

## Land Information Memorandum

### Application

Paul Sumich	No.	L200676
C/- Deb Smith Harcourts Whangarei	Application date	23/12/2020
PO Box 5030	Issue date	14/01/2021
Whangarei 0140	Phone	09 430 1000
	Fax	

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

### Property

Valuation No.	0115001001
Location	356 Bull Road, Maungaturoto
Legal Description	LOT 2 DP 441958
Owner	McMath Teri Moana : McMath Mark Anthony
Area (hectares)	5.4560

### Rates

Government Valuation	
Land	\$185,000
Capital Value	\$620,000
Improvements	\$435,000
Current Rates Year 2020 to 2021	
Annual Rates	\$1,890.20
Current Instalment	\$ 472.55
Current Year - Outstanding Rates	\$ 472.55
Arrears for Previous Years	\$ 0.00
Next Instalment Due	20/02/2021.
<p>Note: Rates are charged in four instalments for the period commencing 1 July and ending 30 June each year.</p> <p>Please refer to the Kaipara District Council Long Term Plan 2018/2028 and to the Kaipara District Council Development Contribution Policy 2018 which can be found at the Council website <a href="http://www.kaipara.govt.nz">www.kaipara.govt.nz</a>.</p>	

### Planning/Resource Management

Zoning:	<b>Kaipara District Plan 2013:</b> Rural. See attached information regarding the District Plan.
Full details of the zone requirements are found in the current District Plan. Relevant zone ordinance can be found at the Council website	
27/04/11	RESOURCE CONSENT 110021 : Proposed subdivision of Lot 1 DP 181404 into two lots. <b>Created DP 441958.</b> Section 224 Issued 17/07/12 : GRANTED UNDER DELEGATED AUTHORITY 4/04/11
31/07/96	RESOURCE CONSENT 960084 : RURAL SUBDIVISION Section 224 Issued 6/10/97 : GRANTED UNDER DELEGATED AUTHORITY 18/07/96 (Found on related property: 0115001000)

RESOURCE CONSENT 952335 : SUBDIVISION OF 1 LOT FROM ALLOT 238  
MARERETU ALLOTS 228 SW 227 M227 NE227 SW226 M226 NE226 MATAKOHE  
PSH Decision Notified 14/08/78 : APPROVED BY COUNCIL 8/08/78 (Found on  
related property: 0115000700)

No other information located.

### Building

20/10/12 BUILDING CONSENT 120877 : Construct new home with effluent and stormwater :  
Code Compliance Certificate issued 20/05/13. **Copy of Suitability Report attached.**

25/07/12 BUILDING CONSENT 120741 : Construct farm building : Code Compliance  
Certificate issued 10/10/12.

No other information located.

### Sewer and Water

Sewer Not available

Stormwater No information located.

Water Not available.

Any on-site wastewater system for the property may need to comply with Council inspection and  
maintenance regime under the Councils [Wastewater Drainage Bylaw 2016](#). This bylaw is located  
on [KDC website](#).

Copy of As Built Drainage plan attached.

No other information located.

### Land and Building Classifications

No information located.

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

### Compliance with Swimming Pool Bylaw

No pool registered to this property.

### Land Transport Requirements

No information located.

### Special Land Features

Part within Flood Susceptibility Area – **Copy Map 2 attached.**

No other information located.

### Licences/Environmental Health

No information located.

### Network Utility Operators

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

### Other Information

No title search has been done on this property.

**Notes**

1. Final inspections on buildings were not mandatory prior to 1 January 1993. Should an evaluation of the building be required an independent qualified person should be consulted. In the interests of safety, an inspection of any fireplace within the dwelling may be requested of Council at any time, after paying the appropriate fee.
2. Every care has been taken to ensure that the information supplied by the Council on this form is accurate. The Council relies on information available to it, and will not be held responsible for incomplete or inaccurate information provided, or for any errors or omissions made in good faith.
3. Please note that the property was neither inspected nor visited in the course of the preparation of this Land Information Memorandum.
4. Other information may be held by other authorities, for example the Northland Regional Council or Heritage New Zealand.
5. This Land Information Memorandum is a disclosure of information (which may be historical) held by the Council at the time of application and is subject to change.
6. Any enquiry not accompanied by a fee will be invoiced separately. (All prices are GST inclusive.)
7. No Certificate of Title was supplied with this application for this Land Information Memorandum. The Council therefore does not warrant that the information supplied is related to the correct property.
8. Any Resource or Building consents run with the land; if the project is incomplete, there may be existing/additional charges to pay for which the new owner will be liable.
9. A Development Contribution and or Financial Contribution may be payable if development is carried out, the effect of which is to require new or additional assets or assets of increased capacity and as a consequence Council incurs capital expenditure to provide appropriately for those assets and that capital expenditure is not otherwise funded or provided for. Future rating policies are outlined in Council's Long Term Plan 2018-2028.

Name: \_\_\_\_\_



Date: 14/01/2021.

**Performance Standards of the Kaipara District Plan 2013**

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

Rural - Chapter 12

Residential - Chapter 13

Business: Commercial and Industrial - Chapter 14

Maori Purposes: Maori Land – Chapter 15A

Maori Purposes: Treaty Settlement Land – Chapter 15B

Estuary Estates – Chapter 16

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

**How can I view the Kaipara District Plan 2013?**







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

[www.kaipara.govt.nz](http://www.kaipara.govt.nz)

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





















Venue	Opening Hours	
<b>Kaipara District Council Office - Dargaville</b> 42 Hokianga Road Dargaville Telephone (09) 439 7059	Monday - Tuesday Wednesday Thursday - Friday	8.00am to 4.30pm 9.00am to 4.30pm 8.00am to 4.30pm
<b>Kaipara District Council Office - Mangawhai</b> Unit 5, The Hub 6 Molesworth Drive Telephone (09) 431 3161	Monday - Tuesday Wednesday Thursday - Friday	8.30am to 4.30pm 9.00am to 4.30pm 8.00am to 4.30pm
<b>Kaiwaka Library</b> Corner State Highway 1 and Kaiwaka Mangawhai Road Kaiwaka Telephone: (09) 431 2539	Sunday -Tuesday Wednesday – Saturday	Closed 10:00am to 2:00pm
<b>Maungaturoto Library</b> Centennial Building Hurndall Street Maungaturoto Telephone: (09) 431 8811	Monday to Thursday Friday Saturday Sunday	10:30am to 12:00 noon 10:30am to 4:00 pm 10:00am to 1:00pm Closed
<b>Paparoa Library</b> Brook House State Highway 12 Paparoa Telephone: (09) 439 2216	Monday Wednesday Friday Tuesday / Thursday Saturday / Sunday	1:30pm to 4:30pm 10:00am to 12:00 noon 9:30am to 1:00pm Closed Closed
<b>Ruawai Library</b> Ruawai College State Highway 12 Ruawai Telephone: (09) 439 2216	Monday to Friday Saturday / Sunday	8:45am to 3:15pm Closed
<b>Dargaville Library</b> Corner Poto and Normanby Streets Dargaville Telephone: (09) 439 3150	Monday to Friday Saturday Sunday	9.30am to 5.30pm 9.30am to 12.30pm Closed

## Map Series One - Land Use Legend

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

## Zones


Each Zone has a Chapter in the Plan

-  Rural (Chapter 12)
  -  Kai Iwi Lakes
  -  West Coast
  -  East Coast
  -  Harbour
-  Business: Commercial (Chapter 14)
  -  Harbour
-  Business: Industrial (Chapter 14)
  -  Harbour
-  Residential (Chapter 13)
  -  West Coast
  -  East Coast
  -  Harbour
-  Maori Purpose: Maori Land (Chapter 15A)
  -  West Coast
  -  Harbour
-  Maori Purpose: Treaty Settlement Land (Chapter 15B)
  -  West Coast
  -  Harbour
-  Estuary Estates (Chapter 16)


















## Overlays (Chapter 4)

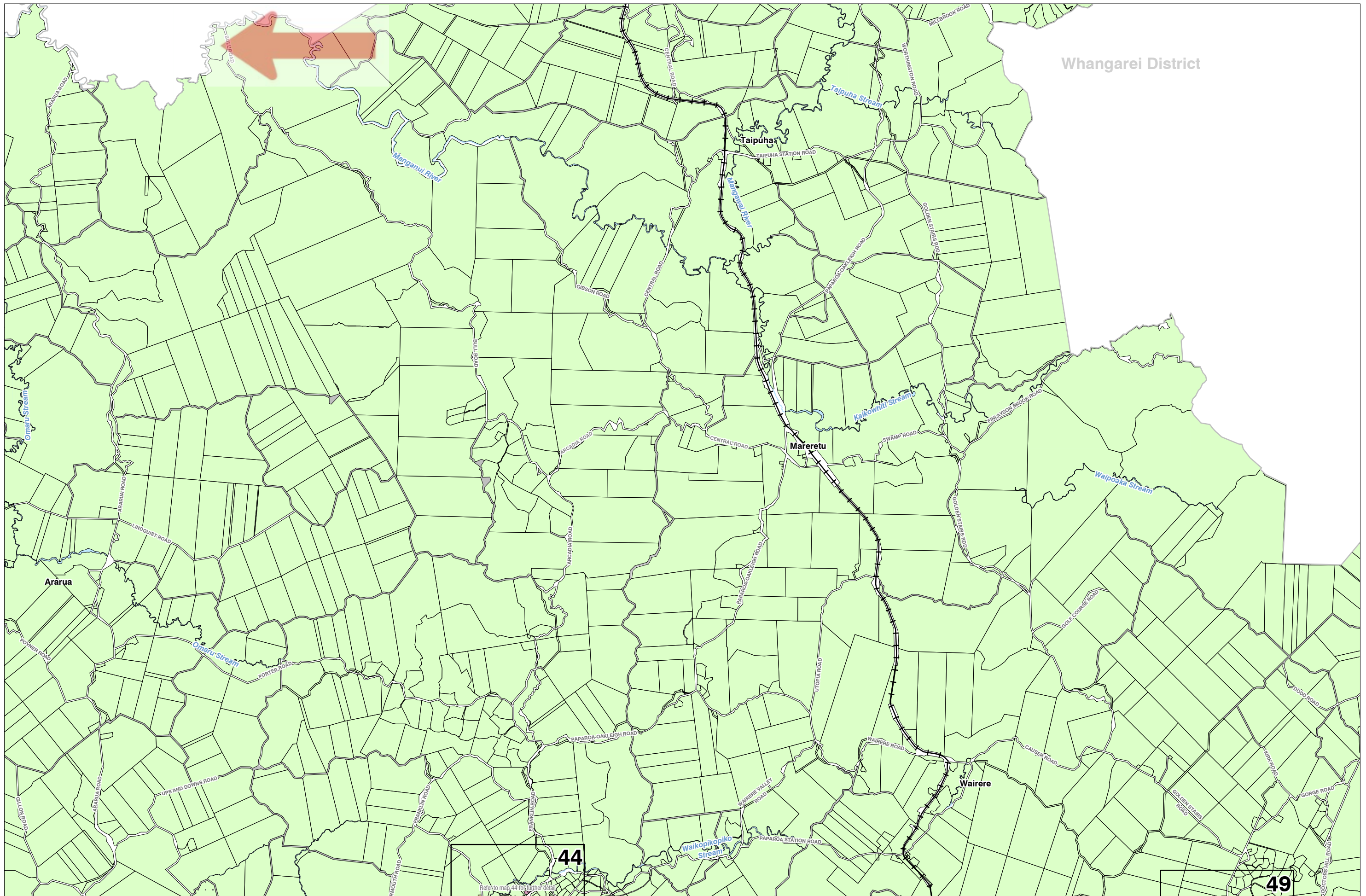
Rules for Overlays are in each Zone Chapter.

Look at the Zoning under the Overlay

-  Kai Iwi Lakes Overlay
-  West Coast Overlay
-  East Coast Overlay
-  Harbour Overlay

## Map Series Two - Sites, Features and Units Legend

-  State Highway
-  Railway
-  Bridge or Causeway
-  Cadastral Parcel Boundary
-  Sea, Lakes and Rivers
-  Heritage Resource (Chapter 17)
-  Notable Tree (Chapter 19)
-  Areas of Significance to Maori (Chapter 17)
-  Reserve Management Units (Chapter 20)
-  Designation Areas (Chapter 21)
-  Outstanding Natural Landscapes
-  Maungaturoto Dairy Factory Noise Contour Boundary (45dBA leq)
-  50 kV Electricity Transmission Line
-  110 kV and 220 kV Electricity Transmission Line (Chapter 10)
-  Natural Gas Pipeline (Chapters 10 & 21)
-  Petroleum Gas Pipeline (Chapters 10 & 21)
-  Maungaturoto Dairy Factory Wastewater Pipeline



Whangarei District

Ararua

Taipūha

Māreretu

Wairere

44

49



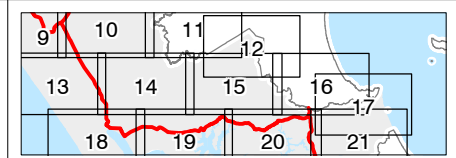
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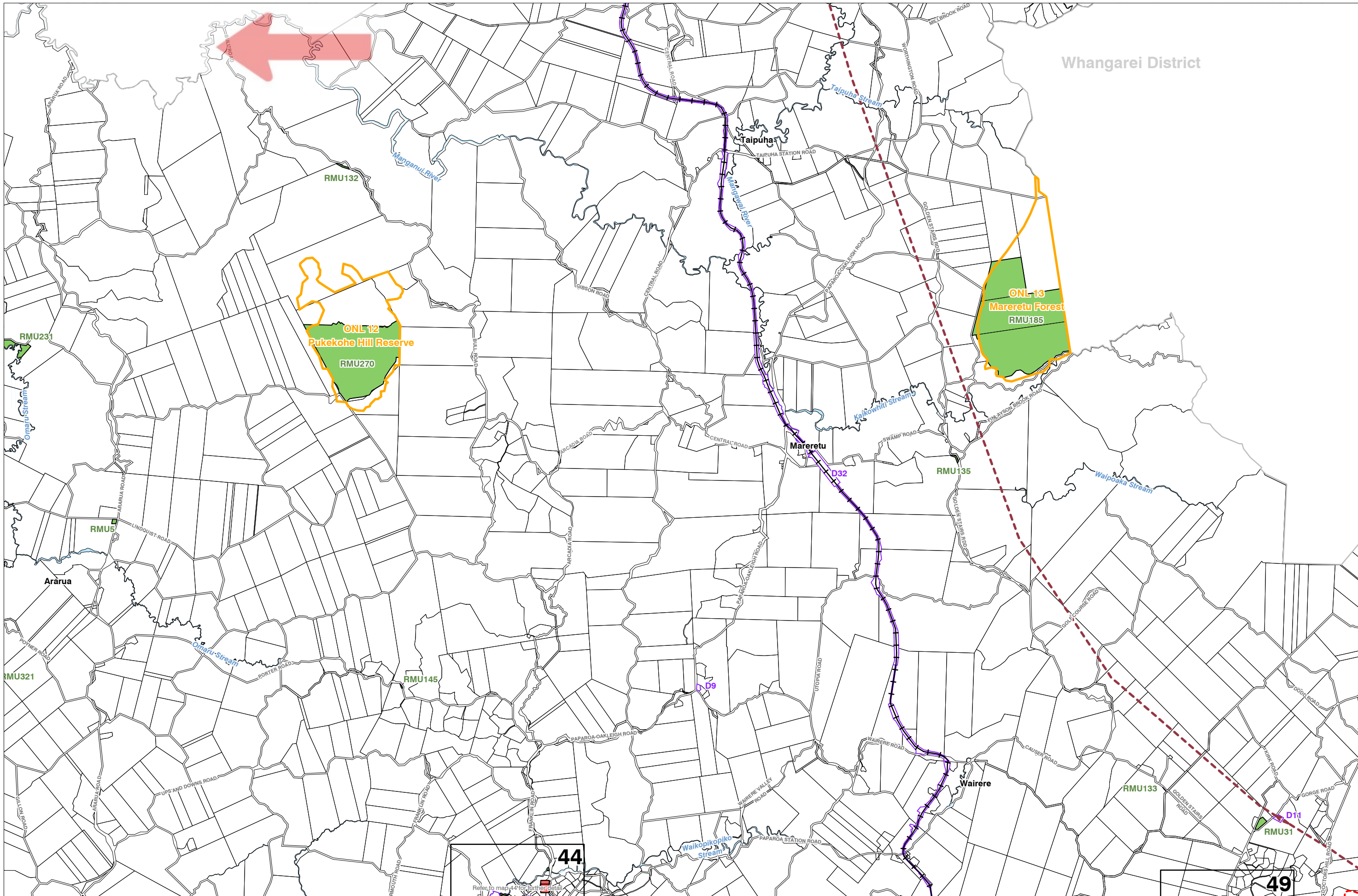
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KAIPARA DISTRICT PLAN - OPERATIVE VERSION - JULY 2013

