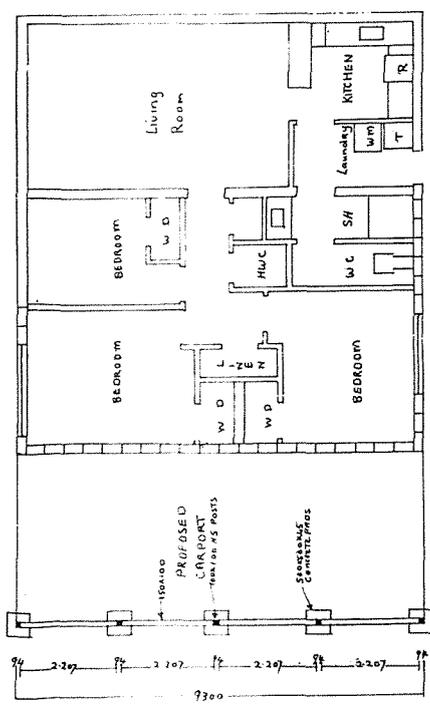


CROSS SECTION

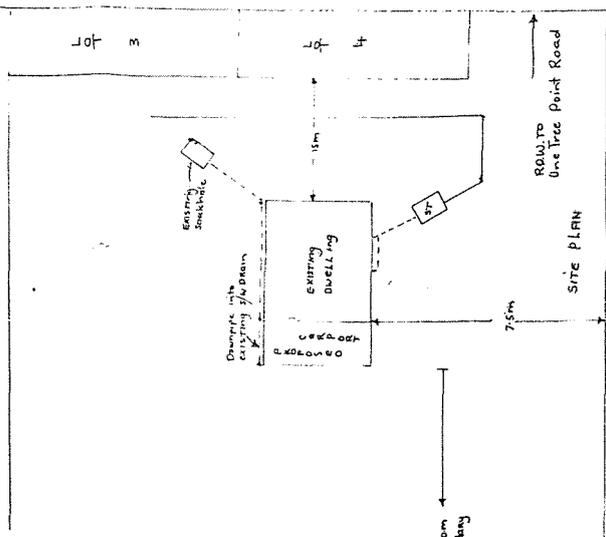
- LOOSE INSPECTION:-
- Roofing inspection
  - Pre concrete floor slab inspection
  - End beam inspection
  - Trussing inspection
  - Floor inspection



ALTERNATE POST FIXING using H.A. Treated Posts.



Roof PLAN



SITE PLAN

00690 1/3

APPROVED - PERMIT NO. \_\_\_\_\_  
 COUNTY ENGINEER'S OFFICE  
 HAMILTON COUNTY COUNCIL  
 10/1/03  
 W. J. C. Hill  
 10/1/03  
 One Tree Point Road  
 AUKLAND

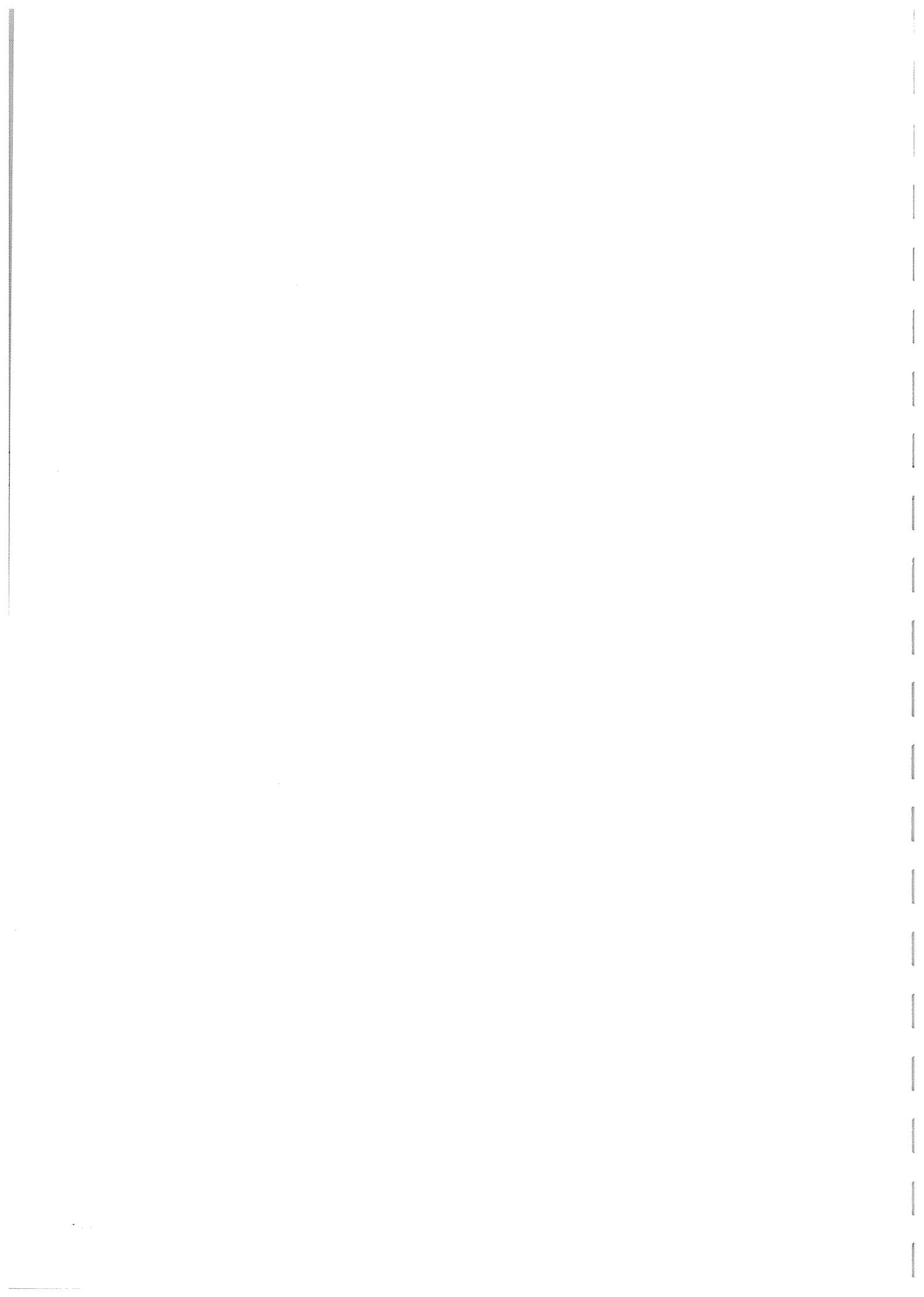
PT. LOT 1, DP. 49099

PROPOSED CARPORT FOR MRS. S.V. DENKIN AT ONE TREE POINT ROAD RUKUKA

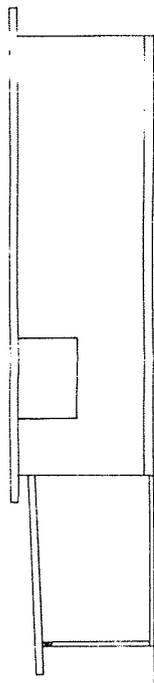
MICROBOX

10/1/03

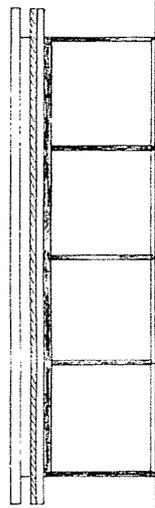
HAMILTON



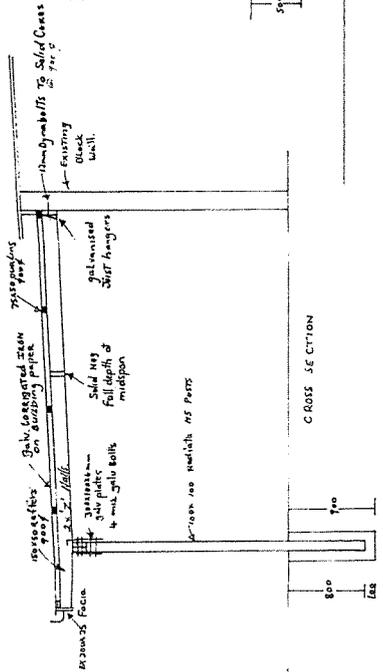
00690 2/3



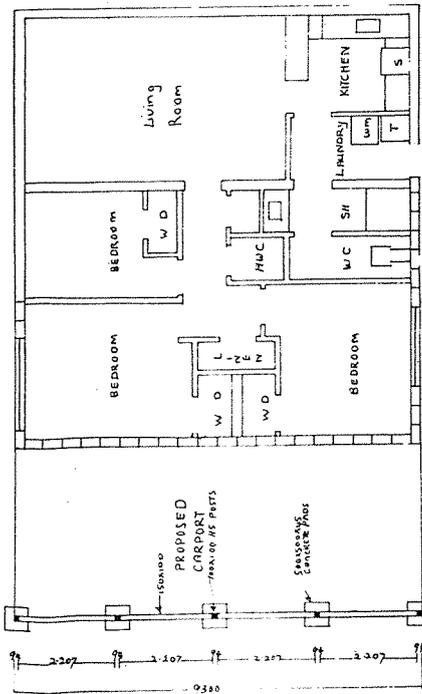
END ELEVATION



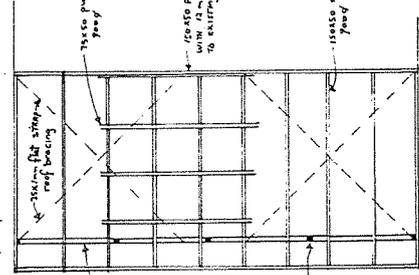
SIDE ELEVATION



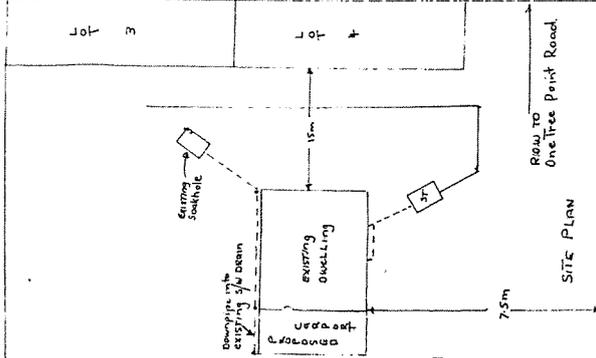
CROSS SECTION



FLOOR PLAN



ROOF PLAN



SITE PLAN

- NOTIFIABLE INSPECTORS
- Housing Inspector
- Precast concrete floor slab inspection
- Basic beam inspection
- Framing inspection
- Final inspection

ALTERNATE POST FIXING USING 4 TREATED PASTS

APPROVED PERMIT NO. \_\_\_\_\_  
 COUNTY ENGINEERING OFFICE  
 MANAWATU REGIONAL COUNCIL  
 DRAWN BY G. Hill  
 1/10/93  
 One Tree Point Road  
 Rurakaka

00690 2/3

PT. LOT 1, DP 4/9099

PROPOSED CARPORT FOR MRS SV DERKIN AT ONE TREE POINT ROAD RURAKAKA

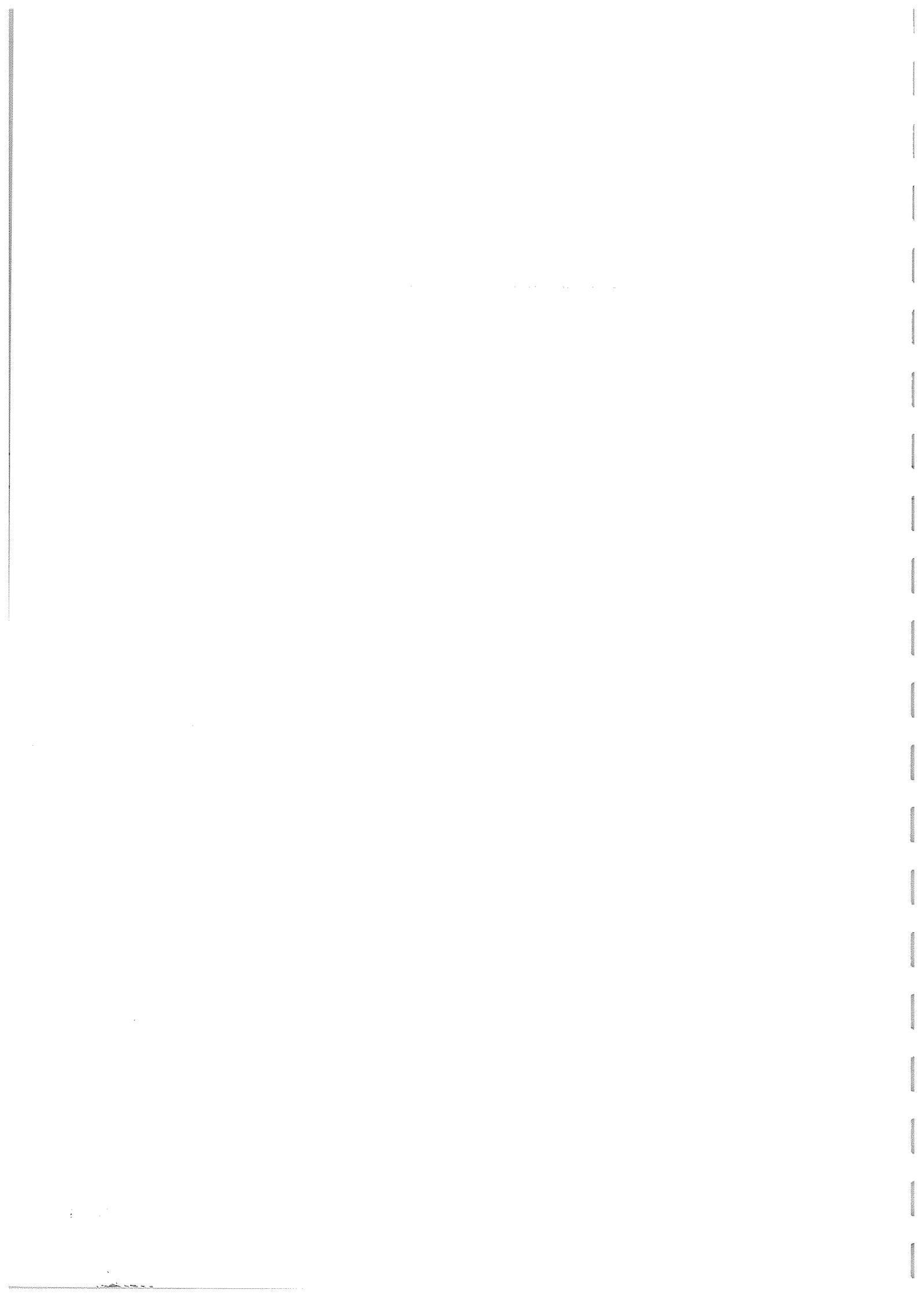
MICROBOX

19/1/93

19/1/93

2

1



Inspector: M. File No. \_\_\_\_\_

Receipt No. I/K 62

Date Permit Issued 4/11/87

**OWNER**

Name MRS A M. DEKIN

Mailing Address 30A ONE TREE POINT  
H.D.  
ROKAKA

**BUILDER**

Name C G HALL

Mailing Address 1 SEAVIEW RD  
ROKAKA

PROPERTY ON WHICH BUILDING IS TO BE ERECTED/DEMOLISHED

**SITE**

Street No. 30A

Street Name ONE TREE POINT ROAD

Town/District ROKAKA

Riding \_\_\_\_\_

**LEGAL DESCRIPTION**

Valuation Roll No. 29/197/28.

