

VENDOR-SUPPLIED LIM REPORT

1354 Rangitikei Line, RD 5, Palmerston North

IMPORTANT - THIS LIM IS NOT CURRENT

This Land Information Memorandum (LIM) has been supplied by the vendors. It is the LIM they received when they purchased the property and is dated **13 June 2013**. It has not been obtained for the current sale and should not be relied upon as a current statement of Council records.

Potential purchasers are strongly recommended to obtain their own current LIM from Manawatu District Council and make their own enquiries with Council and other relevant authorities. Independent legal, building and other professional advice should also be obtained as appropriate.

Useful information contained in this 2013 LIM

- **Property identification:** LIM 2946, valuation reference 14420/00800, legal description ALL DP 4342 BLK I KAIRANGA SD. The LIM records a land area of 2.0234 ha.
- **Flooding and repiling:** The LIM records that floodwaters entered the dwelling on 15 February 2004. Council records show the dwelling was subsequently repiled in 2004, with a Code Compliance Certificate issued on 17 June 2004. **The vendors advise the dwelling was raised as part of the repiling work to increase its height above ground level following the flooding event, and that since purchasing the property in 2013, no floodwater has entered the dwelling.** Purchasers should make their own enquiries regarding historical and current flood risk.
- **Swimming pool:** The LIM records that an unauthorised swimming pool was identified. **The vendors advise that the swimming pool has since been completely removed from the property.** Purchasers may make their own Council enquiries if confirmation of the current record is required.
- **Building records:** The 2013 Council schedule records dwelling extensions, repiling of the dwelling, installation of a freestanding solid-fuel burning appliance, garages/accessory buildings and a shed.
- **Code Compliance Certificates:** The supplied records include CCCs for the 2004 repiling of the dwelling, the 2004 freestanding solid-fuel burner installation, and the 1997 dwelling extensions.
- **Older accessory buildings:** The LIM contains historical Council permit records for garages and other accessory buildings. Some older records do not show a compliance certificate as having been issued. Given the age of the records and changes to building approval processes over time, purchasers should make their own Council enquiries if confirmation of the current status is required.
- **Services/access:** The LIM records Council water and sewer schemes as unavailable in the area, stormwater as N/A, and notes that construction and maintenance of vehicle access is the landowner's responsibility, with NZTA requirements relevant to State Highway access.
- **Planning material:** The LIM includes historic zoning/planning information and maps. Planning provisions may have changed since 2013, so purchasers should confirm the current District Plan position directly with Council.

Note: This summary is a guide to information contained in the vendor-supplied 2013 LIM. It is not a substitute for reading the full LIM, obtaining a current LIM, or obtaining independent professional advice.



LAND INFORMATION MEMORANDUM

LIM 2946

Name: Mrs Sandra BEDDIS

Address: 44 Tennyson Avenue
Kelvin Grove
PALMERSTON NORTH 4414

Site Address: 1354 Rangitikei Line
RD 5
PALMERSTON NORTH 4475

Valuation Reference: 14420/00800

Legal Description: ALL DP 4342 BLK I KAIRANGA SD



THIS LAND INFORMATION MEMORANDUM IS ISSUED IN ACCORDANCE WITH THE
LOCAL GOVERNMENT OFFICIAL INFORMATION AND MEETINGS ACT 1987.

Rating Information

Valuation as at 1 October 2010

Land Value: \$ 240,000.00

Capital Value: \$ 425,000.00

Land Area: 2.0234 ha

Rates are levied for the period 01/07/2012 to 30/06/2013: \$ 1,184.61

Council provides for four rate instalments per year as follows:

Instalment	Period	Last day for payment
1	01/07/2012–30/09/2012	24 August 2012
2	01/10/2012–31/12/2012	23 November 2012
3	01/01/2013–31/03/2013	22 February 2013
4	01/04/2013–30/06/2013	24 May 2013

The rates are paid to: 30 June 2013

Balance to clear to 30/06/2013: \$ 0.00

Current Instalment Number 4 of 4: \$ 296.15

Valuation Reference Number: 14420/00800

Environmental Services Information

Statutory Licences:

There are no licences recorded against this property.

Public or Environmental Health Hazards known (including contaminated land):

There are no known health hazards for this property.

Swimming Pool Fencing:

An unauthorised swimming pool was identified on the property . All Swimming Pools must comply with Building Act 2004 and Fencing of Swimming Act 1987. Council will initiate an investigation to ensure compliance with legislation .

Planning Department

Zoning:

The property is zoned Residential under the Manawatu District Plan (operative 2002). The rules for this zone are attached.

Resource Consents:

No resource consent data is available for this property.

Other Resource Consents in the Locality:

No resource consent data is available for other activities in the locality.

Comments:

Flood waters entered dwelling 15/02/2004.

Building Services

Building Consents/Permits/Notices/Other issued:

<u>Date Issued</u>	<u>Compliance Issued</u>	<u>Description</u>	<u>Number</u>
26/08/2004	Yes	Install SFBA - Freestanding	114958
16/04/2004	Yes	Repile Existing Dwelling	114390
17/07/1997	Yes	Dwelling Extensions	104020
23/08/1985	No	Accessory Buildings-Garage Plans Available: Site, Floor, Foundation, Building.	20376
8/02/1985	No	Accessory Buildings-Garage Plans Available: Site, Floor, Foundation, Building.	20271
22/04/1980	No	Accessory Buildings-Extension to Garage Plans Available: Floor.	J044319
	No	Accessory Buildings-Shed Plans Available: Building.	68859

Certificates of Acceptance:

<u>Date Issued</u>	<u>Description</u>	<u>Number</u>
None		

Building Memos:

<u>Date Issued</u>	<u>Description</u>	<u>Type</u>
None		

Comments:

Copies of building consents/permits attached.

Plans and specifications are available for viewing at the Council office.

Asset Management Information

Water Supply Scheme: Unavailable in this area.

Status: N/A

Type of Supply: N/A

Allocation: N/A

Connection Location (where recorded): N/A

Sewer Scheme: Unavailable in this area.

Status: N/A

Type of Service: N/A

Connection Location (where recorded): N/A

Stormwater: N/A

Refuse Bag Collection: Refuse collection is available on Thursdays.

Vehicle Crossings:

Full construction and maintenance of the vehicle access to the property is the responsibility of the land owner. Contact NZTA to discuss their requirements regarding access of State Highways.

Declaration

This Land Information Memorandum has been prepared for the purposes of Section 44A of the Local Government Official Information and Meetings Act 1987 and contains all the information known to Council relevant to the land described. It is based on a search of Council records only and there may be other information relating to the land that is not known to Council. Council has not undertaken any inspection of the land, or any buildings on it, for the purposes of preparing the Land Information Memorandum.

Signed for and on behalf of the Manawatu District Council.


ENVIRONMENT GROUP MANAGER

Please refer to the Manawatu-Wanganui Regional Council, Private Bag 11-025, Palmerston North Telephone 357 9009, for land information held on their files.



APPLICATION FOR LAND INFORMATION MEMORANDUM

Private Bag 10-001, Feilding. Phone: (06) 323 0000, Fax: (06) 323 0822

SITE DETAILS

I hereby request information for the property at:

Site Address: 1354 Rangitikei Line RD 5 PALMERSTON NORTH 4475

Legal Description: ALL DP 4342 BLK I KAIRANGA SD

Valuation Reference: 14420/00800

APPLICANT DETAILS

Name of Applicant: Mrs Sandra BEDDIS

Address of Applicant: 44 Tennyson Avenue Kelvin Grove PALMERSTON NORTH 4414

Telephone: 06 3533826 / 063507017

Facsimile: 06 3591309

Dated: 11/06/2013

Please treat this application as: Urgent

Note fees for Urgent and Non Urgent

Land Information Memorandum fees:	\$ 136.00	Urgent Residential (3 working days)
	\$ 169.00	Urgent Commercial (3 working days)
	\$ 104.00	Non Urgent Residential (10 working days)
	\$ 136.00	Non Urgent Commercial (10 working days)

Please enclose your cheque with this application. Faxed applications will be accepted, however, applications will not begin processing until payment has been received. Except for urgent requests for information (where a three day processing time is proposed), the time taken to produce this information should be less than the ten working days specified in the Local Government Official Information and Meetings Act 1987. Information provided in the LIM is based on administrative research only; requests for site inspections will attract additional fees.

