

WHA KATANG

~~North~~ 42 Mokorua Cove

Lot 19 DP10326

7102-468-00

CROSS REFERENCE (Refer filing Protocols)

A barcode is located at the bottom right of the page, with the word "BLUE" printed in large, bold, black capital letters directly beneath it.

HARRISON GRIERSON CONSULTANTS LTD

C.F.
HG

Our Ref: 52:64731

Your Ref:

WHAKATANE
18 DEC 1989P.O. Box 1199
Tauranga
New Zealand
Telephone (075) 80-023file
61/4 McNicholas
+ Schonyan

TAX INVOICE

G.S.T. REG. No. 45-308-332

The District Planner
Whakatane District Council
Private Bag
WHAKATANE

Date: 31 December 1989

Invoice/Statement No. 8452



GEN

re: Planning Reports - McNicholas, Schonyan,
Rapana - Your Order No. 021858To: Professional Planning Services to December
1989Work IncludesMeeting with District Planner re applications
(13 November)Site inspection to each site (Whakatane,
Galatea, Te Teko)Consideration of district scheme, planning
applications and preparation of reports
(McNicholas, Schonyan) for District Planner

Correspondence re Rapana application

Planner	604.50
Wordprocessor	66.50
Disbursements being vehicle, fax, photocopying	183.25

854.25

Plus 12.5% G.S.T.

106.78

ACCOUNT HERewith

\$961.03

Thank you

A.J. RALPH

Please pay on this Invoice/Statement

Date Paid Cheque No.

Detach & post with cheque to:

Remittance Advice

HARRISON GRIERSON CONSULTANTS LTD

P.O. Box 1199
Tauranga
Telephone 80-023

Client	Whakatane D.C.	F. No. 52:64731
Amount \$	961.03	Inv. No. 8452
Date	31/12/89	

No receipts will be issued unless requested

Refer Pages 6/2/85-93 of the Agenda.

Appearance

L P McNicholas - Applicant

Mrs D Turner, Chief Planner, Whakatane District Council

Mr I Fairbrother, Development Engineer, Whakatane District Council

The Chief Planner introduced the report prepared by Harrison Grierson Consultants Limited.

The Development Engineer directed the applicants and the Committee's attention to the fact that if consent was granted, any associated physical work on road reserve was not included and separate application would be required to be made by the applicant to the Roading Engineer.

Attendance

The Assistant Planner entered the meeting at this point.

Mr McNicholas conveyed to the Committee that the proposed length of the carport was 6 metres and that the chosen site for its construction was the most appropriate to allow him to fully develop his section.

RESOLVED: THAT pursuant to Section 67 and in consideration of Sections 75 and 76 of the Town and Country Planning Act 1977, consent be granted to L P McNicholas to erect a carport within the front yard on the property located at 42 Mokorua Grove, Whakatane, being legally described as Lot 19 DPS 10326, subject to the following conditions:

- (a) That the proposed carport be sited not less than 3.6 metres from the road boundary of the property and parallel to the right of way easement created by Transfer S.433165, and be no greater in length than 7.40 metres.
- (b) That building plans be amended to take Condition (a) of this consent into account and in all other respects the proposed building be established generally in accordance with the plans submitted with the application.

REASONS

1. The proposed carport can be located satisfactorily in the front yard of the subject's site due to topographical constraints arising from the site and taking into account the roading pattern and

vegetation features existing in the vicinity of the site.

2. Subject to slight plan amendments to building length, the application falls within the assessment criteria of Ordinance 5.8.3(2) of the District Scheme.

NOTE: That this consent applies only to the building of the carport and that an application is required to be made to the Roading Engineer for any associated works affecting the road reserve.

H.C. 25/12/89



WHAKATANE DISTRICT COUNCIL

Your ref:

Our ref:

20 December 1989

IN THE MATTER of the Town and
Country Planning Act 1977 and
Amendments thereto

AND

IN THE MATTER of an application for
Planning Consent by:

L P McNICHOLAS

To erect a carport withing the
front yard on the property located
at 42 Mokorua Grove, Whakatane,
being legally described as Lot 19
DPS 10326

Dear Sir/Madam

In accordance with Regulation 38(4) of the Town and Country Planning Regulations 1978, you are hereby advised that the Hearings Committee of the Whakatane District Council, acting under delegated authority from the Council at its meeting held 5 December 1989 resolved to grant consent to the abovementioned application.

