

Land Information Memorandum

Disclaimer:

This document has been obtained on behalf of the Vendor and copies have been made available to prospective Purchasers and interested parties for general information purposes only. However, neither the Vendor, Paul Sumich nor Harcourts Real Estate (Optimize Realty Limited), warrant the accuracy of this copy and they accept no liability for any errors or omissions in the report. It is recommended to all prospective Purchasers and interested parties that they obtain and rely on their own reports and make their own independent enquiries for due diligence purposes.



LAND INFORMATION MEMORANDUM NO: LM2400452

Received: 28 Mar 2024

Issued: 11 Apr 2024

**Section 44A, Local Government Official Information
And Meetings Act 1987**

APPLICANT

P Bradford

956D Whangarei Heads Road

RD 4

Whangarei 0174

SITE INFORMATION

Property ID: 7502

Street Address: 956 D Whangarei Heads Road Whangarei 0174

Legal Description: RAHUIKURI C1V BLK XV WHANGAREI SD

This is a Land Information Memorandum only.

Full payment has been made for this Land Information Memorandum.

1: PROPERTY DETAILS.

- Location Map
- Aerial Photo
- Record of Title: 828467
- Deposited Plan: ML14457 & DP 363839

2: INFORMATION IDENTIFYING EACH (IF ANY) SPECIAL FEATURE OR CHARACTERISTIC OF THE LAND CONCERNED, INCLUDING BUT NOT LIMITED TO POTENTIAL EROSION, AVULSION, FALLING DEBRIS, SUBSIDENCE, SLIPPAGE, ALLUVION, OR INUNDATION, OR LIKELY PRESENCE OF HAZARDOUS CONTAMINANTS, BEING A FEATURE OR CHARACTERISTIC THAT IS KNOWN TO THE WHANGAREI DISTRICT COUNCIL.

Whangarei District Council holds indicative information on land stability hazard for Whangārei. Information on land stability, including an interactive web tool, can be found on the Council's website.

The Whangarei District Council may require site-specific investigations before granting future subdivision or building consent for the property, the level of investigation or assessment would depend on the level of stability risk of the area the property is in.

See map attached indicating this property is located within high zone and refer:

<https://www.wdc.govt.nz/Services/My-property-and-rates/Natural-hazards>

Whangarei District Council notified Plan Change 1 - Natural Hazards (PC1) on the 31st of May 2023.

The Plan Change proposes to replace the existing Natural Hazards chapter in the District Plan Operative in Part 2022 with a new Natural Hazards chapter and new rules for subdivision and land use in hazard prone areas.

Refer to map attached and for more information on the proposed plan change please visit:

<https://www.wdc.govt.nz/Services/Planning/District-Plan-changes/Current-plan-changes>

Whangarei District Council holds information on the liquefaction vulnerability of the district. The site is located within an area classified as Liquefaction vulnerability category: Undetermined.

The report was prepared by Tonkin & Taylor Ltd to provide WDC with a district wide liquefaction vulnerability assessment to help inform spatial planning and assessment of landuse, subdivision and building consents.

To view the report and access maps please use the following link:

<https://www.wdc.govt.nz/Services/My-property-and-rates/Natural-hazards>

Please note: To view the liquefaction layer your map scale must be greater than 1:5000.

3: INFORMATION ON COUNCIL AND PRIVATE UTILITY (SEWERAGE, WATER & STORMWATER) SERVICES.

Information relating to Council Utility Services for this property is attached.

- Water, Wastewater and Stormwater Map

As-Built, House Connection and/or Drainage Plan for this property from the building file is attached.

- As-Built Services Plan – From BC0696252

For further information regarding Council Water Supply please refer:

<https://www.wdc.govt.nz/Services/Water-services/Water-Supply>

Pursuant to Section 51 of the Building Act 2004 and Section 451 of the Local Government Act 1974, any future building work that encroaches upon any Council Pipe or Utility must obtain written consent from the Waste & Drainage and/or Water Services Manager/s prior to works commencing.

For information refer:

<https://www.wdc.govt.nz/Council/Council-documents/Policies/Building-Over-Public-Sewers-Policy>

4: INFORMATION RELATING TO VALUATION, LAND, AND WATER RATES. INFORMATION FROM WHANGAREI DISTRICT COUNCIL RECORDS.

Information on Valuation, Rates and Water Meter location (if applicable) for the current financial year, is attached.

Outstanding water balance as at today's date is \$28.01.

A final reading of the water meter will be required.

5: INFORMATION CONCERNING ANY PERMIT, CONSENT, CERTIFICATE, NOTICE ORDER, OR REQUISITION AFFECTING THE LAND OR ANY BUILDING ON THE LAND PREVIOUSLY ISSUED BY THE WHANGAREI DISTRICT COUNCIL OR BUILDING CERTIFIER (WHETHER UNDER THE BUILDING ACT 1991 AND/OR 2004 OR ANY OTHER ACT).

Copy of Building Consents and Code Compliance Certificates issued for this property are attached as listed below:

- BC0260094 – Connect to Sewer
Building Certificate – Dated 03/09/2002
Building Consent – Issued 04/09/2002
Code Compliance Certificate – Issued 23/12/2002
- BC0696252 – New Dwelling
Building Consent – Issued 07/02/2007
Code Compliance Certificate – Issued 19/05/2009

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

This property is located in a Settlement Zone Residential Sub-Zone.
See map attached and refer to Part 3: Area Specific Matters - Chapters - Rural zones.
<https://www.wdc.govt.nz/Services/Property/Planning/Operative-District-Plan>

This property is located in a Coastal Environment and identified as High Natural Character Area.
See map attached and refer to Part 2: District Wide Matters - General District Wide Matters - Coastal Environment
<https://www.wdc.govt.nz/Services/Property/Planning/Operative-District-Plan>

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

Whangarei District Council is not aware of any classification attached to the land or building/s.

8: OTHER INFORMATION CONCERNING THE LAND AS WHANGAREI DISTRICT COUNCIL CONSIDERS, AT COUNCILS DISCRETION, TO BE RELEVANT.

Whangarei District Council recommends that all Whangarei District residents visit the Northland Regional Council website, <https://www.nrc.govt.nz/> for information on Civil Defence hazard response. This information includes Tsunami evacuation zones, maps and community response plans for flooding and extreme weather events etc.

Copies of site plan, floor plan and elevations are attached for your information.

A copy of an Engineering Report by Richardson Stevens from BC0696252 is attached for your information.

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

Further information may be available from other authorities; Northpower; Spark; Vector Limited; etc.

DISCLAIMER

Land Information Memoranda (LIM) are prepared under the provisions of Section 44A of the Local Government Official Information and Meetings Act 1987. An inspection of the land or building(s) has not been completed for the purposes of preparing the LIM. It has been compiled from the records held by Whangarei District Council. The information contained in the LIM is correct at the date of issue.

A LIM is prepared for the use of the applicant and may not be able to be relied on by other parties.

Advice from an independent professional such as a lawyer or property advisor should be sought regarding the contents of this LIM.

Additional information regarding the land or buildings (such as resource consents and other permissions and restrictions) not contained in this LIM may be held by Northland Regional Council. For further information contact Northland Regional Council on (09) 470 1200, 0800 002 004 or www.nrc.govt.nz.

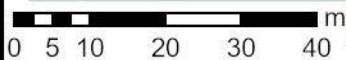
A LIM is not a suitable search of Council's records for the purposes of the National Environmental Standards (NES) for soil contamination of a potentially contaminated site.

Signed for and on behalf of Council:





Elle Swanson
Property Assessment Officer

Property Map



New Subdivisions

-  Proposed Pre-223
-  223 Certificate

New subdivisions: Proposed as accepted, pre-223 and 223 Certificate with set Conditions. Land Parcel boundaries are indicative only and are not survey accurate. Area measurement is derived from the displayed geometry and is approximate. True accurate boundary dimensions can be obtained from LINZ survey and title plans.

11 April 2024
Scale 1:1,000



Aerial Photography



0 5 10 20 30 40 m

This map was last updated in 2018. It includes New Zealand's most current publicly owned aerial imagery and is sourced from the LINZ Data Service.

11 April 2024
Scale 1:1,000



The information displayed is schematic only and serves as a guide. It has been compiled from Whangarei District Council records and is made available in good faith but its accuracy or completeness is not guaranteed. Parcel Information is sourced from the Land Information New Zealand (LINZ) Data Service. CROWN COPYRIGHT RESERVED. © Copyright Whangarei District Council.



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

**Guaranteed Search Copy issued under Section 60 of the Land
Transfer Act 2017**




R. W. Muir
Registrar-General
of Land

Identifier **828467**
Land Registration District **North Auckland**
Date Issued 06 March 2018

Prior References

NA49C/1149

Estate Fee Simple
Area 1366 square metres more or less
Legal Description Rahuikuri C1V Block

Registered Owners

Colin Andrew O'Gorman and Penelope Bradford

Interests

Subject to a right of way over part herein created by Partition Order A105839 - 24.9.1965 at 2:51 pm

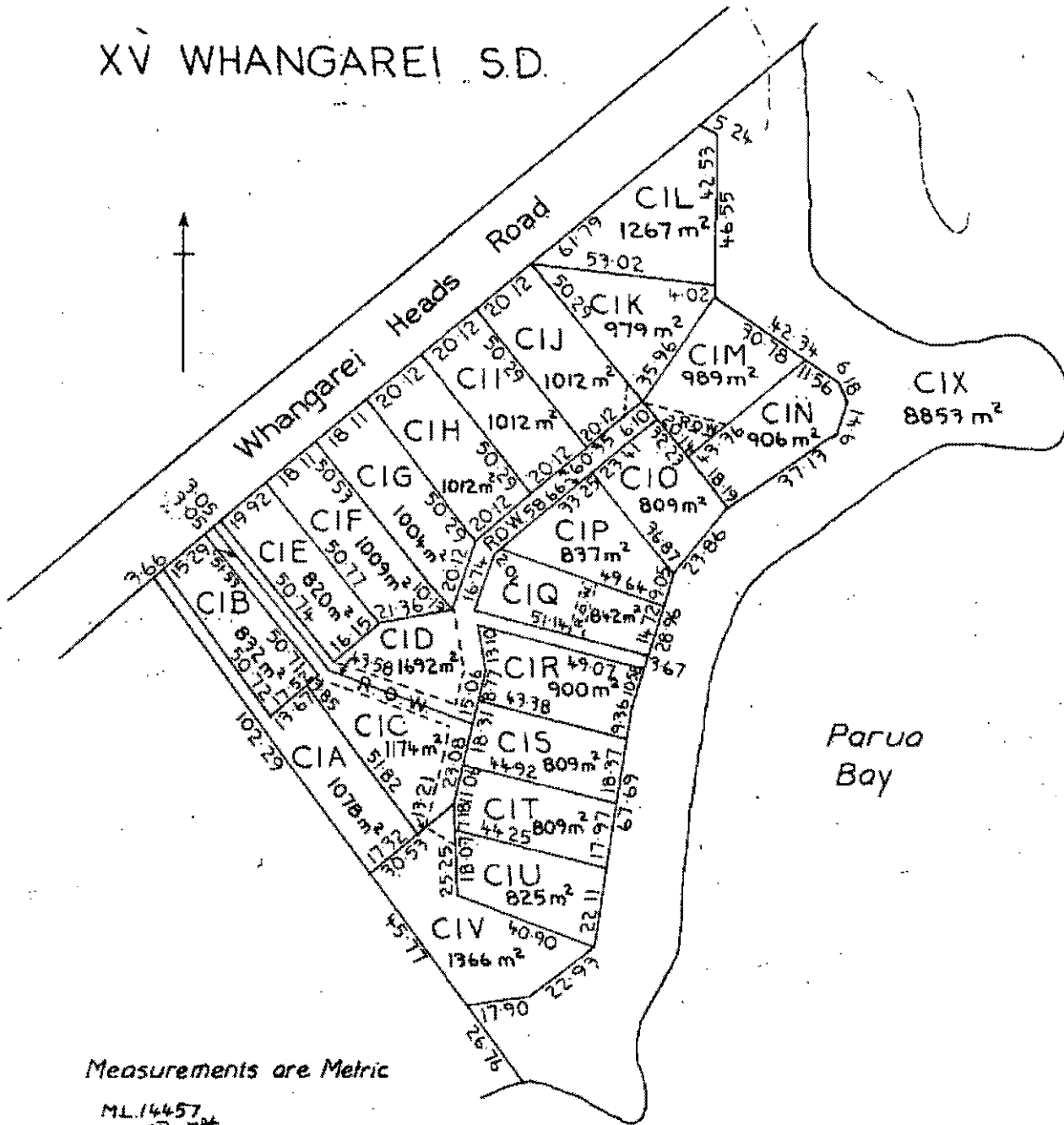
Appurtenant hereto is a right of way created by Partition Order A105839 - 24.9.1965 at 2:51 pm

Subject to a right (in gross) to transmit electricity over part A on DP 363839 in favour of Northpower Limited created by Easement Instrument 6721788.1 - 19.1.2006 at 9:00 am

Appurtenant hereto is a right of way created by Maori Land Court Order 11621728.2 - 27.11.2019 at 9:26 am

11795922.2 Mortgage to ASB Bank Limited - 13.7.2020 at 2:42 pm

XV WHANGAREI S.D.