Lot P+1 D.P. 69099

Section \_\_\_\_\_ Block \_\_\_\_\_

Survey District \_\_\_\_\_

**DESCRIPTION OF PROPOSED WORK AND MAIN PURPOSE OF USE**

CARPORT

FLOOR AREA		DWELLING UNITS	
Whole Sq. Metres		Number Erected	

ESTIMATED VALUES \$	Building	<u>3000</u>
	Plumbing	
	Drainage	
	G.S.T.	
	TOTAL	<u>3000</u>

**NATURE OF PERMIT (TICK BOX)**

NEW BUILDING  
- exclude domestic garages and domestic outbuildings

FOUNDATIONS ONLY

ALTERED, REPAIRED, EXTENDED, CONVERTED, RESITED  
- include installation of heating appliances

NEW CONSTRUCTION OTHER THAN BUILDINGS - include demolitions

DOMESTIC GARAGES AND DOMESTIC OUTBUILDINGS 04

**FEES APPLICABLE**

Building Permit	\$ _____	Water Connection	\$ _____
Street Damage Deposit	\$ _____		\$ _____
Building Research Levy	\$ _____		\$ _____
Plumbing	\$ _____		\$ _____
Drainage	\$ _____		\$ _____
Sewer Connection	\$ _____		\$ _____
Vehicle Crossing Levy	\$ _____	G.S.T.	\$ _____
M.S. Plumbing	\$ _____	TOTAL:	\$ _____

Receipt No. \_\_\_\_\_

Date of Payment 1/8

Authorised Officer [Signature]

Special Conditions: \_\_\_\_\_

\_\_\_\_\_

\_\_\_\_\_

\_\_\_\_\_

\_\_\_\_\_

\_\_\_\_\_

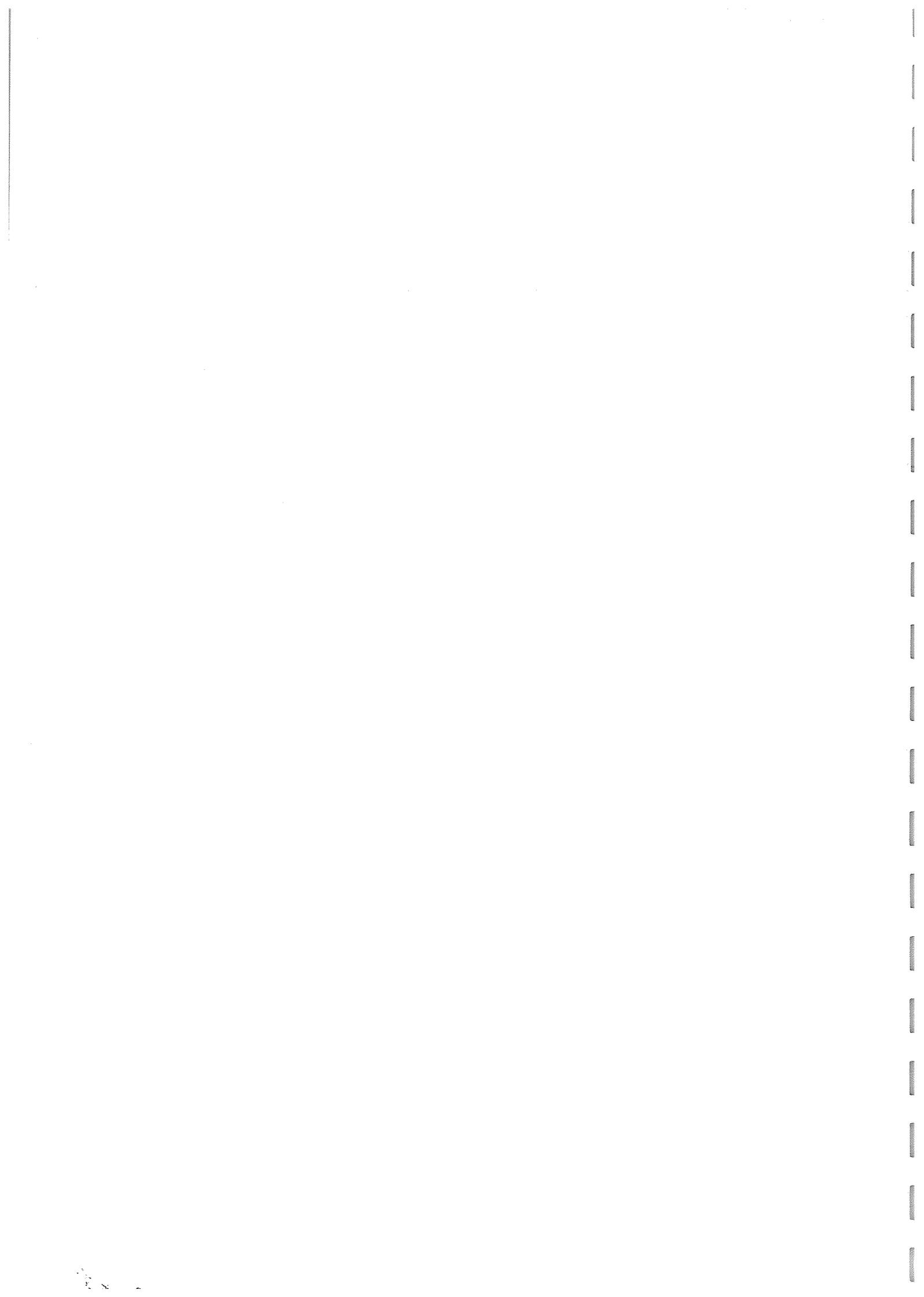
\_\_\_\_\_

\_\_\_\_\_

\_\_\_\_\_

\_\_\_\_\_

Date Inspected	REMARKS (e.g. stage reached with work)
<u>13-4-88</u>	<u>1/2 Satisfactory</u> <u>2M</u>



WHANGAREI COUNTY COUNCIL

Permit No. 1724

Permit for Sanitary Plumbing or Drainage Works

Mr. Row GREEN of RDI Ruanui

is hereby authorised to carry out the work described herein, as set forth in the plans deposited with me, in the premises owned (or occupied) by Mr. SVYAM DEAKIN and situated in One Tree Point Rd Street, Ruanui; Lot No. 1

Section No. \_\_\_\_\_, D.P. 47099, Block \_\_\_\_\_, or S.D. \_\_\_\_\_  
Plot 1 DP 52015 Val. Ref. 29/197/28

Description of Work Drainage

Estimated Value of work including Materials—\$900

Receipt No. for Permit Fee 3788 \$21-00

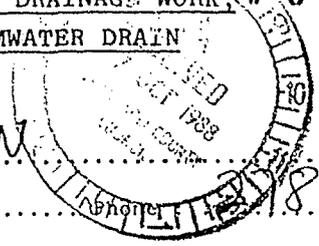
The work is to be carried out in strict accordance with the Drainage and Plumbing Regulations, 1959, and shall be completed on or before the 23 day of 12 1978

Date: 23. 6. 78 \_\_\_\_\_ Engineer  
(or other Officer authorised by the Local Authority)

PLUMBER — Refer to approved Plan and Specifications.  
DRAINLAYER—Refer to approved Plan and Specifications.

11

APPLICATION FOR PERMIT FOR SANITARY PLUMBING OR DRAINAGE WORK, **NR 00690**  
AND TO CONNECT TO A PUBLIC SANITARY OR STORMWATER DRAIN



TO: The Plumbing and Drainage Inspector  
I, the undersigned (Full Name(s)) **A M DEAKIN**  
of (Address) **312A ONE TREE PT RD**

hereby apply for a permit for the work described herein, and set out in the plans attached hereto, to be carried out in the premises situated in (Give full official legal description of land from rate demand or title deeds.)

**A** Lot No. **1** D.P. **49099** Section ..... Block **111**  
Survey District **RUAKAKA** Rating Assessment No. **290/197/28**  
Street or Road **ONE TREE POINT RD** Township or Rural District **RUAKAKA**

Name and address of person for whom work is to be carried out :

Brief Description of Proposed Work is : **SEWER CONNECTION 4m**

The number of W.C. or urinal equivalents proposed is : **1**

NOTE : A separate application is required for plumbing and another for drainage.

Name and address of Craftsman, Plumber or Registered Drainlayer or other person entitled to do the work:

Name : **R J SCOTLAND**  
Address : **R.O. 2 NAIPU** Phone No. : **80122**

Estimated Value of :

a) Plumbing / Total Value \$ ..... Material Value \$ ..... Nett Value \$ .....  
b) Drairage / Total Value \$ **154** ..... Material Value \$ **100** ..... Nett Value \$ **29-00**

The applicant and owner hereby agree to meet the following charges in addition to the permit fees for sanitary plumbing and drairage :

- a) A connection fee of \$132.00 representing the cost to Council in supervising the connection and recording the location of the private drain.
- b) The Council's annual charges for sewerage as set out on the reverse side of this form, and as amended from time to time by Council.

Signature of Applicant : *[Signature]* Signature of Owner : **A M Deakin**  
Dated this **18th** day of **OCT** 19**88**

For Office Use Only

Examined and approved Signature **P. K. Bassett** Date **20/10/88**  
Code 1533-570 Fee : \$ **29.00** Receipt No. **1413**  
(Tax Invoice) Date : **21/10/88** Permit No. **7176**  
Paid By : **R.J. Scotland**

Sewer Connection

Fee : \$ ..... Receipt No. .... Date : .....

I hereby certify that the above sewer connection has been checked and that drainage of effluent can now be made to the sewer.

Date : ..... Health Inspector : .....

ONE TREE POINT SEWERAGE RETICULATION AS BUILT SHEET

# 00690

STREET NO. 312 A

LOCATION : One Tree Point Road Lot 1 DP 49099

DIAMETER OF PIPELINE : Between manholes and/or Pumping Station .....150.....mm

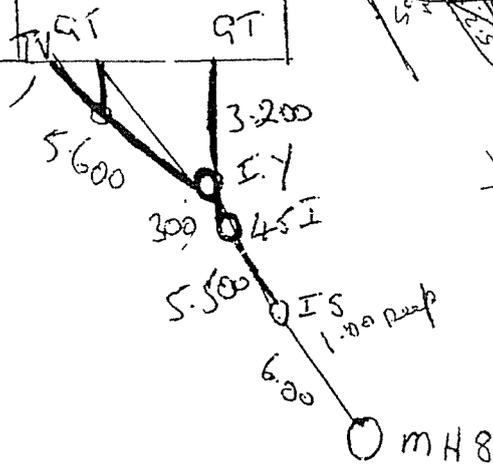
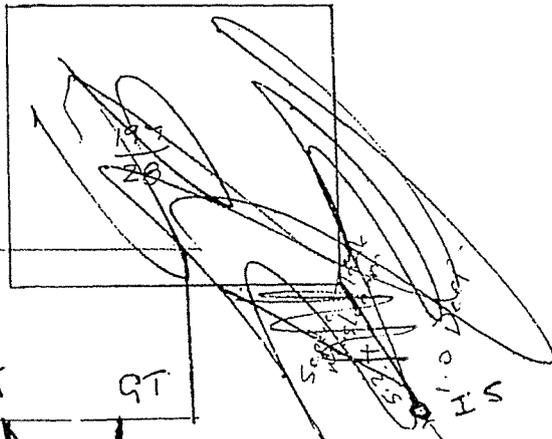
PERMIT NO: 776

DATE: .....

OWNER: DEAKIN

ADDRESS: 312 A One Tree Pt Rd

VALUATION REFERENCE: 29/197/28



34.3 150  
(49 € 7.8)

R.O.W ?

SCALE : 1:250



**WHANGAREI COUNTY COUNCIL**  
 (P.O. BOX 4102, KAMO, NORTHLAND)

Application for Building Permit and Notice of Development\* (Where applicable — see Third Page)

TO THE ENGINEER,

I hereby make application and give notice of my intention to erect/re-erect/extend/alter/repair the building(s) according to the site plan, detailed plans, elevations, cross sections and specifications deposited herewith in duplicate.

Particulars of the notice and applications are:

**OWNER** Name H. A. M. DEAKIN  
 Postal Address 312 A ONE TREE POINT RD Phone 27-851

**BUILDER** Name MASPORT HOUSE  
 Postal Address 130 LOWER CARROLL ST Phone 194-888

**EXISTING USE OF SITE AND BUILDINGS** .....

**NATURE OF PROPOSED BUILDING WORK** ZERANIAN HIRAH INBUILT  
e.g. additions to Dwelling, Bedrooms, Lounge Extensions, etc.

