18 Te Hape Road, Whangarei

Land Information Memorandum 74621 – Whangarei District Council – Lot 3 DP 100992

Contents

Cover 2

Land Information Memorandum No. 74621 (issued 9 June 2004) 3–6

Property maps and plans 7–10

- Property Information Map – lot boundaries 7
- Property Information Map – aerial photo 8
- Deposited plan DP 100992 (Lots 1–3) 9
- Flood Susceptible Areas 2001 – Map 41 10

Natural hazards 11–24

- Please note – Proposed District Plan extracts 11
- Proposed District Plan ch. 38 Natural Hazards (pp. 385–388) 12–15
- Abridged summary of references – 38 Natural Hazards rules 16
- Flood Susceptibility Mapping Report – Campbell Consulting (cover, pp. 7–9) 17–20
- Building Act s36 – limitations and restrictions on building consents 21–22
- Earthquake Commission – Section 36(2) of the Building Act and EQCover 23–24

Services and rates 25–29

- As-built services plan – water and stormwater (sheet 60.11) 25
- House drainage plan (permit 06380) 26
- Rates, valuation and water account enquiry screens 27–29

Building permit file 06380 – dwelling (1983–85) 30–53

- Application for building permit, office-use sheets and scale of fees 30–32
- Scheme plan – proposed subdivision of Lot 23 DP 42097 33
- Tile Fire installation instructions and Kent hot water booster 34–37
- Plumbing complaint letter and Council correspondence (1984–85) 38–41
- Building inspector's field sheet 42
- Plumbing and drainage applications and permit 43–45
- Vehicle crossing application and bond 46–47
- Floor plans 48–49
- Fold-out drawings 1/5 – 4/5 (plans, elevations, section) 50–53

Garage permit (1985) 54–59

- Application for building permit and office-use sheet 54–55
- Drainage application 56
- Engineer's calculations – Leese & Richardson 57
- Building inspector's field sheet 58
- Fold-out drawing 5/5 – proposed garage 59

Building Consent 58562 – alterations and new garage (2002) 60–72

- Application for building consent 60–61
- Site plan 62
- Memo – description of work 63
- Floor plan and elevations 64–65
- Foundation detail and Ideal Garages plan 66–67
- Building certificate and processing check list 68–69
- Building consent 58562 70–71
- Field advice notice (B.C.W. Ltd) 72

Planning – Transitional District Plan 73–76

- Whangarei County District Scheme – Map No. 3 73
- Residential A Zone rules (pp. 22–24) 74–76

Planning – Proposed District Plan 77–101

- Planning Map 41 (January 2004) 77
- Please note – Proposed District Plan extracts 78
- Ch. 27 Living 1, 2 and 3 Environment rules (pp. 209–227) 79–97
- Abridged summary of references – 27 Living 1, 2 and 3 Environment rules 98–101

WHANGAREI DISTRICT COUNCIL

LAND INFORMATION MEMORANDUM

Site Information

PROPERTY ID: 038624
STREET ADDRESS: 18 TE HAPE RD, R D 9, WHANGAREI 0121
LEGAL DESCRIPTION: LOT 3 DP 100992



WHANGAREI DISTRICT COUNCIL

FORUM NORTH • PRIVATE BAG 9023, WHANGAREI, NEW ZEALAND. TELEPHONE 09 430 4200. FAX 09 438 7632

Issue Document

LAND INFORMATION MEMORANDUM No:74621
Received:04Jun04
Issued:09Jun04
Section 44A, Local Government Official Information and Meetings Amendment (No 2) Act 1991

Applicant

JENNIFER ANNE SMITH
10 BLENHEIM COURT
KAMO
WHANGAREI 0101

Agent

JENNIFER ANNE SMITH
10 BLENHEIM COURT
KAMO
WHANGAREI 0101

Site Information

PROPERTY ID: 038624
STREET ADDRESS: 18 TE HAPE RD, R D 9, WHANGAREI 0121
LEGAL DESCRIPTION: LOT 3 DP 100992

Project Information

THIS IS A LAND INFORMATION MEMORANDUM ONLY

Fees

COUNCIL'S TOTAL CHARGES FOR THIS LAND INFORMATION MEMORANDUM ARE: $125.00
PAYMENTS RECEIVED TO DATE:
Receipt number: 2715797 Date: 04Jun04 Amount: $125.00

1: PROPERTY DETAILS:

- Location Map.

- Aerial Photo.

- DP 100992 - Deposited December 1983.

2: INFORMATION IDENTIFYING ANY SPECIAL FEATURES CONCERNING THE LAND:

This property is located in a Flood Susceptible area identified by Campbell Consulting Ltd and yet to be notified by Council, (information attached).

- Refer Flood Susceptible Map 41.

Please note any future Building Consent Application on this property MAY BE subject to Section 36 of the Building Act 1991 (Copy Attached).

BUT if it can be demonstrated that the hazard or hazards identified can be mitigated by engineering work then Section 36(2) will NOT apply and the Building consent will be granted in the normal manner.

You are advised to check with the Whangarei District Council before you proceed.

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

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

- Refer Council Underground Service Sheet 60.11 showing water.

A copy of the site drainage plan is attached.

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

As attached

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

Copy of permits issued for this property are attached.

- Erect Dwelling - Permit Issued - 04.01.1984.

- Erect Garage - Permit Issued - 20.06.1985.

6: INFORMATION CONCERNING ANY CONSENT OR CERTIFICATE ISSUED BY A BUILDING CERTIFIER PURSUANT TO THE BUILDING ACT 1991:

Copy of Building Consents issued for this property are attached.

- BC 58562 - Dwelling Alterations and New Garage - Consent Issued - 20.06.2002.

Code Compliance Certificate not yet issued - a final inspection will be carried out by Council on receipt of an Advice of Completion of Building Notice from the owner of the building project.

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

No information applicable to this property has been found.

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

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

9: OTHER INFORMATION

** PLANNING ZONES:*

- Transitional District Plan - Map 3 showing Residential A Zone, see pages 22-24, attached.

- Proposed District Plan - Map 41 showing Living 1 Environment, see Chapter 27, attached.

NOTE: Registration of a building consent under Section 36(2) of the Building Act 1991 may invalidate statutory natural disaster insurance.

If the following statements are signed by the engineer, then 36(2) will NOT apply and the Building Consent will be granted in the normal manner, i.e. under Section 35 of the Building Act 1991.

(i) The land on which the building work is to take place is NEITHER subject to NOR likely to be subject to erosion, avulsion, alluvion, falling debris, subsidence, inundation or slippage

AND

(ii) The building work itself is NOT likely to accelerate, worsen or result in erosion, avulsion, alluvion, falling debris, subsidence, inundation, or slippage of that land or any other property.

You are advised to check with the Whangarei District council before you proceed.

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

GENERAL NOTE

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

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

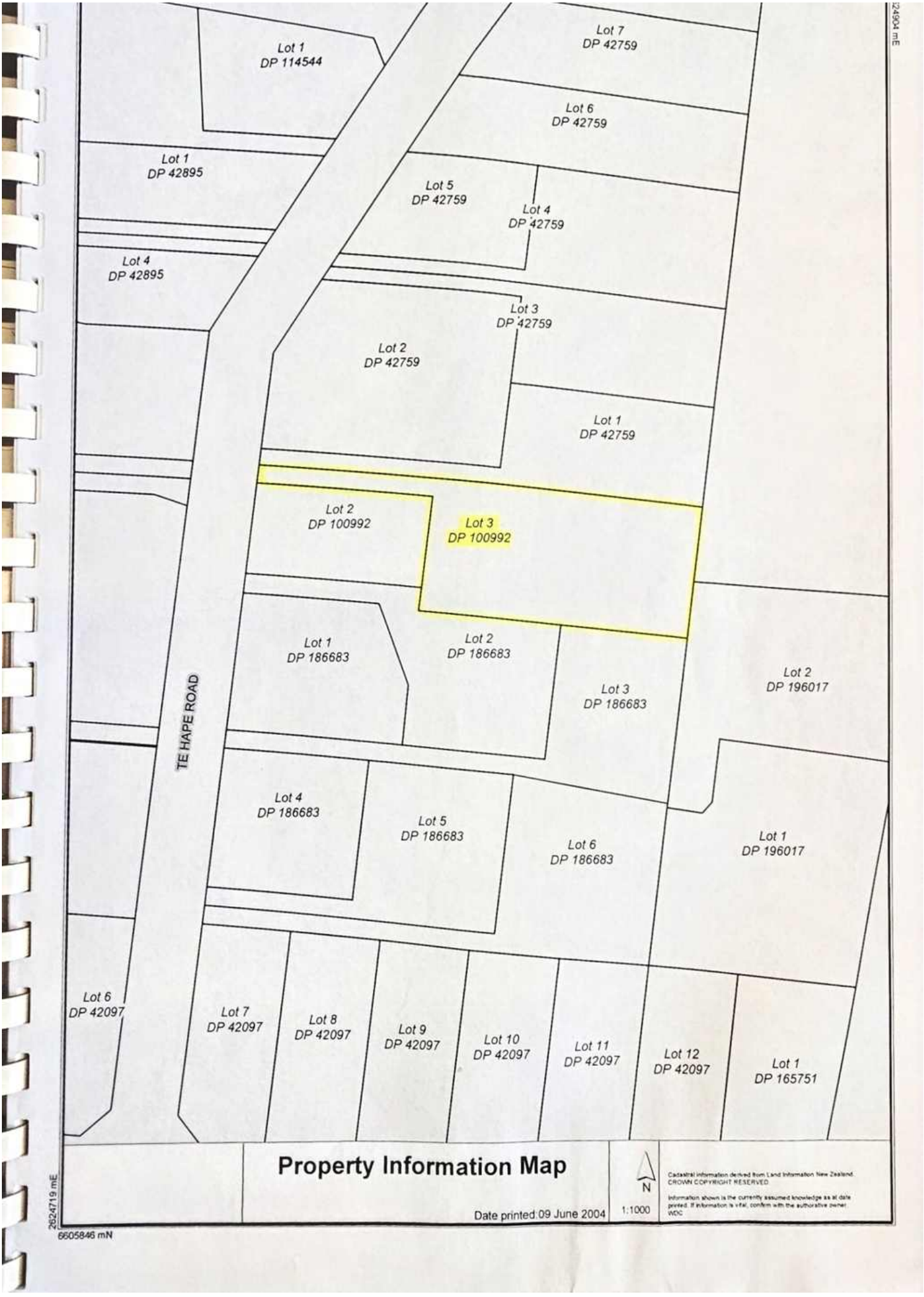
Any of these files may be inspected at the Whangarei District Council by prior arrangement.

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

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

Signed for and on behalf of the Council:

RG Zucchetto


Lot 1
DP 114544
Lot 7
DP 42759
Lot 6
DP 42759
Lot 1
DP 42895
Lot 5
DP 42759
Lot 4
DP 42759
Lot 4
DP 42895
Lot 3
DP 42759
Lot 2
DP 42759
Lot 1
DP 42759
Lot 2
DP 100992
Lot 3
DP 100992
Lot 1
DP 186683
Lot 2
DP 186683
Lot 3
DP 186683
Lot 2
DP 196017
TE HAPE ROAD
Lot 4
DP 186683
Lot 5
DP 186683
Lot 6
DP 186683
Lot 1
DP 196017
Lot 6
DP 42097
Lot 7
DP 42097
Lot 8
DP 42097
Lot 9
DP 42097
Lot 10
DP 42097
Lot 11
DP 42097
Lot 12
DP 42097
Lot 1
DP 165751
2624904 mE
2624719 mE
6605846 mN
Property Information Map
Date printed 09 June 2004
1:1000
N
Cadastral information derived from Land Information New Zealand.
CROWN COPYRIGHT RESERVED.
Information shown is the currently assumed knowledge as at date printed. If information is vital, confirm with the authoritative owner.
WDC



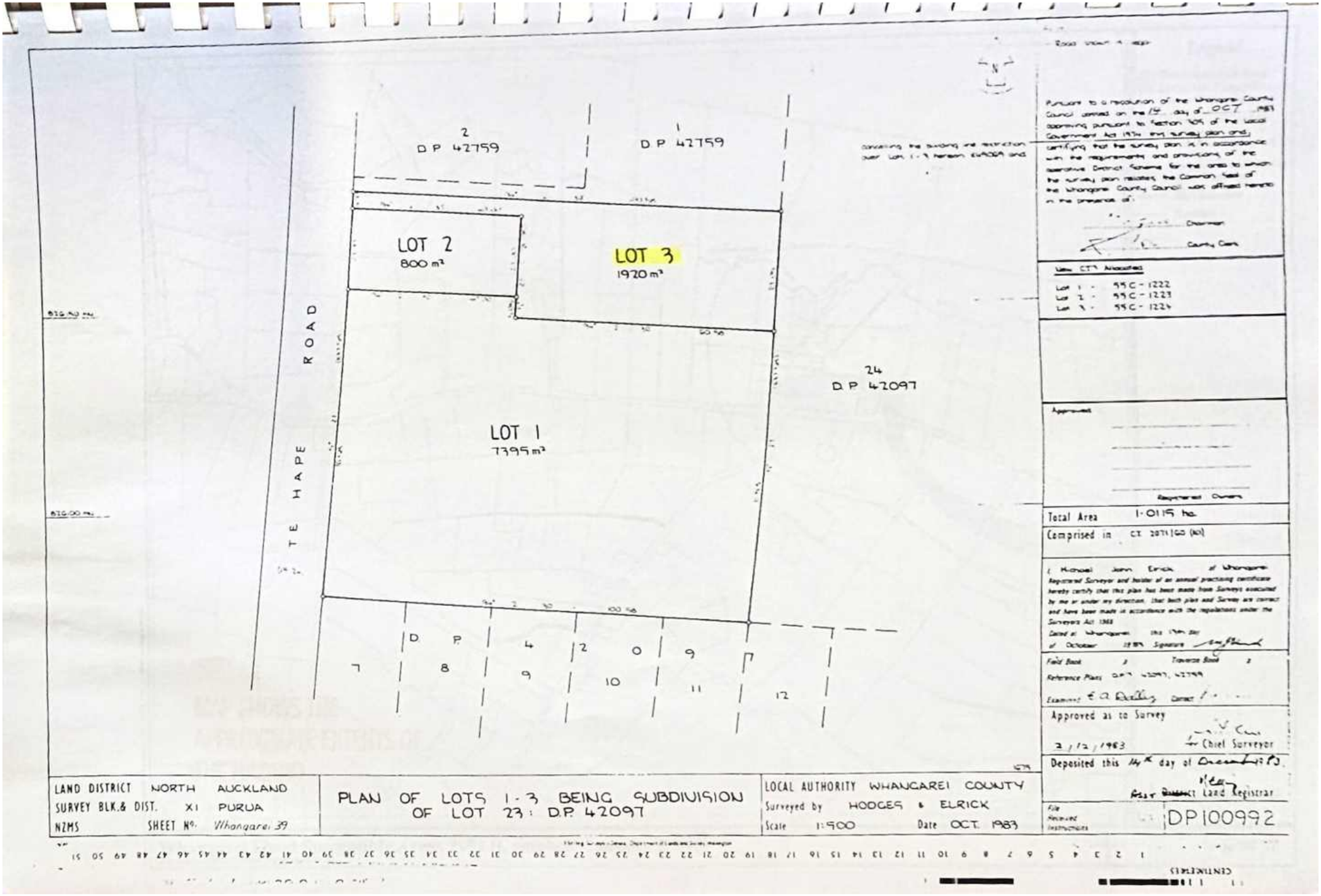
Property Information Map

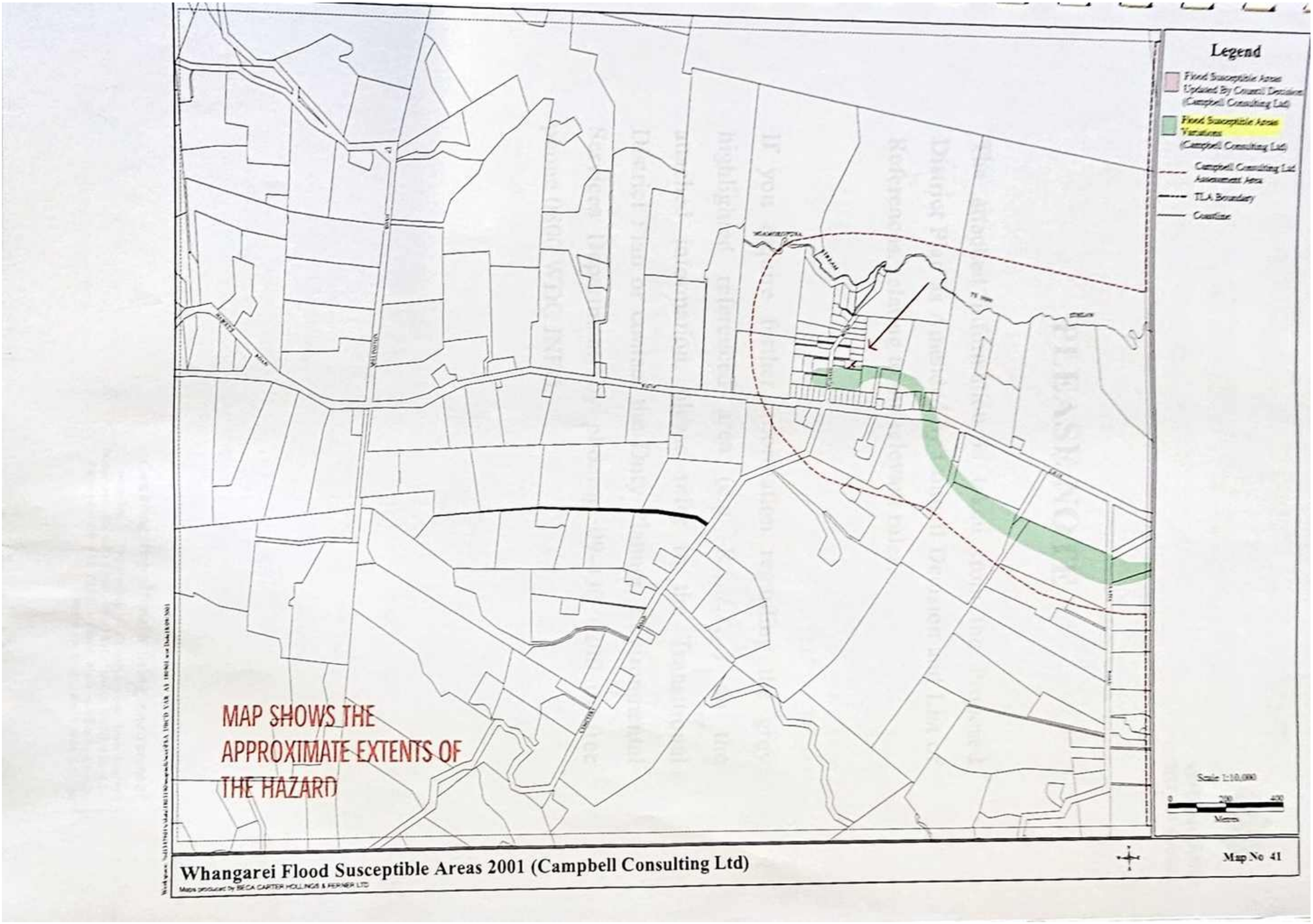
Date printed 09 June 2004

1:1000

Cadastral information derived from Land Information New Zealand
CROWN COPYRIGHT RESERVED

Information shown is the currently assumed knowledge as at date printed. If information is critical, confirm with the authoritative owner(s).


2
D P 42759
1
D P 42759
LOT 2
800 m²
LOT 3
1920 m²
LOT 1
7395 m²
TE HAPE ROAD
24
D P 42097
D P 4209
7
8
9
10
11
12
Pursuant to a resolution of the Whangarei County Council passed on the 19th day of OCT 1983 approving pursuant to Section 105 of the Local Government Act 1974 any survey plan and certifying that the survey plan is in accordance with the requirements and provisions of the operative District Scheme for the area to which the survey plan relates the Common Seal of the Whangarei County Council was affixed hereto in the presence of:
Chairman
County Clerk
New CT's Allocated
Lot 1 - 99C-1222
Lot 2 - 99C-1223
Lot 3 - 99C-1224
Approved
Registered Owners
Total Area 1·0119 ha
Comprised in CT 287/60 (NO)
I Michael John Elrick of Whangarei Registered Surveyor and holder of an annual practising certificate hereby certify that this plan has been made from Surveys executed by me or under my direction. That both plan and Survey are correct and have been made in accordance with the regulations under the Surveyors Act 1908
Dated at Whangarei this 19th day of October 1983 Signature
Field Book 3 Traverse Book 2
Reference Plans DP 42097, 42759
Examined E.A. Darling Correct /
Approved as to Survey
2/12/1983
for Chief Surveyor
Deposited this 14th day of December 1983
for District Land Registrar
File Reference Instructions
DP100992
LAND DISTRICT NORTH AUCKLAND
SURVEY BLK.& DIST. X1 PURUA
NZMS SHEET No. Whangarei 39
PLAN OF LOTS 1-3 BEING SUBDIVISION OF LOT 23 D.P. 42097
LOCAL AUTHORITY WHANGAREI COUNTY
Surveyed by HODGES & ELRICK
Scale 1:900 Date OCT 1983
CENTIMETRES


Legend
Flood Susceptible Areas Updated By Council Decision (Campbell Consulting Ltd)
Flood Susceptible Areas Variations (Campbell Consulting Ltd)
Campbell Consulting Ltd Assessment Area
TLA Boundary
Coastline
MAP SHOWS THE APPROXIMATE EXTENTS OF THE HAZARD
Scale 1:10,000
Metres
Whangarei Flood Susceptible Areas 2001 (Campbell Consulting Ltd)
Maps produced by BECA CARTER HOLLINGS & FERNER LTD
Map No 41

WHANGAREI
DISTRICT COUNCIL

PLEASE NOTE

The attached information is taken from the Proposed District Plan as Amended by Council Decision and List of References, relating to the relevant rules.

If you require further information regarding the grey highlighted referenced area (e.g. R..../../...) on the attached information, please refer to the Transitional District Plan or contact the Duty Planner, Environmental Services Department, by phoning 09-430 4200 or free phone 0800 WDC INFO.

Creating the ultimate living environment
Forum North, Private Bag 9023, Whangarei, New Zealand
Telephone: 09 430 4200, 0800 WDC INFO, 0800 932 463,
Facsimile: 09 438 7632 • Email: mailroom@wdc.govt.nz
Website: http://www.wdc.govt.nz

38 NATURAL HAZARDS

38.1 Introduction

This Chapter contains rules relating to land uses in areas mapped as hazard areas. These areas are shown on the Planning Maps by shading on the Resource Area Maps. These rules apply in addition to any other rules in this Plan applicable to the same areas or sites. In addition, council's *"Policy for Application of Section 36(2) of the Building Act 1991"* will apply to all areas mapped as hazard areas, particularly to Coastal Hazard Areas.

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

The Planning Maps identify land which, on the information currently available, is susceptible to flooding; either due to rivers or streams overflowing their banks, inundation from the sea during high tides or storm surges, or to water ponding during extended periods of wet weather. Due to the scale of the mapping, there will be some areas within the identified land that are less prone or not prone to flooding, just as outside the identified flood-prone land, there will be land which is subject to flooding.

Coastal hazard reports prepared for Northland Regional Council and Whangarei District Council from 1988 onwards have been used as information sources to assess Coastal Hazard Areas. A list of these information sources is contained in Schedule 38.1 of the Plan .Copies of these references are available from the Council.

The council is conscious of the need to improve the quality of the natural hazards information and will be carrying out the appropriate research and analysis as resources permit. For example there is a programme to prepare Catchment Drainage Plans for all significant areas of development in the District. People who wish to carry out development in an area identified on the Resource Maps as being subject to natural hazards should check with the council to see whether there is any more detailed or up to date information relating to the property in question.

Schedule 38.1

The coastal hazard information included on the Resource Maps of this Plan is derived from the following Coastal hazard information sources:

NRC 1988: *Coastal Hazard Identification. Whangarei County*. Technical Publication No.1988/1, March 1988, held by Northland Regional Council.

Gibb, J.G. 1998a: *Review of Coastal Hazard Zones for Eleven Selected Beaches in Whangarei District, Northland Region.* Consultancy Report C.R. 98/4 prepared for and held by Northland Regional Council. July 1998.

Gibb, J.G. 1998b: *Coastal Hazard Zone Assessment for the One Tree Point-Marsden Bay Area, Whangarei Harbour, Whangarei District.* Consultancy Report C.R. 98/3 prepared for and held by Whangarei District Council.

9th September 2003

Gibb, J.G. 1999: *Coastal Hazard Risk Zone Assessment for Pataua and Matapouri Bay, Whangarei District.* Consultancy Report C.R. 99/7 prepared for and held by Whangarei District Council. December 1999.

IPCC 1996: *Climate Change 1995. The Science of Climate Change. Summary for Policy Makers and Technical Summary of the Working Group 1.* Report. Intergovernmental Panel on Climate Change. Cambridge University Press, Cambridge. Held by Northland Regional Council.

38.2 Natural Hazards Rule Table

38.3 Coastal Hazards	
Construction or alteration of a building or structure in a Coastal Hazard Area is **permitted** if: a) It does not occur in Coastal Hazard Area 1; and b) All buildings within Coastal Hazard Areas have a minimum floor level of 2.5m above One Tree Point Datum Mean Sea Level 1964.	The construction or alteration of a building or structure that does not comply with a condition for a permitted activity is a **discretionary** activity.

38.4 Earthworks	
Earthworks upon sand dune complexes are a **permitted** activity if: a) Such earthworks do not occur in Coastal Hazard Area 1; and b) In Coastal Hazard Area 2 the earthworks do not exceed a volume of 25.0m^3 or an area of 150.0m^2 and all sand displaced by such works is returned to the dune complex immediately; and c) The site of the earthworks which will not be covered by buildings or structures is immediately stabilised by appropriate dune binding vegetation within 10 working days of such earthworks being completed.	Any earthworks upon dunes that does not comply with a condition for a permitted activity is a **discretionary** activity.

[R586/9/19, R713/66/34, R830/53/53]

31 August 2001
12 November 2002
9th September 2003

^ Contents 13

38.5 Flooding	
Construction or alteration (excluding internal modifications) of a building or earthworks in a Flood Susceptible Area, is a **permitted** activity if: a) A report or certificate from a suitably qualified and experienced professional is provided to the Whangarei District Council which indicates that the activity is designed to accommodate the flood hazard and will not create any adverse effects upstream or downstream; or b) The work involved is maintenance of an existing building.	Construction or alteration of a building or earthworks that does not comply with a condition for a permitted activity is a **restricted discretionary** activity. ***Discretion is restricted to:*** i. Construction or alteration of a building in relation to it's location; ii. The avoidance, remediation or mitigation of coastal hazards; iii. The additional matters listed in Section 2.3.3.