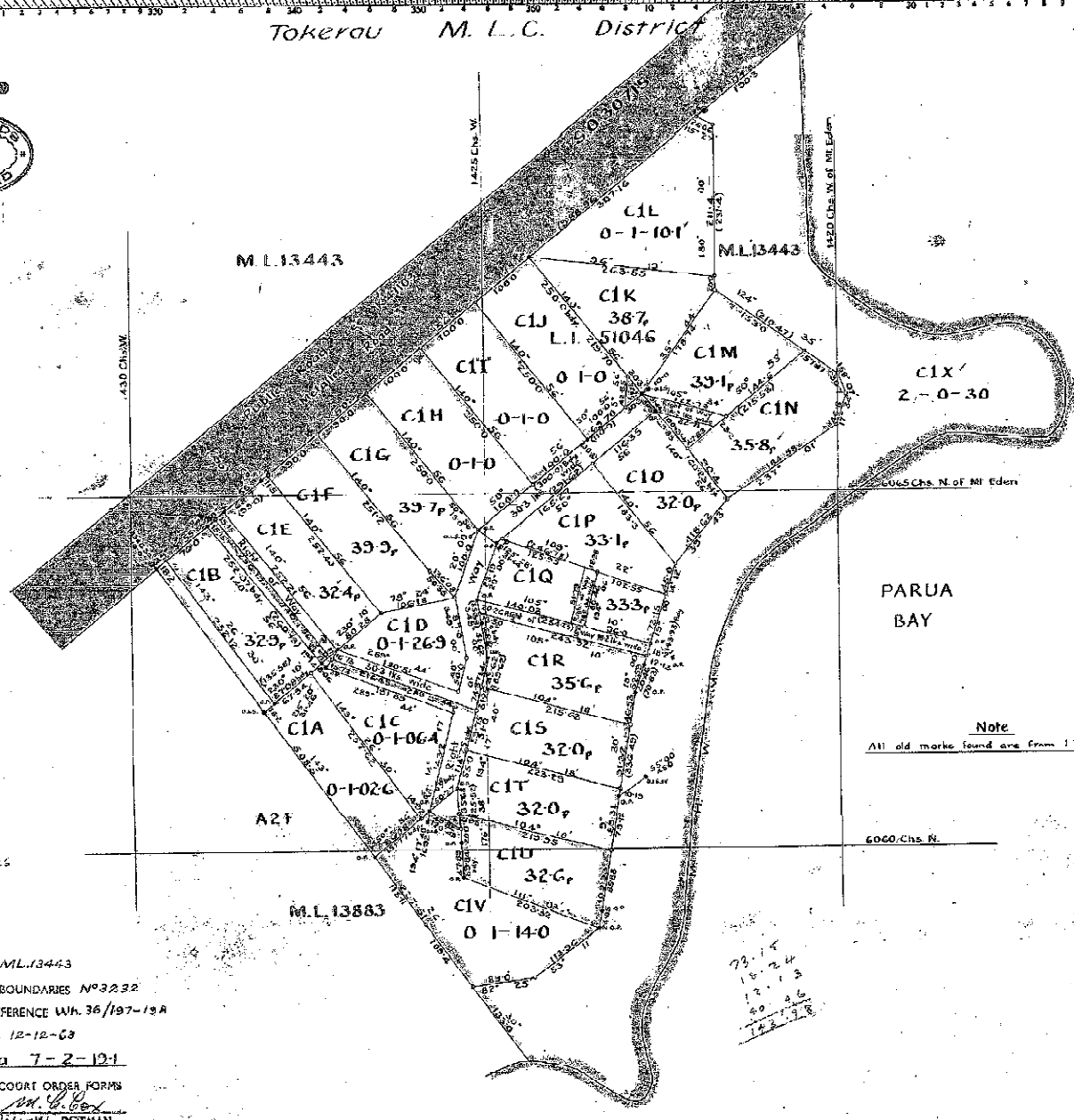
Measurements are Metric

M.L. 14457
AD 30

20/49

Tokerau M.L.C. District

O.C.



PARUA BAY

Note: All old marks found are from T 5104C

Urban Rates

PARENT PLAN ML 13443
DESCRIPTION OF BOUNDARIES No 3232
DEED BOOK REFERENCE WH 36/197-19A
DATE OF ORDERS 12-12-63
Total Area 7-2-121
ENDORSED ON COURT ORDER FORMS

Received...
File...
Examined by...
Plan in order for approval...

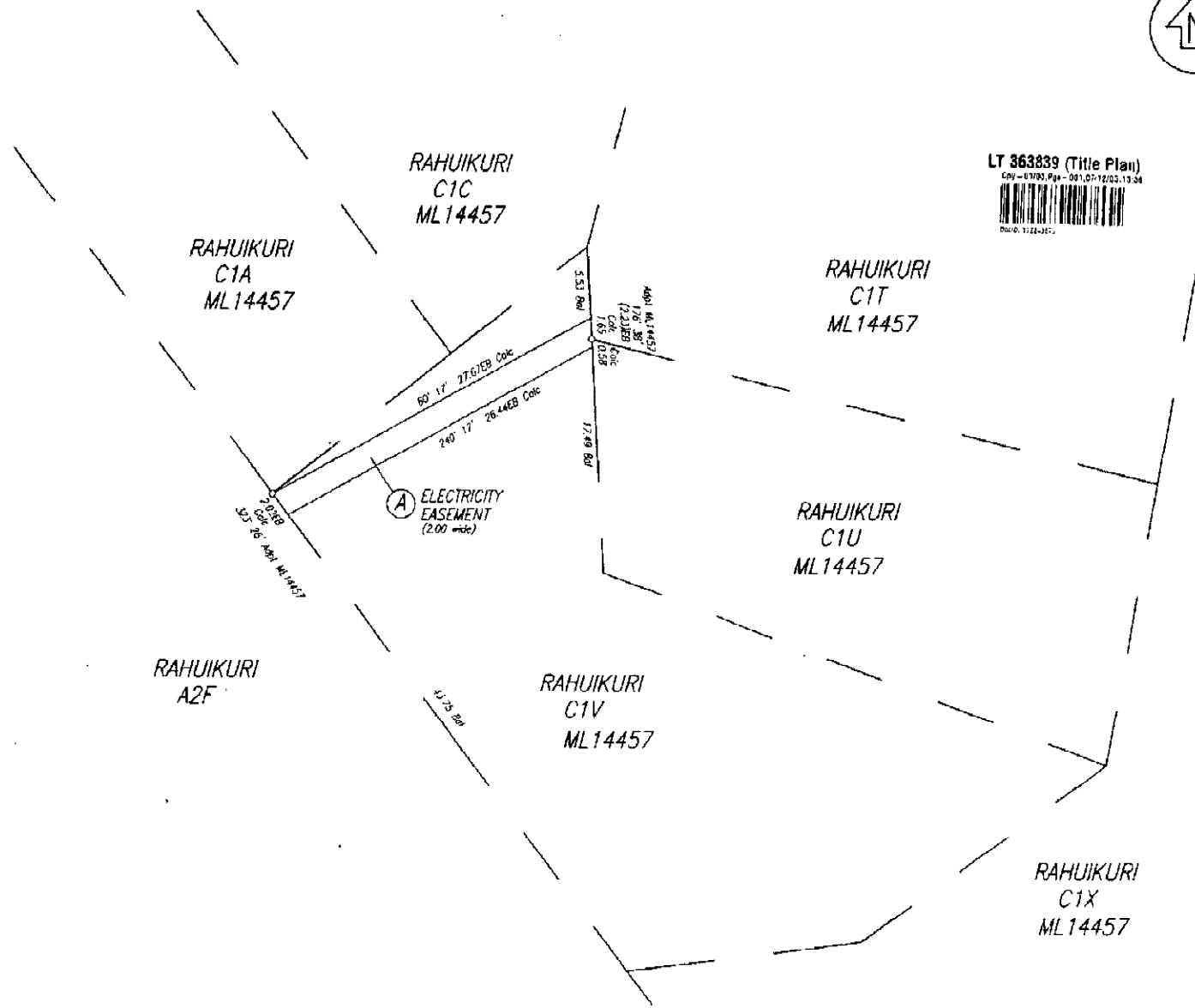
Plan of Rahuikuri CIA to CIV & CIX Blks.

Survey Block & District XV Whangarei S.D.
Land District North Auckland Local Body Whangarei County
Scale 1 Chain to an Inch Surveyed by P.T. Hasking Date May 1964

Peter Tregown Hasking of Whangarei Registered Surveyor and holder of an annual practicing certificate, hereby certify that this plan has been made from surveys executed by me & that both plan and survey are correct and have been made in accordance with the regulations under the Surveyors Act, 1938

Approved:
Chief Surveyor 413165

14457



LT 363839 (Title Plan)
 CNY - 01/03, Pgs - 001, 02-12/03, 13, 34
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APPROVALS			
PROPOSED EASEMENT IN CROSS			
Purpose	Shown	Servient Tenement	Grantee
Right to Transmit Electricity	(A)	Rahuikuri CIV	Northpower Limited
Approved			
_____ J.S. McNaughton		_____ B.K. McNaughton	
Registered Owners			
Class of Survey: Class II			
Datum: Bearings & Co-ordinates Geodetic 1949 ML Eden Circuit Co-ordinates Origin: ML Eden 700 000mN 300 000mE			
Total Area			
Comprised in CT 49C/1149 (E0)			
I, Ian David Gillespie of Whangarei being a person entitled to practice as a licensed cadastral surveyor, certify that - (a) The surveys to which this dataset relates are accurate, and were undertaken by me or under my direction in accordance with the Cadastral Survey Act 2002 and the Survey-General's Rules for Cadastral Survey 2002/2; (b) This dataset is accurate, and has been created in accordance with that Act and those Rules.			
_____ (Signature)		5/12/05 (Date)	
Field Book	p.	Traverse Book	p.
Reference Plans ML14457			
Examined	Correct		
Approved as to Survey by Land Information NZ on 16/12/2005			
Deposited by Land Information NZ on 19/1/2006			
File Approved AKLM 98/03 Received Instructions LJK 7 DEC 2005		DP 363839	

LAND DISTRICT North Auckland
 Survey Blk. & Dist. XV Whangarei
 ZMS 261 Sheet Red Map No.