**VALUATION DEPT. ASSESSMENT No.** (from rate demand) 29/197/28

**LEGAL DESCRIPTION OF SITE** (from rate demand or title deeds) PT LOT 1 DP. 49099

BLK 111 ROADWAY  
 Road or Street ONE TREE PT RD Town or Locality ONE TREE PT

**AREA OF SITE** 2.229 Hectares ..... Square Metres ✓

**NATURE OF SOIL** (rock, clay, sand, loam, etc.) .....

**FLOOR AREA** (Proposed work — square metres).

	Basement	Ground floor	Other floors	Total
Main Building	.....	.....	.....	.....
Accessory Buildings	.....	.....	.....	.....

**ESTIMATED VALUE OF WORK**

Main Building (excluding plumbing, drainage) \$.....

Accessory Building (excluding plumbing, drainage) \$..... Total Buildings \$.....

Plumbing ..... \$.....

Drainage ..... \$.....

Value of additional fixed plant and machinery etc. (\*see below) FIRE PLACE **TOTAL \$ 1195-00**

**TOTAL VALUE OF DEVELOPMENT** ..... \$.....

**CERTIFICATE:** I hereby certify that the above information is correct in every respect and do hereby agree to abide by all provisions of the Whangarei County Council by-laws governing and regulating all matters the subject of the foregoing.

Signature of Applicant [Signature] Date 24-4-89

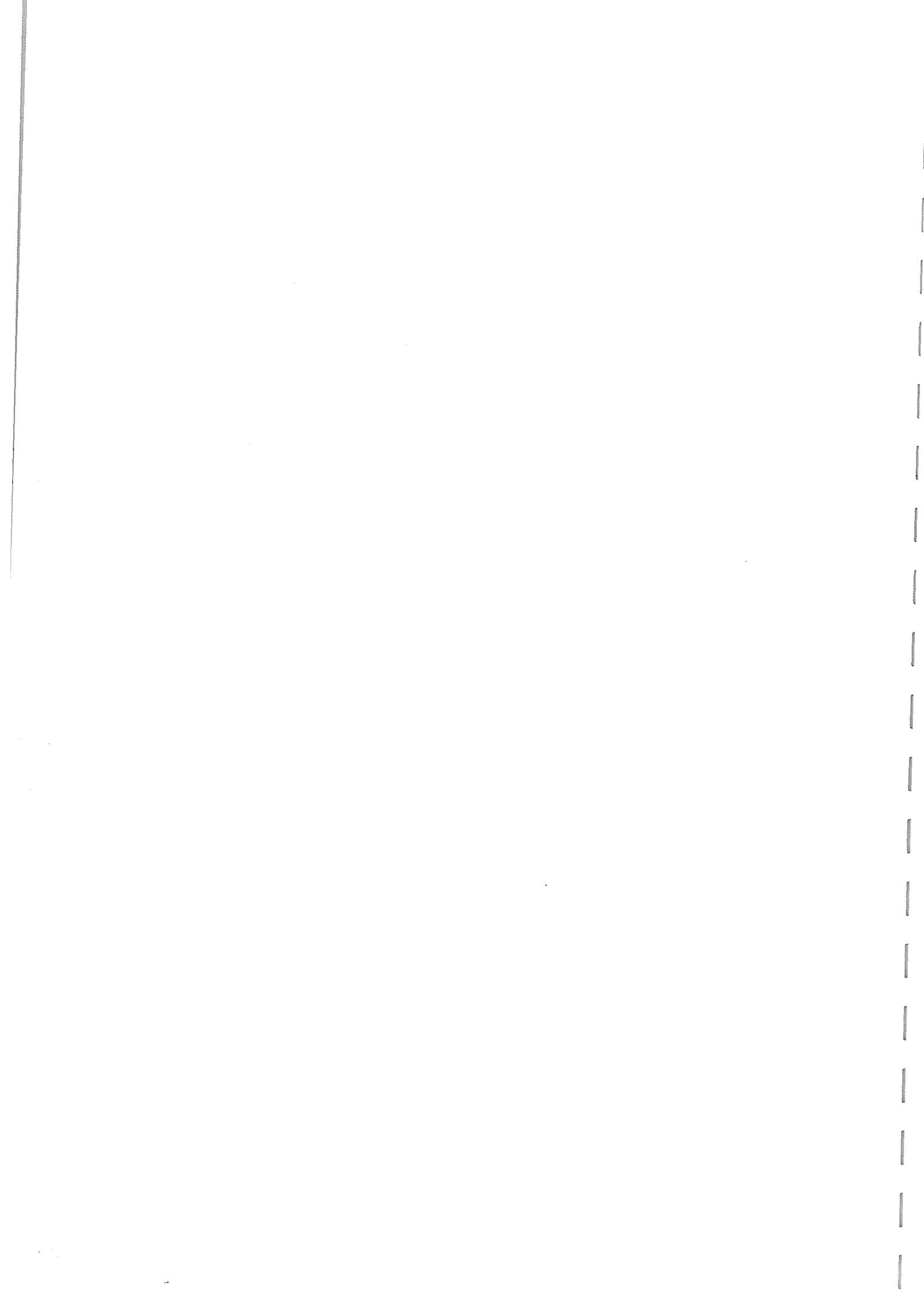
**FOR OFFICE USE ONLY**

FEES: 1265

10-030-12 Building Permit	\$ <u>72</u>	Receipt No. <u>86929</u>	Date <u>24.4.89</u>	Permit No. <u>66365</u>
22-005-20 Building Research Levy	\$ .....	Receipt No. ....	Date .....	Permit No. ....
10-031-12 Plumbing Permit	\$ .....	Receipt No. ....	Date .....	Permit No. ....
10-031-12 Drainage Permit	\$ .....	Receipt No. ....	Date .....	Permit No. ....
10-018-05 Footpath Crossing Permit	\$ .....	Receipt No. ....	Date .....	Permit No. ....
22-002-20 Deposit against Damage to Street Road or Footpath	\$ .....	Receipt No. ....	Date .....	Permit No. ....
16-004-05 Water Connection	\$ .....	Receipt No. ....	Date .....	Permit No. ....
10-031-12 Sewer Connection	\$ .....	Receipt No. ....	Date .....	Permit No. ....
Miscellaneous	\$ .....	Receipt No. ....	Date .....	Permit No. ....
*Development Levies	\$ .....	Receipt No. ....	Date .....	Permit No. ....
Reserves	\$ .....	Receipt No. ....	Date .....	Permit No. ....
Other (state)	\$ .....	Receipt No. ....	Date .....	Permit No. ....
TOTAL	\$ <u>72</u>	Receipt No. ....	Date .....	Permit No. ....

Fees Paid by Masport House

(\*Development levies apply only to projects covered by section 271A of the Local Government Act 1974 — see Third Page)



FOR OFFICE USE ONLY

Officers to Check Application:—

TO ADMINISTRATIVE OFFICER: Date Received .....

Check List: Forms Completed ( ) Valuation No. ( ✓ ) Fees received ( )

Remarks .....

51

51

*[Handwritten Signature]*

24 APR 1989

Signature .....

PLANNING OFFICER: (Examine District Scheme Planning Act and Regulations. Development Levies)

Reports .....

Final Approval: Signature ..... Date .....

HEALTH/PLUMBING and DRAINAGE INSPECTOR: (Examine Drainage and Plumbing Regulations. Plumbers and Gasfitters Act. assess fees).

Reports .....

Final Approval: Signature ..... Date .....

DESIGN ENGINEER: (Examine engineering design and S641 L.G. Act etc.)

Reports: .....

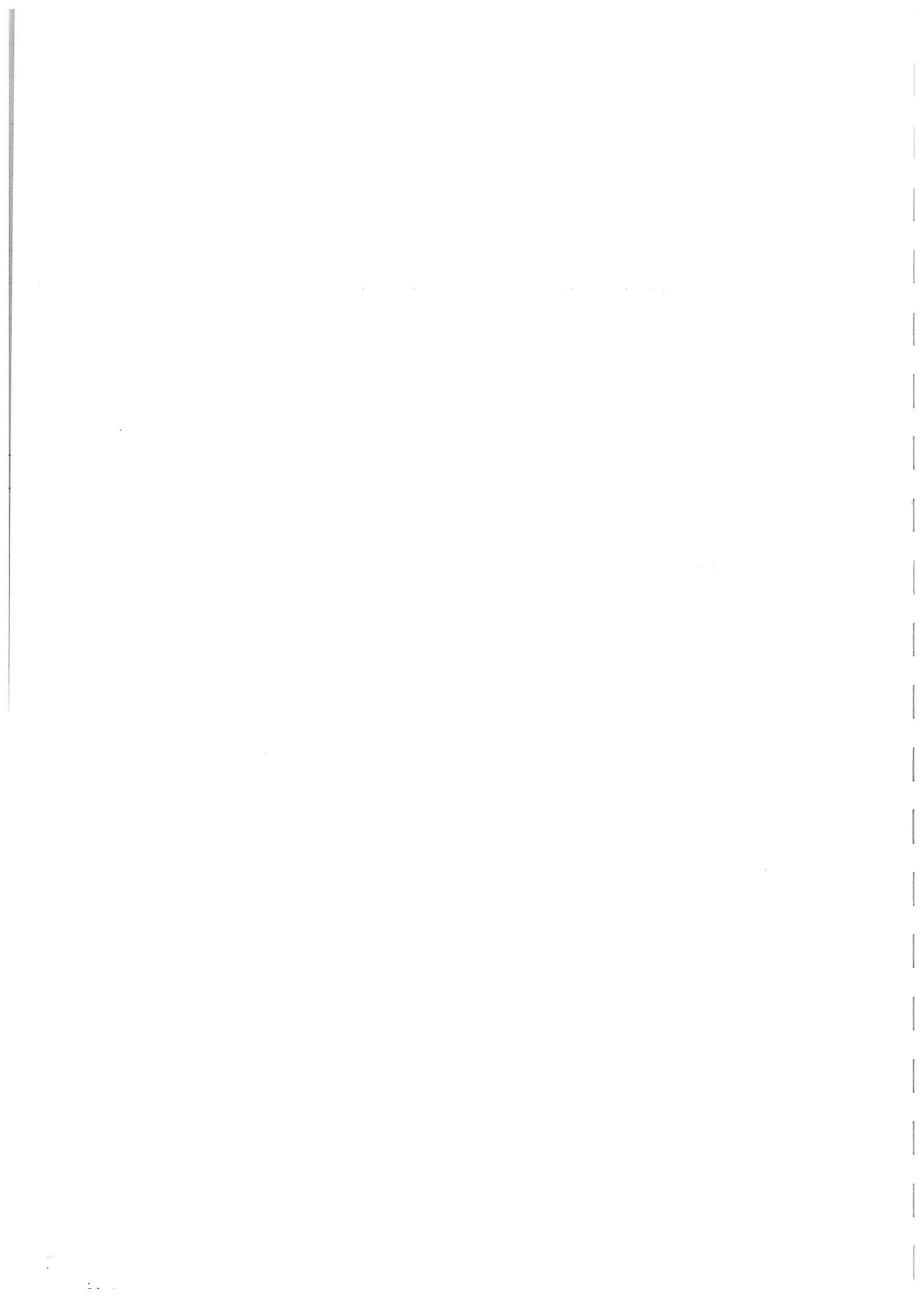
Final Approval: Signature ..... Date .....

BUILDING INSPECTOR: (Examine with Building and General By-laws, assess fees).

Reports: .....

MUST BE INSTALLED STRICTLY ACCORDING TO THE MANUFACTURERS SPECIFICATION

Final Approval: Signature *[Handwritten Signature]* Date 28.4.89



Inspector: M \_\_\_\_\_ File No. \_\_\_\_\_

Receipt No. Z R 65

Date Permit Issued 2/4/81

**OWNER**

Name MRS A.M. DEAKIN

Mailing Address 312A ONE TREE PT RD  
ONE TREE PT

**BUILDER**

Name MASPORT HOUSE

Mailing Address 130 LOWER CAMERON ST  
WHANGAREI

**PROPERTY ON WHICH BUILDING IS TO BE ERECTED/DEMOLISHED**

**SITE**

Street No. \_\_\_\_\_

Street Name ONE TREE PT RD

Town/District ONE TREE PT

Riding KUAKAKA

**LEGAL DESCRIPTION**

Valuation Roll No. 29/197/28

Lot Pt 1 D.P. L9099

Section \_\_\_\_\_ Block \_\_\_\_\_

Survey District \_\_\_\_\_

**DESCRIPTION OF PROPOSED WORK AND MAIN PURPOSE OF USE**

Z-MAUNDIAN MILAN INBUILT

**FLOOR AREA** Whole Sq. Metres \_\_\_\_\_

**DWELLING UNITS** Number Erected \_\_\_\_\_

ESTIMATED VALUES \$	Building	1195	
	Plumbing		
	Drainage		
	G.S.T.		
TOTAL		1195	

**NATURE OF PERMIT (TICK BOX)**

NEW BUILDING  
- exclude domestic garages and domestic outbuildings

FOUNDATIONS ONLY

ALTERED, REPAIRED, EXTENDED, CONVERTED, RESITED 0/1  
- include installation of heating appliances

NEW CONSTRUCTION OTHER THAN BUILDINGS - include demolitions

DOMESTIC GARAGES AND DOMESTIC OUTBUILDINGS

**FEES APPLICABLE**

Building Permit	\$ _____	Water Connection	\$ _____
Street Damage Deposit	\$ _____		\$ _____
Building Research Levy	\$ _____		\$ _____
Plumbing	\$ _____		\$ _____
Drainage	\$ _____		\$ _____
Sewer Connection	\$ _____		\$ _____
Vehicle Crossing Levy	\$ _____	G.S.T.	\$ _____
M.S. Plumbing	\$ _____	TOTAL:	\$ _____

Receipt No. \_\_\_\_\_

Date of Payment \_\_\_\_\_

Authorised Officer [Signature]

Special Conditions: \_\_\_\_\_

\_\_\_\_\_ TO BE INSTALLED STRICTLY IN ACCORDANCE

\_\_\_\_\_ WITH MANUFACTURERS SPECIFICATIONS.