Council's decision in this matter and the reasons therefor are as set out in the attached sheet.

Please note that a right of appeal to the Planning Tribunal exists in respect of this decision and must be initiated within one month after 21 January 1990. (Note - Generally, appeal rights must be initiated within one month of the receipt of the notification of Council's decision. However, when the said decision is received by post during the period commencing 10 December and ending 21 January next following, such receipt is deemed to be 21 January).

In addition to the Whakatane District Council, the following persons and bodies appeared or were represented at the hearing:

Mr L P McNicholas - Applicant
Mrs D Turner - Chief Planner, Whakatane District Council
Mr I Fairbrother - Development Engineer, Whakatane District Council

DATED AT WHAKATANE THIS 12TH DAY OF DECEMBER 1990


Diane Turner
CHIEF PLANNER
Encl

NP-MM.D8



WHAKATANE DISTRICT COUNCIL

Your ref:

Our ref:

DECISION

THAT pursuant to Section 67 and in consideration of Sections 75 and 76 of the Town and Country Planning Act 1977, consent be granted to L P McNicholas to erect a carport within the front yard on the property located at 42 Mokorua Grove, Whakatane, being legally described as Lot 19 DPS 10326, subject to the following conditions:

- (a) That the proposed carport be sited not less than 3.6 metres from the road boundary of the property and parallel to the right of way easement created by Transfer S.433165, and be no greater in length than 7.40 metres.
- (b) That building plans be amended to take Condition (a) of this consent into account and in all other respects the proposed building be established generally in accordance with the plans submitted with the application.

REASONS

- 1. The proposed carport can be located satisfactorily in the front yard of the subject's site due to topographical constraints arising from the site and taking into account the roading pattern and vegetation features existing in the vicinity of the site.
- 2. Subject to slight plan amendments to building length, the application falls within the assessment criteria of Ordinance 5.8.3(2) of the District Scheme.

NOTE: That this consent applies only to the building of the carport and that an application is required to be made to the Roading Engineer for any associated works affecting the road reserve.

NP-MM.D12



WHAKATANE DISTRICT COUNCIL

Your ref:

Our ref:

61/4/729

29 November 1989

L M McNicholas
42 Mokorua Grove
WHAKATANE

Dear Sir/Madam

NOTIFIED PLANNING APPLICATION : L P MCNICHOLAS

Further to previous correspondence, please find attached the report by the Planning Officer for the above notified application which will be heard on Tuesday, 5 December 1989 at 9.15 a.m. in the Committee Room of the temporary Administration Offices of the District Council located at 103 - 105 The Strand, Whakatane (above Toyworld next to the Regent Theatre).

Yours faithfully

E E Stenton
PLANNING ASSISTANT

Encl

EES-MS.N24

Address all letters to:
THE GENERAL MANAGER, WHAKATANE DISTRICT COUNCIL, PRIVATE BAG, WHAKATANE

TELEPHONE: (076) 86-149
FAX. NO.: (076) 70-718

6/2/85

HEARINGS COMMITTEE

TUESDAY, 5 DECEMBER 1989

NOTIFIED APPLICATION FOR PLANNING CONSENT

PURSUANT TO SECTION 65 TOWN & COUNTRY PLANNING ACT 1977

61/4/729

APPLICANT: L P McNicholas

APPLICATION: For consent to erect a carport in the front yard

LOCATION: 42 Mokorua Grove, Whakatane.

LEGAL DESCRIPTION: Lot 19, DPS 10326

ZONING: Residential 'A', Reviewed Whakatane District Scheme

OBJECTORS: There were none

1.0 INTRODUCTION

1.1 Attached is the report prepared by A J Ralph, Planning Consultants, for Council on the abovementioned Notified Application. Any comments from the Chief Inspector or Development Engineer will be presented at the hearing.

