Whangarei District Council
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Land Information Memorandum

Sections 44A-C Local Government Official Information and Meetings Act 1987

LIM number: LM2601728

Received: 16 Oct 2026

Issued: 05 Nov 2026

Applicant

O Allum
3 Broadway
Newmarket
Auckland 1023

Site Information

Property ID: 107369

Street Address: 336 Brooks Road
Waipu 0582

Legal Description: LOT 3 DP 212166

Disclaimer

The information included in this LIM is based on a search of Council records only and there may be other information relating to the land which is unknown to the Council.

Please note that other agencies may also have information relevant to the use of the land, for example, the Northland Regional Council, Heritage New Zealand Pouhere Taonga, and Land Information New Zealand.

The applicant is solely responsible for undertaking comprehensive due diligence of this property.

Council records may not show illegal or unauthorised building or works on the property. Council has not carried out an inspection of the land or buildings for the purpose of preparing this LIM.

The LIM also includes information that identifies natural hazards known to Council. The existence of a natural hazard or potential natural hazard does not equal likelihood of that hazard occurring.

The LIM is not a risk assessment and does not quantify risk. The applicant is advised to seek further information to ensure that the land is suitable for a particular purpose.

A LIM is only valid at the date of issue as information is based only on information that was known to the Council at the time of that LIM application being made.

Further information about the property may be available in the Council records or the current Record of Title. The LIM and any attachments should be read together.

You may wish to seek independent advice to aid the understanding of any of the information included in this LIM.

Property details

- Location Map
- Aerial Photo
- Record of Title: NA140/506
- Deposited Plan: DP 212166

s44A(2)(aa) Information identifying special features or characteristics of the land

Information identified on a site-specific scale for this property is attached for your information.

1. Refer to copies of the following reports as attached:

    a. Onsite Sewerage Design Report by Engineering Outcomes dated 06/01/2003 from BC0363125.

    b. Onsite Wastewater Letter from Engineering Outcomes dated 27/02/2018 from BC0363125.

    c. Site Report by Total Span received 24/08/2018 from BC1800940.

    d. Foundation Report by RS Eng Limited date 12/10/2018 from BC1800940.

s44A(2)(b) Information on private and public stormwater and sewerage drains; s44A(2)(bb) Information Council holds regarding drinking water supply to the land

No Whangarei District Council services are available in this area.

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

- As-Built Services Plan – From BC0363125
- As-Built Services Plan – From BC0369900

s44A(2)(c)(ca)(cb) Information relating to any rates owing in relation to the land

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

s44A(2)(d) Any permit, consent, certificate, notice, order or requisition affecting the land or buildings;
s44A(2)(daa) Information relating to non-consented small stand-alone dwellings
s44A(2)(da) Information provided under s362T of the Building Act 2004;
s44A(2)(e) Certificate issued by a building certifier;
s44A(2)(ea) Information notified under s124 of the Weathertight Homes Resolution Services Act 2006

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

- BC0363125 – Garage Rumpus Workshop & Effluent Field
  Building Certificate (Garage/Rumpus & Workshop & Sewerage System) – Dated 07/02/2003
  Building Certificate (Amended Cladding + Bracing Calculations)
  Building Consent – Issued 11/02/2003
  Waiver or Modification of the Building Code – Approved 09/04/2018
  Code Compliance Certificate – Issued 09/04/2018

- BC0369900 – New Dwelling
  Building Certificate – Dated 14/11/2003
  Building Consent – Issued 21/11/2003
  Waiver or Modification of the Building Code – Approved 09/04/2018
  Code Compliance Certificate – Issued 09/04/2018

- BC1800940 – New Shed
  Building Consent – Issued 24/10/2018
  Code Compliance Certificate – Issued 22/10/2019

- BC1800991 – Alterations to Existing Dwelling - Laundry, Ensuite, Wardrobe and Windows (Home Owner Exemption)
  Building Consent – Issued 11/10/2018 **&** Amended 02/06/2021.
  Code Compliance Certificate – Issued 28/10/2026

Council holds no current record of a swimming pool or spa at this property.

s44(2)(f) Information relating to the use to which the land may be put and conditions attached to that use

This property is located in a Rural Production Zone.

See map attached and for more information search the property address on Council's ePlan: https://eplan.wdc.govt.nz/plan

s44(2)(g) Information regarding the land which has been notified to Council by another statutory organisation

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

s44(2)(h) Information regarding the land which has been notified to Council by a network utility operator pursuant to Building Act 1991 or Building Act 2004

Information relating to any utility service other than Councils such as telephone, electricity, gas and regional council will need to be obtained from the relevant utility operator.

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

S44A(3) Other information Council considers relevant to the land

Whangarei District Council recommends that all Whangarei District residents visit the Northland Regional Council website for information on Civil Defence hazard response: https://www.nrc.govt.nz.

This information includes Tsunami evacuation zones, maps and community response plans for flooding and extreme weather events etc.

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

s44B(2) Natural Hazards

This LIM includes natural hazard information held by Northland Regional Council and Whangarei District Council, however:

- There may be hazards the Councils do not have information about.
- Some hazard information may be held by other organisations.
- If a hazard is not mentioned in this LIM, it does not necessarily mean the hazard does not exist.

Information about a single hazard (such as flooding, erosion, or land instability) may be included in more than one part of this report. Please check all relevant sections to ensure you have a complete understanding of the hazard.

District Plan Information about Natural Hazards

This property is mapped under PC1 as **Moderate Land Instability**. The Whangarei District Council notified PC1 on 31 May 2023. The Plan Change introduces new provisions relating to natural hazards to the District Plan, including updated hazard maps and rules for land use, development, and subdivision in hazard susceptible areas. As of 4 December 2024 the Decision Version PC1 rules have legal effect.

Refer to map attached and for more information on the proposed plan change please visit https://www.wdc.govt.nz/PlanChanges

Building Act Information about Natural Hazards

No Building Act Information about natural hazards applies to this property.

Flooding

Flooding occurs when rainfall exceeds the capacity of the river, land or urban stormwater systems to hold the water. In steep terrain or around rivers, floods can be fast-moving; in low-lying areas and wetlands, floods can cause ponding.

In coastal areas, storm surges can cause flooding affecting land.

Northland Regional Council has modelled the flood risk across Te Taitokerau Northland and maintains a monitoring and forecasting programme to predict flooding. However, the absence of flooding information contained in this report does not exclude the possibility of site flooding, including from local depressions or overland flow paths on nearby properties.

River flood maps

Modelling by Northland Regional Council does **not** identify a River Flood Hazard for this property.

A river flood occurs when a river, lake or stream overflows its banks due to excessive rain. The duration and intensity (volume) of rainfall in the catchment area of the river determine the severity of a river flood. Other factors include soil water saturation due to previous rainfall, and the terrain surrounding the river system. In flatter areas, floodwater tends to rise more slowly and be shallower, and it often remains for days. In hilly or mountainous areas, floods can occur within minutes after a heavy rain, drain very quickly, and cause damage due to debris flow.

To determine the probability of river flooding, models consider past precipitation, forecasted precipitation, current river levels, as well as soil and terrain conditions. Flood risk will increase with climate change with the forecast increase in rainfall. Northland Regional Council's flood hazard models include predicted climate change impacts.

Draft river flood reports

Northland Regional Council are continuing with their flood hazard modelling programme to improve the information about the potential for flooding in the region. The reports on these models are not currently published as they are going through peer review and quality checks, however they are available upon request from the Northland Regional Council.

The following reports are available:

- Whangārei Catchment Upgrade and Options Model. Project objectives include providing an appropriate modelling capability for catchment management, asset management and flood risk management. The completed model as well as the Whangārei urban areas detailed level which is closely related to the drainage system management. The report was prepared April 2023 by EWaters and updated in 2025

- Report on the Northern Wairoa Rainfall, Tidal and Storm-Surge Model is designed to simulate rainfall-induced flooding, tidal influences, and storm surge effects for the Northern Wairoa catchment, with a focus on the Dargaville area. The model has been calibrated using multiple flood events at all river gauge locations within the catchment. The report was prepared in September 2025 by Submergent Limited for Northland Regional Council.

Since 2008, Northland Regional Council has undertaken detailed flood modelling of priority catchments, i.e. those catchments and rivers determined present the highest risk to our communities. The flood extent shown on the maps are produced at a catchment scale and is not intended to depict specific flooding details for individual properties. We recommend obtaining site-specific engineering assessments to assess flood risk. Priority catchment flood maps are available on the Northland Regional Council Natural Hazards Map viewer https://www.nrc.govt.nz/environment/natural-hazards-portal/hazard-maps/advanced-hazard-map-viewer/

The priority flood hazard maps include the following flood hazard zones:

- *River Flood Hazards Zone - Priority Rivers (10 year extent).* Flood extent for the most common scenario - a flood with a 10% chance of happening in any year.
- *River Flood Hazards Zone - Priority Rivers (50 year extent).* The extent of a flood that has a 2% annual probability of happening.
- *River Flood Hazards Zone - Priority Rivers (100 year extent CC).* The extent of a flood that has a 1% annual probability of happening, taking the effects of climate change into account.

In 2019 - 2021 Northland Regional Council undertook regionwide flood modelling to model catchments not covered by the priority rivers programme. The flood extent shown on the maps are produced at a catchment scale and is not intended to depict specific flooding details for individual properties. We recommend obtaining site-specific engineering assessments to assess flood risk. The regionwide flood hazard maps are available on the Northland Regional Council Natural Hazards Map viewer https://www.nrc.govt.nz/environment/natural-hazards-portal/hazard-maps/advanced-hazard-map-viewer/

The regionwide flood hazard maps include the following flood hazard zones:

- *River Flood Hazards Zone - Regionwide models (10 year extent).* Flood extent for the most common scenario - a flood with a 10% chance of happening in any year.
- *River Flood Hazards Zone - Regionwide models (50 year extent).* The extent of a flood that has a 2% annual probability of happening.
- *River Flood Hazards Zone - Regionwide models (100 year extent CC).* The extent of a flood that has a 1% annual probability of happening, taking the effects of climate change into account.

Northland Regional Council are continuing with their flood hazard modelling programme and as at October 2025 currently has draft flood models for Whangārei, Kerikeri, Northern Wairoa, Waima and Punakitere, Catchments. These models are not currently published as they go through peer review and quality checks. Flood hazards for these catchments can be requested from Northland Regional Council.

Surveyed and observed flood levels

Northland Regional Council records flood levels during flood and storm events which provides evidence of lands that are effected by flooding.

Surveyed River Flood Levels are available on the Northland Regional Council Natural Hazards Maps viewer.
https://www.nrc.govt.nz/environment/natural-hazards-portal/hazard-maps/advanced-hazard-map-viewer/

Information about observed Coastal Flood Levels is available on the Northland Regional Council's website.
https://www.nrc.govt.nz/media/jtmbbgr1/historicobservedcoastalfloodlevelsnorthland2017.pdf

Flood susceptible lands

Prior to undertaking flood modelling and mapping, Northland Regional Council identified land that could be susceptible to flooding based largely on soil type. This information should only be used where flood hazard modelling and maps are not available (upper Kaihu, upper Kerikeri and upper Rotokakahi and upper Waitangi, Waima and Punakitere catchments).
Flood susceptible land information is available on the Northland Regional Council Natural Hazards Maps viewer.
https://www.nrc.govt.nz/environment/natural-hazards-portal/hazard-maps/advanced-hazard-map-viewer/

River Flood Hazard Technical Reports

1. Scope of report	Ahuroa, North Ruakaka and Waihoihoi includes Ruakaka and Waipu townships (Catchment M17)
2. Report Title:	Design Modelling Ahuroa, North, Ruakaka, Waihoihoi Catchment (M17)
3. Report date:	26 May 2021
4. Report prepared by:	Water Technology
5. Report commissioned by	Northland Regional Council
6. Purpose of the report:	This report documents the design modelling methodology for Ahuroa, North, Ruakaka, Waihoihoi Catchment (M17), noting that this catchment was not calibrated however, model parameters reflected regional parameters and assumptions relied upon for Catchments M01, M13, M14 and M15, located within close proximity to Catchment M17 and which were calibrated.
7. Where or how to access report	River modelling technical reports https://www.nrc.govt.nz/resource-library-summary/research-and-reports/river-modelling-technical-reports/

1. Scope of report:	Waipu and Paparoa Catchments
2. Report Title:	Waipu and Paparoa Hydraulic Model
3. Report date:	October 2018
4. Report prepared by:	Ewaters
5. Report commissioned by:	Northland Regional Council
6. Purpose of the report:	This report details the hydrological and hydraulic flood modelling studies carried out on the Waipu and Paparoa river catchments. The primary objective of the studies is to develop flood maps for both river catchments.
7. Where or how to access report:	River modelling technical reports https://www.nrc.govt.nz/resource-library-summary/research-and-reports/river-modelling-technical-reports/

Land Instability

Whangarei District Council holds indicative information on land stability hazard for Whangārei. Information on land stability.

A landslide is defined as the downslope movement of a mass of earth, rock or debris under the influence of gravity. Whangārei District is susceptible to landslides due to a combination of steep topography, subtropical climate and the underlying geology which includes weak or expansive soil, weak rock and highly weathered, clay rich soils. Landslides are often triggered by intense or prolonged rainfall (as well earthquakes, loss of vegetation cover, leaky water infrastructure and earthworks) which will increase with the effects of climate change.

It is not possible to identify all potential or actual landslides or land instability. The absence of information in this section does not necessarily indicate the absence of a landslide risk.

'Landslide susceptibility' is the relative likelihood of future landsliding occurring based on underlying properties compared with surrounding areas. It does not indicate the size or frequency of potential landslides, or the potential for landslides to cause damage or loss.

This LIM includes maps which indicate Landslide Susceptibility in relation to this property and its surrounds - is **Low and Moderate.** These maps are based on a district wide study entitled 'Landslide Susceptibility Assessment for Whangarei District Council, October 2022.

These maps are a generalisation of available data, and do not represent site specific assessment. They are not intended to be viewed or relied upon on a property-level scale.

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

Technical report

1. Report Title:	Landslide Susceptibility Assessment for Whangarei District Council
2. Report date:	October 2022
3. Report prepared by:	Tonkin & Taylor Ltd
4. Report commissioned by:	Whangarei District Council
5. Purpose of the report:	The purpose and outcomes of this analysis and mapping is to: Provide a landslide susceptibility assessment and map that covers the Whangārei District and follows on from the landslide susceptibility assessment and mapping done previously but covered discrete areas of the district only.
6. Scope of report:	Whangārei District
7. Where or how to access report:	You can find the above report under the Land Instability section on our Natural Hazards webpage. Additional reports that may be relevant to Land Instability are also available at: https://www.wdc.govt.nz/NaturalHazards

Liquefaction

This property is located within an area classified as Liquefaction vulnerability category:
- Unlikely and can be viewed on the Council Hazard viewer:
https://www.wdc.govt.nz/HazardsGISMap

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

Liquefaction is a natural process where earthquake shaking increases water pressure in the ground in granular soils, resulting in temporary loss of soil bearing capacity. Liquefaction commonly leads to buildings 'sinking' on their foundations during the shaking - in line with that experienced in the 2011 Canterbury earthquakes.

Climate change is expected to cause sea level rise, and in turn an elevation of groundwater levels. Elevated ground water levels are likely to increase liquefaction susceptibility, but the extent of the increase has not been quantified by the report, nor Whangarei District Council.

Whangarei District Council commissioned Tonkin and Taylor Ltd to complete a district wide Liquefaction Vulnerability Study in August 2020. The report identifies and analyses the risk of liquefaction to help inform decisions about future development of land and buildings.

You can find the report under the Liquefaction section on our Natural Hazards web page:
https://www.wdc.govt.nz/NaturalHazards

Tsunami

Tsunami are a series of waves, typically created by submarine or coastal earthquakes, landslides (including underwater landslides) and offshore submarine volcanic eruptions. Tsunami may travel hundreds of kilometres an hour and pass by unnoticed at sea, but slow down and grow as they move to shallow water, causing significant damage when they make landfall.

This property is located in an area identified as **Green Zone - Safe Area**

With funding from the Natural Hazards Commission Northland Civil Defence and Emergency Management have modelled the tsunami risk and created Tsunami Evacuation Zone and Safe Zone map:
<https://experience.arcgis.com/experience/912cac3d84b64d55abe97b68e4980d94>

Technical Report for Tsunami Evacuation Zone and Safe Zone map

1. Scope of report	Regional
2. Report Title:	Tsunami Inundation Modelling for Evacuation Planning in Northland
3. Report date:	2024
4. Report prepared by:	Orca Consulting
5. Report commissioned by:	Natural Hazards Commission
6. Purpose of the report:	The objective of this study was to produce tsunami inundation and evacuation zones for the Northland region that are compliant with guidelines set forth in the document 'Tsunami Evacuation Zones: Director's Guidelines for Civil Defence Emergency Management Groups' (MCDEM, 2016). To define these zones, numerical modelling was undertaken to determining the extents of the tsunami inundation zones for the Northland Region. The study used a Level 3/Level 4 modelling approach (as defined in MCDEM 2016) whereby a physics based numerical model was used to model the evolution of the tsunami from source through to inundation. The study used multiple sources, both local and distant.
7. Where or how to access report	A copy is available upon request from Northland Regional Council

Erosion and Landslide

Erosion is any movement of soil, rocks or sand, under the influence of wind, water or gravity. Landslides are a type of erosion. A landslide is the downslope movement of a mass of earth, rock or debris under the influence of gravity. Te Taitokerau Northland is susceptible to landslides due to its steep topography, subtropical climate, and underlying geology. Landslides are often triggered by intense or prolonged rainfall (as well as earthquakes, loss of vegetation cover, leaky water infrastructure and earthworks), which will increase with the effects of climate change. Climate change is expected to increase erosion in Te Taitokerau Northland.

Northland Regional Council has modelled the region's relative risk of erosion and sediment loss to water and these have been published as Erosion and Sediment Risk at this link - https://experience.arcgis.com/experience/bf65abc23bc144e2a32cd1efd6094167

The maps are based on a predictive model created using a range of information, including LiDAR (remote sensing technology that uses lasers to create 3D maps), soil and geology type, slope and climate data. The maps are designed as a tool to help landowners manage risks to water quality as a result of sediment loss to water - they provide an assessment of the relative risk of erosion and risk of sediment reaching waterways across Northland.

The maps do not provide a geotechnical assessment of land suitability for subdivision or built development, nor do they quantify the likelihood of future landslides or slips.

Technical Reports for erosion prone land

1. Scope of report	Regional
2. Report Title:	Northland's Landscape Driven Erosion Map: A Resources for Decision-Makers and Communities
3. Report date:	2025
4. Report prepared by:	Land and Water Science
5. Report commissioned by	Northland Regional Council
6. Purpose of the report:	This report was created for people across Northland-farmers, council staff, iwi and hapū, community leaders, and planners-who want to better understand a new regional tool called the Sediment-Process Attribute Layer, or S-PAL. S-PAL does not replace older soil or geology maps. Instead, it builds on those valuable foundations by adding a new layer of information made possible through modern datasets.
7. Where or how to access report	Northland Regional Council website: https://www.nrc.govt.nz/media/tr4ng33g/northlands-landscape-driven-erosion-map-lws-2025.pdf

1. Scope of report	Regional
2. Report Title:	The S-PAL Framework: Technical User Guide for Erosion Susceptibility Assessment and Mitigation
3. Report date:	2026
4. Report prepared by:	Land and Water Science
5. Report commissioned by	Northland Regional Council
6. Purpose of the report:	This User Guide explains how to use the S-PAL v 2.0 Framework to identify land that is prone to erosion across Northland. S-PAL stands for Sediment-Process Attribute Layers - a system that combines detailed maps and measurements to show where the land is most likely to erode and shed sediment into waterways.
7. Where or how to access report	Northland Regional Council website: https://www.nrc.govt.nz/media/qkofckd2/northland-erosion-and-sediment-risk-map-technical-user-guide-11jan2026.pdf

Draft subsidence report

Northland Regional Council have commissioned work into subsidence regions. The available report is Northland Region InSAR and Differential LiDAR Study. This report presents an analysis of surface deformation across the Northland region between January 2019 and August 2021 using InSAR (Interferometric Synthetic Aperture Radar), a technique for mapping ground deformation using space-borne radar images of the Earth's surface. This report was prepared in June 2026 by Harvey Geoscience.

Drought

Drought in Te Taitokerau Northland is a complex hazard to define and detect, and its impacts vary from one area to the other.