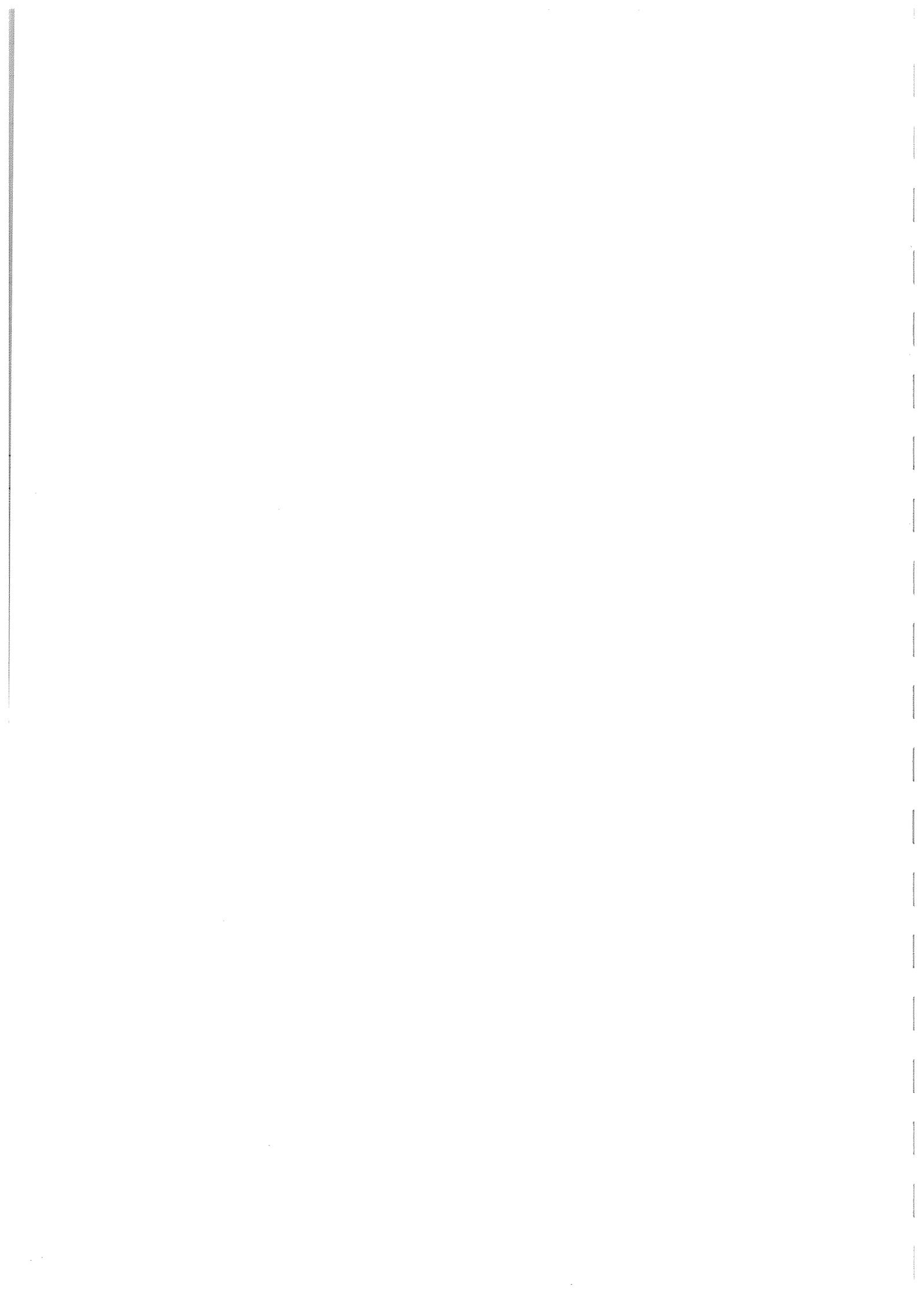
\_\_\_\_\_

\_\_\_\_\_

\_\_\_\_\_

\_\_\_\_\_

Date Inspected	REMARKS (e.g. stage reached with work)
<u>28-4-89</u>	<u>Inspected prior to installation ok DW</u>
<u>11-5-89</u>	<u>Inspected finished product appears ok DW</u>

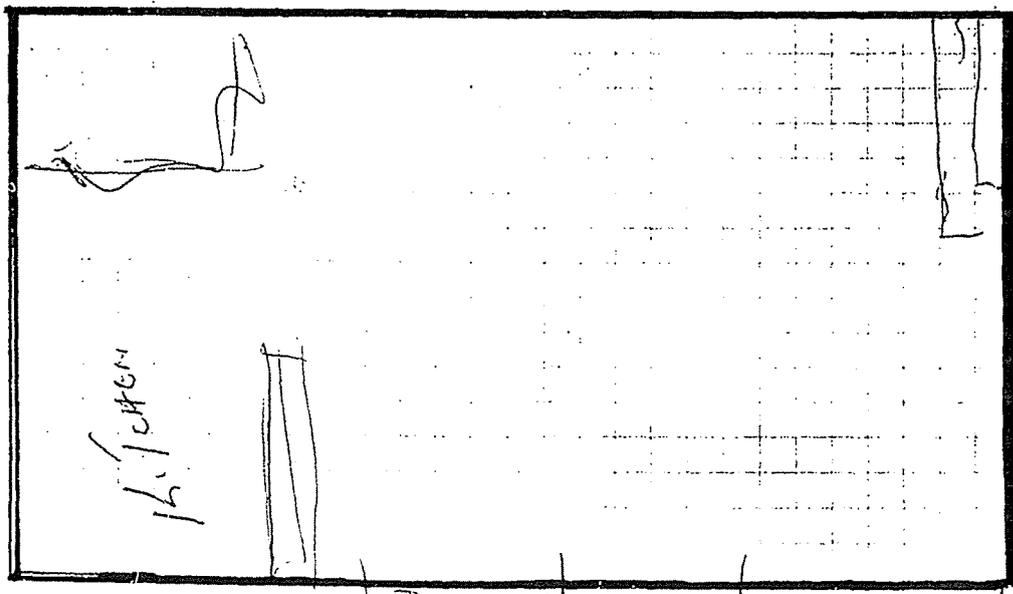
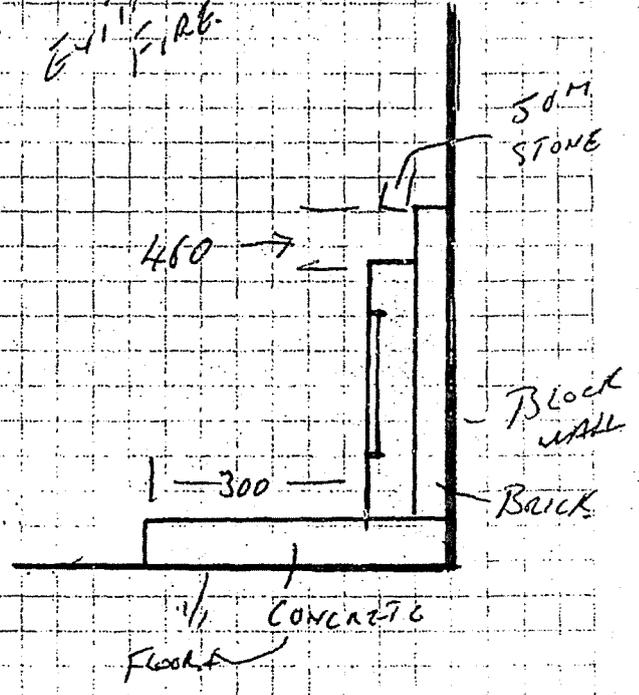
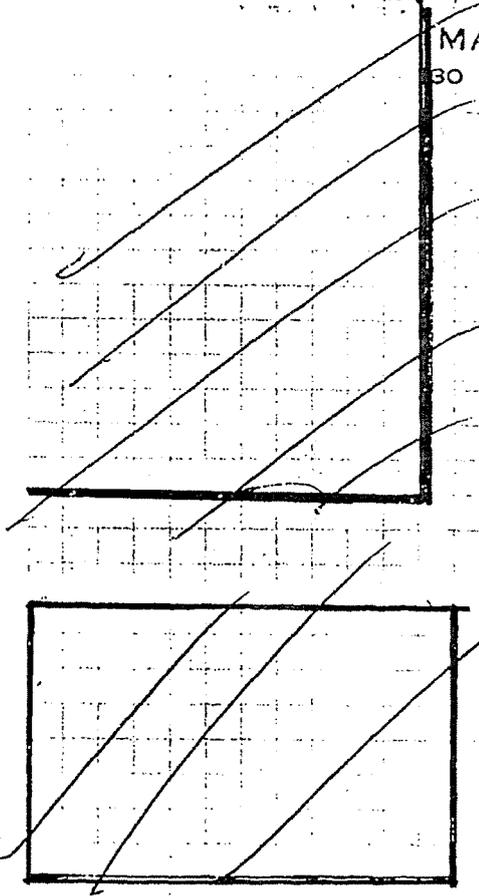


**Lawnboys**

**STIHL**

MASPORT HOUSE  
30 LOWER CAMERON ST.  
WHANGAREI  
PHONE 484-868

OPEN  
1/2  
1/2  
1/2  
1/2

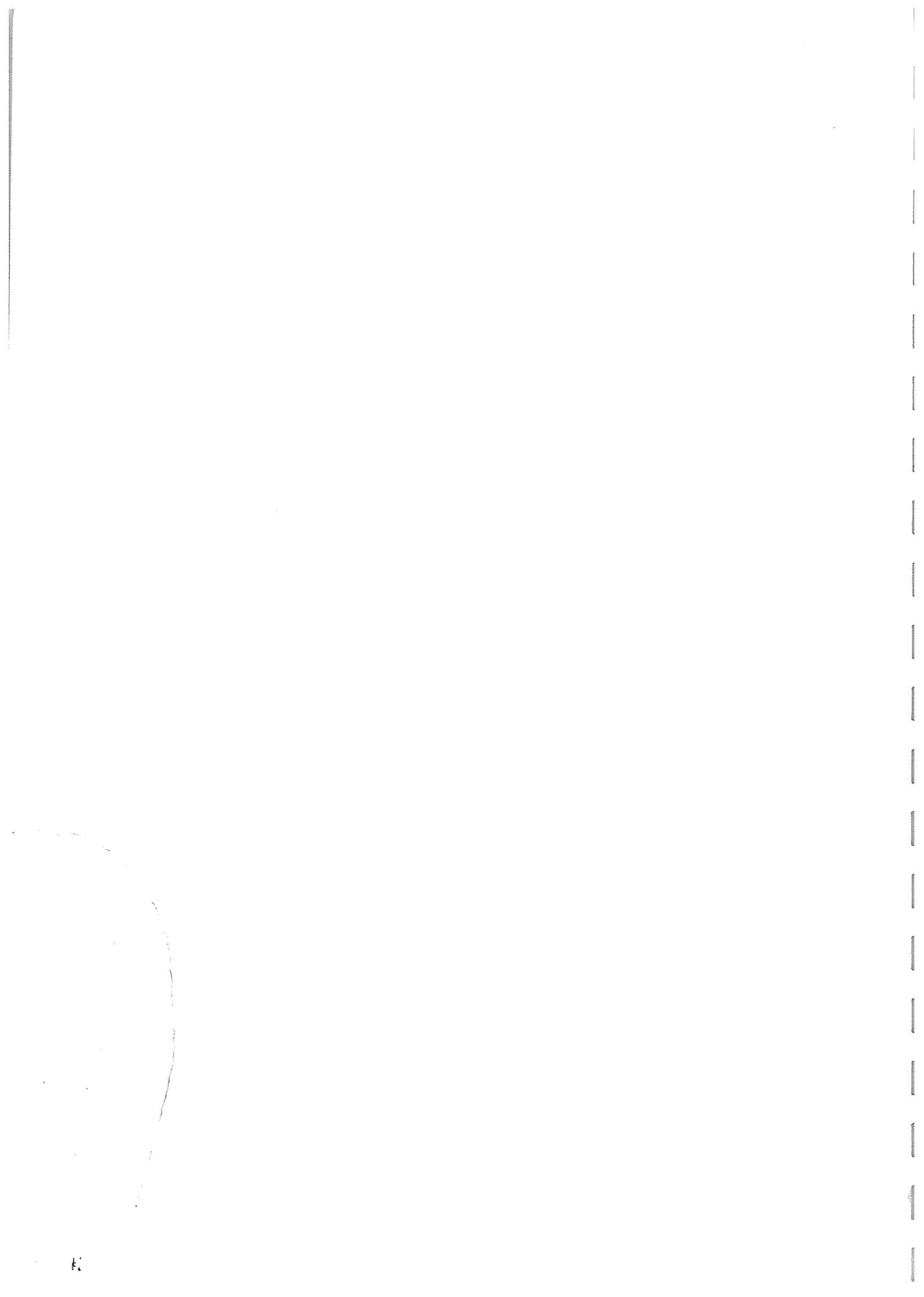


FIRE PLACE

WINDOWS

WIND UP

SLIPPER



# With the warmth and elegance of traditional design. #0069.0

On cold, wintry days, home is where the heat is — relaxing in front of the warmth and elegance of the Milan Woodheater that won the coveted Design Mark Award from the N.Z. Industrial Design Council. The Milan Fireplace Insert is a high performance,

wood-burning heater that will heat your home fast and effectively. And it's superior design features make the Milan an attractive, lasting addition to your home. It has also passed the rigorous U.S. Consumer Safety Tests.