OFFICE USE ONLY

Fee received: \$ 136.00

Receipt number: 2013/143554

Date received: 11/06/2013

Received by: HELENR

Date completed: 13/06/2013

Action completed by: HELENR

Print Date: Monday, 10 June 2013
 Print Time: 10:32:31 a.m.

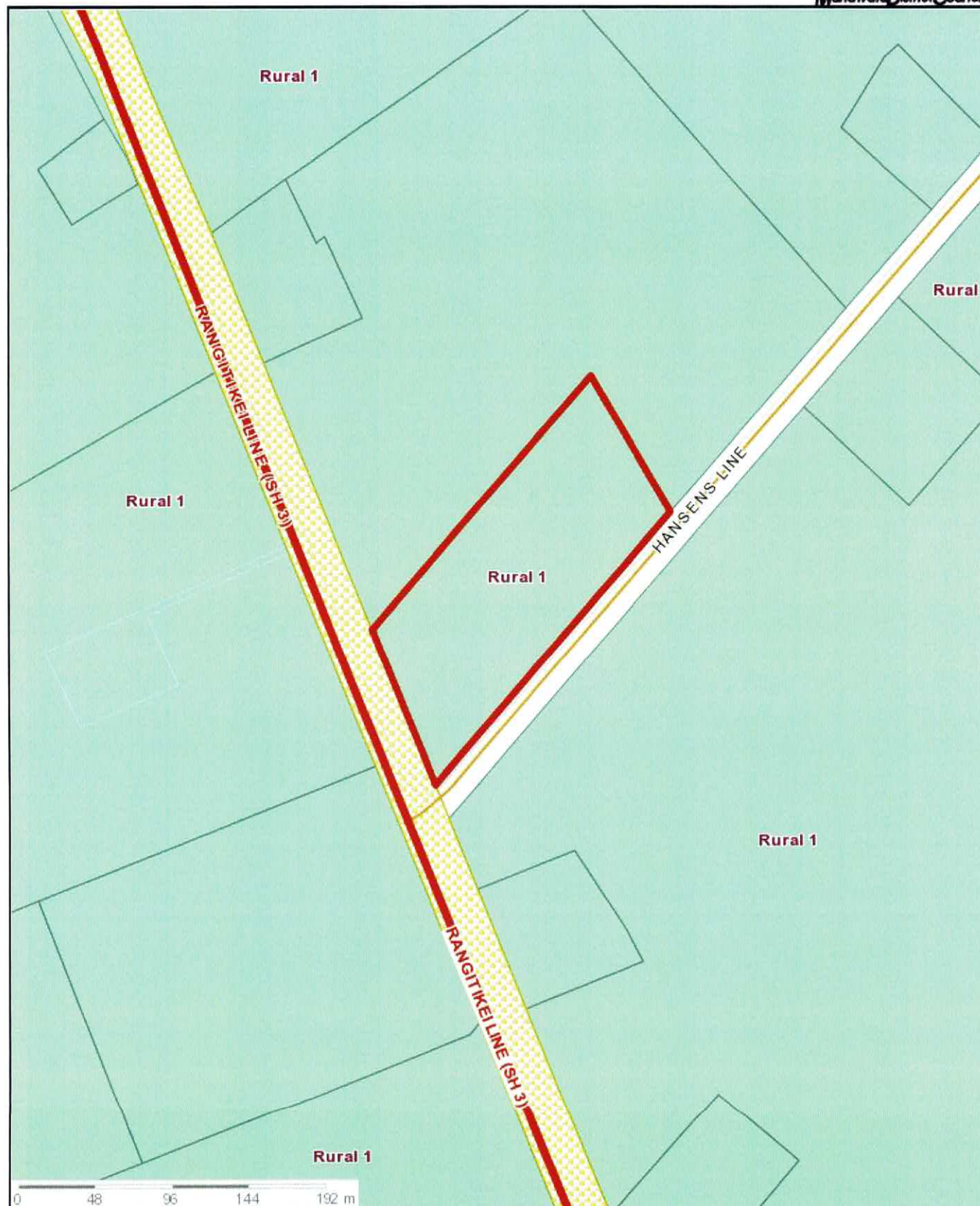


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Original Sheet Size A4

Digital map data sourced from Land Information New Zealand. CROWN COPYRIGHT RESERVED.
 The information displayed in the GIS has been taken from Manawatu District Council's databases and maps.
 If the information is relied on in support of a resource consent it should be verified independently.



Scale: 1:3281

Original Sheet Size A4

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Digital map data sourced from Land Information New Zealand. CROWN COPYRIGHT RESERVED.
The information displayed in the GIS has been taken from Manawatu District Council's databases and maps.
It is made available in good faith but its accuracy or completeness is not guaranteed.
If the information is relied on in support of a resource consent it should be verified independently.

Manawatu District Council

135 Manchester Street
Private Bag 10-001
FEILDING
Phone (06) 323 0000
Fax (06) 323 8711

PROJECT INFORMATION MEMORANDUM

Section 31, Building Act 1991

P.I.M. No. 114958	Date Received 26-Aug-2004	Date Actioned 26-Aug-2004
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APPLICANT / CONTACT	PROJECT
Applicant Name Boyce Lisa Lynette Address 1354 Rangitikei Line R D 5 PALMERSTON NORTH 5321 Telephone No 06 357 9921 Contact Name M & W Installations Address PO Box 56 FEILDING Contact Phone No Contact Fax No	Description of Project Install SFBA - Freestanding Proposed Use Heating Intended Life 10 Project Classification SOLID FUEL BURNING APPLIANCE Project Types Alterations, repairs, extensions and resiting. No of Stages 1 Producer Statement Approximate Value \$2,900.00
PROPERTY	
Street Location 1354 S Hway 3 Legal Description ALL DP 4342 BLK I KAIRANGA SD Valuation No 14420 / 00800	

This Project Information Memorandum includes all information known to this authority and is issued in accordance with the Building Act 1991.
This project information memorandum is:

- ☐ Confirmation that the proposed building work may be undertaken, subject to the provisions of the Building Act 1991 and any requirements of the building consent
- ☐ Not yet applied for ☐ No.....attached
- ☐ Notification that other authorisations must be obtained before a building consent will be issued.
- ☐ Notification that the proposed building work may not be undertaken because a necessary authorisation has been refused.

Signed for and on behalf of the Manawatu District Council	 Name Building Officer
Position	Date 26-Aug-2004 Time 02:39 PM

PROPERTY MEMORANDA

There are no Town Planning, Engineering, Health or General Bylaw Requirements. PLEASE INSTALL AS PER MANUFACTURES INSTALLATION INSTRUCTIONS & DOMESTIC SMOKE ALARMS IS REQUIRED TO BE INSTALLED. Plumbing Work is to comply with the NZ Building Code 1992.