Easement over Rahuikuri C1V

TERRITORIAL AUTHORITY Whangarei District
 Surveyed by LANDS & SURVEY LTD
 Scale 1:250 Date: November 2005

7671

Land Stability



Landslide Susceptibility Zone

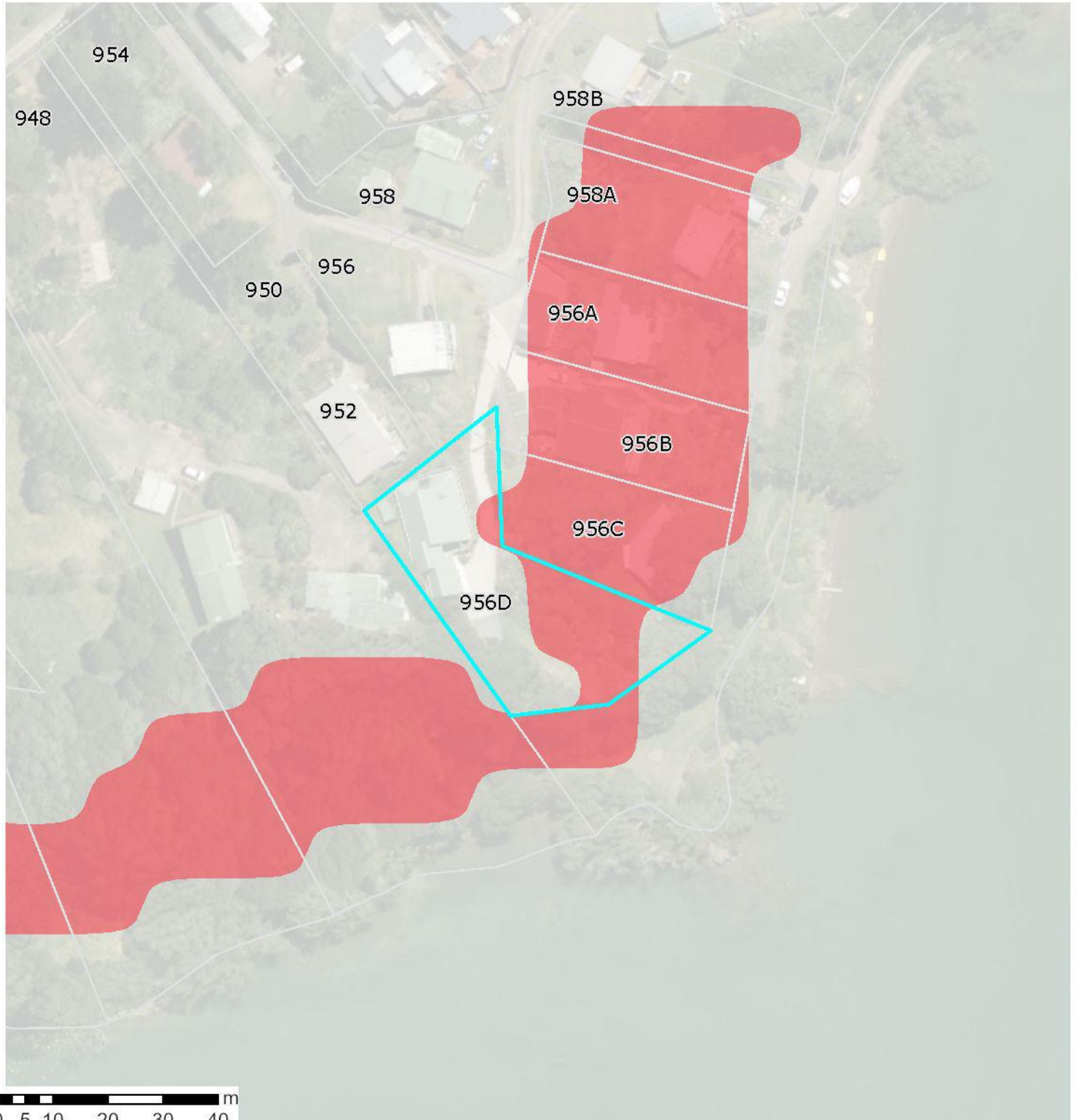
-  High
-  Moderate
-  Low

Whangārei District Council holds indicative information on land stability hazard for Whangārei. The Whangārei District Council may require site-specific investigations before granting future subdivision or building consent for the property, depending on the level of stability risk of the area the property is in. Tonkin + Taylor Ltd Landslide Susceptibility assessment report: <https://www.wdc.govt.nz/files/assets/public/documents/council/reports/hazard-reports/land-stability/landslide-susceptibility-technical-report.pdf>

11 April 2024
Scale 1:1,000





District Plan Change 1 - Natural Hazards Land Instability



PC1 - Natural Hazards

Land Instability

-  High Susceptibility to Land Instability
-  Moderate Susceptibility to Land Instability

11 April 2024

Scale 1:1,000



Information provided on this map forms part of Plan Change 1 – Natural Hazards.
To view the proposed maps and see how the changes may affect the property please visit:
<https://www.wdc.govt.nz/Services/Planning/District-Plan-changes/Current-plan-changes>.

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Water, Wastewater and Stormwater



This information is generalized and shows the approximate location of the Public pipeline services.
For digging, the As-Built engineering drawings must be used to accurately locate the services.
See WDC Customer Services.

11 April 2024

Scale 1:1,000



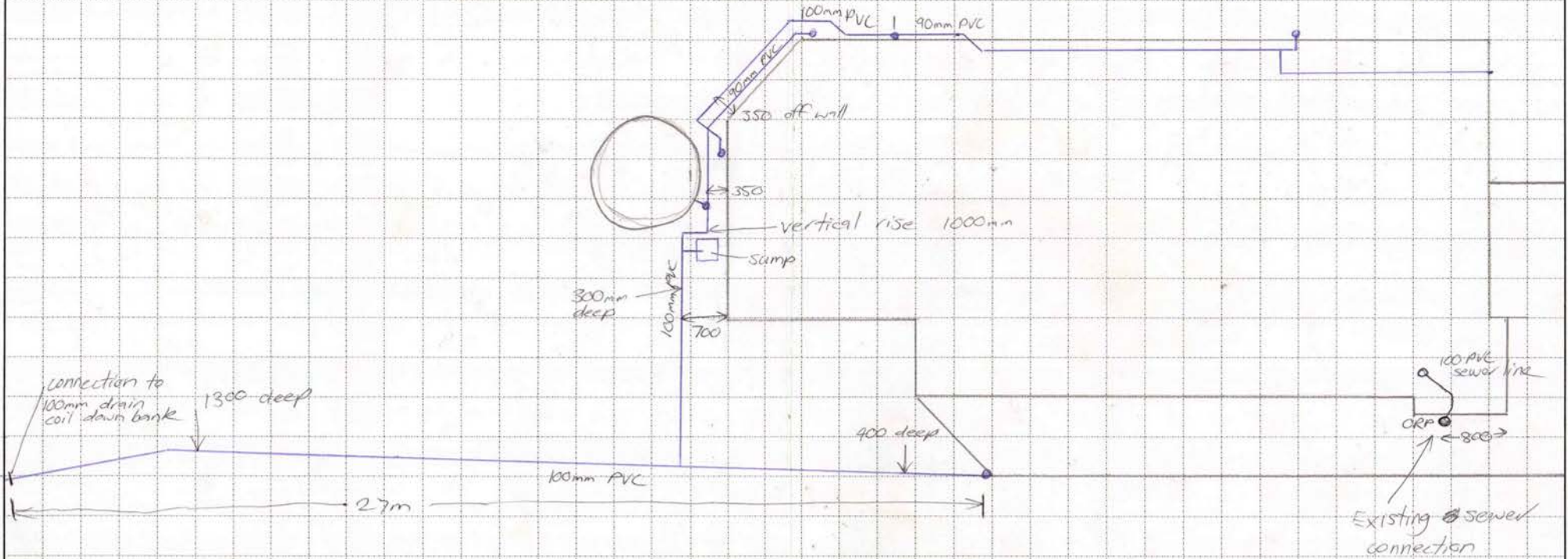
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Water, Wastewater and Stormwater – Map Legend

Water	Stormwater	Stormwater Catchment and Flood Management	Wastewater
Water Point	Stormwater Point	Overland Flow Paths 2021	Wastewater Point
Actuator	End Structure	Modelled Catchment Flowpaths 2021	Backflow Device
WDC	WDC	- - 0.2 ha to 0.4 ha	Private
Private	Private	- - 0.4 ha to 1.0 ha	End Structure
Backflow Device	Fitting Node	— 1.0 ha to 3.0 ha	WDC
WDC	WDC	— 3.0 ha to 100.0 ha	Private
Private	Private	— 100.0 ha and above	Fitting Node
Bore	GPT	Surface Depression Ponding Areas 2021	WDC
WDC	WDC	0.200000 - 0.600000 m	Private
Private	Private	0.600001 - 1.200000 m	Manhole
End Structure	Manhole	1.200001 - 2.000000 m	WDC
WDC	WDC	2.000001 - 4.000000 m	Private
Private	Private	4.000001 - 9.910000 m	Meter
Fitting Node	Pump	Overland Flow Paths 2017	WDC
WDC	WDC	Catchment Area 2017	Private
Private	Private	— 0.2 - 1.0 Ha	Motor Control Centre
Hydrant	Stormwater Inlet	— 1.0 - 2.0 Ha	WDC
WDC	WDC	— 2.0 - 5.0 Ha	Private
Private	Private	— > 5.0 Ha	Pump
Meter	Valve	Depression Storage Areas 2017	WDC
WDC	WDC	Depression Storage Areas	Private
Private	Private		Valve
Meter Manifold	Stormwater Line		WDC
WDC	Abandoned Pipe		Private
Private	WDC		Wastewater Line
Pump	Culvert		Abandoned Pipe
WDC	WDC		WDC
Private	Private		Main
Valve	Drainage		Rising Main (Pressure)
WDC	WDC		Sewer Gravity Main
Private	Private		Private
Water Line	Main		Other
Abandoned Pipe	WDC		Process Pipework
WDC	Private		WDC
Trunk Main	Service Line		Private
WDC	WDC		Service Line
Private	Private		WDC
Other Main	Surface Drain		Private
WDC	WDC		Wastewater Area
Private	Private		Chamber
Process Pipework	Stormwater Area Basin		WDC
WDC	WDC		Private
Private	Private		Pressure Sewer System
Reticulation	Chamber		Public
WDC	WDC		Private
Private	Private		
Service Line			
WDC			
Private			
Water Area			
Chamber			
WDC			
Private			
Reservoir			
WDC			
Private			

PART C: As Built Services Plan

(To be completed in all cases. If details are already noted on separate drawings then provide copies in duplicate as appropriate and attach to this sheet. Ensure that drawing numbers, etc, is noted below)



Scale: _____ in _____

Site Address: _____



Whangarei District Council
Private Bag 9023, Te Mai
Whangarei 0143
Ph:0-9-430 4200
Email: mailroom@wdc.govt.nz

Rates LIM Report

As at: Thursday, 11 April, 2024

Property Number 7502
Legal Description RAHUIKURI C1V BLK XV WHANGAREI SD
Assessment Number 0036034822
Address 956 D Whangarei Heads Road Whangarei 0174
Record of Title(s) 828467
Land Value \$725,000
Capital Value \$1,100,000
Date of Valuation 01-July-2021
Effective Date (used for rating purposes) 01-July-2022
Meter Location RHM LH OF CONCRETE ROW

Rates Breakdown (up to 30 June 2024)

Rates Charge	Charge Total
General Residential	\$1,691.14
Sewage Disposal - Residential	\$902.00
Uniform Annual General Charge	\$701.00
Regional Council Services	\$180.61
Regional Economic Development	\$15.52
Regional Emergency & Hazard Management	\$50.50
Regional Emergency Services Rate	\$11.44
Regional Flood Infrastructure	\$36.56
Regional Land and Fresh Water Management	\$203.15
Regional Pest Management	\$88.06
Regional Sporting Facilities	\$16.37
Regional Transport Rate	\$43.17
Annual Charge Total	\$3,939.52

Opening Balance as at 01/07/2023 **\$-298.55**

Rates Instalments	Total
20/07/2023 Instalment	\$987.52
20/10/2023 Instalment	\$984.00
20/01/2024 Instalment	\$984.00
20/04/2024 Instalment	\$984.00

Rates Total **\$3,939.52**

Balance to Clear **\$668.48**

BUILDING CERTIFICATE: 60094

Section 56 Building Act 1991

Issued by: ...Building Certifiers (Whangarei)Ltd No 8 currently approved and registered as a Building Certifier

To: WHANGAREI DISTRICT COUNCIL

Building Consent No: 60094

Project Information Memorandum No: 60003

PID: 039746

PROJECT		PROJECT LOCATION
New or relocated building	(x)	Applicant : J J Hartigan
Alteration	()	
Intended use(s) <i>(in detail)</i> ;		
Connect to sewer		Street address <i>(if any)</i> : Whangarei Heads Rd
Intended life:		
Indefinite but not less than 50 years	(x)	
Specified as Years		
Demolition	()	Legal description: MBLK C1V Rahuikuri
Being stage of an intended stages		

This is to certify that BCW Ltd has been engaged to check plans and specifications and to carry out site inspections to ensure compliance with the NZ Building Code. in accordance with their general limitations as set by the Building Industry Authority.