R586/9/19, R713/66/34, R830/53/53]

[R586/10/20

38.6 Mining Subsidence	
Construction or alteration of a building or earthworks within a Mining Hazard Area is a **permitted** activity if: a) A geotechnical survey of the ground under, and in the immediate vicinity of the site is undertaken, and b) A report or certificate from a soils engineer approved by the Whangarei District Council is provided to the council which indicates that: i. The site is suitable for the activity or structure, and ii. The structure is of an appropriate design and the building materials are appropriate in the circumstances; and c) The risk of subsidence is not increased by the construction, alteration or excavation.	Any activity that does not comply with a condition for a permitted activity is a **restricted discretionary** activity. ***Discretion is restricted to:*** i. Construction standards; ii. Effects on health and safety; iii. The additional matters listed in Section 2.3.3.

R586/10/20]

[Add a rule R556/60/16]

38.7 Reasons for Rules / Explanations

Coastal Hazards

Short term coastal erosion occurs because of storm events such as high winds, waves and increased water levels along the coastal foreshore. Coastal flooding is an associated natural hazard. Coastal Hazard Areas prone to coastal erosion and flooding are shown on the Planning Maps. These coastal hazards can present a serious risk to human life and physical structures. A potential rise in sea level will exacerbate these hazards. By ensuring that the floor levels of structures and buildings are at least 2.5m above One Tree Point Datum Mean Sea Level 1964 this risk will be significantly reduced. Natural processes and features such as coastal dunes and mangroves can provide some defence against coastal hazards and this protection should be maintained and enhanced where possible.

31 August 2001
6 March 2002

Earthworks
Earthworks in coastal dunes can reduce the protection these natural systems provide against coastal hazards. Earthworks also make the dunes very unstable thus causing a new hazard to emerge. Re-vegetation will help protect the dunes and hence protect the properties behind them.

Flooding
The Flood Susceptible Areas identified on the Planning Maps identify flooding from river systems, potential overland flow and low-lying areas which have experienced or could be subject to flooding under conditions such as poor drainage. The controls in the Plan are intended to reduce the risk from flooding by requiring the flood risk to be assessed when undertaking any activity such as building.

Mining Subsidence
The areas subject to possible mining subsidence are identified on the Planning Maps. A network of tunnels exists in the residential areas of Kamo and Hikurangi. The risk to properties situated above these old coal mining tunnels and to human life can be minimised by ensuring that any earthworks or structure is suitable and does not increase the likelihood of subsidence. This can be achieved by controlling the design and building materials of structures that are built in these areas.

31 August 2001
6 March 2002

ABRIDGED SUMMARY OF REFERENCES ON THE WHANGAREI PROPOSED DISTRICT PLAN AS AMENDED BY COUNCIL DECISION

38 NATURAL HAZARDS - RULES

Provision in the Amended Plan under Reference	Council's Reference Number	Referrer	Relief Sought
38.3	R245/18/3	Curry Curry and Tesiram	Delete the building prohibition in CH1 and delete minimum floor level in CH2. Replace with objective and technically robust alternatives.
38.3+	R312/195/22	Northland Regional Council	Prohibit development in areas of extreme hazard.
38.5	R586/9/19	McBreen Jenkins Construction	Amend the rule to make the construction of a building a restricted discretionary activity, non-notified.
38.5	R713/66/34	Carter Holt Harvey	Delete the rule until small scale maps are available and then do a variation.
38.5	R830/53/53	Rayonier NZ Ltd	Delete the rule until small scale maps are available and then do a variation.
38.6	R586/10/20	McBreen Jenkins Construction	Amend the rule to make the construction of a building a restricted discretionary activity, non notified. (Council's decision is erroneously worded 'Flooding' instead of 'Mining subsidence')
38.6+	R556/60/16	Golden Bay Cement	Add a rule "(d) the building is not a dwelling located within 500m of a Mineral Extraction Area"
Map 35R	Office note		Part of the Mining Hazard 1 area on Kamo Road has been left out – consult the Tonkin Taylor report and council policy in this area.

Flood Susceptibility Mapping Report

Prepared for

Whangarei District Council

by

CAMPBELL CONSULTING LTD

Document Name:	FOC12R01.doc
Prepared by:	F O Campbell
Date:	July 2001

Full report available for viewing at Customer Services, Whangarei District Council

4. GENERAL ISSUES

There were a number of issues that arose as part of the review that may require some further examination

4.1 Accuracy of the Stormwater Catchment Drainage Plans

The first matter related to the accuracy of the flood hazard areas identified in the various stormwater catchment drainage plans. The first of these plans which was produced in 1980 had a major emphasis on stormwater drainage improvements and less emphasis on landuse controls. The drainage classifications were mapped at a fairly coarse scale. In many cases the early plans have been updated and new plans produced for those areas not initially covered.

It is apparent that the level of detail at which the mapping has been undertaken can present problems when using the maps for land use planning at an individual property level within an urbanised environment. It may be appropriate to review the level at which such mapping is being undertaken for future plans. The mapping exercise outlined in this report did not examine in detail each sub-catchment of the urban areas but focussed only on those properties where a specific submission was made. Thus it is likely that the Flood Susceptible Areas as identified on the revised maps may still include some properties that are not entirely or in part flood susceptible and conversely exclude some properties that are flood susceptible.

4.2 Accuracy of Rural Land flood mapping

As earlier indicated this exercise only examined the flood susceptible areas in the rural areas when a specific submission called into question the accuracy of the areas. It is evident from reviewing these areas and providing recommendations on changes that there will be similar inaccuracies in the notation of other properties not covered by submissions.

It is understood that the flood susceptibility areas in the rural areas were largely based on interpretation of landuse capability maps. Land with a wetness limitation of 3W or greater were classified as being flood prone. In reality the limitation may be more one of poor draining soils. Further to this the mapping was at a scale that was not accurate enough to be able to define flood susceptibility at a property level particularly with the advent of the smaller rural residential properties.

It is therefore important that when assessing subdivisions or building consent application and providing information to the public that this issue of accuracy is recognised and disclosed. Further information will in many cases be required to be provided by the applicant on issues of flood susceptibility.

4.3 Perceptions of Flood Susceptibility

Many of the submissions from rural landowners included statements in their submissions that their land did not flood. When their reasoning was more closely examined it was evident that what they were meaning was that they didn't have fast moving water moving out of streams and river and covering the land. One submitter noted that some of the flood susceptible areas never have floodwater and none have water for more than a matter of hours and no more than 150mm deep. There were no stock or property losses and damage to pasture or fences. This submitter clearly believes this type of event does not constitute flooding.

The term flood susceptible has a specific understanding with respect to resource and building consents in the urban situation. In the rural scene it is more relevant to the location of buildings and in particular those for residential uses. The distinction becomes more blurred when dealing with lots down to 1 ha in area in the Countryside environment.

This issue may be dealt best by a clear definition of what is flood susceptible and what are implications from a landuse perspective.

4.4 Coastal Flood Hazards

As noted earlier the incorporation of seawater inundation in to the flood susceptible area assessment was based on available data. For areas other than Marsden Bay, One Tree Point, Pataua North & South and Matapouri, this information is very limited. This has a direct bearing on the accuracy of the flood susceptible areas identified in coastal areas. This is particularly relevant to Ngunguru, Ohawini/Parataki Beach. Oakura, Whananaki, Tutukaka Harbour, Whangaumu Bay, Teal Bay/Helena Bay, Waipu Cove, Bland Bay, Sandy Bay/Wooleys Bay and Ocean Beach. It is recommended that more detailed assessment of coastal flood hazards be undertaken in these areas in the short term

As with rural land it is important that when assessing subdivisions or building consent application and providing information to the public that this issue of accuracy is recognised and disclosed. Further information will in many cases be required to be provided by the applicant on issues of flood susceptibility until such time as improved coastal hazard information is available.

5. RECOMMENDATIONS

1. That the Flood Susceptible Area Maps 2001 (Scale 1 to 10,000) for urban area and settlements be accepted as the basis for the revised flood susceptible area on the resource maps.
2. That the Flood Susceptible Area Maps 2001 (Scale 1 to 50,000) for rural areas be accepted as the basis for the revised flood susceptible area on the resource maps.
3. That the advice on how the submissions be addressed on flood susceptible areas be accepted.
4. That the general issues in Section 4 be noted.

6. LIMITATIONS

This report has been prepared for the Whangarei District Council for the purpose of revising the flood susceptible areas as part of the process of making the District Plan operative. There are a number of limitations as to the accuracy of the revised flood susceptible areas that are related to the availability of existing information, the limitations of that information and the time available to undertake the review.

In particular the review has been limited to the land covered by

- Resource maps 22-27, 29-32, part 33, 44, 46-50, 52-53, and 58-62 of the proposed District Plan to the extent of aerial photo interpretation, interviews with landowners and current and previous staff and site walkovers
- Resource maps 7,15,15,16,18,19, 28, part 33, 34-43, 45, 51 and 54-57 of the proposed District Plan to the extent required to respond to property specific submissions

The flood susceptible areas detailed in the 1:50,000 maps and that are based on catchment management plans in the 1:10,000 maps have not been reviewed other than when required to respond to a property specific submissions

CAMPBELL CONSULTING LTD accepts no liability for its use by any other party or person and any other party or person who relies on it does so at their own risk.

CAMPBELL CONSULTING LTD



F O CAMPBELL
BE, MIPENZ, Regd Eng.
Director

March 2001

36. Building on land subject to erosion, etc—(1) Except as provided for in subsection (2) of this section, a territorial authority shall refuse to grant a building consent involving construction of a building or major alterations to a building if—

(a) The land on which the building work is to take place is subject to, or is likely to be subject to, erosion, avulsion, alluvion, falling debris, subsidence, inundation, or slippage; or

(b) The building work itself is likely to accelerate, worsen, or result in erosion, avulsion, alluvion, falling debris, subsidence, inundation, or slippage of that land or any other property—

unless the territorial authority is satisfied that adequate provision has been or will be made to—

(c) Protect the land or building work or that other property concerned from erosion, avulsion, alluvion, falling debris, subsidence, inundation, or slippage; or

(d) Restore any damage to the land or that other property concerned as a result of the building work.

(2) Where a building consent is applied for and the territorial authority considers that—

(a) The building work itself will not accelerate, worsen, or result in erosion, avulsion, alluvion, falling debris, subsidence, inundation, or slippage of that land or any other property; but

(b) The land on which the building work is to take place is subject to, or is likely to be subject to, erosion, avulsion, alluvion, falling debris, subsidence, inundation, or slippage; and

(c) The building work which is to take place is in all other respects such that the requirements of section 34 of this Act have been met—

the territorial authority shall, if it is satisfied that the applicant is the owner in terms of this section, grant the building consent, and shall include as a condition of that consent that the territorial authority shall, forthwith upon the issue of that consent, notify the District Land Registrar of the land registration district in which the land to which the consent relates is situated; and the District Land Registrar shall make an entry on the certificate of title to the land that a building consent has been issued in respect of a building on land that is described in subsection (1)(a) of this section. [In any such case it shall not be necessary for the Registrar to record the like entry on the duplicate of the certificate of title.]

(3) Where the territorial authority determines that the entry referred to in subsection (2) of this section is no longer required, it shall send notice of the determination to the District Land Registrar who shall amend his or her records accordingly. [In any such case it shall not be necessary for the Registrar to record a like entry on the duplicate certificate of title unless that duplicate had had an entry recorded on it pursuant to subsection (2) of this section or pursuant to section 641A of the Local Government Act 1974.]

(4) Where—

(a) Any building consent has been issued under subsection (2) of this section; and

(b) The territorial authority has notified the District Land Registrar in accordance with subsection (2) of this section that it has issued the consent; and

(c) The territorial authority has not notified the District Land Registrar under subsection (3) of this section that it has determined that the entry made on the certificate of title of the land is no longer required; and

(d) The building to which the building consent relates later suffers damage arising directly or indirectly from erosion, subsidence, avulsion, alluvion, falling debris, inundation, or slippage, or from inundation arising from such erosion, subsidence, avulsion, alluvion, falling debris, or slippage—

the territorial authority and every member, employee, or agent of the territorial authority shall not be under any civil liability to any person having an interest in that building on the grounds that it issued a building consent for the building in the knowledge that the building for which the consent was issued or the land on which the building was situated was, or was likely to be, subject to damage arising, directly or indirectly, from erosion, subsidence, avulsion, alluvion, falling debris, inundation, or slippage or from inundation arising from such erosion, subsidence, avulsion, alluvion, falling debris, or slippage.

(5) Where an application made by or on behalf of the Crown is such that, if the applicant were not the Crown, subsections (2) and (4) of this section would otherwise apply, the territorial authority, in approving any such application, shall notify the appropriate Minister and the Chief Surveyor for the land district in which the land is situated, and include with that notification a copy of the project information memorandum issued in respect of the building consent; and such notification shall be deemed to meet the requirements of this section.

(6) Where an application made by or on behalf of the owners of Maori land is such that, if the application were not in respect of Maori land, subsection (2) of this section would otherwise apply, the territorial authority, in approving any such application, shall notify the Registrar of the Maori Land Court, and include with that notification a copy of the project information memorandum issued in respect of the building consent; and such notification shall be deemed to meet the requirements of this section.

(7) Where any notification is given pursuant to subsection (5) or subsection (6) of this section, the Chief Surveyor or the Registrar of the Maori Land Court, as the case may be, shall enter in his or her records the particulars of the notification together with a copy of the project information memorandum included with that notification.

[(7A) Where the territorial authority determines, in respect of any notification recorded pursuant to subsection (7) of this section, that the entry is no longer required, it shall send notice of the determination to the Chief Surveyor or the Registrar of the Maori Land Court, as the case may require, who shall enter the particulars of the determination in his or her records.]

(8) For the purposes of subsection (2) of this section, the term "owner" means the person having ownership of the fee simple of the land on which the building work is or has taken place.

Section 36(2) of the Building Act

Section 36(2) of the Building Act 1991 and its Implications for EQCover

EQC can refuse to pay a claim or part of a claim if your Certificate of Title to the land contains a note about Section 36(2) of the Building Act 1991 or Section 641A(4) of the Local Government Act 1974. These are about issuing a building permit at the owner's risk.

The position of the Commission in respect of claims for damage from natural disaster where the title contains an entry under Section 36(2):

EARTHQUAKE COMMISSION ACT 1993
EQC CLAIMS AND ENTRIES ON CERTIFICATES OF TITLE UNDER SECTION 36(2) BUILDING ACT 1991

The Earthquake Commission Act 1993 (the "Act") provides for insurance of residential properties against damage caused by certain natural disasters.

A "natural disaster" for the purposes of the Act includes "an earthquake, natural landslip, volcanic eruption, hydrothermal activity or tsunami; or in the case only of residential land, a storm or flood" (section 2).

Clause 3 of the Third Schedule of the Act sets out a number of circumstances where the Commission may decline (or meet part only of) a claim made under any insurance of any property under the Act.

Clause 3(d) of the Third Schedule provides that the Commission may decline, or meet part only of a claim, where:

"The certificate of title for the land comprising the property, or on which the property is situated, contains an entry under section 36(2) of the Building Act 1991."

Section 36(2) of the Building Act 1991 provides that a territorial authority may grant a building consent for building work on land that *"is likely to be subject to erosion, avulsion, alluvion, falling debris, subsidence, inundation, or slippage…"* (section 36(1)(a)) on the following condition:

that the territorial authority shall notify the District Land Registrar who shall include an entry on the certificate of title that a building consent has been issued in respect of a building on land which is subject to erosion, avulsion, alluvion, falling debris, subsidence, inundation or slippage.

Where a claim is made in respect of residential property which has suffered natural disaster damage, and the certificate of title has an entry under section 36(2) of the Building Act 1991, the Earthquake Commission *may* decline that claim in whole or in part. The Commission has discretion under the Act and exercises it in each case in accordance with relevant legal principles, after consideration of the circumstances of the particular claim.

It would be wrong for the Commission to approach the exercise of its discretion in a rigid manner by attempting to apply fixed guidelines to every situation.

That Parliament has given the Commission discretion to decline claims in these circumstances is consistent with general insurance principles.

Where a section 36(2) notice is entered on a certificate of title, the landowner may be presumed to have undertaken the building work to which the relevant building consent relates on notice that the land is at risk of instability.

At a level of general principle, where an insured property owner has knowingly assumed a significant risk, it might be unreasonable to visit that risk on the insurer. Hence the existence of the discretion in the Third Schedule.

It is also relevant to note the issue of equity as between insured property owners. Those who knowingly assume a particular risk pay an identical premium as more prudent property owners.

It might be unfair that property owners who have knowingly assumed a particular significant risk may make claims on the Natural Disaster Fund to the potential detriment of other more careful property owners who pay an identical premium. The admission of such claims could have an adverse effect on future premium levels, to the prejudice of more risk averse property owners.

It should be remembered that clause 3(d) of the Third Schedule of the Act does not operate to cancel insurance under the Act of residential properties with an entry on the certificate of title of a notice under section 36(2).

Insurance under the Act of natural disaster damage (in all its potential forms) subsists. Clause 3(d) is relevant only when the Commission comes to decide the extent to which it is liable to settle a claim made under the Act. The relevance of clause 3(d) to that decision will depend upon the nature of the natural disaster damage to which the claim relates.

ALL DEPTHS AND DISTANCES MUST BE REGARDED AS APPROXIMATE



HOUSE DRAINAGE PLAN

06380

PERMIT NO. [redacted] ROCKHILL DATE 19.3.76

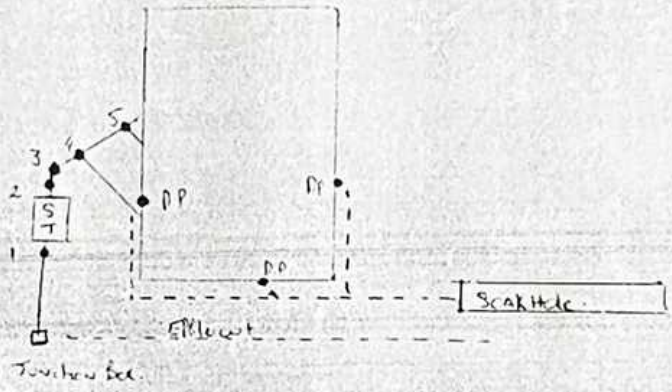
OWNER [redacted] ADDRESS [redacted] TAHAPE ROAD [redacted] 29/20

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

SCALE: 1 to 200

CHAPT 7

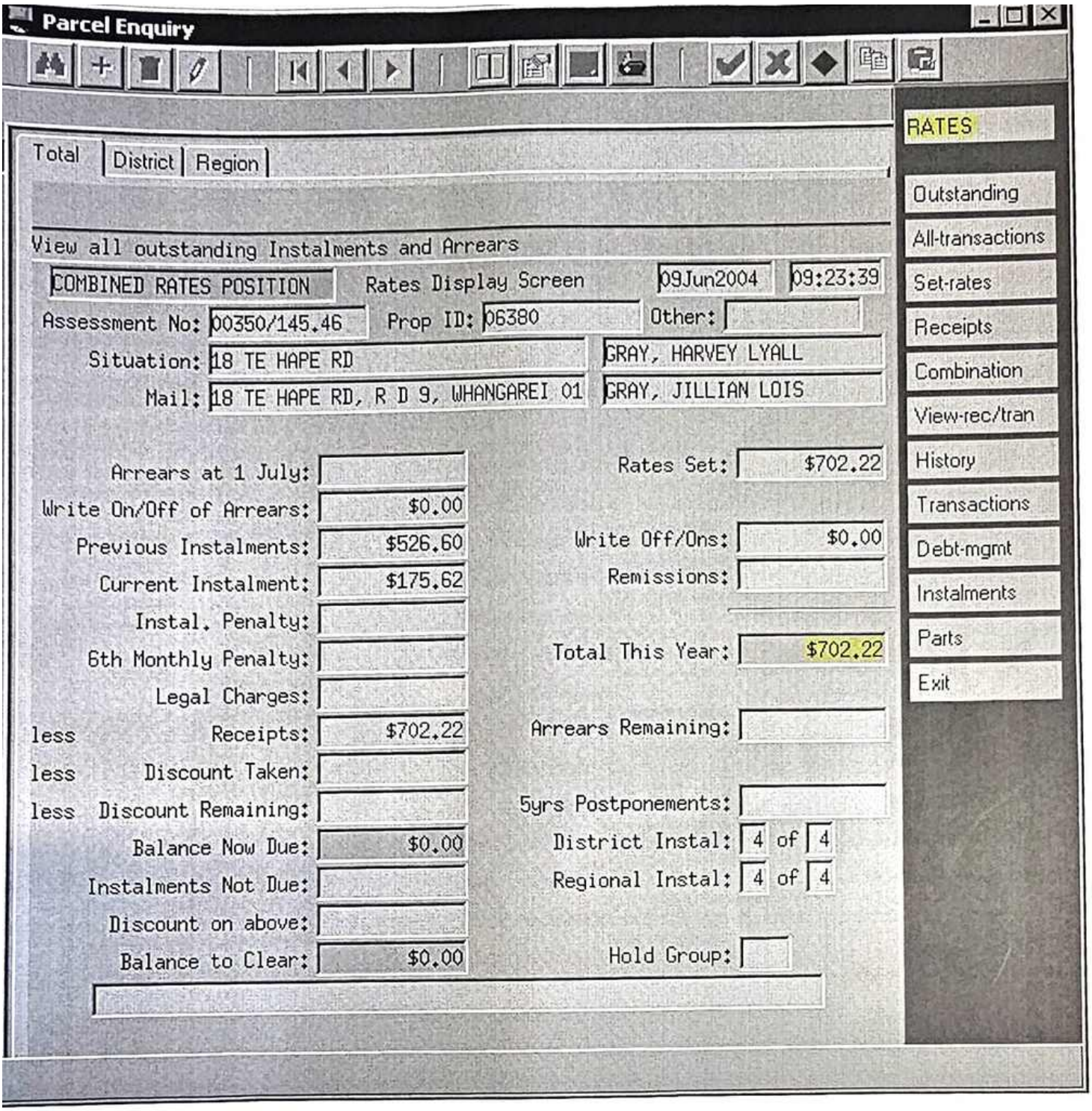
Depths	Distances
1 [illegible]	1-2 3000
2 [illegible]	3-4 [illegible]50
3 [illegible]	4-5 3300
4 [illegible]	[redacted]
5 [illegible]	

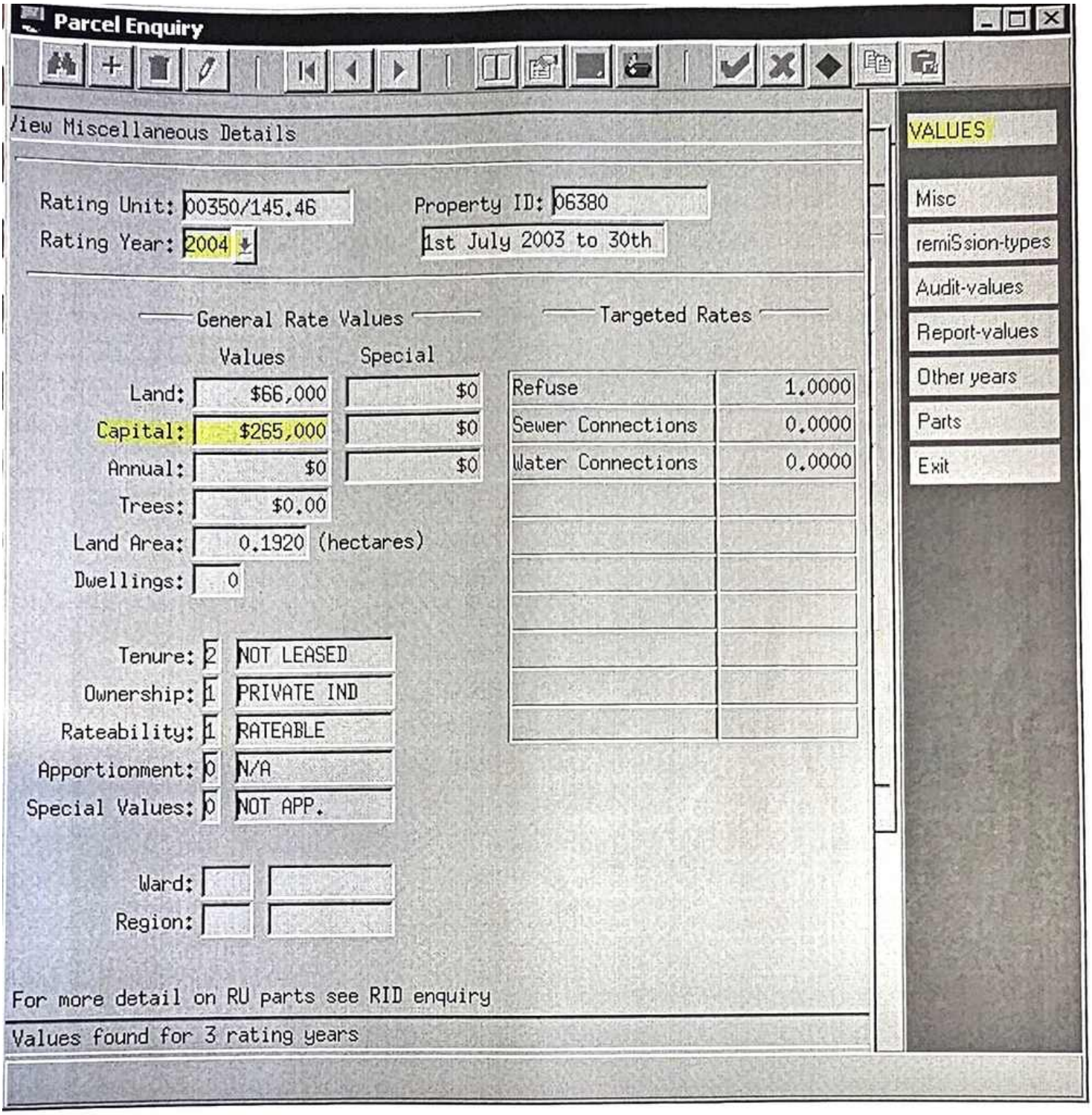


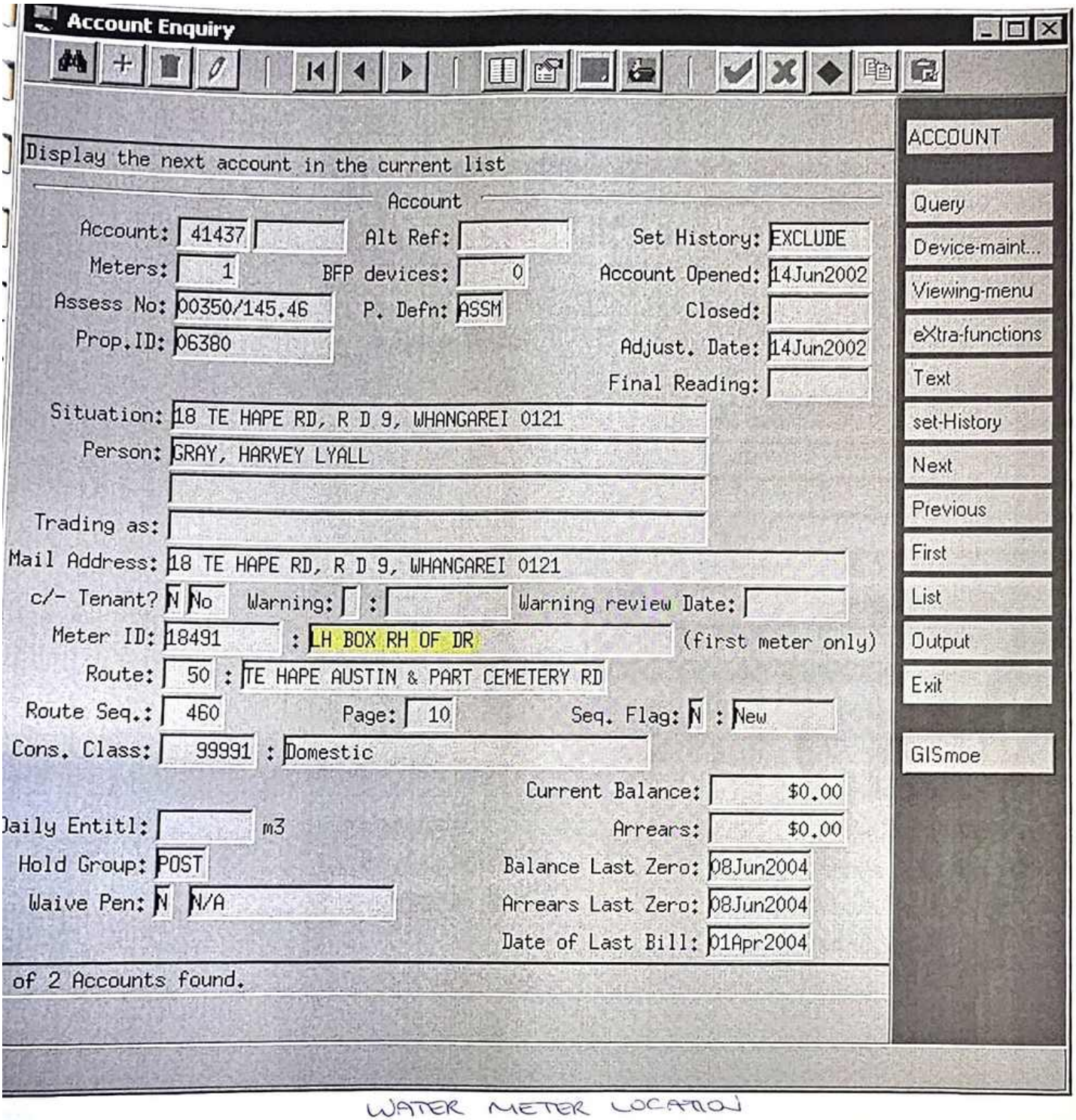
Waikowai Boundary

DRAINLAYER: P.W. Fell

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


Parcel Enquiry
RATES
Total
District
Region
Outstanding
All-transactions
Set-rates
Receipts
Combination
View-rec/tran
History
Transactions
Debt-mgmt
Instalments
Parts
Exit
View all outstanding Instalments and Arrears
COMBINED RATES POSITION
Rates Display Screen
09Jun2004
09:23:39
Assessment No: 00350/145.46
Prop ID: 06380
Other:
Situation: 18 TE HAPE RD
GRAY, HARVEY LYALL
Mail: 18 TE HAPE RD, R D 9, WHANGAREI 01
GRAY, JILLIAN LOIS
Arrears at 1 July:
Write On/Off of Arrears: $0.00
Previous Instalments: $526.60
Current Instalment: $175.62
Instal. Penalty:
6th Monthly Penalty:
Legal Charges:
less Receipts: $702.22
less Discount Taken:
less Discount Remaining:
Balance Now Due: $0.00
Instalments Not Due:
Discount on above:
Balance to Clear: $0.00
Rates Set: $702.22
Write Off/Ons: $0.00
Remissions:
Total This Year: $702.22
Arrears Remaining:
5yrs Postponements:
District Instal: 4 of 4
Regional Instal: 4 of 4
Hold Group:


Parcel Enquiry
View Miscellaneous Details
Rating Unit: 00350/145.46
Property ID: 06380
Rating Year: 2004
1st July 2003 to 30th
General Rate Values
Values
Special
Land: $66,000 $0
Capital: $265,000 $0
Annual: $0 $0
Trees: $0.00
Land Area: 0.1920 (hectares)
Dwellings: 0
Targeted Rates
Refuse 1.0000
Sewer Connections 0.0000
Water Connections 0.0000
Tenure: 2 NOT LEASED
Ownership: 1 PRIVATE IND
Rateability: 1 RATEABLE
Apportionment: 0 N/A
Special Values: 0 NOT APP.
Ward:
Region:
For more detail on RU parts see RID enquiry
Values found for 3 rating years
VALUES
Misc
remiSsion-types
Audit-values
Report-values
Other years
Parts
Exit



WATER METER LOCATION

#06180-

APPROVED - PERMIT NO.
COUNTY ENGINEER'S OFFICE
WHANGAREI COUNTY COUNCIL

- 5 JAN 1984

WHANGAREI COUNTY COUNCIL

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

3/I
T 35/145

APPLICATION FOR BUILDING PERMIT

TO THE BUILDING INSPECTOR,
Sir,

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

Particulars of the land and buildings are:—

OWNER Name Mr Wade Rowell CLARKE

Postal Address 13 Carlson Court Whangarei Phone 42388

BUILDER Name

Postal Address RETIRED Phone

Phone 79-202

EXISTING USE OF SITE & BUILDINGS N/A

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

VALUATION DEPT. ASSESSMENT No.: (from rate demand) Pt 35/145

LEGAL DESCRIPTION OF SITE: (from rate demand or title deeds) Lot 3 of
Sub Division 23 D.P. Number 42097

Road or Street: Te Hope Road Town or Locality: ~~Whangarei~~ MAUNU

AREA OF SITE: 10 Hectares 1920 m^2 Square Metres ✓

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

FLOOR AREA: (proposed work — square Metres).

	Basement	Ground floor	Other floors	Total
Main Building		82.34 m^2	47.33 m^2	129.67 m^2
Accessory Buildings				

ESTIMATED VALUE OF WORK:

Main Buildings (excluding plumbing & drainage)	$ ~~45000~~ 44790 00
Accessory Buildings (excluding plumbing & drainage)	$
Plumbing and drainage	$ 7500 00
Total Value of Work	$ 52290-00

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

Signature of Applicant: [signature] Date: 15/11/83

OWNER WAIVED FEES: ~~$878~~

FOR OFFICE USE ONLY

10-030-12	Building Permit	$220-00	Receipt No. 5630	Date 4-1-84	Permit No.	28/88
22-005-20	Building Research Levy	$ 53-00	Receipt No. 5632	Date 4-1-84		
10-031-12	Plumbing Permit	$ 100.00	Receipt No. 5630	Date 4-1-84	Permit No.	2840
10-031-12	Drainage Permit	$ 75.00	Receipt No. 5630	Date 4-1-84	Permit No.	2841
10-030-12	Dispensation planning Scheme	$	Receipt No.	Date		
10-018-05	Footpath Crossing Permit	$ 30-00	Receipt No. 5633	Date 4-1-84	Permit No.	
22-002-20	Deposit Against damage to Street, Road or Footpath	$400-00	Receipt No. 5634	Date 4-1-84		
16-004-05	Water Connection	$	Receipt No.	Date		
10-032-12	Sewer Connection	$	Receipt No.	Date		
	Miscellaneous	$	Receipt No.	Date		
	TOTAL	$878-00				

Fees Paid by: Pioneer Colleges

FOR OFFICE USE ONLY

№ 06380

TO ADMINISTRATIVE OFFICER: Date Received .....

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

Remarks: .....

Signature: ..... Date: .....

Back page outside

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

Approved by County Chairman — Signature: ..... Date: .....

Examined and approved by Officer — Signature: ..... Date: .....

TO PLUMBING and DRAINAGE INSPECTOR: (Check for drainage, health, etc.)

Approved by Health Inspector — Signature: ..... Date: .....

Examined and approved by Officer — Signature: ..... Date: .....

TO STRUCTURAL ENGINEER:

Examined and approved — Signature: ..... Date: .....

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

Examined and approved — Signature: ..... Date: .....

REMARKS: .....

PERMIT TO BE ISSUED SUBJECT TO:— .....

GENERAL INFORMATION

(1) The following MUST accompany this application:

PLANS AND SPECIFICATIONS TO BE SUBMITTED IN DUPLICATE (in ink or on print paper) including—

(a) Ground plans of proposed work showing position of all sanitary fittings and names and sizes of various rooms.

(b) Where the building is on a sloping site the correct height of foundations must be shown.

(c) Front and side elevations.

(d) Cross section showing framing with bracing.

(e) Where a building requires Plumbing and Drainage work a separate Application Form must be filled in and fee paid before a Building Permit can be issued.

(f) Accurate Drainage Plan showing all sanitary plumbing, sewer drains, sewer connection (if applicable), siting of Septic Tank and effluent disposal system, and design of same (if applicable), stormwater disposal system, and for alterations or additions all existing drainage etc., must be shown.

(g) Application for entrance crossing from road. Where a crossing permit is required, a bond (up to $150) for completion is required.

(h) Such drawings and information in detail as may be necessary to indicate that the proposed building or other work or change of use of land or buildings will comply in all respects with the District Planning Scheme and with the By-laws.

(i) A report and calculations showing how the design complies with the By-laws in the case of building requiring specific design.

(j) Application for water connection where water supplies are available.

(k) Application for sewer connection where a sewer reticulation scheme is available.

(2) FEES for dispensation from the planning scheme (if required) must accompany the application but permit fees may be forwarded later on advice of availability of permit and the amount of fees required.

(3) BUILDING AND PLUMBING & DRAINAGE INSPECTORS OFFICE HOURS are normally:

Monday to Thursday	8 to 8.30 a.m.
	1 to 4 p.m.
Tuesday	1 to 4 p.m.
Friday	8 a.m. to 4 p.m.

SCALE OF FEES

(effective from 1st April, 1977)

№ 06380

FOR OFFICE USE ONLY

Officers to Check Application:—

TO ADMINISTRATIVE OFFICER: Date Received .....

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

Remarks NO WATER APPLN.
NO DRAINAGE APPLN.

Signature ..... Date 7 DEC 1983

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

Reports: .....

Final Approval: Signature ..... Date 14/12/83

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

Reports: Other than application for a drainage permit OK. Letter sent WK 17-12-83
OK

Final Approval: Signature(s) W E Selwood Date 17-12-83

SERVICES ENGINEER: (Examine engineering design and S641 L.C. Act etc.)

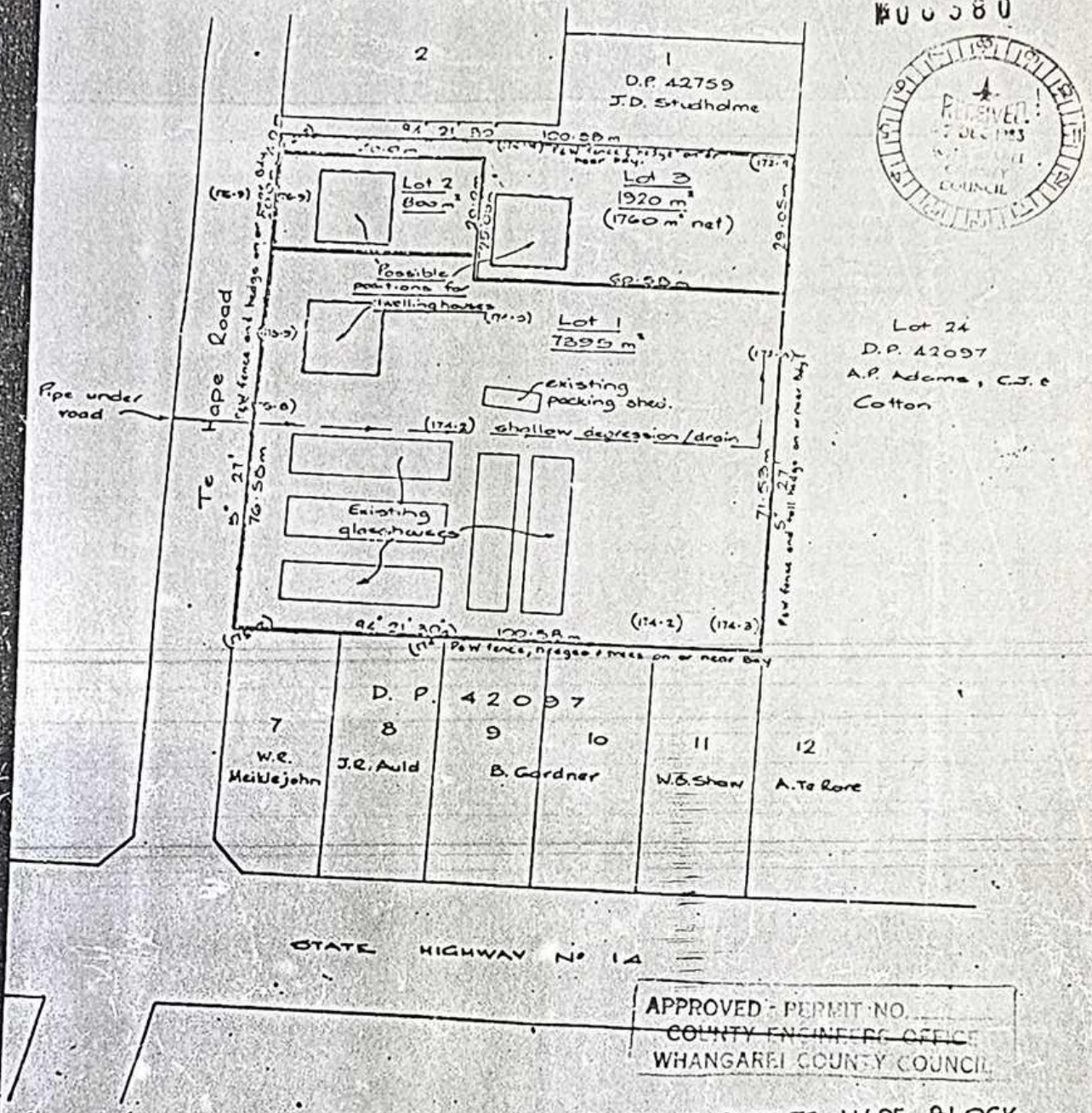
Reports: .....

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

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

Reports: 20/12/83 Plans checked OK. ✓
Site Inspection required
Site level OK ✓

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



№06380

№06380

RECEIVED 7 DEC 1983 COUNCIL

APPROVED - PERMIT NO.
COUNTY ENGINEERS OFFICE
WHANGAREI COUNTY COUNCIL

PROPOSED SUBDN OF LOT 23, DP 42097 BEING PART TE HAPE BLOCK

prised in CT 2071/60 A.N.W., F.Q. & J.M. Foreman Registered Owners

VEY DISTRICT & BLOCK XI PURUA

D DISTRICT NORTH AUCKLAND LOCAL BODY WHANGAREI COUNTY

LE: 1:750 T.G. GROVE Regd. Surveyor. Date JUNE, 1983

nothy Gilbert GROVE Registered Surveyor hereby certify that this Scheme Plan has been prepared by me

ccordance with the provisions of Part XX of the Local Government Act 1974 (as inserted by section 2 of the Local Government

Installation Instructions

The Tile Fire

GENERAL

The heater must be installed in accordance with NZS 7421:1972 or as directed by the local Building Inspector. The By-laws usually require that a Building Permit is obtained before installation and we recommend that you advise your Insurance Company that you are having the heater installed.

The minimum clearances shown are necessary to prevent overheating of nearby combustibles and the drying out of timber in the house structure. Tests have been carried out to verify that the heater complies with all requirements when properly installed.

The four M12 x 25 mm bolts supplied as feet for the plinth must be used in all cases. The heat shields in the plinth must be used in all cases.

Both of the above are necessary to prevent overheating under the hearth.

N.B. For installations outside New Zealand please check local authority requirements.

THE HEARTH

This must be made from an insulating and incombustible material, such as concrete or brick at least 50 mm thick.

The heater should be set on the hearth so that the hearth protrudes at least 330 mm in front of the heater plinth. The hearth must also protrude at least 258 mm on each side of the heater plinth. A suitable minimum hearth size is 920 mm deep x 941 mm wide x 50 mm thick.

Fig 1

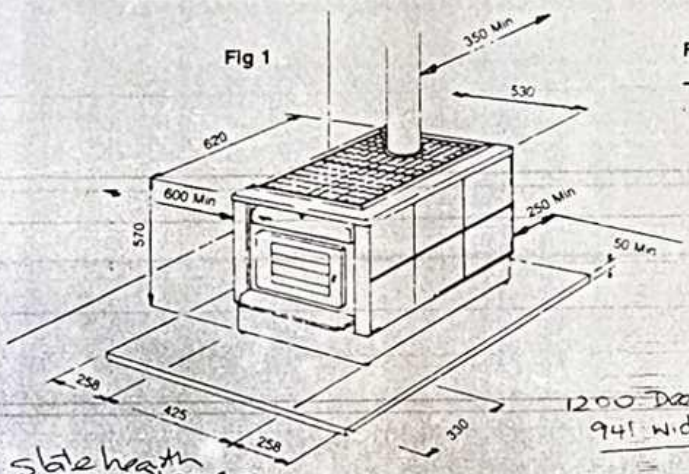
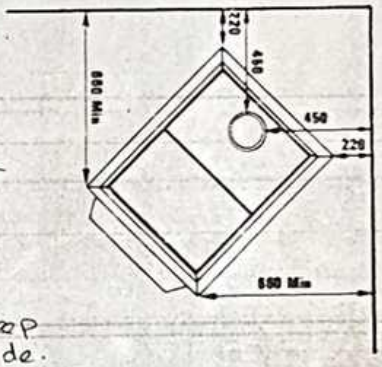


Fig 2



1200 Deep
941 wide.

slate hearth on wooden ex. -

CLEARANCES (see Fig 1)

The minimum clearance from the back of the heater to combustible materials is 250 mm. The minimum clearance from the sides of the heater to combustible materials is 600 mm. (Gibraltar Board and the like on timber studs are classed as combustible materials).

The minimum clearance from the bare flue to combustibles is 350 mm.

The minimum clearance from the top of the heater to the ceiling above is 1600 mm.

The minimum clearance for a corner installation are:—

Flue 450 mm from combustibles

Rear heater corners 220 mm from combustibles

For these clearances to apply, the centre line of the heater must bisect a 90° corner, as in Fig 2.

Should it be necessary, methods of reducing the above clearances by means of heat shields can be found in NZ Standard 7421:1972, refer to Clause 304 "Protective Screens". If using these methods, care must be taken to comply exactly with the requirements and conditions of this Standard.

THE FLUE

It is important that the flue should be vertical and without any bends. Any restrictions, or leaks, can cause smoking under certain conditions due to poor draught. Joints between sections should be securely fixed using self tapping screws. All joints must be airtight, use flue seal if necessary. The flue cowl should be at least 600 mm above the highest ridge of the roof to ensure the draught is not affected by pressure zones caused by wind currents on the house. When the flue is installed through a flat roof, the cowl should be at least 1500 mm above the ridge. Note that any roof with a pitch angle of less than 30° is treated as a flat roof for the purposes of pressure zones. At joints the smaller diameter of each flue section should be at the bottom to mate with the normal diameter section below. Suitable materials for the flue are 1.2 mm panel steel or 0.6 mm stainless steel.

The minimum length of flue on which the heater will operate satisfactorily is 3600 mm. This is the length supplied in the standard flue kit, though extension lengths are available.

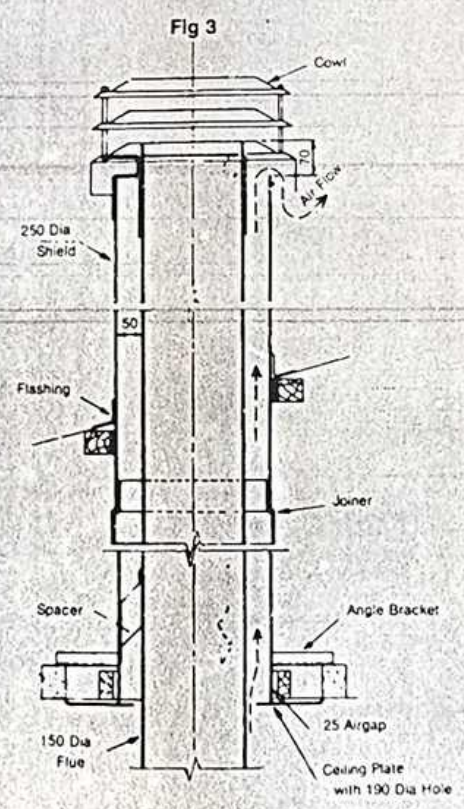
FLUE SHIELDING

A shield must be fitted to prevent the hot flue from contacting any timber or other combustibles in the roof space. A free air passage of 50 mm must be left between the flue and shielding as shown in Fig 3. In addition the ceiling plate should have a 190 mm hole for the flue to pass through. This allows enough clearance for the cooling air to enter and circulate freely.

The portion of the flue extending above the roof line must be shielded all the way. Failure to do this will cause chilling of the hot gases and can cause the flue to become blocked. Fig 3. shows how the shielding extends from the ceiling plate up to the cowl. If the flue length is increased, the shielding length must be increased to match it. The shielding is 0.6 mm galvanised steel. A flue kit meeting the above specifications is available from your Kent Dealer. Ask for the Tile Fire flue kit.

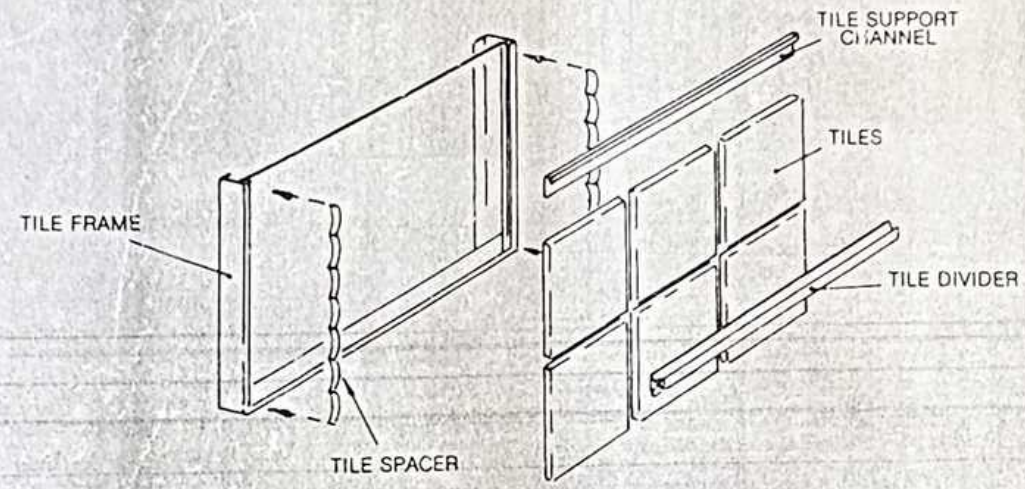
1. Select the location of the heater bearing in mind the wall to heater clearance distances required.
2. Check the route for the flue which should be clear of roof timbers.
3. Mark the flue centre on the ceiling and plumb to position the hearth. Install the hearth.
4. Cut the holes in the ceiling and roof for the flue shield. Fit timber nogs round the holes allowing for 25 mm air gap between the flue shield and timber.
5. The 250 mm flue shield should extend from the ceiling plate upwards to terminate 70 mm below the top of the flue. Either calculate the correct length of flue shield and cut it to size, or temporarily position the heater and flue so that the correct length can be measured.
   The flue shield is supplied in two separate lengths together with a joiner.
   N.B. The joiner must be fitted with the smaller diameter uppermost inside the shield as shown in Fig 3. Attach the flue shield and joiner with self tapping screws.
6. Fix the flue shield into place with the long angle brackets supplied using self tapping screws and flash it to the roof using lead flashing, or a 'Dektite' flashing cone – ask your dealer for details.
7. Make sure the three heat deflector baffles are in position. Two are under the heater on the inside of the plinth and one is between the heat exchanger and the rear of the cabinet. Make sure the four mounting and levelling feet are in place, one under each corner of the plinth.

Fig 3



8. Before fitting the flue to the heater, fit the 12 ceramic tiles as follows:–
   A. Ensure the heater is now in its final position.
   B. Remove the two top decorative metal panels. They lift straight up.
   C. Remove the top metal surround by carefully lifting it straight up.
   D. Carefully place 3 ceramic tiles in a row along the bottom groove in each side. Fit the end tiles first, placing the tile tensioning springs in position while doing so. The springs fit vertically at each end of the tile rows, to prevent excess tile movement. If tiles are oversized, springs can be discarded.
   E. Slide the aluminium tile divider down on top of these tiles so that the narrow edge faces outwards. The groove on the tile divider should fit over the top of the tiles.
   F. Carefully slide the remaining 3 tiles for each side down on top of the tile divider.
   G. Fit the tile support channels onto the top row of tiles. See Fig. 1.
   H. Fit the top surround in place making sure it is properly located at each corner.
   I. Place the two top decorative metal panels back in position.

Fig 4



9. Place the ceiling plate, flanges upwards, carefully over the heater flue stub. It is suggested that both finishes be protected by placing plastic sheet between heater and ceiling plate. The ceiling plate can now rest on top of the heater while the flue is being installed. This makes the flue easier to install and helps prevent the flue paint from being scratched.
10. Install the flue.
    All joints must be fastened with at least 3 self tapping screws spaced evenly around. All flue joints must be airtight. Use flue seal if necessary.
    The flue sections are assembled with the smaller diameter ends nearest the heater and the larger diameter ends towards the cowl.
    The bottom section of the flue is swaged but uncrimped. This must be attached to the heater (swaged end first) using self tapping screws. The 3 spacers must be fitted to the flue so that they are located just above the bottom of the flue shield when the flue is installed – see Fig 3. It is important that these spacers are located equally around the flue, thus keeping the flue central in the flue shield.
11. Fix the cowl to the top of the flue as shown in Fig 3. and retain with self tapping screws. The air flow shown must not be reduced in any way. (See earlier section on "Flue Shielding").
    Note: The flue cowl is designed to fit so that the flue goes all the way up inside the spigot. To enable this to fit properly the flue shield should finish 70 mm below the top of the flue. The three brackets on the cowl should be on the outside of the flue shield.
12. Raise the ceiling plate and fix it to the ceiling so that the flue is central in the hole. Take care when raising the ceiling plate into position, to avoid damage to flue surface finish.

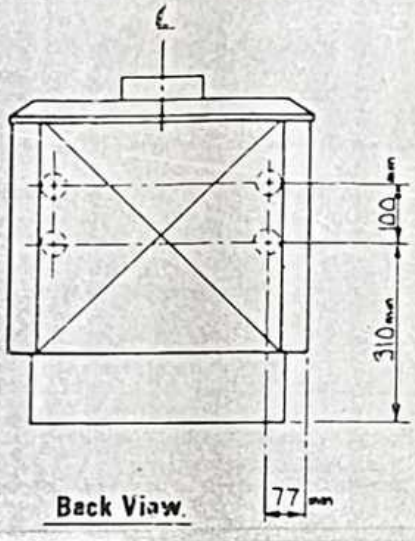
FITTING A HOT WATER BOOSTER

P06380...

The Tile Fire hot water booster is not designed to take over the total water heating load — it is simply a booster to reduce the amount of power normally used for hot water heating.