Manawatu District Council

135 Manchester Street
Private Bag 10-001
FEILDING
Phone (06) 323 0000
Fax (06) 323 8711

BUILDING CONSENT NO. 114958 / 1

Section 35, Building Act 1991

Issued in accordance with Project Information Memorandum No 114958

APPLICANT / CONTACT	STAGE DETAILS
Applicant Name Boyce Lisa Lynette Address 1354 Rangitikei Line R D 5 PALMERSTON NORTH 5321 Telephone No 06 357 9921 Contact Name M & W Installations Address PO Box 56 FEILDING Contact Phone No Contact Fax No	Stage Number 1 Description of Stage Install SFBA - Freestanding Building Type Solid Fuel Heater Detailed Use Heating Intended Life 10 Stage Classification SOLID FUEL BURNING APPLIANCE Stage Type Alterations, repairs, extensions and resiting. No of Units 1 No of Storey 1 Floor Area 0 sq metres Designer Value of Stage \$2,900.00
PROPERTY	
Street Location 1354 S Hway 3 Legal Description ALL DP 4342 BLK I KAIRANGA SD Valuation Roll No 14420 / 00800	SOLID FUEL BURNING APPLIANCE APPLIANCE TO BE INSTALLED IN ACCORDANCE WITH NZS 4353 MANUFACTURER'S INSTRUCTIONS PLEASE ADVISE MANUFACTURER OF ANY INSTALLATION APPLIANCE TO BE INSTALLED IN ACCORDANCE WITH NZS 4353

This building permit is a consent under the Building Act 1991 to undertake building work in accordance with the attached plans and specifications so as to comply with the provisions of the Building Code. It does not affect any duty or responsibility under any other Act nor permit any breach of any other Act. This building consent is issued subject to any endorsements specified in the attached pages.....headed consent endorsements.....

**Signed for and on behalf of the
Manawatu District Council**



Name Building Officer

Position

Date 26-Aug-2004 Time 02:40 PM

Manawatu District Council

CODE COMPLIANCE CERTIFICATE

Issued in accordance with Section 43(3) of the Building Act 1991. Page 1 of 1

APPLICANT/CONTACT	STAGE DETAILS
Applicant Name Boyce Lisa Lynette	Building Consent No 114958
Address 1354 Rangitikei Line R D 5 PALMERSTON NORTH 5321	Stage Number 1
Telephone No 06 357 9921	Description of Stage Install SFBA - Freestanding
Contact Name M & W Installations	Building Type Solid Fuel Heater
Address PO Box 56 FEILDING	Detailed Use Heating
Contact Phone No	Intended Life 10 Years
Contact Fax No	Brief Desc SOLID FUEL BURNING APPLIANCE
PROPERTY	Stage Type Alterations, repairs, extensions and resiting.
Street Location 1354 S Hwy 3	No of Units 1
Valuation Roll No 14420 00800	No of Storeys 1
Legal Description ALL DP 4342 BLK I KAIRANGA SD	Floor Area 0 Sq. Metres
	Designer
	Value of Stage 2900

This is a final code compliance certificate issued in respect of all of the building work under the above consent. It is subject to any condition specified in the attached "Conditions of Code Compliance Certificate".

**Signed for and on behalf of the
Manawatu District Council**

Position Building Certifier


Name Building Certifier

Date 27 SEP 2004

Time 15:42

Manawatu District Council

135 Manchester Street
Private Bag 10-001
FEILDING
Phone (06) 323 0000
Fax (06) 323 8711

PROJECT INFORMATION MEMORANDUM

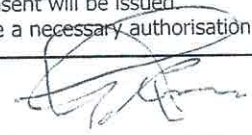
Section 31, Building Act 1991

P.I.M. No. 114390	Date Received 15-Apr-2004	Date Actioned 16-Apr-2004
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APPLICANT / CONTACT	PROJECT
Applicant Name Boyce Martyn Lindsay Address 1354 Rangitikei Line R D 5 PALMERSTON NORTH 5321 Telephone No Contact Name Holdaway Homeways Repiling Address 29 Cardiff Rd R D 21 STRATFORD Contact Phone No Contact Fax No	Description of Project Repile existing Dwelling Proposed Use Repile Intended Life >50 Project Classification HOUSING(A) Project Types Alterations, repairs, extensions and resiting. No of Stages 1 Producer Statement Approximate Value \$2,000.00
PROPERTY	
Street Location 1354 S Hway 3 Legal Description ALL DP 4342 BLK I KAIRANGA SD Valuation No /	

This Project Information Memorandum includes all information known to this authority and is issued in accordance with the Building Act 1991.
This project information memorandum is:

- ☒ Confirmation that the proposed building work may be undertaken, subject to the provisions of the Building Act 1991 and any requirements of the building consent ☐ Not yet applied for ☒ No. 114390/1 attached
- ☐ Notification that other authorisations must be obtained before a building consent will be issued
- ☐ Notification that the proposed building work may not be undertaken because a necessary authorisation has been refused.

Signed for and on behalf of the Manawatu District Council	 Name Building Officer
Position	Date 16-Apr-2004 Time 05:13 PM

PROPERTY MEMORANDA

There are no known General Bylaw Implications to this application

There are no Environmental Health requirements.

Domestic smoke alarms are required to be installed.

The building is to comply with the Building Act 1991.

There are no Town Planning requirements.

The property should have an approved Motor Vehicle Crossing. If one does not exist, a new crossing will need to be constructed to Council standards. If there is an existing crossing it shall be upgraded, as necessary, to meet Council's current standards.

If, during work being carried out on this project, any damage occurs to the road reserve or its environs, repairs and/or reinstatement is to be made to the satisfaction of Council within 24 hours of the damage occurring.

Manawatu District Council

135 Manchester Street
Private Bag 10-001
FEILDING
Phone (06) 323 0000
Fax (06) 323 8711

BUILDING CONSENT NO. 114390 / 1

Section 35, Building Act 1991

Issued in accordance with Project Information Memorandum No 114390

APPLICANT / CONTACT	STAGE DETAILS
Applicant Name Boyce Martyn Lindsay Address 1354 Rangitikei Line R D 5 PALMERSTON NORTH 5321 Telephone No Contact Name Holdaway Homeways Repiling Address 29 Cardiff Rd R D 21 STRATFORD Contact Phone No Contact Fax No	Stage Number 1 Description of Stage Repile existing Dwelling Building Type Dwelling (Additions) Detailed Use Repile Intended Life >50 Stage Classification HOUSING(A) Stage Type Alterations, repairs, extensions and resiting. No of Units 1 No of Storey 1 Floor Area sq metres Designer Value of Stage \$2,000.00
PROPERTY	
Street Location 1354 S Hway 3 Legal Description ALL DP 4342 BLK I KAIRANGA SD Valuation Roll No 14420 / 00800	

This building permit is a consent under the Building Act 1991 to undertake building work in accordance with the attached plans and specifications so as to comply with the provisions of the Building Code. It does not affect any duty or responsibility under any other Act nor permit any breach of any other Act. This building consent is issued subject to any endorsements specified in the attached pages.....headed consent endorsements.....

**Signed for and on behalf of the
Manawatu District Council**



Name Building Officer

Position

Date 16-Apr-2004

Time 05:14 PM

Manawatu District Council

CODE COMPLIANCE CERTIFICATE

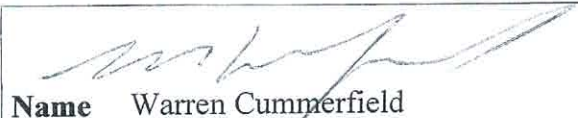
Issued in accordance with Section 43(3) of the Building Act 1991. Page 1 of 1

APPLICANT/CONTACT	STAGE DETAILS
Applicant Name Boyce Martyn Lindsay	Building Consent No 114390
Address 1354 Rangitikei Line R D 5 PALMERSTON NORTH 5321	Stage Number 1
Telephone No	Description of Stage Repile existing Dwelling
Contact Name Holdaway Homeways Repiling	Building Type Dwelling (Additions)
Address 29 Cardiff Rd R D 21 STRATFORD	Detailed Use Repile
Contact Phone No	Intended Life >50 Years
Contact Fax No	Brief Desc HOUSING(A)
PROPERTY	Stage Type Alterations, repairs, extensions and resiting.
Street Location 1354 S Hway 3	No of Units 1
Valuation Roll No 14420 00800	No of Storeys 1
Legal Description ALL DP 4342 BLK I KAIRANGA SD	Floor Area Sq. Metres
	Designer
	Value of Stage 2000

This is a final code compliance certificate issued in respect of all of the building work under the above consent. It is subject to any condition specified in the attached "Conditions of Code Compliance Certificate".