**Map Series One**  
**Land Use**

Map 15 of 60



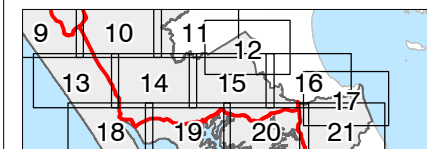


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KAIPARA DISTRICT PLAN - OPERATIVE VERSION - JULY 2013

**Map Series Two**  
**Sites, Features and Units**

Map 15 of 60



## Rates Information - 2020/21

Valuation ID 0115001001

## Property Description

Location (GIS)	356 Bull Road, Maungaturoto		
	<a href="#">View in Google Maps</a>		
Legal Description	LOT 2 DP 441958		
Certificate of Title	550844		
Use	21 Lifestyle: Single Unit	Category	L1193
TORAS	111000	Category Group	Lifestyle Improved with Residential Accommodation
Tenure	Property is not leased. Owner is also occupier.	Ward	4
Ownership	Private: Individual	Region	1
Rateability	Rateable	Zone	1A
Apportionment	Std property - Not Applicable, Not apportionment		

## Valuations

Area (Hectares)	5.4560	Land Value	185,000
Improvements	435,000	Capital Value	620,000
Nature of Improvements	DWG FG OBS OI		
Valuation Date	1/09/17		

## Rates for Current Year - 2020/21

Type	Description (Basis)	Factor	Amount \$
002	Uniform Annual General Charge - Rating Unit	1.00	764.00
231	General Rate Other - (L)	185,000.00	796.41
	<b>** Kaipara District Council Sub-Total</b>		<b>1,560.41</b>
250	NRC Targeted Council Services Rate - (U)	1.00	125.27
251	NRC Targeted Land Management Rate - (L)	185,000.00	18.41
252	NRC Targeted Freshwater Management Rate - (L)	185,000.00	39.53
253	NRC Pest Management Rate - (U)	1.00	63.56
254	NRC Targeted Flood Infrastructure Rate - (U)	1.00	27.05
255	NRC Targeted Civil Defence & Hazard Management Rate - (U)	1.00	22.67
256	NRC Targeted Emergency Services Rate - (U)	1.00	11.71
257	NRC Targeted Regional Sporting Facilities Rate - (U)	1.00	16.76
258	NRC Targeted Regional Infrastructure Rate - (L)	185,000.00	4.83
	<b>** Regional Council Sub-Total</b>		<b>329.79</b>
	<b>Total Rates Levied 2020/21</b>		<b>1,890.20</b>
	(GST on Rates Levied)		246.55
	<b>Rates Last Year 2019/20</b>		<b>1,804.89</b>
	<b>Last Year's Final Instalment</b>		<b>451.22</b>

Rates Last Year 1,804.89 Instalments YTD 945.10 Current Instalment 472.55

## History

Year	Land Value	Capital Value	Annual Rates
2019/20	185,000	620,000	1,804.89
2018/19	185,000	620,000	1,700.23
2017/18	98,000	420,000	1,358.36
2016/17	98,000	420,000	1,347.05
2015/16	98,000	420,000	1,320.85
2014/15	105,000	425,000	1,315.75
2013/14	105,000	425,000	1,295.03
2012/13	116,000	370,000	1,153.65
2011/12	165,000	435,000	893.90
2010/11	165,000	435,000	823.50

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# Title Plan - LT 441958

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**Survey Number** LT 441958  
**Surveyor Reference** 12386  
**Surveyor** Phillip John Lash  
**Survey Firm** Reyburn & Bryant 1999 Ltd  
**Surveyor Declaration**

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## Survey Details

**Dataset Description** Lots 1 and 2 being a Subdivision of Lot 1 DP 181404.  
**Status** Initiated  
**Land District** North Auckland  
**Submitted Date**  
**Survey Class** Class B  
**Survey Approval Date**  
**Deposit Date**

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## Territorial Authorities

Kaipara District

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## Comprised In

CT NA112C/448

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## Created Parcels

Parcels	Parcel Intent	Area	CT Reference
Lot 1 Deposited Plan 441958	Fee Simple Title	3.8245 Ha	550843
Lot 2 Deposited Plan 441958	Fee Simple Title	5.4560 Ha	550844
Area A Deposited Plan 441958	Easement		
Area B Deposited Plan 441958	Easement		
Area C Deposited Plan 441958	Easement		
Area D Deposited Plan 441958	Easement		
Area E Deposited Plan 441958	Easement		
<b>Total Area</b>		<hr/> 9.2805 Ha	

Schedule / Memorandum

**Land Registration District**

**North Auckland**

**Plan Number**

**DP 441958**

**Territorial Authority (the Council)**

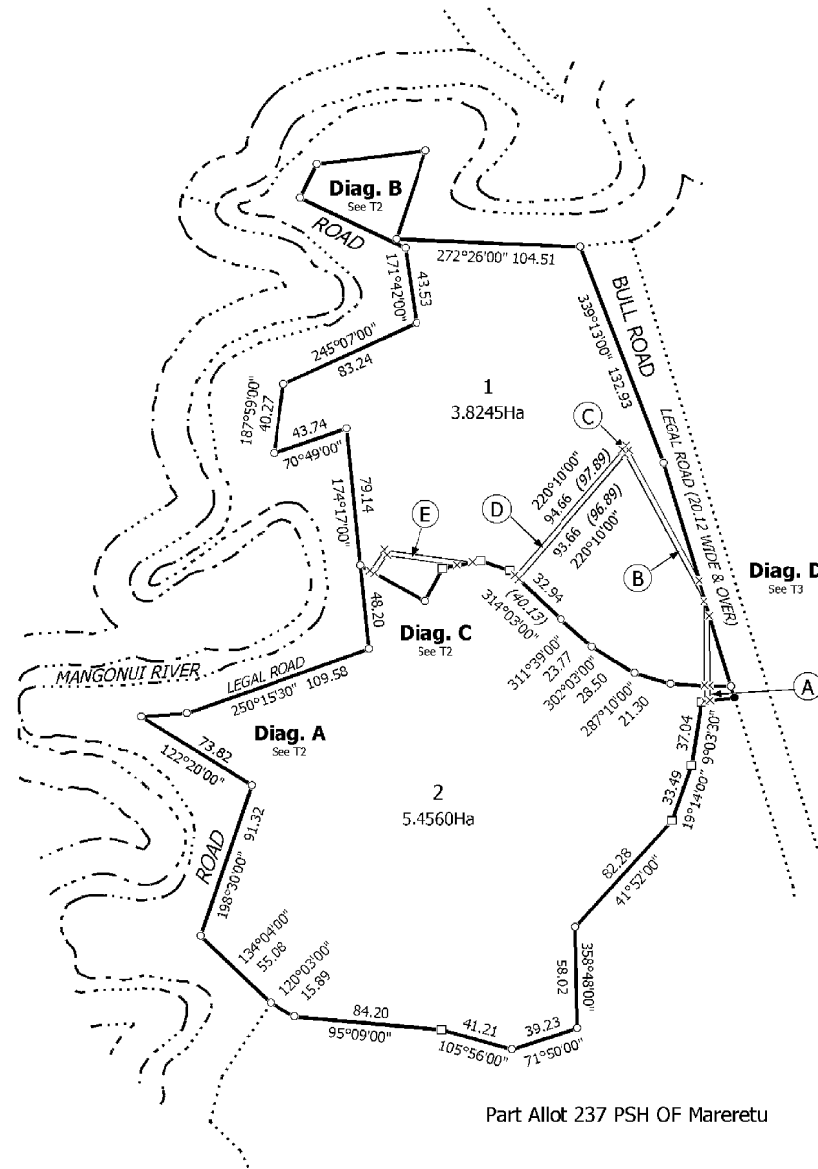
**Kaipara District**

**Council Reference**

**RM 110021**

<b>Memorandum of Easements</b> (Pursuant to s243 Resource Management Act 1991)			
<b>Purpose</b>	<b>Shown</b>	<b>Servient Tenement</b>	<b>Dominant Tenement</b>
Right to convey Electricity, Telecommunications & Computer Media	C & D	Lot 1 hereon	Lot 2 hereon
Right to convey Electricity	E	Lot 1 hereon	Lot 2 hereon

<b>Memorandum of Easements in Gross</b> (Pursuant to s243 Resource Management Act 1991)			
<b>Purpose</b>	<b>Shown</b>	<b>Servient Tenement</b>	<b>Grantee</b>
Right to convey Electricity, Telecommunications & Computer Media	A	Lot 2 hereon	Northpower Limited
	B & C	Lot 1 hereon	



Part Allot 237 PSH OF MARERETU

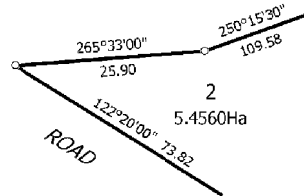
12386 - CARTWRIGHT - (RT/JG)

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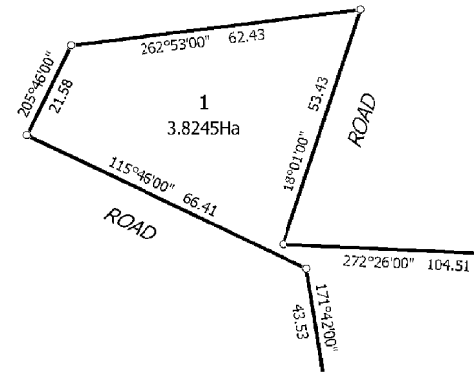
Land District North Auckland	Lots 1 and 2 being a Subdivision of Lot 1 DP 181404.	Surveyor: Phillip John Lash	Title Plan
Digitally Generated Plan		Firm: Reyburn & Bryant 1999 Ltd	LT 441958
Generated on: 26/04/2011 11:03am Page 3 of 5			DRAFT



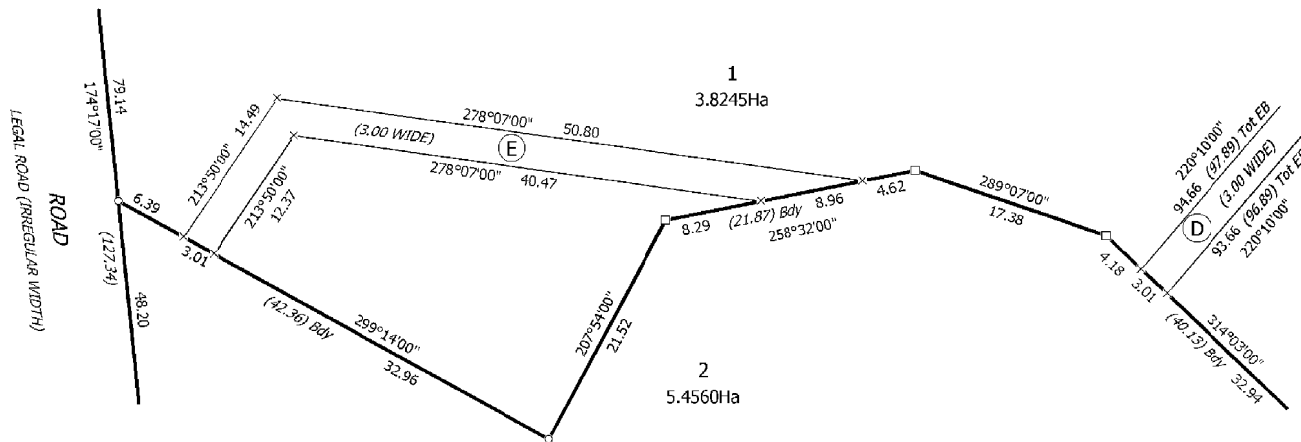
Diag. A



Diag. B



Diag. C



12386 - CARTWRIGHT - (RT/JG)

T 2/3

Land District North Auckland

Lots 1 and 2 being a Subdivision of Lot 1 DP 181404.

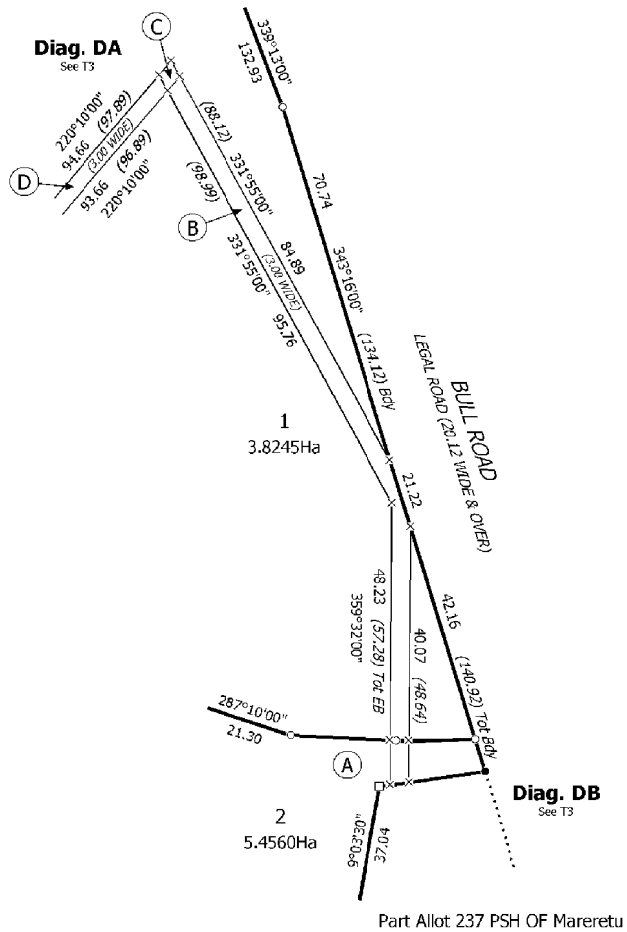
Surveyor: Phillip John Lash  
Firm: Reyburn & Bryant 1999 Ltd

Title Plan  
LT 441958  
DRAFT

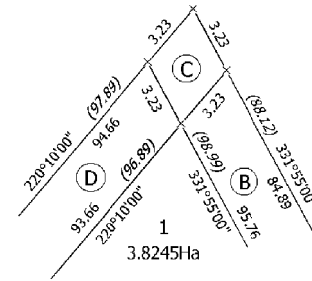
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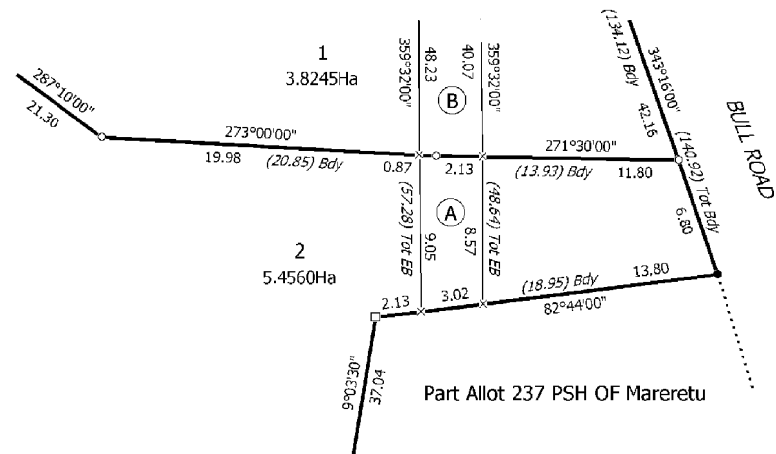
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12386 - CARTWRIGHT - (RT/JG)

T 3/3

Land District: North Auckland

Lots 1 and 2 being a Subdivision of Lot 1 DP 181404.