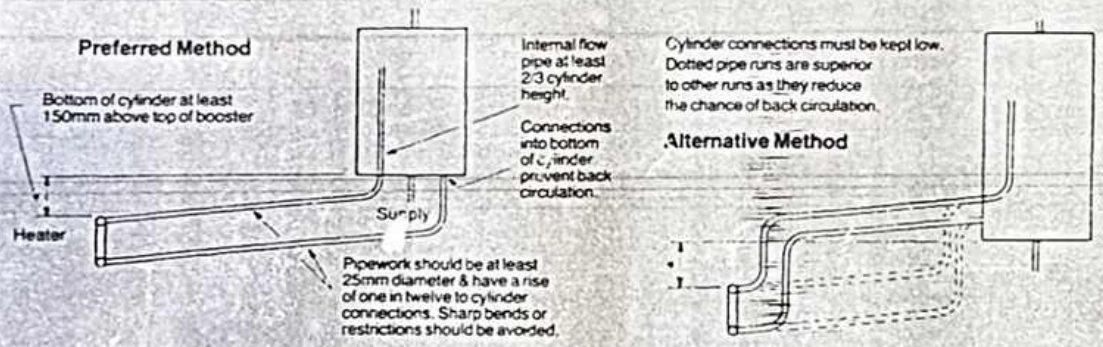
1. The Tile Fire Heat Exchanger has pre-punched knock-outs on either side. These can be removed with swift, firm blows with a heavy ball pein hammer. This is best done prior to fitting the heat exchanger into the fireplace. If the knock-outs cannot be removed, drill around the knock-out with a small drill, and try again.

Hot Water Booster Mounting Positions.



Back View.

HOT WATER BOOSTER INSTALLATION



2. The water booster must be fitted as shown in the sketch.
3. The hot water booster can be fitted on either side of the heater.
4. The positioning of the booster is critical.
5. It is very important to make sure the hot water booster is not damaged by logs when refuelling.
6. Also it may be noticed that when the hot water booster is fitted the fire tends to lean away from the booster; this condition is quite normal.

NOTE:

- Only a Kent hot water booster should be used
- Only one booster must be fitted to the unit.
- The booster system must be used only for heating domestic hot water — not radiators, for pool heating, or the like.

KENT

Part No. 75.04.090
JULY 1982

KENT HEATING LTD
P.O. BOX 23340
PAPATOETOE

#06380

RECEIVED
19 DEC 1984
WHANGAREI
COUNTY
COUNCIL

FILE No. 35/145/46
OFFICER PDI

Dear Sir

Visiting some friends in their new home recently, I was appalled to hear the trouble that they had with their plumber. A quick look around soon revealed some shocking plumbing. The flue pipe from the front fire was not riveted together and therefore very loose and lifting away from the heater. The heater has a wetback connected to the hot water cylinder and they have fitted a relief valve to the cylinder instead of an exhaust pipe. To my knowledge this is dangerous and illegal. Also the waterpress might not be strapped up.

The owners have had no success in getting the plumber to return to carry out any repairs. For their safety I would suggest a visit to inspect the premises. The people's name is Rowsell

Kehapi rd Maunu PL 87673.

(wrong spelling)

#06380

V35/145

Mr. Redwood

5th February, 1985

Mr. G. Carmont,
33 St. Mary's Road,
WAIPU

Dear Sir,

I am writing re plumbing in connection with Mr. W. Rowsell's dwelling at Te Hapi Road, Maunu for which a permit was issued to you - No. 7841 dated 5th January, 1984.

As you are aware, I discussed this matter with you prior to the Christmas break and you undertook to inspect this work and rectify same.

I inspected this dwelling on the 30th January, 1985 and the owner advised that you had not, as yet, been back to this dwelling up to that time.

Arising from my inspection I find there are many facets of same that do not comply with the Drainage and Plumbing Regulations 1978 and Amendments, and other statutory requirements. Many of these matters are serious ones and give cause for concern and I shall detail them as follows :-

1. It would seem that a Mr. G.A. Brown of Wessex Street, Whangarei undertook the plumbing on this dwelling on your behalf and I would point out that he is not a registered craftsman plumber. This is in breach of the Plumbers, Gasfitters and Drainlayers Act 1976. Section 50 Offences Clause E-H-I.

2. The hot-water cylinder on this dwelling is connected to a wet-back and a relief valve has been fitted to the cylinder in lieu of an open vented exhaust.

   The fitting of a relief on a Hot Water cylinder connected to a wet back is not permitted under any circumstances and it is not recommended in the standard Code N.Z.S. 4603 or by the Manufacturers of the valves.

   This relief valve must be removed immediately and an open exhaust fitted in lieu of.

3. The lower floor water closet requires a back-vent.

4. The upper floor bath and basin waste requires back vents.

5. The Hot Water cylinder requires a sludge to the exterior wall.

6. The shower waste requires more clips and the gradient is falling away from the gully dish. (No clips at present).

..../2...

7. Kitchen and tub wastes gradient is falling away from the gully dish.

8. Basin waste requires more clips.

9. All polybutylene piping is to be fitted to the Manufacturers Code of Practice. A substantial number of clips are required on this installation.

10. All the plumbing work requires attention to ensure it complies with the Drainage and Plumbing Regulations and all other statutory requirements.

11. This work to be rectified within ten working days from the date of this letter.

Would you please inform this office when the work is ready for re-inspection.

Yours faithfully,

W.E. REDWOOD
Plumbing & Drainage Inspector

Mr. W. Rowsell,
Te Hapi Road,
MAUNU

Dear Sir,

Copy for your information.

Yours faithfully,

W.E. REDWOOD
Plumbing & Drainage Inspector

Sent 5-2-85.

Whangarei County Council

PLEASE ADDRESS ALL COMMUNICATIONS TO THE COUNTY CLERK, BOX 4102, KAMO — TELEPHONE 51-733

№06380

In reply please quote 35/145/46

Or ask for Mr. Redwood

Copy
Check out on site

7th February, 1985

Mr. G. Carmont,
33 St. Mary's Road,
WAIPU

Dear Sir,

RE: Rowsell's Dwelling

Further to my letter to you of the 4th February, 1984 re plumbing on this dwelling, I have these further comments to make namely :-

As the County Plumbing and Drainage Inspector, I consider the plumbing work on this dwelling most unsatisfactory, and is not constructed to good trade practise.

It would seem that you are permitting Mr. G.A. Browne to use your qualifications to enable him to undertake plumbing work in Whangarei County and in this regard, your written explanation is requested as to the present and future situation.

The scant regard of the Regulations as far as venting of the W.C. and waste pipes are concerned and fastening of same, either shows a lack of knowledge of the Regulations or a complete disregard of same, a situation which the County finds unacceptable and will not condone.

The fitting of a relief valve to this Hot Water cylinder is a highly dangerous and unacceptable practice, and any malfunction of a relief valve could under certain circumstances, cause serious injury or loss of life to the occupants of a dwelling.

The complete disregard of the Manufacturers' Code of Practice as regards relief valves and polybutylene piping is not in the best interests of the owner of the dwelling or the Manufacturers of the piping and valves.

Serious consideration is being given to reporting this matter to the Drainage and Plumbers Registration Board for whatever action they deem necessary, but before making a decision as regards this matter you may wish to make a written explanation to Council as to why this action should not be proceeded with, any explanation in this regard should be submitted within two weeks of the date of this letter.

I am sure it will be in your own interest as a qualified Plumber, to take heed of the comments made in this letter and to ensure a far higher standard of workmanship in the future.

Please ensure that all your completed work complies with all statutory requirements.

Yours faithfully,

W.E. Redwood

W.E. REDWOOD
Plumbing & Drainage Inspector

BUILDING INSPECTOR'S FIELD SHEET

AUTHORITY

Stats. No. B 028188

WHANGAREI COUNTY COUNCIL

No. 06380

Inspector: M

File No.

Receipt No. 5680

Date Permit Issued 4/1/84

OWNER

Name W. ROWELL

Mailing Address 13 CARLTON CRES. WHANGAREI

BUILDER

Name PIONEER HOMES (NORTHLAND) LTD

Mailing Address Box 170 KERIKERI

PROPERTY ON WHICH BUILDING IS TO BE ERECTED/DEMOLISHED

SITE

Street No.

Street Name TE HANE RD

Town/District MATAURI

Riding

LEGAL DESCRIPTION

Valuation Roll No. Pt 35/145

Lot 3 of Lot 23 D.P. 22097

Section Block

Survey District

DESCRIPTION OF PROPOSED WORK AND MAIN PURPOSE OF USE

HOUSE + TILE FIRE

FLOOR AREA

Whole Sq. Metres 129

DWELLING UNITS

Number Erected

ESTIMATED VALUES $

Building	46270
Plumbing	7500
Drainage	
TOTAL	53770

NATURE OF PERMIT (TICK BOX)

- [x] NEW BUILDING – include dwelling added, exclude domestic garages
- [ ] FOUNDATIONS ONLY
- [ ] ALTERED, REPAIRED, EXTENDED – include conversions and rested buildings
- [ ] NEW CONSTRUCTION OTHER THAN BUILDINGS – include demolitions
- [ ] DOMESTIC GARAGES AND DOMESTIC OUTSUILDINGS

FEES APPLICABLE

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

Receipt No.

Date of Payment 1/5/84

Authorised Officer

Special Conditions:

Date Inspected	REMARKS (e.g. stage reached with work)
24-1-84	checked no dwelling visited OK
25/1/84	Foundation Insp Satisfactory

(CONTINUED OVER)

WHANGAREI COUNTY COUNCIL

№ 06380

APPLICATION FOR PERMIT FOR SANITARY PLUMBING OR DRAINAGE WORK.

To ; The Plumbing and Drainage Inspector.

I, The Undersigned (Full Name(s)) ..... PIONEER COTTAGES (NORTHLAND) LTD, BOX 179 KERIKERI

of (Address) ..... Phone 78-803 ..... Phone 79292

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

Lot No. 3 Subdivision Lot 23 D.P. 42091 ..... Section ..... Block .....

Survey District : ..X.I..Purua.....

Street or Road : Te Wake Road ..... Township or Rural District : MAUNU

Rating Assessment No. Pt 35/145 ✓

Name and Address of Person for whom work is to be carried out.

Name : ..Mr Wade Rowan.....

Address : 13 Carson Court Whangarei.....

Brief Description of Proposed Work is : .Dwelling.....

.....

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

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

Name : [redacted] GRANT CARMONT [~~Kerry Burke~~ for Tile Fixers only]

Address : [redacted] 33 St Marys Rd, Waipu .....

..... [redacted] Phone No. : [redacted]

42 Waipu.

Estimated Value of :

(a) Plumbing - Total Cost $ ~~2500.00~~ 5000 Labour content only $ 750.00 2000.

(b) Drainage - Total Cost $..... Labour content only $.....

Signature : ..G. R. Carmont..... Date : 27.11.83

Scale of Fees : Value of Labour up to $100 - $ 5.00
101 to $200 - $10.00
201 to $300 - $15.00
301 to $400 - $20.00
401 to $500 - $25.00
plus $5.00 for every $100 or part thereof in excess of $500.

RECEIVED - 7 DEC 1983 WHANGAREI COUNTY COUNCIL

Where the labour content of a job is not stated in the application, it shall be deemed to be 40% of the total cost of plumbing work and 60% of the total cost of drainage work. If there is any dispute as to the value of the work, that value shall be determined by the Plumbing and Drainage Inspector or Health Inspector.

For inspection and Report on subsoil soakage tests for septic tank effluent drainage - time involved at $7.00 per hour.

For Office Use only.

Examined and approved - Signature : ..... Date : 12-12-83

Code 10-031-12

Fee : $ ..100:00..... Receipt No. : .....

Date : ..... Permit No. : .....

Paid By : .....

[redacted]

30-1-85

P06380
-81I

WHANGAREI COUNTY COUNCIL

APPLICATION FOR PERMIT FOR SANITARY PLUMBING OR DRAINAGE WORK.

To ; The Plumbing and Drainage Inspector, PIONEER COTTAGES (NORTHLAND) LTD.
BOX 170

I, The Undersigned (Full Name(s)) .....KERRIE.....

of (Address) ..... Phone 79-292...Phone 79292

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

Lot No. 2 Subdivision of D.P. 42097..... Section..... Block.....

Survey District : ..X.I.Purua.....

Street or Road : ..Tui.Road..South..Township or Rural District :.....

Rating Assessment No. .....

Name and Address of Person for whom work is to be carried out.

Name : Mr.Wade Bowell.....

Address : 13 Carson Drive...Whangarei.....

Brief Description of Proposed Work is : ..Dwelling.....

.....Certificate for Foul water and Stormwater systems.....

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

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

Name : ...Mr.M.Hora.....

Address : ..Bunnie Street.....

.....Kamo..... Phone No. : 37462 Kamo

Estimated Value of :

(a) Plumbing Total Cost $..... Labour content only $.....

(b) Drainage - Total Cost $.2500... Labour content only $...1500....

Signature : ..... Date : ...18-11-83.....

Scale of Fees : Value of Labour up to $100 - $ 5.00
101 to $200 - $10.00
201 to $300 - $15.00
301 to $400 - $20.00
401 to $500 - $25.00
plus $5.00 for every $100 or part thereof in excess of $500.

Where the labour content of a job is not stated in the application, it shall be deemed to be 40% of the total cost of plumbing work and 60% of the total cost of drainage work. If there is any dispute as to the value of the work, that value shall be determined by the Plumbing and Drainage Inspector or Health Inspector.

For inspection and Report on subsoil soakage tests for septic tank effluent drainage - time involved at $7.00 per hour.

RECEIVED
-7 DEC 1983
WHANGAREI COUNTY COUNCIL

For Office Use only.

Examined and approved - Signature : ..... Date : 17-12-83....
Code 10-031-12

Fee : $ ...75.00..... Receipt No. : .....

Date : ..... Permit No. : .....

Paid By : .....

№06380

Form 2

Whangarei County Council

PERMIT FOR SANITARY PLUMBING OR DRAINAGE WORK

PERMIT No 2841

(Building Permit No. 28188)

M G. CANMONT

of (full address) 37 St Marys Rd Whan

is hereby authorised to carry out the work described herein, as set forth in the plans deposited with me, in the premises owned (or occupied) by

M W. ROWSELL and

situated in Te Hafa Rd Street, Valuation No. P+35/165

Lot No. 3 of Subdivision of Lot 23 Section No. ..... D.P. 12057

Block ....., or S.D. ....., or S.O. .....

Description of Work Plumbing

Estimated value of work, ...

Total Cost $ 5000 Labour only $ 2000

Permit Fee $10.00 Receipt No. 5682

The work is to be carried out in strict accordance with the Drainage and Plumbing Regulations, 1978, and shall be completed on or before the 5 day of July 1984

Date 5.1.84 For Engineer

PLUMBER—
Refer to approved Plan and Specifications.

DRAINLAYER—
Refer to approved Plan and Specifications.

WHANGAREI COUNTY COUNCIL

APPENDIX 2
36/14

APPLICATION FOR CROSSING

P06380

(NOTE: Any person requiring the construction, repair, reconstruction or renewal of a crossing is required to make application on this form in accordance with the Council's Bylaw NZS 9201, Chapter 2 : 1972 printed on the reverse side).

TO: The County Engineer,

I (name of applicant) WADE ROWDEN

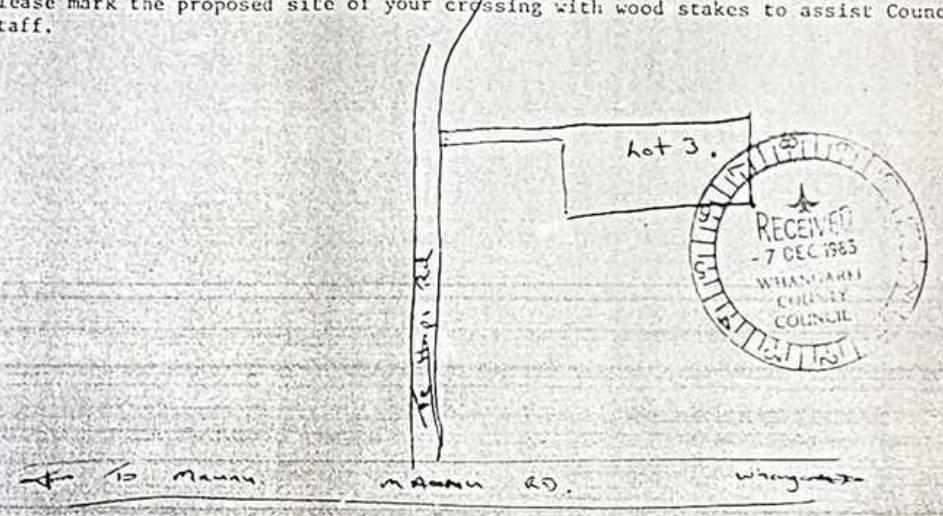
of (address of applicant) 13 CARLSON Crescent Whangarei Phone: 73368

hereby request permission to construct/repair/reconstruct/renew a crossing at (address of property) Te Hapa Road Whangarei being (legal description of property Lot 3 Subdivision 23 D.P.No 42097 of the size and the location shown in the sketch below:

Valuation Reference: PT 35/145

SKETCH OF LOCATION OF CROSSING: (Indicate in square below)

1. Show road frontage and distances from side boundaries.
2. Please mark the proposed site of your crossing with wood stakes to assist Council Staff.



Signature: ..... Date: 15/11/83

(NOTE: This application will be acknowledged by the Engineer. If a standard crossing cannot be constructed you will be advised accordingly).

Charges and Fees for Crossings

Fee for inspection of crossing constructed by owner under permit - $30.00 (A deposit of up to $400 is required and any defective construction will be removed in accordance with the Bylaw).

Note: In the event of the applicants failure to complete the above works to the satisfaction of the County Engineer within a period of 6 months the Council will use such part of the deposit as is needed to complete the work or effect repairs.

FOR OFFICE USE

Received on (date) ..... by (Signature) .....

Receipt Numbers. ..... Code : 10-018-05 Footpath Crossing
22-002-20 Refundable Deposit

(Refer to General Inspector for inspection of 'owner constructed crossing'

(Revised : November 1981

36/14

#06380

WHANGAREI COUNTY COUNCIL

RECEIVED 7 DEC 1983 WHANGAREI COUNTY COUNCIL

BOND FOR CROSSING AND / OR DAMAGE TO ROAD / FOOTPATHS

I/We ..H.A.O.F. Rowdy.....

of ..13 Carlson Crescent Whangarei.....(address)

being owners of the property legally described as ..Lot 3 D.P. Subdivision 23.

O.T. No. 4D/97..... block No. ..XI Purua..... (Te Hoe Block).

Survey District, located at ..Te Hoe Road..... (road name and locality) hereby deposit with the Council the sum of .....

..... dollars ($ .....) (the amount shall be $400 or such lesser amount as determined by the Engineer as necessary to cover the cost of an entrance crossing, possible damage to the road and exceptional inspection fees) to assure the satisfactory construction of a crossing and repair of any damage to the road and the cost of any exceptional inspection which my work has caused.

In the event of my failure to satisfactorily complete the construction of the entrance crossing or repair of damage to the road within a period of six months from the date of this bond I agree that the Council shall use such part of the deposit as needed to complete the work or effect the repairs.

SIGNED ..... DATE 15/11/83

for Owner. VAL. REF. P135/145

- tear off -

To : The General Inspector, Whangarei County Council, P.O. Box 4102, KAMO.

VAL. REF. P135/145

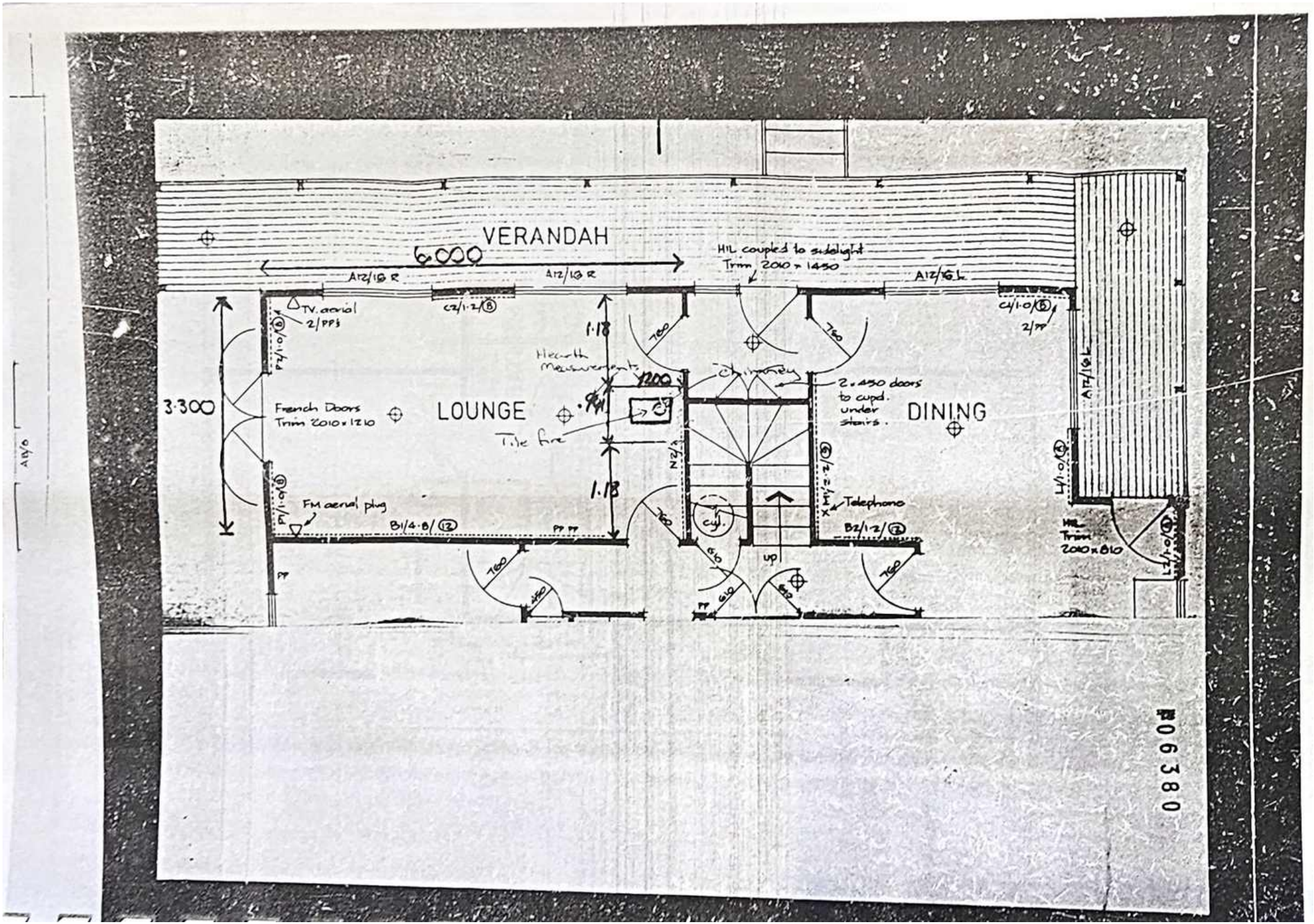
Please refund my deposit for entrance crossing and repair of damage.

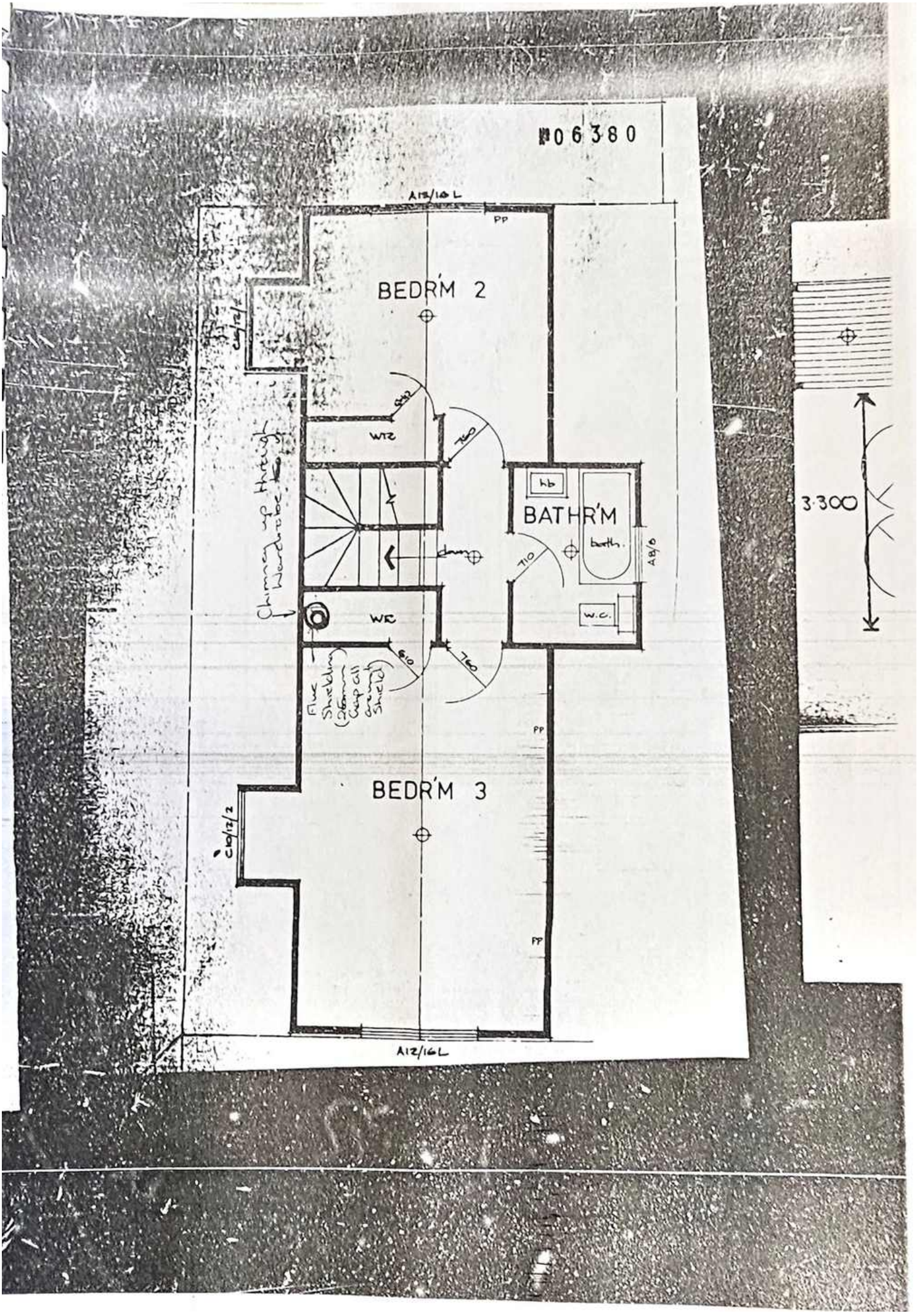
Name : .....