The Building Certifier is satisfied on reasonable grounds that:

- (x) The proposed building work would comply with the provisions of the building code if properly completed in accordance with the plans and specifications.

Signed on behalf of Building Certifiers (Whangarei) Ltd

Name: 

September 3, 2002



Issue Document

BUILDING CONSENT No: 60094
 Section 35, Building Act 1991
 Issued: 04Sep02
 Project Information Memorandum No: 60003

60094

Applicant

JOHN JAMES HARTIGAN
 SOLOMONS POINT
 RD 4
 WHANGAREI

Agent

JOHN JAMES HARTIGAN
 SOLOMONS POINT
 RD 4
 WHANGAREI

Site Information

PROPERTY ID: 039746 (P07502)
 STREET ADDRESS: WHANGAREI HEADS RD, R D 4, WHANGAREI 0121
 LEGAL DESCRIPTION: MBLK C1V RAHUIKURI NONE

Project Information

PROJECT IS FOR: Plumbing/Drains
 INTENDED USE(S): CONNECT TO SEWER
 INTENDED LIFE: Indefinite but not less than 50 years
 VALUE OF WORK: \$800.00
 NUMBER OF STAGES: 1

Fees

COUNCIL'S TOTAL CHARGES FOR THIS BUILDING CONSENT ARE: \$80.00
 PAYMENTS RECEIVED TO DATE:
 Receipt number: 2292799 Date: 03Sep02 Amount: \$80.00

This Consent is issued subject to the following conditions:
=====

1: **General**

No Requirements.

Signed for and on behalf of the Council

Name: C. Blakely

Signature: [Handwritten Signature]

Date: 04 / 09 / 02

CODE COMPLIANCE CERTIFICATE NO 60094

Section 56(3), Building Act 1991

Issued by: **Building Certifiers (Whangarei) Limited** on 23rd December 2002
currently approved and registered as a building certifier.

To: **Whangarei District Council**

Building Consent No: 60094

PID : 039746

PROJECT

LOCATION

New or relocated building ()
Alteration ()
Additions (x)

Street address: **Whangarei Heads Road**

Intended use(s) [In detail]
Connection to sewer
Intended life:

Legal description : **MBLK C1V Rahuikuri**

Indefinite but not less
than 50 years (x)
Specified asYears
Demolition ()

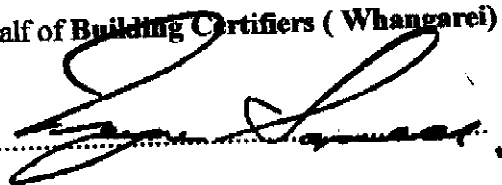
Being stage of an intended stages

This is:

(x) A final code compliance certificate issued in respect of all of the building work
under the above building consent.

Signed on behalf of **Building Certifiers (Whangarei) Limited**

Signature:.....



96252

BUILDING CONSENT No:96252
Section 51, Building Act 2004



WHANGAREI
DISTRICT COUNCIL

Issued:07Feb07

Project Information Memorandum No. 95837

The Building

Street Address of building:

956D WHANGAREI HEADS RD, RD 4, WHANGAREI 0174

Legal Description of land where building is located:

MBLK C1V RAHUIKURI NONE
LLP 039746

The Owner

Name of owner: JOHN & BARBARA MCNAUGHTON

Mailing Address: CRANE ROAD
R D 1
KAMO
WHANGAREI

Contact Person: GARY DOUGLAS BEAZLEY

Mailing Address: P O BOX 7002
TIKIPUNGA
WHANGAREI 0133

Street address/registered office:

956D WHANGAREI HEADS RD
RD 4
WHANGAREI 0174

Building Work

The following building work is authorised by this consent:

Project: New Building

Intended Use: **NEW DWELLING**

*Creating the ultimate
living environment*

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

This building consent is issued under section 51 of the Building Act 2004. This building consent does not relieve the owner of the building (or proposed building) of any duty or responsibility under any other Act relating to or affecting the building (or proposed building).

This building consent also does not permit the construction, alteration, demolition, or removal of the building (or proposed building) if that construction, alteration, demolition, or removal would be in breach of any other Act.

This building consent is subject to the following conditions:

1: General

Truss manufacturer`s layout plan and Producer Statement for design to be handed to the Inspector at the time of the prewrap inspection.

2: Dust Nuisance

The applicant must control dust nuisance created by any site or building works.

3: Toilet Facilities

Toilet facilities must be provided within reasonable distance of the construction site. Ground discharge is no longer acceptable.

4: Smoke Alarms

Smoke alarms are to be installed in compliance with the building code.

Compliance Schedule

A compliance schedule is not required for the building.



(G Byers)