Technical Report for Northland Drought Assessment

1. Scope of report	Regional
2. Report Title:	Droughts in Northland: A Local and Regional Analysis
3. Report date:	2024
4. Report prepared by:	National Institute of Water and Atmosphere
5. Report commissioned by:	Northland Regional Council
6. Purpose of the report:	Analysis of the development, occurrence and severity of droughts in Northland Region.
7. Where or how to access report	Envirolink website: Droughts in Northland: A local and regional analysis https://www.envirolink.govt.nz/assets/Envirolink/2403-NLRC240-Droughts-in-Northland-A-Local-and-Regional-Analysis.pdf

In September 2024 the Ministry for the Environment and NIWA published national climate projections.

Droughts are expected to become more frequent and more severe in Te Taitokerau Northland by 2090.

Volcanic, Geothermal and Earthquake

There are many processes associated with volcanic eruptions, and these can be hazardous when they interact with people and/or infrastructure. The type and intensity of volcanic process will vary from volcano to volcano. There are two areas of past local volcanic activity in Northland, at Puhipuhi-Whangārei and at Kaikohe-Bay of Islands. While climate change does not affect volcanic eruptions, it can affect the risk from volcanic hazards such as lahars (volcanic mudflows) because of the forecast changes in rainfall.

Earthquakes occur when stress that has built up along a fault - a break in the Earth's crust - is suddenly released. Earthquakes can cause ground shaking, fault rupture, permanent ground movement, subsidence or lateral spreading, liquefaction, landslides, rock falls and tsunami. Although climate change does not affect earthquakes, it can make some of the problems earthquakes cause, such as subsidence, liquefaction, and landslides, more likely or more severe. This is because climate change affects rainfall and groundwater, which play roles in these hazards.

While the earthquake risk in Northland is low, there have been earthquakes recorded in the region.

Northland Regional Council does not have a map of volcanic, geothermal or earthquake risk but did commission information on volcanic hazards as part of the review of natural hazards information for Northland region. This information relates to region-wide studies and may not reflect the on-site situation or natural hazard investigations and mitigation done on a site-specific property level.

Technical Report for earthquake information

1. Scope of report	Regional
2. Report Title:	A review of natural hazards information for Northland region Section 2.0 Seismic Hazards
3. Report date:	2004
4. Report prepared by:	Institute of Geological & Nuclear Sciences Limited
5. Report commissioned by:	Northland Regional Council and Whangarei District Council
6. Purpose of the report:	The aim of this report is to assemble and present a review of existing information on natural hazards, including earthquakes. The report identifies gaps and possible future work. Please note sections on flooding and erosion prone land have been superseded by more recent work and modelling.
7. Where or how to access report:	Northland Regional Council Website https://www.nrc.govt.nz/media/2itixwuo/naturalhazards.pdf

Signed for and on behalf of Council:



Eilish Getty
Property Information Officer

Property Map

Whangarei District Council



New Subdivisions

- Proposed Pre-223
- 223 Certificate

New subdivisions: Proposed as accepted, pre-223 and 223 Certificate with set Conditions.

Land Parcel boundaries are indicative only and are not survey accurate. Area measurement is derived from the displayed geometry and is approximate. True accurate boundary dimensions can be obtained from LINZ survey and title plans

3 November 2026

Scale 1:2,000

The information displayed is schematic only and serves as a guide. It is made available in good faith but its accuracy or completeness is not guaranteed. Parcel Information is provided by LINZ Data Service, licensed for reuse under CC BY 4.0. Other data sources: Eagle Technology, Land Information New Zealand, GEBCO, Community maps contributors, Whangarei District Council, Sourced from the LINZ Data Service and licensed for reuse under the CC BY

Aerial Photography



This map includes New Zealand's most current publicly owned aerial imagery and is sourced from the LINZ Data Service.

3 November 2026

Scale 1:2,000

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RECORD OF TITLE
UNDER LAND TRANSFER ACT 2017
FREEHOLD

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

R.W. Muir
Registrar-General
of Land

Identifier	**NA140A/506**
Land Registration District	**North Auckland**
Date Issued	11 October 2002

Prior References
NA134C/714

Estate	Fee Simple
Area	1.0000 hectares more or less
Legal Description	Lot 3 Deposited Plan 212166
Registered Owners	

Clive Logan Weir and Vernice Edna Camillia Weir

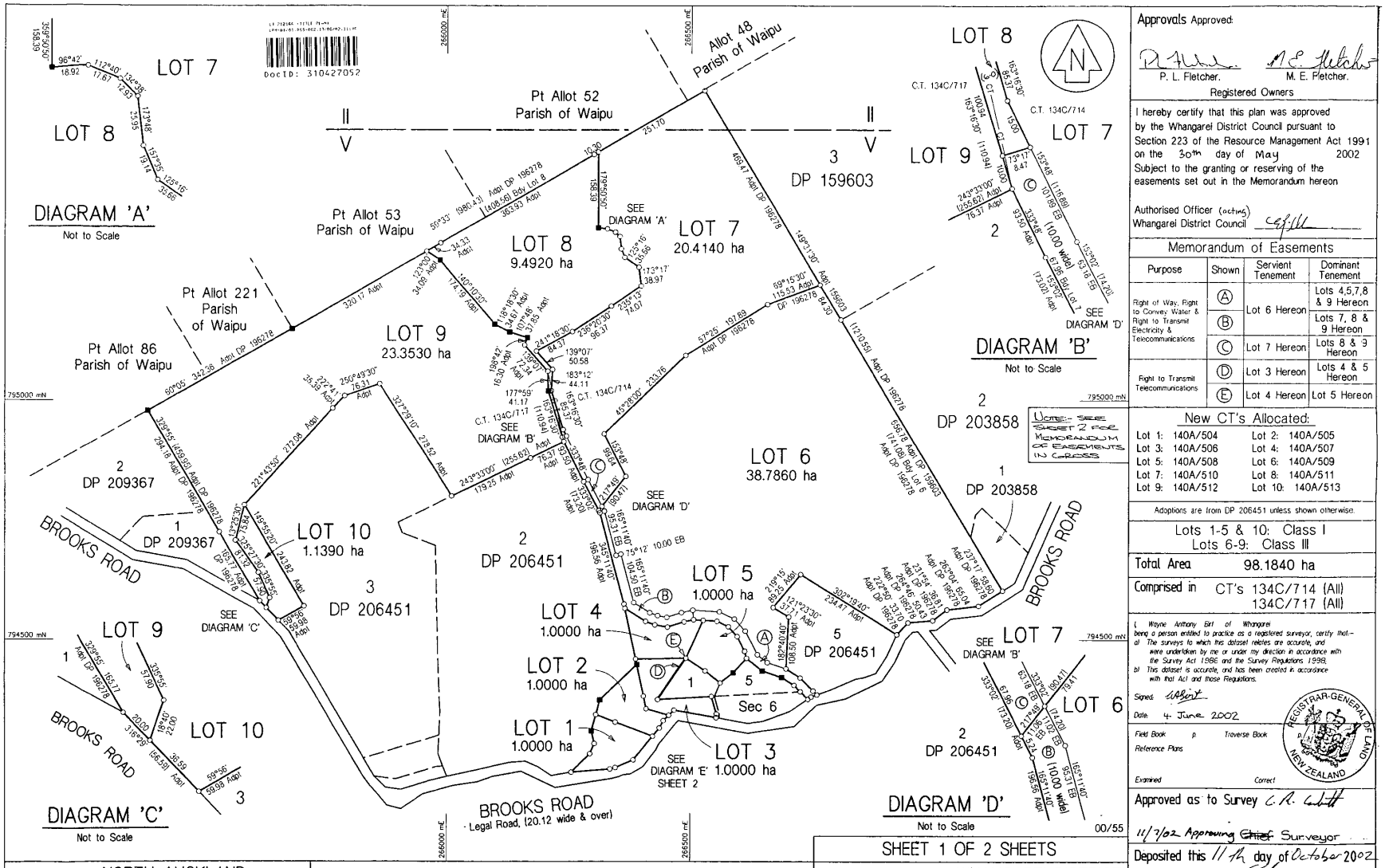
Interests

Subject to a right to transmit telecommunications over part marked D on DP212166 created by Easement Instrument 5372504.15 - 11.10.2002 at 3:37 pm

The easement created by Easement Instrument 5372504.15 are subject to Section 243 (a) Resource Management Act 1991

Transaction ID 10532944
Client Reference Quickmap

Guaranteed Search Copy Dated 16/10/26 8:53 am, Page 2 of 3
Register Only



Approvals Approved:

P. L. Fletcher. M. E. Fletcher.

Registered Owners

I hereby certify that this plan was approved by the Whangarei District Council pursuant to Section 223 of the Resource Management Act 1991 on the 30th day of May 2002
Subject to the granting or reserving of the easements set out in the Memorandum hereon

Authorised Officer (acting)
Whangarei District Council

Memorandum of Easements

Purpose	Shown	Servient Tenement	Dominant Tenement
Right of Way, Right to Convey Water & Right to Transmit Electricity & Telecommunications	A	Lot 6 Hereon	Lots 4,5,7,8 & 9 Hereon
	B		Lots 7, 8 & 9 Hereon
	C	Lot 7 Hereon	Lots 8 & 9 Hereon
Right to Transmit Telecommunications	D	Lot 3 Hereon	Lots 4 & 5 Hereon
	E	Lot 4 Hereon	Lot 5 Hereon

New CT's Allocated:

Lot 1:	140A/504	Lot 2:	140A/505
Lot 3:	140A/506	Lot 4:	140A/507
Lot 5:	140A/508	Lot 6:	140A/509
Lot 7:	140A/510	Lot 8:	140A/511
Lot 9:	140A/512	Lot 10:	140A/513

Adoptions are from DP 206451 unless shown otherwise.

Lots 1-5 & 10: Class I
Lots 6-9: Class III

Total Area 98.1840 ha

Comprised in CT's 134C/714 (All)
134C/717 (All)

I, Wayne Anthony Birt of Whangarei being a person entitled to practice as a registered surveyor, certify that:-
a) The surveys to which this dataset relates are accurate, and were undertaken by me or under my direction in accordance with the Survey Act 1986 and the Survey Regulations 1998.
b) This dataset is accurate, and has been created in accordance with that Act and those Regulations.

Signed:
Date: 4 June 2002

Field Book p. Traverse Book p.
Reference Plans
Examined Correct

REGISTRAR-GENERAL OF LAND NEW ZEALAND

Approved as to Survey C. R. Galbraith
11/7/02 Approving ~~Officer~~ Surveyor

Deposited this 11th day of October 2002
for Registrar-General of Land

WDC Ref:- SD01/448 RC36165
Received Instructions 13 JUN 2002

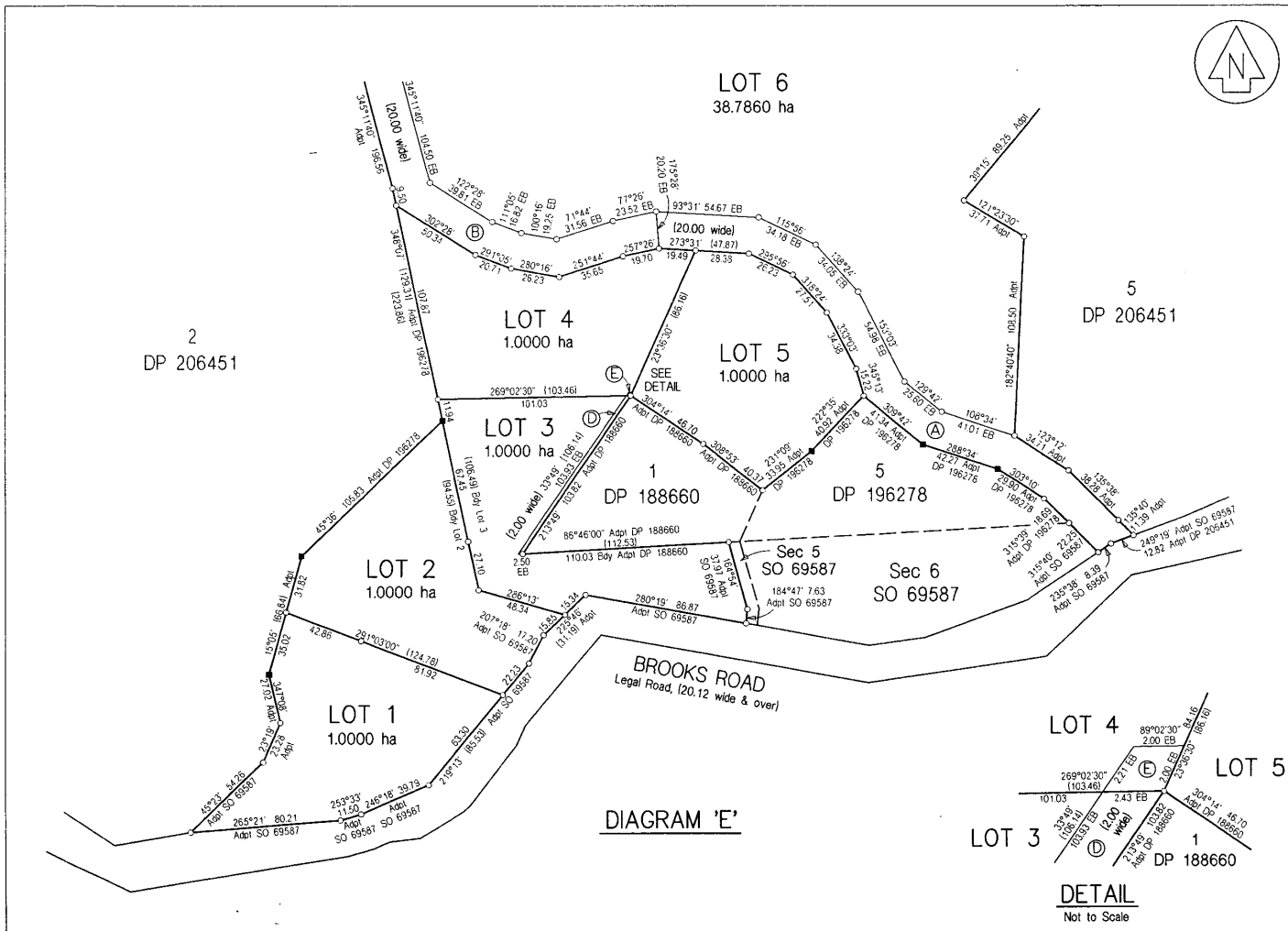
DP 212166

LAND DISTRICT NORTH AUCKLAND
SURVEY BLK. & DIST. II & V WAIPU
NZMS 261 SHT RECORD MAP No.

LOTS 1-10 BEING A SUBDIVISION OF LOTS 1 & 4 DP 206451

SHEET 1 OF 2 SHEETS
TERRITORIAL AUTHORITY WHANGAREI DISTRICT
Surveyed by BIRT & CURRIE SURVEYORS
Scale 1 : 5000 Date November 2001 - March 2002

Transaction ID 10532944
Client Reference Quickmap



Approvals Approved:

P. L. Fletcher. M. E. Fletcher.
Registered Owners

MEMORANDUM OF EASEMENTS IN GROSS

Purpose	Shown	Servient Tenement	Grantee
Right to Transmit Electricity	A B	Lot 6 Hereon	Northpower Limited
	C	Lot 7 Hereon	

PROPOSED CONSERVATION COVENANT SCHEDULE

Description	Area
LOT 8 HEREON	9.4920 ha

Adoptions are from DP 206451 unless shown otherwise.

Lots 1-5 & 10: Class I
Lots 6-9: Class III

Total Area 98.1840 ha

Comprised in CT's 134C/714 (All)
134C/717 (All)

I, Wayne Anthony Birt of Whangarei being a person entitled to practice as a registered surveyor, certify that—
a) The surveys to which this dataset relates are accurate, and were undertaken by me or under my direction in accordance with the Survey Act 1986 and the Survey Regulations 1998.
b) This dataset is accurate, and has been created in accordance with that Act and those Regulations.

Signed:
Date: 4 June 2002

Field Book p Traverse Book
Reference Plans
Examined Correct

Approved as to Survey
11/7/02 Approving Chief Surveyor

Deposited this 11th day of October 2002
for Registrar General of Land

WDC Ref:- SD01/448 RC36165
Received 13 JUN 2002
Instructions

DP 212166

00/55

SHEET 2 OF 2 SHEETS

LAND DISTRICT NORTH AUCKLAND
SURVEY BLK. & DIST. II & V WAIPU
NZMS 261 SHT RECORD MAP No.

LOTS 1-10 BEING A SUBDIVISION OF LOTS 1 & 4 DP 206451

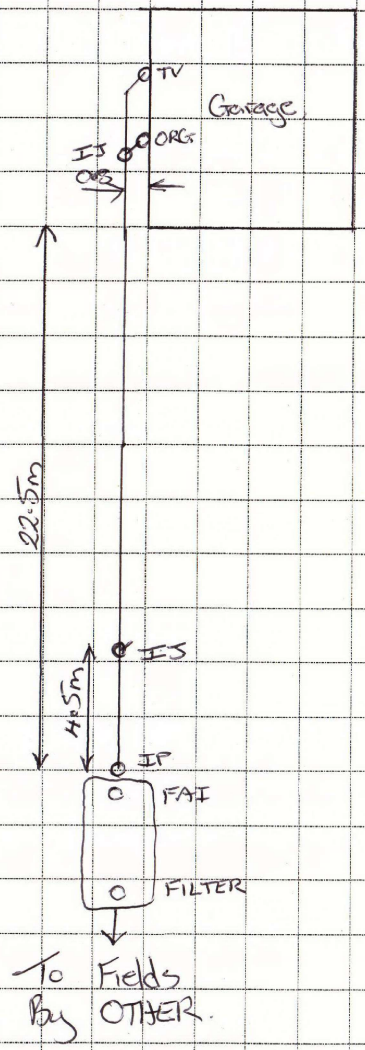
TERRITORIAL AUTHORITY WHANGAREI DISTRICT
Surveyed by BIRT & CURRIE SURVEYORS
Scale 1 : 1500 Date November 2001 - March 2002

Guaranteed Search Copy Dated 16/10/26 8:53 am, Page 3 of 3
Register Only

From BC0363125

PART C : AS BUILT SERVICES PLAN

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



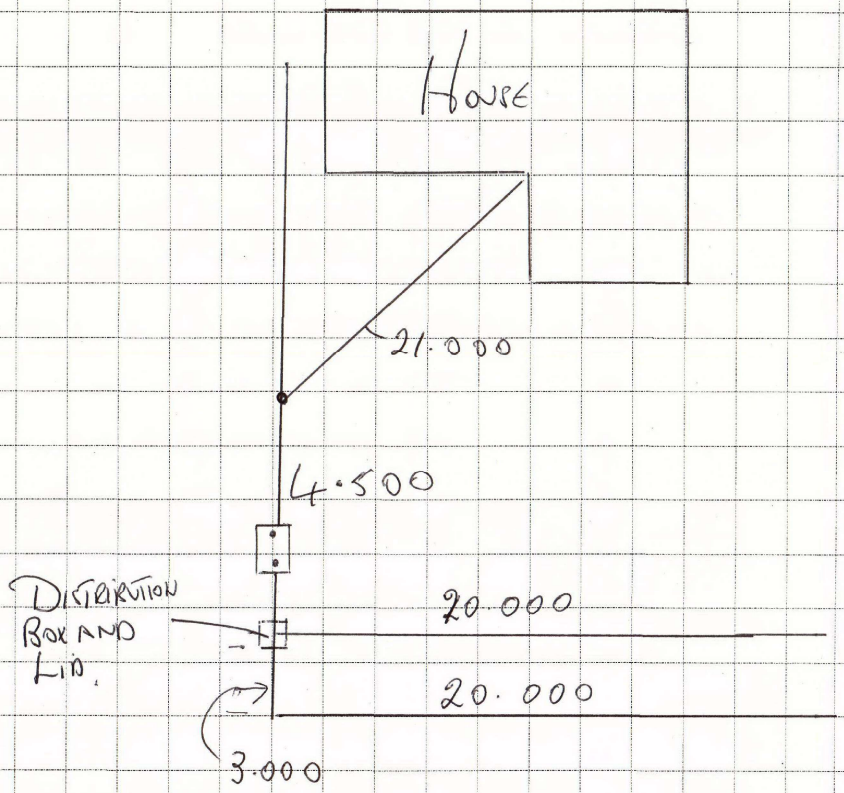
Scale: _____ in _____

Site Address: _____

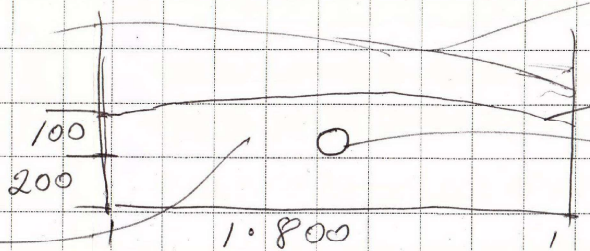
From BC0363125

PART C : AS BUILT SERVICES PLAN

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



TRENCH DETAIL



MOUNDED TOPSOIL READY FOR PLANTING

WEEDMAT

90mm pipe

20mm HOLES @ 300 c/c

LAID LEVEL

40/60 BLUE DRAINAGE METAL

Scale: _____ in _____

Site Address: _____

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

Rates LIM Report

As at: Tuesday, 3 November, 2026

Property Number	107369
Legal Description	LOT 3 DP 212166 - SUBJ TO EASE
Assessment Number	0039045810
Address	336 Brooks Road Waipu 0582
Record of Title(s)	140A/506
Land Value	$470,000
Capital Value	$880,000
Date of Valuation	01-July-2024
Effective Date (used for rating purposes)	01-July-2025
Meter Location	

Rates Breakdown (up to 30 June 2027)

Rates Charge	Charge Total
General Residential - Lifestyle	1,448.54
Stormwater	124.00
Uniform Annual General Charge	996.00
Regional Emergency & Hazard Management	58.36
Regional Rescue Services	11.09
Regional Council Services	214.35
Regional Flood Infrastructure	43.11
Regional Economic Development	16.54
Regional Land and Freshwater Management	131.41
Regional Pest Management	110.40
Regional Sporting Facilities	7.94
Regional Whangarei Transport Rate	29.70
Annual Charge Total	**$3,191.44**

Opening Balance as at 01/07/2026 $-193.67

Rates Instalments	Total
20/07/2026 Instalment	$800.44
20/10/2026 Instalment	$797.00
20/01/2027 Instalment	$797.00
20/04/2027 Instalment	$797.00
Rates Total	**$3,191.44**

Balance to Clear $1,967.77

BUILDING CERTIFICATE: 62025

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: (Not issued yet)
Project Information Memorandum No: 62025
PID: 105878

PROJECT		PROJECT LOCATION
New or relocated building	(x)	
Alteration	( )	Applicant: **L P & C Gordon**
Intended use(s) *(in detail);* **Garage/Rumpus & workshop & Sewerage system**		Street address *(if any)*: **336 Brooks Road Waipu**
Intended life:		
Indefinite but not less than 50 years	(x)	Legal description: **Lot 3 DP 212166**
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: .....