**Signed for and on behalf of the
Manawatu District Council**

Position Senior Building Officer


Name Warren Cummerfield

Date 17 JUN 2004 **Time** 15:30

Manawatu District Council

135 Manchester Street
Private Bag 10-001
FEILDING
Phone (06) 323 0000
Fax (06) 323 8711

PROJECT INFORMATION MEMORANDUM

Section 31, Building Act 1991

P.I.M. No.	104020	Date Rec'd	16-Jul-1997	Date Act'd	17-Jul-1997
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APPLICANT/CONTACT	PROJECT
Applicant Name: Tunnell Shiralee Address: RD 5 PALMERSTON NORTH Telephone No: 357-9547 Contact Name: Address: Contact Phone No: Contact Fax No:	Description of Project: D W E L L I N G EXTENSIONS Proposed Use: DWELLING Intended Life: >50 years Project Classification: HOUSING(B) Project Types: Alterations, repairs, extensions and resiting. Number of Stages: 1 Producer Statement: does not exist Approximate Value: \$ 38000
PROPERTY	
Street Location: 0 S Hway 3 PALMERSTON NORTH Legal Description: ALL DP 4342 BLK I KAIRANGA SD Valuation Roll No: 14420 00800	

This Project Information Memorandum includes all information known to this authority and is issued in accordance with the Building act 1991.

This project information memorandum is:

- ☒ Confirmation that the proposed building work may be undertaken, subject to the provisions of the Building Act 1991 and any requirements of the building consent
Not yet applied for ☒ No: 104020 attached ☒
☐ Notification that other authorisations must be obtained before a building consent will be issued.
☐ Notification that the proposed building work may not be undertaken because a necessary authorisation has been refused.

Signed for and on behalf of the Manawatu District Council	 Name Robert James
	Position Senior Building Officer
Date 17-Jul-1997	Time 02:16 pm

PROPERTY MEMORANDA

The property is zoned Rural A under the Kairanga County Section of the District Plan.

District Plan status: Permitted activity.

The project complies with the requirements of the District Plan.

The building is to comply with the Building Act 1991, NZS 3604 1990 and NZ BUILDING ACT 1992.

There are no Environmental Health requirements.

PLEASE NOTE INSULATION TO FLOOR.

There are no applicable Plumbing and Drainage requirements.

OPERATIONS: No requirements.

Manawatu District Council

135 Manchester Street
Private Bag 10-001
FEILDING
Phone (06) 323 0000
Fax (06) 323 8711

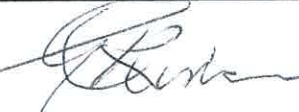
BUILDING CONSENT NO 104020/1

Section 35, Building Act 1991

Issued in accordance with Project Information Memorandum No 104020

APPLICANT/CONTACT	STAGE DETAILS
Applicant Name Tunnell Shiralee Address RD 5 PALMERSTON NORTH Telephone No 357-9547 Contact Name Address Contact Phone No Contact Fax No	Stage Number 1 Description of Stage DWELLING EXTENSIONS Building Type Dwelling (Additions) Detailed Use DWELLING Intended Life >50 years Stage Classification HOUSING(B) Stage Type Alterations, repairs, extensions and resiting. No of Units 1 No of Storeys 1 Floor Area sq metres Designer Value of Stage \$ 38000
PROPERTY	
Street Location 0 S Hway 3 PALMERSTON NORTH Legal Description ALL DP 4342 BLK I KAIRANGA SD Valuation Roll No 14420 00800	

This building permit is a consent under the Building Act 1991 to undertake building work in accordance with the attached plans and specifications so as to comply with the provisions of the Building Code. It does not affect any duty or responsibility under any other Act nor permit any breach of any other Act. This building consent is issued subject to any endorsements specified in the attached pages..... headed consent endorsements.....

Signed for and on behalf of the Manawatu District Council	 Name Graeme Duncan
Position Building Officer	Date 17-Jul-1997 Time 02:16 pm

Manawatu District Council

135 Manchester Street
Private Bag 10-001
FEILDING
Phone (06) 323 0000
Fax (06) 323 8711

CODE COMPLIANCE CERTIFICATE

Issued in accordance with Section 43(3) of the Building Act 1991.

APPLICANT/CONTACT	STAGE DETAILS
Applicant Name Tunnell Shiralee Address RD 5 PALMERSTON NORTH Telephone No 357-9547 Contact Name Address Contact Phone No Contact Fax No	Building Consent Number 104020 Stage Number 1 Description of Stage D W E L L I N G EXTENSIONS Building Type Dwelling (Additions) Detailed Use DWELLING Intended Life >50 years Stage Classification HOUSING(B) Stage Type Alterations, repairs, extensions and resiting. No of Units 1 No of Storeys 1 Floor Area sq metres Designer Value of Stage \$ 38000
PROPERTY	
Street Location 0 S Hway 3 PALMERSTON NORTH Legal Description ALL DP 4342 BLK I KAIRANGA SD Valuation Roll No 14420 00800	

This is a final code compliance certificate issued in respect of all of the building work under the above building consent. It is subject to any conditions specified in the attached "Conditions of Code Compliance Certificate".

Signed for and on behalf of the Manawatu District Council	 Name Robert James
Position Senior Building Officer	Date 8-Jan-1998 Time 11:08 am

Permit No. 68859

(Receipt No. 13412)

KAIRANGA COUNTY COUNCIL BUILDING APPLICATION FORM

TO: The County Engineer,
SIR,—

1974

I hereby apply for permission to erect SHED
on RANGITIKEI LINE Road for B. MCLEWEN of
NO 5 R.D. according to locality plan and detailed plans,
elevations, cross sections, and specifications of building deposited herewith, in duplicate.

Particulars of Land:

Valuation Roll No. 1442. 8 Lot, D.P. 4342 Section Block 1

S.D. KAIRANGA Township Riding

Particulars of Building:

Foundations Walls Roof

Area of Ground Floor square feet Area of Outbuilding square feet

Estimated Value of Work: Building \$ 400
Plumbing and drainage \$

TOTAL \$ 400

NOTE:

The following must accompany this application:—

- (1) Plans drawn to scale consisting of:
 - (a) Ground Plan showing rooms, dimensions, etc.
 - (b) Front Elevation.
 - (c) Sections showing constructions details.
 - (d) Site-Locality Plan showing adjacent buildings, boundaries and road with distances to site.
- (2) Specification of work and materials to be used.
- (3) Application and Plan for Plumbing and Drainage Permit.
- (4) Fees for Building and Plumbing and Drainage Permits.

Yours faithfully,

Self.

Builder

Postal Address

MCLEWEN

Fees Herewith:	
Building	\$ <u>2</u>
Building	\$ <u>.....</u>
Plumbing	\$ <u>.....</u>
Total	\$ <u>2</u>

Cheques

KAIRANGA COUNTY COUNCIL

BUILDING APPLICATION FORM

TO: The County Engineer,
SIR,—

I hereby apply for permission to erect EXTENSION TO GARAGE on PIANGITIKEI Road for MR B. W. MCNEEN of B.D. 5. PALMERSTON NORTH according to locality plan and detailed plans, elevations, cross sections, and specifications of building deposited herewith, in duplicate.