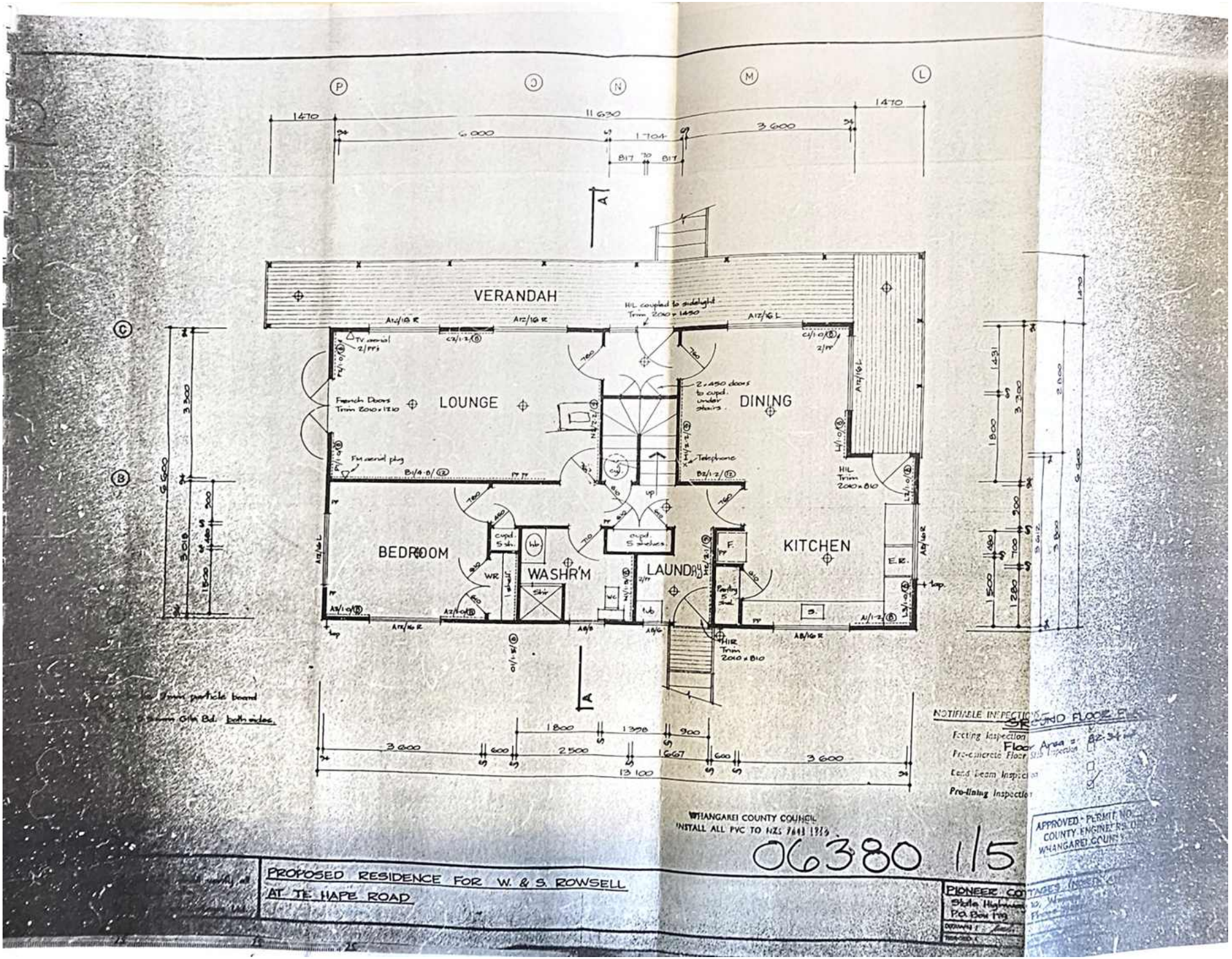
Address : .....

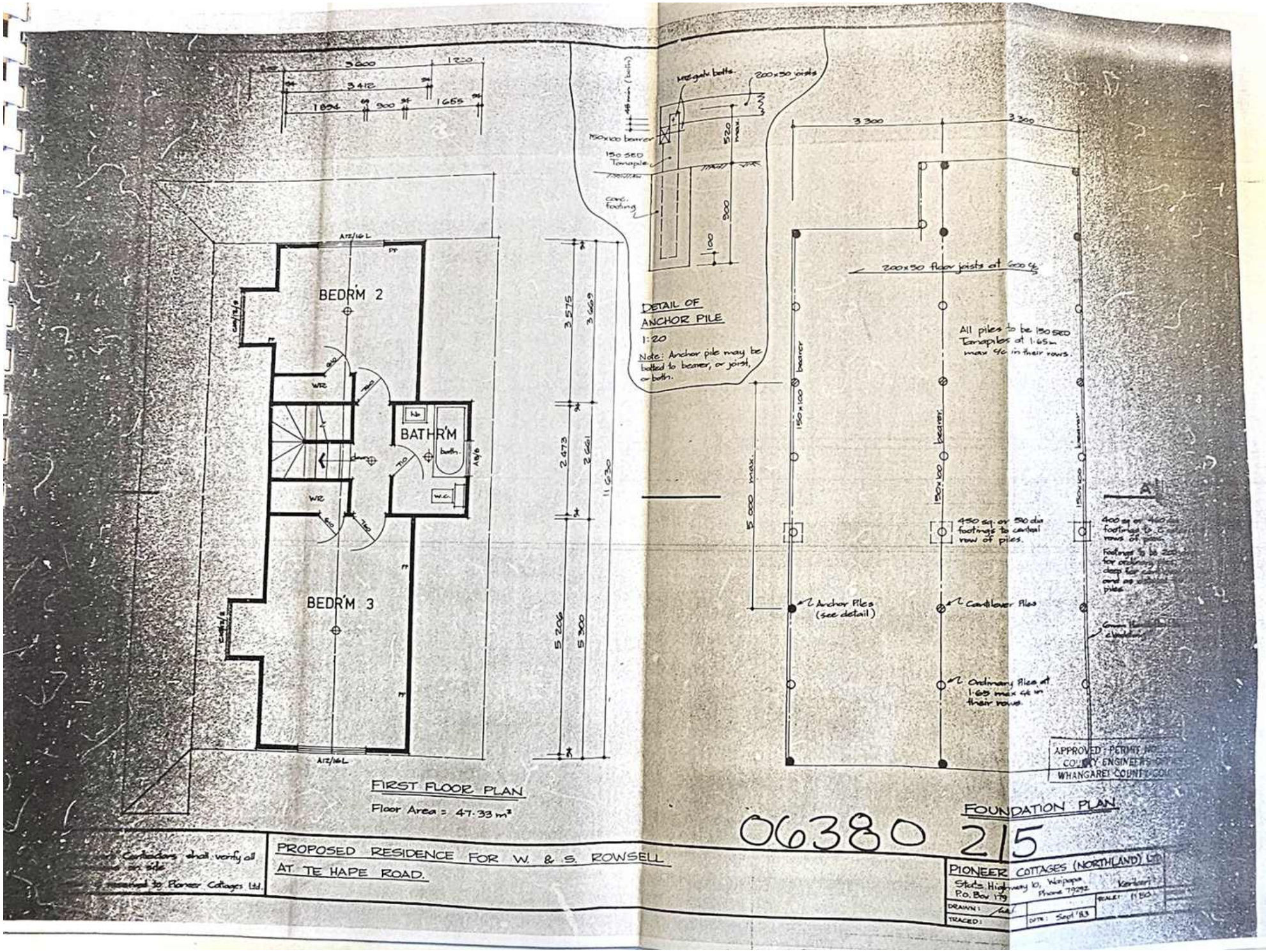
Office Use :

Receipt No. : ..... Date : .....


VERANDAH
6000
A12/1G R
A12/1G R
A12/1G L
HIL coupled to sidelight
Trim 2010 x 1450
TV. aerial
2/PPs
C2/1·2/B
C4/1·0/B
2/PP
1·18
Hearth
Measurements
1200
760
Chimney
2·450 doors
to cupd.
under
stairs.
3·300
French Doors
Trim 2010 x 1210
LOUNGE
DINING
Tile fire
FM aerial plug
B1/4·8/12
B2/1·2/A
Telephone
cyl.
up
HIL
Trim
2010 x 810
PP
450
640
A1/0
#06380


06380
A13/10 L
PP
BEDR'M 2
WIZ
760
BATHR'M
bath.
hb
710
A8/6
W.C.
WC
610
760
Chimney up Hvtight Werderbe
Flue Shielding (25mm Clear all around Shield)
PP
BEDR'M 3
CW/12/2
PP
A12/16L
3·300


VERANDAH
LOUNGE
DINING
BEDROOM
WASHR'M
LAUNDRY
KITCHEN
French Doors Trim 2010 x 1210
2 x 450 doors to cupd. under stairs
Telephone
HIL coupled to skylight Trim 2200 x 1450
HIR Trim 2200 x 810
HIL Trim 2200 x 810
TV aerial 2/pts
FM aerial plug
cupd. S/sh.
cupd. S/shelves
WR
Stair
Up
Tub
F.
E.R.
Top
11 630
6 000
1 704
3 600
1470
817
30
817
1800
1350
900
3 600
600
2500
1667
600
3 600
13 100
3300
6 600
300
1500
1800
1200
700
480
1431
2000
3300
6 600
1470
3 600
3 000
760
2 mm particle board
6mm Ply Bd. both sides
WHANGAREI COUNTY COUNCIL
INSTALL ALL PVC TO NZS 7641 1973
NOTIFIABLE INSPECTIONS
Footing Inspection
Pre-concrete Floor Slab Inspection
Pre-lining Inspection
SECOND FLOOR PLAN
Floor Area = 82.34 m²
APPROVED - PERMIT NO.
COUNTY ENGINEER
WHANGAREI COUNTY
06380
1/5
PROPOSED RESIDENCE FOR W. & S. ROWSELL
AT TE HAPE ROAD
PIONEER COTTAGES (NORTH)
State Highway 1
P.O. Box 719

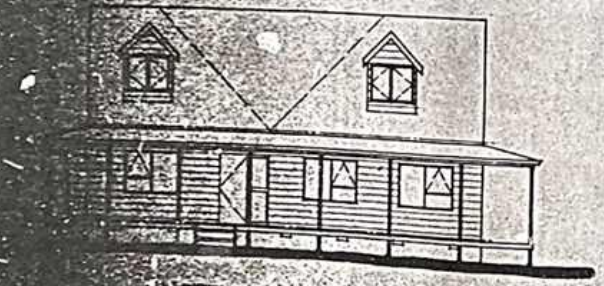

BEDR'M 2
BATHR'M
BEDR'M 3
WR
WR
bath.
w.c.
A12/16L
A9/6
3600
1220
3412
1894
900
1655
FIRST FLOOR PLAN
Floor Area = 47.33 m²
DETAIL OF ANCHOR PILE
1:20
Note: Anchor pile may be bolted to bearer, or joist, or both.
M12 galv. bolts
200x50 joists
150x100 bearer
150 SED Tanaplate
conc. footing
520 max.
900
100
3575
3669
2473
2661
11630
5206
5300
3300
3300
200x50 floor joists at 600 cs
All piles to be 150 SED Tanaplates at 1.65m max c/c in their rows.
150x100 bearer
150x100 bearer
150x100 bearer
5000 max.
450 sq. or 550 dia footings to central row of piles.
Anchor Piles (see detail)
Cantilever Piles
Ordinary Piles at 1.65 max ct in their rows.
FOUNDATION PLAN
APPROVED: PERMIT NO
COUNTY ENGINEER'S
WHANGAREI COUNTY COU
PROPOSED RESIDENCE FOR W. & S. ROWSELL
AT TE HAPE ROAD.
Contractors shall verify all
on site
reported to Pioneer Cottages Ltd.
06380 215
PIONEER COTTAGES (NORTHLAND) LTD
State Highway 10, Waipapa
P.O. Box 179
Phone 79292
Kerikeri
DRAWN:
TRACED:
DATE: Sept '83
SCALE: 1:50



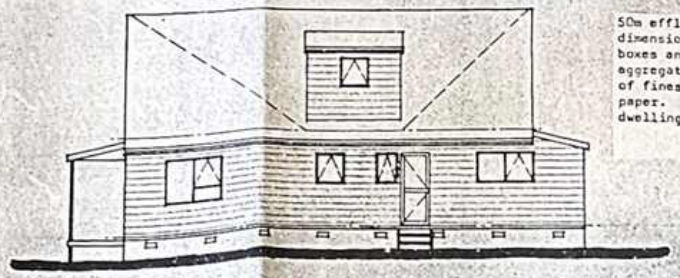
EASTERN ELEVATION



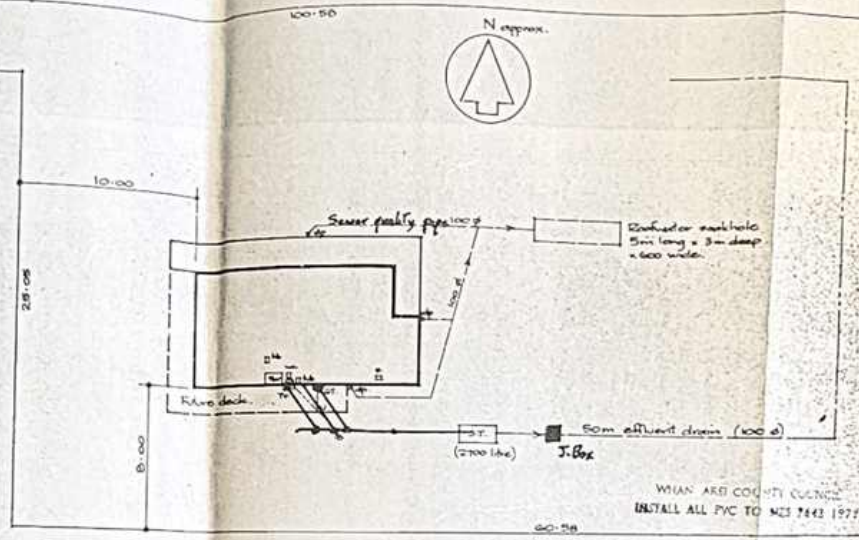
WESTERN ELEVATION

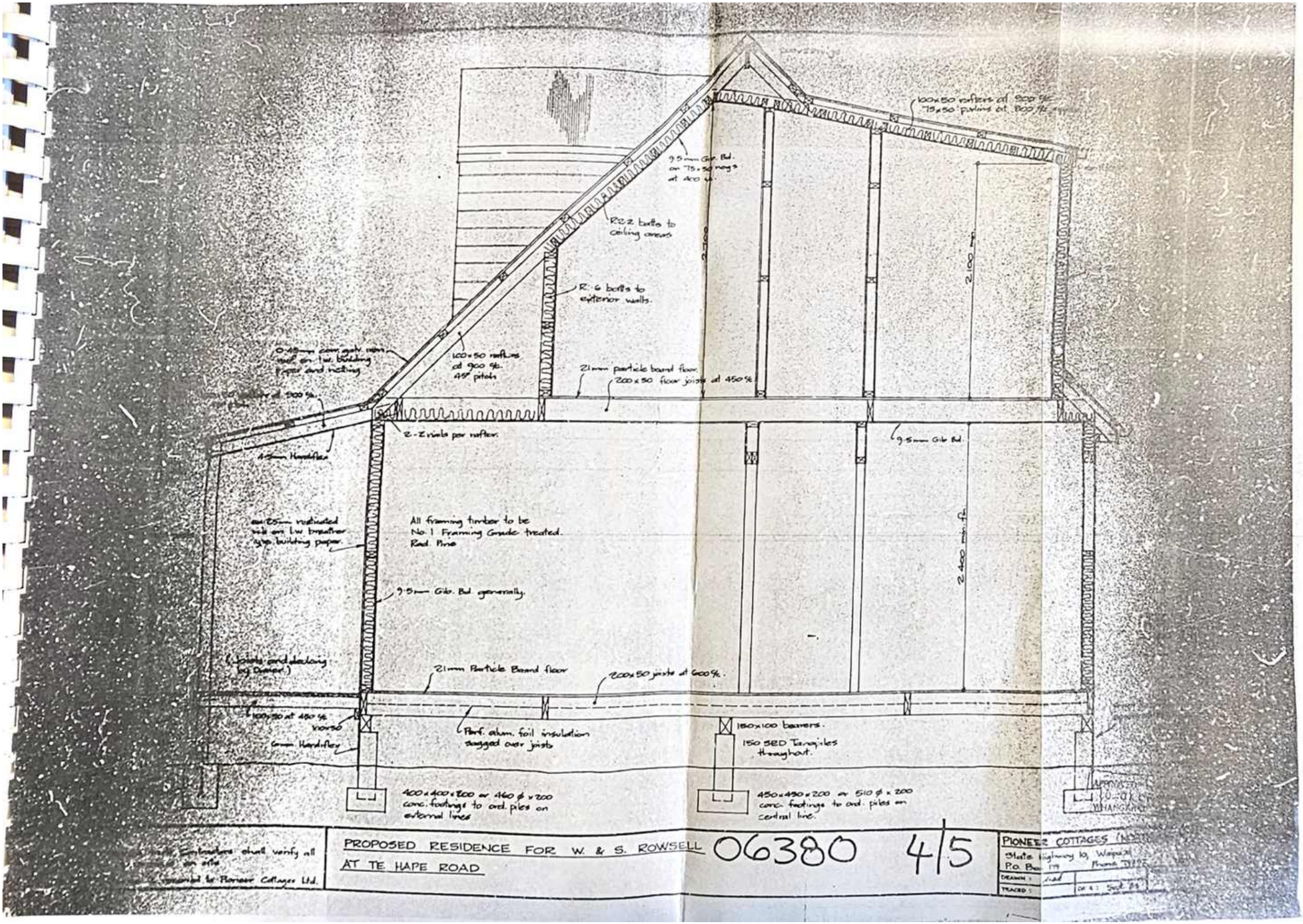


NORTHERN ELEVATION



SOUTHERN ELEVATION


Access Leg
100·58
N approx.
10·00
25·05
6·00
60·58
Sewer gravity pipe
Roadside manhole 5m long x 3m deep x 600 wide.
Lot 3
Patio
Patio
Patio


100x50 rafters at 900 %
75x50 purlins at 800 %
9.5mm Gib Bd. on 75x50 nogs at 460 ctrs.
R2.2 batts to ceiling areas
R2.6 batts to exterior walls.
2,700
2,100 min.
0.45mm corrugated iron roof on 1/w building paper and netting
100x50 rafters at 900 %. 45° pitch
21mm particle board floor
200x50 floor joists at 450 %
2-Z rivets per rafter.
9.5mm Gib Bd.
All framing timber to be No.1 Framing Grade treated Red Pine
on 25mm battened void on 1/w breather type building paper.
9.5mm Gib. Bd generally.
2,400 min. flr.
21mm Particle Board floor
200x50 joists at 600 %.
Perf. alum. foil insulation stapled over joists
150x100 bearers.
150 SED Tornadoes throughout.
400x400x200 or 460 ϕ x 200 conc. footings to excl. piles on external lines
450x450x200 or 510 ϕ x 200 conc. footings to excl. piles on central line.
PROPOSED RESIDENCE FOR W. & S. ROWSELL
AT TE HAPE ROAD
06380
4/5
PIONEER COTTAGES (NO
State Highway 10, Waipu
Ph

Due 20.6.85.
Issued

APPROVED PERMIT No. 065076
COUNTY ENGINEERS OFFICE
WHANGAREI COUNTY

35/145/46

WHANGAREI COUNTY COUNCIL

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

#06380

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

TO THE ENGINEER,

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

Particulars of the notice and application are:

OWNER Name W Rowsell

Postal Address P.O. Box 612, Whangarei Phone 72-388

BUILDER Name George Winter

Postal Address c/o Box 612 WREI Phone

EXISTING USE OF SITE AND BUILDINGS Dwg.

NATURE OF PROPOSED BUILDING WORK 1 garage
e.g. additions to Dwelling, Bedrooms, Lounge extensions, etc.

VALUATION DEPT. ASSESSMENT No. (from rate demand) 350/146/46

LEGAL DESCRIPTION OF SITE (from rate demand or title deeds)
Lot 3 D.P. ~~20977~~ 100992

Road or Street Te Hape Rd Town or Locality Whangarei County

AREA OF SITE Hectares 1920 Square Metres ✓

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

FLOOR AREA (Proposed work—square metres).

	Basement	Ground floor	Other floors	Total
Main Building	52.5 sq m			
Accessory Buildings				

ESTIMATED VALUE OF WORK

Main Building (excluding plumbing and drainage) $

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

Plumbing $

Drainage $ 300

TOTAL $ ~~5000.00~~

Value of additional fixed plant and machinery or other development work $

TOTAL VALUE OF DEVELOPMENT $

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

Signature of Applicant W Rowsell Date 24-5-85

FOR OFFICE USE ONLY

FEES:

10-030-12 Building Permit	$135.00	Receipt No. 843	Date 31.5.85	Permit No.	065076
22-005-20 Building Research Levy	$ —	Receipt No.	Date		
10-031-12 Plumbing Permit	$	Receipt No.	Date	Permit No.	
10-031-12 Drainage Permit	$ 6.00	Receipt No. 844	Date 31.5.85	Permit No.	4159
10-018-05 Footpath Crossing Permit	$ —	Receipt No.	Date	Permit No.	
22-002-20 Deposit against Damage to Street Road or Footpath	$ —	Receipt No.	Date		
16-004-05 Water Connection	$	Receipt No.	Date		
10-031-12 Sewer Connection	$	Receipt No.	Date		
Miscellaneous	$	Receipt No.	Date		
*Development Levies					
Reserves	$	Receipt No.	Date		
Others (state)	$	Receipt No.	Date		
	$	Receipt No.	Date		
TOTAL	$141.00	Receipt No.	Date		

Fees Paid by W. or S Rowsell

(*Development levies apply only to projects covered by Section 711A of the Local Government Act 1974—see Third Page)

RECEIVED 31 MAY 1985 WYANGA COUNTY COUNCIL

FOR OFFICE USE ONLY

06380

Officers to Check Application:—

TO ADMINISTRATIVE OFFICER: Date Received

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

Remarks 142

Signature Date 24.5.85

PLANNING OFFICER: (Examine District Scheme Planning Act and Regulations. Development Levies) 5 JUN 1985

Reports:

Final Approval: Signature Date 6/6/85

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

Reports:

Final Approval: Signature(s) Date 6/6/85

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

Reports:

Final Approval: Signature Date 18.6.85

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

Reports:

Final Approval: Signature Date 19.6.85

WHANGAREI COUNTY COUNCIL

APPLICATION FOR PERMIT FOR SANITARY PLUMBING OR DRAINAGE WORK

No 06380

TO : The Plumbing and Drainage Inspector,

I, the undersigned (Full name(s)) W ROWSELL

OF (Address) Box 612 WRC! Phone 72-388

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

Lot No. 3 D.P. 100992 Section ..... Block .....

Survey District .....

Street or Road ..... Township or Rural District .....

Rating Assessment No. 35/145/46

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

Name .....

Address .....

Brief Description of Proposed work is : ~~drainage~~ farm garage

.....

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

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

Name R.B. Allen

(To be advised) Address c/- P.O. Box 612, Whangarei

..... Phone No. 72-388

Estimated Value of :

(a) Plumbing/Total Value $..... Material Value $..... Nett Value $.....

(b) Drainage " " $300.- Material Value $201 Nett Value $99.-

Signature : W Rowsell Date : 24-5-85

SEE REVERSE FOR SCALE OF FEES.

For Office Use only.

Examined and approved : Signature : [signature] Date 6/6/85

Code 10-031-12

Fee $ 6.00 Rec. No. .....

Date ..... Permit No. .....

Paid By .....

RECEIVED 31 MAY 1985 WHANGAREI COUNTY COUNCIL

Lease & Richardson
CONSULTING CIVIL & STRUCTURAL ENGINEERS
2 SEAVIEW ROAD, WHANGAREI. PH: 83-273

RECEIVED
31 MAY 1985
WHANGAREI COUNTY COUNCIL

File No. 06380
Plan Ref. No. Board Relocate
Calculated by
Checked by
Date

Refers to Proposed Garage
Client W. Brandt Te Kopi Road

Floor joists



Floor loading 2.5 kPa
Limited access for storage.

Floor joists
225 x 50 @ 450 OK
2.5 kPa

For 2.5 kPa floor loading span of floor joists would comply with NZS4.

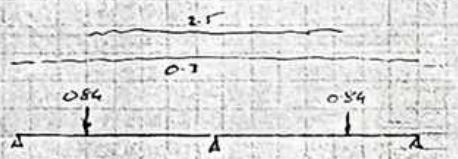
Stub wall props rafter.

DL = 0.3 x 2.8 = 0.84
L = 0.25 x 2.5 = 0.7 kN/m

Floor live load does not occur over 1.2m width
⇒ 3.0 kN/m

Beam

Beam spans 6.4 m.



load to beam

Floor DL = 0.3 x 3.5 = 1.05
LL = 2.5 x 2.2 x 2.4/3.5 x 2 = 2.52
Roof. 0.84 x 1.2/3.5 x 2 = 0.58
O/W 0.3
4.47 kN/m

Beam.
250UB 31 kg.

Footing
600 □

For 6.4 span
$M_{DL} = 4.47 \times 6.4^2/8$
= 22.85 kNm

δ 250UB 31
$\delta = \frac{4.47 \times 6.4^4}{384 \times 200 \times 44.4} = 0.233$ m
0.0036
1:270.

@ 1.65 ⇒ 2.394

OK for beam structure

Reaction: $4.47 \times 7.4/2 = 35$ kN ⇒ 590 □ for 100 kPa

70 □ RHS post. OK.

BUILDING INSPECTOR'S FIELD SHEET

AUTHORITY Stats. No. C 003070

Whangarei County Council No. 006380

Inspector: M_____ File No._____

Receipt No._____ Date Permit Issued 20/6/85

OWNER

Name W. Russell

Mailing Address P.O Box 612 Whangarei.

BUILDER

Name George Winter

Mailing Address P.O. Box 612. Whangarei.

PROPERTY ON WHICH BUILDING IS TO BE ERECTED/DEMOLISHED

SITE

Street No. _____

Street Name [illegible]

Town/District Maunu

Riding Maunu

LEGAL DESCRIPTION

Valuation Roll No. [illegible]

Lot - D.P. [illegible]

Section _____ Block _____

Survey District _____

DESCRIPTION OF PROPOSED WORK AND MAIN PURPOSE OF USE

Garage.

FLOOR AREA

Whole Sq. Metres 52 S.

DWELLING UNITS

Number Erected

ESTIMATED VALUES $

Building	6,000 00
Plumbing	
Drainage	300 00
TOTAL	6,300 00

NATURE OF PERMIT (TICK BOX)

- [✓] NEW BUILDING – exclude domestic garages and domestic outbuildings
- [ ] FOUNDATIONS ONLY
- [ ] ALTERED, REPAIRED, EXTENDED – include conversions and rested buildings
- [ ] NEW CONSTRUCTION OTHER THAN BUILDINGS – include demolitions
- [ ] DOMESTIC GARAGES AND DOMESTIC OUTBUILDINGS

FEES APPLICABLE

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

Receipt No. 043.