Diane Turner
CHIEF PLANNER

28 November 1989

DT2-MS.N28



WHAKATANE DISTRICT COUNCIL

Your ref:

Our ref:

61/4/729

20 November 1989

L M McNicholas
42 Mokorua Grove
WHAKATANE

Dear Sir/Madam

NOTIFIED PLANNING APPLICATION : L P McNICHOLAS

Notice is hereby given that the hearing of the abovementioned application has been set down for Tuesday, 5 December 1989 at 9.15 a.m. in the Committee Room of the temporary Administration Offices of the District Council located at 103 - 105 The Strand, Whakatane (above Toyworld next to the Regent Theatre).

A copy of the Planning Officer's report will be forwarded to you as soon as it is available.

If you intend to present any further written evidence or submissions in support of the application, it would be appreciated if you could arrange for at least twelve copies of the same to be made available for use at the hearing.

Yours faithfully

E E Stenton
PLANNING ASSISTANT

ES-MM.N20

Our Ref: 52:64731

Your Ref:

P.O. Box 1199
Tauranga
New ZealandChurchill Building
45 Grey Street
TaurangaTelephone (075) 80-023
Fax (075) 79-557**REPORT ON PLANNING APPLICATION BY L P McNICHOLAS,
42 MOKORUA GROVE, WHAKATANE****1. THE APPLICATION AND SITE**

- 1.1 The application is for planning consent to erect a carport in a front yard of a residentially zoned property. It is a notified dispensation.
- 1.2 The subject site is located on the northern side of Gorge Road with road frontage to a small service road called Mokorua Grove. It is legally described as Lot 19, DPS 10326, and has a total area of 827 m².
- 1.3 A brick dwelling house with basement garage is situated on the site. A drive through concrete driveway slopes away from the road frontage and serves the basement garage as well as providing vehicle manoeuvring. The site continues to slope northwards towards Appenzell Park. There are dwelling houses on either side of the site.
- 1.4 Access to the site is from Mokorua Grove which rises up from its intersection with Gorge Road. This part of Mokorua Grove serves only Mr McNicholas's property and the neighbouring property to the west (Mr Black's). The access is sealed to Mr Black's driveway. The Black's have a right of way easement over the front portion of the McNicholas property because of practical, topographical constraints.
- 1.5 The McNicholas site is well landscaped, particularly around the driveway area. The proposed site of the carport building is encircled by this landscaping and secured by the retaining walls associated with it. The carport site is flat with direct access from Mokorua Grove.

DIRECTORS:

DA Finlay MNZIS, RS Fiji, MPMI
PW Simpson MNZIS, MPMI
DJ Ruegg MNZIS, MPMI
J. Maplesden Dip Surv, Dip TP, MNZIS, RS Fiji
WAI Kent-Johnston Dip Surv, MNZIS, ARCS, RS Fiji
AG McCulloch MICE, MIPENZ, MFE

IM Grierson MIPENZ, MNZIS, MFE, MPMI
KJD Martin MNZIS, MIS Aust, MPMI
FC Cumming MNZIS, RS Fiji, MPMI
JIN Ginn MNZIS, RS Fiji
DC East MNZIS, RS Fiji, MPMI
TRA Clark BE, C Eng, MICE, MIPENZ, MFE

GRB Wilson MIPENZ, MNZIS, Gase
DE Peterson BE (HONS), M Sc, MIPENZ, MWPC, MFE
PWW Williams ME, MIPENZ, MFE
CD Cranfield BE, C Eng, MICE, MIPENZ, MFE

CONSULTANTS:

VN Herries C Eng, MICE, IPENZ, MFE

JV Bould B Sc, Dip TP, MNZIS, MNZPI

KP Applegate CEng, FIMechE, IPENZ

ASSOCIATES:

DC Scott B Sc Eng, MIPENZ, MFE
Ami Chand RS Fiji
GM Jull B Surv, Dip Sci, MNZIS
H Buwalda B Sc, Dip Nat Resources, MNZPI, MRAP

Mike Allan MNZIS, MIS (Aust), MASPNG
DA Laing MNZIS
JD Finlay BE, MIPENZ, MFE
GJ Partitt BSc, Dip LGA, BTP, MNZPI

JS Collie B Sc, MNZIS
TP Doherty MNZIS
GA Metcalf B Sc Surv, MNZIS

Member: Association of Consulting Engineers New Zealand (ACENZ)
Consultants Division New Zealand Institute of Surveyors

Consultants Group New Zealand Planning Institute

Head Office: Auckland — Offices at Takapuna, Orewa, Manurewa, Huntly, Waihi, Tauranga, Rotorua, Tokoroa, Whakatane, Suva, Lautoka.