Signature

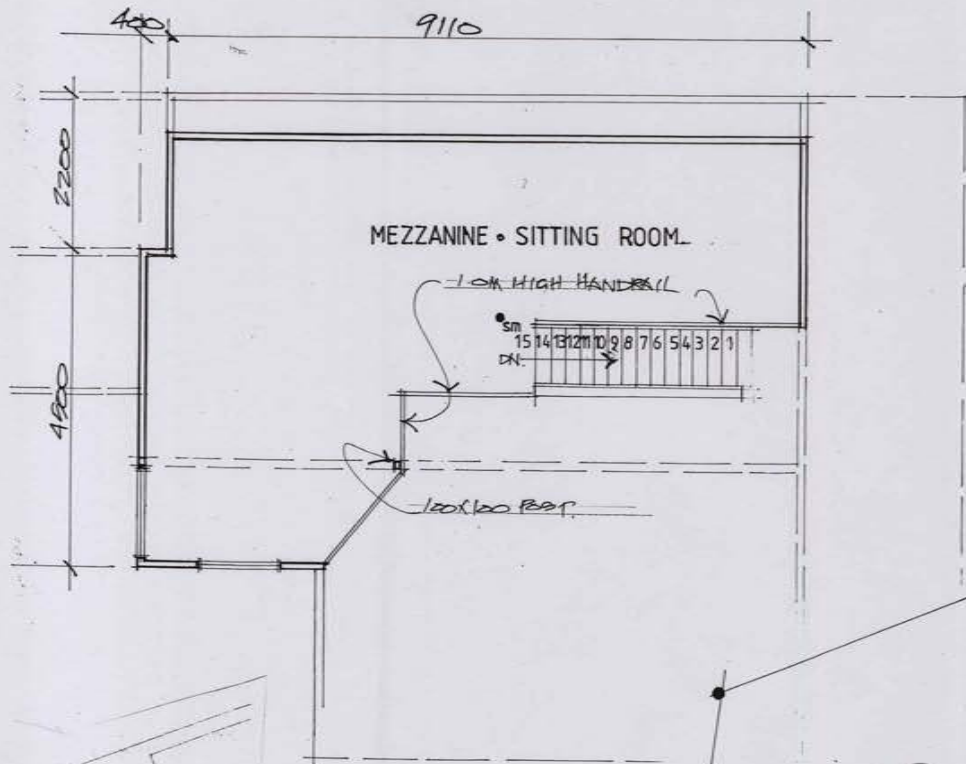
TEAM LEADER – BUILDING ADMIN

Position

On behalf of: Whangarei District Council

Date: 7 February 2007

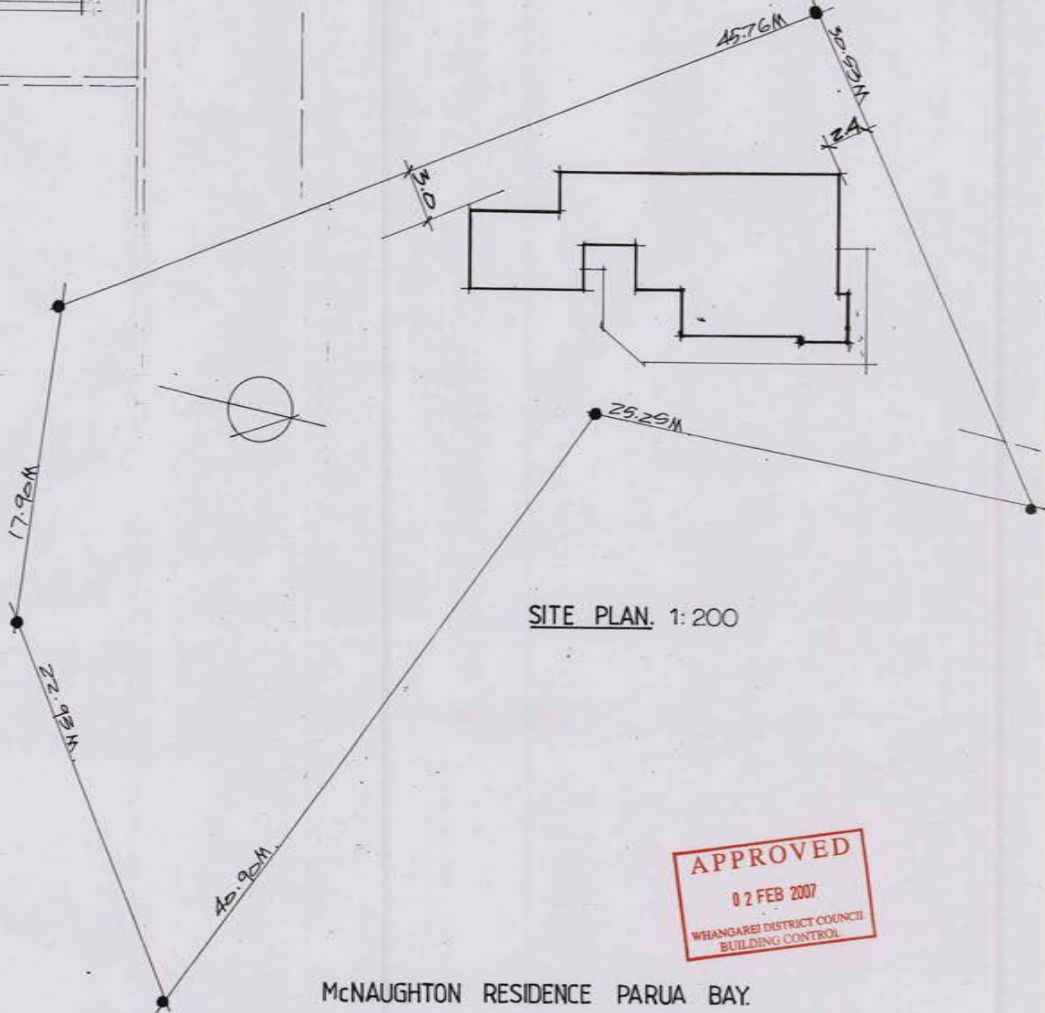
BUILDING CONSENT NO 96252



MEZZANINE FLOOR 1:50

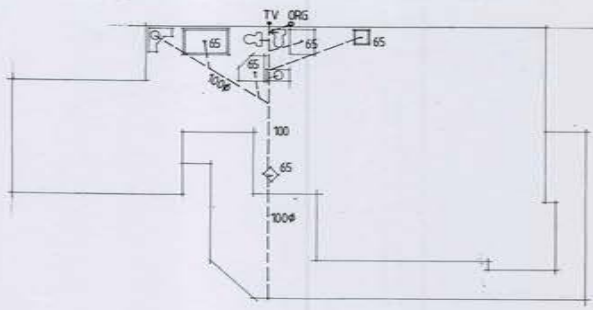
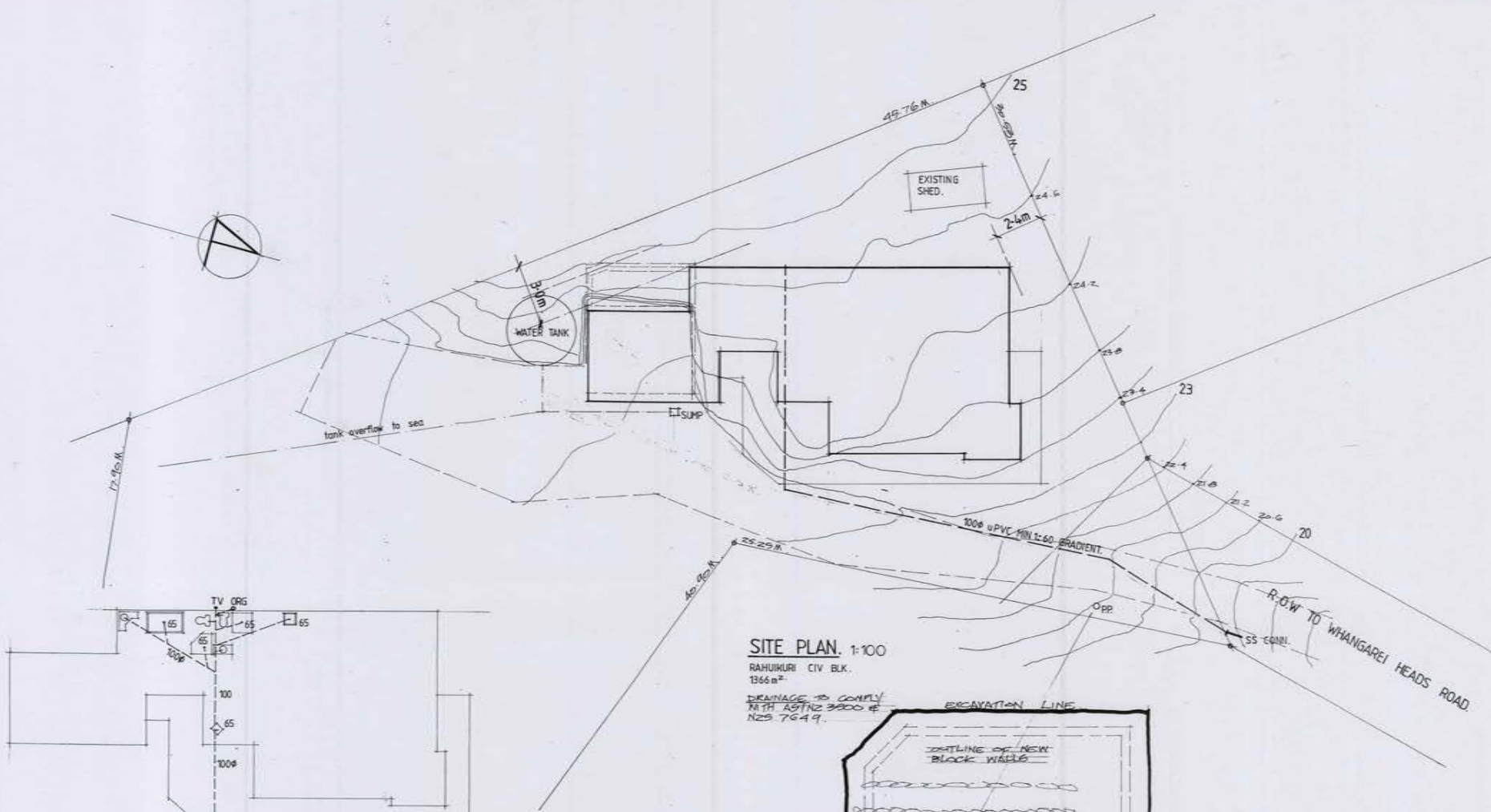


LOCATION PLAN



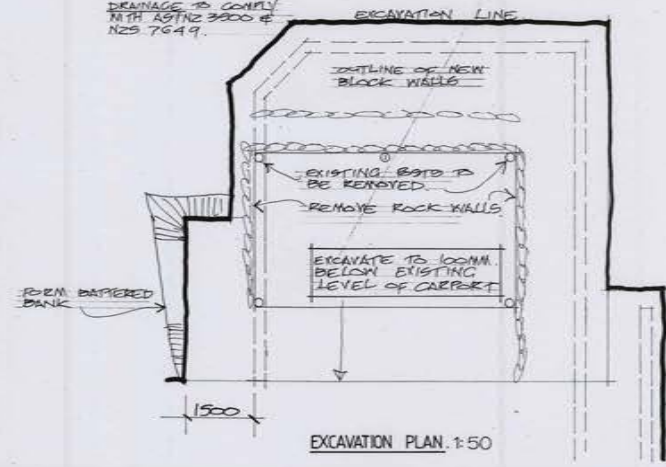
SITE PLAN 1: 200

APPROVED
 02 FEB 2007
 WHANGAREI DISTRICT COUNCIL
 BUILDING CONTROL



PLUMBING PLAN, 1:100

SITE PLAN, 1:100
 RAHIKURI CIV BLK.
 1966 m²
 DRAINAGE TO COMPLY
 WITH RGTND 3000 &
 NZS 7649.



EXCAVATION PLAN, 1:50

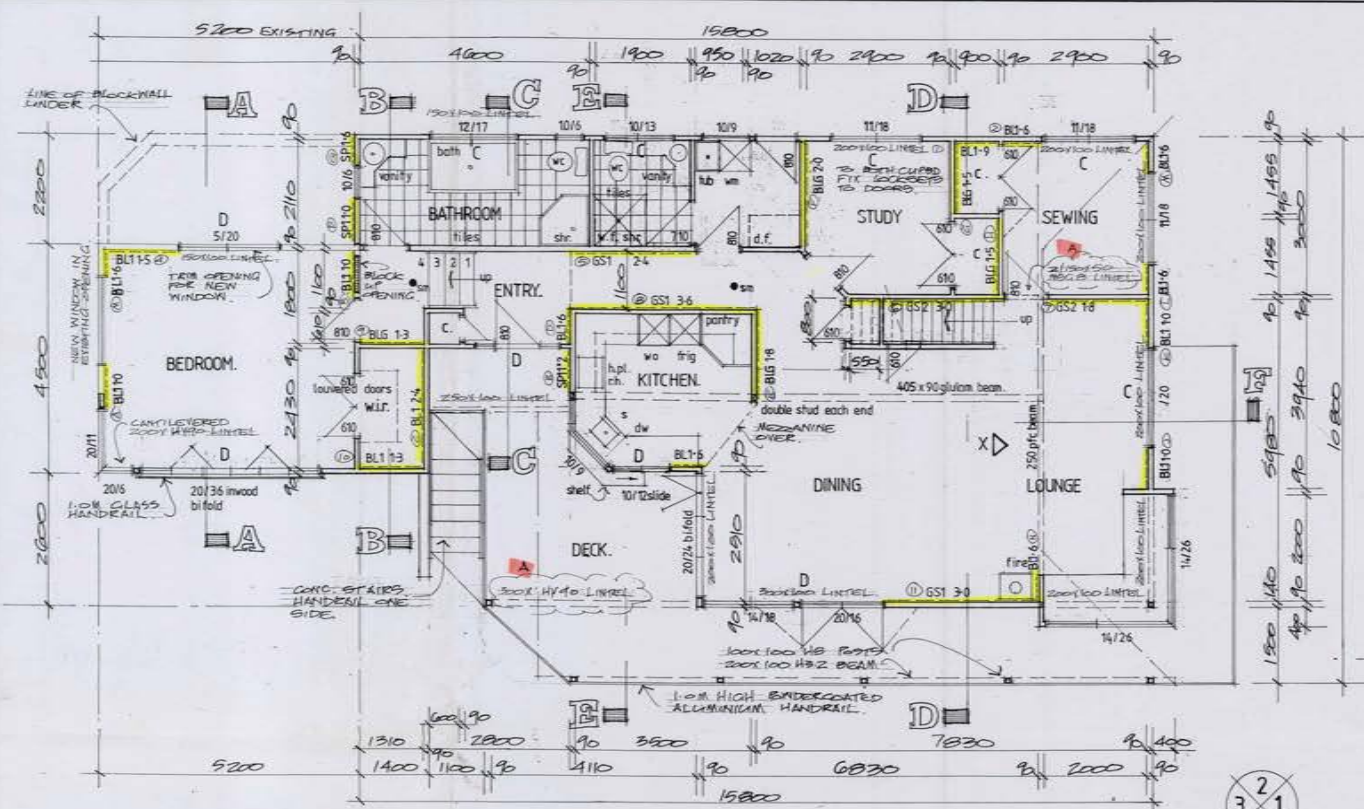
APPROVED
 02 FEB 2007
 WHANGAREI DISTRICT COUNCIL
 BUILDING CONTROL

RECEIVED
 16 JAN 2007
 WHANGAREI DISTRICT COUNCIL
 BUILDING CONTROL

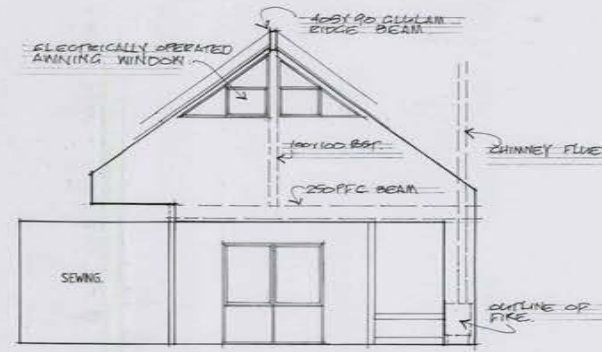
GARY D. BEAZLEY
 ARCHITECTURAL DESIGN LTD
 PO BOX 7002 TIKIPIUNGA WHANGAREI
 PH: (09) 438 3277 FAX: (09) 438 3255

McNAUGHTON RESIDENCE PARUA BAY.

DRAWN C.D.B.	CHECKED	SCALES	SHEET 5
TRICED	DATE SEPT '06	AS NOTED	SERIES OF 5
			REF 2054

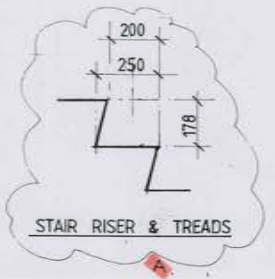


FLOOR PLAN 1:50
WIND ZONE-V.HIGH

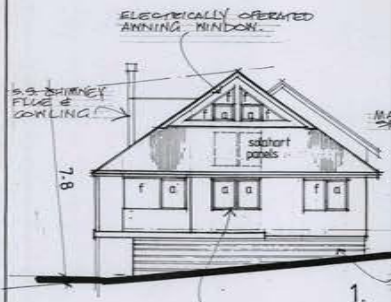


ELEVATION OF WALL X

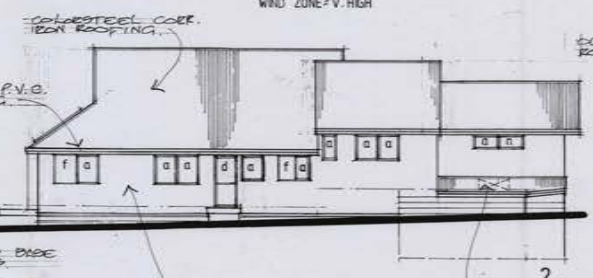
- Wall Bracing** to comply with NZS 3604:1999
 - BL 1 - Glb. Braceline one face
 - BL G - Glb. Braceline one face
 - Standard Glb other face
 - 7.5mm CD Plywood
 - GS1 - Standard Glb one face plus diagonal brace
 - GS2 - standard glb board both sides - no diagonal brace
- Refer to Gib Bracing Systems 2006 for fixings, etc.
- Plumbing** to comply with AS/NZS 3500 & NZS 7549
- Smoke Detectors** - fit to comply with NZBC F.7. It to be sited no more than 3.0 m from bedrooms
- Gas** - all gas work to comply with NZBC F.11 and work to be carried out by registered gas fitters
- Timber Treatment** to comply with NZS 3602:2003
 - EXTERIOR wall framing: H 3.1
 - INTERIOR wall framing: H 1.2



STAIR RISER & TREADS



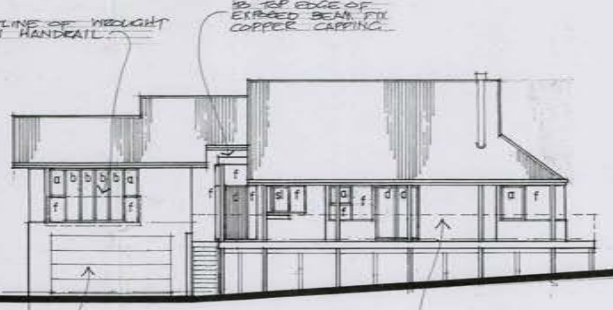
RECEIVED
16 JAN 2008
WAIKARE DISTRICT COUNCIL
BUILDING CONTROL



McNAUGHTON RESIDENCE PARUA BAY.