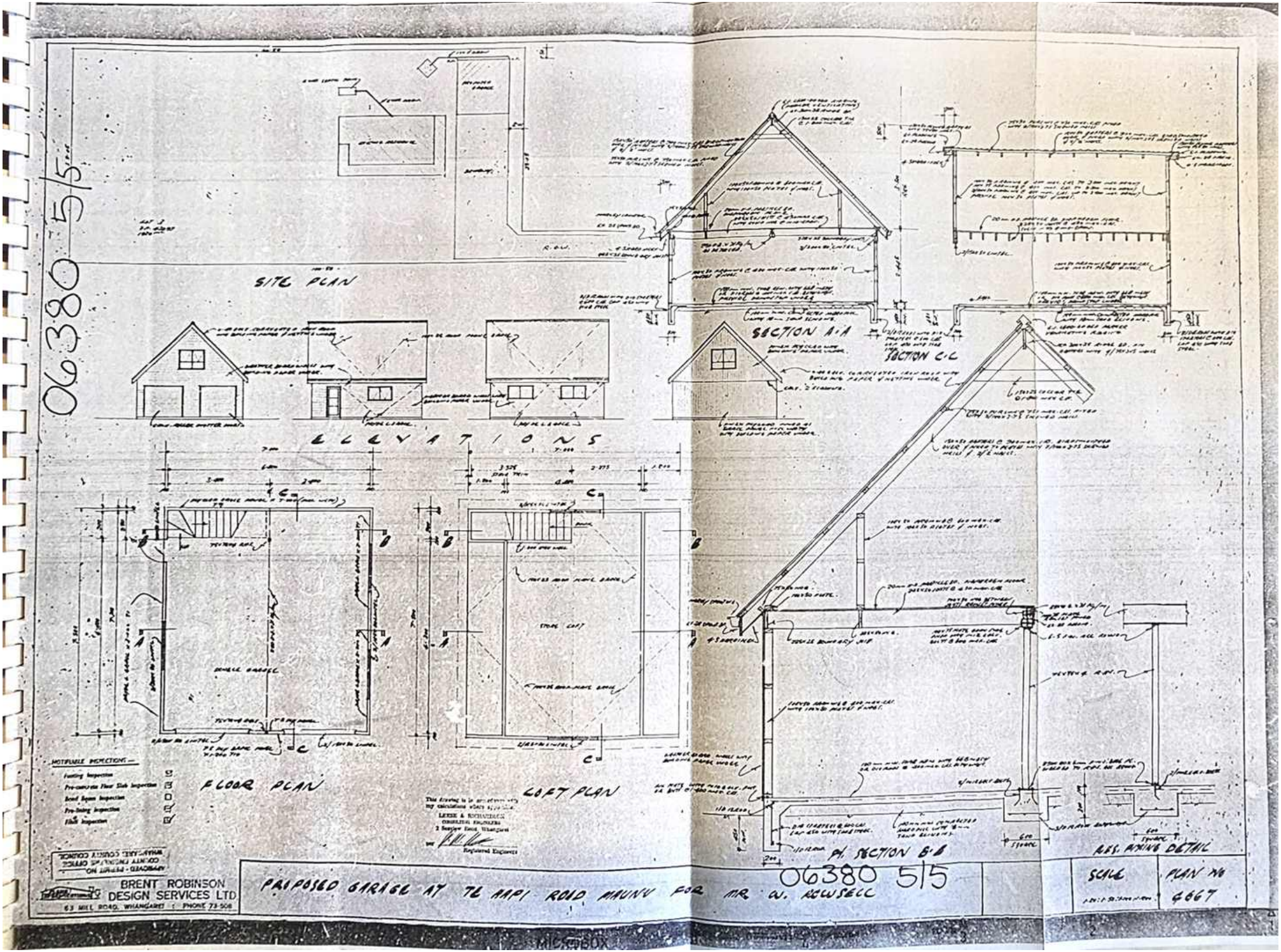
Date of Payment 21/5/85

Authorised Officer [signature]

Special Conditions: _____

Date Inspected	REMARKS (e.g. stage reached with work)
	19.9.85 F.I. [signature]

(CONTINUED OVER)


06380 5/5
SITE PLAN
ELEVATIONS
SECTION A-A
SECTION C-C
FLOOR PLAN
LOFT PLAN
PART SECTION B-B
BRENT ROBINSON
DESIGN SERVICES LTD
63 MILL ROAD, WHANGAREI : PHONE 73-508
PROPOSED GARAGE AT 76 MAPI ROAD MAUNU FOR MR W. ROWSELL
06380 5/5
SCALE
PLAN No
4667

200219.

WHANGAREI DISTRICT COUNCIL

FORUM NORTH · PRIVATE BAG 9023, WHANGAREI, NEW ZEALAND. TELEPHONE: 09-430 4200, FAX: 09-438 7632

APPLICATION FOR BUILDING CONSENT

Section 33, Building Act 1991

S8562

PART A: General - (see guidance notes before filling in form)

To be completed in all cases, ticking each box as appropriate.
The applicant must be the owner of the land, or the leaseholder, or a person who has agreed to either conditionally or unconditionally purchase the land or any leasehold, and proof should be provided.

1. **Application type**
   - ☑ Building Consent only. Project Information Memorandum No. 58457
   - ☑ Both Building Consent and a Project Information Memorandum. Yes ☐
   - ☐ Building Consent to Demolish (a separate utilities disconnection application will be necessary) No ☐

2. **Applicant** S&P?
   - Name H.L. & J.L. GRAY
   - Address
   - Postal Address RD9 Whangarei
   - Phone 4388631 Fax Same.

3. **Agent**
   - Name
   - Address
   - Postal Address
   - Phone Fax

4. **Site**
   - Street/Road No 18 Te Hape Rd
   - Street/Road Name
   - Town or Area Maunu

APPROVED 19 JUN 2002 RECEIVED B.C. TWUN LTD. 17 JUN 2002

5. **Legal Description**
   - Valuation Roll No 00350/145.46 Lot 3 DP 100992

6. **Full description and intended use of the project**
   - Alteration to house plus erect new garage

7. **Size of project** *Required for the Department of Statistics*
   - Floor Area 14 m² ~~No of Storeys~~ Garage 56m² ~~No of Dwelling Units~~

8. **Nature of consent** *Required for the Department of Statistics*
   - ☐ 1. New building - exclude domestic garages and domestic outbuildings
   - ☐ 2. Foundation only.
   - ☑ 3. Alterations, repairs, extensions, conversions, resiting, installation of heating appliances and plumbing and drainage only.
   - ☐ 4. Other new construction and demolition.
   - ☑ 5. Domestic garages and domestic outbuildings.

9. **Market value of project**
   - Include plumbing & drainage $20,000-00

10. **Intended project life**
    - ☑ Not less than 50 years
    - ☐ Under 50 years, specified as _____ years

11. **Staged project**
    - ☑ No
    - ☐ Yes, stage _____ of an intended _____ stages

12. **For Office Use Only**

Property ID	06380
LLP	038624
Classified Use	Outb.

7 JUN 2002

http://goliath/docs/building_consent_application.doc

1

SM

PART E: Key Personnel

20. Designer

➤ Name Self Address

Postal Address Phone Fax

21. Building Certifier Reg. No

➤ Name B.C.W. Ltd Address

Postal Address Reg Building Certifiers No. 8 Phone Fax

10 Rust Ave, Whangarei

Ph: 438-0401 Fax: 438-9587

22. Plumber/Gasfitter Reg. No

➤ Name Address

Postal Address Phone Fax

23. Electrician Reg. No

➤ Name Address

Postal Address Phone Fax

24. Builder

➤ Name Keith Mitchell Builders Ltd Address

Postal Address Box 1572 Whangarei Phone 438130 Fax 438170

025 951766

25. Drainlayer Reg. No

➤ Name Self Address

Postal Address Phone Fax

CONFIDENTIALITY - Plans and specifications

☐ I/We require that the ☐ plans ☐ *specifications* be treated as confidential to protect

☐ building security ☐ *copyright* (proof of reasons for confidentiality will be required)

☐ I/WE require all details of this consent to be confidential as covered under the Domestic Violence Act (proof is required by the council)

CORRESPONDENCE

I/we the applicant acknowledge that all correspondence is to be directed to:

1. ☑ *myself/ourselves*
2. ☐ *my/our* agent whose responsibility it is to forward all the council's documentation received as appropriate.

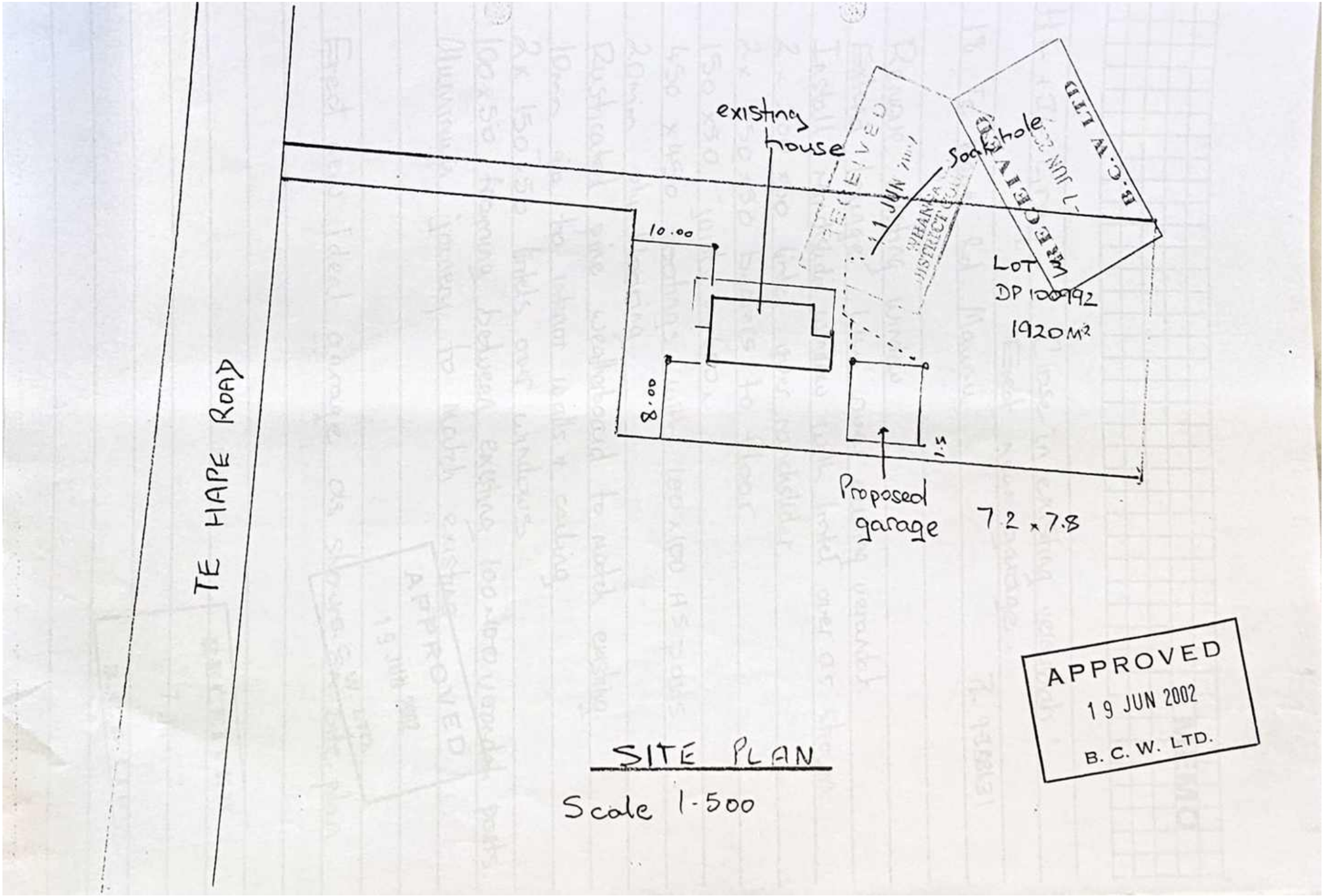
Signed by/~~for and on behalf of~~/ the applicant *(Delete as appropriate)*

Note: If acting "for and on behalf of", please read the following declaration before signing:

"I hereby declare that I am authorised to act as Agent of the Applicant".

Name Harvey Gray

Signature Harvey Gray **Date** 5.6.02



SITE PLAN

Scale 1-500

MEMO

H L + J L Gray : Close in existing verandah
Erect new garage.

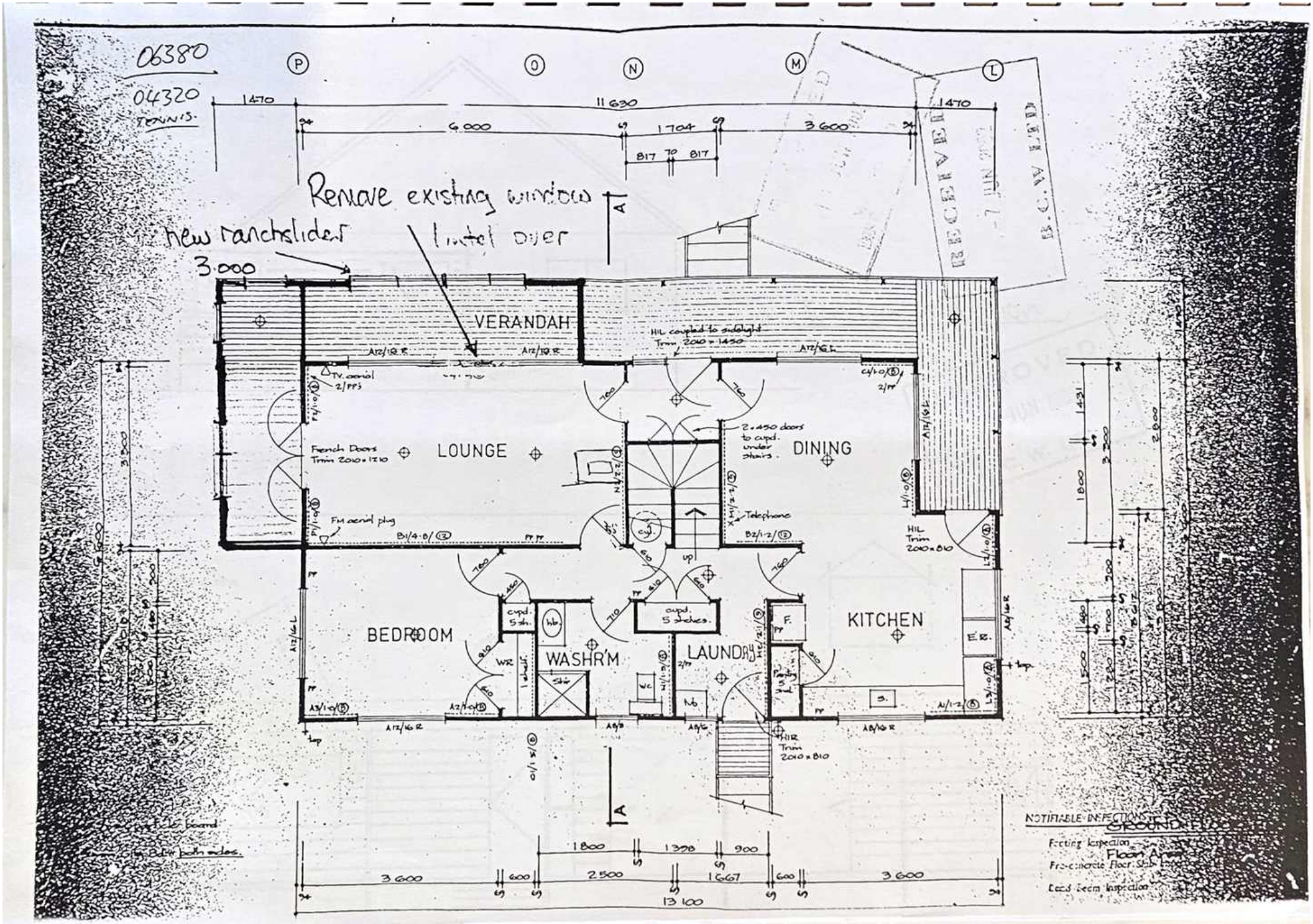
18 Te Hape Rd. Maunu. ☎ 4388631

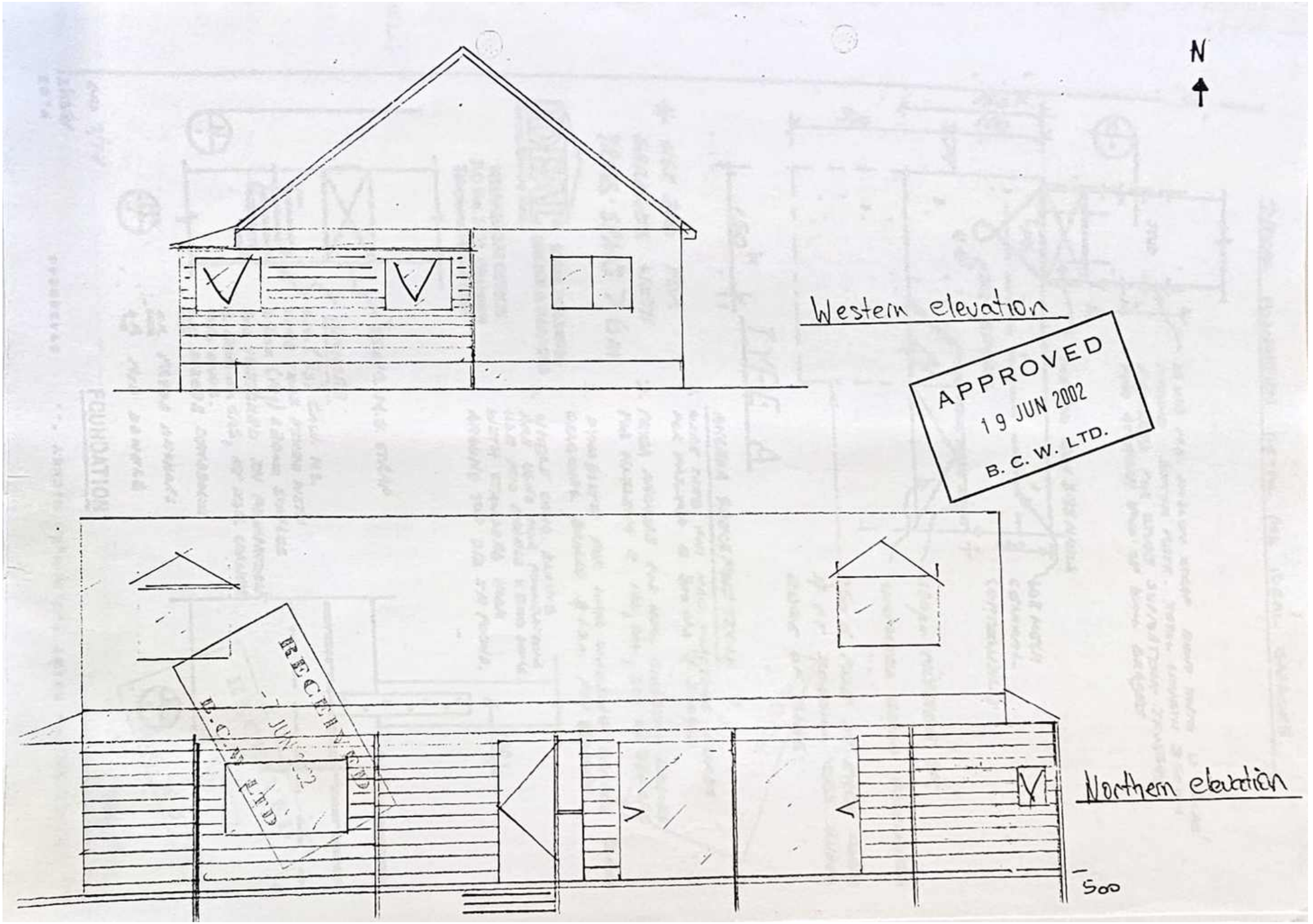
Renove existing window
Extend lounge 1·4m over existing verandah.
Install ranchslider window with lintel over as shown.
2 x 200 x50 lintel over ranchslider.
2x 150 x50 bearers to floor
150 x50 joists @ 600 c
450 x450 footings with 100 x100 H5 posts.
20mm ply flooring.
Rusticated pine weatherboard to match existing.
10mm gib to interior walls & ceiling.
2x 150x50 lintels over windows
100 x50 framing between existing 100 x100 verandah posts.
Aluminium joinery to match existing

APPROVED
19 JUN 2002
B.C.W. LTD.

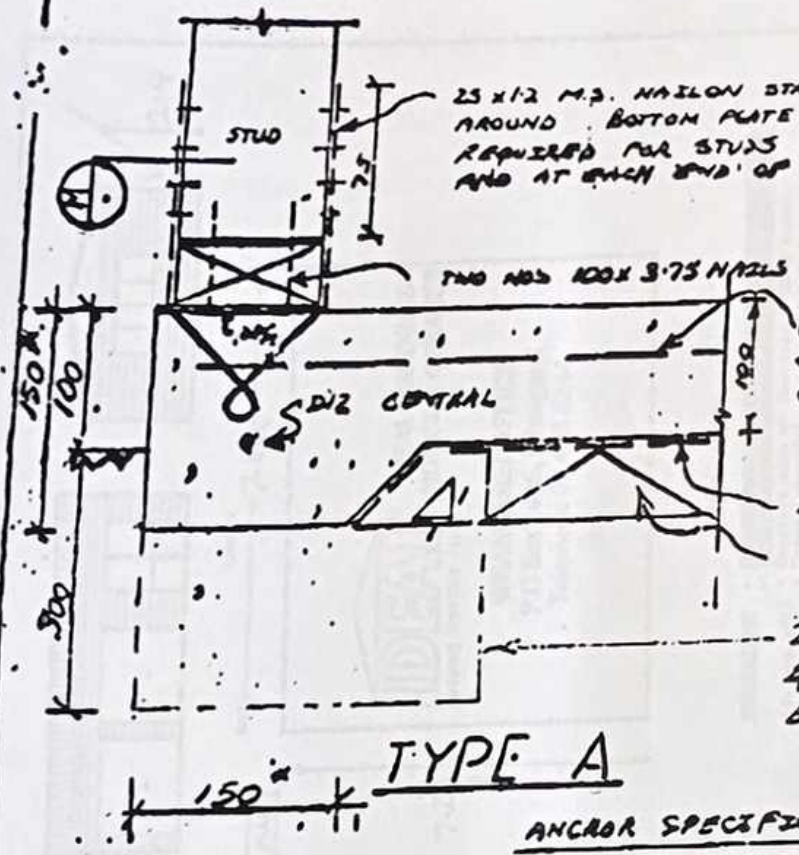
Erect new Ideal garage as shown on site plan.

RECEIVED
7 JUN
B.C.W LTD


06380
04320
TOWN IS.
P
O
N
M
L
1470
11 630
6 000
1704
3 600
817
70
817
Renove existing window
new ranchslider
lintel over
3.000
A
RECEIVED
7 JUN
B.C. ASSESSMENT
VERANDAH
HIL coupled to skylight
Trim 200 x 1450
TV. aerial
2/PP3
French Doors
Trim 2010 x 1210
LOUNGE
2.450 doors
to cupd.
under
stairs.
DINING
FM aerial plug
Telephone
HIL
Trim
200 x 810
BEDROOM
cupd.
5 sh.
WR
WASHR'M
LAUNDRY
cupd.
5 shelves.
KITCHEN
F.
E.R.
S.
HIR
Trim
2010 x 810
up
1800
1350
900
3 600
600
2500
1667
600
3 600
13 100
NOTIFIABLE INSPECTIONS
GROUND FLOOR
Footing Inspection
Floor Area
Fire-resistant Floor Slab
Roof Beam Inspection


N
Western elevation
APPROVED
19 JUN 2002
B. C. W. LTD.
Northern elevation

TYPICAL FOUNDATION DETAIL FOR IDEAL GARAGES.



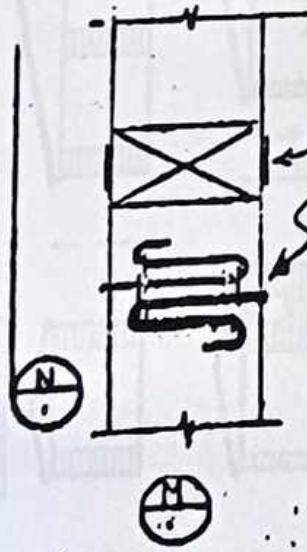
* USE 200 FOR GARAGES WITH TRUSS SPANS 7·6m

IDEAL BUILDINGS HOMES & GARAGES

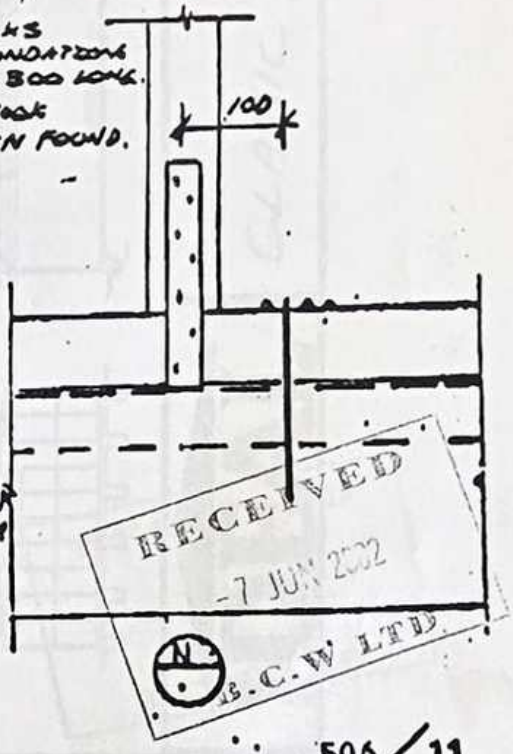
WHANGAREI OFFICE
P.O Box 1436, Whangarei
Telephone 09 438 8844

ANCHOR SPECIFICATION

1. WIRE TIES FOR WALL CLADDING BRACES FOR NAILING @ 300 CRS @ 360 CRS
2. PRYDA ANCHORS FOR WALL CLADDING BRACES FOR NAILING @ 150, 200, 300 OR 360 CRS
3. DYNABOLTS FOR WALL CLADDING BRACES, 2·4m DIAGONAL BRACES @ 1·2m PLY BRACES
4. WHERE CONC. BLOCKS ARE USED FOR FOUNDATIONS USE M10 DOWELS x 800 LONG WITH STANDARD HOOK AROUND TOP D12 IN FOUND.