Particulars of Land:

Valuation Roll No. 1442-8 Lot D.P. 4342 Section 1 Block 1
KAIRANGA S.D. CENTRAL Township CENTRAL Riding

Particulars of Building:

Foundations CONCRETE Walls CONCRETE Roof IRON
Area of Ground Floor 124.6 square metres Area of Outbuilding 134.6 square metre

Estimated Value of Work:

Building	\$ 550.00
Plumbing and drainage	\$ N/A
TOTAL	\$ 550.00

NOTE:

The following must accompany this application:—

- (1) Plans drawn to scale consisting of:
 - (a) Ground Plan showing rooms, dimensions, etc.
 - (b) Front Elevation.
 - (c) Sections showing constructions details.
 - (d) Site-Locality Plan showing adjacent buildings boundaries and road with distances to site.
- (2) Specification of work and materials to be used
- (3) Application and Plan for Plumbing and Drainage Permit.
- (4) Fees for Building and Plumbing and Drainage Permits.

Yours faithfully, B. W. McNeen Builder

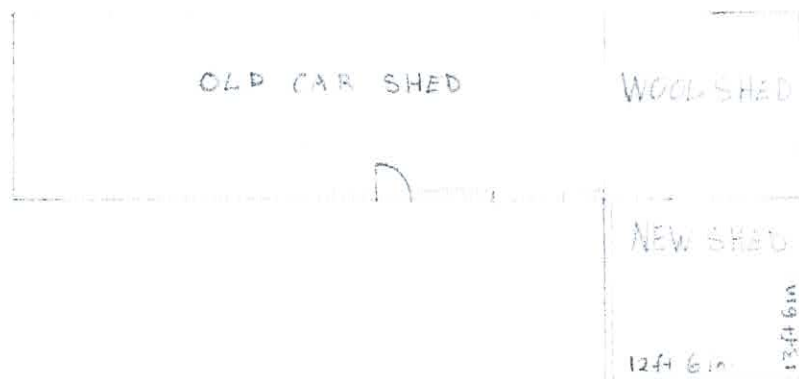
Postal Address 688 Piangitikei Lane
R.D. 5, Palmerston North

Fees Herewith:

Building	\$ 5.00	
Plumbing and drainage	\$ N/A	Cash
Building Research Levy	\$ N/A	Cheque
Total Fees	\$ 5.00	

SITE PLAN

Road frontage to PIANGITIKEI Street or Road
Make drawing of allotment showing position of existing and proposed buildings, and clearly indicating same.
NOTE. Distances of each building from boundary lines must be clearly indicated



KAIRANGA COUNTY COUNCIL BUILDING APPLICATION FORM

TO: The County Engineer,
SIR,—

5th Feb 1955

I hereby apply for permission to erect a Garage 30
on Rangitikei Line Road for MR & MRS McEwen of
RD 5 PN according to locality plan and detailed plans,
elevations, cross sections, and specifications of building deposited herewith, in duplicate.

Particulars of Land:

Valuation Roll No. 1442 - 88

Lot _____, D.P. 4342, Section _____, Block 1

KAIRANGA

S.D. _____ Township _____ Riding _____

Particulars of Building:

Foundations Concrete Walls m' weather Board Roof C. IRON

Area of Ground Floor 54 square metres Area of Outbuilding 54 square metres

Estimated Value of Work:

Building \$ 3,300

Plumbing and drainage \$ _____

TOTAL \$ 3,300

NOTE:

The following must accompany this application:—

- (1) Plans drawn to scale consisting of:
 - (a) Ground Plan showing rooms, dimensions, etc.
 - (b) Front Elevation.
 - (c) Sections showing constructions details.
 - (d) Site-Locality Plan showing adjacent buildings boundaries and road with distances to site.
- (2) Specification of work and materials to be used.
- (3) Application and Plan for Plumbing and Drainage Permit.
- (4) Fees for Building and Plumbing and Drainage Permits.

Yours faithfully,

LEMBARY Builder
Postal Address STYLERMAN GARAGES LTD.

51 JOSEPH ST.

PALMERSTON NORTH

Fees Herewith:

Building \$ 16

Plumbing and drainage \$ _____ Cash

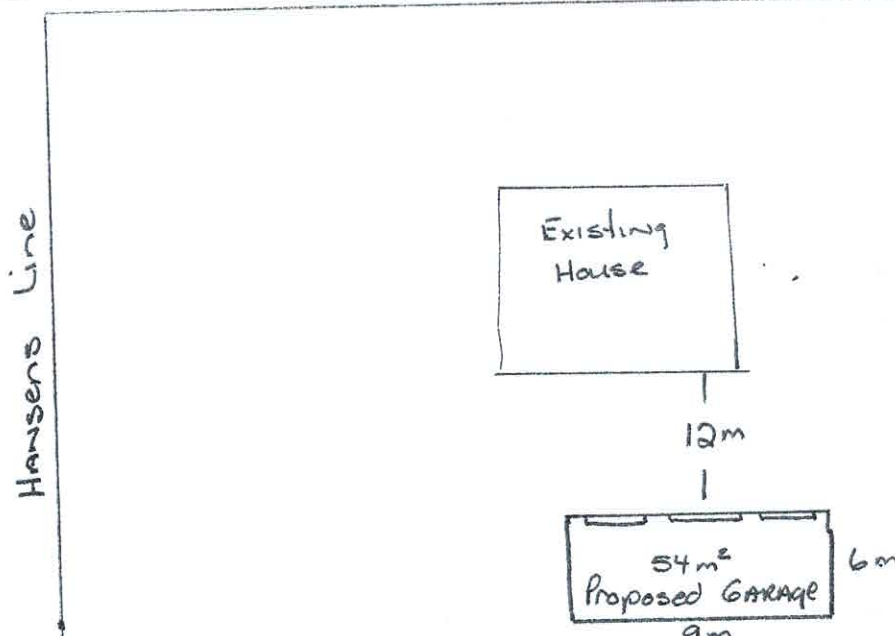
Building Research Levy \$ _____ Cheque

Total Fees \$ 16

SITE PLAN

Road frontage to over Rangitikei Line - Hansens Line Street or Road
Make drawing of allotment showing position of existing and proposed buildings, and clearly indicating same.

NOTE. Distances of each building from boundary lines must be clearly indicated.



All work must be carried out in accordance with Kairanga County Council's By-Laws, (N.Z.S.S. 1900).

NOTE. The following must accompany this application.

(1) Ground plan of the proposed building

KAIRANGA COUNTY COUNCIL BUILDING APPLICATION FORM

TO: The County Engineer,
SIR,—

I hereby apply for permission to erect Garage
on Rangitikei Line Road for MR. B. McEwen of
RD 5 PN according to locality plan and detailed plans,
elevations, cross sections, and specifications of building deposited herewith, in duplicate.

Particulars of Land:

Valuation Roll No. 1442-8 Lot 4342 Section I Block I
KAIRANGA S.D. CENTRAL Township CENTRAL Riding

Particulars of Building:

Foundations Concrete Walls m'weatherboard Roof CG IRON
Area of Ground Floor 34.56 square metres Area of Outbuilding square metres
Estimated Value of Work: Building \$ 3700
Plumbing and drainage \$
TOTAL \$ 3700

NOTE:

The following must accompany this application:—

- (1) Plans drawn to scale consisting of:
 - (a) Ground Plan showing rooms, dimensions, etc.
 - (b) Front Elevation.
 - (c) Sections showing constructions details.
 - (d) Site-Locality Plan showing adjacent buildings boundaries and road with distances to site.
- (2) Specification of work and materials to be used.
- (3) Application and Plan for Plumbing and Drainage Permit.
- (4) Fees for Building and Plumbing and Drainage Permits.