- 1.6 The accompanying plans show the carport would be 3.6m from the property boundary at its nearest point. It would be closer to the Black's Right of Way but this would cause no practical difficulty on the site itself.
- 1.7 The applicant submits in his application dated 13 October 1989:
- "(a) The site does not allow full use of the car park area in the front of the section.
- (b) The adjacent road (Mokorua Grove) serves only my property and Mr Black's, and the dispensation will have no significance beyond the immediate site nor detract from the amenities of the neighbourhood."

2. THE DISTRICT SCHEME

- 2.1 The normal front yard requirement is 6m. However, an accessory building may be erected in a front yard if it complies with Ordinance 5.8.3(2).
- 2.2 Ordinance 5.8.3(2) requires a notified dispensation to erect an accessory building in a front yard in certain circumstances. These include:
- "(b) The imposition of yard requirements would seriously diminish the usefulness of the site because of its aspect, shape or its topography..."
- and,
- "(c) The front part of the site is substantially higher or lower than the carriageway."
- 2.3 There are also minimum conditions to be met by any such building proposal. These are commented on further in paragraph 4.2.
- 2.4 The planning purpose of normally requiring a front yard is for street appearance and traffic operation along the street.

3. OTHER STAFF COMMENTS

- 3.1 At the time of writing the report, neither the Chief Inspector nor the Chief Engineer had reported on the application. Their comments may be commented on by the Town Planner if necessary.

4. PLANNING ASSESSMENT

4.1 Topographical Constraints

- 4.1.1 The site slopes and house location are such that there is little practical alternative on this site for extra garaging. The applicant has chosen a reasonable solution in the circumstances of the site. The majority of his front yard slopes away from the road frontage and the carport site is the only flat area available.

4.2 Compliance with Minimum Conditions of Ordinance 5.8.3(2)

- 4.2.1 The proposed carport is located to comply with daylighting.
- 4.2.2 The plans submitted are not to scale hence the length of the carport which intrudes into the front yard is not provided. The length of the front boundary is 24.69m (from the title). 30% of that is 7.40m. Hence, to comply with Ordinance 5.8.3(2)(c) the carport must not exceed that length. This should be pointed out to the applicant and made a condition of approval if necessary.
- 4.2.3 Other pre-conditions for this notified dispensation are met.

4.3 Planning Purposes of Front Yard

- 4.3.1 In terms of street appearance, the topographical features of this area of the Gorge Road and existing vegetation will significantly screen the carport from Gorge Road. The neighbouring property (Black's) is the most affected but they have given their written consent to the proposal. In terms of traffic operations, there is sufficient width of roadway in front of the carport for vehicles to turn without causing a hazard to passing vehicles. Again the only vehicles affected would be those going to the Black's residence. Open sides to the carport will assist driver visibility when manoeuvring.
- 4.3.2 Overall, given the site characteristics, our opinion is that the dispensation could be approved without compromising the district scheme requirements.

5. RECOMMENDATION

That unless additional or contrary evidence given at the hearing is persuasive, pursuant to Section 67 and

in consideration of Sections 76 and 75 of the Town and Country Planning Act 1977, Council grants consent to L P McNicholas to erect a carport within the front yard at 42 Mokorua Grove, Whakatane, subject to the following conditions.

- (a) That the proposed carport be sited not less than 3.6m from the road boundary of the subject property (Lot 19 DPS 10326) and parallel to the Right of Way Easement created by Transfer S.433165, and be no greater in length than 7.40m.
- (b) That building plans be amended to take condition (a) of this consent into account, and in all other respects the proposed building be established generally in accordance with the plans submitted with the application.

6. REASONS FOR THE DECISION

- (a) The proposed carport can be located satisfactorily in the front yard of the subject site due to topographical constraints arising from the site and taking into account the roading pattern and vegetation features existing in the vicinity of the site.
- (b) Subject to slight plan amendments to building length, the application falls within the assessment criteria of Ordinance 5.8.3(2) of the district scheme.