ANCHERS
4mm (8g) GALV. M.S. WIRE TIES FIXED WITH 32mm (10/) x 30mm STAPLES AND TWITCHED IN FOUNDATION @ 1200mm CRS, AT WALL CORNER AND ENDS.
OR D12096 DYNABOLTS
OR PRYDA ANCHORS
OR M10 DOWELS

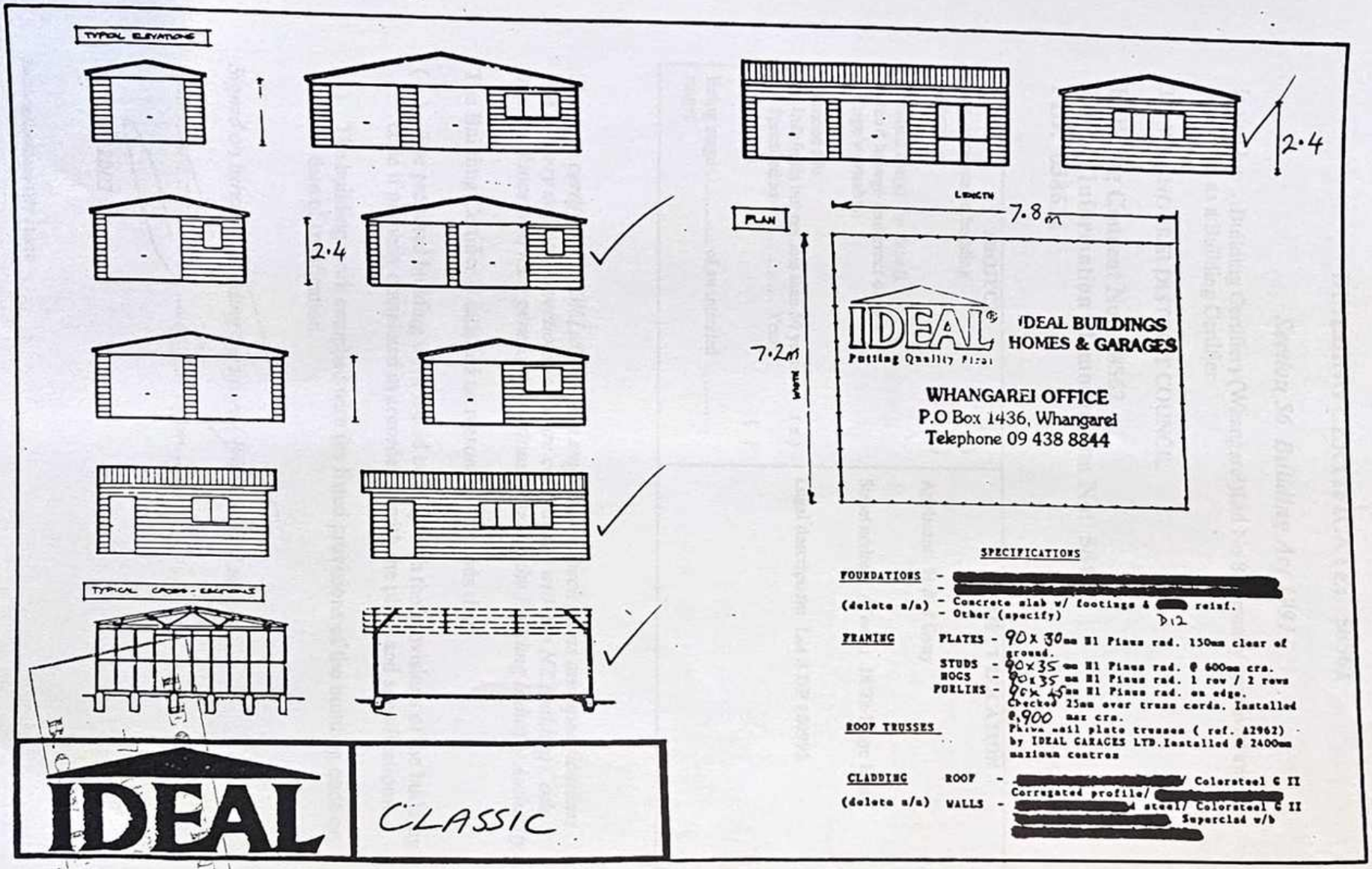


RECEIVED
11 JUN
RECEIVED
-7 JUN 2002
B.C.W LTD.

FOUNDATION

506/11

18-APR-02 THU 06:37 T.J.AND.GM HICKEY ... 0942888844


TYPICAL ELEVATIONS
2.4
2.4
PLAN
LENGTH
7.8m
7.2m
WIDTH
IDEAL
Putting Quality First
IDEAL BUILDINGS
HOMES & GARAGES
WHANGAREI OFFICE
P.O Box 1436, Whangarei
Telephone 09 438 8844
SPECIFICATIONS
FOUNDATIONS
(delete n/a)
- Concrete slab w/ footings & reinf.
- Other (specify)
D12
FRAMING
PLATES - 90 x 30mm H1 Pinus rad. 150mm clear of ground.
STUDS - 90x35 mm H1 Pinus rad. @ 600mm crs.
NOGS - 90x35 mm H1 Pinus rad. 1 row / 2 rows
PURLINS - 90x45mm H1 Pinus rad. on edge.
Checked 25mm over truss cords. Installed @ 900 max crs.
ROOF TRUSSES
Pinus nail plate trusses (ref. A2962) by IDEAL GARAGES LTD. Installed @ 2400mm maximum centres
CLADDING
(delete n/a)
ROOF -
Corrugated profile/ Colorsteel C II
WALLS -
steel/ Colorsteel C II
Superclad w/b
TYPICAL CROSS-SECTIONS
IDEAL
CLASSIC

BUILDING CERTIFICATE: 58562

Section 56 Building Act 1991

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

To: WHANGAREI DISTRICT COUNCIL

Building Consent No: 58562
Project Information Memorandum No: 58457
PID: 038624

PROJECT		PROJECT LOCATION
New or relocated building	(x)	
Alteration	(x)	Applicant: **H & J Gray**
Intended use(s) *(in detail);* **Extend lounge and erect double garage/workshop**		Street address *(if any)*: **18 Te Hape Road**
Intended life:		
Indefinite but not less than 50 years	(x)	Legal description: **Lot 3 DP 100992**
Specified as ..... Years		
Demolition	( )	
Being stage ..... of an intended ..... stages		

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

The Building Certifier is satisfied on reasonable grounds that:

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

( ) The building work complied with the listed provisions of the building code on the date of certification.

Signed on behalf of Building Certifiers (Whangarei) Ltd

Name: .....

June 20, 2002

Building Certificate QPF / 15/10

PROCESSING CHECK LIST

S8562

	OK (SIGNATURE)	DATE
LOG IN		
PLUMBING/DRAINAGE (INCLUDING CONNECTIONS)		
BUILDING		
ENVIRONMENTAL HEALTH/DANGEROUS GOODS		
ENGINEER (SUBDIVISION)		
ENGINEER (BUILDING)		
TITLE REGISTRATION (COVENANTS, MINES ETC)		
FIRE SAFETY		
PLANNING		
ROADING		

APPROVED
19 JUN 2002
B. C. W. LTD.

JJH:S467634

WHANGAREI DISTRICT COUNCIL

FORUM NORTH : PRIVATE BAG 9023, WHANGAREI, NEW ZEALAND TELEPHONE 09 430 4200 FAX 09 438 7632

Issue Document

BUILDING CONSENT No:58562 58562
Section 35, Building Act 1991
Issued:20Jun02
Project Information Memorandum No: 58457

Applicant

HARVEY LYALL GRAY
R D 9
WHANGAREI

Agent

HARVEY LYALL GRAY
R D 9
WHANGAREI

Site Information

PROPERTY ID: 038624
STREET ADDRESS: 18 TE HAPE RD, R D 9, WHANGAREI 0121
LEGAL DESCRIPTION: LOT 3 DP 100992

Project Information

PROJECT IS FOR: Alteration
INTENDED USE(S): DWELLING ALTERATION & NEW GARAGE
INTENDED LIFE: Indefinite but not less than 50 years
VALUE OF WORK: $20,000.00
NUMBER OF STAGES: 1

Fees

COUNCIL'S TOTAL CHARGES FOR THIS BUILDING CONSENT ARE: $183.00
PAYMENTS RECEIVED TO DATE:
Receipt number: 2227347 Date: 18Jun02 Amount: $183.00

See attached page(s) for any other conditions.

This Consent is issued subject to the following conditions:

1: **General**

No Requirements.

Signed for and on behalf of the Council

Name: G. Byers

Signature: ..... Date: 20./6../02.

Building Consent: 58562
See attached page(s) for any other conditions.

Page : 2

B.C.W. Ltd

A 14479

Registered Building Certifiers
10 Rust Avenue, Whangarei
Phone: 0-9-438 0401
Fax: 0-9-438 9587

FIELD ADVICE NOTICE

TO: H. L. GRAY

ADDRESS: 18 TE HAPE

DATE: 28/6/02

PID No: 038624

CONSENT NO 58562

IN ORDER TO COMPLY WITH THE BUILDING ACT 1991 AND APPROVED DOCUMENTS

THE FOLLOWING ITEMS HAVE BEEN NOTED:

	Y / N
Is a water meter connected	
Boundary Pegs sighted	
Is a Resource Consent required	
Pole Holes	
Post Holes	
Ordinary Piles	
Brace Piles	
Anchor Piles	

FOUNDATIONS

Depth & Width	✓
Reinforcing Cover 75mm	✓
Reinforcing Tied	✓
Reinforcing Laps (40 D Plain - 32 D Deformed)	✓
Foundation Wall Reinforcing	
Floor to Ground Level	
Block Washouts	

SUBFLOOR

Bracing	
Solid Blocking	
Bearer to Pile fixings	
6Kn/12Kn fixings	

CONCRETE FLOORS

Hardfill<37.5mm	✓
Sand Blinding	
Moisture Barrier	✓
Steel Supported	
Pipework Sleeved	
Fall on Waste Pipes	
H.W.C. Drain Installed	
Floor Wastes	
Pipes Correctly Bedded	
AS.NZ.3500.2.2 Tested	

Notes and/or action to be taken

0.K. to pour footings and floor slab.

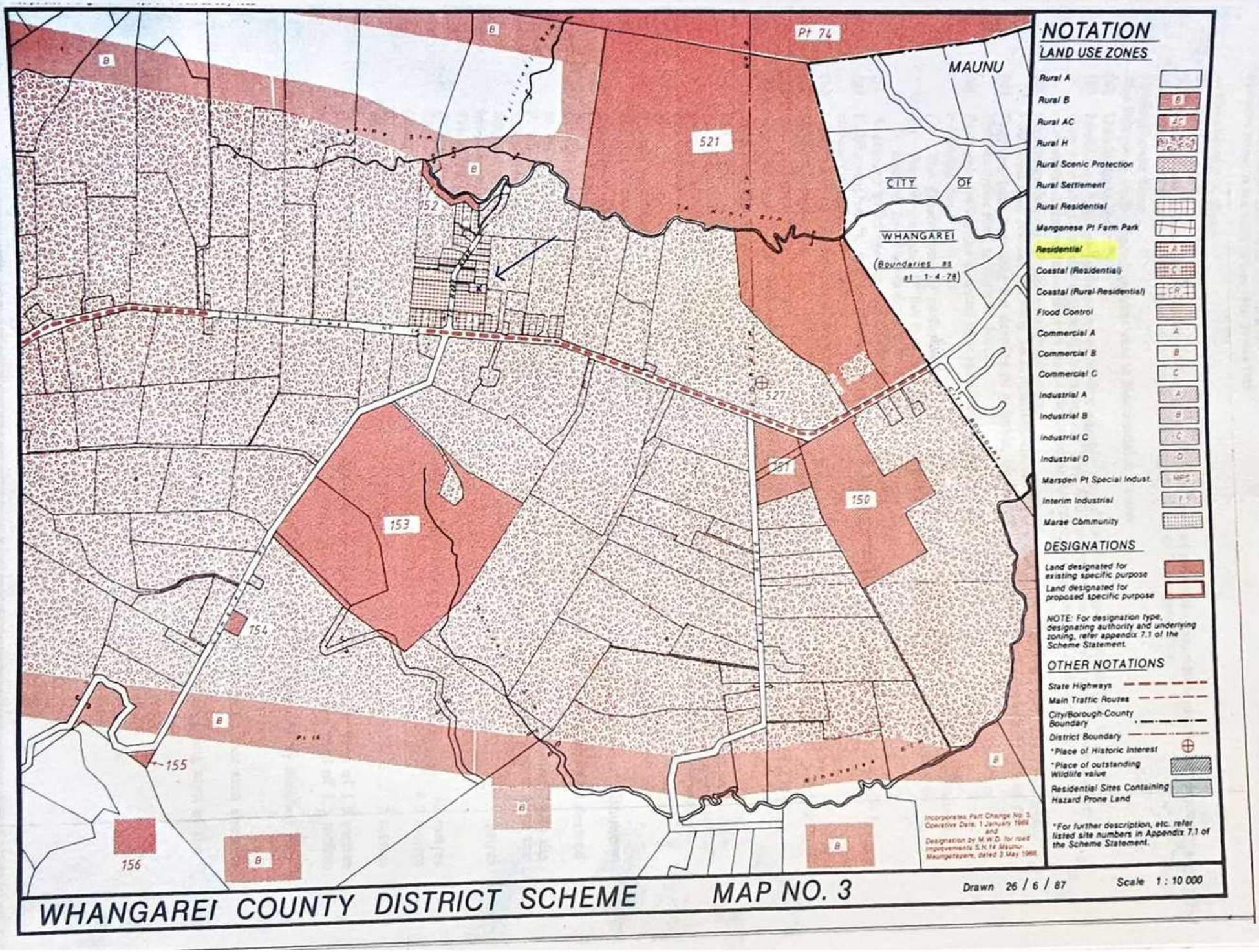
FURTHER INSPECTION REQUIRED: YES/NO Prelim.

ISSUED BY: ..... BUILDING OFFICER

THIS NOTICE RECEIVED BY: ..... (OWNER/TRADESMAN)
(SIGNATURE)

TIME 2.00 A.M./P.M.

DATE 28/6/02


NOTATION
LAND USE ZONES
Rural A
Rural B
Rural AC
Rural H
Rural Scenic Protection
Rural Settlement
Rural Residential
Manganese Pt Farm Park
Residential
Coastal (Residential)
Coastal (Rural-Residential)
Flood Control
Commercial A
Commercial B
Commercial C
Industrial A
Industrial B
Industrial C
Industrial D
Marsden Pt Special Indust.
Interim Industrial
Marae Community
DESIGNATIONS
Land designated for existing specific purpose
Land designated for proposed specific purpose
NOTE: For designation type, designating authority and underlying zoning, refer appendix 7.1 of the Scheme Statement.
OTHER NOTATIONS
State Highways
Main Traffic Routes
City/Borough-County Boundary
District Boundary
*Place of Historic Interest
*Place of outstanding Wildlife value
Residential Sites Containing Hazard Prone Land
*For further description, etc. refer listed site numbers in Appendix 7.1 of the Scheme Statement.
MAUNU
CITY OF WHANGAREI
(Boundaries as at 1-4-78)
Pt 74
521
152
153
154
155
156
527
151
150
B
Incorporates Part Change No. 3. Operative Date: 1 January 1988 and
Designation by M.W.D. for road improvements S.H.14 Maunu-Maungatapere, dated 3 May 1988.
WHANGAREI COUNTY DISTRICT SCHEME
MAP NO. 3
Drawn 26 / 6 / 87
Scale 1 : 10 000

Incorporates Changes 25 & 57; 26 & 67; 70 & 71
Operative Dates: 31 Oct 1989; 20 Sept 1991; 20 Nov 1991

— Residential A Zone

Zone Statement

This zone covers the main residential settlements in the County and includes those which provide for persons wishing to reside in coastal areas within easy commuting distance of Whangarei City.

Predominant Uses

The following shall be predominant uses in Residential A Zones:

(a) Dwellinghouses.

(b) Multi-unit housing in those areas having a public reticulated sewerage system subject to no more than two units per site and comprising no less than 400 square metres net site area per unit. (For residential density restrictions in non-reticulated areas refer to Ordinance V, Clause 3(2)).

(c) Apartmenthouses of two household units.
Provided that the site of every such apartmenthouse shall contain not less than 1600 square metres.

(d) Farming (not including the deeping of animals, birds or bees) complying with the provisions of the Bylaws from time to time in force.

(e) Professional offices situated in a residential building.
Provided that:
(i) The greater part of such residential building is not used for any purpose other than residential.
(ii) For the purpose of the bulk and location requirements the whole of such building shall be deemed to be a residential building.

(f) Accessory buildings for any of the foregoing purposes.

(g) Public reserves or reserves within the meaning of the Reserves Act 1977, and recreation grounds but excluding buildings thereon.

(h) River control and conservation works.

(i) Home Occupations.

Bulk and Location Requirements

The following shall be the bulk and location requirements for predominant uses in Residential A Zones:

Minimum Distance from the Sea, Lakes and Rivers

No building other than an accessory building shall be erected on any site if any part of such building would stand closer than 27 metres from the mean high water mark of the sea and of its bays, inlets or creeks or the bank of every lake with an area in excess of 8 hectares and along the banks of all rivers and streams which have an average width of not less than 3 metres, in the section thereof which adjoins the site.

For all Buildings Except Churches, Sunday Schools and Church Halls

Height Restriction in Relation to Site Boundaries

No part of any building shall exceed a height equal to 3 metres plus the shortest horizontal distance between that part of the building and the nearest site boundary.

In the case of multi-unit housing, the midline between detached units on the same lot shall be deemed to be a site boundary for the purpose of applying this requirement.

Provided that "height" for the purpose of the foregoing height restriction shall be measured from the mean ground level of such external walls (or parts thereof) as are situated less than 6 metres from the respective boundary.

Maximum Height ..... 9 metres

Front Yards
Except as provided for in Ordinance V, Clause 1(e).
Sites having frontage to a main traffic route shown on the planning maps ..... 12 metres
Other Sites ..... 4.5 metres

Rear Yards
All Sites ..... 3 metres

Side Yards
Multi-unit housing ..... 3 metres provided that one unit may have one side yard of 1.5 metres
Other uses ..... one yard of 3 metres and one yard of 1.5 metres

Coverage

The maximum permitted coverage by buildings on every site shall be 35% calculated by dividing the area of building and car parking spaces by the total site area.

Private Open Space — For Multi-Unit Development

For every unit at ground level in a multi-unit housing development a private open space area shall be provided satisfying the following requirements:

(a) The area shall adjoin the main glazing of and have direct access to the main living area of the house or unit.

(b) It shall be delineated and clearly set aside for the exclusive use of the occupants of that house or unit. It shall not be crossed by any driveway, common footpath, or common stairway, nor encroached by any part of an adjoining unit.

(c) It shall be screened from the main glazing of the living room of any other unit on the same lot to a height of 1.5 metres. This screening shall be shown on any plans for the Council's approval and work shall be carried out at the time of construction of the unit/s.

(d) **Area and Form**

(i) Area Requirement:
The required minimum area of private open space shall be 50% of the gross floor area of the household unit.

(ii) Form of Private Open Space:
Any required area of private open space shall be a usable shape of no less than 3 metres minimum dimension and capable of accommodating one circle of no less than 5 metres in diameter.

Exemption from 5 metre diameter circle for Small Household Units:
Where the gross floor area of the household unit is less than 50 square metres the required private open area shall have a minimum dimension of no less than 3 metres.

(e) The required open space area may be located other than at ground level, and may incorporate a deck, patio or terrace.

(f) It shall not contain any accessory building or clothes drying facilities.

Provision for a Private Garage and Vehicular Access on to the Site

No building shall be so located as to render impracticable the erection of a private garage 4 metres by 7 metres and the construction of a driveway giving adequate vehicular access on to the site. Such driveway to be not less than 4 metres in width and having a gradient not steeper than 1 in 5.

Minimum Distance Between Units

Where any two units of a multi-unit development are not joined, they shall be separated by a distance of at least 3 metres, measured from wall to wall provided that where units face each other and are parallel for a distance of more than 6 metres, then the required distance between them shall be 4.5 metres, except that where a required private open space is to be sited in this separation area then the distance between units shall not be less than 6 metres.

For Churches, Sunday Schools and Church Halls

Maximum Height	9 metres
Front Yard	12 metres
Rear Yard	6 metres
Side Yard	6 metres

Conditional Uses

Subject (inter alia) to the conditions hereinafter contained the following shall be conditional uses in Residential A Zones:

(a) Multi-unit housing is those areas having a public reticulated sewerage system subject to no more than six household units per site and comprising no less than 400 square metres net site area per unit.

(b) Apartmenthouses having a private space of balcony adjoining each unit, and boardinghouses.

(c) Farming complying with the provisions of the Bylaws from time to time in force.

(d) Education and residential institutions, private hospitals, nursing homes, convalescent homes and charitable and philanthropic institutions and residential buildings used in connection therewith.

(e) Churches, Sunday Schools and Church Halls being in each case the whole of a building used only for public or private worship, religious ceremonies, religious instruction or Church meetings.

(f) Halls, rooms and buildings used for arts or recreation but not for any of the purposes set out in Section 628 of the Local Government Act 1974.

(g) Camping grounds.

(h) Premises for the transient accommodation of travellers and holidaymakers, including such premises where shops are provided on the site.

(i) Works of public utility not deemed to be predominant uses by virtue of Section 64 of the Act.

(j) —

(k) Accessory buildings for any of the foregoing purposes.

(l) Buildings on public reserves or reserves within the meaning of the Reserves Act 1977 or on recreation grounds.

Conditions Relating to Residential Uses in Residential A Zones

(1) Where sewer drainage is available for connection the number of persons who may be accommodated on any site shall not exceed a density rate of 120 persons per hectare.

(2) Where sewer drainage is not available for connection the number of persons who may be accommodated on any site shall be determined by the Council having regard to the disposal of effluents upon the site, the avoidance of overcrowding, the preservation of amenities and other relevant factors.

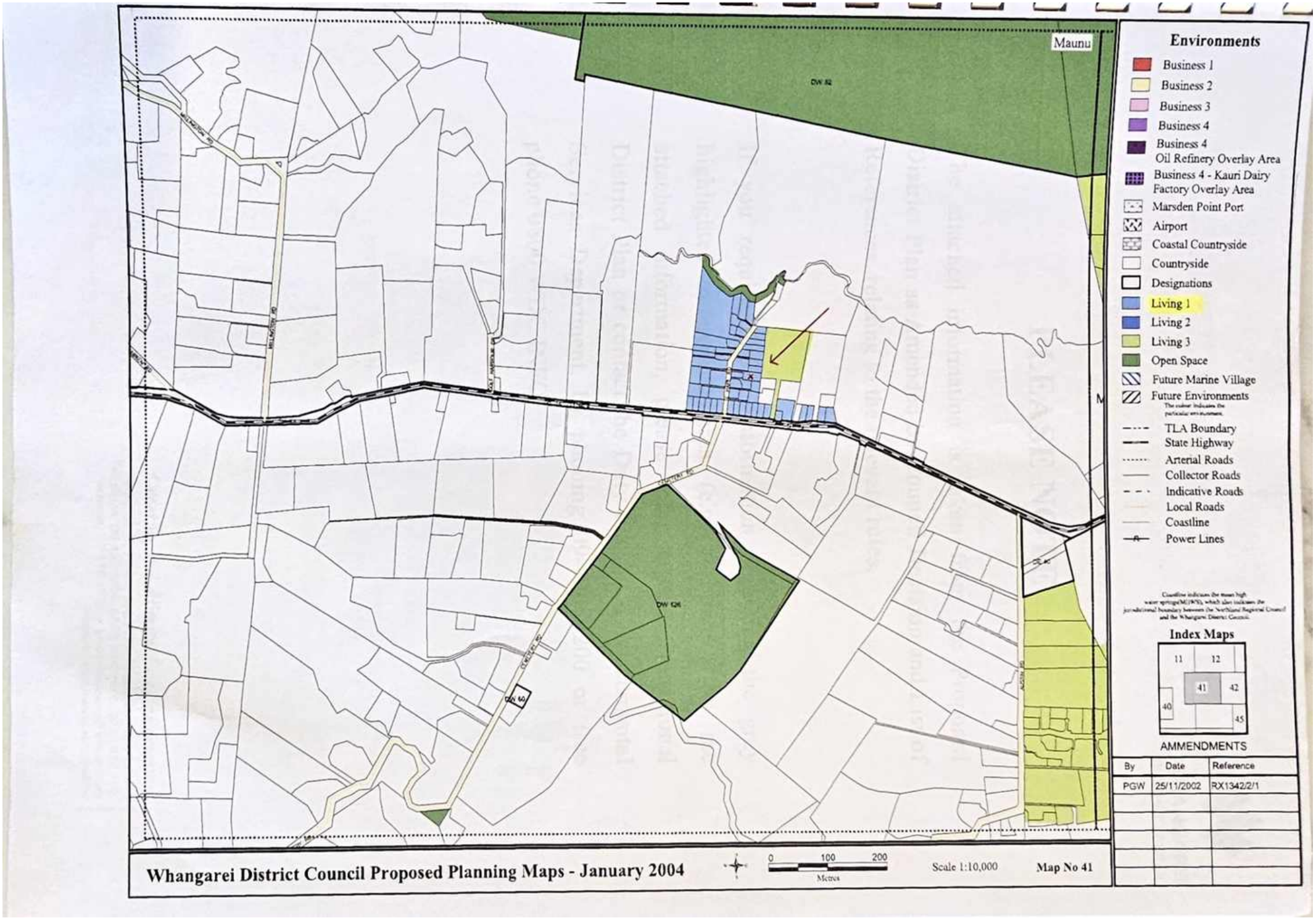
(3) Where in the opinion of the Council any site is unsatisfactory for building purposes no permit for the erection of a building will be issued until the site has been improved to the satisfaction of Council.

Bulk and Location Requirements

The normal bulk and location requirements for conditional uses shall collectively provide the same general standards as for predominant uses having regard to the provisions of Section 4.3 of the Scheme Statement.

Criteria for Assessment of Multi-Unit Housing as a Conditional Use

Council will be guided by the relevant statutory provisions and the criteria listed in Section 4.3 of the Scheme Statement.


Maunu
Environments
Business 1
Business 2
Business 3
Business 4
Business 4
Oil Refinery Overlay Area
Business 4 - Kauri Dairy
Factory Overlay Area
Marsden Point Port
Airport
Coastal Countryside
Countryside
Designations
Living 1
Living 2
Living 3
Open Space
Future Marine Village
Future Environments
TLA Boundary
State Highway
Arterial Roads
Collector Roads
Indicative Roads
Local Roads
Coastline
Power Lines
Index Maps
11
12
41
42
40
45
AMMENDMENTS
By
Date
Reference
PGW
25/11/2002
RX1342/2/1
Whangarei District Council Proposed Planning Maps - January 2004
0
100
200
Metres
Scale 1:10,000
Map No 41

WHANGAREI
DISTRICT COUNCIL

PLEASE NOTE

The attached information is taken from the Proposed District Plan as Amended by Council Decision and List of References, relating to the relevant rules.

If you require further information regarding the grey highlighted referenced area (e.g. R..../../...) on the attached information, please refer to the Transitional District Plan or contact the Duty Planner, Environmental Services Department, by phoning 09-430 4200 or free phone 0800 WDC INFO.

Creating the ultimate living environment
Forum North, Private Bag 9023, Whangarei, New Zealand
Telephone: 09 430 4200, 0800 WDC INFO, 0800 932 463,
Facsimile: 09 438 7632 • Email: mailroom@wdc.govt.nz
Website: http://www.wdc.govt.nz

27 LIVING 1, 2 AND 3 ENVIRONMENT RULES

27.1 Introduction

This chapter contains rules governing land uses in the Living 1, 2 and 3 Environments. The boundaries of these Environments are shown on the Planning Maps. Generally, they include the residential or living areas and townships of the District. Road Transport rules and Resource Area rules also apply in this Environment. The Resource Area rules apply only to the areas indicated on the Planning Maps. For example, the Whangarei Airport Air Noise Boundary and Outer Control Boundary are shown on the Planning Maps by lines on the Resource Area Maps. Parts of the Living 1 Environment are enclosed by the Air Noise Boundary and/or the Outer Control Boundary. Within these areas, in addition to the rules in this Chapter, the rules in Chapter 45 will also apply.