February 7, 2003

BUILDING CERTIFICATE 'A' No: 63125

Section 56 Building Act 1991

Issued by: ...**Approved Building Certifiers (Northland)** Ltd No 17 currently approved and registered as a Building Certifier

To: WHANGAREI DISTRICT COUNCIL

Building Consent No: 63125
Project Information Memorandum No: 62025
PID: 105878

PROJECT		PROJECT LOCATION
New or relocated building	( )	Applicant: L P + C Gordon
Alteration	(X)	
Intended use(s) *(in detail)*: Amended Cladding + Bracing Calculation		Street address *(if any)*: 336 Brooks Road Waipu
Intended life:		Legal description:
Indefinite but not less than 50 years	(X)	Lot 3 DP 212166
Specified as ..... Years		
Demolition	( )	
Being stage ..... of an intended ..... stages		

This is to certify that:
The Building Certifier has been engaged to certify specified building work in relation to listed provisions of the building code as detailed in page headed "Scope of Building Cerfifier's Engagement No _____attached to this notice.

The building certifier is satisfied on reasonable grounds that:
The proposed building work would comply with the listed provisions of the building code if properly completed in accordance with the listed plans.

Signed by or for and on behalf of Building Certifier

Signature: .....

Name: .....

Position: .....

Date: .....

CS-01 F7 Issue 03

Condition: Ply Cladding + Bracing requires three Coats of Arylic Paint.

WHANGAREI DISTRICT COUNCIL

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

Issue Document

63125

BUILDING CONSENT No:63125
Section 35, Building Act 1991
Issued:11Feb03
Project Information Memorandum No: 62025

Applicant

L P & C GORDON
98 RUAKAKA BEACH RD
RUAKAKA

Agent

LINDSAY PAUL GORDON
98 RUAKAKA BEACH RD
RUAKAKA

Site Information

PROPERTY ID: 105878
STREET ADDRESS: 336 BROOKS RD, R D 2, WAIPU 0254
LEGAL DESCRIPTION: LOT 3 DP 212166

Project Information

PROJECT IS FOR: Other & Demolition
INTENDED USE(S): GARAGE/RUMPUS/WORKSHOP & EFFLUENT FIELD
INTENDED LIFE: Indefinite but not less than 50 years
VALUE OF WORK: $35,000.00
NUMBER OF STAGES: 1

Fees

COUNCIL'S TOTAL CHARGES FOR THIS BUILDING CONSENT ARE: $227.75
PAYMENTS RECEIVED TO DATE:
Receipt number: 2383837 Date: 10Feb03 Amount: $227.75

See attached page(s) for any other conditions.

This Consent is issued subject to the following conditions:

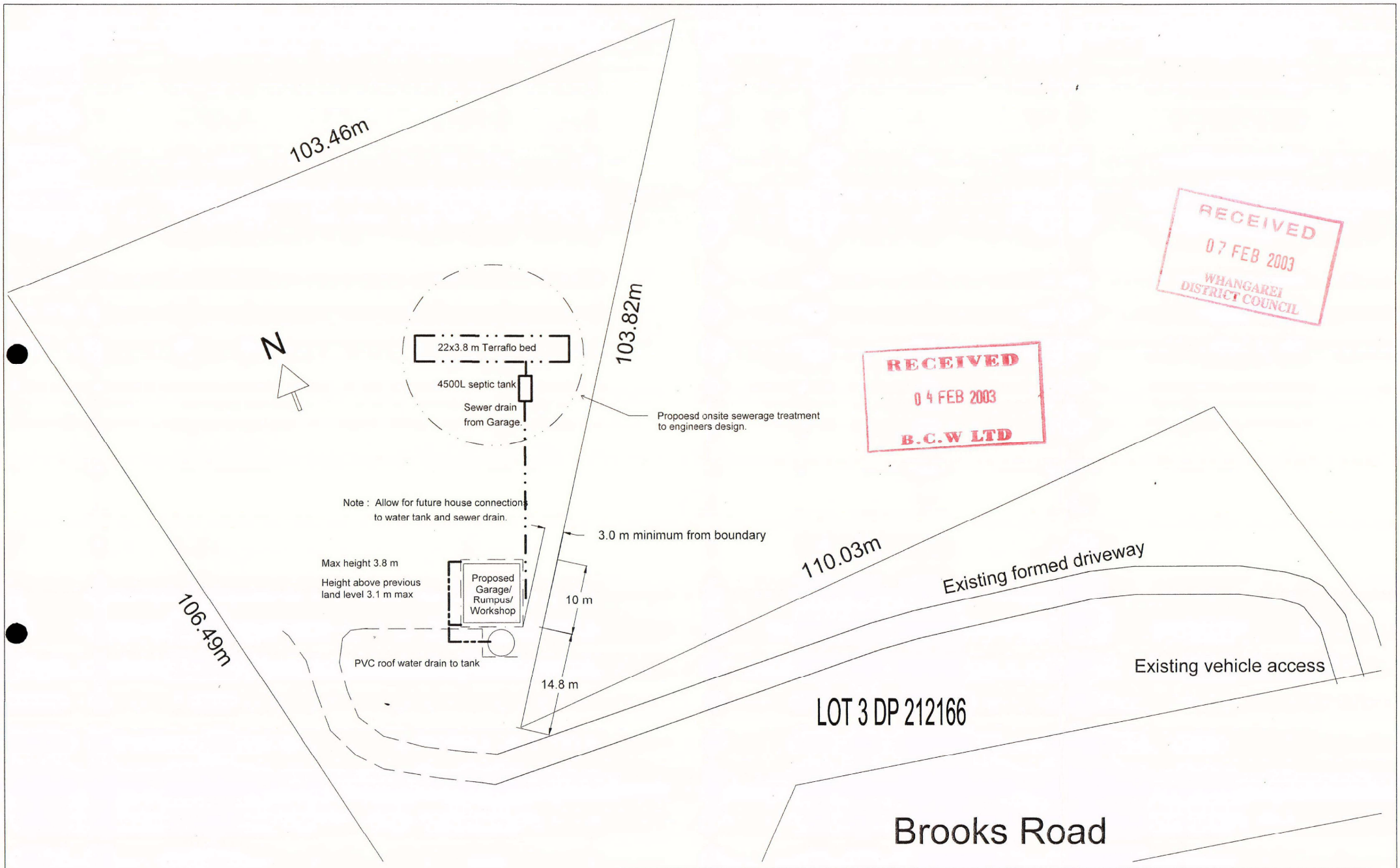
1: General

No Requirements.

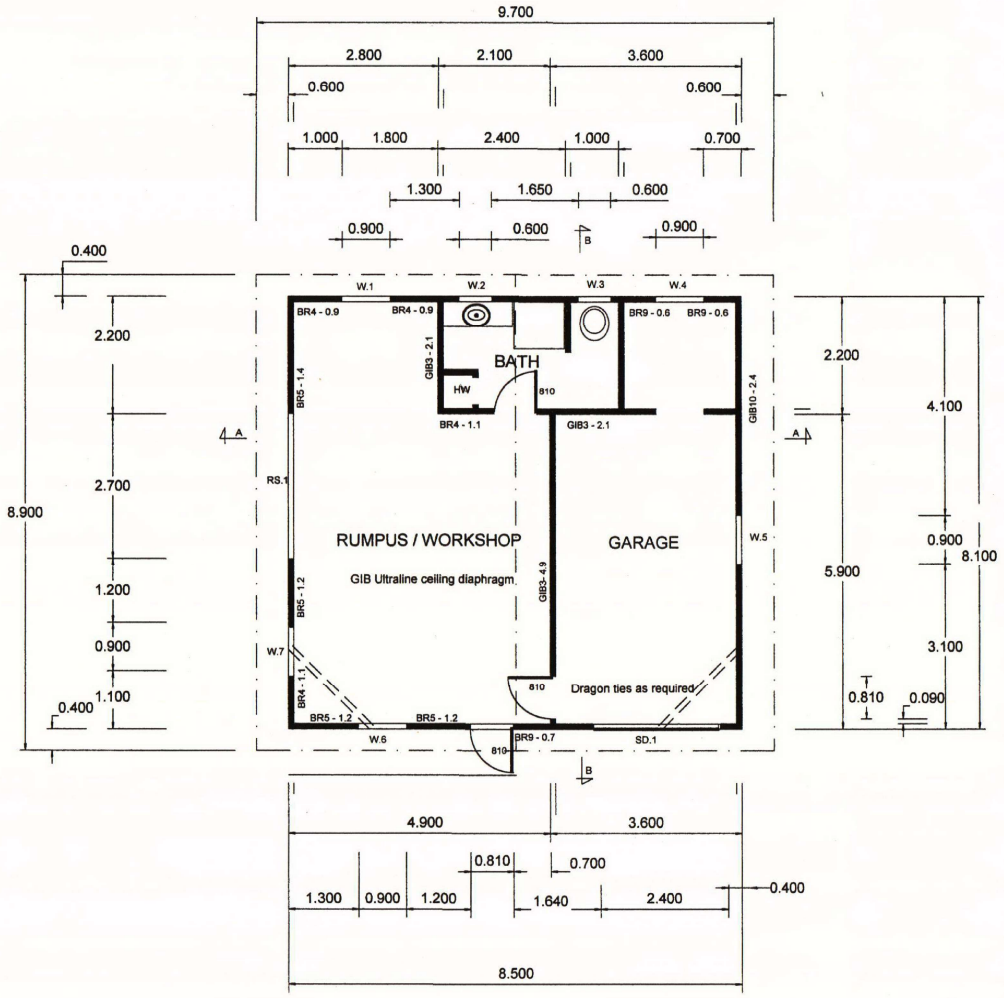
Signed for and on behalf of the Council

Name: C. R Blakeley

Signature: R Blakeley Date: 12/02/03



Title: Proposed Garage for Carla and Paul Gordon Brooks Road, R D 2, Waipu SITE PLAN	Drawn	PG	
	Checked	PG	Date Feb 2003
	Approved		Scale 1:500
	Drawing No		Sht 1 of 6 Rev A



Area 69 sq m

SITE CONDITIONS

WIND ZONE	=	VERY HIGH
DURABILITY ZONE	=	MODERATE
SOIL TYPE	=	CLAY

NOTES

Check all dimensions on site prior to commencing construction.

All construction shall comply with NZS 3604: 1999
All glazing shall comply with NZS 4223.

Provide flashings to all openings in accordance with cladding manufactures details.

Cladding, lining and roofing shall be fixed in accordance with manufactures instructions, a copy shall be available on site during construction.

Detail truss design shall be provided by truss manufacturer.

Timber beams and lintels shall be propped at mid span until dry - moisture content < 18%

Lintels shall be "Gangnail Trifold" galvanised steel, 400mm deep, installed to manufacturers instructions or timber.

BRACING

GIB1	=	Galv. steel angle with 9.5mm Gibboard to one face.
GIB3	=	9.5mm Gibboard to both faces.
BR4	=	Gib Braceline to one face, min 0.9m long with 6kN galv. steel strap to both wall end studs.
BR5	=	Gib Braceline to one face, min 1.2m long with 6kN galv. steel strap to both wall end studs.
BR6	=	Gib Braceline to one face, Gibboard to other, min 0.9m long with 6kN galv. steel strap to both wall end studs.
BR9	=	Gib Braceline to one face,0.6m to 1.2m long with 6kN galv. steel strap to both wall end studs.
GIB10	=	12.5mm Gibboard to one face.

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INSULATION - Lined area only

Walls and ceiling of lined area's (Rumpus/Workshop and Bath) with R1.8 Batts or equal

WINDOW SCHEDULE

Ref No	O/A Depth	O/A Width	Timber lintel size	Remarks
W.1	1200	900	100x100	
W.2	900	600	100x100	
W.3	900	600	100x100	
W.4	1200	900	100x100	
W.5	1200	900	100x100	
W.6	1200	900	100x100	
W.7	1200	900	100x100	
SD.1	2100	2400	200x100	Double studs @ end
RS.1	2000	2700	250x100	Double studs @ end

ROOFING and CLADDING

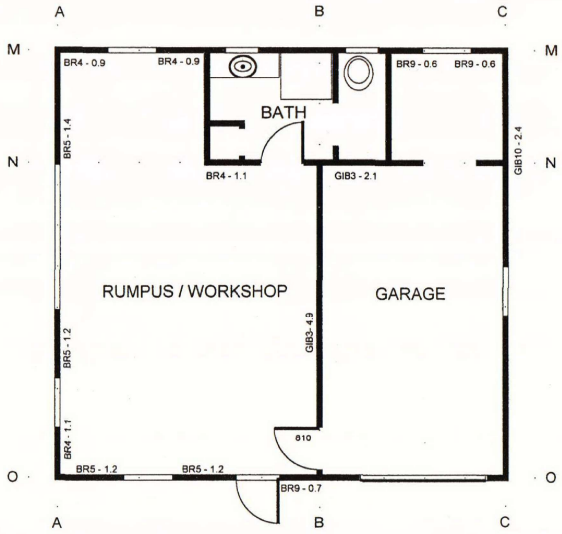
Corrugated Colorsteel G2 - all fixing, gutters and flashings to be with compatible materials.

Title

Proposed Garage for Carla and Paul Gordon
Brooks Road, R D 2, Waipu

FLOOR PLAN

Drawn	PG		
Checked	PG	Date	5 th Feb 2003
Approved		Scale	1:100
Drawing No		Sht 2 of 6	Rev B



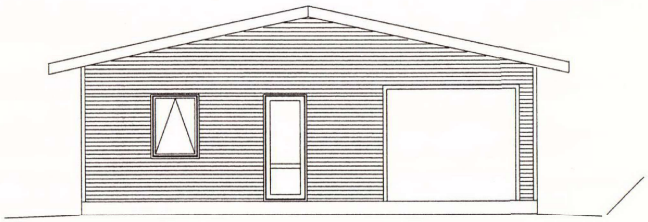
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DISTRICT COUNCIL

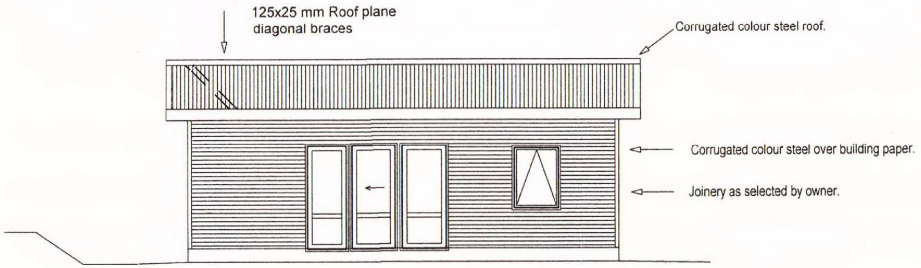
Title

Proposed Garage for Carla and Paul Gordon
Brooks Road, R D 2, Waipu

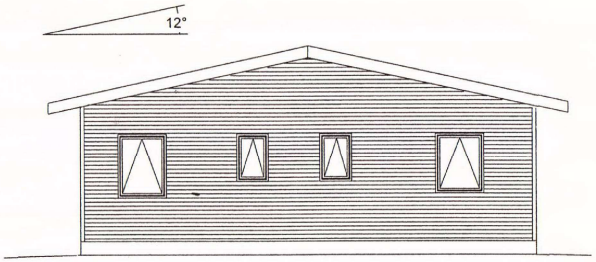
BRACING

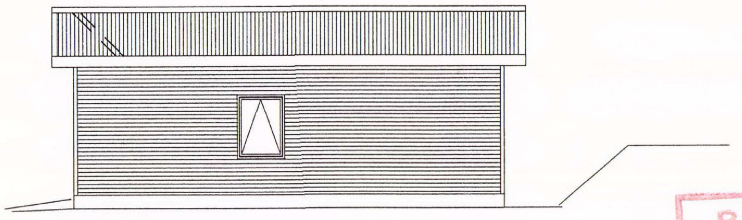
Drawn	PG		
Checked	PG	Date	5 th Feb 2003
Approved		Scale	
Drawing No		Sht 3 of 6	Rev B





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Title: Proposed Garage for Carla and Paul Gordon Brooks Road, R D 2, Waipu ELEVATIONS	Drawn PG		
	Checked PG	Date	Feb 2003
	Approved	Scale	1:100
	Drawing No	Sht 4 of 6	Rev A

ONSITE SEWERAGE FOR LOT 3, DP 212166
BROOKS ROAD, WAIPU
DESIGN REPORT

1. Introduction

The above property is located on rural land 40 kilometres south of Whangarei. There is no reticulated community sewerage within a feasible distance of the site and, therefore, on-site sewerage is the most cost-effective method of managing the wastewater from the house that will be established at the site.

The purpose of this report is to support an application for a variation to the building consent for the on-site sewerage at the house. A Producer Statement for that aspect, and diagrams of the on-site sewerage, are given in the appendix.

The on-site sewerage system has been designed in accordance with ARC Environment Technical Publication 58: *On-Site Wastewater Disposal from Households and Institutions* (written by Ian Gunn in 1994) or "TP 58" for short. Guidance has also been obtained from AS/NZS 1547:2000: *On-site Domestic Wastewater Management* and other literature.

2. Site and Soil Description

A single 4-bedroom dwelling is proposed at the site. It will receive a water supply from a tank supply. The proposed site for the on-site sewerage system is the slope immediately below and to the south of the house.

Site and soil investigations have been carried out at that site including a bore log, ground-level survey and soil dispersivity tests. The soil profile is as follows (soil type numbers are as described in TP 58):

0 – 150mm: Dark brown highly friable topsoil. Nutty structure. Damp. Type 3- 4;
150 – 2000mm. Orange-brown clay with occasional organic intrusions. Massive to weak structure. Damp. Type 6.

