



Whangarei
District Council

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E mailroom@wdc.govt.nz www.wdc.govt.nz

LAND INFORMATION MEMORANDUM NO: LM2000621

Received: 13 Jul 2020

Issued: 22 Jul 2020

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

Applicant

Renee Wilkinson
C/- Harcourts - Renee Wilkinson
33 – 35 Robert Street
Whangarei 0110

Site Information

Property ID: 18307
Street Address: 12 Cross Street
Whangarei 0112
Legal Description: Part ALOT 1 PSH WHANGAREI

This is a Land Information Memorandum only

Fees

Full payment has been made for this Land Information Memorandum.

1: PROPERTY DETAILS.

* Location Map.

* Aerial Photo.

* Record of Title: - NA521/246 – Issued – 22/03/1930

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.

This property is located in an area that is included in a report by Tonkin & Taylor Ltd on stability hazard potential, see map attached and refer <http://goo.gl/PFVF2Z>

* Stability Hazards map - showing low stability hazard.

Regional Policy Statement

The Regional Policy Statement's role is to promote sustainable management of Northland's natural and physical resources. It does this by:

- Providing an overview of the region's resource management issues; and
- Setting out policies and methods to achieve integrated management of Northland's natural and physical resources.

Refer

[http://resources.nrc.govt.nz/upload/23198/May%202016%20Regional%20Policy%20Statement%20for%20Northland%20-%20operative%20\(except%20GE\)%20\(Web\).pdf](http://resources.nrc.govt.nz/upload/23198/May%202016%20Regional%20Policy%20Statement%20for%20Northland%20-%20operative%20(except%20GE)%20(Web).pdf)

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

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

* Pipeline Asset Services Map.

Service Sheet/s (e.g. As-Built, House Connection, House Drainage etc...) for this property from the building file is attached.

* Site Drainage Plan

For further information regarding Council Water Supply please refer to <http://goo.gl/pWSNiC>

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 \$237.33.

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).

After an extensive search of Council records, we were unable to locate any building permits plans for the original dwelling.

Copy of Building Permits issued for this property are attached.

- Make internal alterations & add deck & pergola – 01/07/1980
- Erect New Garage – Dated – 25/11/1981

Copy of Building Consent issued for this property is attached.

- BC1900229 - Alterations and Addition to Existing Dwelling - Kitchen, Ensuite, Bathroom, Laundry and New Deck - 26/03/2019
- This Building Consent has NOT had a Code Compliance Certificate issued.

Stormwater attenuation may be required on this property for new building work that results in an increase of > 30m² in impervious area including paving, driveways etc.

For the Stormwater Attenuation guidance notes refer <http://goo.gl/Euu17h>

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

ENVIRONMENT:

Living 2 Environment, see map attached and refer to Part G Environments

<http://goo.gl/6u9KJC>

Please note that this property is subject to Councils Decision - District Plan Environment, see maps attached. For more information, refer to www.wdc.govt.nz/PlansPoliciesandBylaws/Plans/DistrictPlan/DistrictPlanChanges/Pages/Urban-PC-201805.aspx#Expand

- Medium Density Residential Zone

For any questions please contact the Policy Planner at 430 4200.

Urban areas within Whangarei District are currently going through a proposed plan change to create new zones in Whangarei's urban areas. Please see link below to see how this affects your property.

<https://planchanges.heretowhere.co.nz/>

This property is known to contain Heritage Buildings, Sites and/or Objects, see map attached and refer to part HH Historic Heritage

<http://www.wdc.govt.nz/PlansPoliciesandBylaws/Plans/DistrictPlan/Pages/Operative-DP.aspx#Expand>

This property has been the subject of an application under the Town & Country Planning Act, information attached.

- SF18307 – Application to Erect a building containing a rumpus room, wood store & carport that would intrude into a side yard boundary – Dated 04/12/1981

A Resource Consent Application "Notice of Decision" by Council for this property is attached.

- *LU1800051 - Additions/Alterations to a heritage building infringing setbacks – Dated – 03/04/2018

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.

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

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, 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.

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; Northland Regional Council; Northpower; Telecom; 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 the LIM report is issued.

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 and the information contained herewith.

Additional information regarding the land or buildings (such as resource consents and other permissions and restrictions), which is not contained in this LIM, may also be held by the Northland Regional Council. The Northland Regional Council should be contacted for that information. Ph (09)4701200 or 0800 002 004 or www.nrc.govt.nz

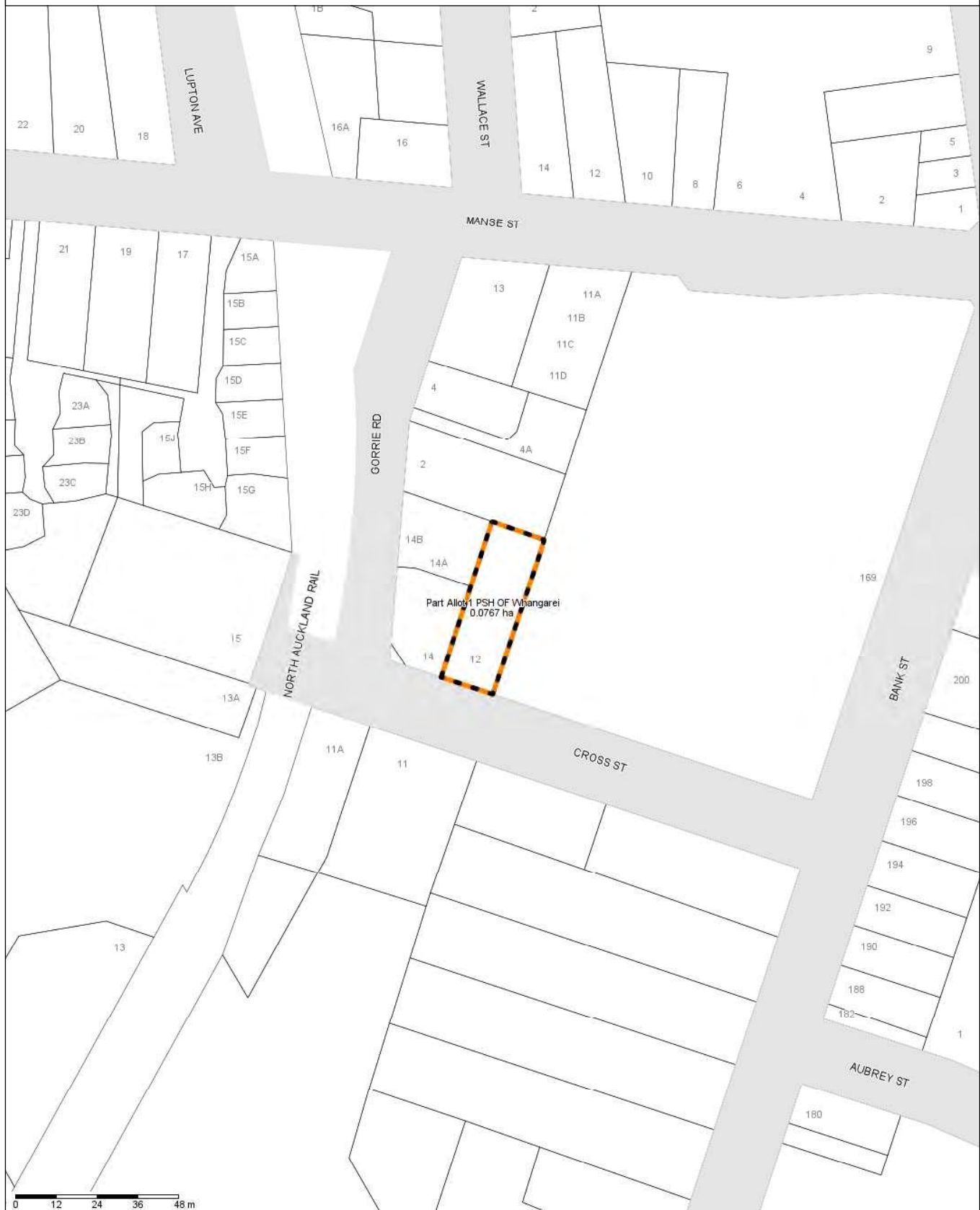
A LIM is not a suitable search of Council's records for the purposes of the National Environmental Standards (NES) for soil contamination of a potentially contaminated site.