## Look at these superb features...

- 18 ct non-tarnish gold door
- Self-cleaning glass
- Heavy duty construction
- Economical burning
- High performance
- Minimum maintenance
- Added safety features
- Electric fan\*

\* (Optional in New Zealand)

## Installation

Before installation, check your local building and safety requirements. In some cases a permit may be required. The Milan Insert model must be installed in a brick, non-combustible fireplace. To achieve maximum operational efficiency, a 150mm diameter flue must be fitted. This must extend a minimum of 3.6 metres in height. It must be adequately flashed where it leaves the chimney and capped with a weather cowl.

## Meet the designer



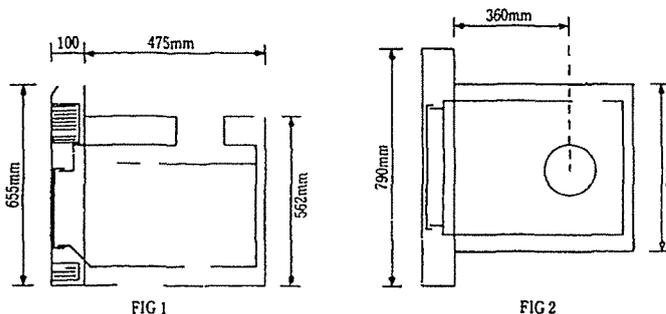
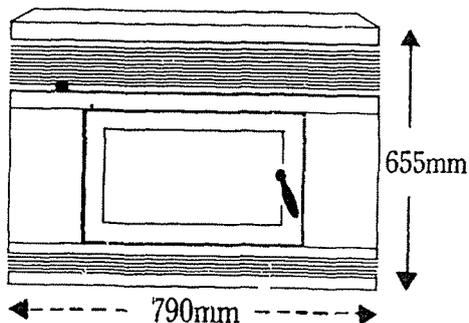
**"Good design never dates."**

Hossain Reyhani of Reyhani Design and Technik.

Designer Hossain Reyhani brings to the Milan the European influence that gives a unique blend of modern design and traditional elegance — ensuring that your investment in the Milan is extremely worthwhile.

## TECHNICAL SPECIFICATIONS

Weight	100kg
Flue Size	150mm
Flue Length	3.6 metres
Heating Capacity	55,000 btu max.
Fan	
Voltage	240 volt
Wattage	48w



The manufacturer reserves the right to change specifications without notice.

Manufactured and Distributed in New Zealand by:

**ZELANIAN Appliances**

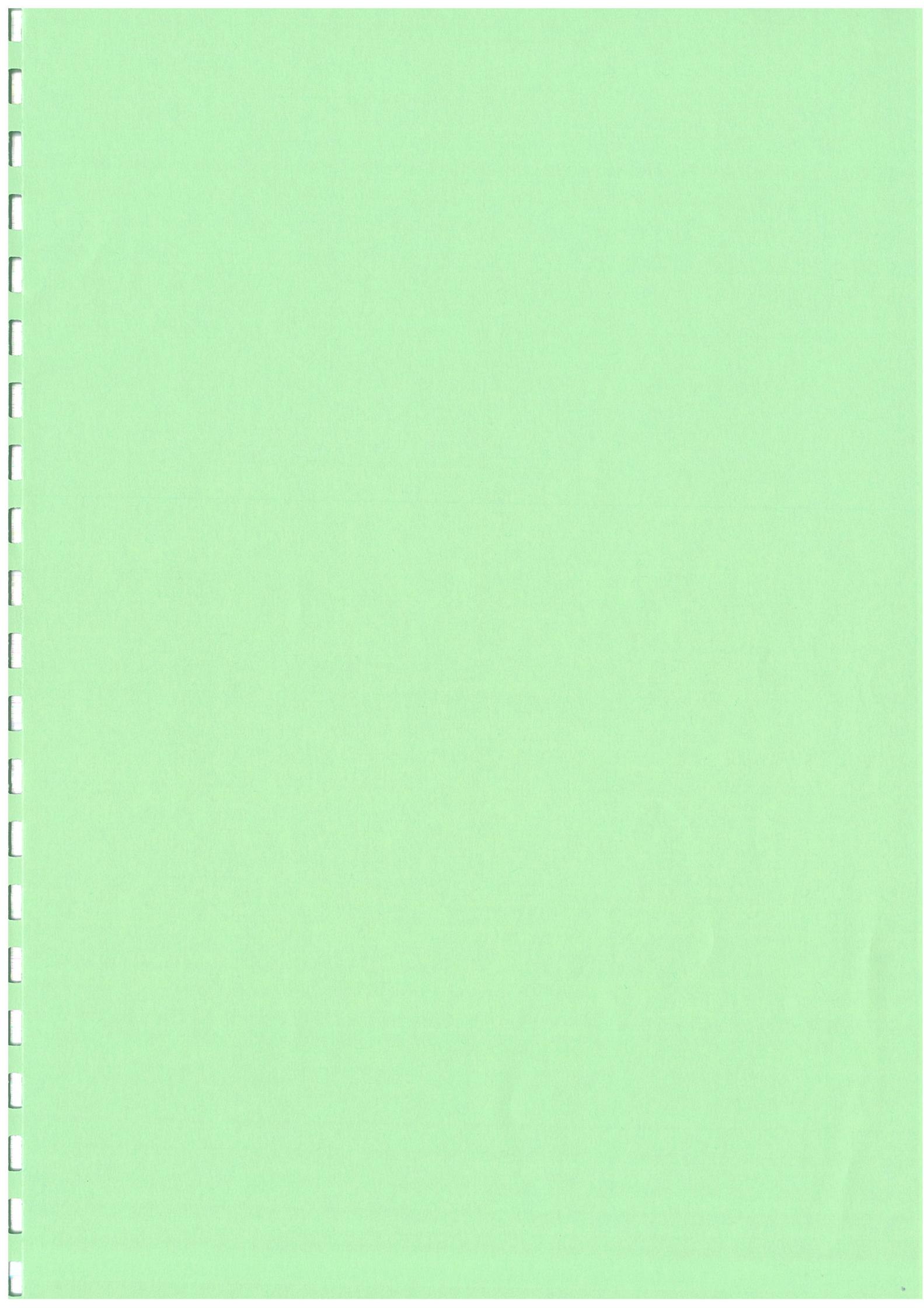
P.O. BOX 38233, HOWICK  
AUCKLAND, NEW ZEALAND.  
TELEPHONE: (09) 274-4801

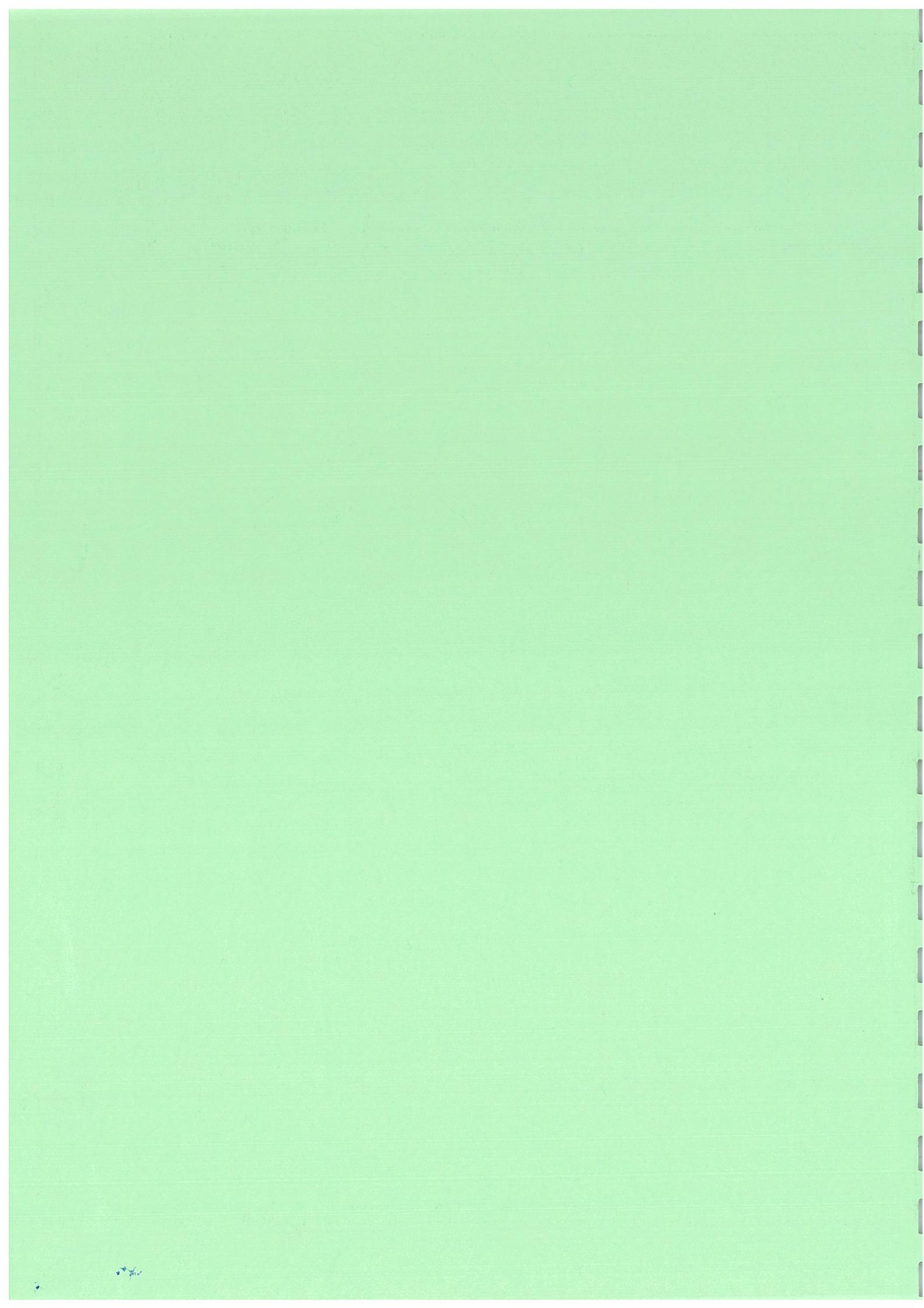
## The Milan Fireplace Insert

YOUR LOCAL DEALER:

NZ Reg. Design applied for.  
\*The manufacturer reserves the right to change specifications without notice.







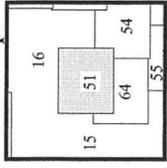
**Environments**

- Business 1
- Business 2
- Business 3
- Business 4
- Business 4
- Oil Refinery Overlay Area
- Business 4 - Kauri Dairy Factory Overlay Area
- Marsden Point Port
- Airport
- Coastal Countryside
- Countryside
- Designations
- Living 1
- Living 2
- Living 3
- Open Space
- Future Marine Village
- Future Environments

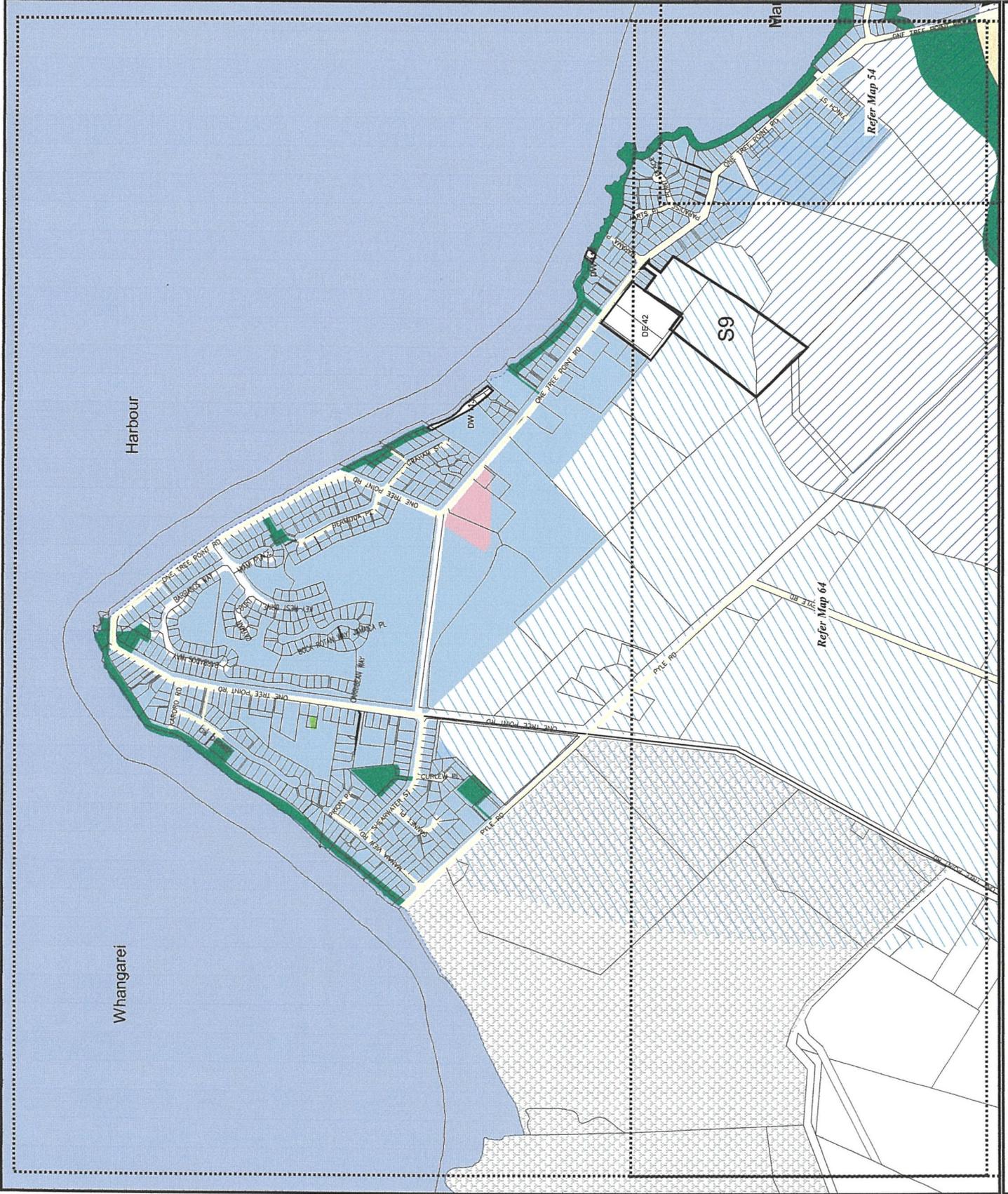
- TLA Boundary
- State Highway
- Arterial Roads
- Collector Roads
- Indicative Roads
- Local Roads
- Coastline
- Power Lines

Coastline indicates the mean high water spring (MHWS) which is the jurisdictional boundary between the Northland Regional Council and the Whangarei District Council.