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The groundwater table was not encountered in the top 2 metres. There is no gleying or mottling apparent anywhere in the soil profile. That indicates that the groundwater table does not rise to within 2.0 metres of the ground surface during wetter weather, nor does water pond on the ground for any significant period of time.

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The ground at the site is at a relatively steady slope of 15% (slightly less than 1 in 6). There are no signs of instability in the ground.

The soils have been tested using the modified Emerson Aggregate test described in NZS 1547:2000 using testing water similar in chemistry to domestic wastewater (that is, Sodium Absorption Ratio = 5, electrical conductivity = 1.5 dS/m). The clay-fraction in the soil is completely stable (displaying no dispersion whatsoever) according to that test.

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3. Description of the Sewerage Drainage, Treatment and Disposal

Options

It can be concluded from the site investigations and testing that the soils in the top 150mm soil layer are suitable for ground treatment of septic tank effluent. The clay subsoils are not suitable for direct application of septic tank effluent, but will be stable when exposed to treated effluent that has first been filtered through more permeable soil.

The only feasible system that employs only primary (septic tank) treatment of the wastewater prior to application to a ground seepage system at this site is known as "Terraflo". The other feasible options all involve advanced treatment followed by drip irrigation onto the ground surface. Examples are aerated systems, wetlands or sand filter systems. Terraflo is lowest-cost option and is recommended. With the low permeability of the subsoils, neither standard trench systems, traditional mound systems nor ETS systems are considered suitable.

Design Wastewater Flow Rates

In accordance with TP 58, the appropriate design loading rate for a 3-bedroom house with tank water supply is 840 litres per day. That is the design flow rate used in the design.

Description of the Terraflo System

The Terraflo treatment system consists of a 4,500 litre septic tank with effluent filter, followed by an above-ground bed seepage system. The Terraflo seepage system utilises the friable upper soil layers and a further imported soil layer to provide additional treatment before the wastewater reaches the finer subsoils. The entire system is proposed to be operated by gravity as there is ample fall from the house to achieve that.

The Terraflo bed is proposed to be constructed at the location shown in Figure 1 over the existing ground surface and a 250mm depth of imported topsoil or sand in the configuration shown in Figure 2. The bed will consist of a series of "baffles" keyed into the edges of the bed and "sealed" with dune sand. The baffles will be constructed along the contour and will disperse the primary-treated wastewater evenly across the entire surface area inside the bed. A cross section of the proposed bed is given in Figure 3.

The baffles will consist of strips of H5 treated plywood pegged to the ground at 600mm centres with H5 treated timber pegs. The top surfaces of the internal baffles will be within 5mm of level. The sand ensures that there are no "shortcuts" for the wastewater, thus ensuring that it cannot short-circuit the seepage bed and receives full contact with the soil particles in unsaturated zones under the infiltrative surface inside the bed. Being fine dune sand, it is equivalent to Type 4 soils in TP 58.

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The Terraflo bed will be formed by enclosing an area inside formed soil embankments. The soil removed from the base of the bed will be used to form the embankments. It will be completed with the following:

- a layer of 40-60mm scoria to a level 50mm above the baffles;
- an impermeable cover of 250 micron polythene above the scoria; and
- a topping cover of post peelings or grassed topsoil to hold down the polythene and protect it from ultraviolet light.

A minimum 3.0 metre clearance will be provided to the system from the edges of all future buildings in all cases, and a (minimum) 1.5 metre clearance provided to the lot boundaries.

Wastewater Loading Rates

In Type 4 soils, TP 58 allows for a loading rate of 15mm per day in the base of trenches and a lesser loading rate of 10mm per day in beds. On that basis, to have adequate capacity for the design flows, a bed with a 84 square metre base area will be necessary.

A recent study of design loading rates for on-site effluent systems[1] recommends "hydraulic linear loading rates" for various soils of various depths. The hydraulic linear loading rate is the rate at which the wastewater can flow horizontally through the soil layers under the infiltrative surface, and is dependent on the permeability, depth and slope of the layer. In the case of the upper soil layers at this site, the recommended maximum hydraulic linear loading rate is less than 3.9 gallons per foot per day or 49 litres per metre per day.

The system needs to extend a minimum of 22 metres along the slope to achieve that hydraulic linear loading rate. That is highly conservative because it assumes that none of the wastewater will be absorbed by the underlying clay layer and, therefore, the upper soil layer at the lower edge of the system must cope with the full flow rate. That will clearly not be the case.

It is noted that the upper soil layer continues at the same depth for a significant distance (at least 30 metres) below the proposed bed. Any wastewater that is not taken up by the clay layer under the system itself will continue to move horizontally through the upper soil layer below the system because of the high permeability of that layer. As such, even in the unlikely event that the clay layer cannot assimilate all of the wastewater immediately under soakage bed itself, the wastewater will stay underground and be spread as widely as necessary for the clay layer to fully assimilate it.

The "umbrella" effect of the Terraflo bed cover will provide an additional factor of safety in that regard.

Reticulation

It is proposed to bury the pipes that convey the wastewater from the house to the septic tank and disposal system. Concrete haunching will be provided as necessary to protect the pipes.

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04 FEB 2003
BC.WHD

1 Tyler, EJ (2001): Hydraulic Wastewater Loading Rates to Soil. In ASAE (American Society of Agricultural Engineers) (1998): *Proceedings of the 9th National Symposium on Individual and Small Community Sewage Systems.*

All wastewater drainage work will be carried out in accordance with the New Zealand Building Code and AS/NZS 3500.2.2:1996: National Plumbing and Drainage Part 2.2: Sanitary Plumbing and Drainage – Acceptable Solutions. Surface water will be diverted around the system with a surface cut-off drain. With the height of the system above the groundwater, there will be no need for subsoil groundwater cutoff drains.

All pipework and fittings will be 100mm diameter PVC sewer pipe, cement or rubber ring jointed and bedded in GAP 7 aggregate in accordance with Whangarei District Council's *Environmental Engineering Standards*.

Resource Management Consent Requirements

The proposed system complies with all of the permitted activity rules in the Transitional and Revised Proposed Regional Plans and the October 2001 Variation. As such, it will not need resource consent from the Northland Regional Council.

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Figure 1: Site Plan and Location of the Wastewater Treatment System

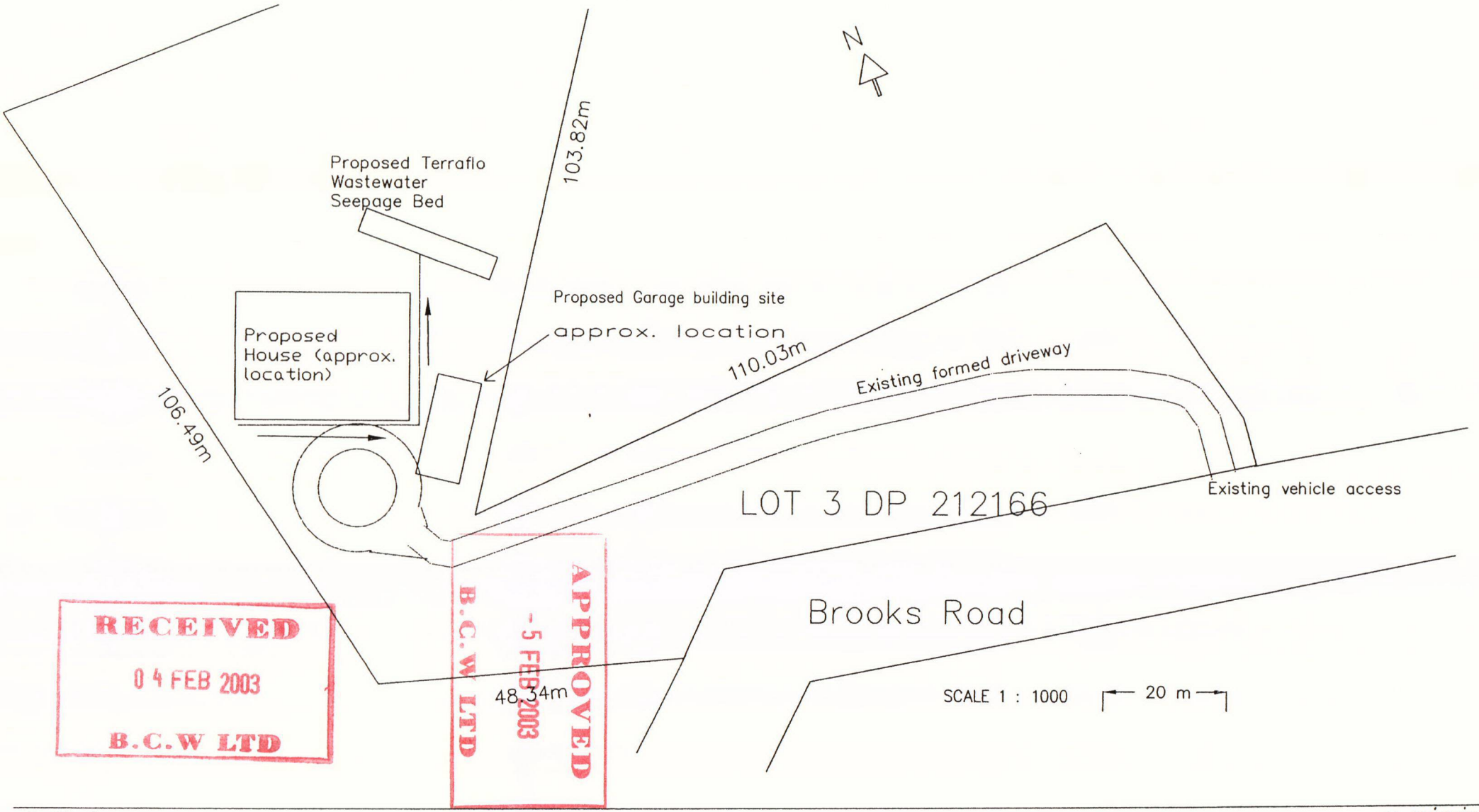


Figure 2: Plan and Isometric View of Terraflo Bed Option. Not to Scale

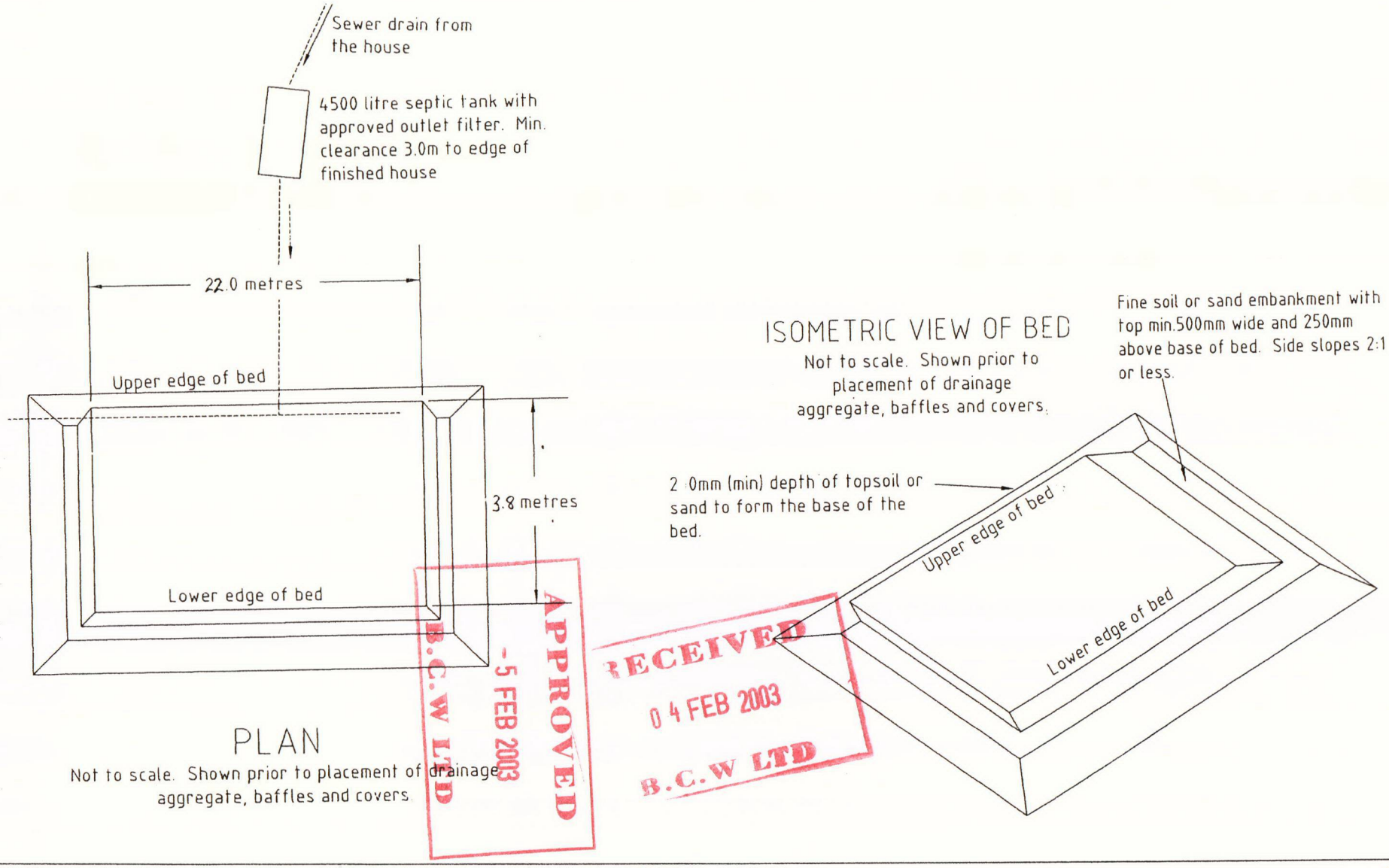
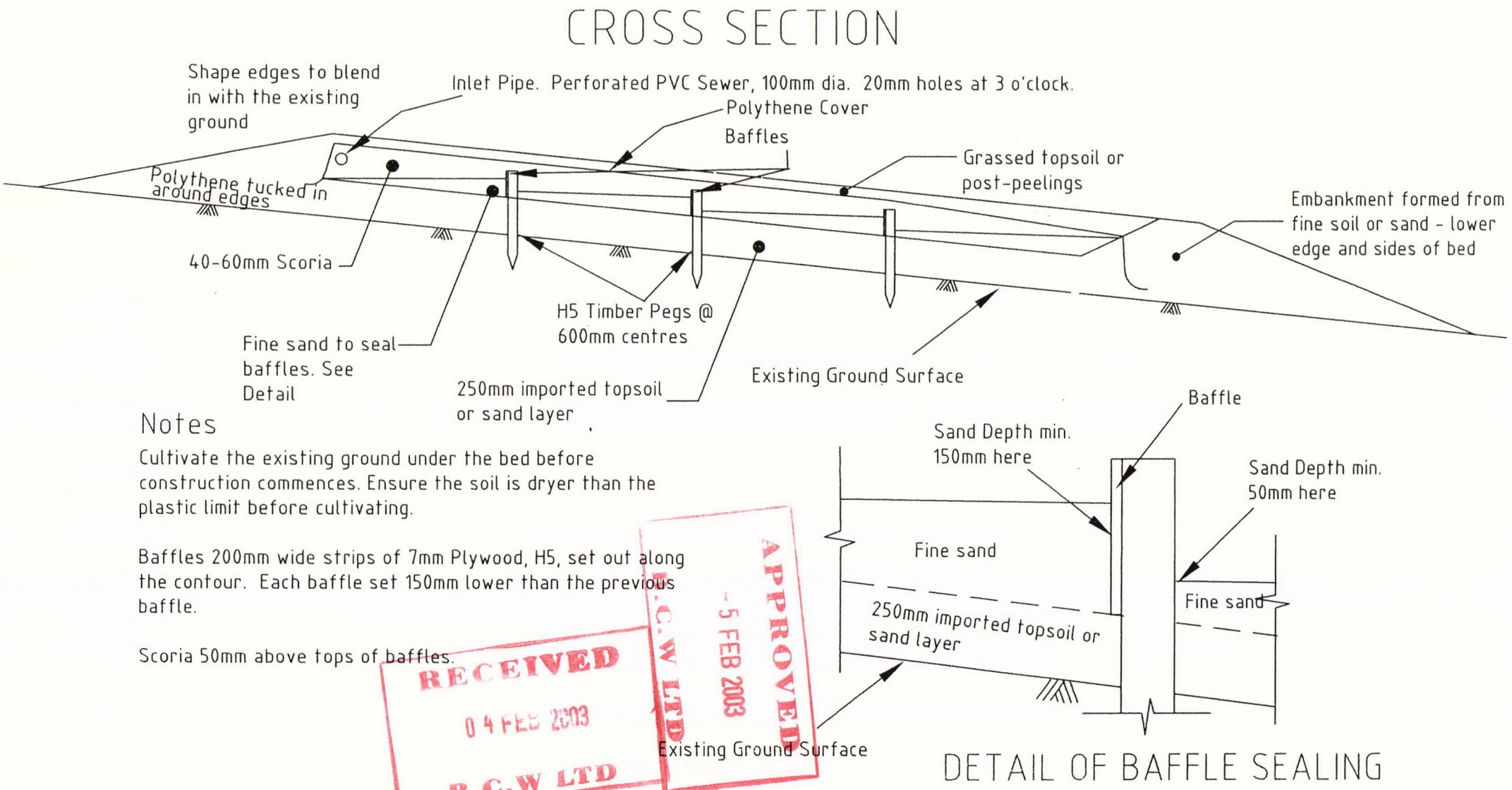


Figure 2: Cross Section of Terraflo Bed and Detail of Baffle Sealing. Not to Scale



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- 5 FEB 2003
B.C.W LTD

PRODUCER STATEMENT

ONSITE SEWERAGE FOR LOT 3, DP 212166
BROOKS ROAD, WAIPU

I certify that I am a Registered Engineer with more than ten year's experience in the design and construction supervision of on-site wastewater systems. I have designed the on-site sewerage system for the above house.

The sewerage system has been investigated and designed in accordance with ARC Environment Technical Publication 58: *On-Site Wastewater Disposal from Households and Institutions* (Gunn, IG, 1994) (TP 58) using established and accepted engineering principles.

Signed

.....

Dean Scanlen, Registered Engineer (registration number 9907)

6 January, 2002

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- 5 FEB 2003
B.C.W LTD

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Engineering Outcomes, Limited
132 Beach Road
PO Box 3048,
Onerahi
Whangarei
New Zealand
Telephone 0064 9 436 5534
E-mail info@e-outcomes.co.nz
Internet www.e-outcomes.co.nz

27 February 2018

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03 APR 2018
WHANGAREI DISTRICT COUNCIL
BUILDING CONTROL

Paul and Carla Gordon,
336 Brooks Road,
WAIPU

Dear Paul and Carla

ONSITE WASTEWATER AT 336 BROOKS ROAD, WAIPU. LOT 3 DP 212166.
EVALUATION OF SYSTEM IN OPERATION
WHANGAREI DISTRICT COUNCIL REF. BC69900

As requested, I have evaluated the onsite wastewater system at your property, Lot 3 DP 212166. My evaluation consisted of a site visit on 21 February 2018 to observe the operation of the system and measure what I could. I have also reviewed photos you took during construction of the system.

The system consists of a septic tank, a distribution box with capped outlets and two buried infiltration beds on the slope to the south of the dwelling. Each bed is 18 metres long and 2.0 metre wide. The distribution box outlets have been set to distribute the effluent equally to each bed. The septic tank effluent trickles to the infiltration fields by gravity where it seeps into the ground underneath them.

The septic tank does have an above-ground vent but no visible filter cap. The filter will need to either be located to ensure easy access for regular cleaning, or a new filter installed.

I found no evidence of problems with the infiltration system. Problems can include wet or boggy ground, overland flow and/or odours. The ground in the location of the field and surrounds was as firm and as dry as the surrounding ground.

The house has been occupied by two (2) people for most of the last decade. Tthe design occupancy of the system, which I originally designed, is six (6) people.

Photos of the system during construction, and as completed, are on the next two pages.

Photo showing the dwelling at upper left, the distribution box at centre-left (alongside the spade) and the slope on which the infiltration trenches are located, at centre and right. The septic tank is under the long grass at far left.



The infiltration field under construction



Overall, I conclude that, provided the septic tank has an approved outlet filter, the onsite wastewater system at 336 Brooks Road Waipu, is achieving all requirements of the building code and Regional Water and Soil plan for Northland.