Surveyor: Phillip John Lash  
Firm: Reyburn & Bryant 1999 Ltd

Title Plan  
LT 441958  
DRAFT

Digitally Generated Plan

Generated on: 26/04/2011 11:03am Page 5 of 5

**Code Compliance Certificate 120741**

Form 7, Section 95, Building Act 2004

D and J Cartwright  
356 Bull Road  
RD1  
Waiotira 0193

Issue Date: 10/10/12  
Overseer: Central

**THE BUILDING:**

<b>Street Address of Building:</b>	356 Bull Road, Waiotira
<b>Valuation Number:</b>	0115001001
<b>Legal Description:</b>	LOT 1 DP 181404 BLK II MATAKOHE SD
<b>Building Name:</b>	
<b>Location of Building within site/block number:</b>	
<b>Level/Unit Number:</b>	
<b>Current Lawfully Established Use:</b>	Outbuilding - Farm building
<b>Year First Constructed:</b>	

**THE PROJECT:**

<b>Description:</b>	Construct farm building NEW FARM BUILDINGS - OTHER
<b>Type of Work:</b>	
<b>Intended Use:</b>	Outbuilding - Versatile Building
<b>Intended Life:</b>	Indefinite, but not less than 50 years
<b>Stages:</b>	Being Stage 1 of an intended 1 Stages

**THE OWNER:**

<b>Owners Name:</b>	D and J Cartwright		
<b>Owners Mailing Address:</b>	356 Bull Road, RD1, Waiotira 0193		
<b>Street Address/Registered Office:</b>	356 Bull Road		
<b>Phone Number</b>	<b>Landline:</b> 09 4329828	<b>Daytime:</b>	<b>After Hours:</b>
<b>Email:</b>	<b>Mobile:</b>	<b>Fax:</b>	<b>Website:</b>

**FIRST POINT OF CONTACT:**

<b>First Point of Contact:</b>	As above
--------------------------------	----------

**BUILDING WORK:**

<b>Building Consent Number:</b>	120741
<b>Issued By:</b>	Kaipara District Council

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

- the building work complies with the Building Consent 120741

Signature



Date: 10/10/12

Position Building Services Officer

On behalf of: Kaipara District Council

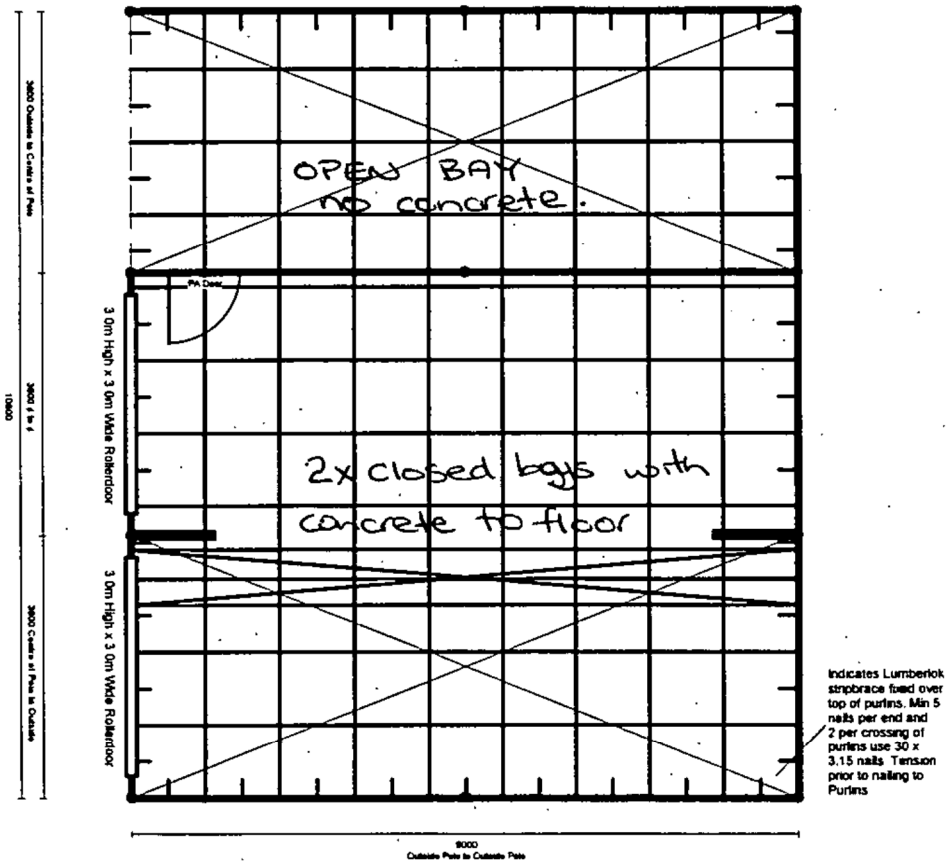
**Versatile Buildings Stand-Tough Lean-To Floor Plan**

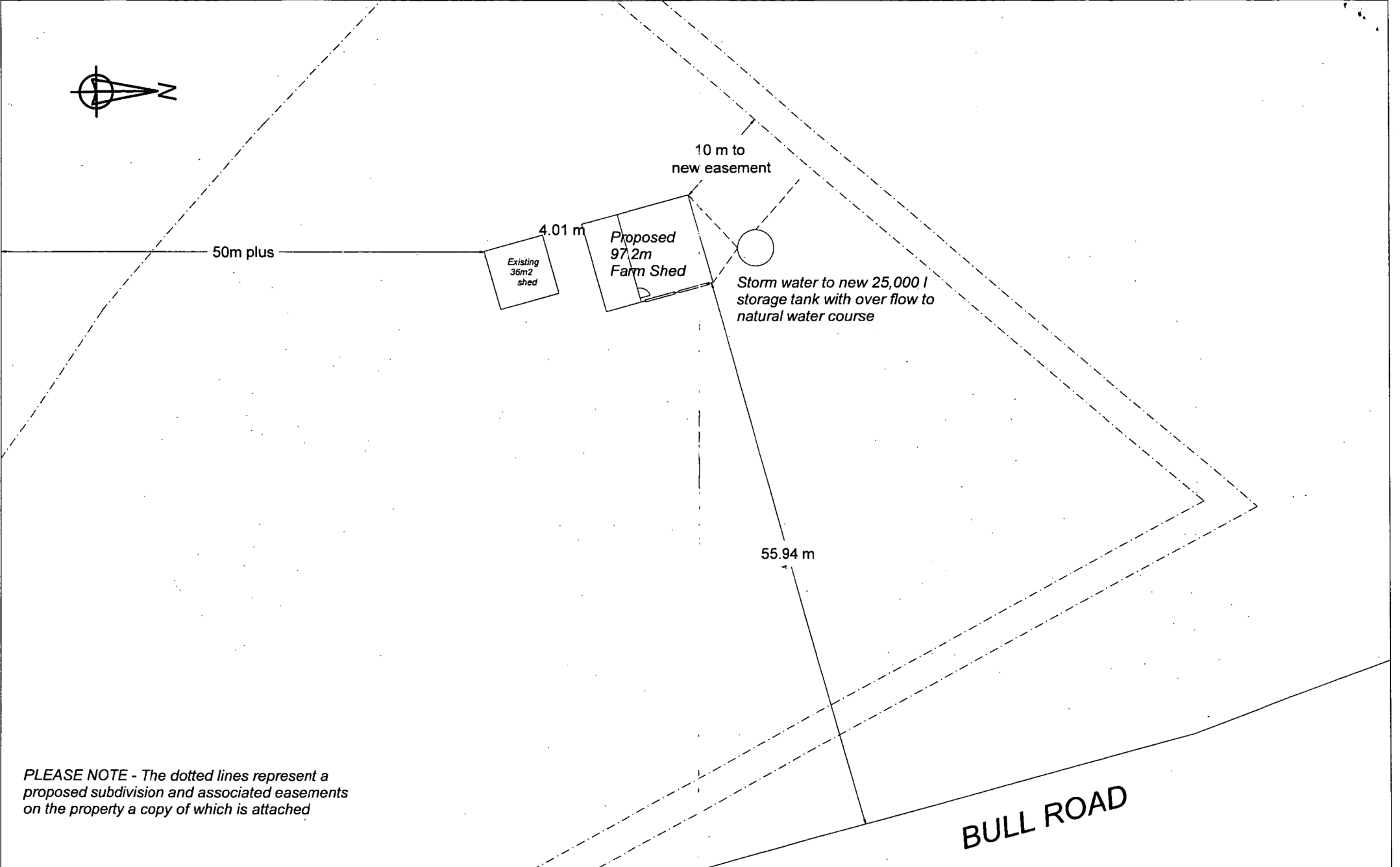
Customer: Mr. & Mrs. Darren and Jo Cartwright

Site Address: 356 Bull Rd, Waiotira,


Reference: AlanClark-2219

Contact: Alan Clark, Whangarei, 09 438 8871

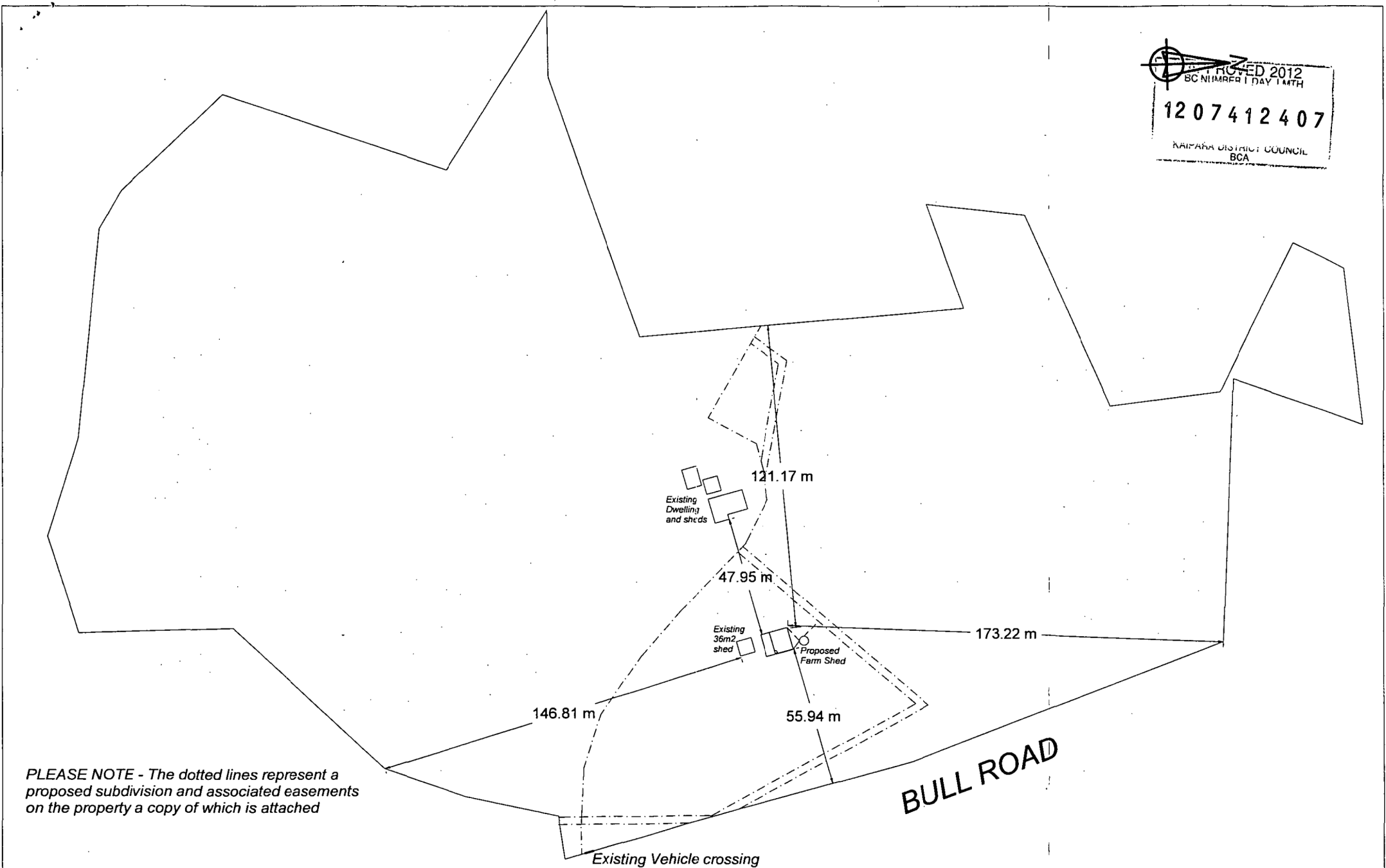
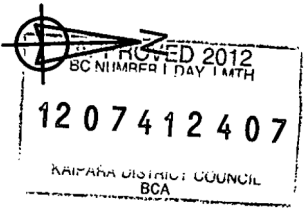




PLEASE NOTE - The dotted lines represent a proposed subdivision and associated easements on the property a copy of which is attached

 <b>Versatile Buildings Whangarei Ltd</b> Ray & Sara Wedge 3 South End Ave, Otalia, P.O. Box 6038, Whangarei. Phone (09)4388871 Facsimile (09)4388816 E-mail: Whangarei@versatile.co.nz	PROPERTY AREA 9.281Ha BUILDING COVERAGE 399.2m <sup>2</sup> CONTOURS Property has varying contours Proposed building site is flat and level	PROJECT <b>D &amp; J CARTWRIGHT</b> Proposed Farm shed	Lot: 1 DP: 181404 CT: NA112C/448
	DRAWN BY Alan Clark	SHEET No 1 of 1	SITE PLAN





PLEASE NOTE - The dotted lines represent a proposed subdivision and associated easements on the property a copy of which is attached

**VERSATILE BUILDINGS**  
 Versatile Buildings Whangarei Ltd  
 Ray & Sara Wedge  
 3 South End Ave, Otaitia,  
 P.O. Box 6038, Whangarei.  
 Phone (09)4388871 Facsimile (09)4388816 E-mail: Whangarei@versatile.co.nz

PROPERTY AREA 9.281Ha BUILDING COVERAGE 399.2m<sup>2</sup>  
 CONTOURS Property has varying contours  
 Proposed building site is flat and level  
 DRAWN BY Alan Clark

PROJECT	<b>D &amp; J CARTWRIGHT</b> Proposed Farm shed		Lot: 1 DP: 181404 CT: NA112C/448
SHEET No	1 of 1	LOCALITY PLAN	Scale 1 - 1500 Date 26-06-2012

**Code Compliance Certificate 120877**

Form 7, Section 95, Building Act 2004

J.D.N, R.W.C, J.A and D.B Connelly and Cartwright  
 C/- Versatile Whangarei Ltd  
 PO Box 6038, Otaika  
 Whangarei 0147

Issue Date: 20/05/13

Overseer: Central

**THE BUILDING:**

<b>Street Address of Building:</b>	356 Bull Road, Waitira
<b>Valuation Number:</b>	0115001001
<b>Legal Description:</b>	Lot 1 DP 441958
<b>Building Name:</b>	
<b>Location of Building within site/block number:</b>	
<b>Level/Unit Number:</b>	
<b>Current Lawfully Established Use:</b>	Housing - detached - New dwelling and services
<b>Year First Constructed:</b>	

**THE PROJECT:**

<b>Description:</b>	Construct new home with effluent and stormwater NEW (& PREBUILT) HOUSE, UNIT, BACH, CRIB, TOWN HOUSE
<b>Type of Work:</b>	
<b>Intended Use:</b>	Housing - detached - New dwelling and services
<b>Intended Life:</b>	Indefinite, but not less than 50 years
<b>Stages:</b>	Being Stage 1 of an intended 1 Stages

**THE OWNER:**

<b>Owners Name:</b>	J.D.N, R.W.C, J.A and D.B Connelly and Cartwright		
<b>Owners Mailing Address:</b>	356 Bull Road, RD1, Waitira 0193		
<b>Street Address/Registered Office:</b>			
<b>Phone Number</b>	<b>Landline:</b>	<b>Daytime:</b>	<b>After Hours:</b>
	<b>Mobile:</b> 021 435637	<b>Fax:</b>	
<b>Email:</b>	<b>Website:</b>		