ELEVATIONS 1:100

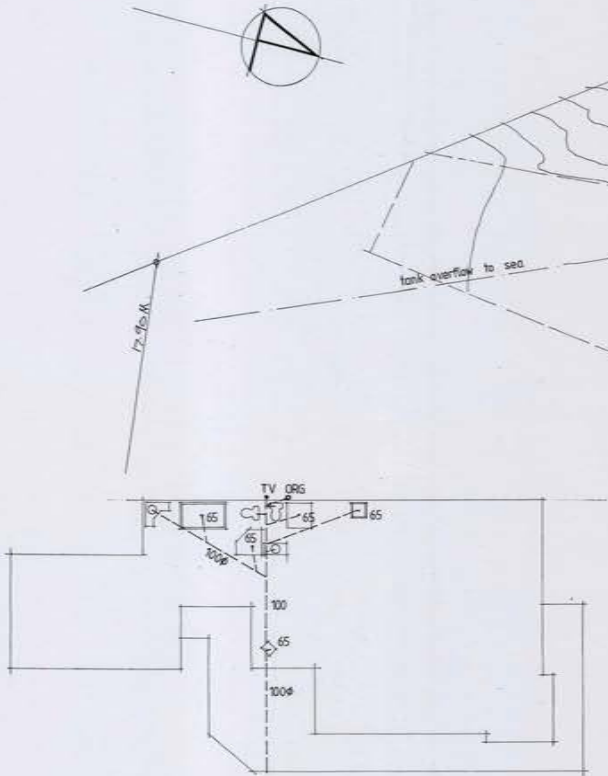


RECEIVED
16 JAN 2008
WAIKARE DISTRICT COUNCIL
BUILDING CONTROL

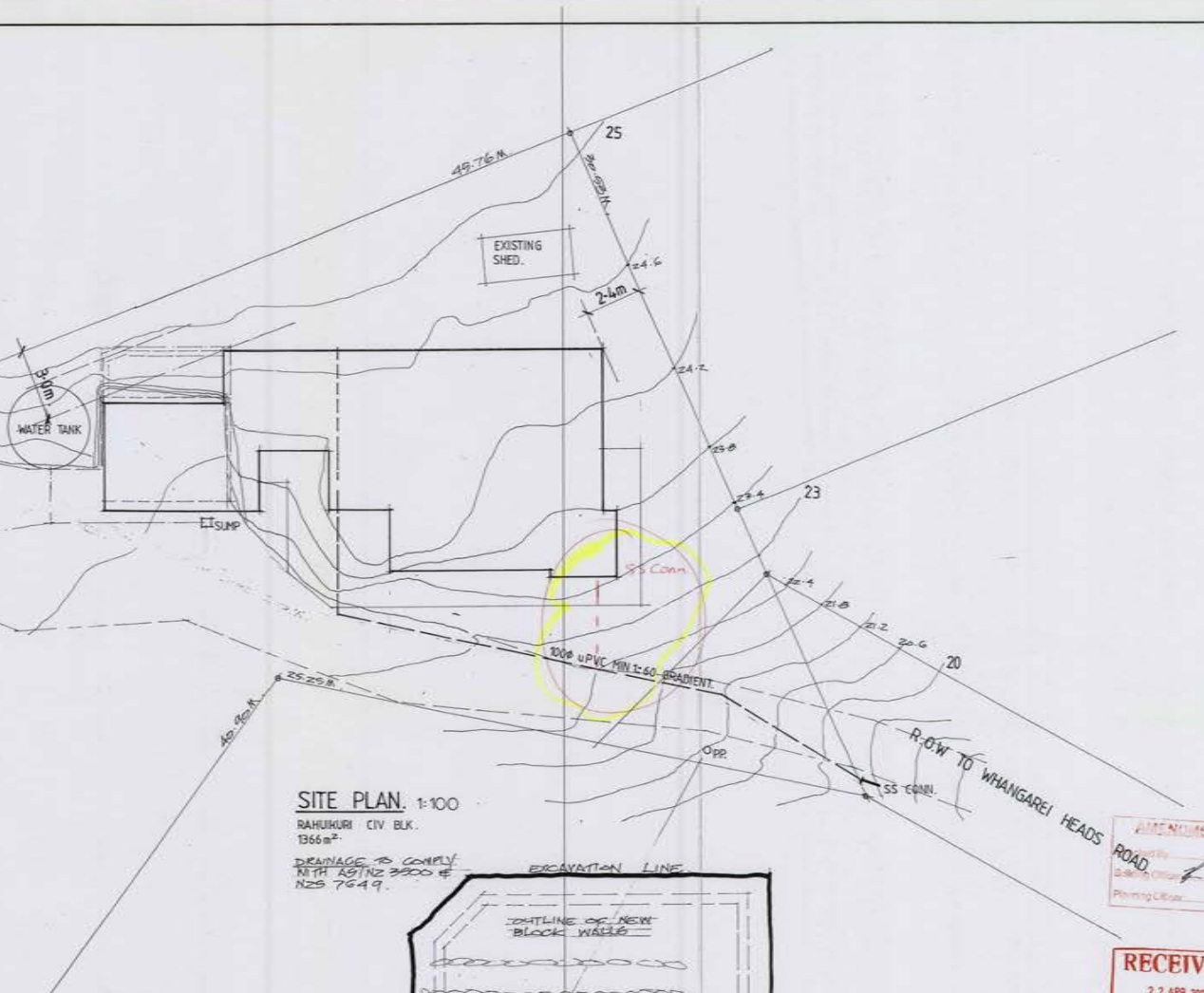
APPROVED
02 FEB 2007
WAIKARE DISTRICT COUNCIL
BUILDING CONTROL

GARY D. BEAZLEY
ARCHITECTURAL DESIGN LTD
PO BOX 7002 TAPURUA WHANGAREI
PH: (09) 436 3277 FAX: (09) 436 3255

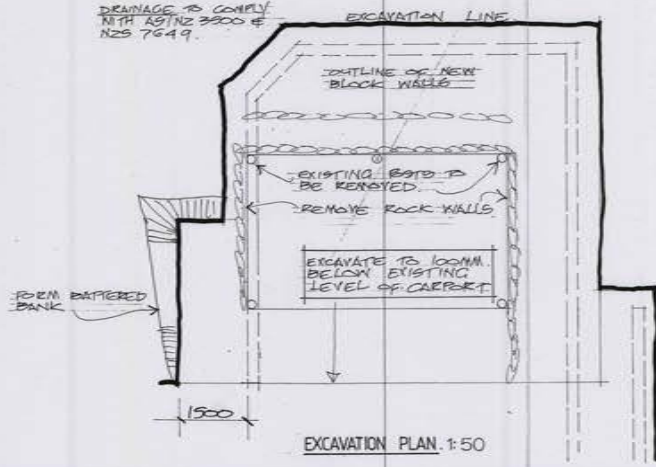
DRAWN G.D.B.	CHECKED	SCALES	SHEET 1
TRACED	DATE SEPT '06	AG. NOTED.	SERIES OF 5
			REF. 2054



PLUMBING PLAN. 1:100



SITE PLAN. 1:100
RAHUKURI CIV BLK.
1366m²
DRAINAGE TO COMPLY WITH AS/NZS 2900 & NZS 7649.



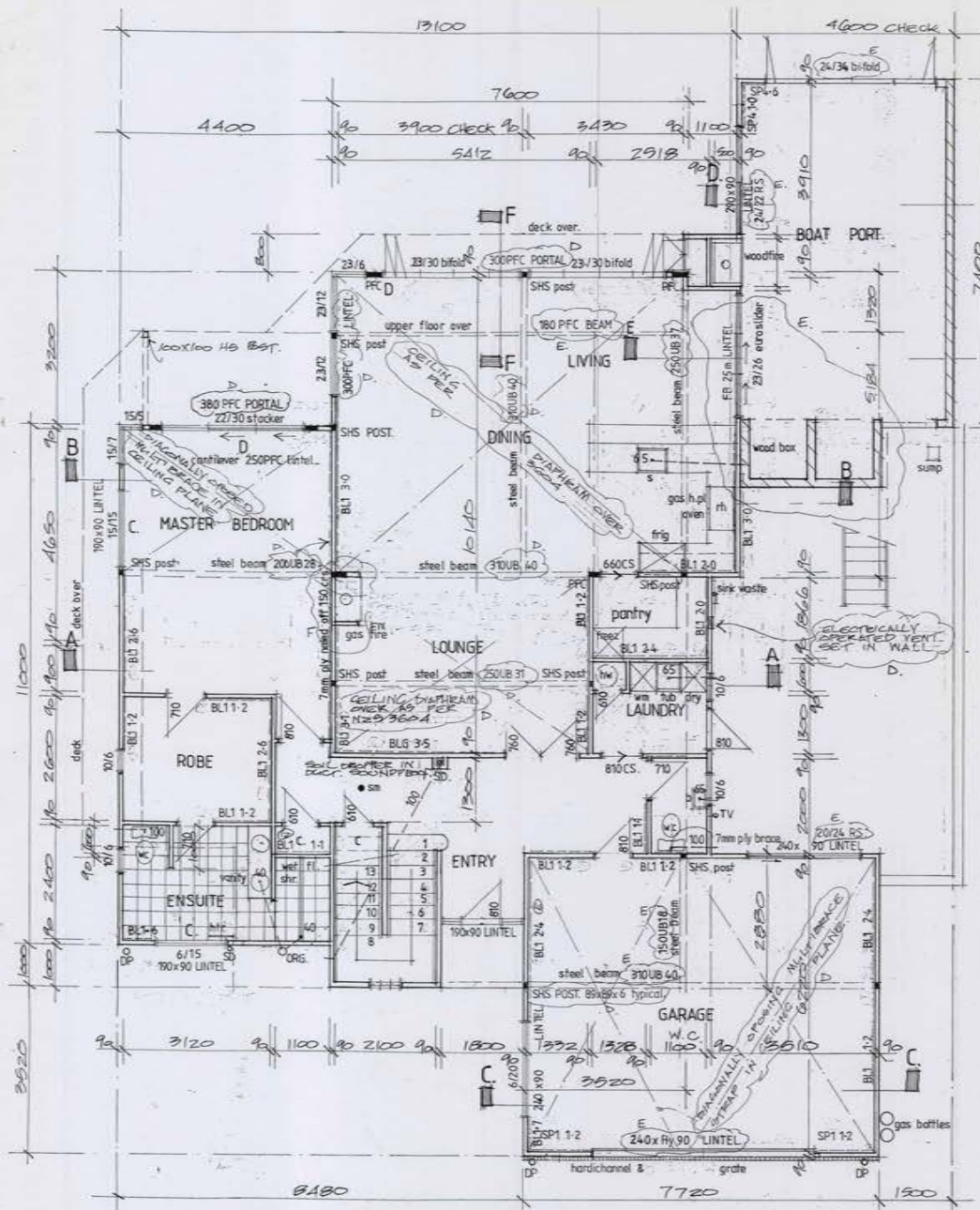
APPROVED
Road
Planning Officer

RECEIVED
22 APR 2005
WHANGAREI DISTRICT COUNCIL
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ARCHITECTURAL DESIGN LTD
PO BOX 7002 TIKIPIUNGA WHANGAREI
PH: (09) 438 3277 FAX: (09) 438 3255

McNAUGHTON RESIDENCE PARUA BAY.