Yours Sincerely

Dean Scanlen
Engineering Outcomes Limited

COPY

WHANGAREI DISTRICT COUNCIL

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

In reply please quote BC0363125
Or ask for Kevin Richards

09 April 2018

L P Gordon
C Gordon
336 Brooks Road
RD 2
Waipu 0582

Dear Sir/Madam

Waiver or Modification of the Building Code – S67 Building Act 2004

In connection with Section 67 of the Building Act 2004, a modification of the Building Code has been approved in connection with building consent number 63125 issued on 11 February 2003 in the name of L P & C Gordon.

The effect of the modification is to amend the building consent to incorporate a modification to Building Code clause B2 (durability) for the required durability period for all elements to apply from the date of substantial completion of the building which it has been agreed was April 2004 and not from the date of the Code Compliance Certificate.

Yours faithfully

Kevin Richards
Senior Building Controls Officer

This document is to be attached to the Building Consent to which it relates.

cc Manager Building Standards
Ministry of Business, Innovation and Employment
PO Box 1473
Wellington 6140

Private Bag 9023 | Whangarei 0148 | New Zealand
T: 09 430 4200 | 0800 WDC INFO | 0800 932 463 | F: 09 438 7632
W: www.wdc.govt.nz | E: mailroom@wdc.govt.nz

WHANGAREI DISTRICT COUNCIL

Code Compliance Certificate BC0363125

DEC

Section 436, Building Act 2004

Issued: 09 April 2018

The Building

Street address of building:	336 Brooks Road Waipu 0582
Legal description of land where building is located:	LOT 3 DP 212166 LLP: 105878
Building name:	N/A
Location of building within site/block number:	N/A
Level unit number:	N/A
Current, lawfully established use:	Detached Dwelling
Year first constructed:	2003

The Owner

L P Gordon
C Gordon
336 Brooks Road
RD 2
Waipu 0582

Phone number:	4321215
Mobile number:	0274343901
Facsimile number:	N/A
Email address:	paul@thegordons.co.nz
Website:	N/A

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

Contact Person

L P Gordon
336 Brooks Road
RD 2
Waipu 0582

Phone number:	4321215
Mobile number:	0274343901
Facsimile number:	N/A
Email address:	paul@thegordons.co.nz
Website:	N/A
Street address/registered office:	336 Brooks Road Waipu 0582

Building Work | **Garage Rumpus Workshop & Effluent Field**

Building Consent Number: BC0363125

Issued by: Whangarei District Council

Code Compliance

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

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

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

09 April 2018
Date

SPEC

BUILDING CERTIFICATE 'A' No: 62025

Section 56 Building Act 1991

Issued by: ...**Approved Building Certifiers (Northland)** Ltd No 17 currently approved and registered as a Building Certifier

To: WHANGAREI DISTRICT COUNCIL

Building Consent No:
Project Information Memorandum No: 62025
PID:

PROJECT		PROJECT LOCATION
New or relocated building	(X)	
Alteration	( )	Applicant: L P & C Gordon
Intended use(s) *(in detail);* New Dwelling		Street address *(if any)*: 336 Brooks Road
Intended life:		
Indefinite but not less than 50 years	(X)	Legal description: Lot 3
Specified as ..... Years		DP 212166
Demolition	( )	
Being stage ..... of an intended ..... stages		

This is to certify that:
The Building Certifier has been engaged to certify specified building work in relation to listed provisions of the building code as detailed in page headed "Scope of Building Cerfifier's Engagement No H1512 attached to this notice.

The building certifier is satisfied on reasonable grounds that:

The proposed building work would comply with the listed provisions of the building code if properly completed in accordance with the listed plans.

Signed by or for and on behalf of Building Certifier

Signature: .....

Name: .....

Position: .....

Date: 14/11/03

WHANGAREI DISTRICT COUNCIL

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

Issue Document

BUILDING CONSENT No:69900 69900
Section 35, Building Act 1991
Issued:21Nov03
Project Information Memorandum No: 62025

Applicant

L P & C GORDON
336 BROOKS RD
R D 2
WAIPU

Agent

L P & C GORDON
336 BROOKS RD
R D 2
WAIPU

Site Information

PROPERTY ID: 105878
STREET ADDRESS: 336 BROOKS RD, R D 2, WAIPU 0254
LEGAL DESCRIPTION: LOT 3 DP 212166

Project Information

PROJECT IS FOR: New Building
INTENDED USE(S): NEW DWELLING
INTENDED LIFE: Indefinite but not less than 50 years
VALUE OF WORK: $97,400.00
NUMBER OF STAGES: 1

Fees

COUNCIL'S TOTAL CHARGES FOR THIS BUILDING CONSENT ARE: $391.70
PAYMENTS RECEIVED TO DATE:
Receipt number: 2580423 Date: 19Nov03 Amount: $391.70

See attached page(s) for any other conditions.

This Consent is issued subject to the following conditions:

1: General

No Requirements.

2: Dust Nuisance

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

3: Toilet Facilities

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

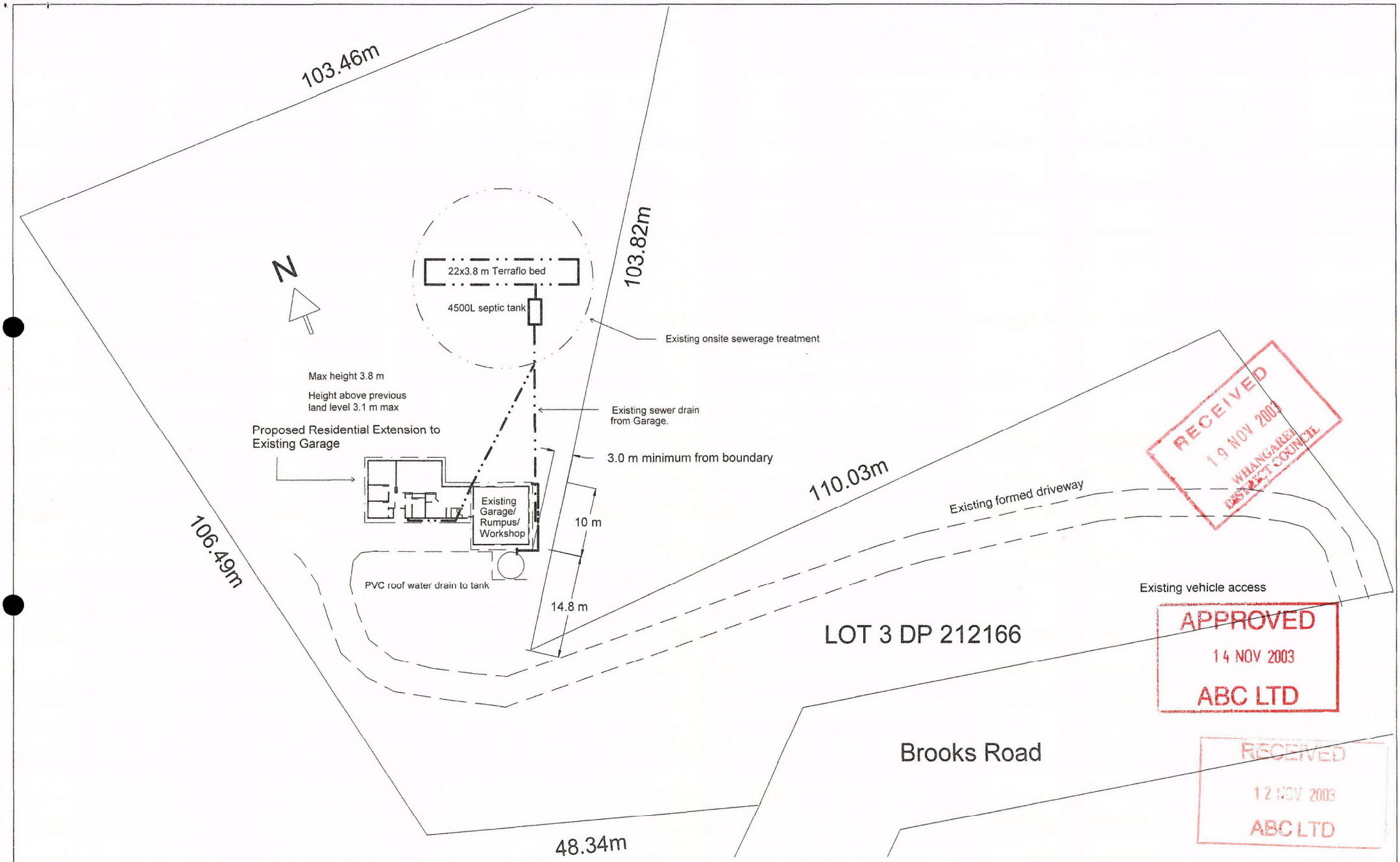
4: Smoke Alarms

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

Signed for and on behalf of the Council

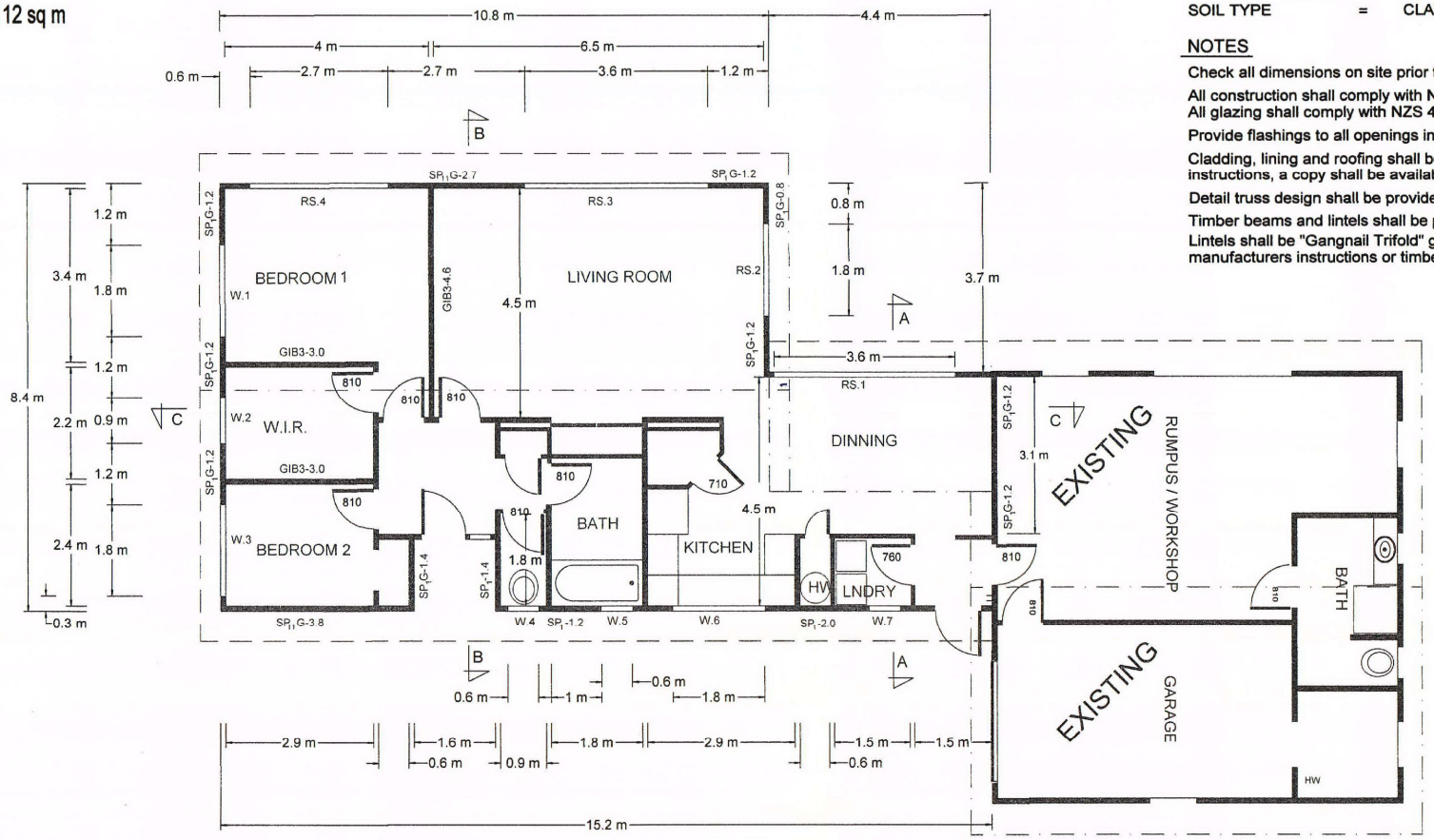
Name: C. Blakeney

Signature: ..... Date: 21/11/03



Title	Proposed Residential Extension to Garage for Carla and Paul Gordon 336 Brooks Road, R D 2, Waipu SITE PLAN	Drawn PG	
		Checked PG	Date 8 th Nov 2003
		Approved	Scale 1:500
		Drawing No	Sht 1 of 6 Rev

Area 112 sq m



SITE CONDITIONS

WIND ZONE	=	VERY HIGH
DURABILITY ZONE	=	MODERATE
SOIL TYPE	=	CLAY

NOTES

Check all dimensions on site prior to commencing construction.

All construction shall comply with NZS 3604: 1999
All glazing shall comply with NZS 4223.

Provide flashings to all openings in accordance with cladding manufactures details.

Cladding, lining and roofing shall be fixed in accordance with manufactures instructions, a copy shall be available on site during construction.

Detail truss design shall be provided by truss manufacturer.

Timber beams and lintels shall be propped at mid span until dry - moisture content < 18%

Lintels shall be "Gangnail Trifold" galvanised steel, 400mm deep, installed to manufacturers instructions or timber.

INSULATION

Walls and ceiling with R1.8 Batts or equal

ROOFING and CLADDING

Corrugated Colorsteel - all fixing, gutters and flashings to be with compatible materials.

APPROVED
14 NOV 2003
ABC LTD
RECEIVED
12 NOV 2003
WHANGAREI DISTRICT COUNCIL

WINDOW SCHEDULE

Ref No	O/A Depth	O/A Width	Timber lintel size	Remarks
W.1	1200	1800	100x100	
W.2	1200	900	100x100	EX Garage
W.3	1200	1800	100x100	
W.4	900	600	100x100	Obscure glass
W.5	1100	600	100x100	Obscure glass
W.6	1100	1800	100x100	
W.7	1100	900	100x100	
RS.1	2100	3600	300x100	Double studs @ end
RS.2	2100	1800	200x100	Double studs @ end
RS.3	2100	3600	300x100	Double studs @ end
RS.4	2100	2700	250x100	Double studs @ end

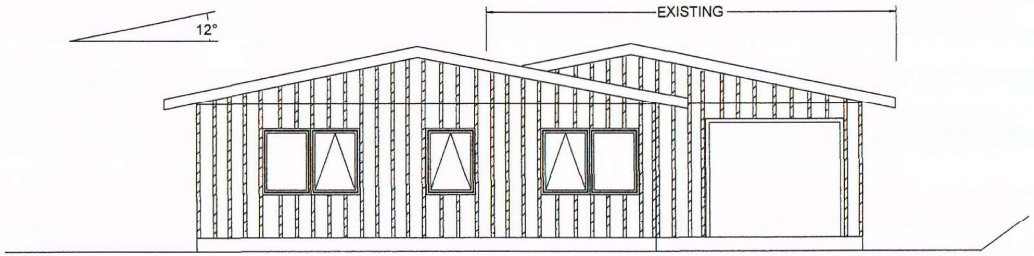
BRACING

GIB3	=	9.5mm Gibboard to both faces.
BR4	=	Gib Braceline to one face, min 0.9m long with 6kN galv. steel strap to both wall end studs.
SP_1G	=	9mm Ecoply one face Gib on other face, min 0.9m long with 6kN galv. steel strap to both wall end studs.
$SP_{11}G$	=	9mm Ecoply one face Gib on other face, min 1.8m long with 6kN galv. steel strap to both wall end studs.
SP_1	=	9mm Ecoply one face, min 0.9m long with 6kN galv. steel strap to both wall end studs.

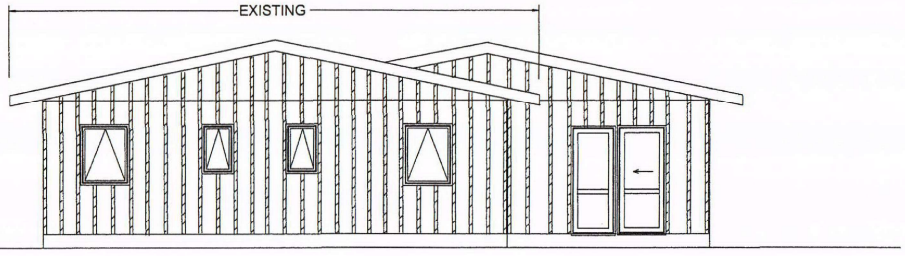
NOTE: Ply cladding and bracing to be painted with three coats of acylic paint.

RECEIVED
12 NOV 2003
ABC LTD

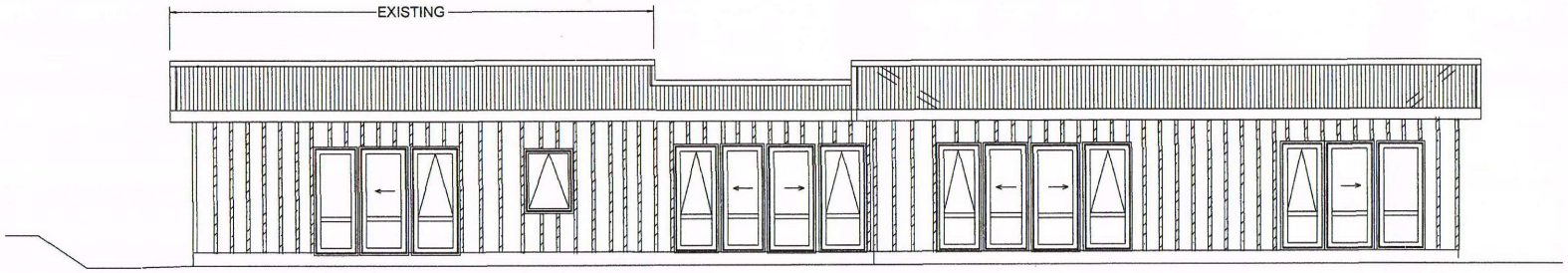
Title: Proposed Residential Extension to Garage for Carla and Paul Gordon, 336 Brooks Road, R D 2, Waipu — FLOOR PLAN	Drawn: PG		
	Checked: PG	Date: 8 th Nov 2003	
	Approved	Scale: 1:100	
	Drawing No	Sht 2 of 6	Rev



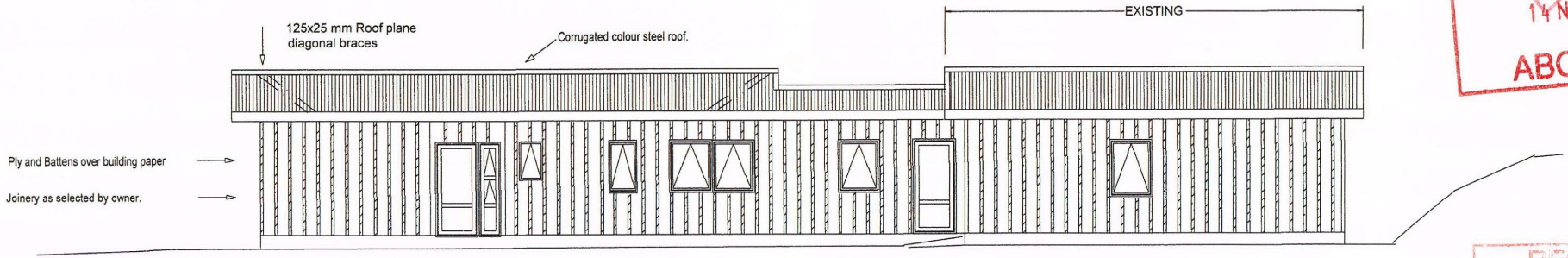
WEST



EAST



NORTH



SOUTH

RECEIVED
19 NOV 2003
WHANGAREI
DISTRICT COUNCIL

APPROVED
14 NOV 2003
ABC LTD

RECEIVED
12 NOV 2003
ABC LTD

Title Proposed Residential Extension to Garage
for Carla and Paul Gordon
336 Brooks Road, R D 2, Waipu

ELEVATIONS

Drawn	PG		
Checked	PG	Date	8 th Nov 2003
Approved		Scale	1:100
Drawing No		Sht 4 of 6	Rev

COPY

WHANGAREI DISTRICT COUNCIL

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

In reply please quote BC0369900
Or ask for Kevin Richards

09 April 2018

L P Gordon
C Gordon
336 Brooks Road
RD 2
Waipu 0582

Dear Sir/Madam

Waiver or Modification of the Building Code – S67 Building Act 2004

In connection with Section 67 of the Building Act 2004, a modification of the Building Code has been approved in connection with building consent number 69900 issued on 21 November 2003 in the name of L P & C Gordon.