**FIRST POINT OF CONTACT:**

<b>First Point of Contact:</b>	Full Name: JDN, RWC, JA and DB Connelly and Cartwright
	Mailing Address: C/- Versatile Whangarei Ltd, PO Box 6038, Otaika, Whangarei 0147
	Phones:: 09 4388871
	Fax: 09 4388816
	Email: whangarei@versatile.co.nz

**BUILDING WORK:**

<b>Building Consent Number:</b>	120877
<b>Issued By:</b>	Kaipara District Council

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

- the building work complies with the Building Consent 120877

Signature

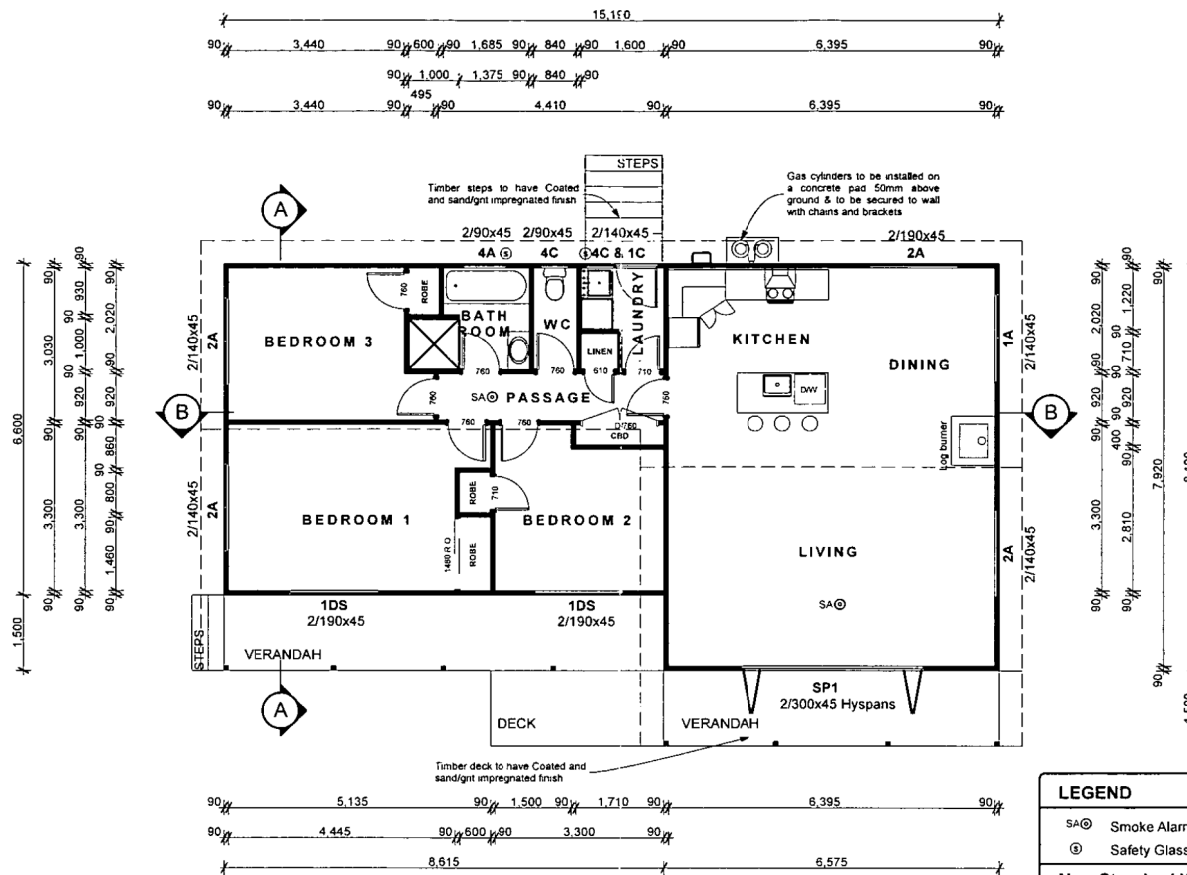


Date: 20/05/13

Position Building Services Officer

On behalf of: Kaipara District Council

CONTRACTOR TO VERIFY ALL DIMENSIONS PRIOR TO STARTING • ALL DIMENSIONS IN MM UNLESS STATED



Smoke alarms to comply with clause F7 NZBC

LEGEND	
SA⊙	Smoke Alarm (with hush button)
⊙	Safety Glass
Non-Standard Windows & Doors	
SP1	2000H x 3600W
Windows & Doors schedule	
1A	2000H x 1765W
1DS	2000H x 1765W
1C & 4C COMBO	2000H x 865W + 790H x 565W
2A	1090H x 1765W
4A	790H x 865W
4C	790H x 565W

FLOOR AREA: 110.11m<sup>2</sup>  
 VERANDAH AREA: 22.78m<sup>2</sup>

Note: Construction to comply with NZS 3604 (2011) and the New Zealand Building Code 2004

SCALE: 1:100 DATE: 10/10/2012 SHEET: 1  
 DRAWN: RM FILE: 121008 OF:



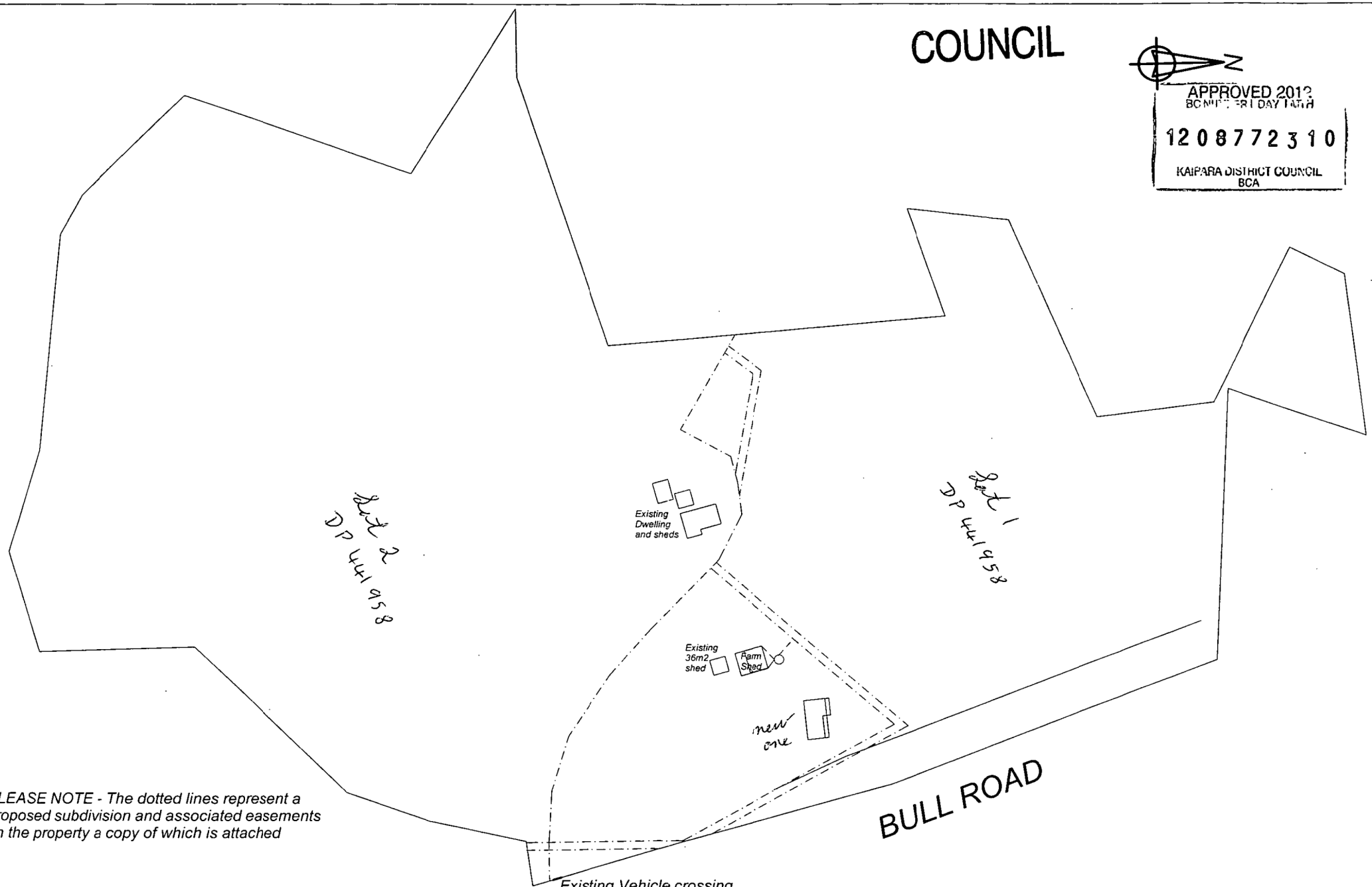
PROPOSED HOME FOR:  
**CARTWRIGHT,**  
 356 BULL RD, RD1, WAIOTIRA

DRAWING TITLE  
**FLOOR PLAN**

COUNCIL



APPROVED 2012  
 BCN112/181 DAY 14/11/12  
**1208772310**  
 KAIPARA DISTRICT COUNCIL  
 BCA

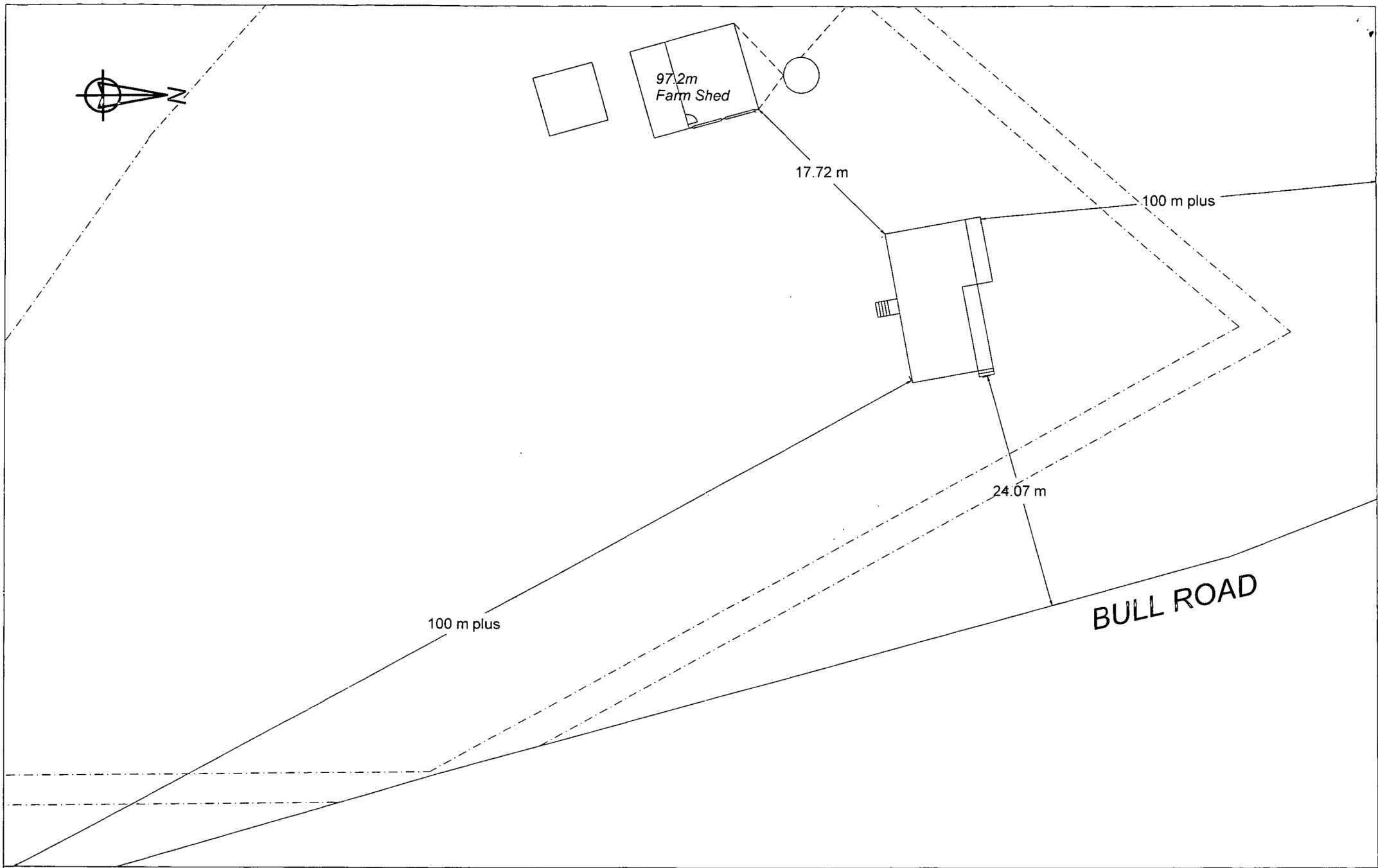



PLEASE NOTE - The dotted lines represent a proposed subdivision and associated easements on the property a copy of which is attached

**VERSATILE BUILDINGS**  
 Versatile Buildings Whangarei Ltd  
 Ray & Sara Wedge  
 3 South End Ave, Otaitia,  
 P.O. Box 6038, Whangarei.  
 Phone (09)4388871 Facsimile (09)4388816 E-mail Whangarei@versatile.co.nz

PROPERTY AREA 9.281Ha BUILDING COVERAGE 501.2m2  
 CONTOURS Property has varying contours. Proposed building site has 1.0m fall from west to east  
 DRAWN BY Alan Clark

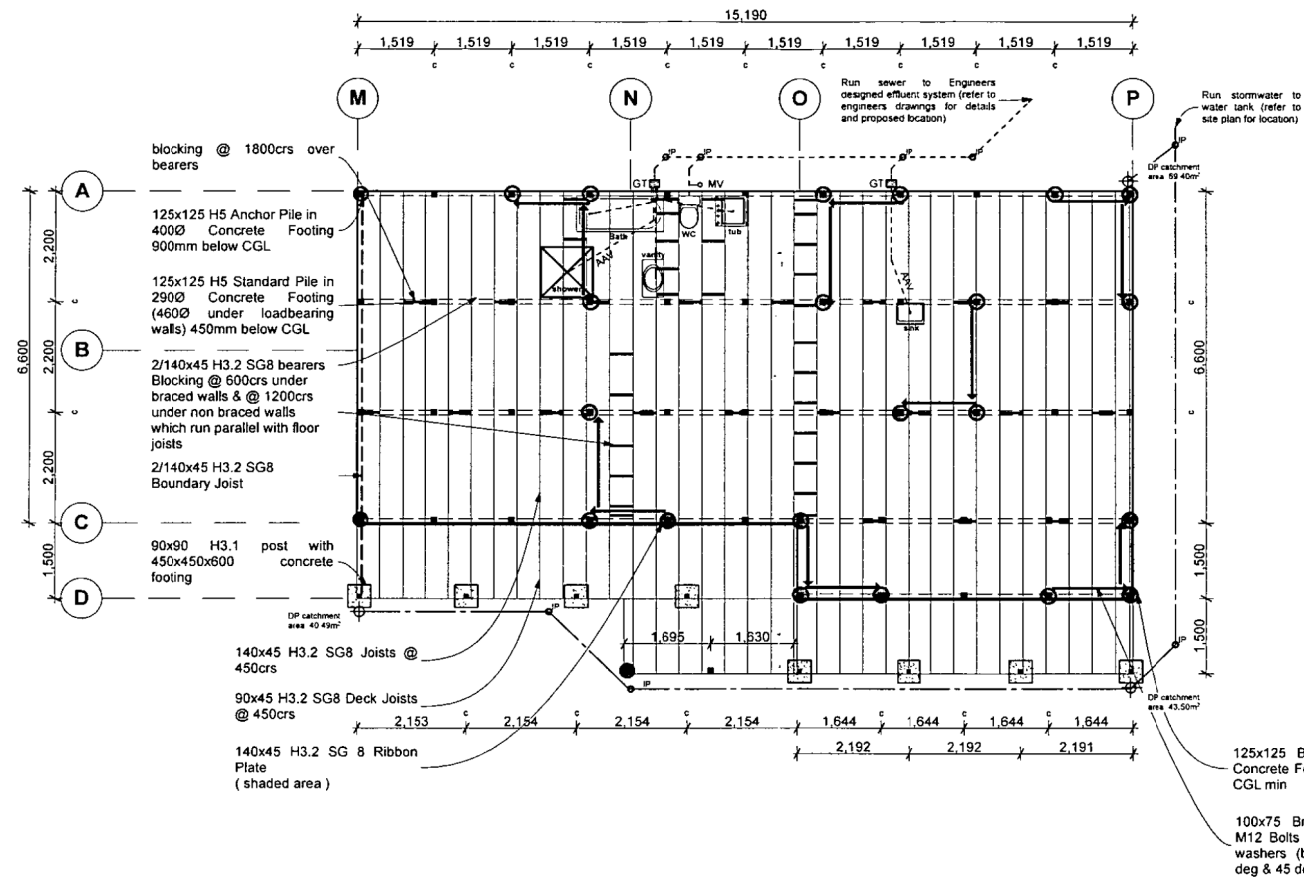
PROJECT	<b>D &amp; J CARTWRIGHT</b> Proposed Dwelling		Lot: 1 DP: 181404 CT: NA112C/448
SHEET No	1 of 1	LOCALITY PLAN	Scale 1 - 1500 Date 26-07-2012