Signed for and on behalf of Council:



Lee Wood
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.

Wednesday, July 22, 2020

Scale 1:1500



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. Cadastral Information has been derived from land Information New Zealand's (LINZ) Core Record System Database (CRS). CROWN COPYRIGHT RESERVED. © Copyright Whangarei District Council.

Aerial Photography



This aerial photography map is composed of several overlapping sets of photography. There is a range of urban areas at a 0.1m resolution taken 2015 - 2016. Underlying this is the Whangarei District-wide coverage at 0.4m resolution taken 2014 - 2016.

Wednesday, July 22, 2020

Scale 1:1500



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**RECORD OF TITLE
UNDER LAND TRANSFER ACT 2017
FREEHOLD
Limited as to Parcels
Search Copy**




R. W. Muir
Registrar-General
of Land

Identifier **NA521/246**
Land Registration District **North Auckland**
Date Issued 22 March 1930

Prior References

DI 7B.865

Estate Fee Simple
Area 733 square metres more or less
Legal Description Part Allotment 1 Parish of Whangarei

Registered Owners

Renee Anne Wilkinson and New Zealand Trustee Services Limited

Interests

10502832.2 Mortgage to Mortgage Holding Trust Company Limited - 4.8.2016 at 2:58 pm

Land Stability



- Land InStability
- High Hazard
 - Moderate Hazard
 - Low Hazard

This Land Stability hazard information was prepared by Tonkin and Taylor Engineers Ltd.

Hazard information as shown is approximate and should not be used as a replacement for site specific investigation and assessments. The absence of hazard information shown does not mean that there is none, only that the information may not yet have been collected.

Wednesday, July 22, 2020

Scale 1:1500



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Pipeline Assets



- | | | |
|----------------------|------------------------------|--------------------------|
| Water | Stormwater | Wastewater continued |
| Dark blue = WDC | Dark green = WDC | Red = WDC |
| Light blue = Private | Light green = Private | Pink = Private |
| Water Node | Other | Manhole |
| Other | Sum | Nodes |
| Main Valves | Inlet Outlet Node | Valve |
| Toby Valves | Manhole | Pump |
| Hydrants | Storm Water Service Line | Backflow Preventer |
| Pump | Storm Water Line | Waste Water Service Line |
| Water Meter | Wastewater | Gravity |
| WaterBackFlow | Public Pressure Sewer System | Rising |
| Water Service Line | Private Pumping Unit | Waste Water Line |
| Water Line | | Gravity |
| | | Rising |

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.

Wednesday, July 22, 2020

Scale 1:1500



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Whangarei District Council
Forum North - Private Bag 9023
Whangarei New Zealand
Ph:0-9-430 4200 Fax:0-9-438 7632
Email: mailroom@wdc.govt.nz

Rates LIM Report

As at: Wednesday, 22 July, 2020

Property Number 18307
Legal Description PT ALLOT 1 WHANGAREI PSH
Assessment Number 0073330700
Address 12 Cross Street Whangarei 0112
Record of Title(s) 521/246
Land Value \$334,000
Capital Value \$690,000
Date of Valuation 01-August-2018

Effective Date (used for rating purposes) 01-July-2019

Meter Location 14m RHB 1.7m LHB 1m BH FENCE #12

Rates Breakdown (up to 30 June 2021)

Rates Charge	Charge Total
District-wide Refuse Management	\$191.00
General Residential	\$803.40
Sewage Disposal - Residential	\$754.00
Uniform Annual General Charge	\$486.00
Regional Civil Defence & Hazard Management	\$21.44
Regional Council Services	\$120.20
Regional Emergency Services Rate	\$11.71
Regional Flood Infrastructure	\$27.05
Regional Fresh Water Management	\$65.66
Regional Infrastructure	\$8.02
Regional Land Management	\$30.53
Regional Pest Management	\$60.11
Regional River Management - General Catchment Area	\$43.52
Regional Sporting Facilities	\$16.76
Regional Transport Rate	\$23.20
Annual Charge Total	\$2,662.60

Opening Balance as at 01/07/2020 **\$-0.06**

Rates Instalments	Total
20/07/2020 Instalment	\$667.60
20/10/2020 Instalment	\$665.00
20/01/2021 Instalment	\$665.00
20/04/2021 Instalment	\$665.00
Rates Total	\$2,662.60

Balance to Clear **\$2,423.95**

1061303
4-7-80

917
WHANGAREI CITY COUNCIL

12446

RECEIVED

BUILDING APPLICATION FORM

Date

1/7/80
WHANGAREI CITY COUNCIL
19.80

Please Note that any person wishing to take a vehicle over footway other than a proper crossing constructed for such purpose, shall apply to Council for a permit to do so and shall pay the appropriate deposit.

To: The Director of Engineering.

Sir,

I hereby apply for permission to make internal alterations & add deck & pergola
at 12 cross st for Mr & Mrs M. DOBBS
(House Number and Street) (Owner)

of (Address) according to locality plan and detail plans, elevations cross-sections
and specifications of building deposited herewith in duplicate.

PARTICULARS OF LAND:

Assess. No. 73/331

Lot No. 30

D.P. 4.44

Allotment No.

LENGTH OF BOUNDARIES:

Front

Back

Side

Area

Side

PARTICULARS OF BUILDING:

Foundations concrete

Floors timber

Walls

Roofs

Area of Ground Floor

(Metres)

Area of Basement

(Metres)

Area of First Floor or Mezzanine

(Metres)

Area of Outbuildings

(Metres)

Number of Storeys: Above kerb level

Below kerb level

Average distance of set back of front of buildings from street boundary line

ESTIMATED VALUE:

Building

\$2500:00

Sanitary Plumbing Drainage

\$

Total

\$2500:00

Proposed purpose for which every part of building is to be used or occupied (describing separately each part intended for use or occupation for a separate purpose) change: bedroom to dining & kitchen, kitchen to dining & office, bedroom to bathroom & wc, sunroom to M. Bedroom, laundry & bathroom to dayroom

Proposed use or occupancy of other parts of buildings

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

PLEASE PRINT

Yours faithfully,

Builder's Postal Address:

(Please print)

Mr & Mrs M. Dobbs

Owner

1206

M Dobbs

Builder

c/o PO box 1205 (Bowering, Harrison & Associates)
Whangarei

Builder's Phone

884 26

A. Wilkinson

Signature

K084171
18/12/81

15/12.
WHANGAREI CITY COUNCIL

12/4/86

RECEIVED

25 NOV 1981

WHANGAREI
CITY COUNCIL

BUILDING APPLICATION FORM

Date

25. 11. 81

To: The Director of Engineering,
Sir.

Please Note that any person wishing to take a vehicle over footway other than a proper crossing constructed for such purpose, shall apply to Council for a permit to do so and shall pay the appropriate deposit.