The effect of the modification is to amend the building consent to incorporate a modification to Building Code clause B2 (durability) for the required durability period for all elements to apply from the date of substantial completion of the building which it has been agreed was December 2004 and not from the date of the Code Compliance Certificate.

Yours faithfully

Kevin Richards
Senior Building Controls Officer

This document is to be attached to the Building Consent to which it relates.

cc Manager Building Standards
Ministry of Business, Innovation and Employment
PO Box 1473
Wellington 6140

Private Bag 9023 | Whangarei 0148 | New Zealand
T: 09 430 4200 | 0800 WDC INFO | 0800 932 463 | F: 09 438 7632
W: www.wdc.govt.nz | E: mailroom@wdc.govt.nz

DEC

Code Compliance Certificate BC0369900

Section 436, Building Act 2004

Issued: 09 April 2018

The Building

Street address of building:	336 Brooks Road Waipu 0582
Legal description of land where building is located:	LOT 3 DP 212166 LLP: 105878
Building name:	N/A
Location of building within site/block number:	N/A
Level unit number:	N/A
Current, lawfully established use:	Detached Dwelling
Year first constructed:	2003

The Owner

L P Gordon
C Gordon
336 Brooks Road
RD 2
Waipu 0582

Phone number:	4321215
Mobile number:	0274343901
Facsimile number:	N/A
Email address:	paul@thegordons.co.nz
Website:	N/A

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

Contact Person

L P Gordon
336 Brooks Road
RD 2
Waipu 0582

Phone number:	4321215
Mobile number:	0274343901
Facsimile number:	N/A
Email address:	paul@thegordons.co.nz
Website:	N/A
Street address/registered office:	336 Brooks Road Waipu 0582

WHANGAREI DISTRICT COUNCIL

Building Work | **New Dwelling**

Building Consent Number: BC0369900

Issued by: Whangarei District Council

Code Compliance

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

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

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

09 April 2018
Date

Private Bag 9023 | Whangarei 0148 | New Zealand
T: 09 430 4200 | 0800 WDC INFO | 0800 932 463 | F: 09 438 7632
W: www.wdc.govt.nz | E: mailroom@wdc.govt.nz

WHANGAREI DISTRICT COUNCIL

Form 5

Building Consent No: BC1800940

Section 51, Building Act 2004

Issued: 24 October 2018

The Building

Street address of building:	336 Brooks Road Waipu 0582
Legal description of land where building is located:	LOT 3 DP 212166 LLP: 105878
Building name:	N/A
Location of building within site/block number:	N/A
Level/unit number:	N/A

The Owner

C L Weir
V E C Weir
336 Brooks Road
RD 2
Waipu 0582

Phone number:	N/A
Mobile number:	0272046664
Facsimile number:	N/A
Email address:	cliveloganweir@gmail.com
Website:	N/A
Street address/registered office:	336 Brooks Road Waipu 0582

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

Contact Person

Gunadoo Limited
T/A Totalspan Northland
780 State Highway 1
RD 8
Whangarei 0178

Phone number:	4322054
Mobile number:	N/A
Facsimile number:	4322057
Email address:	patricet@totalspan.co.nz
Website:	N/A

Building Work

The following building work is authorised by this consent:

New Shed

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

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

This building consent is subject to the following conditions:

Section 90 Building Act 2004

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

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

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

Compliance Schedule

A compliance schedule is not required for the building.

Attachments

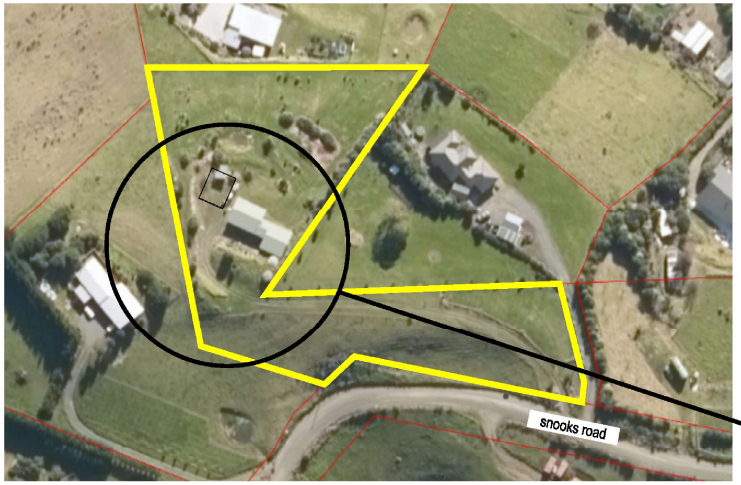
No attachments.

Additional Information

1. The applicant must control dust nuisance created by any site or building works.
2. Toilet facilities must be provided within reasonable distance of the construction site. Ground discharge is no longer acceptable.
3. Lapsing of building consent. For the purposes of S52(b) of the Building Act 2004, the period after which this consent will lapse if the building work to which it relates does not commence will be 12 months from the date of issue.
4. Building advice note that relates to an additional kitchen facilities being installed. This would be assessed as a second residential unit under the Operative District Plan. This would then activate the need for a Change of Use building consent application under the Building Act 2004 and require a Resource Consent and most likely payment of a Development Contribution levy.

Tilly Selwyn
Support Assistant – Building Processing
On behalf of Whangarei District Council

24 October 2018
Date



AERIAL VIEW
Scale: 1 : 2000

"SEDIMENT CONTROL MEASURES TO BE PROVIDED AT CONSTRUCTION STAGE".

NORTH

Clause F5 (NZBC 2004)
Workman will take steps to prevent harm to persons on site or other property due to falling objects and other potential hazards created by this project with the use of appropriate barriers and prevention of fall mechanisms in place during and out of work hours

Site Information

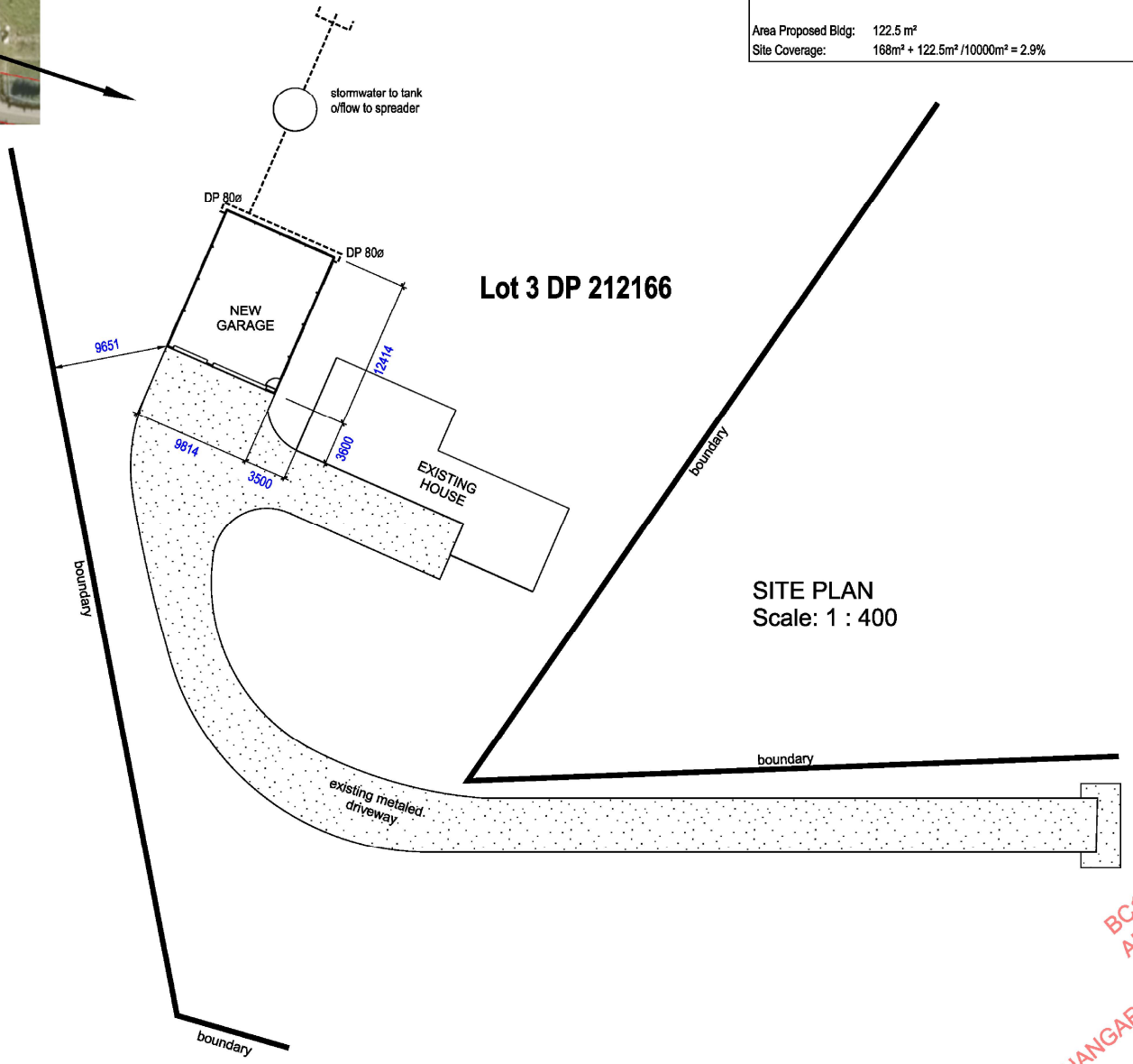
Address:	336 Brooks Road Waipu
Legal Description:	Lot 3 DP 212166

Zones

Zoning:	Countryside
Wind Region:	A
Wind Zone:	50.86 m/s as per AS/NZS 1170 for steel bldgs
Exposure Zone:	C
Earthquake Zone:	1

Areas

Area of Property:	10000 m²
Area Existing Bldgs:	168 m²
Area Proposed Bldg:	122.5 m²
Site Coverage:	168m² + 122.5m² /10000m² = 2.9%



SITE PLAN
Scale: 1 : 400

TOTALSPAN® STEEL BUILDINGS

NOTES

Contractor to check all dimensions & conditions on site before commencing work.

Do not scale

Work only to figured dimensions. In the event of a discrepancy contact the designer.

TITLE

Site Plan

ISSUE DATE: **21 September 2018**

JOB No:

DRAWN BY: **GW**

CHECKED BY:

PROJECT

PROPOSED BUILDING FOR:

Clive Weir
336 Brooks Road
Waipu

REVISIONS

21Sep18 - moved position of new bldg. 1500 NE

SCALE

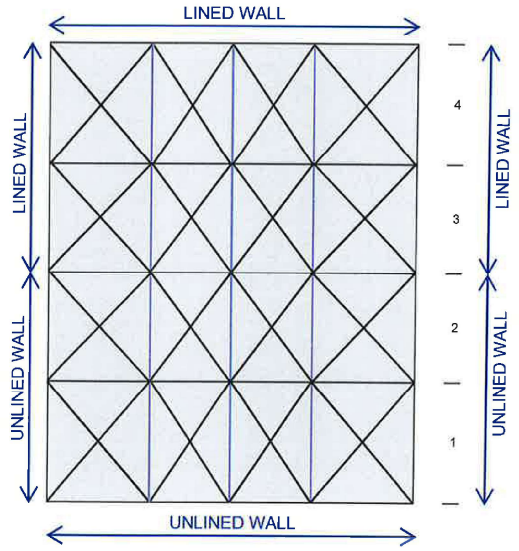
DRAWING CODE | DRAWING ISSUE: BC Plan

DRAWING 6 of 18

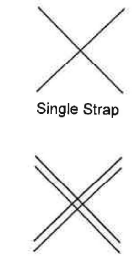
BC1800940
APPROVED
24/10/2018
WHANGAREI DISTRICT COUNCIL BCA

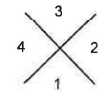
RECEIVED
CUSTOMER SERVICES
13 SEP 2018
WHANGAREI
DISTRICT COUNCIL

PLAN VIEW:



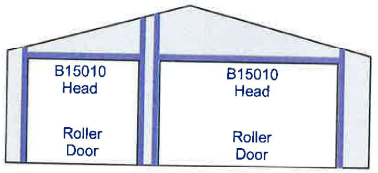
LEGEND:





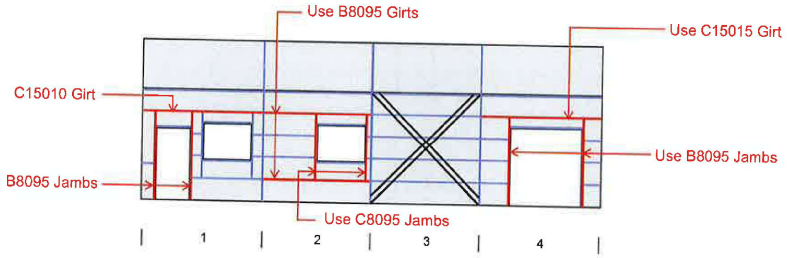
ELEVATION VIEWS

ELEVATION VIEW 1:

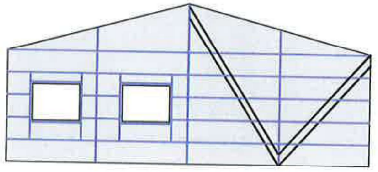


NOTE: The Door Jamb Members add to the stiffness of this end frame along with the C22019 Portal Legs.

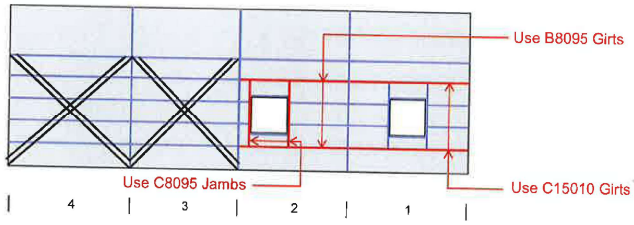
ELEVATION VIEW 2:



ELEVATION VIEW 3:



ELEVATION VIEW 4:



tran spar ency

TOTALSPAN STEEL BUILDINGS

TOTALSPAN
A Division of Spanbild New Zealand Ltd

112 Waterloo Road, Hornby,
P.O.Box 11-013, Christchurch

For: Clive Weir
336 Brooks Road
Waipu
Whangarei
0582
New Zealand

PORTAL BUILDING

BRACING LAYOUT

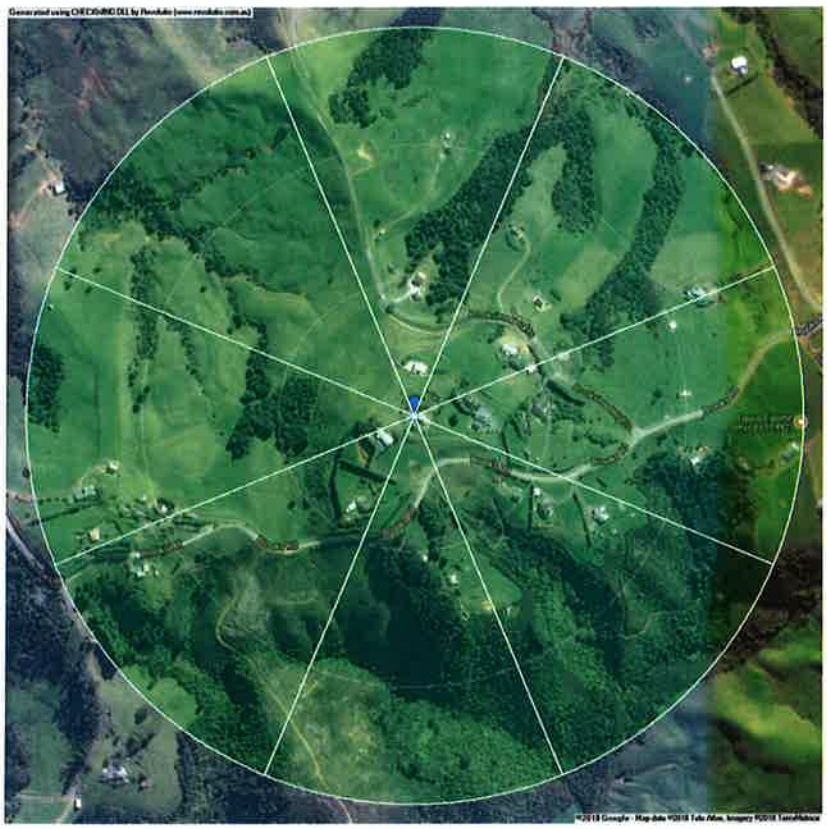
Page 12 of 18

15 August 18

BC1800940
APPROVED
24/10/2018
WHANGAREI DISTRICT COUNCIL BCA

Site Report

Latitude:	-36.0266572482179	Critical Direction:	West Wind
Longitude:	174.391932785511	Md:	1.00
Elevation:	141.69	TC:	2.0
Importance Level:	1	Mz, cat:	0.91
Wind Region:	A6	Ms:	1.00
Average Height:	3.66	Mt:	1.35
ULTIMATE VR:	41 m/s	**WIND SPEED (Vsit, β):**	50.43 m/s
ULTIMATE ARI:	_100YEARS	**WIND PRESSURE (qsit, β):**	1.5259 kPa



RECEIVED
CUSTOMER SERVICES
24 AUG 2018
WHANGAREI
DISTRICT COUNCIL

Legend
T.C.1
T.C.1.5
T.C.2
T.C.2.5
T.C.3
T.C.4

Customer Name: Clive Weir
Site Address: 336 Brooks Road Whangarei 0582 New Zealand
Project Reference: 1805197

BC180810
APPROVED
24/10/2018
WHANGAREI DISTRICT COUNCIL BCA

Extract Copy

File: 16275
12 October 2018
Issue: 1

FOUNDATION REPORT

336 Brooks Road, Waipu

(LOT 3 DP 212166)

1.0 Introduction

RS Eng Ltd has been engaged by the client to test and assess the building platform for the proposed garage on Lot 3 DP 212166, 336 Brooks Road, Waipu. The client proposes to construct a new lightweight steel portal garage with concrete foundations.

2.0 Site Description

The proposed location of the garage is immediately to the north of the existing dwelling. The ground is relatively level and from the topography of the site, the building platform was likely to have been completed as part of the earthworks for the dwelling. Current ground cover over the garage area is lawn.

3.0 Field Investigations

A technician from this office visited the property on 26 September 2018 to complete subsoil testing at the proposed location of the garage. Subsoil investigations included a hand augered borehole in the north corner of the garage and Scala Penetrometer testing in the north and east corners. The auger encountered 1.0m of clay/silt fill followed by a very stiff clayey silt to a maximum tested depth of 1.5m. Groundwater was not encountered within the borehole. Scala Penetrometer testing indicated soft material (less than 300kPa) followed by a firm material (greater than 300kPa) at a depth of 1.0m. The soft readings are consistent with the depth of fill encountered in the borehole.

BC1800940
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24/10/2018
WHANGAREI DISTRICT COUNCIL BCA

4.0 Foundation Recommendations

The proposed garage construction will consist of lightweight cladding and steel portal/framed walls on concrete foundations. The fill layer is consistent with the original topography of the property being approximately 1.0m deep at the front of the platform reducing to zero approximately half way down the new garage location. The fill layer has low bearing strengths and is likely to be susceptible to settlement over time with the addition of the garage loading. To isolate foundations from this likely settlement we recommend that foundations extend below the fill. This can be achieved by drilling piles below the foundations through the fill layer and into the original ground. Remaining foundations should be designed for a class M soil as per AS2870. As the fill has been in place for some time (more than 10 years) and there will be little additional loading from the slab, it is expected that settlement is unlikely or will be minimal (within typical tolerances) with no effect of the structure of the garage.

Foundation design for the garage will need to be undertaken by a Chartered Professional Engineer.

5.0 Conclusions

Provided the recommendations in this report are followed, it is the conclusion of RS Eng Ltd that platform will be suitable for the proposed garage.