**Index Maps**



AMMENDMENTS		
By	Date	Reference
PGW	23/11/2004	RMA/0405/03/13/7
PGW	23/11/2004	RMA/0405/03/13/5
PGW	23/11/2004	RMA/0405/03/13/13
PGW	23/11/2004	RMA/0405/03/13/8
PGW	15/10/2004	RMA/0363/03/17/1
PGW	24/02/2005	RMA/0338/03/32/4



**Whangarei District Council Proposed Planning Maps - January 2004**

Map No 51

Scale 1:10,000

0 200 400 Metres

North



## **27 LIVING 1, 2 AND 3 ENVIRONMENT RULES OUTSIDE THE AIRPORT OUTER CONTROL NOISE BOUNDARY**

### **27.1 Introduction**

This chapter contains rules governing land uses in the Living 1, 2 and 3 Environments as such are located generally within the district but excluding areas zoned Living 1,2 ad 3 which are located within the Outer Control Boundary of the Whangarei Airport. The boundary is shown on Planning Map 46. Generally, the Living 1,2 and 3 Environments include the residential or living areas and townships of the District other than of course the residential areas immediately around the airport. Road Transport rules and Resource Area rules also apply in this Environment. The Resource Area rules apply only to the areas indicated on the Planning Maps.

All rules apply in all Living Environments, unless otherwise stated.

Chapters 1 and 2 describe activities and rules and how to read the rule table. See Section 48.3 for a list of matters to which controlled is reserved. These apply to every controlled activity mentioned in the rule table, in addition to those matters given in the rule table. Section 2.3.3 of the Plan lists those matters to which discretion is restricted, in addition to the matters listed in the rule tables.

### **27.2 Prohibited Activities**

The following activity is a prohibited activity, for which no resource consent shall be granted:

- Use, storage or disposal of radioactive material with an activity exceeding 1000 terabequerels.

### **27.3 Living 1, 2 and 3 Environment - Activity Rule Table**

<b>27.4 Activities Generally</b>	
<p>Subject to Rules 45.5 and 45.6 an activity is a <b>permitted</b> activity if:</p> <p>a) It is not a commercial or industrial activity involving factory farming, mineral extraction, animal boarding, panel beating, metal working, spray painting, motor vehicle repairs, outdoor storage of motor vehicles, motor vehicle manufacturing or dismantling, fibre glassing or laminating, meat processing; and</p> <p>b) It does not involve food irradiation; and</p> <p>c) It involves any of the following being conducted for domestic purposes and associated with household use: bone boiling or crushing; collection and storage of used glass bottles; fish cleaning, curing and processing; flax pulping; flock manufacturing or teasing of textiles; refuse accumulation; sewage collection or disposal; storage, drying or preserving of bones, hides, hooves, or skins; tallow</p>	<p>Any activity that does not comply with a condition for a permitted activity is <b>discretionary</b> if:</p> <p>a) It does not involve factory farming; and</p> <p>b) It does not involve food irradiation; and</p> <p>c) It involves any of the following being conducted for purposes other than domestic and associated with household use: bone boiling or crushing; collection and storage of used glass bottles; fish cleaning, curing and processing; flax pulping; flock manufacturing or teasing of textiles; refuse accumulation; sewage collection or disposal; storage, drying or preserving of bones, hides, hooves, or skins; tallow melting; tanning; wood pulping; wool scouring; and</p> <p>d) It is not an activity that is classified as an offensive trade in the Health Act 1956.</p> <p>Any activity that does not comply with a standard for a discretionary activity is a <b>non-complying</b> activity.</p>



27.4 Activities Generally	
<p>melting; tanning; wood pulping; wool scouring; and</p> <p>d) It is not an activity that is classified as an offensive trade in the Health Act 1956; and</p> <p>e) Commercial or industrial activities do not operate or open for visitors, clients or deliveries before 0800 or after 1800 on any day; and</p> <p>f) Places of assembly do not operate or open for visitors, clients or deliveries before 0800 or after 2200 on any day; and</p> <p>g) Commercial or industrial activities are screened from view from roads and adjoining sites by fences, planting or buildings; and</p> <p>h) Commercial or industrial activities are carried out in conjunction with a residential activity on the site; and</p> <p>i) Religious observances outside the hours of operation permitted for a place of assembly in f) above operate on no more than 4 days per year; or</p> <p>j) It does not incorporate a helicopter operating base and landing pad.</p>	

27.5 Hazardous Substances	
<p>(a) The use, storage, or on-site movement of hazardous substances is a permitted activity if it complies with the conditions for <b>permitted</b> activities in Appendix 8; and</p> <p>(b) The movement of hazardous substances between sites is a <b>permitted</b> activity if conducted by means of an underground pipeline.</p>	<p>(a) The use, storage, or on-site movement of hazardous substances is a <b>discretionary</b> activity if it does not comply with a condition for permitted activities in Appendix 8; and</p> <p>(b) The movement of hazardous substances between sites is a <b>discretionary</b> activity if conducted by means of an aboveground pipeline.</p>

31 August 2001  
6 March 2002  
28 April 2003  
14 October 2003  
23 April 2004  
4 May 2004  
10 May 2005

<b>27.6 Network Utility Operations</b>	
<p>The following activities related to network utility services are a <b>permitted</b> activity:</p> <p>a) The establishment of junction boxes, substations and other equipment cabinets required as part of a utility network that have a height no greater than 1.5m and a ground coverage not exceeding 3.0m<sup>2</sup>; and</p> <p>b) The establishment of network utility operations for the purposes of wireless communication, or the measurement, collection and distribution of meteorological information, that comply with the rules for Aerials and Aerial Support Structures; and</p> <p>c) The minor upgrading, replacement, removal, and maintenance of existing network utility operations facilities; and</p> <p>d) Minor extensions to an existing overhead line network (including additional service connections and/or 1 additional support structure), where the voltage of the line does not exceed 33 kV; and</p> <p>e) The establishment of, or extension to, underground network utility operations, including gas lines with a maximum operating pressure not exceeding 2000 kilopascals.</p>	<p>Network utility operations that do not comply with a condition for a permitted activity are a <b>restricted discretionary</b> activity.</p> <p><i>Discretion is restricted to:</i></p> <ol style="list-style-type: none"> <li>i. Scale, bulk and form of the installation(s) above the ground;</li> <li>ii. Cumulative effects of additional structures;</li> <li>iii. Shading effects;</li> <li>iv. Effects on amenity values;</li> <li>v. Effects on landscape/streetscape values;</li> <li>vi. Effects on ecological values;</li> <li>vii. Effects on heritage values;</li> <li>viii. Effects on cultural values;</li> <li>ix. Public health and safety;</li> <li>x. Issues of reverse sensitivity;</li> <li>xi. The additional matters listed in Section 2.3.3.</li> </ol>

<b>27.7 Provision of Parking Spaces</b>	
<p>Any activity is a <b>permitted</b> activity if:</p> <p>a) Parking spaces are provided in accordance with Chapter 36; and</p> <p>b) No formed parking space is constructed or provided within 2.0m of a road boundary.</p>	<p>Any activity that does not comply with a condition for a permitted activity is a <b>restricted discretionary</b> activity.</p> <p><i>Discretion is restricted to:</i></p> <ol style="list-style-type: none"> <li>i. Those matters listed in the relevant Sections (being 36.4 to 36.13 inclusive) of Chapter 36 Road Transport Rules;</li> <li>ii. Those matters listed in Rule 27.31 (Landscaping);</li> <li>iii. The additional matters listed in Section 2.3.3.</li> </ol>



27.11 Fences	
<p>Construction or alteration of a fence is a <b>permitted</b> activity if:</p> <p>a) Fences within 2.0m of a boundary are no higher than 2.0m; and</p> <p>b) Fences are not fortified with barbed wire, broken glass or any form of electrification, except where they abut land in the Countryside or Coastal Countryside Environments, and the electrification and/or barbed wire is for the purpose of stock control.</p>	<p>Construction or alteration of a fence that does not comply with a condition for a permitted activity is a <b>restricted discretionary</b> activity.</p> <p><i>Discretion is restricted to:</i></p> <ol style="list-style-type: none"> <li>i. Effects of shading;</li> <li>ii. Effects on amenity values;</li> <li>iii. Effects on health and safety;</li> <li>iv. The additional matters listed in Section 2.3.3.</li> </ol>

27.12 Stone Walls	
<p>Removal of stone walls is a <b>permitted</b> activity if:</p> <p>a) The removal is for the provision of access where no other access is available; and</p> <p>b) The maximum length of wall to be removed is 6.0m.</p>	<p>The removal of stone walls that does not comply with a condition for a permitted activity is a <b>restricted discretionary</b> activity.</p> <p><i>Discretion is restricted to:</i></p> <ol style="list-style-type: none"> <li>i. Effects on heritage values;</li> <li>ii. Effects on landscape values;</li> <li>iii. Visual effects;</li> <li>iv. Alternatives to removal of the wall;</li> <li>v. The additional matters listed in Section 2.3.3.</li> </ol>

27.13 Artificial Lighting	
<p>Artificial lighting is a <b>permitted</b> activity if either:</p> <p>a) The light is a street light, navigation light or traffic signal; or</p> <p>b) The following standards are complied with:</p> <ol style="list-style-type: none"> <li>i. The light spill onto any other site measured at the boundary does not exceed 10 lux at any receiving property boundary or 15 lux at any road reserve boundary; and</li> <li>ii. The artificial light is shielded in such a manner that light emitted by the fixture is projected below a horizontal plane running through the lowest point on the fixture; and</li> <li>iii. The lower edge of the shield, as required by ii) above, is to be at or below the centreline of the light source; and</li> <li>iv. The artificial lighting complies with AS/NZS 1158:1996; or</li> </ol> <p>c) The lighting is required under health and safety legislation.</p>	<p>Artificial lighting that does not comply with a condition for a permitted activity is a <b>restricted discretionary</b> activity.</p> <p><i>Discretion is restricted to:</i></p> <ol style="list-style-type: none"> <li>i. Orientation, strength, intensity, colour, frequency of flashing of the light;</li> <li>ii. Effects on traffic safety;</li> <li>iii. Positive effects on pedestrian safety;</li> <li>iv. Effect on amenity values;</li> <li>v. The additional matters listed in Section 2.3.3.</li> </ol>

6 March 2002

27.14 Noise	
<p>Any activity is a <b>permitted</b> activity if:</p> <p>a) Noise generated by the activity, measured within the boundary of any other site in the Environment, does not exceed:</p> <ul style="list-style-type: none"> <li>i. 45 dBA L<sub>10</sub> between 0700 and 2200; and</li> <li>ii. 35 dBA L<sub>10</sub> at any other time; and</li> <li>iii. 60 dBA L<sub>max</sub> on any day between 2200 and 0700, except for emergency service vehicles and the operation of emergency service call-out sirens; and</li> </ul> <p>b) Sound levels shall be measured in accordance with NZS 6801:1991 Measurement of Sound and assessed in accordance with NZS 6802:1991 Assessment of Environmental Sound.</p>	<p>Any activity that does not comply with a condition for a permitted activity is a <b>restricted discretionary</b> activity.</p> <p><i>Discretion is restricted to:</i></p> <ul style="list-style-type: none"> <li>i. Maximum level of noise likely to be generated;</li> <li>ii. The nature and frequency of the noise, including any special audible characteristics;</li> <li>iii. Effect on nearby residential units;</li> <li>iv. Compatibility within the Environment;</li> <li>v. Compatibility with surrounding Environments;</li> <li>vi. Length of time for which the specified noise level is exceeded, especially at night;</li> <li>vii. Likely adverse effects on-site and beyond the site;</li> <li>viii. Mitigation measures to reduce noise generation;</li> <li>ix. The additional matters listed in Section 2.3.3.</li> </ul> <p>Provided always and notwithstanding the noise requirement in this Rule, if the activity under consideration is a mineral extraction activity and it is located within a Mineral Extraction Area then the noise standards for that activity will be determined in accordance with the rules in Chapter 47.</p>

27.15 Construction Noise	
<p>Any activity is a <b>permitted</b> activity if:</p> <p>a) Noise from construction, maintenance and demolition work, meets the limits in NZS 6803:1999 Acoustics – Construction Work; and</p> <p>b) Sound levels are to be measured in accordance with NZS 6803:1999.</p>	<p>Any activity that does not comply with a condition for a permitted activity is a <b>discretionary</b> activity.</p>

27.16 Vibration	
<p>Any activity is a <b>permitted</b> activity if: It does not exceed the vibration limits given in Appendix 10.</p>	<p>Any activity that does not comply with a condition for a permitted activity is a <b>restricted discretionary</b> activity.</p> <p><i>Discretion is restricted to:</i></p> <ul style="list-style-type: none"> <li>i. Duration, time and type of vibration;</li> <li>ii. Health and safety;</li> <li>iii. Effects on amenity values;</li> <li>iv. The additional matters listed in Section 2.3.3.</li> </ul>

31 August 2001  
6 March 2002  
9 January 2004  
20 August 2004



27.17 Electromagnetic Radiation	
<p>Any activity is a <b>permitted</b> activity if:</p> <p>a) Exposures comply with NZS 2772.1:1999, Radio Frequency Fields Part 1: Maximum Exposure Levels 3 kHz – 300 GHz;</p> <p>b) Any activity that does not comply with a condition for a permitted activity is a <b>discretionary</b> activity.</p>	<p>Any activity that does not comply with a condition for a permitted activity is a <b>discretionary</b> activity.</p>