I hereby apply for permission to Erect New Garage
at 12 Cross St for M.L. Dobbs
(House Number and Street) (Owner)
of as above according to locality plan and detail plans, elevations cross-sections
(Address)

and specifications of building deposited herewith in duplicate

PARTICULARS OF LAND:

LENGTH OF BOUNDARIES:

Assess. No. 73/331 Front
Lot No. Lot 30 Back
D.P. W44 Side Area 733
Allotment No. Side

PARTICULARS OF BUILDING:

Foundations Concrete Floors Concrete
Walls Roofs Iron
Area of Ground Floor 83.6 (Metres)
Area of Basement (Metres)
Area of First Floor or Mezzanine (Metres)
Area of Outbuildings (Metres)
Number of Storeys: Above kerb level Below kerb level
Average distance of set back of front of buildings from street boundary line

ESTIMATED VALUE:

Building \$:
Sanitary Plumbing Drainage \$:
Total \$ 12000.00

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

Proposed use or occupancy of other parts of buildings

rumpus rm + tool shed

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

Volcanic

PLEASE PRINT

Builder's Postal Address.

(Please print)

Yours faithfully,

M.L. Dobbs

Dobbs & Herwood Bldg Ltd

Owner

Builder

P.O. Box 5112 Regent

Builder's Phone

87039

Signature

building strap with turnbuckle

0.4mm CORR IRON

ex 225x25 nipped and wired dual brace + spec. Bldg pipe

ex 125x25 cover box to corner

pryde & brace

timber window opening with segment hung sash

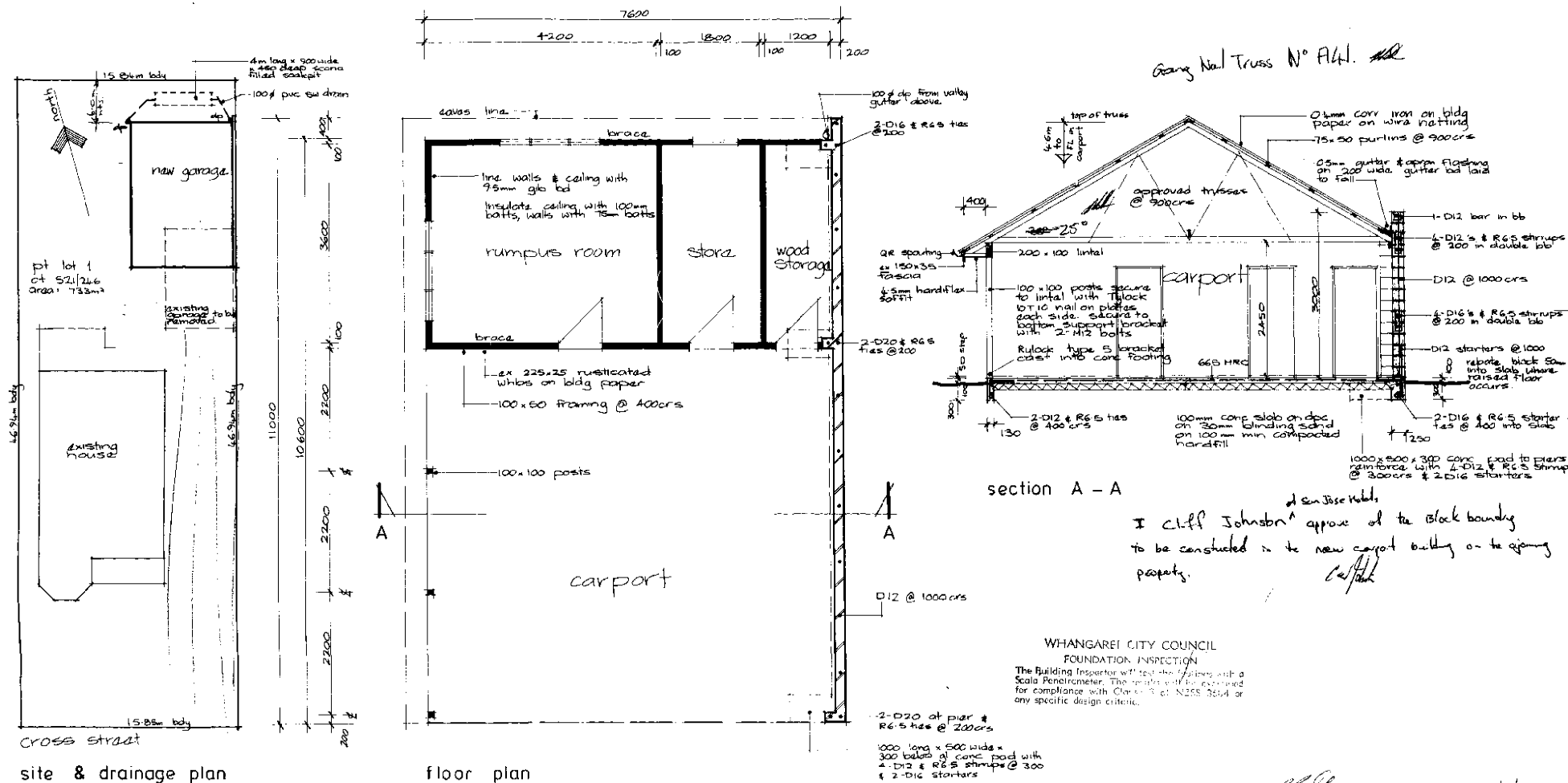
foundations shown dotted

south elevation

west elevation

north elevation

east elevation



I Cliff Johnston^{of San Jose Hubbs} approve of the Black boundary to be constructed in the new airport building on the adjoining property.

27

Form 5

Building Consent No: BC1900229

Section 51, Building Act 2004

Issued: 26 March 2019

The Building

Street address of building:	12 Cross Street Whangarei 0112
Legal description of land where building is located:	Part ALOT 1 PSH WHANGAREI LLP: 50551
Building name:	N/A
Location of building within site/block number:	N/A
Level/unit number:	N/A

The Owner

R A Wilkinson
12 Cross Street
Whangarei 0112

Phone number:	N/A
Mobile number:	0211054409
Facsimile number:	N/A
Email address:	reneewilkinson91@yahoo.com
Website:	N/A
Street address/registered office:	12 Cross Street Whangarei 0112

First point of contact for communications with Council/building consent authority

Contact Person

M R Wilkinson
12 Cross Street
Whangarei 0112

Phone number:	N/A
Mobile number:	02102449994
Facsimile number:	N/A
Email address:	matt.wilkinson91@yahoo.com
Website:	N/A

Building Work

The following building work is authorised by this consent:

Alterations and Addition to Existing Dwelling - Kitchen, Ensuite, Bathroom, Laundry and New Deck

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:

Section 90 Building Act 2004

Section 90 Building Act 2004 Inspections by Building Consent Authorities applies. This building consent is subject to the condition that agents authorised by the building consent authority are entitled at all times during normal working hours or while work is being done to inspect land on which building work is being or is proposed to be carried out and building work that has been or is being carried out on or off the building site and any building.

Nominated Inspections are carried out to ensure that the building work is in accordance with the building consent. Completed Inspections will be classified as pass, or pass subject to remedial work or failed status.

1. See attached schedule of site requirements for inspections and documentation required.
2. To confirm compliance an Energy Works Certificate will be required (Electrical).

Compliance Schedule

A compliance schedule is not required for the building.

Attachments

No attachments.

Additional Information

1. The applicant must control dust nuisance created by any site or building works.
2. Toilet facilities must be provided within reasonable distance of the construction site. Ground discharge is no longer acceptable.
3. Lapsing of building consent. For the purposes of S52(b) of the Building Act 2004, the period after which this consent will lapse if the building work to which it relates does not commence will be 12 months from the date of issue.
4. Building advice that a maintenance schedule is recommended for the ongoing performance of the building elements to ensure they meet their serviceable life please consult with your designer to develop a specific maintenance programme or another helpful source of information is the BRANZ web site <http://www.maintainingmyhome.org.nz/maintenance-guides/maintenance-schedule>.