 <p><b>Versatile Buildings Whangarei Ltd</b>                  Ray &amp; Sara Wedge                  3 South End Ave, Otaita,                  P.O. Box 6038, Whangarei.                  Phone (09)4388571 Facsimile (09)4388816 E-mail: Whangarei@versatile.co.nz</p>	PROPERTY AREA 3.8245 BUILDING COVERAGE 243.3m <sup>2</sup> CONTOURS <i>Property has varying contours</i> <i>Proposed building sit has a gentle fall to the West</i> DRAWN BY Alan Clark	PROJECT <b>D &amp; J CARTWRIGHT</b> <i>Proposed Dwelling</i>	Lot: 1 DP: 181404 CT: 550843
	SHEET No 1 of 3	SITE PLAN	Scale 1 - 333 Date 12-10-2012

CONTRACTOR TO VERIFY ALL DIMENSIONS PRIOR TO STARTING • ALL DIMENSIONS IN MM UNLESS STATED

APPROVED 2012  
 CONSUMER CARTWRIGHT  
 1208772310  
 KAIPARA DISTRICT COUNCIL  
 BCA



PLUMBING LEGEND		
GT	Gully Trap	
MV	80Ø Main Vent	
OP	65Ø Downpipe	
IP	Inspection Port	
AAV	Air Admittance Valve	
Fixture	Pipe Size	Fall
Sink	40Ø	1:40
Vanity	40Ø	1:40
Shower	40Ø	1:40
WC	100Ø	1:60
Basin	40Ø	1:30

**SUBFLOOR NOTES**

All subfloor members are to be a minimum grade of SG8 and be H3.2 Treated.

**WARNING:** This flooring layout is for Kopine 'UltraLock' flooring system. There is no solid blocking required for this product. Place sheets in staggered pattern. If Standard HD flooring sheets are used solid blocking must be provided in accordance with NZS3604:2011. Kopine UltraLock shall be installed to manufacturers instructions.

**JOIST NOTES**

- Provide blocking @ 600crs max under bracing walls which run parallel with floor joists.
- Provide blocking @ 1200crs under non loadbearing walls if the centre of the wall is not within 150mm of a joist.
- Provide blocking @ 1800crs between joists over bearer lines.
- All intermediate joists joins must be spliced with a 300mm flitch plate.

Note: Construction to comply with NZS 3604 (2011) and the New Zealand Building Code 2004

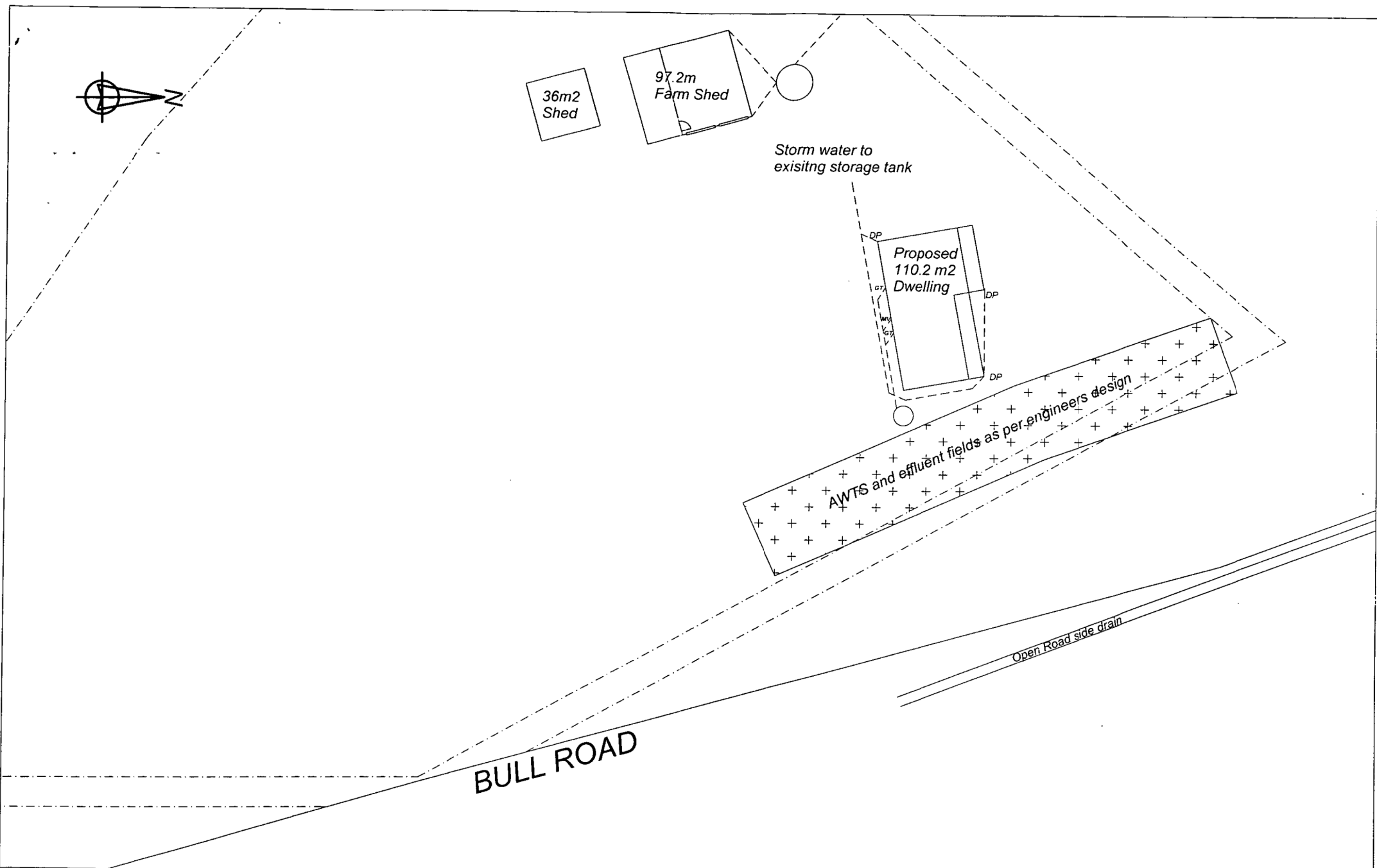



PROPOSED HOME FOR:  
**CARTWRIGHT,**  
 356 BULL RD, RD1, WAIOTIRA

DRAWING TITLE  
**SUBFLOOR & DRAINAGE PLAN**

SCALE: 1:100  
 DATE: 10/10/2012  
 DRAWN: RM  
 FILE: 121008

SHEET:  
**5**  
 OF:

**Versatile Buildings Whangarei Ltd**  
 Ray & Sara Wedge  
 3 South End Ave, Otaitia,  
 P.O. Box 6038, Whangarei.  
 Phone (09)4388871 Facsimile (09)4388816 E-mail:Whangarei@versatile.co.nz

PROPERTY AREA 3.8245 BUILDING COVERAGE 243.4m<sup>2</sup>  
 CONTOURS Property has varying contours  
 Proposed building has a gentle slope to the West. See elevations  
 DRAWN BY Alan Clark

PROJECT <b>D &amp; J CARTWRIGHT</b> Proposed Farm shed		Lot: 1 DP: 181404 CT: 550843
SHEET No 2 of 3	<b>DRAINAGE PLAN</b>	Scale 1 - 333 Date 12-10-2012



*PSC. 27-2-13*

**Private Utility Service As-Built Record**

(Section 216, Building Act 2004)

**Wastewater - Pressure (Pump Make/Model)**

Connection Diameter	Pipe Material	Connection Type
<input type="checkbox"/> 40mm	<input type="checkbox"/> uPVC	<input type="checkbox"/> Public Utility Service Connection
<input type="checkbox"/> 50mm	<input type="checkbox"/> Vitrified-Clay	<input type="checkbox"/> Septic Tank
<input type="checkbox"/> 80mm	<input type="checkbox"/> Concrete	<input type="checkbox"/> Other _____
<input type="checkbox"/> Other _____ mm	<input type="checkbox"/> Other _____	

**Wastewater - Gravity**

Connection Diameter	Pipe Material	Connection Type
<input type="checkbox"/> 65mm	<input checked="" type="checkbox"/> uPVC	<input type="checkbox"/> Public Utility Service Connection
<input type="checkbox"/> 80mm	<input type="checkbox"/> Vitrified Clay	<input type="checkbox"/> Soak Hole
<input checked="" type="checkbox"/> 100mm	<input type="checkbox"/> Concrete	<input type="checkbox"/> Stream
<input type="checkbox"/> Other _____ mm	<input type="checkbox"/> Other _____	<input checked="" type="checkbox"/> Other <u>AWTS</u>

**Wastewater - Disposal System Description**

**Septic Tank**  
 Size: 8400 litres  
 Type:  Septic tank DECOMMISSIONED  
 Ecotank  
 Biocycle

**Effluent Field**  
 Trench: 300m DRIPPER m  
 Deep Soakhole  
 Depth \_\_\_\_\_ m  
 Number of holes \_\_\_\_\_ m  
 Other \_\_\_\_\_

**Sanitary Facilities**

Toilet Number 1  
 Bidet Number N/A  
 Urinal Number N/A

**Waste Disposal Unit**  
 No  
 Yes Type \_\_\_\_\_

**Certification**  
 I, SHANE QUINN being \_\_\_\_\_  
 Owner  
 Craftsman plumber Registration Number \_\_\_\_\_  
 Occupier  Registered drainlayer Registration Number 20732

certify that this Private Utility Service As-Built Record is an accurate representation of the work carried out.  
Shane Quinn 26.2.13  
 Signature Date

**Part A Consent Details** (to be completed in all cases)

Building Consent Number 120877  
 Applicants Name J CONNELLY & D CARTWRIGHT  
 Applicants Mailing Address 356 BULL ROAD WAIOTIRA RD1 0193  
 Site Address 356 BULL ROAD WAIOTIRA RD1 0193

**Part B As Built Services Information** (to be completed in relation to service provided, ticking each box as appropriate)

**Stormwater**

Pipe Diameter	Pipe Material	Connection Type
<input type="checkbox"/> 80mm	<input checked="" type="checkbox"/> uPVC	<input type="checkbox"/> Public Utility Service Connection
<input checked="" type="checkbox"/> 100mm	<input type="checkbox"/> Vitrified Clay	<input type="checkbox"/> Soak Hole
<input type="checkbox"/> 150mm	<input type="checkbox"/> Ductile Iron	<input type="checkbox"/> Stream
<input type="checkbox"/> 225mm	<input type="checkbox"/> Concrete	<input type="checkbox"/> Drain
<input checked="" type="checkbox"/> Other <u>90</u> mm	<input type="checkbox"/> Other _____	<input checked="" type="checkbox"/> Other <u>TANK</u>

**Water Supply**

**Pipe Material - Cold**  
 uPVC  
 Copper  
 Polybutylene  
 Other \_\_\_\_\_

**Hot Water Cylinder**  
 High Pressure \_\_\_\_\_ Litre  
 Low Pressure \_\_\_\_\_ Litre

**Meter Type**  
 Make \_\_\_\_\_ Model \_\_\_\_\_

**Pipe Material - Hot**  
 uPVC  
 Copper  
 Polybutylene  
 Other \_\_\_\_\_

Diameter \_\_\_\_\_  
 Serial Number \_\_\_\_\_  
 Reading 

--	--	--	--	--	--	--	--	--	--

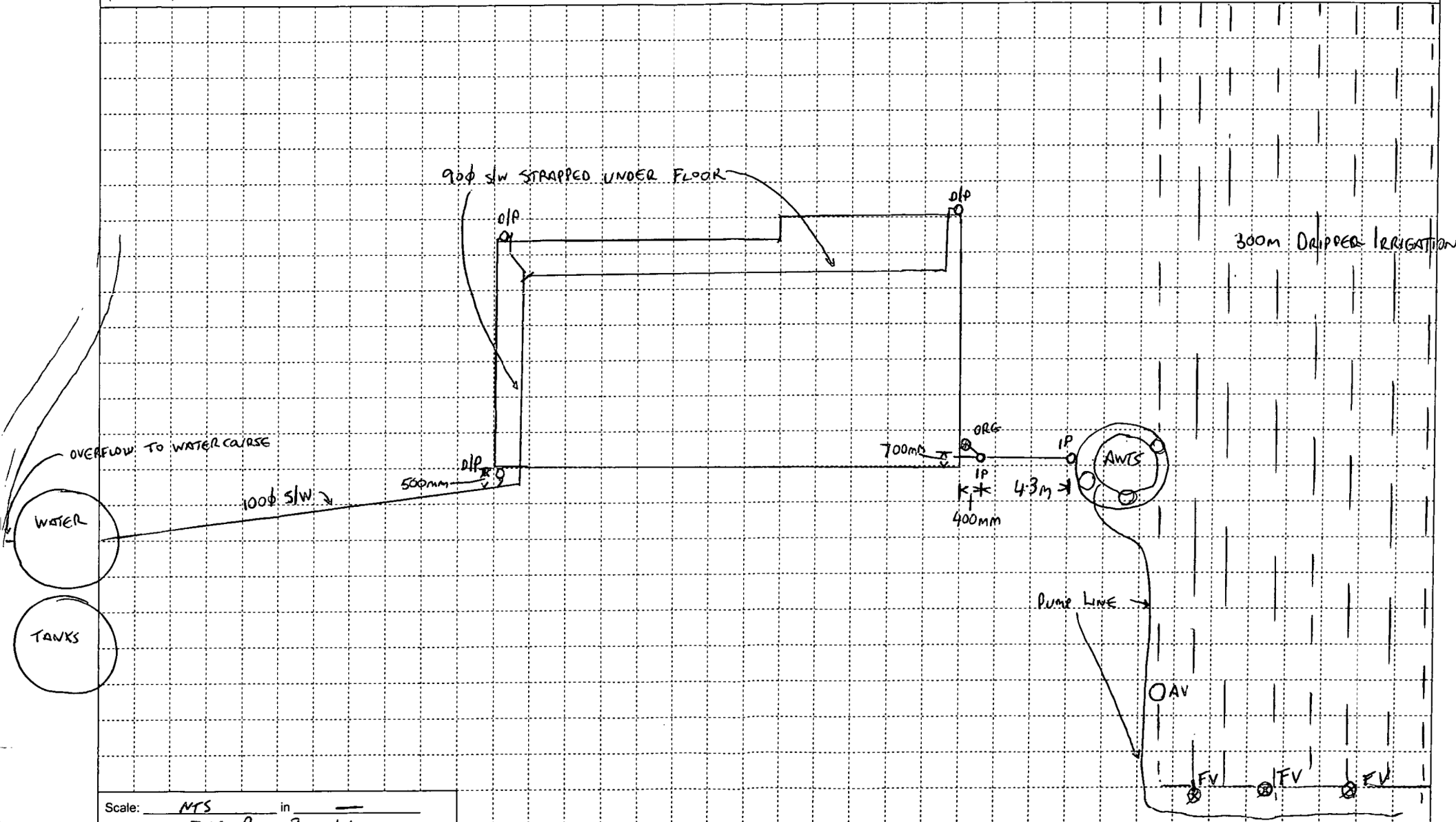
 m<sup>3</sup>  
 (Quote all black-figures inclusive of zeros only)

**Note Part B As Built Services Information**



**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, are noted below.)



Scale: M/S in       
Site Address: 356 BULL ROAD WAIOPIRA

Please provide at least two measurements for each access point for future location

"safe, reliable, hassle free service"

Northpower

File Ref. 2J17725  
Your Ref

# COUNCIL

Whangarei  
Northpower Limited  
28 Mt Pleasant Road  
Raumanga  
Whangarei 0110  
Private Bag 9018  
Whangarei Mall Centre  
Whangarei 0148  
New Zealand  
Ph 09 430 1803  
Fax 09 430 1804

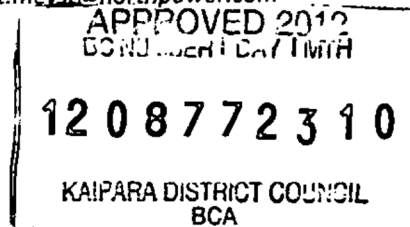
15 October 2012

Ray Wedge  
Versatile Buildings  
PO Box 6038 Otaika  
WHANGAREI 0147

Phone DDI: 0-9-430 1819

www.northpower.com

Email: robert.meyst@northpower.com



Dear Ray

### Cartwright Easement Bull Rd Waitotira Lot 1 DP 441958

In reply to your letter dated 11 Oct 2012, regarding the easement on the above subdivision, I would advise you of the following.