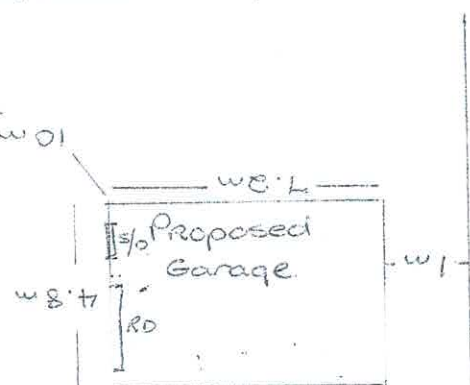
Yours faithfully, L. McEwen 69490 Builder
Postal Address STYLMASTER GARAGES LTD.
5 51 JOSEPH ST.
PALMERSTON NORTH
Fees Herewith:

Building \$ 20.00
Plumbing and drainage \$ Cash
Building Research Levy \$ Cheque
Total Fees \$

SITE PLAN

Road frontage to Rangitikei Line Street or Road
Make drawing of allotment showing position of existing and proposed buildings, and clearly indicating same.
NOTE. Distances of each building from boundary lines must be clearly indicated.

Existing House



Existing
shed

All work must be carried out in accordance with Kairanga County Council's By-Laws, (N.Z.S.S. 1900).

NOTE. The following must accompany this application.

- (A) Ground plan of the proposed building.

RULE B - ZONING STANDARDS

RULE B1 – RESIDENTIAL ZONE

(Refer Part 4.4, Page 23)

NB – Words outlined in bold type below have a specific definition contained in Rule E (Pages 165-173).

1.1 PERMITTED ACTIVITIES

1.1.1 List of Activities

- A) The following shall be permitted activities in the Residential zone, including activities ancillary thereto, provided that they comply with the standards in Rule 1.3 below:
- i) One **dwelling unit**, on **sites** of over 350 m² (**net site area**).
 - ii) Two dwelling units on sites of over 700 m² (**net site area**).
 - iii) One or two **housing for the elderly** units.
 - iv) **Specialist services** if no more than two persons not resident on the site are involved in operating the service.
 - v) **Home occupations**.
 - vi) **Education facilities** and **day care centres**.
 - vii) **Places of assembly** with less than 150 m² **gross floor area**.
 - viii) Reserves and ancillary **buildings** with less than 150m² gross floor area.
 - ix) **Accessory buildings**, except within 4.5m of a road boundary.
 - x) **Poultry keeping**.
 - xi) **Signs** which comply with Rule B1 1.3.6.
 - xii) Formation of vehicle crossings onto **roads**. NB: Consent from the road controlling authority is required for vehicle crossings onto Limited Access Roads.
 - xiii) **Earthworks** ancillary to permitted activities or to approved controlled, restricted discretionary or discretionary activities.
 - xiv) **Residential Care Homes**

1.2 CONTROLLED ACTIVITIES

1.2.1 List of Activities

- A) The following shall be controlled activities in the Residential zone, provided that they comply with the standards in Rule 1.3 below:
- i) Relocating previously occupied dwellings onto another **site**.
 - ii) **Accessory buildings** within 4.5m of a road boundary.
 - iii) One **dwelling unit** on a **site** of 250m² - 350m² (**net site area**).
 - iv) Two dwelling units on a site of 500m² - 700m² (**net site area**).
 - v) More than two dwelling units on any site.
 - vi) More than two **housing for the elderly** units on any site.
 - vii) Buildings on land identified as subject to inundation in Appendix 6A.

1.2.2 Criteria for Assessment

- A) The matters over which **Council** has reserved its control and in respect of which conditions may be imposed are set out in Rule A1 1.3.1 (Page 90).

1.3 STANDARDS FOR PERMITTED AND CONTROLLED ACTIVITIES

1.3.1 Dwellings and Accessory Buildings

A) Site Coverage

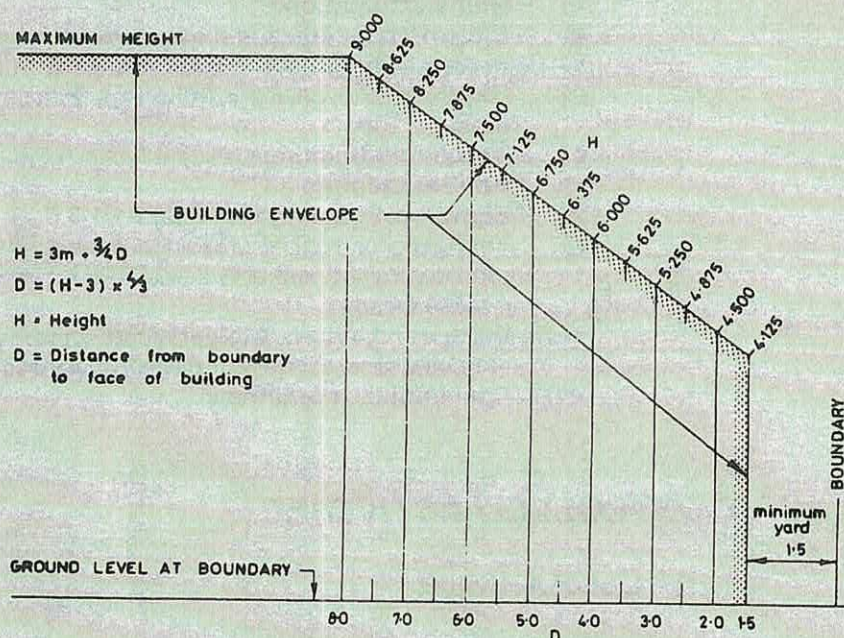
Maximum **site coverage** 35%.

Where garage accommodation is not shown as part of the proposed site development an allowance of 18m² per **dwelling unit** shall be made in calculating **site coverage**.

B) Building Envelope

- i) Maximum **Height** - 9m
- ii) No part of any **building** shall exceed a **height** equal to 3m plus three quarters of the shortest horizontal distance between that part of the building and the nearest **site** boundary. (Diagram B below).

DIAGRAM B – HEIGHT REQUIREMENTS



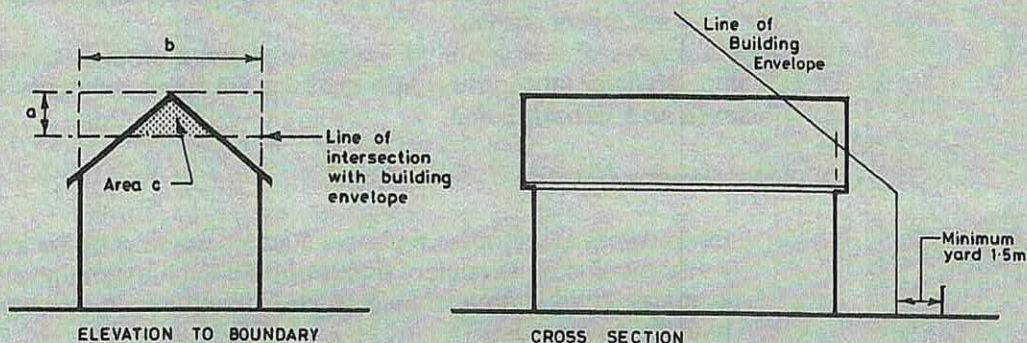
HEIGHT REQUIREMENTS – RESIDENTIAL

Scale 1 : 100

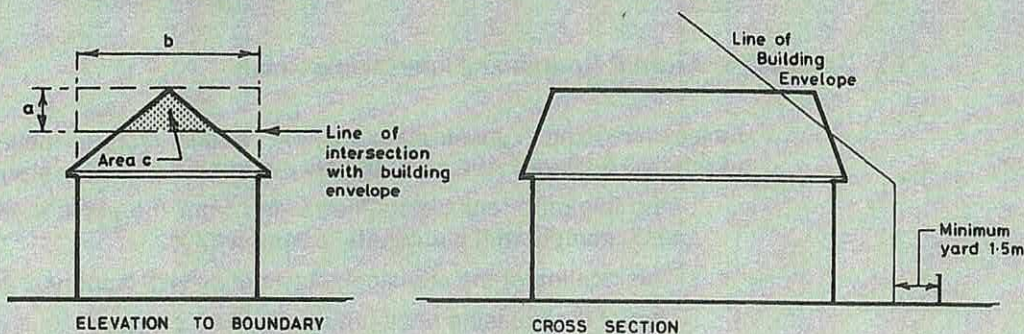
- iii) Except that the following parts of a building may penetrate beyond the building envelope produced by B) i) and ii) above:
 - a) The eaves, or overhang in the case of a gable end, up to 0.6m.
 - b) Those parts of buildings excluded from the definition of "**height**" (Rule E, Page 167).
 - c) The upper portion of any roof or gable end, if the total area of that part of the building above the building envelope does not exceed 25% of the area produced by the total width of that part of the building (Shown as b) in Diagram C below), multiplied by the distance between the building envelope and the ridge (Shown as a)).