Kylee Mangu
Support Assistant – Building Processing
On behalf of Whangarei District Council

26 March 2019

Date

In reply please quote

BC1900229



Forum North, Private Bag 9023
Whangarei 0148, New Zealand
Telephone: +64 9 430 4200
Facsimile: +64 9 438 7632
Email: mailroom@wdc.govt.nz
Website: www.wdc.govt.nz

26 March 2019

R A Wilkinson
12 Cross Street
Whangarei 0112

Building Consent number

BC1900229

Building Work

**Alterations and Addition to Existing Dwelling -
Kitchen, Ensuite, Bathroom, Laundry and New Deck**

Site Address

**12 Cross Street
Whangarei 0112**

Issue of Building Consent

We are pleased to advise that your application has been approved and the Building Consent has been issued. The approved plans and specifications are enclosed.

To assist you further in the Building Consent process, the following points should be noted:

Building Consent conditions

It is important you understand the conditions of the consent and seek any additional information required before you start building (e.g. you may require the help of other professional services such as an engineer). If you do not understand the conditions, have your consent number handy and contact the building team for assistance.

Inspections cannot be booked if the following applies:

- A Resource Consent, Discharge Consent or Outline Plan is required. The applicable consent must be issued before the inspection booked.
- You have not nominated a Licensed Building Practitioner (LBP) to carry out restricted building works. The name(s) of the LBPs to work on your project must be supplied in writing.

Building inspections

A list of the required inspections Site Requirements for this project is enclosed with the consent documents (yellow sheets). All inspections must be booked with the Booking Office team on 09 4304224.

(Please do not contact the building inspector directly)

Note some of your inspections may need to be completed by an engineer or a similarly qualified professional. If this is the case, you or your builder will need to ensure that these inspections are completed and appropriate records supplied to council otherwise the issue of a Code Compliance Certificate may be refused – please check your building consent for details.

Building Consent pack

The approved Plans and Documentation must be kept on site at all times. If the pack is not on site when a building inspection is due, the inspection will not proceed and the inspection will be "failed".

Additional building inspections or processing time

If further processing or additional inspections are required to complete the assessment process, an invoice will be issued. Extra fees may also apply if any on-site inspections fail.

Timeframes

Building work should **start within 12 months** of the Building Consent being issued.

Building work should be **completed within two years** of the Building Consent being granted.

- There may be implications if the work cannot be completed within this timeframe. Your consent may lapse if not started within 12 months or your CCC may be refused if the works are not completed within the 2 years. You should contact the Council if you think this may be an issue.

Final inspection

When all the nominated inspections have successfully been completed, you may then book a final inspection. Please make sure your approved Building Consent plans and documentation are on site and all LBP Record of Works, certificates and statements are available and have been completed in full.

Code Compliance Certificate

The owner must apply for the Code Compliance Certificate (CCC). All inspections must have successfully been completed at this time. While the CCC completes the Building Consent process, it would be advisable to have an ongoing maintenance programme in place.

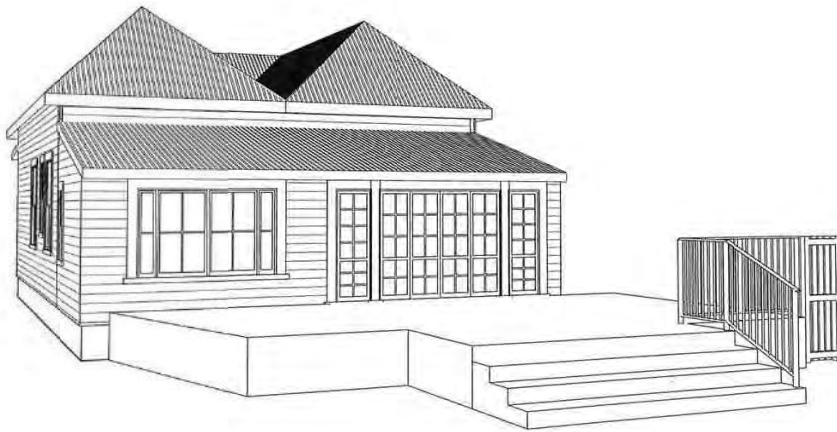
We would like to take this opportunity to thank you for choosing to build in the Whangarei district and look forward to working with you towards a compliant building. Please do not hesitate to contact the Building Team on 09 4304224 if you have any questions or need further assistance.

Yours faithfully



Kylee Mangu

Building Support – Building Control Department



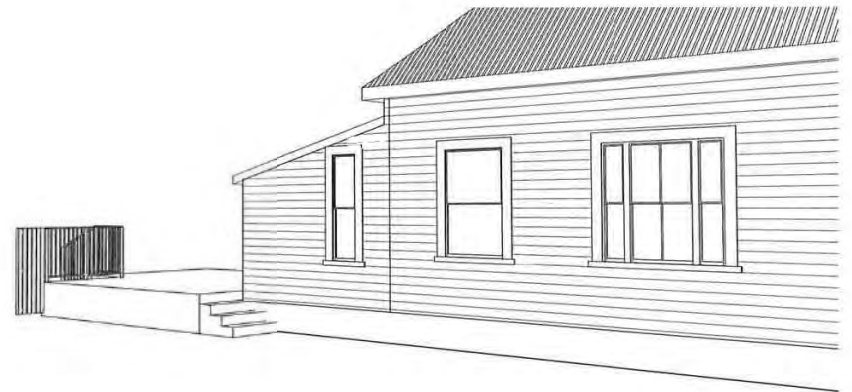
proposed alterations for
MATT & RENEE WILKINSON

at
12 CROSS STREET
REGENT

RECEIVED - CUSTOMER SERVICES

- 8 MAR 2019



WHANGAREI
DISTRICT COUNCIL



RECEIVED - CUSTOMER SERVICES

- 8 MAR 2019

WHANGAREI
DISTRICT COUNCIL

 suz design		291 ngunguru road glenbervie rd3 whangarei 0173 0274 915 064 sue@suzdesign.co.nz	
			
drawn	sue dunsbee suz design BP 101114	revision no.	
date	06.03.2019	sheet no.	01

notes:
prevent access to site while there are no builders on site

if asbestos is uncovered during demolition or construction;

- 1 prior to removal contact the Dept. Labour for information on the appropriate methods for handling
- 2 before disposal of asbestos contact WDC to ensure correct disposal methods are followed

spa pool notes:

- 1 normal size pool with lockable lid & key style clip tabs
- 2 no permanent steps
- 3 over 760mm above ground @ ground level
1200mm pool barrier balustrade @ deck edge where it is adjacent to the spa pool - measured from top of deck fence to barrier height between the deck & boundary fence
note: fence rails to be on pool side so unclimbable from outside
- 4

all plumbing & drainage shall comply with
NZBC G13/AS1

gt gully trap
tv terminal vent
ij inspection junction

plumbing pipe sizes and fall legend

basin	32Ø	1:20 fall
shower	40Ø	1:40 fall
bath	40Ø	1:40 fall
sink	65Ø	1:40 fall
wc	100Ø	1:60 fall

pvc downpipe existing
pvc sewer pipe 100Ø 1:60 fall
pvc stormwater pipe existing

all work to comply with
NZBC G12/AS1 Water Supplies

cold water supply
provide cold water supply to all plumbing fixtures.
run all internal cold water supply in kembla pipework

hot water supply
provide hot water supply to all plumbing fixtures.
run all internal hot water supply in kembla pipework

protection of potable water
water drawn from the main supply shall be prevented from returning to that system by avoiding cross connections or back flow

new 1200mm high aluminium pool barrier

new timber fence top to finish @ the same height as pool barrier balustrade

new deck & steps
remove existing deck

gas califont existing
2x45kg gas bottles existing

existing 1.8m high timber fence

site is level

water meter

Cross street

100Ø water main

375Ø CC stormwater line

150Ø EW sewer line

manhole

150Ø EW sewer line

15.84

manhole

extg connection

7600

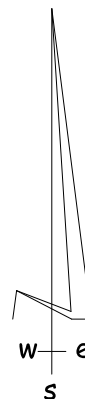
existing wc

existing workshop

existing garage

11000

5500



legal description
part allotment 1
parish of whangarei

area : 733 m²

environment	living 2
set backs	4.5m road boundaries 3.0m other boundaries
with one of	1.5m

max. height 8.0m

daylight angles	north 3m + 55°
	w & e 3m + 45°
	south 3m + 35°

note:
no alterations to the footprint of the house
=> no infringements

exposure zone	c
earthquake zone	1
sea spray zone	no
wind zone	wind region a, gentle gradient, T1, urban, sheltered

low wind zone

site coverage:
existing house 126.42 m²
existing garage 86.60 m²
new deck & steps 52.94 m²

total 265.96 m²

site 733.00 m²
allowed coverage = 45%
329.85 m²
=> ok

suz design

291 ngunguru road
glenbervie
rd3 whangarei 0173
0274 915 064
sue@suzdesign.co.nz



revision

proposed alterations for

MATT & RENEE WILKINSON

at

**12 CROSS STREET
REGENT**

site plan

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date	06.03.2019	scale	1:200
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drawn	sed	sheet	02
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revision