A J Ralph
Planning Consultant

HARRISON GRIERSON CONSULTANTS LTD

14 November 1989

WHAKATANE DISTRICT COUNCIL

DISTRICT COUNCIL LOGO

THE TOWN AND COUNTRY PLANNING ACT 1977

WHAKATANE DISTRICT SCHEME

PUBLIC NOTIFICATION OF APPLICATION FOR PLANNING CONSENT

Details of the application for planning consent listed below may be examined in the office of the Whakatane District Council during normal office hours. Submissions or objections can be made by notice in writing in Form 'J' prescribed in the First Schedule to the Town and Country Planning Regulation 1978 or to the like effect and will be received by the Whakatane District Council at Private Bag, Whakatane, until 4.00 pm Monday 4th December 1989.

A copy of any submission or objection must also be sent to the applicant.

ADDRESS OF PROPERTY TO
WHICH APPLICATION RELATES:

42 Matarua Grove, Whakatane

Lot 19 DPS 10326

NATURE OF APPLICATION:

Consent to erect a carport

within the front yard of the

property which will be 3.6 metres

from the front boundary at its
closest point.

APPLICANT:

L. P. McNicholas

42 Matarua Grove, Whakatane

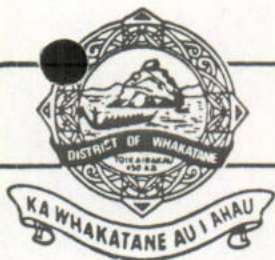
DATE:

10th November 1989

SIGNED BY:

B F Miles, General Manager.

pursuant to a delegation given to me by the
Whakatane District Council.



WHAKATANE DISTRICT COUNCIL

Your ref:

Our ref:

61/4/729

9 November 1989

R P & K G Assink
40 Mokoroa Grove
WHAKATANE

Dear Sir/Madam

PLANNING APPLICATION : L P McNICHOLAS - 42 MOKOROA GROVE

The attached application for planning consent has been received by the Whakatane District Council. Details of the application may be examined at the offices of the Whakatane District Council during normal office hours. The application is being advertised and submissions and objections will be received by Council until 4.00 p.m., Monday, 4 December 1989.

Any submission or objections must be in writing on Form 'J' prescribed in the First Schedule to the Town and Country Planning Regulations 1978 or to the like effect, and should be addressed to the General Manager, Whakatane District Council, Private Bag, Whakatane. A copy of the appropriate form may be obtained from this office or will be forwarded to you upon request.

A copy of every submission and objection must also be sent to the applicant as soon as possible.

Yours faithfully

Diane Turner
CHIEF PLANNER



WHAKATANE DISTRICT COUNCIL

Your ref:

Our ref:

61/4/729

9 November 1989

L P McNicholas
42 Mokoroa Grove
WHAKATANE

Dear Sir

PLANNING APPLICATION : L P McNICHOLAS

I advise that your application for Planning consent has now been publicly notified in the Whakatane Beacon. A copy of the advertisement is attached for your information together with our invoice for the cost of the Planning application fee.

Attached is a copy of the persons and Bodies who have been notified of the application.

In due course, you will be advised of the time and place set down for the hearing of your application and a copy of the Planning Officer's report to be presented at the hearing will be forwarded to you as soon as it is available.

Yours faithfully

Diane Turner
CHIEF PLANNER

Encl

ES1-MR.N9

SENT TO:

R P & K G Assink
40 Mokorua Grove
WHAKATANE

Manager Planning
44 Mokorua Grove
WHAKATANE

B W & D Black
44 Mokorua Grove
WHAKATANE

BOP Regional Council
C/- Rotorua District
Council
Private Bag
WHAKATANE

EES3-MS.N7

61/4/729

MEMORANDUM

TO: CHIEF ENGINEER, B J CROSSEN
CHIEF INSPECTOR, P W DAY

SUBJECT: NOTIFIED PLANNING APPLICATION : L P MCNICHOLAS :
MOKORUA GROVE

DATE: 9 November 1989

Please find attached a copy of the application together with plan of the proposed development for the above Planning consent.

Please forward any comments you may have on this matter by 4 December 1989.

Direct any queries you may have on this application to David.