6.0 Limitations

This report has been prepared solely for the benefit of our client and the Whangarei District Council. The reliance by other parties on the information or opinions contained therein shall, without our prior review and agreement in writing, do so at their own risk.

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

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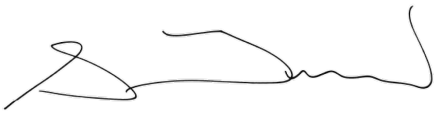
This report does not address matters relating to the National Environmental Standard for Contaminated Sites, and if applicable separate advice should be sought on this matter from a suitably qualified person.

Prepared by:



Iain Mackay
Senior Engineering Technician
NZDE(Civil), NZCE(Mech)
RS Eng Ltd

Reviewed by:



Steven Turner
Chartered Professional Engineer
BE(Civil), CPEng, IntPE(NZ), CMEngNZ

BC1800940
APPROVED
24/10/2018
WHANGAREI DISTRICT COUNCIL BCA

Whangarei District Council
Private Bag 9023, Whangarei 0148, New Zealand
P +64 9 430 4200 | 0800 WDC INFO | 0800 932 463 F +64 9 438 7632
E mailroom@wdc.govt.nz www.wdc.govt.nz

Form 7

Code Compliance Certificate BC1800940

Section 95, Building Act 2004

Issued: 22 October 2019

The Building

Street address of building:	336 Brooks Road Waipu 0582
Legal description of land where building is located:	LOT 3 DP 212166 LLP: 105878
Building name:	N/A
Location of building within site/block number:	N/A
Level unit number:	N/A
Current, lawfully established use:	Outbuildings
Year first constructed:	2018

The Owner

C L Weir
V E C Weir
336 Brooks Road
RD 2
Waipu 0582

Phone number:	N/A
Mobile number:	N/A
Facsimile number:	N/A
Email address:	N/A
Website	N/A
Street address/registered office:	336 Brooks Road Waipu 0582

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

The Owner

C L Weir
336 Brooks Road
RD 2
Waipu 0582

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

Whangarei District Council

Building Work **New Shed**

Building Consent Number: BC1800940

Issued by: Whangarei District Council

Code Compliance

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

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

Fiona Bennett
Support Assistant – Building Processing
On behalf of Whangarei District Council

22 October 2019
Date

Private Bag 9023 | Whangarei 0148 | New Zealand
T: 09 430 4200 | 0800 WDC INFO | 0800 932 463 | F: 09 438 7632
W: www.wdc.govt.nz | E: mailroom@wdc.govt.nz

WHANGAREI DISTRICT COUNCIL

Form 5

Building Consent No: BC1800991

COPY

Section 51, Building Act 2004

Issued: 11 October 2018

Amended Issued Date: 2 June 2021

The Building

Street address of building:	336 Brooks Road Waipu 0582
Legal description of land where building is located:	LOT 3 DP 212166 LLP: 105878
Building name:	N/A
Location of building within site/block number:	N/A
Level/unit number:	N/A

The Owner

C L Weir
V E C Weir
336 Brooks Road
RD 2
Waipu 0582

Phone number:	N/A
Mobile number:	0272046664
Facsimile number:	N/A
Email address:	cliveloganweir@gmail.com
Website:	N/A
Street address/registered office:	336 Brooks Road Waipu 0582

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

Contact Person

Bream Bay Architecture 2007 Limited
PO Box 79
Ruakaka 0151

Phone number:	4328989
Mobile number:	0212501644
Facsimile number:	N/A
Email address:	bryonfburgess@gmail.com
Website:	N/A

Building Work

The following building work is authorised by this consent:

Alterations to Existing Dwelling - Laundry, Ensuite, Wardrobe and Windows (Home Owner Exemption)

DEC

Private Bag 9023 | Whangarei 0148 | New Zealand
T: 09 430 4200 | 0800 WDC INFO | 0800 932 463 | F: 09 438 7632
W: www.wdc.govt.nz | E: mailroom@wdc.govt.nz

WHANGAREI DISTRICT COUNCIL

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

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

This building consent is subject to the following conditions:

Section 90 Building Act 2004

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

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

1. See attached schedule of site requirements for inspections and documentation required.
2. To confirm compliance a Producer Statement 3 construction is required from a suitably qualified and experienced person (i.e.) the constructor/ contractor to ensure the building work performed is in accordance with the approved building consent: (examples to prompt delete as required)
   - Membrane application to all internal wet areas (including the forming and dressing of all penetrations, change of direction and upstands)
3. To confirm compliance an Energy Works Certificate will be required (Electrical).

Compliance Schedule

A compliance schedule is not required for the building.

Attachments

No attachments.

Additional Information

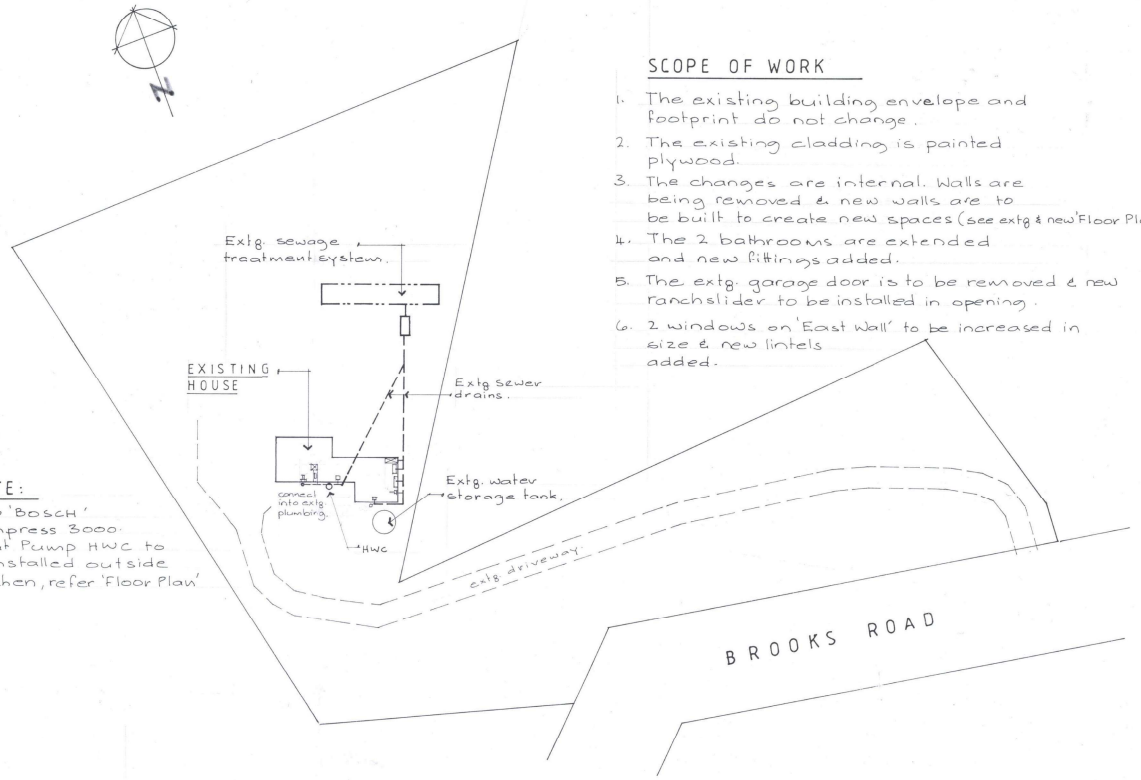
1. The applicant must control dust nuisance created by any site or building works.
2. Toilet facilities must be provided within reasonable distance of the construction site. Ground discharge is no longer acceptable.
3. Lapsing of building consent. For the purposes of S52(b) of the Building Act 2004, the period after which this consent will lapse if the building work to which it relates does not commence will be 12 months from the date of issue.
4. This building consent is subject to Home Owner Exemption that has been applied for in accordance with Section 87A of the Building Act 2004.

Tilly Selwyn
Support Assistant – Building Processing
On behalf of Whangarei District Council

2 June 2021
Date

The contractor is responsible for checking & confirming all dimensions & levels on site before starting work.

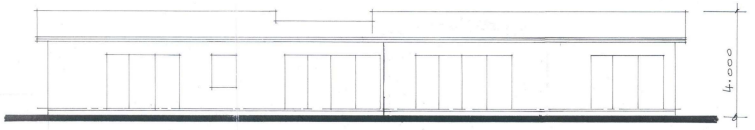
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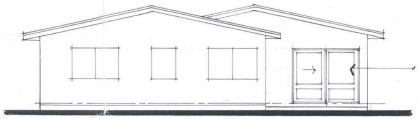
SCOPE OF WORK

1. The existing building envelope and footprint do not change.
2. The existing cladding is painted plywood.
3. The changes are internal. Walls are being removed & new walls are to be built to create new spaces (see extg & new 'Floor Plans')
4. The 2 bathrooms are extended and new fittings added.
5. The extg. garage door is to be removed & new ranchslider to be installed in opening.
6. 2 windows on 'East Wall' to be increased in size & new lintels added.

NOTE:
New 'BOSCH' Compress 3000 Heat Pump HWC to be installed outside kitchen, refer 'Floor Plan'

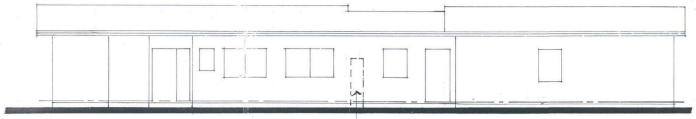


NORTH. 1:100 (no change.)



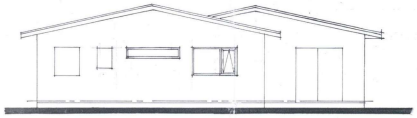
Remove extg. garage door and replace with new new ranchslider in extg. opening 2250mm min to FGL From top of slab 150mm min to paving from top of slab. (as per email 5/10/18)

WEST. 1:100 (new ranchslider)



New outside 'BOSCH' Compress 3000 Heat Pump HWC. Refer notes on SHT. 2.

SOUTH. 1:100 (no change)



2no. new windows to replace extg. windows, refer to 'Floor Plan' for window sizes & lintel sizes.

EAST. 1:100 (2 window sizes changed.)

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SITE PLAN. 1:500

SITE DESCRIPTION:

336 BROOKS ROAD
LOT 3
D.P. 212166
Site Area = 10000 m²

WIND ZONE = VERY HIGH
RISK MATRIX = LOW

PLUMBING NOTES:

1. All drainage is extg. to the extg. sewage treatment system.
2. All downpipes are extg. to extg. water storage tank.
3. Both w.c.'s are extg. & remain in their extg. position. Shower location in bathroom is extg.
4. Connect all new plumbing into extg. Blank off any extg. plumbing that is not to be used.
5. Wastes to all fittings (except w.c.'s) shall be 65ϕ.
6. All plumbing shall comply with AS/NZS 3500.2.

Gradient to Pipework.

65ϕ - 1:40

bream bay architecture

CONSULTING ENGINEER:
Thurlow Consulting Engineers & Surveyors Ltd.
PH. (09) 478 4305

PROPOSED INTERNAL ALTERATIONS
FOR: CLIVE & VENICE WEIR
AT: 336 BROOKS ROAD
WAIPU.

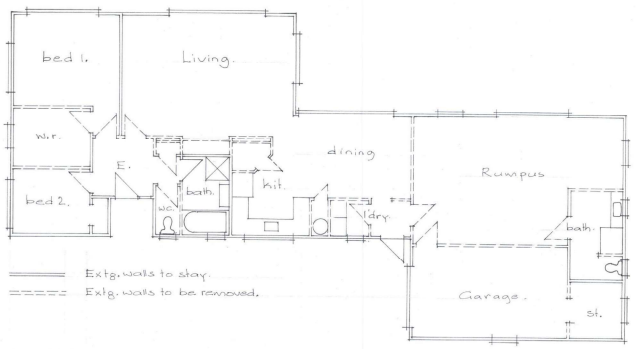
1.0
1/3

The contractor is responsible for checking and confirming all dimensions on site before starting work.

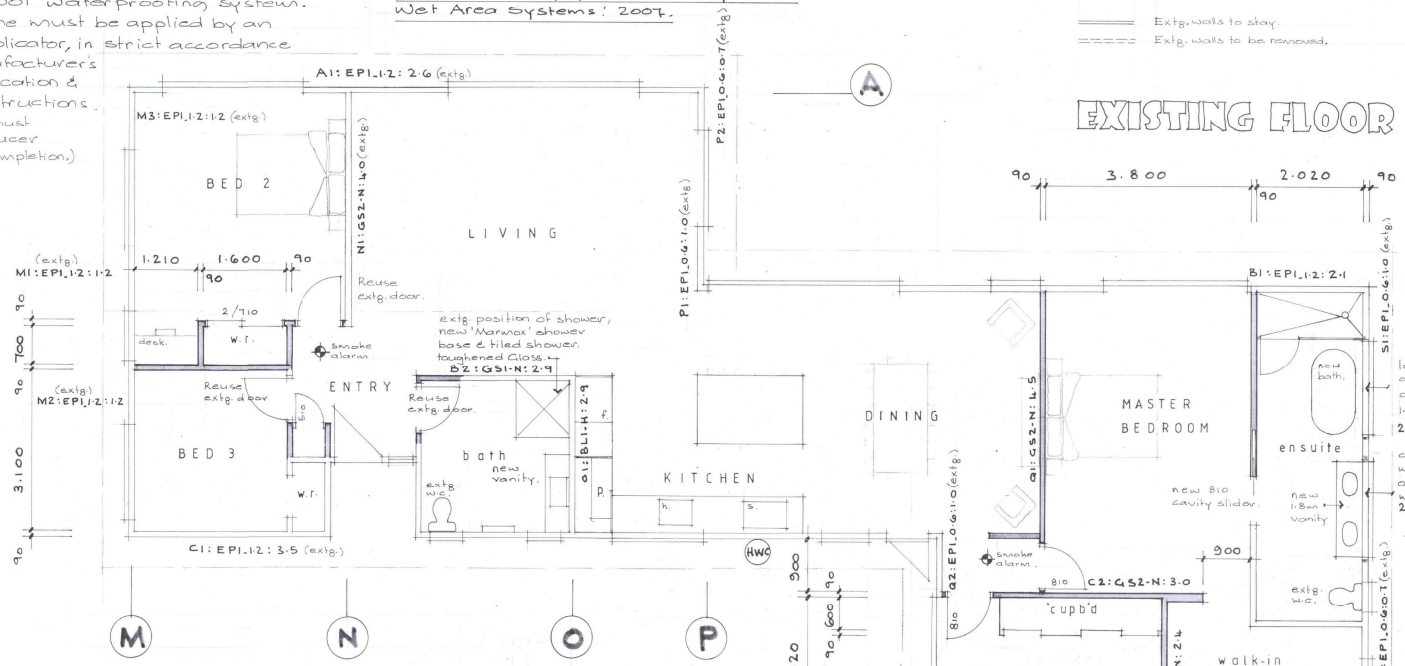
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DISTRICT COUNCIL

WET AREA NOTES:

1. Bathroom, ensuite & laundry walls and all walls prone to water splash shall be lined with gib 'aqualine' gib board. (extend min. 300mm beyond units.)
2. Provide mechanical ventilation to the outside to bathroom, ensuite & over kitchen hobs.
3. Install 'Marmox' preformed shower bases ready for membrane & tiling.
4. Seal floors, shower enclosures, behind baths, vanities, laundry tub etc, using the 'Ardex WPM 001' waterproofing system. The membrane must be applied by an approved applicator, in strict accordance with the manufacturer's details, specification & installation instructions. (The applicator must provide a 'Producer Statement' on completion.)
5. Provide at least 1 row of tiles behind all vanities, & benches etc, seal to units with silicone.
6. Seal skirting to floor tiles with silicone.
7. Cib seal all gib. board, 1 coat min., finish walls with min. 2 coats of gloss or semi-gloss acrylic paint.
8. Where fixtures abut wall linings, the wall linings must be impervious & the joints must be water resistant.
9. Bathroom, ensuite shower & vanity details to comply with 'Cib Aqualine Wet Area Systems' 2007.



EXISTING FLOOR PLAN.



WALL FRAMING NOTE:

- Stud height = 2.42m.
- The existing roof is trussed, there are no internal 'Load Bearing' walls.
- Studs to new walls shall be 90x45 SG8, H1.2 tan, nogs @ 800 crs. STUDS @ 600crs. (as per email, 5/10/18)

Type 1 'Smoke Alarms' will be installed in accordance with F7/AS1.

GLAZING NOTES:

1. All glazing shall comply with NZS 4223: Part 3, D4: NZBC - B1/AS1.
2. 'Grade A' Safety glass shall be used in all shower enclosures.

✱ All wall & ceiling insulation is existing.

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BC NUMBER (DAY /MTH
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WHANGAREI DISTRICT COUNCIL
BCA

BOTTOM PLATE FIXING:

Bottom plates to new walls shall be on dpm, & shall be fixed down with 'Proprietary Post Fixed Anchors' as per NZS 3604: 2011, Clause 7.5.12.1. Anchors shall be spaced 150mm from ends of plates & @ 1.2m maxcrs. & shall be not less than 90mm into concrete.

✱ EXISTING EXTERIOR CLADDING IS: PAINTED ECOPLY.

G3/AS1 - Food Preparation:

1.1.3 Food preparation surfaces shall be easily maintained in hygenic condition. Stainless steel, decorative high pressure laminate & tiles are examples of suitable materials.

1.6 Wall linings: wall linings adjacent to appliances & facilities shall have surfaces that can be easily maintained in hygenic condition. Stainless steel, decorative high pressure laminate, tiles & wall board with painted or applied impervious coatings or films are examples of suitable materials.

BRACING DESCRIPTION:

C1 : GIB1-N : 1.2

- brace length
- brace type
- brace number.

✱ All external wall braces are extg.

PROPOSED FLOOR PLAN.

1:50

HOT WATER CYLINDER:

1. New 'BOSCH' Compress 3000 Heat Pump - to be located as shown outside kitchen.
2. HWC to have seismic restraints as per NZBC: 2004, C12.

Hot Water Supply:

1. Hot water pipes shall be thermally insulated to comply with H1/AS1, 5.0
2. The delivered hot water supply at any sanitary fixture used for personal hygiene shall not exceed 55°C.

LICENSED BUILDING PRACTITIONER
www.dbh.govt.nz
BUILDING CONFIDENCE

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PROPOSED INTERNAL ALTERATIONS.

FOR: CLIVE & VENICE WEIR

AT: 336 BROOKS ROAD

WAIPU.

2/3

The contractor is responsible for checking and confirming all dimensions & levels on site before starting work.

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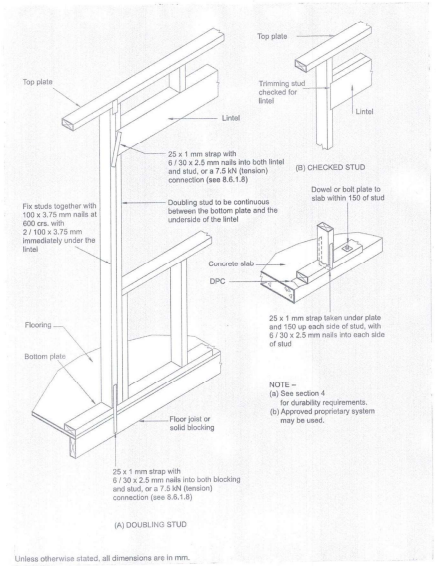
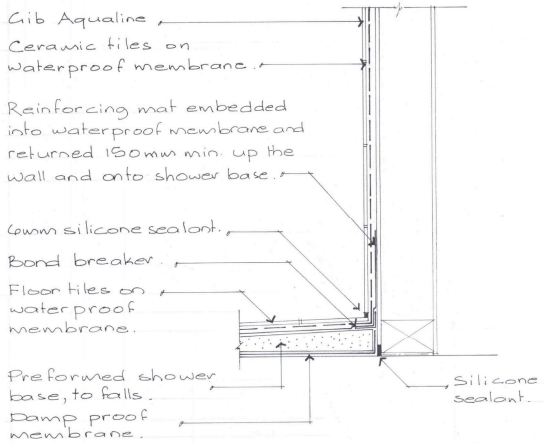


FIG. 8.12, NZS3604:2011.

1. LINTEL FIXING.

This detail to be read in conjunction with Gib 'Aqualine' 'Tiled Shower details & 'Ardex' WPM 001 Waterproofing Technical Information & details.