RECEIVED - CUSTOMER SERVICES

- 8 MAR 2019

WHANGAREI
DISTRICT COUNCIL

proposed new alterations for

MATT & RENEE WILKINSON

at

**12 CROSS STREET
RECENT**

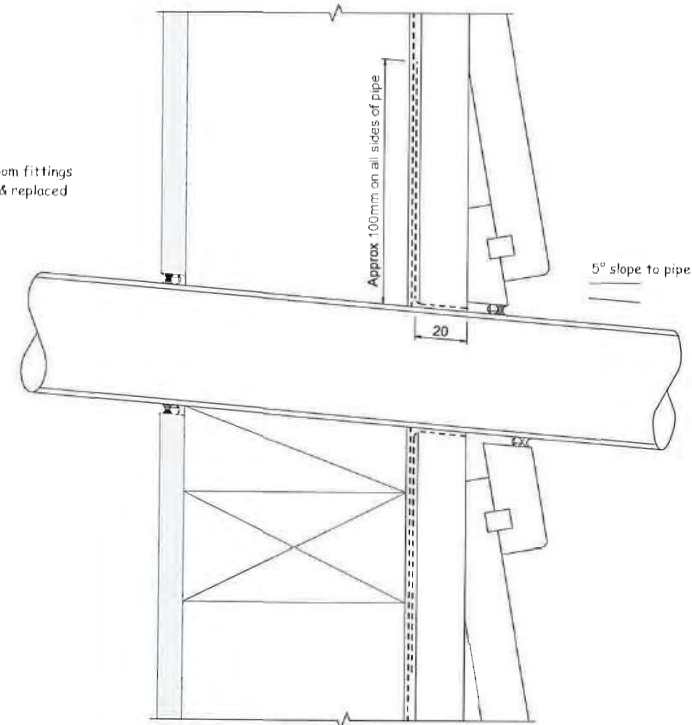
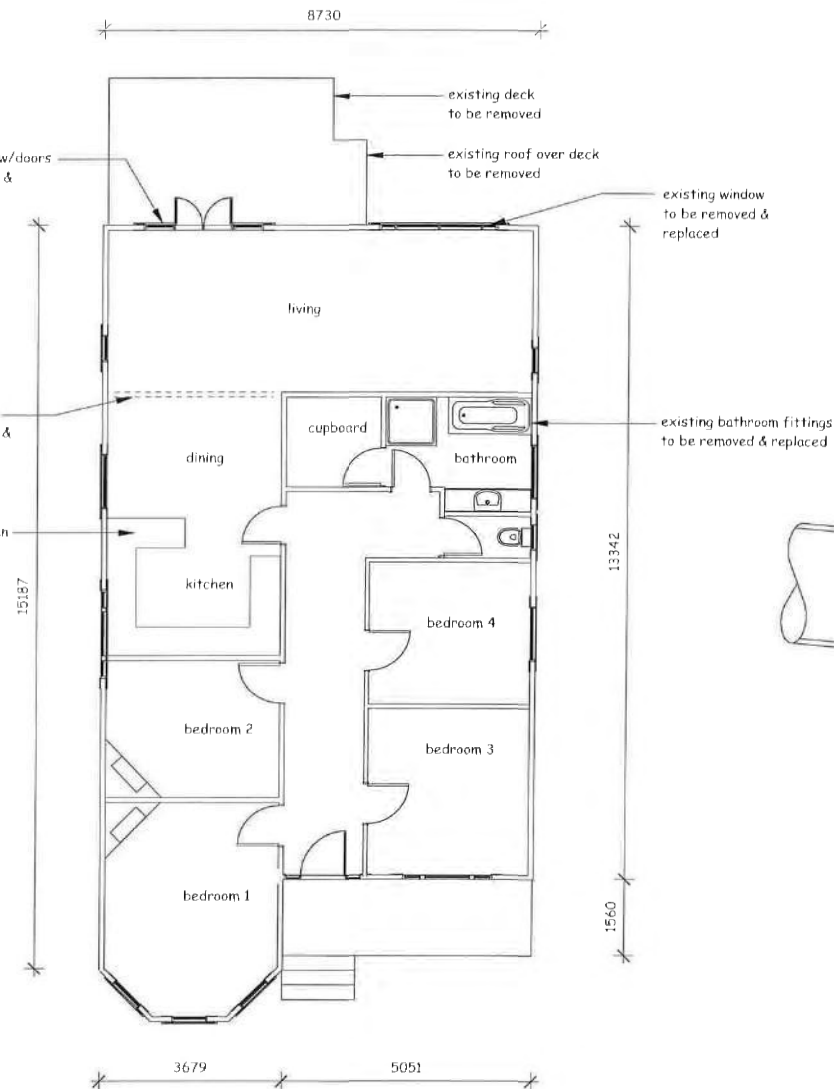
existing floor plan

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date	scale
06.03.2019	1:300
drawn	sheet
sed	03