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

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

27.2 Prohibited Activities

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

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

[Add activities R723/50/48]

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

27.4 Activities Generally	
[Add a provision R568/24/3, RX711/97/40] Any activity is a **permitted** activity if: a) It is not a commercial or industrial activity involving factory farming, mineral extraction, animal boarding, panel beating, metal working, spray painting, motor vehicle repairs, outdoor storage of motor vehicles, motor vehicle manufacturing or dismantling, fibreglassing or laminating, meat processing; and b) It does not involve food irradiation; and *Continued over page*	Any activity that does not comply with a condition for a permitted activity is **discretionary** if: a) It does not involve factory farming; and b) It does not involve food irradiation; and c) It involves any of the following being conducted for purposes other than domestic and associated with household use: bone boiling or crushing; collection and storage of used glass bottles; fish cleaning, curing and processing; flax pulping; flock manufacturing or teasing of textiles; refuse accumulation; sewage collection or disposal; storage, drying or preserving of bones, hides, hooves, or skins; tallow melting; tanning; wood pulping; wool scouring; and d) It is not an activity that is classified as an offensive trade in the Health Act 1956.

c) It involves any of the following being conducted for domestic purposes and associated with household use: bone boiling or crushing; collection and storage of used glass bottles; fish cleaning, curing and processing; flax pulping; flock manufacturing or teasing of textiles; refuse accumulation; sewage collection or disposal; storage, drying or preserving of bones, hides, hooves, or skins; tallow melting; tanning; wood pulping; wool scouring; and d) It is not an activity that is classified as an offensive trade in the Health Act 1956; and e) Commercial or industrial activities do not operate or open for visitors, clients or deliveries before 0800 or after 1800 on any day; and f) [Places of assembly R711/15/1] do not operate or open for visitors, clients or deliveries before 0800 or after 2200 on any day; and g) Commercial or industrial activities are screened from view from roads and adjoining sites by fences, planting or buildings; and h) Commercial or industrial activities are carried out in conjunction with a residential activity on the site; and i) [Religious observances outside the hours of operation permitted for a place of assembly in f) above operate on no more than 4 days per year R711/40/2]; or It does not incorporate a helicopter operating base and landing pad.	Any activity that does not comply with a standard for a discretionary activity is a **non-complying** activity.

[Add activity R723/51/40]

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

31 August 2001
6 March 2002
28 April 2003
14 October 2003

27.6 Network Utility Operations	
The following activities related to network utility services are a **permitted** activity: a) The establishment of junction boxes, substations and other equipment cabinets required as part of a utility network that have a height no greater than 1.5m and a ground coverage not exceeding 3.0m^2; and b) The establishment of network utility operations for the purposes of wireless communication, or the measurement, collection and distribution of meteorological information, that comply with the rules for Aerials and Aerial Support Structures; and c) The minor upgrading , replacement, removal, and maintenance of existing network utility operations facilities; and d) Minor extensions to an existing overhead line network (including additional service connections and/or 1 additional support structure), where the voltage of the line does not exceed 33 kV; and e) The establishment of, or extension to, underground network utility operations, including gas lines with a maximum operating pressure not exceeding 2000 kilopascals	Network utility operations that do not comply with a condition for a permitted activity are a **restricted discretionary** activity. ***Discretion is restricted to:*** i. Scale, bulk and form of the installation(s) above the ground; ii. Cumulative effects of additional structures; iii. Shading effects; iv. Effects on amenity values; v. Effects on landscape/streetscape values; vi. Effects on ecological values; vii. Effects on heritage values; viii. Effects on cultural values; ix. Public health and safety; x. Issues of reverse sensitivity; xi. The additional matters listed in Section 2.3.3.

27.7 Provision of Parking Spaces	
Any activity is a **permitted** activity if: a) Parking spaces are provided in accordance with Chapter 36; and b) No formed parking space is constructed or provided within 2.0m of a road boundary.	Any activity that does not comply with a condition for a permitted activity is a **restricted discretionary** activity. ***Discretion is restricted to:*** i. Those matters listed in the relevant Sections (being 36.4 to 36.13 inclusive) of Chapter 36 Road Transport Rules; ii. Those matters listed in Rule 27.31 (Landscaping); iii. The additional matters listed in Section 2.3.3.

31 August 2001
6 March 2002
13 December 2002
13 August 2003

27.8 Heavy Vehicles	
Any activity is a **permitted** activity if: a) A maximum of 1 heavy vehicle used for commercial or industrial purposes is stored or parked on-site at any time, and the use of the vehicle meets the provisions for temporary activities as defined in the Plan; or b) The heavy vehicle(s) are on-site for the purpose of site maintenance and/or development, including works associated with building, provision of access, site servicing and drainage.	Any activity which does not comply with a condition for a permitted activity is a **restricted discretionary** activity. ***Discretion is restricted to:*** i. Shading effects; ii. Effects of noise; iii. Size of heavy vehicle; iv. Screening from neighbours; v. Effects on amenity values; vi. The additional matters listed in Section 2.3.3.

27.9 Traffic Movements	
Any activity is a **permitted** activity if: It does not generate more than 30 traffic movements in any 24 hour period, excluding residential or temporary activities and primary school activities on the properties contained in Certificates of title 528/15 and 527/3 being part Lot 15 Deeds Plan 532 and part Allotment 2 Parish of Whangarei (St Francis Xavier School, Percy Street, Whangarei). **Note:** where access is gained to a Limited Access Section of State Highway, it may be necessary to liase with Transit New Zealand.	Any activity that does not comply with a condition for a permitted activity is a **restricted discretionary** activity. ***Discretion is restricted to:*** i. Manoeuvring requirements; ii. Need for acceleration and deceleration lanes; iii. Type, frequency and timing of traffic; iv. Safety of pedestrians; v. The availability of other roads for access for proposals leading onto arterial roads or state highways; vi. Traffic safety and visibility; vii. Effects on the amenity of the locality; viii. Effects of dust; ix. Need for forming or upgrading roads in the vicinity of the site; x. Need for traffic control, including signs, signals and traffic islands; xi. The additional matters listed in Section 2.3.3.

31 August 2001
6 March 2002
19 February 2003
24 April 2003

27.10 Signs	
a) The construction or placement of a sign which is not visible from a public place is a permitted activity. b) The construction or placement of a sign which is visible from a public place is a **permitted** activity if: i) The sign relates to goods or services available on site, or is a property name sign; and ii) No more than 1 sign is displayed per site; and iii) The sign is not illuminated, flashing or moving; and iv) The sign is no higher than 2.0m; and v) The sign is no larger than 1.0m^2; and vi) The sign does not obscure any official signs or traffic signals; and vii) Where the road has a speed limit of 70kph or greater, the sign is located so as to provide an unrestricted view to the motorist for a minimum distance of 250.0m. viii) The sign is erected by a road control authority for the purposes of traffic control or public safety and it is located within the legal road reserve. ix) The sign is required under health and safety legislation. c) Signs not visible beyond the site on which they are located are a permitted activity. **Note:** other categories of signs, including temporary signs can also be approved under the council's bylaws.	Construction or placement of a sign that does not comply with a condition for a permitted activity is a **restricted discretionary** activity if: a) No sign other than an election sign exceeds 1.0m^2 in size; and b) There are no more than 2 signs per site; and c) The sign relates to goods or services available on site, or is a property name sign; and d) The sign is not illuminated, flashing or moving. ***Discretion is restricted to:*** i. The visual amenity of the neighbourhood; ii. The residential coherence of the neighbourhood; iii. The appropriateness of the sign compared to the residential nature of the neighbourhood; iv. Traffic safety; v. The additional matters listed in Section 2.3.3. Any activity that does not comply with a standard for a restricted discretionary activity is a **non-complying** activity.

27.11 Fences	
Construction or alteration of a fence is a **permitted** activity if: a) Fences within 2.0m of a boundary are no higher than 2.0m; and b) Fences are not fortified with barbed wire, broken glass or any form of electrification, except where they abut land in the Countryside or Coastal Countryside Environments, and the electrification and/or barbed wire is for the purpose of stock control.	Construction or alteration of a fence that does not comply with a condition for a permitted activity is a **restricted discretionary** activity. ***Discretion is restricted to:*** i. Effects of shading; ii. Effects on amenity values; iii. Effects on health and safety; iv. The additional matters listed in Section 2.3.3.

6 March 2002

27.12 Stone Walls	
Removal of stone walls is a **permitted** activity if: a) The removal is for the provision of access where no other access is available; and b) The maximum length of wall to be removed is 6.0m.	The removal of stone walls that does not comply with a condition for a permitted activity is a **restricted discretionary** activity. ***Discretion is restricted to:*** i. Effects on heritage values; ii. Effects on landscape values; iii. Visual effects; iv. Alternatives to removal of the wall; v. The additional matters listed in Section 2.3.3.

27.13 Artificial Lighting	
Artificial lighting is a **permitted** activity if either: a) The light is a street light, navigation light or traffic signal; or b) The following standards are complied with: i. The light spill onto any other site measured at the boundary does not exceed 10 lux at any receiving property boundary or 15 lux at any road reserve boundary; and ii. The artificial light is shielded in such a manner that light emitted by the fixture is projected below a horizontal plane running through the lowest point on the fixture; and iii. The lower edge of the shield, as required by ii) above, is to be at or below the centerline of the light source; and iv. The artificial lighting complies with AS/NZS 1158:1996; or c) The lighting is required under health and safety legislation.	Artificial lighting that does not comply with a condition for a permitted activity is a **restricted discretionary** activity. ***Discretion is restricted to:*** i. Orientation, strength, intensity, colour, frequency of flashing of the light; ii. Effects on traffic safety; iii. Positive effects on pedestrian safety; iv. Effect on amenity values; v. The additional matters listed in Section 2.3.3.

6 March 2002

27.14 Noise	
Any activity is a **permitted** activity if: a) Noise generated by the activity, measured within the boundary of any other site in the Environment, does not exceed: i. 45 dBA L_{10} between 0700 and 2200; and ii. 35 dBA L_{10} at any other time; and iii. 60 dBA L_{max} on any day between 2200 and 0700, except for emergency service vehicles and the operation of emergency service call-out sirens; and b) Sound levels shall be measured in accordance with NZS 6801:1991 Measurement of Sound and assessed in accordance with NZS 6802:1991 Assessment of Environmental Sound. [Provide for exemptions R830/41/41, R713/53/27]	Any activity that does not comply with a condition for a permitted activity is a **restricted discretionary** activity. ***Discretion is restricted to:*** i. Maximum level of noise likely to be generated; ii. The nature and frequency of the noise, including any special audible characteristics; iii. Effect on nearby residential units; iv. Compatibility within the Environment; v. Compatibility with surrounding Environments; vi. Length of time for which the specified noise level is exceeded, especially at night; vii. Likely adverse effects on-site and beyond the site; viii. Mitigation measures to reduce noise generation; ix. The additional matters listed in Section 2.3.3.

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

27.16 Vibration	
Any activity is a **permitted** activity if: It does not exceed the vibration limits given in Appendix 10.	Any activity that does not comply with a condition for a permitted activity is a **restricted discretionary** activity. ***Discretion is restricted to:*** i. Duration, time and type of vibration; ii. Health and safety; iii. Effects on amenity values; iv. The additional matters listed in Section 2.3.3.

31 August 2001
6 March 2002

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

27.18 Electricity Transmission Lines	
Any activity is a **permitted** activity if: It does not result in the construction of any new building or the extension of an existing building within 20m of the centre line of a high voltage transmission line (66kV or greater). Note: In order to establish safe clearance distances, consultation with the affected transmission line owner will be necessary where a proposal involves the construction of a new building or extension of existing building within 20m of the centreline of a high voltage transmission line.	Any activity that does not comply with a condition for a permitted activity is a **restricted discretionary** activity. *Discretion is restricted to:* i. The use, design and location of the building; and ii. The mature size and location of any associated tree planting; and iii. The degree of compliance with the NZ Electrical Code of Practice for Electrical Safe Distances (NZECP34:2001)

31 August 2001
1 October 2002
6 March 2002
10 September 2003
10 December 2003

27.19 Outdoor Storage	
Any activity is a **permitted** activity if: a) Outdoor areas of storage or stockpiles of materials or equipment comply with building height, setbacks and daylight angle rules; and b) Open areas of storage or stockpiles of materials or equipment are contained or maintained to prevent the dispersal of dust or airborne contaminants beyond the site; and c) Open areas of storage or stockpiles of materials are screened from view from public places and surrounding sites with the exception of construction materials temporarily stored to be used on-site; and d) Materials are stored in a way that they do not provide a food source for vermin; and e) The best practicable option is adopted to prevent or minimize contaminants from stockpiles entering watercourses or water bodies.	Any activity that does not comply with a condition for a permitted activity is a **restricted discretionary** activity. ***Discretion is restricted to:*** i. Dust effects; ii. Smell effects; iii. Visual effects; iv. Amenity effects; v. The quality of storm water runoff; vi. The additional matters listed in Section 2.3.3.

27.20 Indigenous Vegetation Clearance	
Any damage, destruction or clearance of indigenous vegetation within the Living 3 Environment in: a) A contiguous area of 5.0ha or more of predominantly indigenous vegetation; or b) In any area of 1.0ha or more of predominantly indigenous vegetation over 6.0m in height; or c) In a natural wetland; is a **permitted** activity if it complies with the following: i. The total clearance of indigenous vegetation within a site is no more than 500.0m^2 where the clearance is for the express purpose of providing a house site and/or access to a house site; or ii. The removal is of trees that are a danger to human life or existing structures (including network utilities); or iii. Clearance is for a new fence where the purpose of the fence is to exclude stock and/or pests from the area; or iv. It is beneath a canopy of a production forest; or v. The removal of a tree or trees, or the gathering of plant matter is in accordance with Maori custom or values.	Any damage, destruction or clearance of indigenous vegetation that does not comply with a condition for a permitted activity is a **discretionary** activity. [Any work that will result in the damage, destruction or clearance of indigenous vegetation within a natural wetland and which is not required as part of the normal maintenance of existing drains and floodways R710/174/53] is a **discretionary** activity. Any activity that does not comply with a standard for a discretionary activity is a **non-complying** activity.

31 August 2001

9 September 2003

27.21 Aerials and Aerial Support Structures	
Aerials and/or aerial support structures are a **permitted** activity if: a) There are no more than 5 aerials and/or aerial support structures per site, or independent residential unit, where more than one independent residential unit exists on site; and b) Aerials and/or aerial support structures have a maximum height of 12.0m; c) There are no more than 2 dish aerials per site; and d) No dish aerial exceeds a diameter of 2.4m; and e) All aerials and/or aerial support structures comply with the building setback and daylight angle requirements for the Environment within which they are located; and, f) Between a height of 8.0m and 9.5m any aerial and/or aerial support structure shall not exceed 1.1 in width; and g) Above the height of 9.5m the components that make up an aerial and/or aerial support structure are to be no greater than 80.0mm in diameter, or, have a rectangular section with sides no greater than 80.0mm; h) Any dish antenna located on a site of any listed Heritage Building or Object (refer to Appendix 3) is not visible from any public place.	Any aerial and/or aerial support structure that does not comply with a condition for a permitted activity is a **restricted discretionary** activity. ***Discretion is restricted to:*** i. The design and external appearance of buildings and structures; ii. Landscape treatment and screening; iii. Site location and layout; iv. Amenity effects including visual effect and glare; v. Construction materials: vi. The effects on a heritage item or heritage values; and vii. The additional matters listed in section 2.3.3

31 August 2001
6 March 2002
19 February 2003
13 August 2003

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

27.23 Residential Units	
[Cross reference R568/24/2] Construction or alteration of new or additional residential units is a **permitted** activity if: a) The residential unit upon completion, will be the only residential unit on the site; or b) The net site area associated with each residential unit is at least 500.0m^2 in the Living 1 Environment and 350.0m^2 in the Living 2 Environment; and i. There is a separation distance of at least 3.0m from any other detached residential unit; and ii. There is a separation distance of at least 6.0m where there is an outdoor living court between the residential units; and c) It is not within a Mineral Extraction Area as shown on the Planning Maps. d) It is not within a site or area of significance to tangata whenua or disturbs an archaeological site [sic].	Construction or alteration of a new or additional residential unit that does not comply with a condition for a permitted activity is a **discretionary** activity.

27.24 Building Height	
Construction or alteration of a building is a **permitted** activity if the height of the building does not exceed 8.0 m.	Construction or alteration of a building that does not comply with a condition for a permitted activity is a **restricted discretionary** activity. ***Discretion is restricted to:*** i. The scale and bulk of the building in relation to the site; ii. The built characteristic of the neighbourhood; iii. The extent to which the effects of the height can be mitigated by setbacks, planting, design or the topography of the site; iv. Effects on landscape values; v. Effects on availability of daylight; vi. Effects on amenity values; vii. The additional matters listed in Section 2.3.3.

31 August 2001

27.25 Building Coverage	
Construction or alteration of a building is a **permitted** activity if building coverage on the site does not exceed: a) 35% in the Living 1 Environment; or b) 45% in the Living 2 Environment; or c) 25% in the Living 3 Environment.	Construction or alteration of a building that does not comply with a condition for a permitted activity is a **restricted discretionary** activity. ***Discretion is restricted to:*** i. The scale and bulk of the building in relation to the site; ii. The existing built density of the neighbourhood; iii. Effect on the open space appearance of the particular neighbourhood; iv. Control of stormwater runoff; v. The availability of useable outdoor living space on site; vi. The additional matters listed in Section 2.3.3.

27.26 Building Setbacks	
Construction or alteration of a building other than an accessory building is a **permitted** activity if the building is set back at least: a) 4.5m from road boundaries, or any building line restriction shown on the Planning Maps; and b) 3.0m from other boundaries with one setback of 1.5m; and c) Nil, from boundaries other than road boundaries in the case of a private garage or carport attached to a residential unit, for a maximum building length of 7.5m on any single boundary, and a maximum building length of 10.5m on all boundaries; and the building is set back at least 2.5m from any habitable room on any other site; and d) [23.0m R245/7/5, R880/1/1, R710/162/26] from mean high water springs; or e) [5.0m R710/162/26] from the top of the bank of a river, or wetland; or f) [23.0m R710/62/26] from the bank of a river identified in Appendix 5 as an Esplanade Priority Area unless an esplanade reserve already exists in which case b) shall apply. **Note:** the provisions of Rules 41.7 and 42.5 also apply to building setbacks.	Construction or alteration of a building other than an accessory building that does not comply with a condition for a permitted activity is a [**restricted** R710/164/34] **discretionary** activity. [***Discretion is restricted to:*** i. The existing streetscape/landscape and protection from road frontage domination; ii. The outlook and privacy of adjoining and adjacent properties; iii. The continued availability of land in Esplanade Priority Areas; iv. Shading of adjoining properties; v. Effects on natural character; vi. Effects on natural functioning of an ecosystem; vii. Effects on landscape values; viii. Effects on heritage values; ix. The additional matters listed in Section 2.3.3. R710/164/34]

31 August 2001
6 March 2002
29 September 2003

27.27 Accessory Building Setbacks	
Construction or alteration of an accessory building is a **permitted** activity if the building is set back at least: a) 4.5m from road boundaries; and b) 1.5m from other boundaries, provided that for one accessory building on each site, the setback may be nil for a maximum building length of 7.5m on any single boundary, and a maximum total building length of 10.5m on all boundaries; and c) 2.5m from a habitable room on any other site; and d) [23.0m R880/1/1, R245/8/6] from mean high water springs; or e) 5.0m from the top of the bank of a river, or wetland; and f) 23.0m from the bank of a river identified in Appendix 5 as an Esplanade Priority Area, unless an esplanade reserve already exists in which case b) shall apply.	Construction or alteration of an accessory building that does not comply with a condition for a permitted activity is a restricted **discretionary** activity. ***Discretion is restricted to:*** i. The existing streetscape and protection from road frontage domination; ii. The outlook and privacy of adjoining and adjacent neighbours; iii. The future provision of esplanade areas; iv. Shading of adjoining properties; v. Effects on natural character; vi. Effects on natural functioning of an ecosystem; vii. Effects on landscape values; viii. Effects on heritage values; ix. The additional matters listed in Section 2.3.3.

27.28 Building to Access Setbacks	
Construction or alteration of a building is a **permitted** activity if: There is a minimum separation distance of 1.0m between the building and any right of way or common access.	Construction or alteration of a building that does not comply with a condition for a permitted activity is a **restricted discretionary** activity. ***Discretion is restricted to:*** i. Noise and vibration effects on occupants of buildings erected within 1.0m of accesses; ii. The use of accesses if obstructed by building overhangs or opening windows; iii. The additional matters listed in Section 2.3.3.

27.29 Daylight Angles	
Construction or alteration of a building is a **permitted** activity if: It does not penetrate the daylight angles defined in Appendix 11.	Construction or alteration of a building that does not comply with a condition for a permitted activity is a **restricted discretionary** activity. ***Discretion is restricted to:*** i. The availability of daylight to adjoining properties; ii. The privacy of the adjoining properties; iii. The additional matters listed in Section 2.3.3.

31 August 2001
6 March 2002

27.30 Outdoor Living Courts	
Construction or alteration of a residential unit is a **permitted** activity if an outdoor living court is provided as follows: a) The court must have a minimum area capable of containing a circle 5.0m in diameter; or b) If the residential unit does not have a habitable room located on the ground level, a balcony must be provided instead of a court, with a minimum area of 10.0m^2 and a minimum dimension of 2.0m; and c) The court or balcony must be accessible from a habitable room of the residential unit; and d) The court must not contain structures which would impede its use as an outdoor living court.	Construction or alteration of a residential unit that does not comply with a condition for a permitted activity is a **restricted discretionary** activity. ***Discretion is restricted to:*** i. The privacy and amenity of the occupants on site; ii. The open space nature of the particular neighbourhood; iii. The additional matters listed in Section 2.3.3.

27.31 Landscaping	
Construction of a building, or site redevelopment, is a **permitted** activity if: a) All land, other than accesses, is planted in lawns, trees or shrubs within: i. 2.0m of the road boundary in the Living 1 and Living 2 Environments, ii. 3.0m of the road boundary in the Living 3 Environment; and b) The planting is completed within 6 months of occupation of the building and is maintained continuously thereafter.	Construction of a building, or site redevelopment, that does not comply with a condition for a permitted activity is a **restricted discretionary** activity. ***Discretion is restricted to:*** i. Effects on neighbours; ii. Amenities of locality; iii. Alternative means of landscaping or screening; iv. The additional matters listed in Section 2.3.3.

27.32 Coastal Minimum Floor Level	
Construction or alteration of a building or structure is a **permitted** activity if: The building or structure has a minimum floor level of 2.5m above One Tree Point Datum Mean Sea Level 1964.	The construction or alteration of a building or structure that does not comply with a condition for a permitted activity is a **restricted discretionary** activity. ***Discretion is restricted to:*** i. Construction or alteration of a building or structure in relation to it's location; ii. The avoidance, remediation or mitigation of coastal hazards; iii. Floor level in relation to One Tree Point Datum Mean Sea Level 1964; iv. The additional matters listed in Section 2.3.3.

31 August 2001
6 March 2002
12 November 2002

27.33 Principal Reasons for Rules / Explanations

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

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

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

Hazardous Substances
See Appendix 8.

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

Provision of Parking Spaces
See Chapter 36.

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

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

13 August 2003

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

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

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

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

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

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

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

6 March 2002

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

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

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

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

Aerials and Aerial Support Structures
The number of aerials and aerial support structures in the Living Environments is limited to prevent a proliferation of aerials and aerial support structures upon any one site, while allowing for the needs of the community to receive television and radio signals. The size of dish aerials is limited as these tend to be more visually intrusive than other aerials. Due to the visual intrusion or dominance that aerials and aerial support structures can have, their location is also controlled. The Plan recognises that many parts of the District have poor television and radio reception and therefore makes allowance for aerials and aerial support structures, other than dish aerials to be higher than the maximum height of buildings in the Living Environments. The Plan also seeks to control the visual impact that aerials and aerial support structures have on Heritage Buildings and Objects by requiring them to be located so they cannot be seen from public places.

1 October 2002
6 March 2002
31 August 2001
10 September 2003

Residential Units
The number of residential units in the Living 3 Environment is restricted to maintain the low density landscape of this Environment, and is limited in the Living 1 and 2 Environments to ensure the density of housing is compatible with subdivision standards. The limitation on the site area per unit means that in the Living 1 Environment, 1000.0m² will be required for 2 units, 1500.0m² for 3 units, etc. This rule is to ensure a reasonable amount of privacy between residential units, and to encourage residential units to be constructed in compliance with the subdivision standards in the Plan [Add an explanation RX568/208/12].

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

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

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

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

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

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

Outdoor Living Courts
The courts provide outdoor space which is desirable for the health and enjoyment of the occupants. The courts also serve to preserve the open space nature of a neighbourhood.

31 August 2001
6 March 2002

Landscaping
This rule is to ensure activities maintain a high standard of amenity, and to mitigate the adverse visual effects of expanses of tarmac, parking spaces, yards and storage areas adjacent to the road.

Coastal Minimum Floor Level
Coastal flooding is a hazard that needs to be addressed and this hazard is not restricted to those areas covered by the Coastal Hazard Areas. By ensuring that the floor level of structures and buildings is at least 2.5m above One Tree Point Datum Mean Sea Level 1964 this risk will be significantly reduced. The 2.5m will take into account a rise in sea level of 0.5m, plus the instances of a spring tide and the surges associated with coastal storms.

6 March 2002

ABRIDGED SUMMARY OF REFERENCES ON THE WHANGAREI PROPOSED DISTRICT PLAN AS AMENDED BY COUNCIL DECISION

27 LIVING 1, 2 AND 3 ENVIRONMENT RULES

Provision in the Amended Plan under Reference	Council's Reference Number	Referrer	Relief Sought
27.2	R723/50/48	Ngatiwai Trust Board	Add "any activity involving genetic engineering"
27.3+	R723/51/40	Ngatiwai Trust Board	Add an activity "Activity does not effect archaeological sites or the relationship of Tangata Whenua with their ancestral land, sites, water, wahi tapu or other taonga"
27.4	R568/24/3	Eagle Airways Ltd	Add proviso at the start of the Rule referring to the Airport noise rules
27.4	Rx711/97/40	Anglican Diocese of Auckland	Add proviso at the start of the Rule referring to the Airport noise rules
27.4(f)	R711/15/1	Anglican Diocese of Auckland	Places of Assembly should be permitted and not limited to hours of operation
27.4(i)	R711/40/2	Anglican Diocese of Auckland	Delete rule or exempt "places of assembly"
27.5	R760/7/8	Mighty River Power	Add transportation of hazardous substances to permitted list
27.6 (c)	R948/11/4	Radio New Zealand Ltd	Discuss what is meant by minor upgrading (also see Chapter 4)
27.6+	R815/1/1	MetService	Add to permitted activities if these are for MetServices such as <15 m^2, less than 10m high or an allotment of <400 m^2
27.9	R711/28/3	Anglican Diocese of Auckland	Include "places of assembly" in the exemptions
27.14+	R713/53/27	Carter Holt Harvey Ltd	Exempt agricultural vehicles and forestry equipment from this rule

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

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

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