Northpower Provides authorisation to construct a secondary treatment effluent system within the Electricity and Telecommunications Easement B as shown on DP 441958.

The easement is intended for overhead lines only and there is no underground reticulation within the easement.

Do not plant any trees that could interfere with the overhead lines.

Do not dig within 5 meters of any power poles. If there is a requirement to dig within this distance please contact Northpower to obtain a close approach consent and arrange supervision.

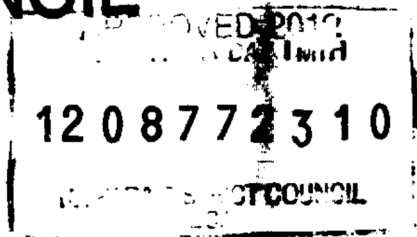
In addition suitable access to the power poles for inspection and maintenance will also require to be retained.

Should you have any queries please contact me at our Whangarei office.

Yours faithfully

Robert Meyst  
Network Planning

**COUNCIL**



**SUITABILITY REPORT**

**356 Bull Road  
Waiotira**



**Richardson-Stevens**  
CONSULTING ENGINEERS



## SUITABILITY REPORT

**356 Bull Road**

**Waiotira**

**Report prepared for:** D & J Cartwright

**Report prepared by:** Michael Shearer

**Report reviewed by:** Steve Turner

**Report reference:** 11462

**Date:** 03 August 2012

Date	Report Title	Amendments



## **Contents**

1.0	Introduction	1
2.0	Site Description	1
3.0	Geological Description	2
4.0	Site Investigations	2
5.0	Stability	3
6.0	Foundations	3
7.0	Wastewater Management	4
8.0	Stormwater Management	4
9.0	Conclusions	5
10.0	Limitations	5

## **Appendices**

A	Site Details
B	Bore & Scala Logs
C	Wastewater Management Design
D	Wastewater Management Installation Details
E	Site Plan & Detail
F	Plant List

File: 11462  
03 August 2012

## **SUITABILITY REPORT**

**356 Bull Road, Waitotira**

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### **1.0 Introduction**

The clients (D & J Cartwright) are proposing to construct a new three bedroom dwelling on Lot 1 DP181404 (No.356) Bull Road, Waitotira. Richardson Stevens Consultants (1996) Ltd has been commissioned to investigate the site and prepare a suitability report addressing foundations, stormwater management, and wastewater management.

### **2.0 Site Description**

The 9.3ha property is located on the western side of Bull Road, at the intersection with Jess Place. The property rises gently toward the southern boundary and there are no notable features on the property. Ground cover is predominantly grass with flax planted along the edge of the roadside drain beyond the northern boundary. Access to the lot is via the right-of-way at the north-eastern boundary.



Existing Site Photo

### 3.0 Geological Description

The Institute of Geological and Nuclear Sciences Map 2 (QMAP) Whangarei indicates that the site is located at the geological boundary of *"Punakitere Sandstone – weakly to moderately indurated, alternating thin to thick-bedded, quartzofeldspathic, commonly micaceous sandstone and mudstone. Minor mudstone-dominated flysch facies and conglomerate"* and *"Unconsolidated to poorly consolidated mud, sand, and peat deposits of alluvial, swamp, or estuarine origin"*.

New Zealand Land Inventory Geology Maps 1981 further indicate that the rock type is *"Micaceous Sandstone: blue-grey quartz-feldspar sandstone, with a mica content of up to 5%, in places calcareous; thinly to thickly bedded and moderately widely fractured, with minor interbedded mudstone, hard conglomerate and carbonaceous material in places, and large calcareous concretions locally; moderately hard to hard. Weathered to soft brown silty clay to depths of 10m"* and *"Alluvium: mud, sand and gravel with minor peat, forming river bed and flood plain deposits, up to 60m thick; unconsolidated to very soft. Unweathered"*. The overlying soil is described as *"Waiotira clay loam"*.

These descriptions are generally consistent with our investigations.

### 4.0 Site Investigations

On 02 August 2012 a walkover inspection of the site and site investigations were carried out to ascertain the suitability of the lot for the proposal. Three boreholes were excavated within the proposed dwelling location and the wastewater disposal field, with Pilcon Shear Vane testing carried out within. Three Scala Penetrometer tests were also carried out within the proposed footprint.

Borehole investigations were taken to depths between 1.5-2.0m below ground level. The results are as follows;

Borehole 1 was excavated to 2.0m below ground level within the building footprint. The underlying soils are loam clay over very stiff to hard clays with intermixed volcanic ash. Results indicate undrained in-situ shear strengths are from 122 to >219kPa throughout the borehole.

Borehole 2 was excavated within a possible wastewater disposal area on the uphill verge of the slope above the Manganui River floodplain. The soils at these locations are loam clay over alluvial sandy clays. Undrained in-situ shear strengths vary from 94 to 210kPa.

Borehole 3 was excavated above the likely wastewater disposal area downhill from the dwelling location. The underlying soils are loam clay over very stiff to hard clays with intermixed volcanic ash. Results indicate undrained in-situ shear strengths are from 113 to >219kPa throughout the borehole.

No groundwater was encountered during our investigations.

Scala Penetrometer testing indicated that the soils within the dwelling footprint have ultimate bearing strengths in excess of 300kPa from 300 - 500mm below the existing ground level. Lesser strengths of 173 - 277kPa were encountered within the soils above this depth, however it should be noted that the site was subject to moderate to heavy rainfall in the week prior to, and during our investigation.

See the appended Bore and Scala logs for detail.

## **5.0 Stability**

Borehole investigations indicate that underlying soils are very stiff to hard clays. The slopes across the area to be developed were  $\leq 11^\circ$  and only displayed evidence of shallow seated soil creep on the steeper slopes below the recommended wastewater disposal field and in the minor re-entrant to the west of the building platform. Only minor earthworks will be required in order to prepare the remainder of the driveway and turning area, and it is unlikely that the development of this site will adversely affect site stability. Therefore we assess that the risk of instability associated with the proposed development is low.

## **6.0 Foundations**

The soils within the areas subject to development have undrained in-situ shear strengths in excess of 94kPa and ultimate bearing strengths that are generally in excess of 300kPa across all test sites. Therefore we are satisfied that the site is suitable to support standard NZS 3604 foundations, however we recommend that standard foundations extend to 450mm below cleared ground level to account for the moderately expansive clay soils and weaker upper layer.



## **7.0 Wastewater Management**

The proposed new dwelling is to contain three bedrooms, and therefore the design occupancy is 5 persons. The resulting wastewater flows for non-reticulated water from AS/NZS 1547:2012 is 180litres/person/day, with the total daily wastewater flow being 900litres/day.

The soil type at the recommended disposal field site is category 4 and the land surface shape linear planar as per AS/NZS 1547:2012. The stiff soils and sandstone at relatively shallow depth will limit soakage therefore we recommended a secondary treatment system discharging to drip irrigation lines. Suitable area exists on-site to accommodate this system and clearances complying with Northland Regional Council Regional Water and Soil Plan are available.

As this site is exposed to sunlight and wind, it is ideally suited for these applications. No resource consent is required from the Northland Regional Council as this is a Permitted Activity under the Regional Water and Soil Plan. 390m<sup>2</sup> minimum of undeveloped land must be allowed for wastewater management.

Appended are the design calculations, installation details, plans and plant list.

## **8.0 Stormwater Management**

This property provides 9.3ha of total area with the proposed dwelling located near the Manganui River and its tributaries. Therefore we believe any downstream effects associated with this development will be negligible, and that stormwater attenuation is not necessary for this development.

However we recommend that any stormwater discharge is directed away from the wastewater disposal field and piped to a nearby stable watercourse.

## 9.0 Conclusions

Richardson Stevens Consultants (1996) Ltd concludes that the site is suitable for the proposed dwelling subject to the following recommendations;

1. Standard NZS 3604:2011 foundations extending a minimum of 450mm below cleared ground level will be suitable for the proposed dwelling.
2. A secondary treatment system discharging to drip irrigation lines will be suitable for this site.

## 10.0 Limitations

This report has been prepared solely for the benefit of our client and the Kaipara District Council. The purpose is to determine the engineering suitability of the proposed residential building, in relation to the material covered by the report. This report does not address matters relating to the National Environmental Standard for Contaminated Sites, and if applicable separate advice should be sought on this matter from a suitably qualified person.

The reliance by other parties on the information or opinions contained therein shall, without our prior review and agreement in writing, do so at their own risk.

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.

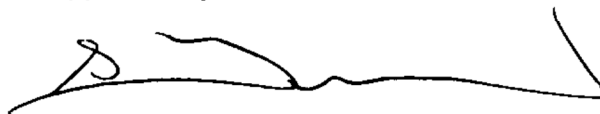
If during the construction process, conditions are encountered that differ from the inferred conditions on which the report has been based, the site should be examined by a suitably qualified engineer to determine if any modification of the design based upon this report is required.

Prepared by:



Michael Shearer  
Engineering Technician

Approved by:



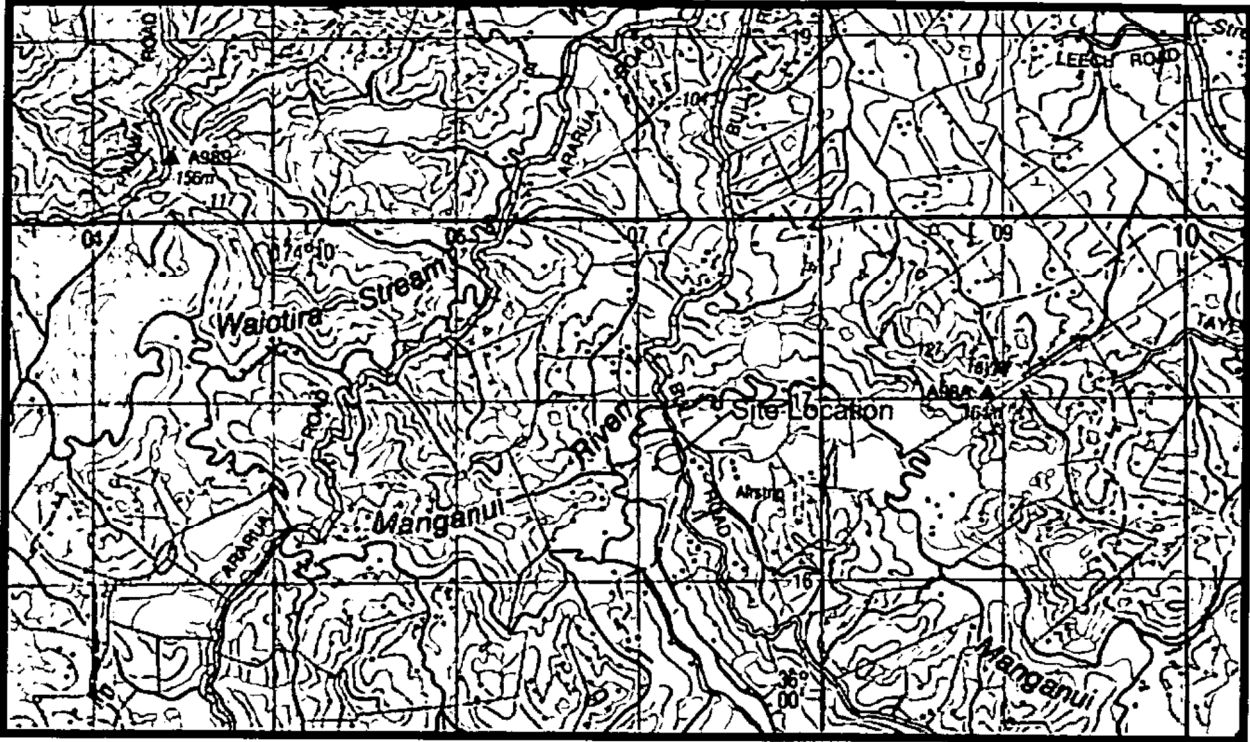
Steve Turner  
Chartered Professional Engineer