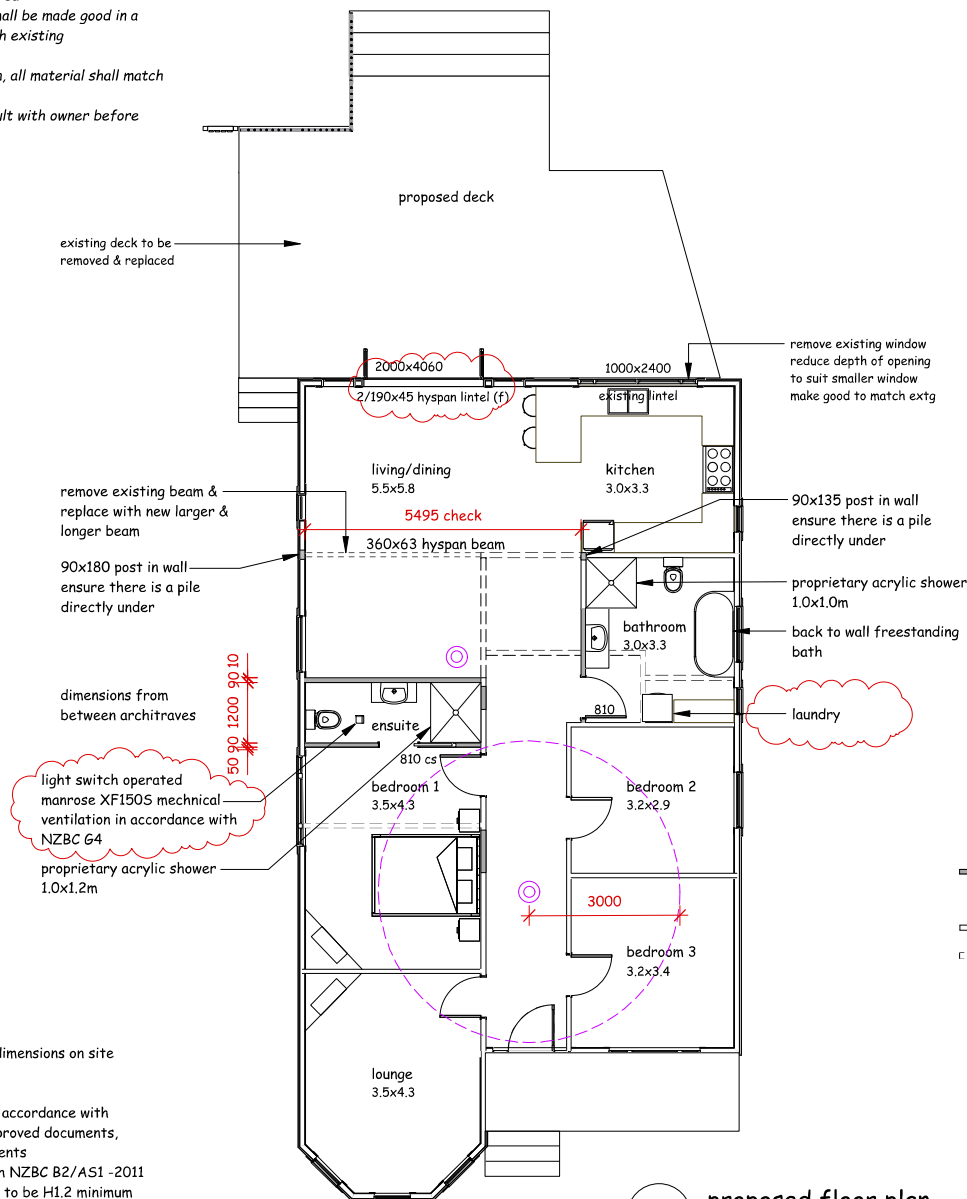
15



05 pipe penetration detail
Scale 1:2

BC1900229
APPROVED
26/03/19
WHANGAREI DISTRICT COUNCIL BCA

except where otherwise shown, all material shall match existing
where this can not occur consult with owner before making substitutions



1 contractor to confirm all dimensions on site
prior to commencing work
2 do not scale off drawings
3 all construction shall be in accordance with
NZS3604:2011, NZBC, approved documents,
& local authority requirements
4 all timber shall comply with NZBC B2/AS1 -2011
5 all interior framing timber to be H1.2 minimum
unless shown otherwise
6 all structural timber to minimum S68 unless shown otherwise

smoke alarms shall be either hardwired or battery powered and are not required to be inter-connected

in addition, they shall provide a hush facility, being a button that silences the alarm for a minimum duration of 60 seconds

location of smoke alarms

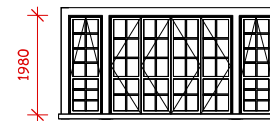
smoke alarms shall be located in every sleeping space or as a minimum:

within 3.0m of every sleeping space door




in this case the smoke alarm must be audible to sleeping occupants on the other side of the closed doors

in all cases

so that the sound pressure level complies with that specified in NZS 4514



living/dining doors
2 fixed 610 door panels with awning sashes
2 pairs 610 bifold doors
structural mullion each side of doors

 proposed 90mm wall
 90x45 H1.2 S68 @ 400mm crs
 nogs @ 800mm crs
 existing wall to remain
 existing wall to be removed

proposed floor plan
Scale: 1:100



suz design

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revision

proposed alterations for	
--------------------------	--

MATT & RENEE WILKINSON

at

12 CROSS STREET
REAGENT

proposed floor plan

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date	06.03.2019
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scale 1:100

drawn

sed

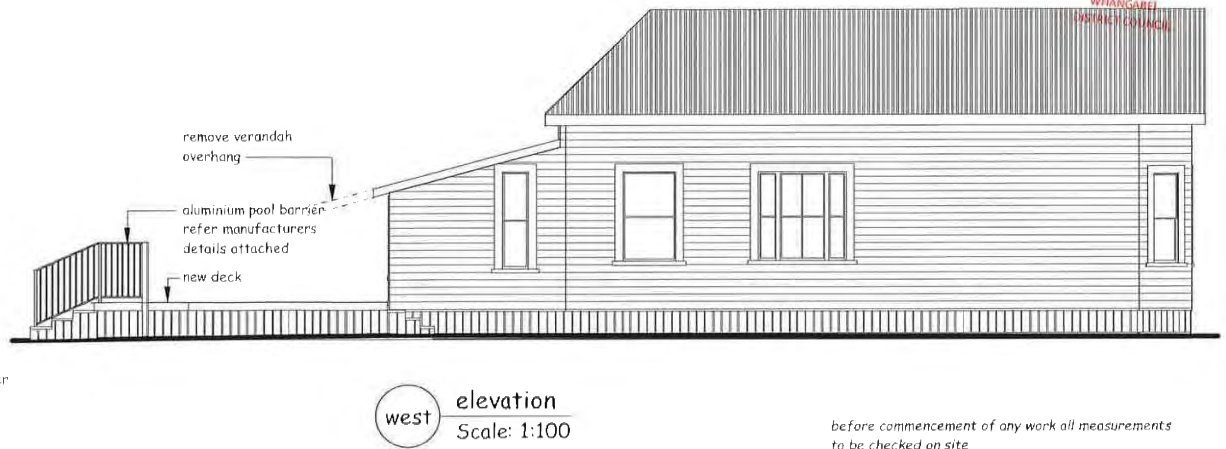
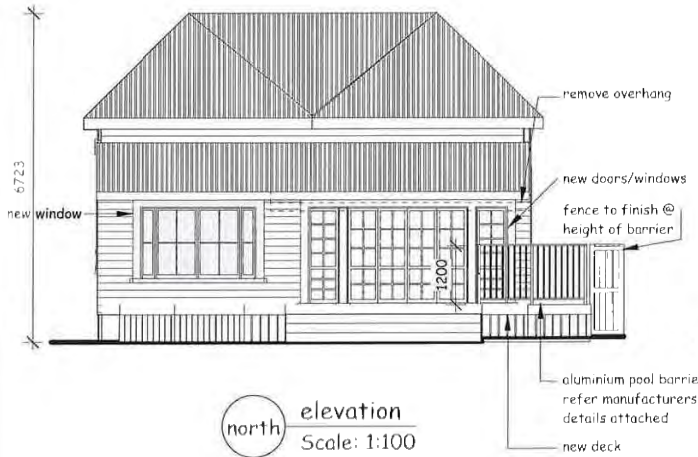
04

15

<p>sign 2017</p> <p>drawings remain the property of "Suz design" and may be used or reproduced in whole or in part without permission</p>		15
03.2019	<p>scale</p> <p>1:100</p> <p>sheet</p>	04
sed	of	15