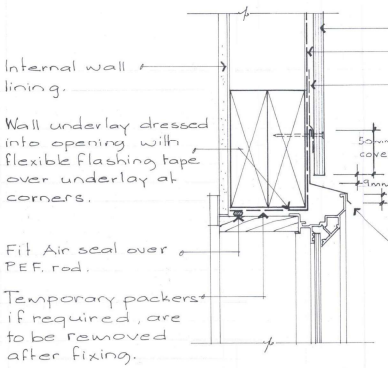
2. SHOWER DETAIL.

GENERAL NOTES:

1. It is the responsibility of the contractor to make sure all construction complies with NZS3604:2011 and 'The New Zealand Building Code: 2004' and their amendments.
2. As the internal alterations are within an existing building the contractor must check & confirm all dimensions on site before starting work.
3. All timber must comply with NZS3602:2003 and B1/AS1 and their amendments.
4. The contractor must make sure that he has the 'consented' (stamped) set of plans on site to work from.

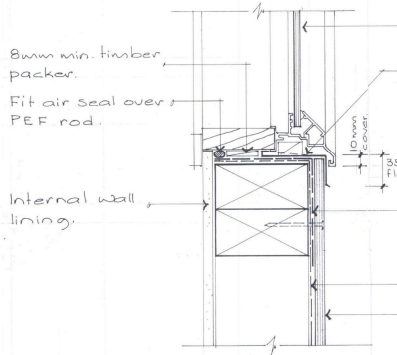
WIND ZONE = VERY HIGH

RISK MATRIX = LOW



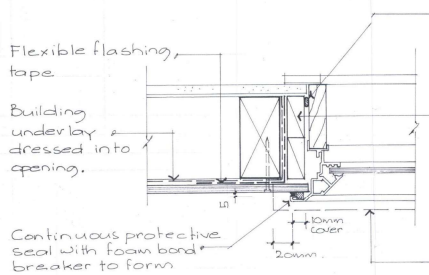
NOTE:
Treat all cut edges of ecoply with 'Holdfast, Metalex, Clear.

3 HEAD DETAIL.



NOTE:
Treat all cut edges of plywood with 'Holdfast, Metalex, clear.

4 SILL DETAIL.



NOTE:
1. Treat all cut edges of plywood with 'Holdfast, Metalex, Clear.
2. 5mm strip of neutral cure silicone sealant must be provided at the termination point of all Z flashings at windows etc.

5 JAMB DETAIL.

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WHANGAREI DISTRICT COUNCIL
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LICENSED BUILDING PRACTITIONER
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PROPOSED INTERNAL ALTERATIONS
FOR: CLIVE AND VENICE WEIR
AT: 336 BROOKS ROAD
WAIPU.

3.0
3/3

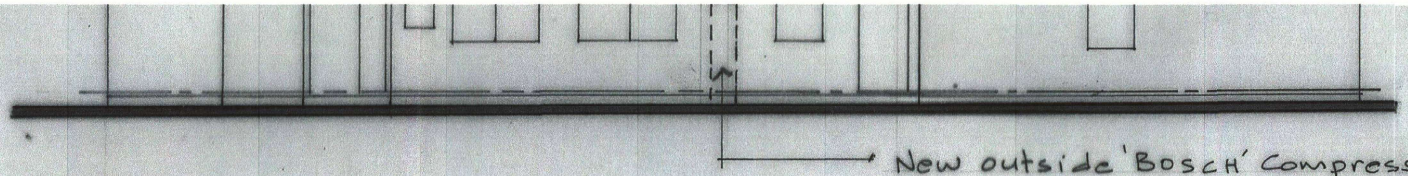
BreamBay Architecture 2007 Ltd. ph. 021 2501644 Ref. no. 2268 Aug 2018

& NOTES:

ge is extg. to the
ge treatment systems.
pes are extg. to extg.
rage tank.
are extg. & remain in
position. Shower location
is extg.
new plumbing into
off any extg. plumbing
to be used.
all fittings (except w.c.'s)
p.
ing shall comply with
0.2.

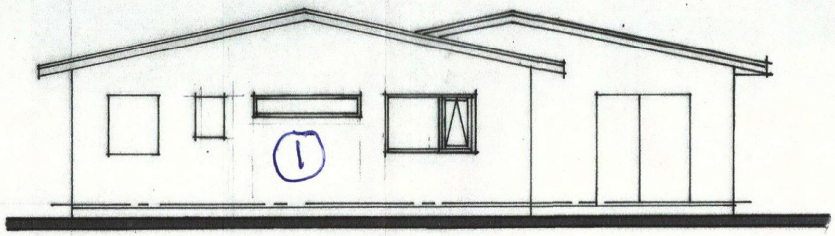
to Pipework.

.0



New outside 'BOSCH' Compress 3000 Heat Pump HWC. Refer notes on SHT. 2.

SOUTH 0 1:100 (no change)



2no. new windows to replace extg. windows, refer to 'Floor Plan' for window sizes & lintel sizes

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BCA

EAST 0 1:100 (2 window sizes changed.)

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CONSULTING ENGINEER:

Thurlow Consulting Engineers
& Surveyors Ltd.
PH. (09) 478 4305

PROPOSED INTERNAL ALTERATIONS

FOR: CLIVE & VENICE WEIR

AT: 336 BROOKS ROAD

WAIPU.

1 0
1/3

Bream Bay Architecture 2007 Ltd. ph. 021 2501644

Ref. no. 2268 Aug 2018

Private Bag 9023, Te Mai, Whangarei 0143, New Zealand
P +64 9 430 4200 | 0800 WDC INFO | 0800 932 463
E mailroom@wdc.govt.nz www.wdc.govt.nz/ContactUs

Form 7

Code Compliance Certificate BC1800991

Section 95, Building Act 2004

Issued: 28 October 2026

The Building

Street address of building:	336 Brooks Road Waipu 0582
Legal description of land where building is located:	LOT 3 DP 212166 LLP: 105878
Building name:	N/A
Location of building within site/block number:	N/A
Level unit number:	N/A
Current, lawfully established use:	Detached Dwelling
Year first constructed:	2003

The Owner

V E C Wei
C Weir
336 Brooks Road
RD 2
Waipu 0582

Phone number:	N/A
Mobile number:	0272043334
Facsimile number:	N/A
Email address:	clivelweir@gmail.com
Website	N/A
Street address/registered office:	336 Brooks Road Waipu 0582

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

Building Work

Alterations to Existing Dwelling - Laundry, Ensuite, Wardrobe and Windows (Home Owner Exemption)

Building Consent Number: BC1800991

Issued by: Whangarei District Council

Code Compliance

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

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



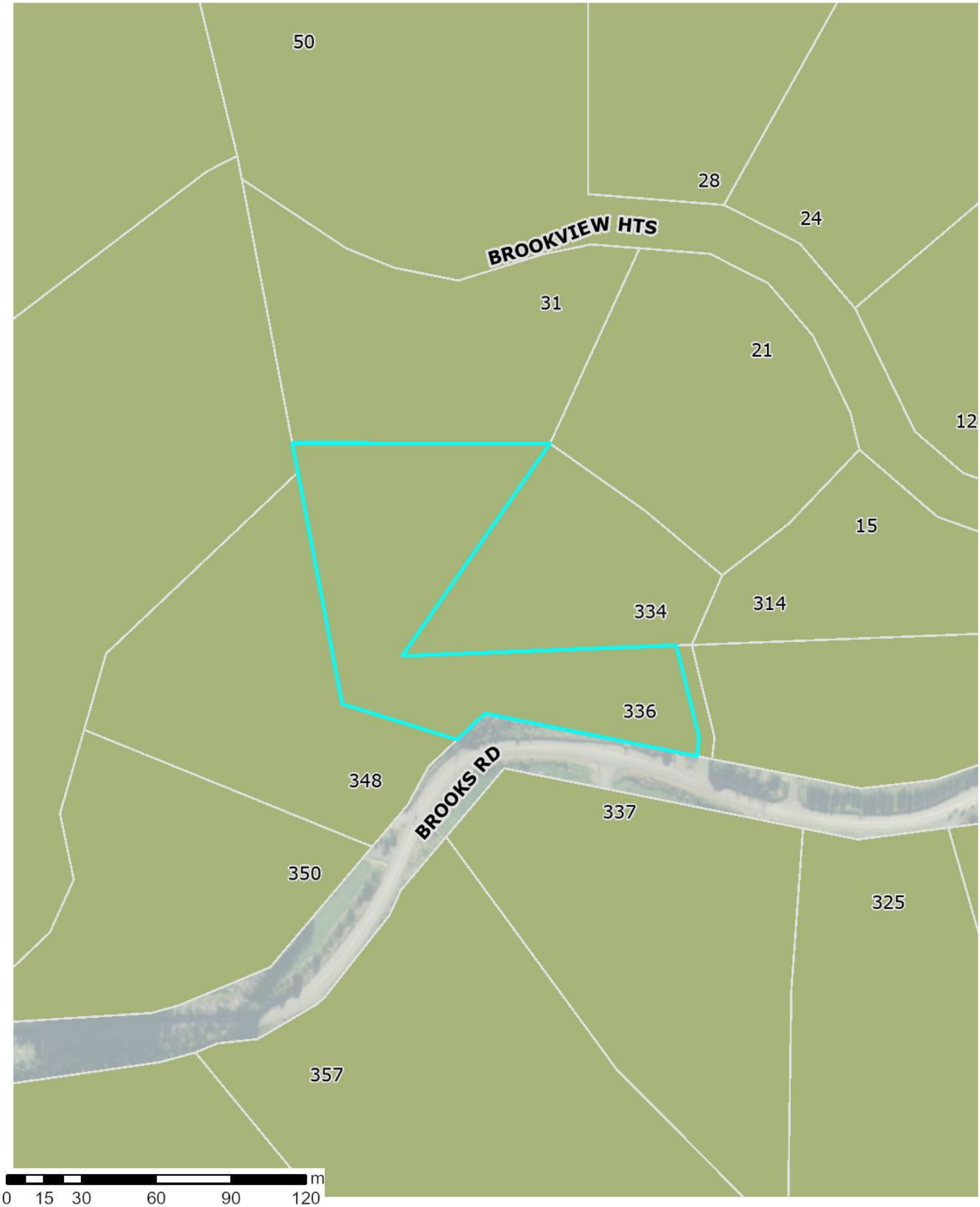
Jessica Tyler-Whiteman

Support Assistant – Building Processing
On behalf of Whangarei District Council

28 October 2026

Date

Operative District Plan - Area Specific Matters



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3 November 2026

Scale 1:2,000

Operative District Plan – Map Legend

Whangarei District Council

District-Wide Matters

Energy, Infrastructure and Transport

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

Hazards and Risks

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

Historical and Cultural Values

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

Natural Environment Values

- Esplanade Priority Area
- Coastal Marine Area (CMA) boundary
- Goat Control Areas
- Outstanding Natural Feature
- Outstanding Natural Landscape

General District-Wide Matters

- Airport Noise Boundary
- Outer Control Boundary
- Helicopter Hovering Area
- Noise Control Boundary Overlay
- Rail noise alert area
- Rail vibration alert area
- QRA Quarrying Resource Area
- QRA Mining Area
- QRA Buffer Area
- QRA 500m Indicative Setback
- Coastal Environment Overlay
- Outstanding Natural Character Area
- High Natural Character Area

Area Specific Matters

- Designation
- Precinct
- Development Area

Residential Zones

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

Rural Zones

- Rural Production Zone
- Rural Lifestyle Zone
- Settlement Zone Residential Sub-Zone
- Settlement Zone Centre Sub-Zone
- Settlement Zone Industry Sub-Zone

Commercial and Mixed Use Zones

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

Industrial Zones

- Light Industrial Zone
- Heavy Industrial Zone

Open Space and Recreation Zones

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

Special Purpose Zones

- Airport Zone
- Future Urban Zone
- Fonterra Kauri Milk Processing SRIZ – Ancillary Irrigation Farms
- Hospital Zone
- Port Zone
- Ruakaka Equine Zone
- Shopping Centre Zone
- Strategic Rural Industries Zone
- Waterfront Zone

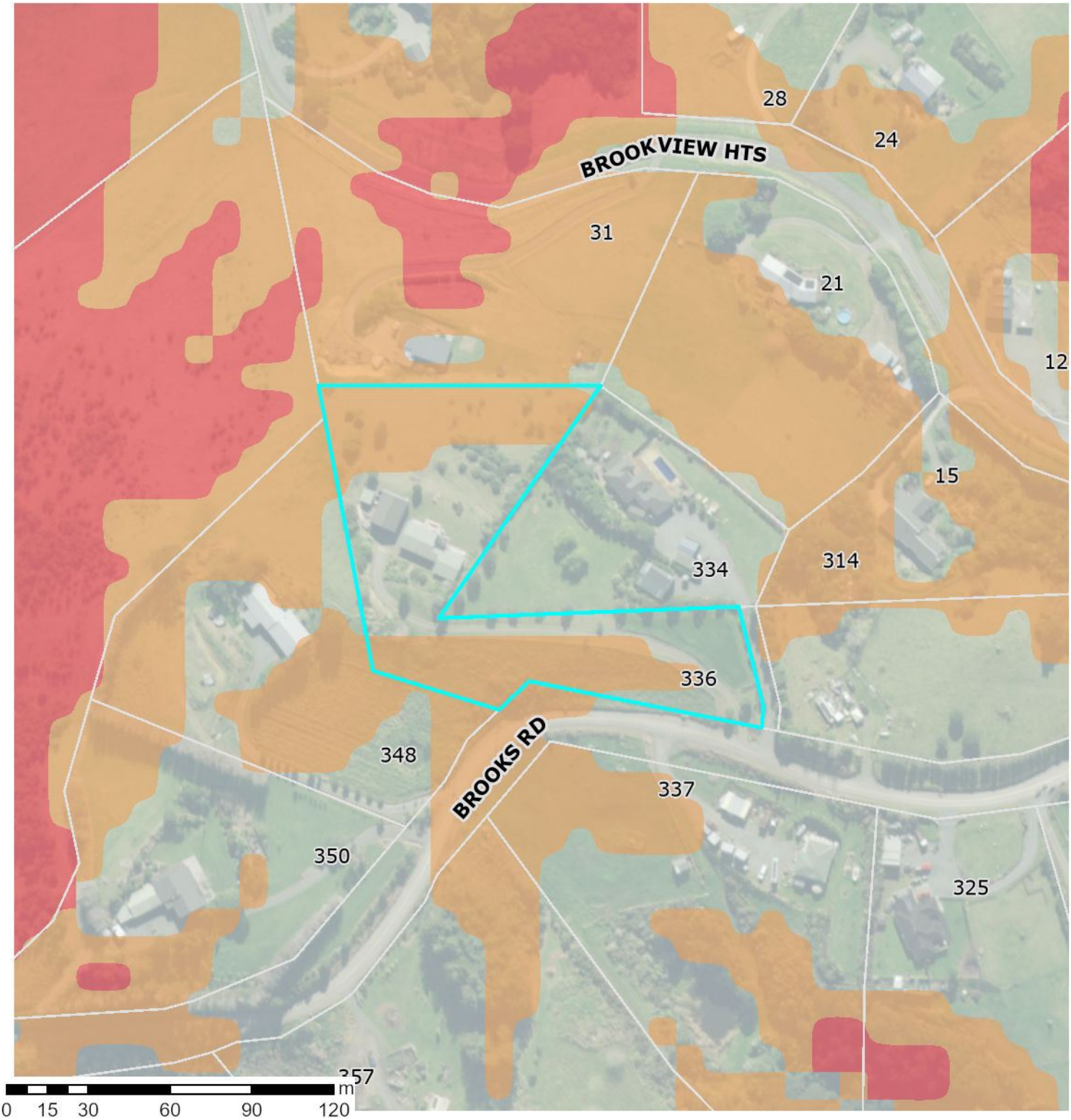
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The Whangarei District Council district plan GIS data was created at a specific point in time.

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District Plan Change 1 - Natural Hazards
Land Instability

Whangarei District Council



PC1 - Natural Hazards
Land Instability
- High Susceptibility to Land Instability
- Moderate Susceptibility to Land Instability

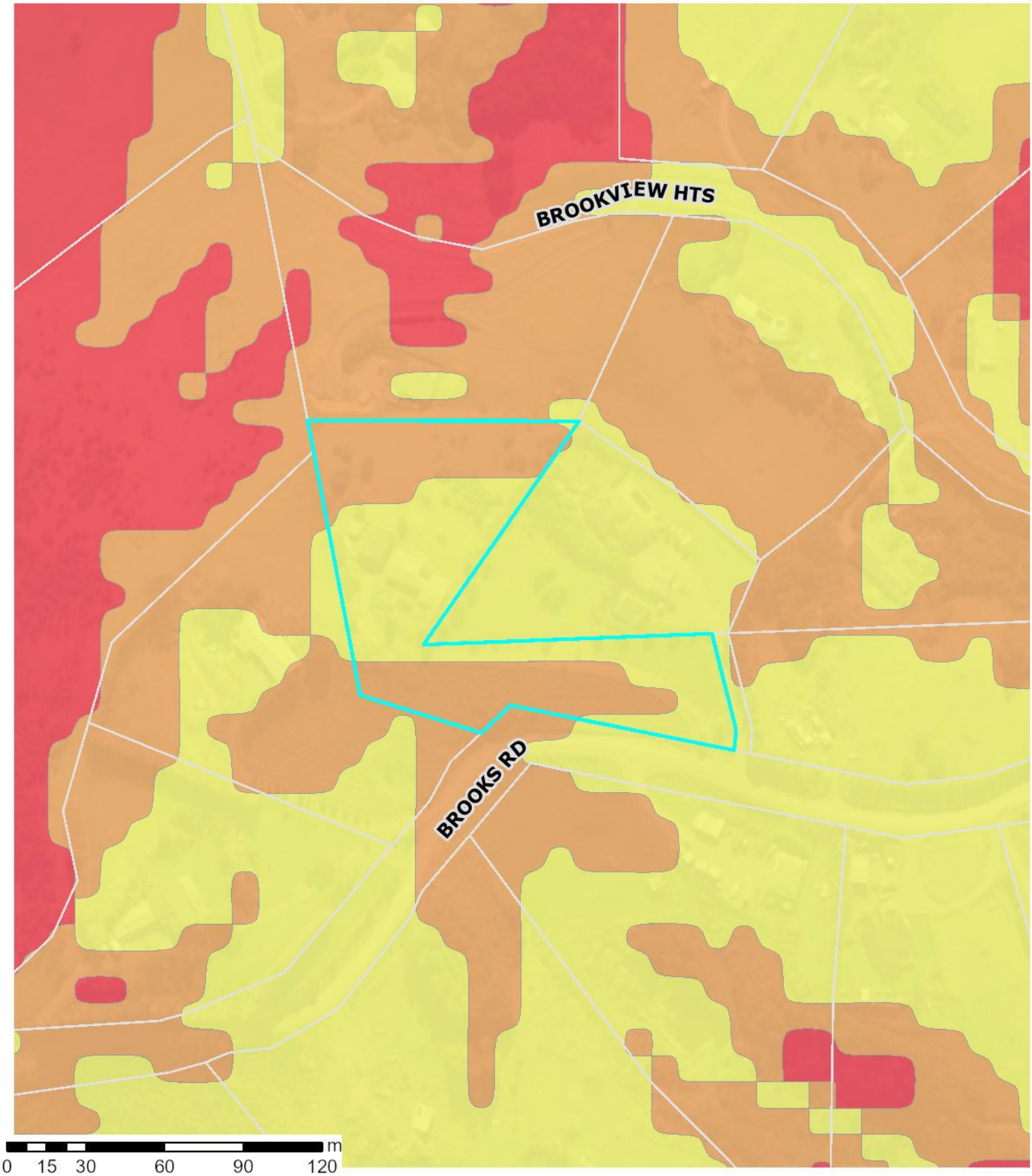
3 November 2026
Scale 1:2,000

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

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Land Instability

Whangarei District Council



Landslide Susceptibility Zone

- High
- Moderate
- Low

3 November 2026

Scale 1:2,000

Whangārei District Council holds indicative information on land stability hazard for Whangārei. The Whangarei District Council may require site-specific investigations before granting future subdivision or building consent for the property, depending on the level of stability risk of the area the property is in. Tonkin + Taylor Ltd Landslide Susceptibility assessment report: https://www.wdc.govt.nz/files/assets/public/v/2/documents/council/reports/hazard-reports/land-stability/landslide-susceptibility-technical-report.pdf

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