E E Stenton
PLANNING ASSISTANT

Encl



WHAKATANE DISTRICT COUNCIL

Your ref:

Our ref: 61/4/729

6 October 1989

Mr L P McNicholas
42 Mokorua Grove
WHAKATANE

Dear Sir

NOTIFIED PLANNING APPLICATION : 42 MOKORUA GROVE, WHAKATANE

Following a site inspection of your property on 4 October 1989, it would appear that a boundary peg is located on the opposite side of the roadway. The roadway therefore follows the right of way shown on the Certificate of Title for your property. With this in mind, your proposal to erect a carport toward the front of the property may require to be amended. It would appear that the carport will still encroach into the 6.0 metre front yard, but by a ^{lesser} amount than that originally thought. Therefore, I will not notify your application until such time as an amended plan is received.

Should you have any queries, please do not hesitate to contact me.

Yours faithfully

David Bewley
ASSISTANT PLANNER

DB-MM.06

FORM A

61/4/729

TOWN & COUNTRY PLANNING ACT 1977

Received 3/10/89

APPLICATION FOR PLANNING CONSENT:

To the General Manager
Whakatane District Council
Private Bag
WHAKATANE

I (State full name of Applicant) LANCE PATRICK McNICHOLAS
hereby apply for (State fully what is proposed)
BUILD A CARPORT WITHIN THE FRONT YARD OF MY PROPERTY

The property in respect of which this application is made is situated at No 42
MOKORUA GROVE Street/Road (State Locality or if there is no Street
address give general description of location)

and described as (State legal description)
LOT 19 DPS 10326

I am the (State whether owner, lessee, etc) OWNER
..... of the property.

Name of Owner:

Address:

Name of Occupier:

Address:

DATED AT Whakatane THIS 3rd DAY OF OCTOBER 19 89

L.P. McNicholas
.....
SIGNATURE (To be signed for
and on behalf of Applicant)

Address for Service:

As above
.....
.....
.....
.....

ph: 87412



WHAKATANE DISTRICT COUNCIL

Your ref:

Our ref:

20 December 1989

IN THE MATTER of the Town and
Country Planning Act 1977 and
Amendments thereto

AND

IN THE MATTER of an application for
Planning Consent by:

L P McNICHOLAS

To erect a carport withing the
front yard on the property located
at 42 Mokorua Grove, Whakatane,
being legally described as Lot 19
DPS 10326

Dear Sir/Madam

In accordance with Regulation 38(4) of the Town and Country Planning Regulations 1978, you are hereby advised that the Hearings Committee of the Whakatane District Council, acting under delegated authority from the Council at its meeting held 5 December 1989 resolved to grant consent to the abovementioned application.

Council's decision in this matter and the reasons therefor are as set out in the attached sheet.

Please note that a right of appeal to the Planning Tribunal exists in respect of this decision and must be initiated within one month after 21 January 1990. (Note - Generally, appeal rights must be initiated within one month of the receipt of the notification of Council's decision. However, when the said decision is received by post during the period commencing 10 December and ending 21 January next following, such receipt is deemed to be 21 January).

In addition to the Whakatane District Council, the following persons and bodies appeared or were represented at the hearing:

Mr L P McNicholas - Applicant
Mrs D Turner - Chief Planner, Whakatane District Council
Mr I Fairbrother - Development Engineer, Whakatane District Council

DATED AT WHAKATANE THIS 12TH DAY OF DECEMBER 1990

Diane Turner
CHIEF PLANNER
Encl

NP-MM.D8



WHAKATANE DISTRICT COUNCIL

Your ref:

Our ref:

DECISION

THAT pursuant to Section 67 and in consideration of Sections 75 and 76 of the Town and Country Planning Act 1977, consent be granted to L P McNicholas to erect a carport within the front yard on the property located at 42 Mokorua Grove, Whakatane, being legally described as Lot 19 DPS 10326, subject to the following conditions:

- (a) That the proposed carport be sited not less than 3.6 metres from the road boundary of the property and parallel to the right of way easement created by Transfer S.433165, and be no greater in length than 7.40 metres.
- (b) That building plans be amended to take Condition (a) of this consent into account and in all other respects the proposed building be established generally in accordance with the plans submitted with the application.

REASONS

- 1. The proposed carport can be located satisfactorily in the front yard of the subject's site due to topographical constraints arising from the site and taking into account the roading pattern and vegetation features existing in the vicinity of the site.
- 2. Subject to slight plan amendments to building length, the application falls within the assessment criteria of Ordinance 5.8.3(2) of the District Scheme.