8 MAR 2019

WHANGAREI DISTRICT COUNCIL

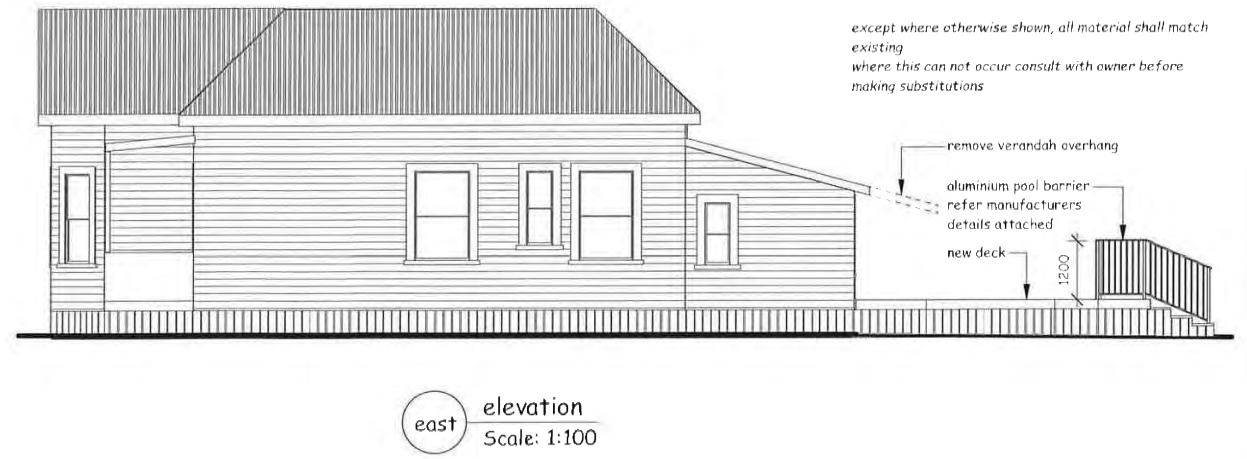


timber joinery to match existing
timber weatherboards to match existing

before commencement of any work all measurements to be checked on site

all care shall be taken not to damage any existing building not part of the construction area where damage does occur it shall be made good in a tradesmanlike manner to match existing

except where otherwise shown, all material shall match existing where this can not occur consult with owner before making substitutions



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revisions:

proposed alterations for
MATT & RENEE WILKINSON
at
**12 CROSS STREET
REGENT**

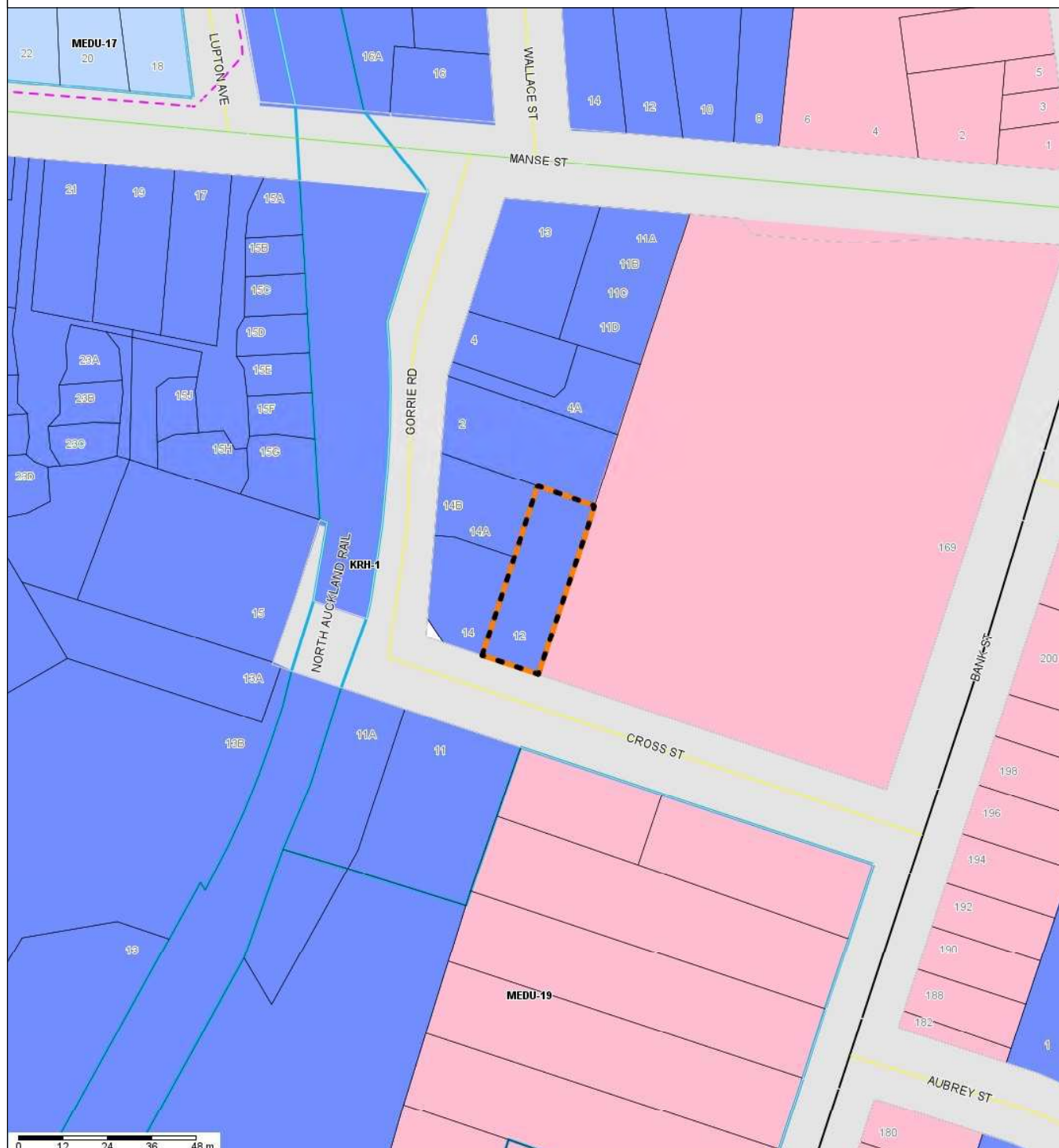
elevations

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date	scale
06.03.2019	1:100
drawn	sheet
sed	07
	of 15

WHANGAREI DISTRICT COUNCIL BCA

District Plan Environments



- CoastlineE
- Rescue Helicopter Flight Path
- Northpower Tower CEL-Cat1
- National Grid Tower
- Northpower Overhead Critical Line CEL-Cat1
- National Grid Line
- Northpower Critical Overhead Lines CEL
- Northpower Critical Underground Lines CEL
- Indicative Roads
- Road Hierarchy
 - State Highway
 - Arterial
 - Collector
 - Local

- Multi Title Site
- Designation
- Papakainga
- Scheduled or Overlay Area
- Overlays
 - Oil Refinery Overlay Area
 - Living Overlay Area
- Future Environments
 - Future Marine Village
 - Future Environment
- Environments: Business, Living, etc
 - Business 1
 - Business 2
 - Business 3
 - Business 4
 - Town Basin
 - Port Nikau

- Environments: Business, Living, etc contd.
- Marsden Point Port
- Airport
- Living 1
- Living 2
- Living 3
- Kamo Walkability
- Marsden Primary Centre
- Urban Transition
- Ruakaka Equine

- Rural (Urban Expansion)
- Rural Living
- Rural Production
- Rural Village Centre
- Rural Village Industry
- Rural Village Residential
- Strategic Rural Industry
- Fonterra Kauri Milk Processing SRIE
- Open Space

Wednesday, July 22, 2020

Scale 1:1500




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Whangarei
District Council



- Decision Road Hierarchy
- National
 - Regional
 - Arterial
 - Primary Collector
 - Secondary Collector
 - Access
 - Low Volume

-  General Residential Zone
 Medium Density Residential Zone
 Neighbourhood Centre Zone
 Local Centre Zone
 Commercial Zone
 Shopping Centre Zone
 Mixed Use Zone
 Waterfront Zone
 City Centre Zone
 Light Industrial Zone
 Heavy Industrial Zone
 Airport Zone
 Hospital Zone
 Port Zone
 Precinct

-  Rural Village Centre Sub-Zone
-  Rural Production Zone
-  Open Space Zone
-  Sport and Active Recreation Zone
-  Natural Open Space Zone

Scale 1:1500



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District Plan Resources - Other



- | | |
|---------------------------------------|-----------------------------|
| Coastline DP Resources | Fonterra Noise Control Area |
| Coastal Area | Outer Control Boundary |
| Runway | Maori Significant Areas |
| Maori Significant Sites | QRA Quarrying Resource Area |
| Heritage Buildings, Sites and Objects | QRA Mining Area |
| Scheduled Historic Area | QRA Buffer Area |
| Notable and Public Trees | QRA 500m Indicative Setback |
| Scheduled Area or Overlay Area | Helicopter Hovering Area |
| Building Line Restriction | Goat Control Area |
| Esplanade Priority Area | |
| Airport Noise Boundary | |

Wednesday, July 22, 2020

Scale 1:1500



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Archaeological and Historical Sites



NZAA Site Approved NZAA Site Accuracy Ngararatunua Overlay
 Pending NZAA Site Area Heritage New Zealand

An Archaeological site with a Purple, Approved star is a visited and GPS'd site to illustrate the accurate location and approximate size. A Red, Pending star is a site due to be visited. A square indicates an approximate position and size. The site may actually be larger than this and a site inspection should always be done to determine the existence or not of any archaeological feature. The absence of a plotted site in this map does not mean that there is none, only that the area may not have been inspected. The Historical Buildings data is sourced from Heritage NZ.