DRAWN C.D.B.	CHECKED	SCALES	SHEET 5
TRACED	DATE sept '06	AS NOTED.	SERIES OF 5 REF. 2054



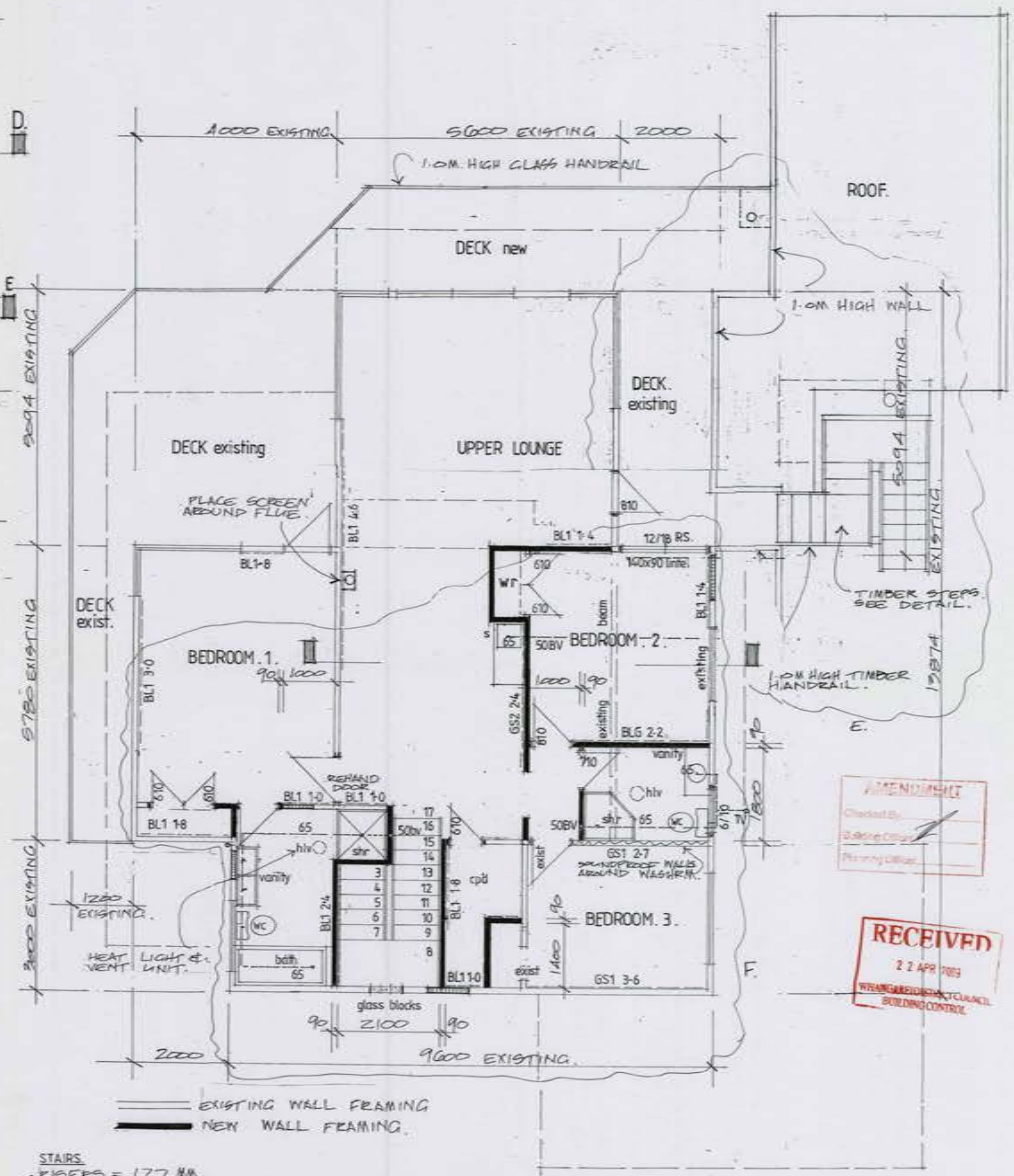
FLOOR PLAN, 1:50

WIND ZONE - V. HIGH.
AREA: 210 M².
C.D. DENOTES LUMBER LOK LINTEL FIXING TYPE.
SHS POST - ALL 650 TO BE 89189KG.

- Wall Bracing to comply with NZS 3604 1999
- BL 1 - GIB. Braceline one face
- BL G - GIB. Braceline one face
- Standard GIB other face
- 7.5mm 100 Plywood
- Standard GIB one face plus diagonal brace
- standard gib board both sides - no diagonal brace

Refer to GIB Bracing Systems 2008 for fixings, etc.

- Plumbing to comply with AS/NZS 3600 & NZS 7540
- Shoofit Detectors - fit to comply with NZBC F.7. To be sited no more than 3.0 m from bedrooms
- Gas - all gas work to comply with NZBC F.11 and work to be carried out by registered gas fitters
- Timber Treatment to comply with NZS 3602 2003
- EXTERIOR wall framing: H 3.1
- INTERIOR wall framing: H 1.2
- MS 58 grade



FIRST FLOOR PLAN, 1:50

AREA: 134 M².

STAIRS
RISERS = 177 MM
TREADS = 300 MM
SITE MEASURE BEFORE FABRICATION
FIX HANDRAIL TO ONE SIDE

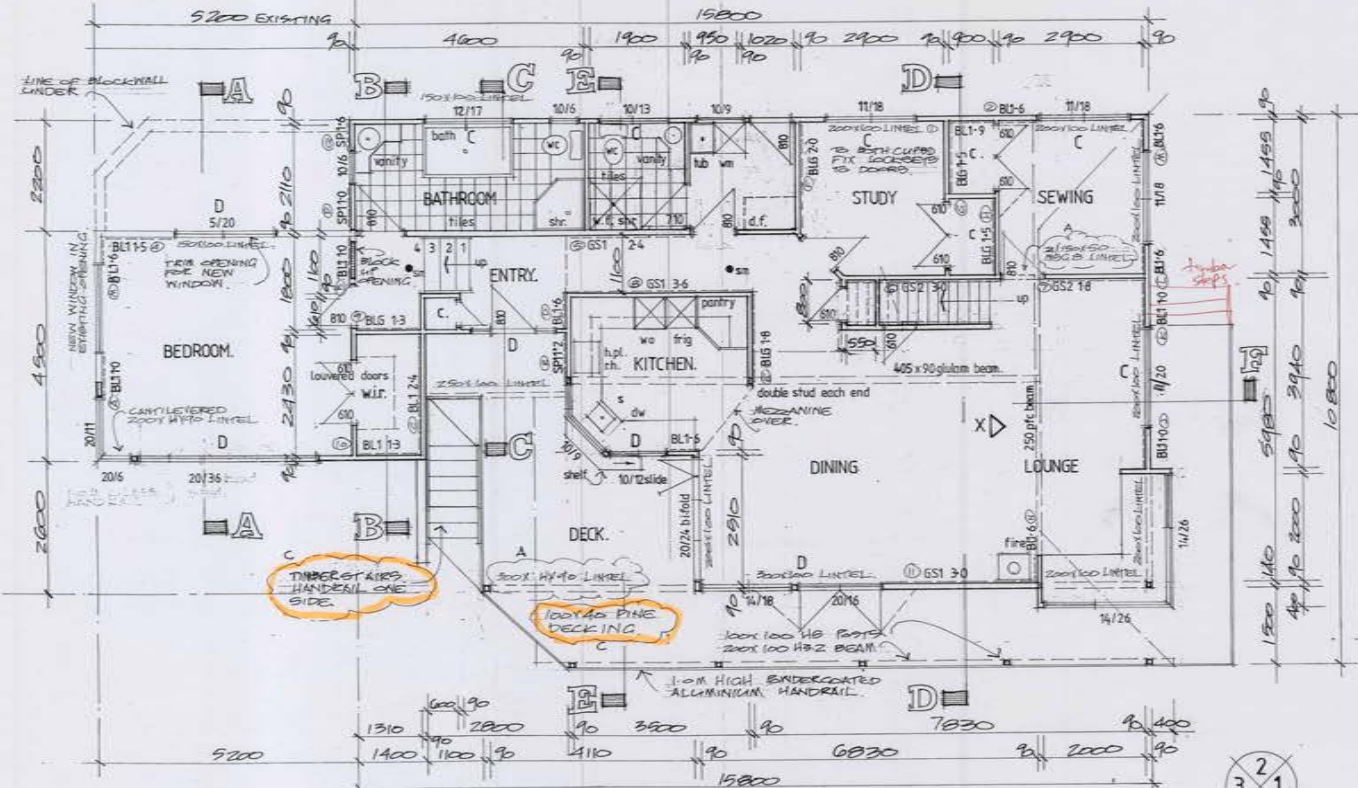
EXISTING WALL FRAMING
NEW WALL FRAMING

AMENDMENT
Checked By: [Signature]
Planning Officer:

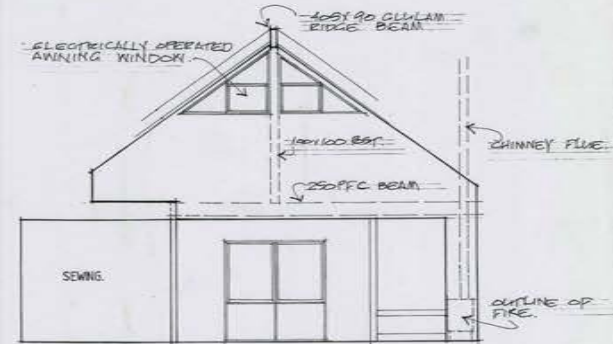
RECEIVED
22 APR 2009
WELLINGTON CITY COUNCIL
BUILDING CONTROL

BEAZLEY DESIGN LIMITED
125 LOWER CAMERON STREET
PO BOX 7002 TIKAPUNA
WHANGAREI 0164
ph 09 438 3277 / fax 09 438 3255
www.beazleydesign.co.nz

do not scale			SHEET 2 OF 9
HODSON RESIDENCE TUTUKAKA HOUSE - RESITE			
REF 2163	DATE APRIL 08	SCALES AS NOTED	OF 9

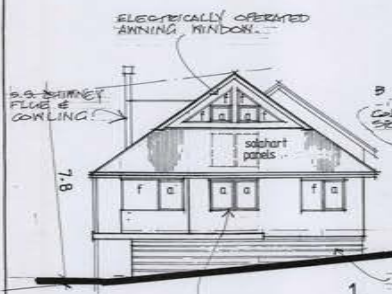
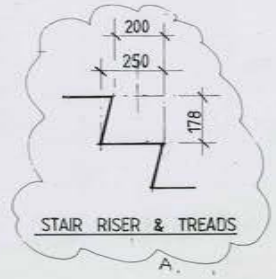


FLOOR PLAN 1:50
WIND ZONE-V HIGH

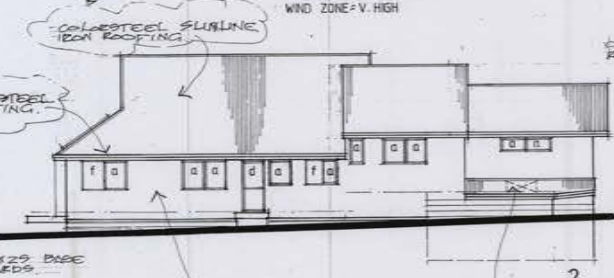


ELEVATION OF WALL X

- Wall Bracing to comply with NZS 3604 1999
 - BL 1 - Gib. Braceline one face
 - BL G - Gib. Braceline one face
 - Standard Gib. other face
 - 7.5mm G.D Plywood
 - SP1 - Standard Gib. one face plus diagonal brace
 - GS2 - standard gib board both sides - no diagonal brace
- Refer to Gib Bracing Systems 2006 for fixings, etc.
- Flashing to comply with AS/NZ 3500 & NZS 7845
- Smoke Detectors - fit to comply with NZS F.11. To be sited no more than 3.0 m from bedrooms
- Gas - all gas work to comply with NZS C.11 and work to be carried out by registered gas fitters
- Timber Treatment to comply with NZS 3602 2003
 - EXTERIOR wall framing: H 3.1
 - INTERIOR wall framing: H 1.2



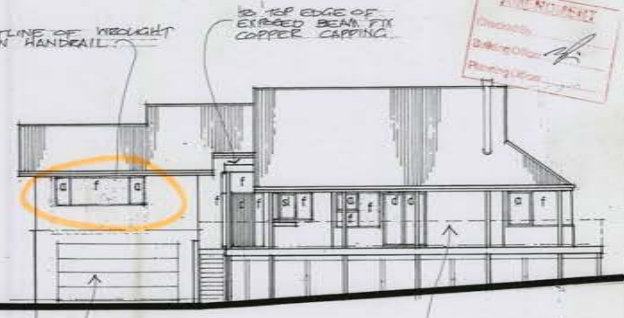
1. 100x25 BARE BOARDS.
2. FINISH COATED ALUM. JAMBEY GLAZING TO COMPLY WITH NZS 4223 JAMB LINERS TO BE H3.1.