27.18 Electricity Transmission Lines	
<p>Any activity is a <b>permitted</b> activity if: It does not result in the construction of any new building or the extension of an existing building within 20m of the centre line of a high voltage transmission line (66kV or greater).</p> <p>Note: In order to establish safe clearance distances, consultation with the affected transmission line owner will be necessary where a proposal involves the construction of a new building or extension of existing building within 20m of the centreline of a high voltage transmission line.</p>	<p>Any activity that does not comply with a condition for a permitted activity is a <b>restricted discretionary</b> activity.</p> <p><i>Discretion is restricted to:</i></p> <ol style="list-style-type: none"> <li>The use, design and location of the building; and</li> <li>The mature size and location of any associated tree planting; and</li> <li>The degree of compliance with the NZ Electrical Code of Practice for Electrical Safe Distances (NZECP34:2001)</li> </ol>

27.19 Outdoor Storage	
<p>Any activity is a <b>permitted</b> activity if:</p> <p>a) Outdoor areas of storage or stockpiles of materials or equipment comply with building height, setbacks and daylight angle rules; and</p> <p>b) Open areas of storage or stockpiles of materials or equipment are contained or maintained to prevent the dispersal of dust or airborne contaminants beyond the site; and</p> <p>c) Open areas of storage or stockpiles of materials are screened from view from public places and surrounding sites with the exception of construction materials temporarily stored to be used on-site; and</p> <p>d) Materials are stored in a way that they do not provide a food source for vermin; and</p> <p>e) The best practicable option is adopted to prevent or minimize contaminants from stockpiles entering watercourses or water bodies.</p>	<p>Any activity that does not comply with a condition for a permitted activity is a <b>restricted discretionary</b> activity.</p> <p><i>Discretion is restricted to:</i></p> <ol style="list-style-type: none"> <li>Dust effects;</li> <li>Smell effects;</li> <li>Visual effects;</li> <li>Amenity effects;</li> <li>The quality of storm water runoff;</li> <li>The additional matters listed in Section 2.3.3.</li> </ol> <p><b>31 August 2001</b>  <b>1 October 2002</b>  <b>6 March 2002</b>  <b>10 September 2003</b>  <b>10 December 2003</b></p> <p>Provided always and notwithstanding the requirements in this Rule, if the activity under consideration is a mineral extraction activity and it is located within a Mineral Extraction Area then the outdoor storage requirements for that activity will be determined in accordance with the rules in Chapter 47.</p>



<b>27.20 Indigenous Vegetation Clearance and Indigenous Wetland Disturbance</b>	
<p>Destruction or clearance of indigenous vegetation within the Living 3 Environment in:</p> <ul style="list-style-type: none"> <li>a) A contiguous area of 5.0ha or more of predominantly indigenous vegetation; or</li> <li>b) In any area of 1.0ha or more of predominantly indigenous vegetation over 6.0m in height; or</li> <li>c) In a indigenous wetland;</li> </ul> <p>is a <b>permitted</b> activity if it complies with the following:</p> <ul style="list-style-type: none"> <li>i. The removal is in accordance with an existing use right; or</li> <li>ii. The total clearance of indigenous vegetation within a site is no more than 500.0m<sup>2</sup> where the clearance is for the express purpose of providing a house site and/or access to a house site; or is to provide access to existing farming or forestry activities; or</li> <li>iii. The removal is of trees that are a danger to human life or existing structures (including network utilities); or</li> <li>iv. The removal is necessary for the maintenance of any building, structure, road or track including any telecommunication work or utility service; or</li> <li>v. The removal is for a new fence where the purpose of the fence is to exclude stock and/or pests from the area; or</li> <li>vi. The removal is beneath a canopy of a production forest; or</li> <li>vii. The removal is for the formation and maintenance of walking tracks less than 1.2 metres wide using manual methods that do not require the removal of any indigenous tree over 300mm girth; or</li> <li>viii. The removal is for the construction of a fire break by a rural fire authority; or</li> <li>ix. The removal of a tree or trees, or the gathering of plant matter is in accordance with Maori custom or values; or</li> <li>x. The removal is harvesting of indigenous timber under a Sustainable management Plan or permit under the Forests Act 1949.</li> </ul>	<p>Destruction or clearance of indigenous vegetation that does not comply with a condition for a permitted activity is a <b>discretionary</b> activity.</p> <p>Any activity that will result in the destruction or clearance of indigenous vegetation within an indigenous wetland and which may result in changes to the seasonal or annual range in water level of indigenous wetland to an extent that may adversely affect the wetland's natural ecosystem and is not required as part of normal maintenance of drains and flood ways, is a <b>discretionary</b> activity.</p>

31 August 2001

9 September 2003

4 February 2004



<b>27.21 Aerials and Aerial Support Structures</b>	
<p>Aerials and/or aerial support structures are a <b>permitted</b> activity if:</p> <ul style="list-style-type: none"> <li>a) There are no more than 5 aerials and/or aerial support structures per site, or independent residential unit, where more than one independent residential unit exists on site; and</li> <li>b) Aerials and/or aerial support structures have a maximum height of 12.0m;</li> <li>c) There are no more than 2 dish aerials per site; and</li> <li>d) No dish aerial exceeds a diameter of 2.4m; and</li> <li>e) All aerials and/or aerial support structures comply with the building setback and daylight angle requirements for the Environment within which they are located; and,</li> <li>f) Between a height of 8.0m and 9.5m any aerial and/or aerial support structure shall not exceed 1.1 in width; and</li> <li>g) Above the height of 9.5m the components that make up an aerial and/or aerial support structure are to be no greater than 80.0mm in diameter, or, have a rectangular section with sides no greater than 80.0mm;</li> <li>h) Any dish antenna located on a site of any listed Heritage Building or Object (refer to Appendix 3) is not visible from any public place.</li> </ul>	<p>Any aerial and/or aerial support structure that does not comply with a condition for a permitted activity is a <b>restricted discretionary</b> activity.</p> <p><i>Discretion is restricted to:</i></p> <ul style="list-style-type: none"> <li>i) The design and external appearance of buildings and structures;</li> <li>ii) Landscape treatment and screening;</li> <li>iii) Site location and layout;</li> <li>iv) Amenity effects including visual effect and glare;</li> <li>v) Construction materials;</li> <li>vi) The effects on a heritage item or heritage values; and</li> <li>vii) The additional matters listed in section 2.3.3</li> </ul>

31 August 2001

6 March 2002

19 February 2003

13 August 2003

**27.22 Living 1, 2 and 3 Environment - Building Rule Table**

27.23 Residential Units	
<p>Subject to rules 45.5 and 45.6 the construction or alteration of new or additional residential units is a <b>permitted</b> activity if:</p> <ul style="list-style-type: none"> <li>a) The residential unit upon completion, will be the only residential unit on the site; or</li> <li>b) The net site area associated with each residential unit is at least 500.0m<sup>2</sup> in the Living 1 Environment and 350.0m<sup>2</sup> in the Living 2 Environment; and                             <ul style="list-style-type: none"> <li>i. There is a separation distance of at least 3.0m from any other detached residential unit; and</li> <li>ii. There is a separation distance of at least 6.0m where there is an outdoor living court between the residential units; and</li> </ul> </li> <li>c) It is not within a Mineral Extraction Area as shown on the Planning Maps.</li> <li>d) It is not within a site or area of significance to tangata whenua or disturbs an archaeological site [sic].</li> </ul>	<p>Construction or alteration of a new or additional residential unit that does not comply with a condition for a permitted activity is a <b>discretionary</b> activity.</p>

27.24 Building Height	
<p>Construction or alteration of a building is a <b>permitted</b> activity if the height of the building does not exceed 8.0 m.</p>	<p>Construction or alteration of a building that does not comply with a condition for a permitted activity is a <b>restricted discretionary</b> activity.</p> <p><i>Discretion is restricted to:</i></p> <ul style="list-style-type: none"> <li>i. The scale and bulk of the building in relation to the site;</li> <li>ii. The built characteristic of the neighbourhood;</li> <li>iii. The extent to which the effects of the height can be mitigated by setbacks, planting, design or the topography of the site;</li> <li>iv. Effects on landscape values;</li> <li>v. Effects on availability of daylight;</li> <li>vi. Effects on amenity values;</li> <li>vii. The additional matters listed in Section 2.3.3.</li> </ul> <p>Provided always and notwithstanding the height requirements in this Rule, if the activity under consideration is a mineral extraction activity and it is located within a Mineral Extraction Area then the building height requirements for that activity will be determined in accordance with the rules in Chapter 47.”</p>

31 August 2001  
20 August 2004



<b>27.25 Building Coverage</b>	
<p>Construction or alteration of a building is a <b>permitted</b> activity if building coverage on the site does not exceed:</p> <ul style="list-style-type: none"> <li>a) 35% in the Living 1 Environment; or</li> <li>b) 45% in the Living 2 Environment; or</li> <li>c) 25% in the Living 3 Environment.</li> </ul>	<p>Construction or alteration of a building that does not comply with a condition for a permitted activity is a <b>restricted discretionary</b> activity.</p> <p><i>Discretion is restricted to:</i></p> <ul style="list-style-type: none"> <li>i. The scale and bulk of the building in relation to the site;</li> <li>ii. The existing built density of the neighbourhood;</li> <li>iii. Effect on the open space appearance of the particular neighbourhood;</li> <li>iv. Control of storm water runoff;</li> <li>v. The availability of useable outdoor living space on site;</li> <li>vi. The additional matters listed in Section 2.3.3.</li> </ul>

<b>27.26 Building Setbacks</b>	
<p>Construction or alteration of a building other than an accessory building is a <b>permitted</b> activity if the building is set back at least:</p> <ul style="list-style-type: none"> <li>a) 4.5m from road boundaries, or any building line restriction shown on the Planning Maps; and</li> <li>b) 3.0m from other boundaries with one setback of 1.5m; and</li> <li>c) Nil, from boundaries other than road boundaries in the case of a private garage or carport attached to a residential unit, for a maximum building length of 7.5m on any single boundary, and a maximum building length of 10.5m on all boundaries; and the building is set back at least 2.5m from any habitable room on any other site; and</li> </ul> <p><b>Note:</b> the provisions of Rules 41.7 and 42.5 also apply to building setbacks.</p>	<p>Construction or alteration of a building other than an accessory building that does not comply with a condition for a permitted activity is a <b>restricted discretionary</b> activity.</p> <p><i>Discretion is restricted to:</i></p> <ul style="list-style-type: none"> <li>i. The existing streetscape/landscape and protection from road frontage domination;</li> <li>ii. The outlook and privacy of adjoining and adjacent properties;</li> <li>iii. Shading of adjoining properties;</li> <li>iv. Effects on natural character;</li> <li>v. Effects on natural functioning of an ecosystem;</li> <li>vi. Effects on landscape values;</li> <li>vii. Effects on heritage values;</li> <li>viii. The additional matters listed in Section 2.3.3.</li> </ul>
<p>Provided always and notwithstanding the setback requirements in this Rule, if the activity under consideration is a mineral extraction activity and it is located within a Mineral Extraction Area then the building setback requirements for that activity will be determined in accordance with the rules in Chapter 47.</p>	

31 August 2001

6 March 2002

29 September 2003

8<sup>th</sup> April 2004

20 August 2004

<b>27.26A Building Setbacks from Water Bodies</b>	
<p>Construction or alteration of a building is a <b>permitted</b> activity if the building is set back at least:</p> <ul style="list-style-type: none"> <li>a) 27.0m from mean high water springs; or</li> <li>b) From the top of the bank of any river that has a width of less than 3.0m or a lake under 8ha                             <ul style="list-style-type: none"> <li>i. 5.0m where the dominant slope is less than 8 degrees;</li> <li>ii. 10.0m where the dominant slope is greater than 8 degrees but less than 15 degrees;</li> <li>iii. 20.0m where the dominant slope is more than 15 degrees; or</li> </ul> </li> <li>c) 27.0m from the top of the bank of a river over 3.0m in width, any lake over 8ha in area or any river identified in Appendix 5 as an Esplanade Priority Area; or</li> <li>d) 5.0m from the top of the bank of all other water bodies unless an esplanade reserve already exists in which case a 5.0m setback from the edge of the landward side of the esplanade reserve shall apply.</li> </ul> <p><b>Note:</b> the provisions of Rules 41.7 and 42.5 also apply to building setbacks.</p>	<p>Construction or alteration of a building that does not comply with a condition for a permitted activity is a <b>restricted discretionary</b> activity.</p> <p><i>Discretion is restricted to:</i></p> <ul style="list-style-type: none"> <li>i. The continued availability of land in Esplanade Priority Areas;</li> <li>ii. Effects on natural character;</li> <li>iii. Effects on natural functioning of an ecosystems;</li> <li>iv. Effects on landscape values;</li> <li>v. Effects on heritage values;</li> <li>vi. Effect on public access;</li> <li>vii. Effect on river maintenance and hazards;</li> <li>viii. The Protection of the conservation, ecological, recreation, access and hazard mitigation values of land in Esplanade Priority Areas and existing esplanade reserves or strips;</li> <li>ix. The suitability of the proposed location of the building on the site;</li> <li>x. The additional matters listed in Section 2.3.3.</li> </ul>

<b>27.27 Accessory Building Setbacks</b>	
<p>Construction or alteration of an accessory building is a <b>permitted</b> activity if the building is set back at least:</p> <ul style="list-style-type: none"> <li>a) 4.5m from road boundaries; and</li> <li>b) 1.5m from other boundaries, provided that for one accessory building on each site, the setback may be nil for a maximum building length of 7.5m on any single boundary, and a maximum total building length of 10.5m on all boundaries; and</li> <li>c) 2.5m from a habitable room on any other site.</li> </ul>	<p>Construction or alteration of an accessory building that does not comply with a condition for a permitted activity is a <b>restricted discretionary</b> activity.</p> <p><i>Discretion is restricted to:</i></p> <ul style="list-style-type: none"> <li>i. The existing streetscape and protection from road frontage domination;</li> <li>ii. The outlook and privacy of adjoining and adjacent neighbours;</li> <li>iii. The future provision of esplanade areas;</li> <li>iv. Shading of adjoining properties;</li> <li>v. Effects on natural character;</li> <li>vi. Effects on natural functioning of an ecosystem;</li> <li>vii. Effects on landscape values;</li> <li>viii. Effects on heritage values;</li> <li>ix. The additional matters listed in Section 2.3.3.</li> </ul>

8<sup>th</sup> April 2004



<b>27.32 Coastal Minimum Floor Level</b>	
<p>Construction or alteration of a building or structure is a <b>permitted</b> activity if:</p> <p>a) The building or structure has a minimum floor level of 2.5m above One Tree Point Datum Mean Sea Level 1964.</p>	<p>The construction or alteration of a building or structure that does not comply with a condition for a permitted activity is a <b>restricted discretionary</b> activity.</p> <p><i>Discretion is restricted to:</i></p> <ol style="list-style-type: none"> <li>i. Construction or alteration of a building or structure in relation to its location;</li> <li>ii. The avoidance, remediation or mitigation of coastal hazards;</li> <li>iii. Floor level in relation to One Tree Point Datum Mean Sea Level 1964;</li> <li>iv. The additional matters listed in Section 2.3.3.</li> </ol>

### **27.33 Principle Reasons for Rules / Explanations**

#### **Prohibited Activities**

The level of radioactivity stated as a prohibited activity allows for use of household smoke detectors and use of radioactive materials in medical laboratories and hospitals, but does not allow large installations such as nuclear power stations.