**Richardson Stevens Consultants (1996) Ltd**

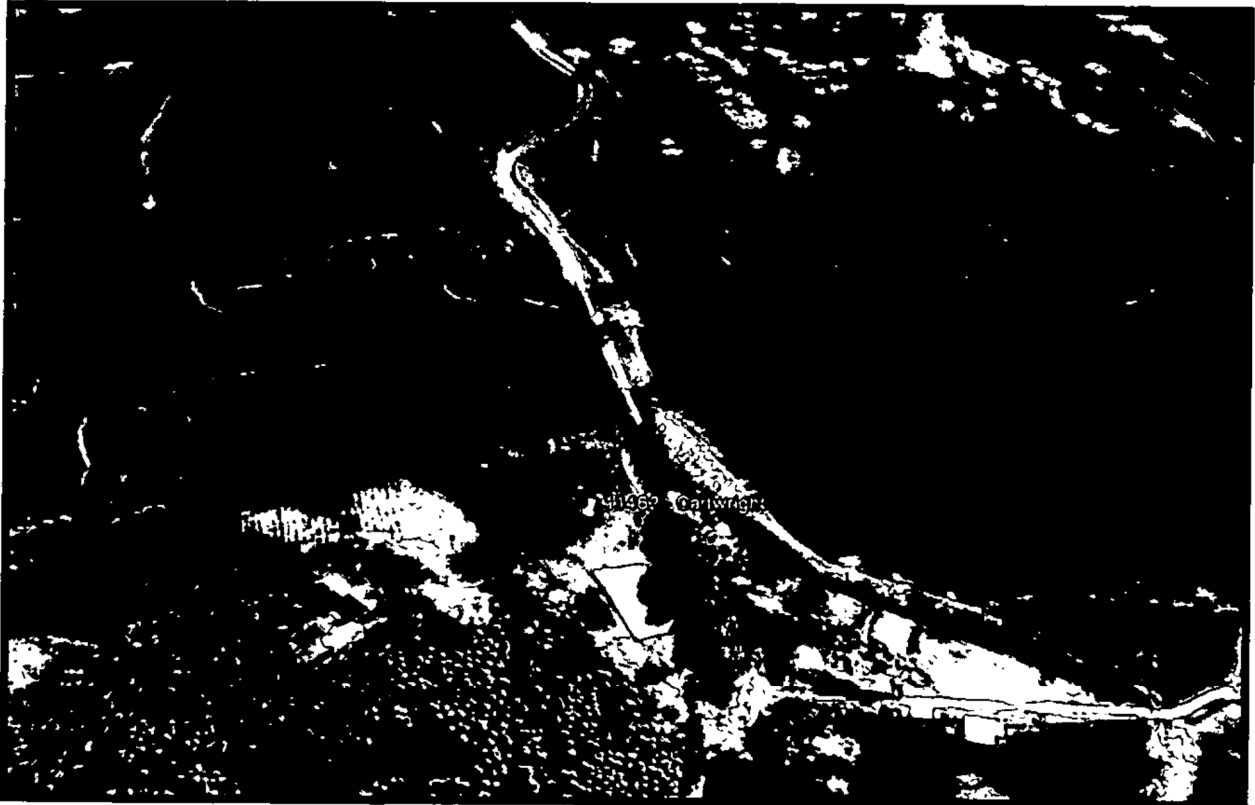
## **Appendix A**

### **Site Details**

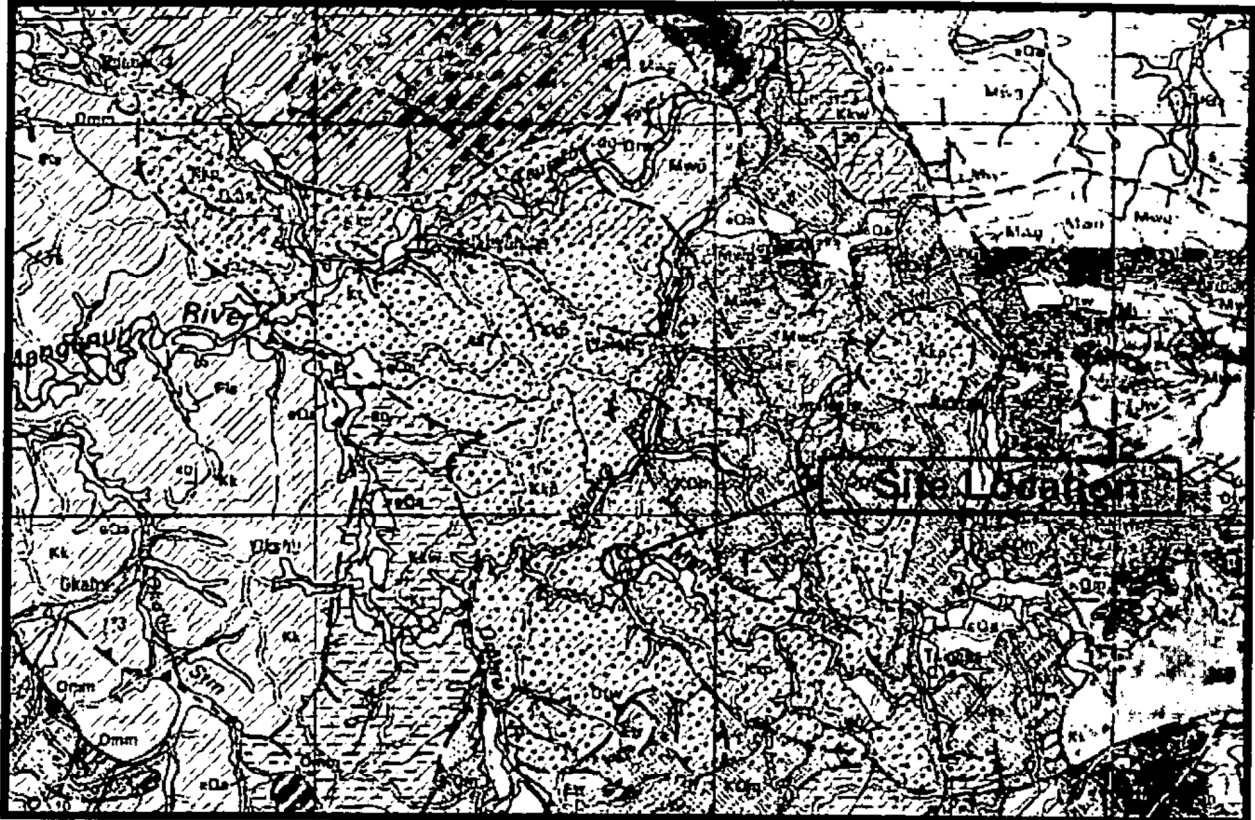
- **NZ Topographical Map**
- **Google Earth Aerial**
- **NZ Geological Map (QMAP)**
- **Borehole Soils**



NZ Topographical Map



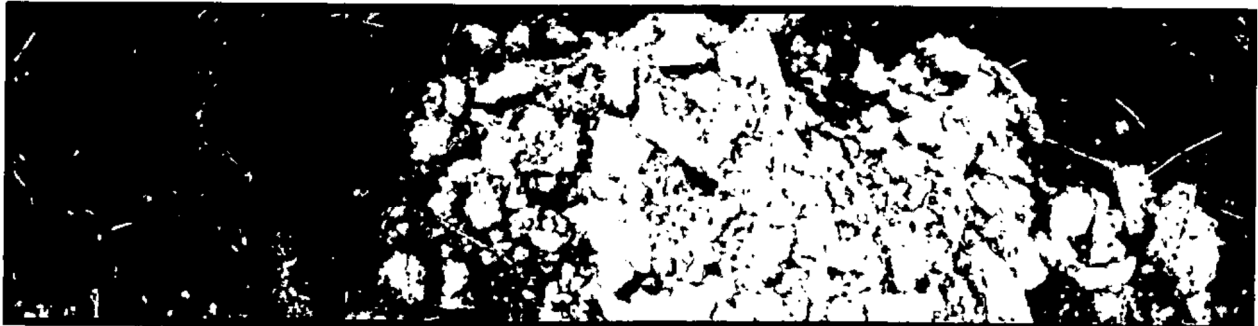
Google Earth Aerial



NZ Geological Map (QMAP)



Borehole 1 Soils



Borehole 2 Soils

## **Appendix B**

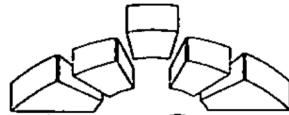
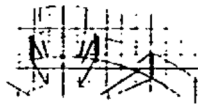
### **Bore & Scala Logs**











**Richardson-Stevens**  
CONSULTING ENGINEERS

Page No. 1  
File No. 11462  
Calculated by MS  
Date 2/08/2012

Project New Dwelling  
Client D & J Cartwright

**Strengths Shown are Ultimate Bearing**

Test 1

height	# of blows	max. depth	depth/ blow	KPa	CBR
1500					
1220	5	280	56	183	3
1160	5	340	12	>300	18
1010	5	490	30	>300	6
890	5	610	24	>300	8
640	10	860	25	>300	8
440	10	1060	20	>300	10
270	10	1230	17	>300	12
100	10	1400	17	>300	12

Test 2

height	# of blows	max. depth	depth/ blow	KPa	CBR
1500					
1240	5	260	52	195	3
1100	5	400	28	>300	7
960	5	540	28	>300	7
850	5	650	22	>300	9
550	10	950	30	>300	6
310	10	1190	24	>300	8
120	10	1380	19	>300	11

Test 3

height	# of blows	max. depth	depth/ blow	KPa	CBR
1500					
1200	5	300	60	173	3
1030	5	470	34	277	5
880	5	620	30	>300	6
730	5	770	30	>300	6
450	10	1050	28	>300	7
210	10	1290	24	>300	8
0	9	1500	23	>300	8

## **Appendix C**

### **Wastewater Management Design**

## Wastewater Management Design

### System Brief

Proprietary secondary treated unit, discharging to planted pressure compensating drip irrigation line. Drip line is to be either placed on the surface and covered or buried, either in a newly or existing planted area.

### Wastewater Management Area and Constraints

Topography: Slight - Moderate Slope:  $\leq 11^\circ$   
 Aspect: North  
 Land Surface Shape: Linear Planar  
 (AS/NZS 1547:2012)

Existing Ground Cover: Grass

#### Required Clearances:

Boundaries: 1.5m min  
 Waterways: 15m min  
 Wells/Bores/Springs: 20m min  
 Buildings: 3m min  
 Groundwater: 0.6m min

#### Available Clearances:

>1.5 m  
 >15 m  
 >20 m  
 >3.0 m  
 >1.5 m

#### Groundwater Level Based on Subsoil Investigations

Winter Groundwater Level: >1.5 m  
 Summer Groundwater Level: >1.5 m

Soil Category (AS/NZS 1547:2012): 4 (imperfectly draining)

Need for Surface Water Cut-off Drains: Yes

Intended Water Supply: Rainwater storage tanks

Reserve Area Required: 30%

**Wastewater Loading and Design**

Type of structure:	Residential	
Number of bedrooms:	3	
Occupancy:	5	
Wastewater flow allowance: (AS/NZS 1547:2012)	180	litres/person
Total Daily Wastewater Flows:	900	litres/day
Design Loading Rate: (AS/NZS 1547:2012)	3	mm/day
Irrigation Area Required:	300	m <sup>2</sup>
Drip line Spacing	1	m
Reserve Area	90	m <sup>2</sup>

**Use 300m (minimum) of irrigation line to dispose of treated wastewater. 30% reserve area is required, therefore the total wastewater management area left undeveloped is 390m<sup>2</sup>. Recommended plant list is appended.**

**Appendix D**

**Wastewater Management Installation Details**

## Wastewater Management Installation Details

- Use a secondary treatment system to provide primary and secondary treatment of wastewater.
- Use 300m (minimum) of irrigation line, with Arkal filters, flushing and air release valves fitted.
- Irrigation line is to be laid in a 50-100mm trench within a planted area and covered with 50-100 mm of topsoil, bark or mulch, or natural deadfall.
- Distribution is to be via drip irrigation line with self-compensating pressure drip emitters.
- Irrigation line is to be laid with the contour.
- The disposal field is covered with natural vegetation. These plants will help reduce subsurface loading.
- System to be installed and maintained as per manufacturer's recommendations including regular de-sludging of the primary treatment tank.
- Disposal area to be protected from stock and vehicles.
- Surface water cut-off drain to be installed directly above the disposal field. Cut-off drains to catch and direct surface water away from disposal area.
- Refer to "How to look after your septic tank" (published by the Northland Regional Council) when protecting the disposal area.
- The system will benefit from the use of water reduction fixtures, i.e. dual flush 11/5.5 litre water closets, shower-flow restrictors, aerator tap fittings and water conserving automatic washing machines.

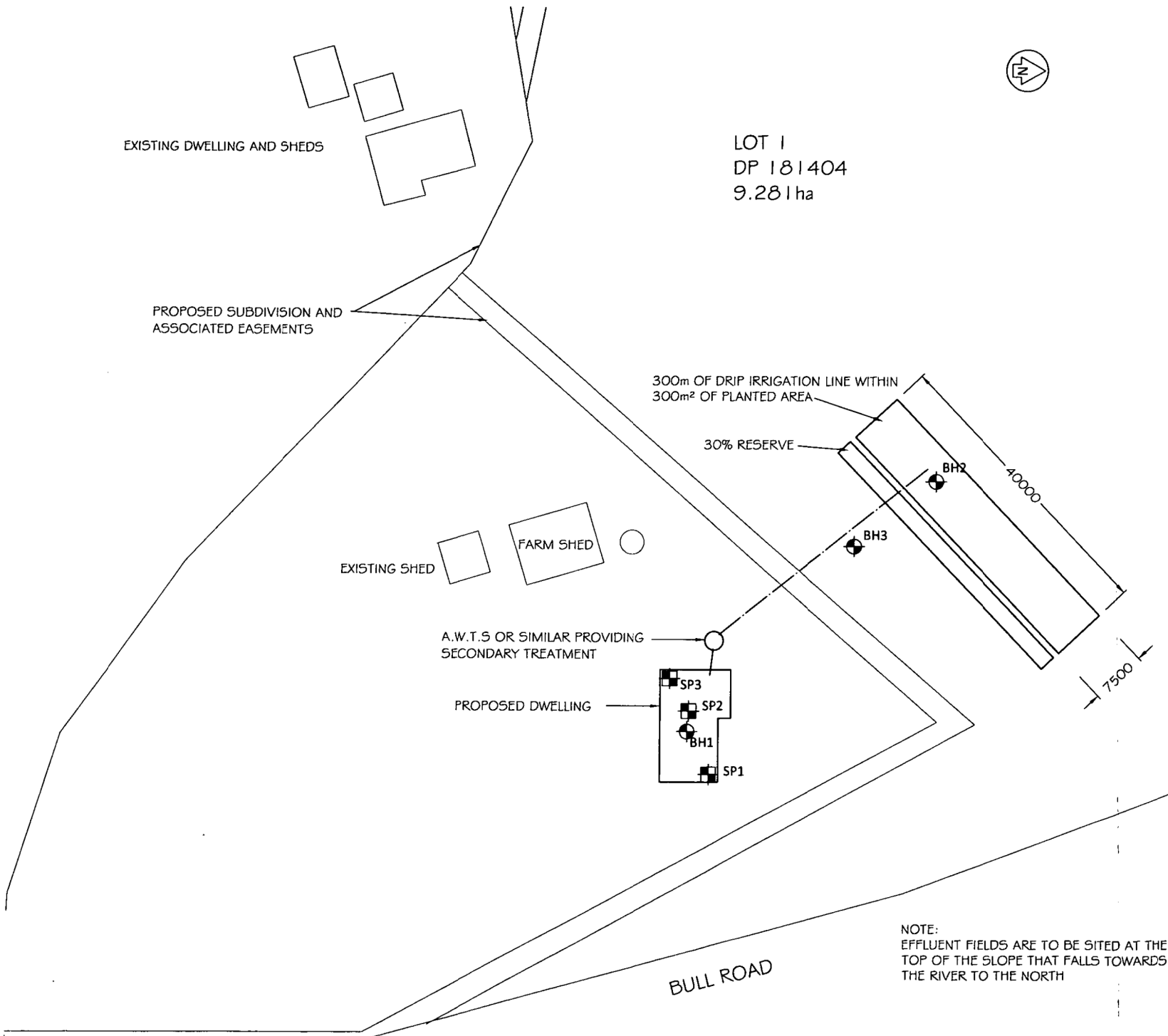
## Irrigation Line Specification

- Install an Arkal disc filter at the outlet of the treatment system. Install pressure checkpoints on either side of the filter to allow for gauges to check for blockages. Install pressure checkpoints at the end of each lateral.
- Install either manual or automatic flushing valves at the end of each lateral. Install air release valves in the high points of the irrigation field.
- Allow 5m head loss from semi-blocked filter and ensure 12m of end pressure for the lowest emitter in the field.
- Ensure there is laminar flow through all lines in the field. Ensure flushing velocity is greater than 0.5m/s.
- Ensure the treatment plant manufacturer's outlet pump will meet the pressure/discharge requirements for the irrigation field.
- Should the supplier/installer require us to specify the pump and design irrigation network please contact this office. There will be additional charges on a time disbursement basis for this service.
- **Use drip irrigation line with emitter flow rate of 1.6 lph, 1.0m dripper spacing and 1.0m spacing between lateral.**



## **Appendix E**

### **Site Plan & Detail**



LOT 1  
DP 181404  
9.281 ha

- NOTES:**
- All services should be located on-site prior to commencement of works.
  - All works to be constructed to WDC Environmental Engineering Standards.
  - Locations of feature shown approximate only.
  - This plan is copyright to Richardson Stevens Consultants (1996) Ltd and should not be reproduced without prior permission.