DIAGRAM C- BUILDING ENVELOPE PROTRUSIONS

GABLE END



HIPPED ROOF



Maximum permitted area $c = \frac{a \times b}{4}$ ie. 25 %

C) Yards

i) Front yards

- a) 1.2m for **accessory buildings** within 4.5m of a road boundary, provided that not more than 30% of the road frontage shall be occupied by the building.
- b) 4.5m for other buildings.

ii) Side Yards - 3m and 1.5m for dwellings, provided that if vehicular access to the rear of the **site** is provided elsewhere or garaging is built as part of the dwelling unit the 3m yard may be reduced to 1.5m. Side yards for **accessory buildings** shall be 1m.

iii) Rear Yards - 3m for dwellings, 1m for accessory buildings.

iv) Yards for Rear Sites - 3m for dwellings, 1m for accessory buildings.

v) Exception: Subject to the written consent of adjoining owners any **yard** other than a front yard may be reduced to whatever level is acceptable to the parties. This exception only applies to dwellings if:

- a) Garaging associated with the dwelling exists on the **site**, or
- b) Vehicular access to the rear of the dwelling remains available.

vi) Setbacks from Road / Rail Crossings, the Makino Stream and the Oroua River shall apply - Refer Rule B1 1.3.5, Page 115.

D) Outdoor Living Courts

i) Every ground floor dwelling unit shall have an outdoor **living court**. This court shall be:

- a) At least 36m² in area.
- b) Capable of containing a circle 6m in diameter.

- c) Located adjacent to the **main living area** of the dwelling.
- d) Oriented east, north or west of the dwelling.
- e) For the exclusive use of the dwelling and free of access to other units, driveways, manoeuvring areas, parking spaces and accessory buildings.
- ii) In the case of dwelling units exclusively above ground floor level at least 36m² of land on the **site** shall be set aside for outdoor living associated with each unit.

E) **Outdoor Service Courts**

- i) Each dwelling unit shall have an outdoor **service court** adjoining either the unit or its outdoor **living court**. Such a court shall be not less than 20m² in area, of least width 3m, and free of driveways and manoeuvring areas.
- ii) Part of the **service court** may be combined with the service court of other dwelling units on the **site**, if a more useful service area will result.

F) **Access to Arterial Routes** and Intersecting Roads.

- i) Vehicle crossings constructed to the arterial routes defined in Appendix 2B (Pages 192 and 193) shall meet the following standards:
 - a) The minimum sight distance to and from the vehicle crossing shall comply with the criteria in Appendix 2C.
 - b) The location of the crossing shall comply with Appendix 2C.
 - c) Use of the crossing shall not exceed 100 car equivalent vehicle movements per day, calculated using Appendix 2C.
- ii) Vehicle crossings constructed to **roads** which intersect with the arterial routes defined in Appendix 2B shall be sited in accordance with Appendix 2C.

NB- Constructing vehicle crossings may also require the approval of the road controlling authority.

G) **Parking**

Refer to Rule A2 2.4, (Page 100).

H) **Visual Amenities**

No activity shall involve storing more than one **derelict vehicle** within view of neighbouring properties or a public place.

I) **Glare**

- i) Exterior lighting shall be directed away from public places and adjoining premises and shall avoid any spill of light which might distract motorists.
- ii) Metal cladding or fences shall not be left in such a condition that the reflection of sunlight would cause traffic danger.

J) **Access**

Where common access to eight or more dwellings is to be provided, this access must be a new legal road, to be formed to Council's standards.

1.3.2 Additional Standards Applying To Multi-Unit Residential Developments

(These are used in assessing **infill** subdivisions and apply to any subsequent development of infill sites)

- A) The standards set out in Rule B1 1.3.1 above shall apply.
- B) Separation Distances Between **Buildings** on the Same **Site**
- i) Between **accessory buildings** serving separate **dwelling units** - 1.8m (Diagram D). Except that any two or more accessory buildings serving separate dwelling units may be joined by a common party wall (Diagram E).

Diagram D

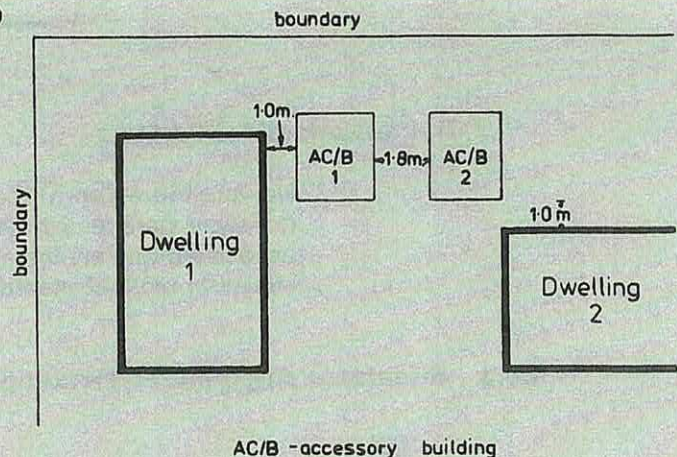
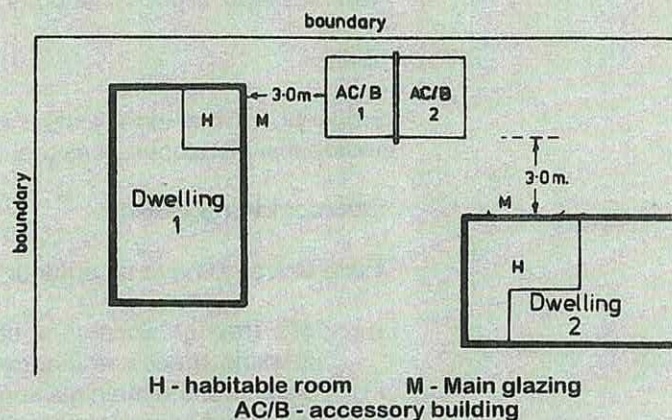
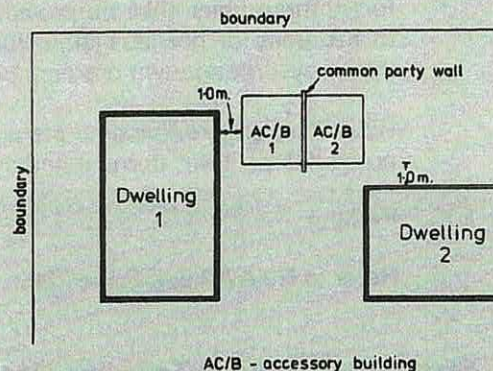


Diagram E



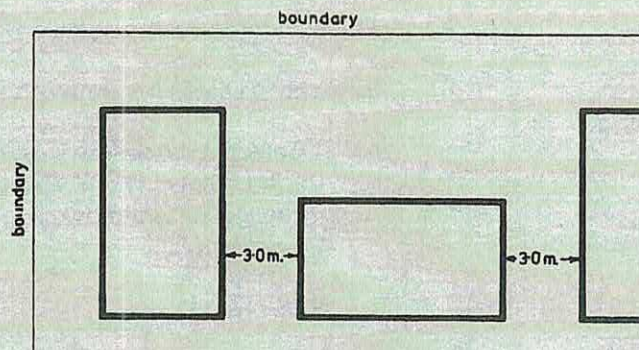
- ii) Between accessory building and related dwelling unit - 1m. Provided that the minimum separation distance between any accessory building and the main glazing to a **habitable room** shall be 3m (Diagram F).