ELEVATIONS 1:100



OUTLINE OF WEIGHT BEAM HANDRAIL.



RECEIVED
22 APR 2006
WHANGAREI DISTRICT COUNCIL
BUILDING CONTROL

GARY D. BEAZLEY
ARCHITECTURAL DESIGN LTD
PO BOX 7002 TIKIPIUNGA WHANGAREI
PH: (09) 438 3277 FAX: (09) 438 3255

McNAUGHTON RESIDENCE PARUA BAY.

AS BUILT

DRAWN G.D.B.	CHECKED	SCALES	SHEET 1c
TRACED	DATE SEPT '06	AS NOTED	SERIES OF 5 REF. 2054



Email: engineers@richardsonstevens.co.nz



Grant Stevens
B.E., M.I.P.E.N.Z. (Civil, Structural)
Chartered Professional Engineer

Steve Turner
B.E., M.I.P.E.N.Z. (Civil, Structural)
Chartered Professional Engineer

CIVIL & STRUCTURAL ENGINEERS, 2 SEAVIEW RD, WHANGAREI. PH: 09 438 3273, FAX: 09 438 5734

**ENGINEERING REPORT FOR B. & J. McNAUGHTON
956 D WHANGAREI HEADS ROAD,
SOLOMONS POINT, PARUA BAY**

Introduction

The client's, B. & J. McNaughton, propose to construct a dwelling at 956 D Whangarei Heads Road, Solomons Point. The Whangarei District Council hazard maps has identified that the land on which the building work is to take place is zoned stability sensitive. The hazard maps are intended to alert property owners that if and when building work is planned, advice from an engineer should first be obtained. If the property is likely to be affected by ground movement, a building consent may be issued with a section 72 notice on the certificate of title, which effectively passes the responsibility for any damage away from Council and onto the owner. If ground movement is unlikely, the building consent will be issued without such a notice. Whangarei District Council hazard maps are appended. The section is designated in a moderate zone around the house site and high hazard zone around the cliff to the south east of the section.

Description

There is an existing minor dwelling at the site constructed on pile foundations allowing for parking underneath. The building shows no signs of instability. The new dwelling will incorporate this building and extend out to the north of the section where slopes are gentle to moderate. To the south east of the section are steep slopes. The top of the slope is 14m from the existing dwelling and the cliff is 22m length at an angle of 50°. At the foot of the slope is a level area that was previously the coastal road and below is the waters edge of Parua Bay. Exposed competent rock was observed above the foot of the slope. Along the eastern boundary the steep slope becomes near vertical. Minor rock falls were observed and the pohutukawa at the crest of the slope is significantly leaning and has exposed roots indicating a regression.

To the east of the section slopes fall steeply to an adjoining bach and this slope shows signs of surface movement by way of terracettes.



Received
Customer Services
10 NOV 2006

Site Investigations

This consultancy carried out a borehole below the house site finding slightly plastic silty clay overlying highly weathered greywacke at 1.2m. A Pilcon shear vane tested in situ shear strengths at regular intervals in the borehole. Soil strengths of the upper silty clay and clayey silt were 75-87kPa and in the underlying greywacke were above 200kPa. The borelog is appended. The rock type exposed at the cliff is a well cemented massive sandstone and conglomerate.

Geology Background

The Coastal Stability Report Geological Map by Tonkin and Taylor dated August 2005 shows the rock type as Waipapa Group greywacke and argillite.

The New Zealand Land Inventory Rock Type map shows the area of Solomons Point as G5₂ Conglomerate: angular to rounded, gravel and cobble sized, greywacke fragments in a matrix of calcareous mudstone or sandstone, medium to thickly bedded; including minor crystalline limestone (L5₁) and greensand (S4); moderately hard to hard. Weathered to moderately soft in a slightly calcareous matrix to depths of 10m.

Our findings concur with the New Zealand Land Inventory map.

Aerial photos of Solomons Point dating back to 1942 show no signs of slippage.

Recommendations

The cliffs show recent evidence of erosion and frittering that has undermined the Pohutukawa tree. However this localised erosion is unlikely to affect the building envelope which is well setback from the cliff.

The soils at the house site are estimated to be slightly expansive and this consultancy recommends that footings be extended a minimum of 450mm below cleared ground level.

Summary

In terms of Section 72 of the Building Act it is our opinion that:

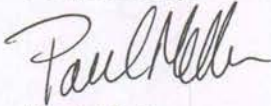
- i) The land on which the building work is to take place is not subject to nor likely to be subject to subsidence or slippage, and
- ii) The building work itself is not likely to result in subsidence or slippage of that land or any other property.

Limitations

Recommendations and opinions in this report are based on data obtained as previously detailed. The nature and continuity of subsoil conditions away from the test locations are inferred and it should be appreciated that actual conditions could vary from those assumed.

If during excavation and construction conditions are encountered that differ from the inferred conditions on which the report has been based, the site should be examined by a suitably qualified engineer to determine if any modification of the design based upon this report is required.

Prepared by:



Paul Mellor

RICHARDSON STEVENS CONSULTANTS (1996) LTD

Reviewed by:



Steve Turner

CP Eng





Code Compliance Certificate BC0696252
Section 95, Building Act 2004
Issued: 19 May 2009

WHANGAREI
DISTRICT COUNCIL

The Building

Street Address of building: 956D Whangarei Heads Road
Whangarei 0174

Legal Description of land where building is located: MBLK C1V NONE RAHUIKURI
LLP 039746

Building name: N/A
Location of building within site/block number: N/A
Level unit number: N/A
Current, lawfully established use: N/A
Year first constructed: N/A

The Owner

J S McNaughton
B K McNaughton
956D Whangarei Heads Rd
RD 4
Whangarei 0174

Phone number: 09 4363956
Mobile number: N/A
Facsimile number: N/A
Email address: N/A
Website: N/A

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

Contact Person

G D Beazley
PO Box 7002
Tikipunga
Whangarei 0144

Phone number: 09 4383277
Mobile number: N/A
Facsimile number: 09 4383255
Email address: N/A
Website: N/A

Street address/registered office: 956D Whangarei Heads Road
Whangarei 0174

*Creating the ultimate
living environment*

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

Building Work

Building Consent number

Issued by:

NEW DWELLING

BC0696252

Whangarei District Council

Code Compliance

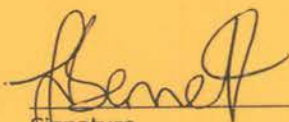
The building consent authority named below is satisfied, on reasonable grounds, that –

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

Council Charges

The Council's total charges payable on the uplifting of this Code Compliance Certificate in accordance with the attached details are: \$0.00

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



Signature

BUILDING SUPPORT – CODE COMPLIANCE
Position

On behalf of: WHANGAREI DISTRICT COUNCIL

19 May 2009

Code Compliance Certificate BC0696252

Operative District Plan - Area Specific Matters



The information displayed is schematic only and serves as a guide. It has been compiled from Whangarei District Council records and is made available in good faith but its accuracy or completeness is not guaranteed.

11 April 2024
Scale 1:1,000

Parcel Information is sourced from the Land Information New Zealand (LINZ) Data Service.
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Operative District Plan - District-Wide Matters



The information displayed is schematic only and serves as a guide. It has been compiled from Whangarei District Council records and is made available in good faith but its accuracy or completeness is not guaranteed.

11 April 2024
Scale 1:1,000



















Parcel Information is sourced from the Land Information New Zealand (LINZ) Data Service.
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Operative District Plan – Map Legend

District-Wide Matters







Energy, Infrastructure and Transport

-  Airport Runway
-  Indicative Road
-  National Road
-  Regional Road
-  Arterial Road
-  Primary Collector Road
-  Secondary Collector Road
-  Access Road
-  Low Volume Road
-  Strategic Road Protection Area
-  Strategic Railway Protection Line
-  Rescue Helicopter Flight Path
-  National Grid Tower
-  Northpower Tower CEL-Cat1
-  National Grid Line
-  Northpower Overhead Critical Line Cel-Cat1
-  Northpower Critical Overhead Lines CEL
-  Northpower Critical Underground Lines CEL

Hazards and Risks

-  Coastal Erosion Hazard 1
-  Coastal Erosion Hazard 2
-  Flood Susceptible Areas
-  Mining Hazard Area 1
-  Mining Hazard Area 2
-  Mining Hazard Area 3

Historical and Cultural Values

-  Notable Tree Overlay
-  Heritage Item Overlay
-  Heritage Area Overlay
-  Sites of Significance to Maori
-  Areas of Significance to Maori
-  Papakāinga

Natural Environment Values

-  Esplanade Priority Area
-  Coastal Marine Area (CMA) boundary
-  Goat Control Areas
-  QRA Quarrying Resource Area
-  QRA Mining Area
-  QRA Buffer Area
-  QRA 500m Indicative Setback
-  Outstanding Natural Feature
-  Outstanding Natural Landscape

General District-Wide Matters

-  Air Noise Boundary
-  Outer Control Boundary
-  Helicopter Hovering Area
-  Noise Control Boundary Overlay
-  Rail noise alert area
-  Rail vibration alert area
-  Coastal Environment Overlay
-  Outstanding Natural Character Area
-  High Natural Character Area

Area Specific Matters

-  Multi Title Site
-  Designation
-  Precinct
-  Development Area

Residential Zones

-  Large Lot Residential Zone
-  Low Density Residential Zone
-  General Residential Zone
-  Medium Density Residential Zone

Rural Zones

-  Settlement Zone Residential Sub-Zone
-  Settlement Zone Centre Sub-Zone
-  Settlement Zone Industry Sub-Zone
-  Rural Production Zone
-  Rural Lifestyle Zone
-  Future Urban Zone
-  Strategic Rural Industries Zone
-  Fonterra Kauri Milk Processing SRIZ – Ancillary Irrigation Farms

Commercial and Mixed Zones

-  Local Centre Zone
-  Neighbourhood Centre Zone
-  Commercial Zone
-  Mixed Use Zone
-  Town Centre Zone
-  City Centre Zone
-  Waterfront Zone
-  Shopping Centre Zone

Industrial Zones

-  Light Industrial Zone
-  Heavy Industrial Zone

Open Space and Recreation Zones

-  Natural Open Space Zone
-  Open Space Zone
-  Sport and Active Recreation Zone

Special Purpose Zones

-  Airport Zone
-  Hospital Zone
-  Port Zone
-  Ruakaka Equine Zone

The information displayed is schematic only and serves as a guide.

It has been compiled from Whangarei District Council records and is made available in good faith, but its accuracy or completeness is not guaranteed.

The Whangarei District Council district plan GIS data was created at a specific point in time.

Land parcel Information is sourced from the Land Information New Zealand (LINZ) Data Service. The LINZ land parcel information may be updated by LINZ at any time from that time, which may result in misalignments with Whangarei District Council information.

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