#### **Activities Generally**

This rule names various activities for which a resource consent is required. The listed activities are all associated with effects that are unacceptable in these Environments without careful management. The restriction on opening hours for commercial and industrial activities, and places of assembly limits the adverse effects to times when the effects are likely to be more acceptable, this restriction sustains a higher level of amenity within the Living Environments before 0700 and after 2200, when residential activities are more likely to be occurring, and the effects of noise and traffic generation are less acceptable.

The rule recognises that non-residential activities should be located so that adverse effects that are incompatible with the Living Environments; such as interrupting the sense of community and cohesion within neighbourhoods, noise, traffic generation, odour, vibration, dust and visual impact; are avoided, remedied or mitigated. If this is not possible then these activities should not be located within the Living Environments.

#### **Hazardous Substances**

See Appendix 8.

#### **Network Utility Operations**

Newly constructed utilities are required to be underground to preserve the amenity of residential areas and to assist traffic safety. Small junction boxes, substations and other equipment cabinets required as part of a utility network that have a height no greater than 1.5m and a ground coverage not exceeding 3.0m<sup>2</sup> are exempted from this rule, as the impacts they make on the Living Environments are generally acceptable.

#### **Provision of Parking Spaces**

See Chapter 36.

### **Heavy Vehicles**

The storage of heavy vehicles can have adverse effects that are unacceptable in Living Environments, for reasons of noise, visual unattractiveness, and shading across boundaries. However, it is recognised that many people own boats and motorhomes that they may wish to store on their property. A limit of one heavy vehicle per site is therefore made on the number of heavy vehicles used for commercial or industrial activities, providing the storage/parking of heavy vehicles in the Living Environments is restricted to temporary activities. Heavy vehicles required for the purposes of site maintenance and/or development, including works associated with building, provision of access, site servicing and drainage are permitted however.

### **Traffic Movements**

Traffic movements can result in adverse effects to Living Environments due to loss of amenity, noise, pedestrian safety, road safety and efficiency, dust, odour and parking. The rule seeks to control activities that will result in significant increases in traffic to any area (including traffic that parks on or off the site, or drives through the site), while allowing those that are at a similar scale to residential activities. "Traffic movements" are defined within Chapter 4: Meaning of Words in the Plan.

### **Signs**

Signs have the potential to severely affect the visual amenity of a Living Environment. They are therefore strictly controlled in the Living Environments, with limited provision for signs associated with activities occurring on-site.

### **Fences**

High fences detract from living amenity and reduce the feeling of open space. Fortified fences detract from the sense of community well-being with their threatening connotations. However, where fences abound land in the Countryside or Coastal Countryside Environments, and they are used for stock retention, it is considered appropriate to allow fences to be fortified with barbed wire, broken glass or any form of electrification.

### **Stone Walls**

Stone walls are a significant heritage feature of the District. Complete destruction of stone walls would significantly affect the heritage and amenity values associated with them. This rule allows minor modifications to provide for changing landuses.

### **Artificial Lighting**

Lighting can interfere with the enjoyment of a property and the sleep of occupants. Direct spill light and glare are consequences of outdoor lighting used to illuminate property. The effect of the rule is to state lighting levels that are compatible with the existing lighting character of the Living Environments. Street lights, navigation lights and traffic signals are exempted from the rule to preserve traffic and personal safety.

### **Noise**

Noise is one of the principal factors which can adversely affect the appreciation of amenity. It can have an affect on people's health in a psychological and physiological sense. It may interfere with communication and disturb concentration. A high level of amenity in respect of noise is required to meet the objectives of the Living Environments. The adoption of the standard in this rule will achieve this. Sound levels shall be measured in accordance with the provisions of NZS 6801:1991 Measurement of Sound and assessed in accordance with NZS 6802:1991 Assessment of Environmental Sound.



### **Construction Noise**

The acceptability of construction work noise to the community depends on the type of activities that are affected by the noise, the expected duration and the normal background noise level at the places affected. Consequently, the recommended maximum noise level varies with the type of land use, and with the activities likely to occur at different times of the day.

### **Vibration**

Vibration has nuisance effects like noise, and can have major effects upon people's enjoyment of their property. This is particularly so for residential properties, therefore this rule controls vibration effects to a standardised acceptable level for people and buildings.

### **Electromagnetic Radiation**

Certain utilities and other activities emit electromagnetic radiation or create electric fields, which are a health concern to some people living near them. Radio Frequency Fields (RF) are produced by broadcasting and microwave transmission activity. It is the antennae used for sending the signal which produces the Electromagnetic Radiation (EMR), which is within the 3 kHz to 300 GHz range of non-ionising radiation. This Plan is taking a cautious approach to the location of such activities within the Living Environments. An acceptable public level of exposure for EMR has been adopted from the New Zealand Standard, and guidelines recommended by the International Committee on Non-Ionising Radiation Protection, which have been thoroughly researched and based upon scientific evidence. The second part of the rule recognises the visual effect that telecommunications masts and lines can have upon the amenity of the Living Environments, and requires a minimum separation distance between the centre of any telecommunications mast and any residential activity, or childcare, healthcare, or education facility.

### **Electricity Transmission Lines**

The high voltage electricity transmission lines (66kV or greater), which supply power to the Whangarei District and the wider Northland Region, are an important physical resource. An uninterrupted power supply contributed significantly to the social and economic wellbeing of the Whangarei District and the Northland region. Providing a balance between the protection of this physical resource and the potential adverse effects of its operation are important. A 20m separation distance from high voltage electricity transmission lines provides for public safety and ensures new developments do not compromise the efficient operation and maintenance of high voltage electricity transmission line.

### **Outdoor Storage**

The storage of materials outside can have adverse visual effects, as well as contributing to air emissions. The rule aims to lessen the effects of these. Outdoor storage can also attract vermin, especially if it provides a food source. The health risk involved makes it necessary to provide controls in the Plan.

### **Indigenous Vegetation Clearance**

This rule is intended to preserve the visual, amenity, landscape and ecological values in the Living 3 Environment.

### **Aerials and Aerial Support Structures**

The number of aerials and aerial support structures in the Living Environments is limited to prevent a proliferation of aerials and aerial support structures upon any one site, while allowing for the needs of the community to receive television and radio signals. The size of dish aerials is limited as these tend to be more visually intrusive



than other aerials. Due to the visual intrusion or dominance that aerials and aerial support structures can have, their location is also controlled. The Plan recognises that many parts of the District have poor television and radio reception and therefore makes allowance for aerials and aerial support structures, other than dish aerials to be higher than the maximum height of buildings in the Living Environments. The Plan also seeks to control the visual impact that aerials and aerial support structures have on Heritage Buildings and Objects by requiring them to be located so they cannot be seen from public places.

#### **Residential Units**

The number of residential units in the Living 3 Environment is restricted to maintain the low density landscape of this Environment, and is limited in the Living 1 and 2 Environments to ensure the density of housing is compatible with subdivision standards. The limitation on the site area per unit means that in the Living 1 Environment, 1000.0m<sup>2</sup> will be required for 2 units, 1500.0m<sup>2</sup> for 3 units, etc. This rule is to ensure a reasonable amount of privacy between residential units, and to encourage residential units to be constructed in compliance with the subdivision standards in the Plan.

#### **Building Height**

The height of buildings is an important factor in maintaining built amenity. Building height is limited to a scale generally considered acceptable in the Living Environments. The permitted activity rule allows at least two storey buildings. Higher buildings may require further assessment as to their suitability, and a resource consent application is required.

#### **Building Coverage**

The amount of building coverage permitted can dramatically affect the open space nature of a neighbourhood and can change the perception of the intensity of a Living Environment. Building coverage has an important input into the overall amenity of an area. In recognition of the differing intensities of development, the different Living Environments have differing building coverage percentages.

#### **Building Setbacks**

Building setbacks play an important role in the overall amenity of a neighbourhood. The required front yard setback is to maintain an open streetscape, a degree of spaciousness and to allow for landscaping. Side yard and rear yard setbacks are intended to provide adjacent properties with some protection from the bulk of buildings in close proximity, and also to assist in the provision of open space between sites. Set backs from water bodies and the coast will preserve future availability of esplanade reserves, provide access space for water body maintenance, and maintain stream efficiency.

#### **Accessory Building Setbacks**

Provision is made for smaller scale accessory buildings to be placed within the normal rear and side yard setbacks, due to their limited effect on adjacent sites.

#### **Building to Access Setbacks**

The required setback serves to protect occupants of buildings from unnecessary noise and vibration. The rule also ensures that the access does not become less usable due to opening windows or other obstructions.

#### **Building Daylight Angles**

The daylight angles are set to provide reasonable daylight to a site, unobstructed by buildings on an adjacent site.



<b>Provision in the Amended Plan under Reference</b>	<b>Council's Reference Number</b>	<b>Referrer</b>	<b>Relief Sought</b>
27.14+	R830/41/41	Rayonier NZ Ltd	Exempt agricultural vehicles and forestry equipment from this rule.
27.17	R254/14/1	Broadcast Communications Ltd	Delete Rule and replace with "radio frequency emissions do not exceed the non-occupational limits set out in AS/NZS 2772.1:1998 at any point where a member of the public may legally approach the source of such emission"
27.17 (b)	R1377/11/1	Whangarei Cell Tower Protest Group Inc	Change 20m to 300m
27.17 (b)	R393/20/5	Telecom NZ Ltd	Delete the 20m in relation to telecommunication facilities
27.17 (b)	R254/15/9	Broadcast Communications Ltd	Delete rule
27.17 (c)	R254/0/10	Broadcast Communications Ltd	Delete rule
27.18	R718/33/15	Transpower NZ Ltd	Amend the rule to discourage new buildings within 20m of existing high voltage power lines. Change this to a restricted discretionary activity
27.19 (e)	R312/175/31	Northland Regional Council	Change rule to prevent problems with stock piles and restrict these
27.20	R710/174/53	Department of Conservation	Change the discretionary activity to make it more generic and the emphasis on the ecosystem
27.21 (b)	R918/18/1	Clear Communication Ltd	Change the proviso to allow all aerials to exceed the height of the building up to 1.5m
27.21 (c)	R948/0/13	Radio NZ Ltd	Delete rule restricting numbered dish aerials per site
27.21 (d)	R815/4/4	MetService NZ Ltd	Change the rule to exempt MetService activities from rules where these are adjoining living environment
27.21 (d)	R254/40/20	Broadcast Communications Ltd	Delete rule

<b>Provision in the Amended Plan under Reference</b>	<b>Council's Reference Number</b>	<b>Referrer</b>	<b>Relief Sought</b>
27.21 (d)	R918/18/2	Clear Communications Ltd	Amend rule to exempt aerials attached to buildings
27.21 (f)	R918/18/3	Clear Communications Ltd	Change rule to refer to dish aerials only limiting these to 1.2m in diameter
27.23	R568/24/2	Eagle Airways	Include reference to Rules 45.5 and 45.6 (Airport noise)
27.23+	R723/52/5	Ngatiwai Trust Board	Add ... “; and d) It is not within a site or area of significance to Tangata Whenua or disturb an archaeological site”.
27.25 (a)	R245/6/4	Curry, Curry & Tesiram	Increase coverage to 40%
27.26 (d)	R245/7/5	Curry, Curry & Tesiram	Replace setback with alternatives.
27.26 (d)	R880/1/1	JV & CA Kerr Trust	Change setback to 6m
27.26 (d)	R710/162/26	Department of Conservation	Change setback to 27m
27.26 (e) & (f)	R710/162/26	Department of Conservation	Change setback to 27m
27.26 restricted discretionary	R710/164/34	Department of Conservation	Change restricted discretionary to full discretionary
27.27 (d)	R880/1/1	JV & CA Kerr Trust	Change setback to 6m
27.27 (d)	R245/8/6	Curry, Curry & Tesiram	Replace setback with alternatives
27.27 (e)	R254/48/21	Broadcast Communications Ltd	Delete rule
27.32	R245/9/7	Curry, Curry & Tesiram	Replace minimum floor levels with an objective and technically robust alternative.

<b>Provision in the Amended Plan under Reference</b>	<b>Council's Reference Number</b>	<b>Referrer</b>	<b>Relief Sought</b>
27.33 Residential Units	R568/208/12	Eagle Airways Ltd	Add that in Onerahi density in Living 1 is restricted to control the establishment of noise sensitive activities in the vicinity of Whangarei Airport
27.33 Electromagnetic Radiation	R393/20/5	Telecom NZ Ltd	Delete reference to telecommunicaiton