- Key:**
- Borehole
  - Scala Penetrometer

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engineers@richardsonstevens.co.nz

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**Title**  
**WASTEWATER MANAGEMENT LAYOUT**

---

**Client**  
**D AND J CARTWRIGHT**

---

**Location**  
**356 BULL ROAD WAIOTIRA**

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Date	01/08/12	Rev	A	Notes	Report Issue
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File	11462	Scale	1:500	Rev	A
Drawn by	MHPR	Original	A3	Sheet	1/1

NOTE:  
EFFLUENT FIELDS ARE TO BE SITED AT THE TOP OF THE SLOPE THAT FALLS TOWARDS THE RIVER TO THE NORTH

## **Appendix F**

### **Plant List**

## Suitable Plant Species for Wastewater Management Areas

### Shallow Rooted Plants (Suitable for All Management Areas)

- NZ Blueberry/Turutu (*Dianella nigra*) \*\*
- Begonias
- Canna lily (*Canna* sp.) #
- Flax (*Phormium tenax*), (*Phormium cookianum*) \*\*
- Fuchsia
- Geraniums
- Koromiko (*Hebe stricta*) \*\*
- Philodendrons
- Rangiora (*Brachyglottis repanda*) \*\*
- Rhubarb
- Astelia (*Astelia grandis*)\*\*
- Manuka (*Leptospermum scoparium*)\*\*
- Taro (*Colocasia esculenta*, *C. niue*)#
- Black Taro (*Xanthosma violacea*)
- Alocasia sp.
- Coprosma sp. (*C. popinqua*, *C. tenicaulis*, *C. rhamnoides*, *C. rigida*, *C. robusta*, *c. lucida*, *C. macrocarpa*)\*\*

### Grasses/Sedges/Rushes

- Yorkshire fog
- Red clover
- Gahnia/Tupari maunga (*Gahnia xanthocarpa*), (*Gahnia setifolia*)\*\*
- Purei/Makura (*Carex secta*, *C. flagellifera*, *C. germinata*, *C. lessoniana*, *C. virgata*) \*\*
- Giant umbrella sedge/Toetoe upoko-tangata (*Cyperus ustulatus*) \*\*
- Sharp spike sedge (*Eleocharis acuta*) \*\*
- Toetoe (*Cortaderia fulvida*) \*\*
- Oioi or Jointed wire rush (*Apodasmia similis*)\*\*
- Machaerina sinclairii\*\*

### Larger Deeper Rooted Plants (Suited to Drip Irrigation Fields)

- Mamaku (*Cyathea medullaris*)^\*\*
- Wheki (*Dicksonia squarrosa*)^\*\*
- Karaka (*Corynocarpus laevigatus*)\*\*
- Kowhai (*Sophora microphylla*)\*\*
- Pukatea (*Laurelia novae-zealandiae*)\*\*
- Ribbonwood or Manatu (*Plagianthus regius*)\*\*
- Cabbage tree or Ti Kouka (*Cordyline australis*)\*\*
- Kahikatea (*Dacrycarpus dacrydioides*)\*\*
- Swamp maire (*Syzygium maire*)\*\*
- Banana species (*Musa paradisiaca*, *M. zebrina*, *M. cochineu*)#
- Ensete maurellii #
- Shell Ginger [non-invasive] (*Alpinia zerumbet*)
- Gunnera Tinctoria
- Cyperus Papyrus

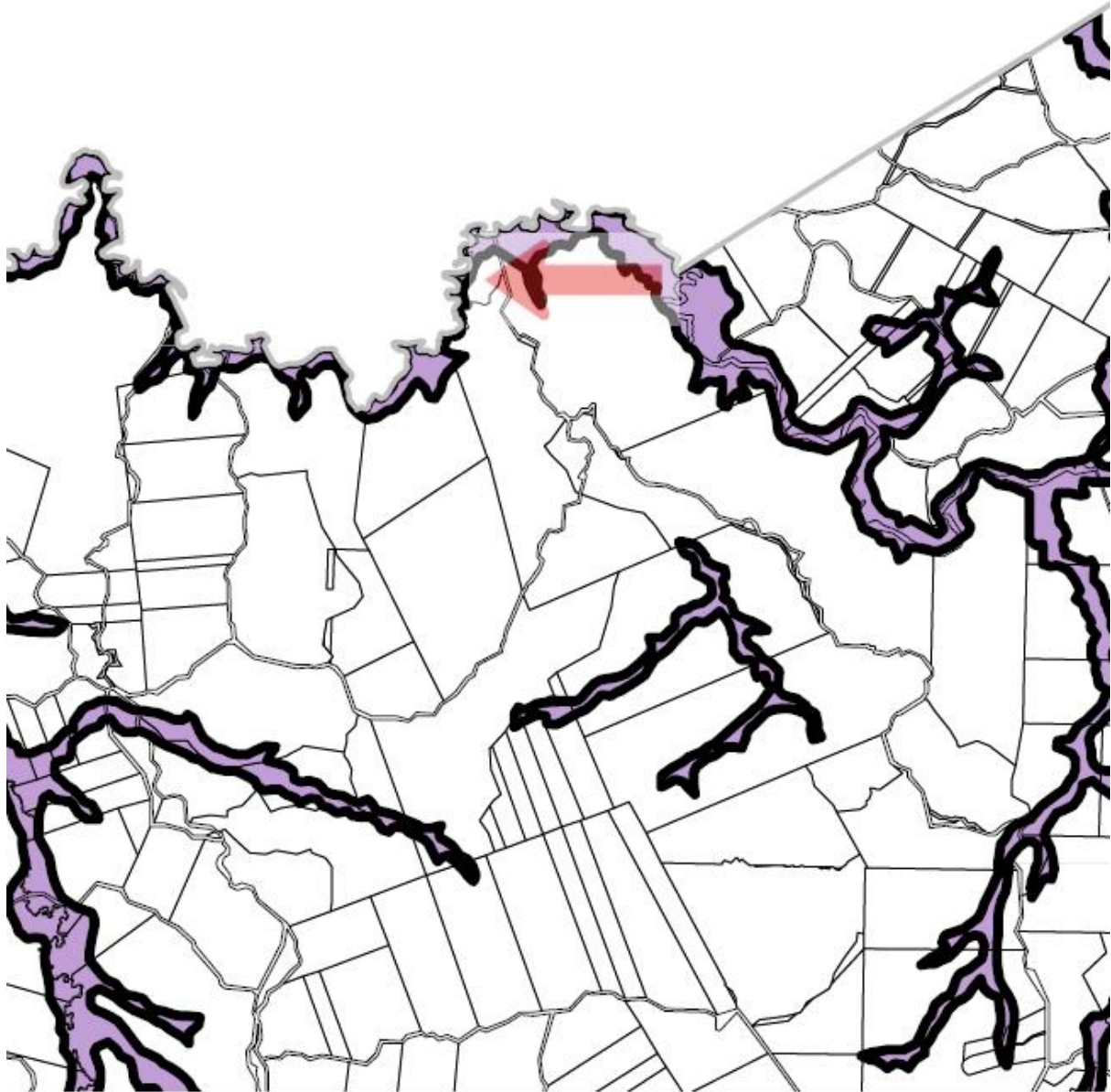
#### KEY

\*\* Native      ^ Shaded areas      #Frost tender

## Legend



Areas Susceptible to Flooding



Extract from KAIPARA DISTRICT PLAN – OPERATIVE VERSION – NOVEMBER 2013

## Appendix C : Flood Susceptibility Areas

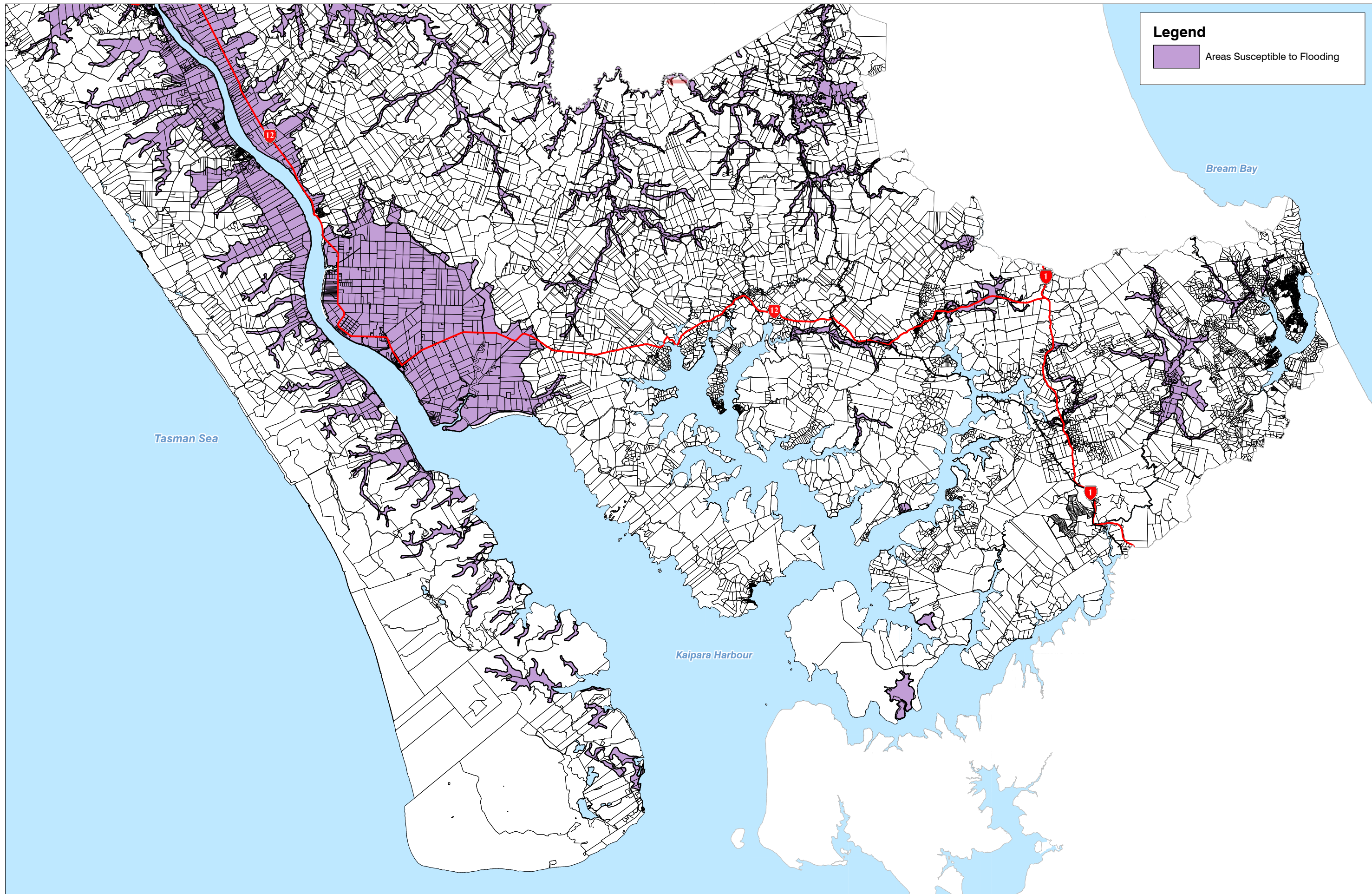
### Map 2

The maps included are for information and as a matter for assessment (not rules) in the Plan.



Soil data as supplied by Northland Regional Council July 2008.

This map is **indicative** only. Please contact Northland Regional Council for more accurate information.



**Legend**

Areas Susceptible to Flooding



Scale: 1:200,000 @ A3  
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KAIPARA DISTRICT PLAN - OPERATIVE VERSION - NOVEMBER 2013  
**Appendix C : Flood Susceptibility Areas**  
 Map 2 of 2

The maps included are for information and as a matter for assessment (not rules) in the Plan

Soil data as supplied by Northland Regional Council  
 July 2008.  
 This map is **Indicative** only. Please contact Northland  
 Regional Council for more accurate information.



## Legend

Parcels

### 10 year Flood Extent

10 year Flood Extent

### 50 year Flood Extent

50 year Flood Extent

### 100 year Flood Extent

100 year Flood Extent

### Flood Susceptible Land

Estuarine Flats

Gley Podzols

Gley Soils

Recent Soils

Undulating Terraces

Peat Flats

Erosion Prone Land




## Natural Hazards

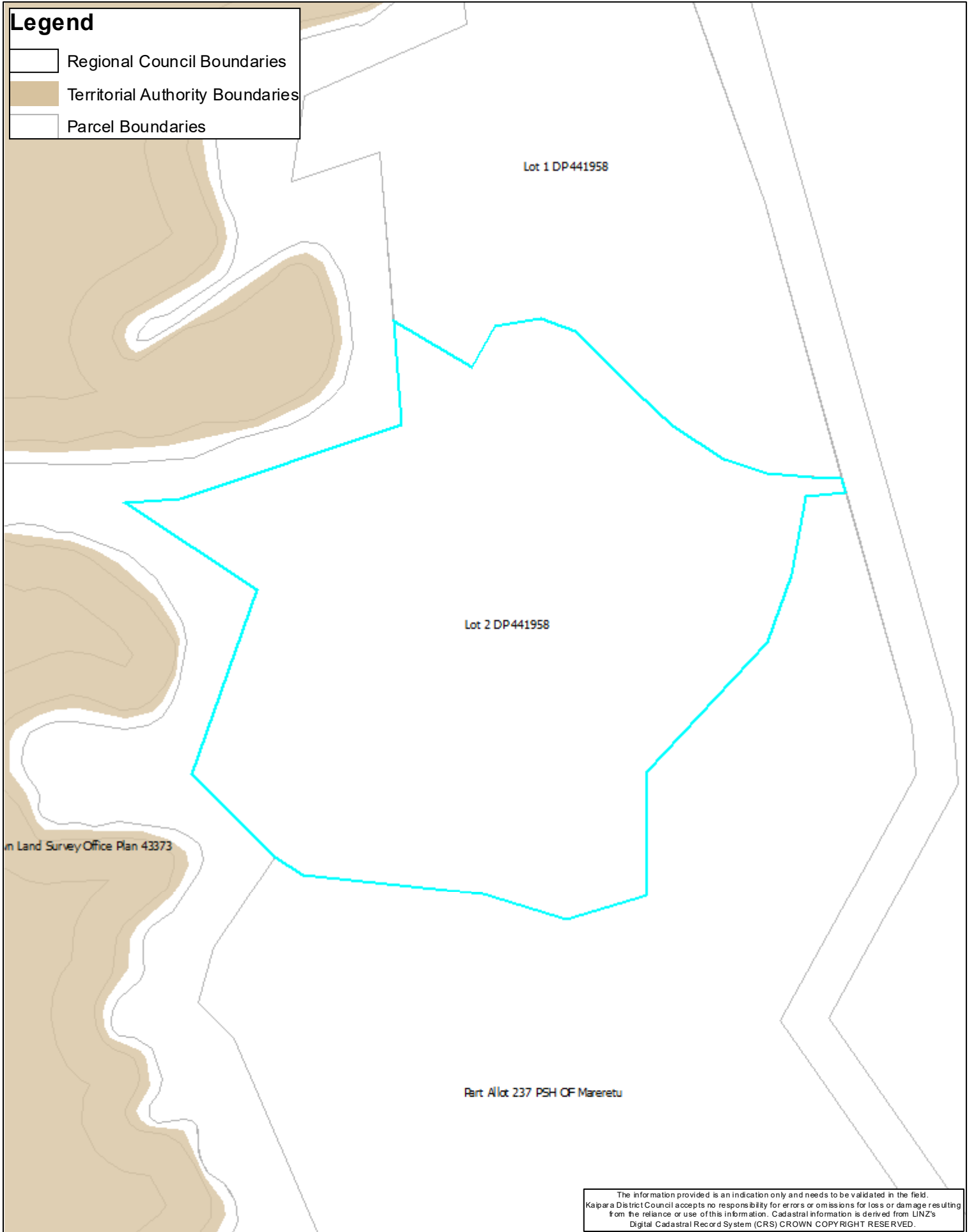
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The Northland Regional Council cannot guarantee that the information shown is accurate and should not be reused in any manner without proper consultation with its owner.

0 0.025 0.05 0.1 0.15 0.2 0.25 km






**Legend**

-  Regional Council Boundaries
-  Territorial Authority Boundaries
-  Parcel Boundaries





**Legend**

-  Regional Council Boundaries
-  Territorial Authority Boundaries
-  Parcel Boundaries



## Roads and driveways

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

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

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

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

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

## Will my green rural outlook change?

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

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

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

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



## Other things to check:

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



## How can I find out about all of that?

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

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

You might also like to talk to the regional council.

Published by the  
Ministry for the Environment  
Manatū Mō Te Taiao  
PO Box 10362, Wellington  
Tel: (04) 917 7400, [www.mfe.govt.nz](http://www.mfe.govt.nz)

# Thinking about living in the country?

**Some things to check**  
This brochure answers some of the frequently asked questions about living in the country



## it's paradise – right?

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

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

- Noise** Dogs barking, farm machinery operating, planting or harvesting activities, stock being moved, bird scaring devices, truck movements in the early or late hours, stock noise at weaning time, helicopters
- Smell** Animal enclosures, silage, effluent disposal
- Smoke** Stubble burn-off or other fires
- Dust** Cultivation, planting and harvesting, vehicles on unsealed roads and driveways
- Spray** Agrichemical spraying of crops and paddocks

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

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

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

## Can I do anything I want on my land?

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

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

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

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

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

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

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

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



## Water and sewerage

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

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

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

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

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

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