Diagram F



- iii) Except in the case of dwelling units which are attached to each other, the minimum required separation distance between any two dwelling units shall be 3m (Diagram G).

Diagram G



C) Driveways and Garaging

- i) No **habitable room** shall be closer than 1.5m to a right-of-way, driveway, garage or similar area intended to carry or house vehicles associated with another dwelling unit.
- ii) Minimum width of shared access - 3m.

1.3.3 Standards Applying To Housing For The Elderly

A) Density

Not less than 180m² of land per **dwelling unit**.

B) Siting

Housing for the elderly shall comply with the requirements for multi-unit residential development except that Rule B1 1.3.2 B) shall not apply.

C) Outdoor **Living Courts**

Each unit shall have an outdoor **living court**. Such a court shall -

- i) Be free of access to other units, driveways, manoeuvring areas, parking spaces, and **accessory buildings**.
- ii) Relate to the main glazing of the **main living area**.
- iii) Be capable of containing a circle 5.0m in diameter.
- iv) Be oriented east, north or west of the dwelling.
- v) Be at least 25 m² in area.

D) Outdoor **Service Courts**

Every three units shall be provided with an outdoor **service court** adjacent to the units of not less than 20m² in area and at least 3m wide, free of driveways, manoeuvring areas, parking spaces and access to other units.

Where separate service courts are provided for each dwelling, the minimum area shall be 10m² per unit and the minimum width shall be 3 metres.

E) Parking

Refer to Rule A2 2.4, Page 100.

1.3.4 Standards Applying To Home Occupations and Non-Residential Activities

A) **Site Coverage**

Education facilities and day care centres - maximum **site coverage** 35%.

B) Height

All buildings shall comply with Rule B1 1.3.1 B) (Page 109).

C) Yards

Primary and Secondary Schools -**Front yards** 4.5m, other **yards** 6m.

Pre School and **Day Care Centres** -Front yards 4.5m, other yards 3m.

Places of Assembly -All yards 6m.

Buildings on Reserves -All yards 4.5m.

Poultry Keeping -All yards 5m.

Any **accessory building** used for a home occupation shall comply with the **yard** requirements in Rule B1 1.3.1 C) (Page 110), provided that on **front sites** or **corner sites** buildings for **home occupations** shall be located behind the front line of the **dwelling unit**.

D) Retailing

Only goods manufactured, grown or processed on the **site** may be retailed from the site.

E) Storage and Display

No equipment, raw materials, finished or partly processed products, or rubbish associated with a home occupation shall be stored or displayed outdoors.

F) Hours of Operation

Home occupations may operate only between the hours of 7 am and 10 pm.

G) Noise

i) All activities shall be conducted so as to ensure that noise from the **site** shall not exceed the following noise limits, at any point within the boundary of any other site in the Residential zone:

7.00 am to 10:00 pm	45dBA L ₁₀
10.00 pm to 7:00 am	35dBA L ₁₀ and 55dBA L _{max}

ii) Sound levels shall be measured in accordance with New Zealand Standards NZS 6801:1991 Measurement of Sound and assessed in accordance with NZS 6802:1991 Assessment of Environmental Sound.

H) Parking -Refer Rule A2 2.4, (Page 100).

I) Visual Amenities

No activity shall involve storing more than one **derelict vehicle** within view of neighbouring properties or a public place.

J) Glare

i) Exterior lighting shall be directed away from public places and adjoining premises and shall avoid any spill of light which might distract motorists.

- ii) Metal cladding or fences shall not be left in such a condition that the reflection of sunlight would cause traffic danger.
- K) **Access to Arterial Routes**
Any access to arterial routes shall comply with Rule B1 1.3.1 F) (Page 111).
- L) **Poultry Keeping**
No more than 12 poultry, and no rooster which crows, shall be kept on any Residential zone property.

1.3.5 Special Yard Requirements

- A) No **building** shall be erected within 20m of the top of the bank of the Oroua River or Kiwitea Stream.
- B) No building shall be erected within 10m of the top of the bank of the Makino Stream.
- C) No excavation, alteration or construction that alters the level of the land or may impede the flow of water shall be undertaken:
 - i) Within 20m of the banks of the Oroua River or Kiwitea Stream or
 - ii) Within 10m of the banks of the Makino Stream.

This rule applies not only to excavations and filling but also to walls, retaining walls and semi-watertight fences.
- D) The precise location of the top of any bank will be determined by **Council** in consultation with the **Regional Council**.
- E) At all road/rail level crossings the areas shown in Appendix 2F (Page 202) shall be kept clear of buildings and of other obstructions which might block sight lines.

1.3.6 Signs In The Residential Zone

- A) **Signs Affecting Safety**
 - i) **Signs** shall not detrimentally affect traffic safety or traffic control by creating a visual obstruction or by causing confusion to motorists.
 - ii) Signs shall not reduce or obstruct the conspicuity of **official signs** or traffic signals.
 - iii) Signs shall not be structurally unsound or unsafe.
 - iv) Any illuminated signs shall not be flashing, animated or trivision.
 - v) Signs shall not involve revolving lights, lasers or aerial signs.
- B) **Signs on Roads**

The only signs permitted on any part of a legal road in the Residential zone are:

 - i) **Official signs.**
 - ii) Not more than one “welcome to” sign erected at each entrance to a township.
 - iii) Information boards.

NB- Signs on roads also need approval from the road controlling authority.

C) Signs on Private Property

All **signs** on private property in the Residential zone shall comply with the **height** controls in Rule B1 1.3.1B) (Page 109), and shall be limited to:

- i) One sign not exceeding 0.3m² in area showing the number of any premises, the name of any **dwelling unit** or the location, time-table or other details of any **utility** or public facility.
- ii) One sign not exceeding 1.2m² in area erected in connection with a reserve, **place of assembly**, **marae**, educational facility, hospital, or home for the aged.
- iii) One sign not exceeding 0.2m² in area, bearing only the name, occupation or hours of business of the occupier of the building.
- iv) One sign not exceeding 0.6m² erected in connection with **travellers' accommodation**.
- v) Any temporary sign permitted by Rule A2 2.2. (Page 97).
- vi) Signs not exceeding 0.6m² erected in connection with tourist publicity, or special information, or denoting places or points of special interest.

1.4 RESTRICTED DISCRETIONARY ACTIVITIES

- A) Any permitted activity or controlled activity specified above which does not comply with any of the relevant standards in Rules B1 1.3.1 to 1.3.6 above shall be a restricted discretionary activity.
- B) In assessing applications for restricted discretionary activities **Council** has reserved its control over the matters listed in Rule A1 1.3.3 (Page 93).

1.5 DISCRETIONARY ACTIVITIES

1.5.1 List of Activities

- A) The following shall be discretionary activities in the Residential Zone:
 - i) **Travellers' accommodation.**
 - ii) **Boarding houses.**
 - iii) **Places of assembly** with a **gross floor area** of 150m² or more.
 - iv) **Marae.**
 - v) **Hospitals, and homes for the aged.**
 - vi) **Pantry shops** not exceeding 100m² gross floor area.
 - vii) **Garden centres.**
 - viii) **Restaurants.**
 - ix) **Libraries.**
 - x) **Specialist services** if three or more persons not resident on the **site** are engaged in operating the service.
 - xi) **Bee Keeping.**
 - xii) **Service Stations**, on **sites** with frontage to an **arterial route**.
 - xiii) **Dwelling units** and **residential accommodation** not otherwise permitted by Rules B1 1.1, 1.2 or 1.4.

1.5.2 Criteria for Assessment

The matters set out in Rule A1 1.3.4 (Page 94) will be taken into account in assessing discretionary activities.