Area of agreement between Ngararatunua Marae and WDC: RMA 671/01:
Indicative only boundary approximate

Wednesday, July 22, 2020

Scale 1:1500



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AN APPLICATION FOR WAIVER OR DISPENSATION OF BULK AND LOCATION AND/OR
PROVISION OF PARKING AND LOADING SPACES AND/OR DESIGN, PROVISION AND
APPEARANCE OF BUILDINGS, SIGNS, VERANDAHS AND LANDSCAPING
UNDER SECTION 76 OF THE TOWN & COUNTRY PLANNING ACT 1977

Owner: M.L. DOBBS

Site File: 3140

Address: 12 CROSS STREET

Date: 3 DECEMBER 1981

Proposal: An application for a building permit to erect a building containing a rumpus room, store, wood store and carport that would intrude by the two stores and part of the carport, into a prescribed 3.0m side yard up to the boundary.

Inspecting Officer's Report

The property is a front site of 733m², located in a Residential 4 zone in Council's Reviewed District Scheme.

The "rumpus room" would be located 3.0m from the side boundary and 6.0m from the rear boundary and therefore this residential part would be in the "building envelope".

The owner of the Sane Jose Motel, on the affected boundary, has endorsed his approval to the proposal on the submitted plan.

In terms of Section 76(2) I consider both conditions (a) and (b) precedent for consent are satisfied.

In my opinion the submitted written consent satisfies the provisions of Subsection (3) of Section 76.

I recommend that Council grant its consent subject to:

- (a) Compliance with all relevant Acts, By-laws and Regulations.
- (b) That the consent shall lapse after a period of two years from the date of consent.



(E.R. Allbon)
Director of Planning

per: J.E.G. Peters

COUNCIL'S DECISION: The applicant be advised, that pursuant to the provisions of Section 76 of the Town and Country Planning Act 1977 and for the reasons given in the foregoing report:

EITHER (a) Council's consent has been granted subject to the conditions of the foregoing recommendation.

OR ~~KWR.~~ (b) ~~Council's consent has not been granted.~~

OR ~~KWR.~~ (c) ~~The Council has decided in the circumstances that it cannot "exercise its powers" on this application which has been made without notice. Consequently it is necessary the applicant request the Council to "notify" the application as prescribed in Section 37 of the Town and Country Planning Act 1977 if the applicant wishes to proceed.~~

Signed: KWR King
(Acting under delegated authority)

Date: 4/12/81

Applicant's plans and original copy of this decision forwarded to the Director of Engineering

Date: 4/12/81

Notice of Decision

LU1800051 and P50551

IN THE MATTER of the Resource Management Act 1991

and

IN THE MATTER of an application under Section 88 of the Resource Management Act 1991 by Renee Anne Wilkinson and Matthew Robert Wilkinson

Application

Application for Resource Consent by Renee Anne Wilkinson and Matthew Robert Wilkinson at 12 Cross Street Whangarei 0112 being Part Allotment 1 Parish of Whangarei to undertake additions and alterations to a Group B Scheduled Built Heritage Item (#123). Consent is required for a Discretionary Activity pursuant to Rule BH.1.7.3.

In addition, the application proposes the construction of a swimming pool a minimum of 0.6 metres setback from the boundary. Consent is required for a Restricted Discretionary Activity pursuant to Rule 36.4.4.

Overall the application is a Discretionary Activity.

Decision

The application has been considered and determined under authority delegated to the Team Leader, RMA Consents of Whangarei District Council, pursuant to Section 34A of the Resource Management Act 1991. The decision is as follows:

Determination

That pursuant to Sections 104, 104B and 108 of the Resource Management Act 1991, Council grants consent subject to the following conditions:

- 1 That the proposed development shall proceed in general accordance with the site plan, elevations and accompanying details submitted with this application by SUA design dated 29.12.2017 sheet 02, 04 and 07.
- 2 That the proposed development shall proceed in general accordance with the Landscape Master Plan by JD Landscape Architecture, Reference D0038_12, dated Dec 2017.

Reasons for the Decision

Pursuant to Section 113 of the Act the reasons for the decision are:

- 1 Any actual or potential effects on the environment are considered to be less than minor because the proposed works will be undertaken in a manner that will appropriately protect and preserve the historic values of the building and will not affect the locality or streetscape.
- 2 The proposal is considered consistent with the objectives and policies of the Operative District Plan because as the proposal is providing for the continued residential use of the site and proposes alterations to the building which will retain the predominant style, design and character features of the building with minimal effects on the overall appearance of the building.
- 3 There are no other relevant matters relevant to the consideration of this application.
- 4 The proposal is consistent with Part 2 of the Act.

Advice Notes

1. This resource consent will lapse five years after the date of commencement of this consent (being the date of this decision) unless:
 - It is given effect to before the end of that period; or

- An application is made to Council to extend the period after which the consent lapses, and such application is granted prior to the lapse of consent. The statutory considerations which apply to extensions are set out in Section 125 of the Resource Management Act 1991.
- 2. Section 357 of the Resource Management Act 1991 provides a right of objection to this decision. An objection must be in writing, setting out the reasons for the objection and delivered to Council within 15 working days of the decision being notified to you. A fee may be payable to cover the costs of processing any objection.
- 3. A copy of this consent should be held on site at all times during the establishment and construction phase of the activity.
- 4. All archaeological sites are protected under the provisions of the Heritage New Zealand Pouhere Taonga Act 2014. It is an offence under that act to modify, damage or destroy any archaeological site, whether the site is recorded or not. Application must be made to Heritage New Zealand for an authority to modify, damage or destroy an archaeological site(s) where avoidance of effect cannot be practised.
- 5. The consent holder shall pay all charges set by Council under Section 36 of the Resource Management Act 1991, including any administration, monitoring and supervision charges relating to the conditions of this resource consent. The applicant will be advised of the charges as they fall.
- 6. To help fund additional assets or assets of increased capacity, the Local Government Act 2002 (LGA) allows a council to require development contributions if the effect of a development requires the council to provide new or upgraded infrastructure. Whangarei District Council has prepared and adopted a Development Contributions Policy. Under this policy, the activity to which this consent related is subject to Development Contributions. You will be advised of the assessment of the Development Contributions payable under separate cover in the near future. It is important to note that the Development Contributions must be paid prior to commencement of the work or activity to which consent relates or, in the case of a subdivision, prior to the issue of a Section 224(c) Certificate. Further information regarding Councils Development Contributions Policy may be obtained from the Long Term Plan (LTP) or Council's web page at www.wdc.govt.nz.



Elisha Oldridge
Planner RMA Consents (Consultant)

29 March 2018

Date



Kaylee Kolkman
Team Leader, RMA Consents

03 April 2018.

Date