NOTE: That this consent applies only to the building of the carport and that an application is required to be made to the Roading Engineer for any associated works affecting the road reserve.

NP-MM.D12



WHAKATANE DISTRICT COUNCIL

Your ref:

Our ref:

61/4/~~675~~ 729

27 September 1989

Mr L P McNicholas
42 Mokorua Grove
WHAKATANE

Dear Sir

PLANNING APPLICATION : CARPORT : 42 MOKORUA GROVE, WHAKATANE

Further to my letter dated 21 September 1989, I wish to confirm that your proposal to erect a carport will require a successful notified planning application to build the structure within the front yard. Such an application will require the completion of the enclosed form "A". It is brought to your attention that such an application must be notified in the newspaper with a following three week objection period, before the application can be put to Council for a decision. The cost of such an application will be approximately \$350 plus a share of the cost of the advertisement.

It is noted that the right-of-way as shown on the Certificate of Title is 4.78 metres in width at its widest point. I wish to bring to your attention that you are obliged to keep this right of way area clear of all impediments to provide access to the neighbouring property.

Therefore could you please indicate whether or not you wish to proceed with the application.

Should you have any queries, please do not hesitate to contact me.

Yours faithfully

David Bewley
ASSISTANT PLANNER

EES-MS.S27



WHAKATANE DISTRICT COUNCIL

Your ref:

Our ref:

21 September 1989

Mr L P McNicholas
42 Mokorua Grove
WHAKATANE

Dear Sir

PLANNING APPLICATION : ERECT CARPORT WITHIN FRONT YARD, MOKORUA GROVE, WHAKATANE

I acknowledge receipt of your application dated 13 September 1989 to erect a carport 2.0 metres from the roadway. It would appear from Council's records that this is the front yard of the property, and as such, any application to build within that area must be considered as a notified planning application. It also appears that a Right of Way runs across the front of the property to provide access to your neighbours, B & D Black. In order to clarify the situation, I have requested a copy of the Certificate of Title for your property from the District Land Registrar, Hamilton. I will confirm the situation once I have this information.

Should you have any queries, please do not hesitate to contact me.

Yours faithfully

David Bewley
ASSISTANT PLANNER

DB-MM.S21

DISPENSATION

~~NON~~ NOTIFIED APPLICATION FOR PLANNING CONSENT

6114/679
729

(Before completing this form please read details recorded on the other side)

The General Manager
Whakatane District Council
Private Bag
WHAKATANE

Rec 15/9/89
OM

Dear Sir

I, LANCE PATRICK McNICHOLAS hereby apply for consent to
(State full name of the Applicant)

BUILD CARPORT 2 METRES FROM ROAD
(State fully what is Proposed)

The property in respect of which this application is made is situated at

42 MOKORIA GROVE, WHAKATANE
(State Address)

and is legally described as LOT 19 DPS 10326

It is zoned RESIDENTIAL

I am the Owner/lessee of the property.

I consider that it is not reasonable or practicable to enforce the provisions of
the Scheme relating to BUILDINGS TO BE SIX METRES FROM ROAD BOUNDARY

in respect of this particular site for the following reasons

- ① DOES NOT ALLOW ME TO DEVELOP & FULLY UTILISE THE CAR PARK AREA OF MY SECTION.
- ② ROADWAY SERVICES ONLY MY PROPERTY & NEIGHBOURING PROPERTY OF BRIAN BLACK & WILL HAVE NO SIGNIFICANCE BEYOND THE IMMEDIATE SITE NOR DETRACT FROM THE AMENITIES OF THE NEIGHBOURHOOD.

The following persons are affected, and their written consent is attached to this application:

BRIAN BLACK & DIANE BLACK
44 MOKORIA GROVE
WHAKATANE.

ADDRESS FOR SERVICE:

42 Mokoria Grove
Whakatane.

P. McNicholas
To be signed for or on behalf of the Applicant

13-9-89
(Date)

NON NOTIFIED APPLICATION FOR PLANNING CONSENT

DISPENSATION

NOTES FOR APPLICANTS

- 1] The grounds upon which the Council may consent to a dispensation are limited to the following:
 - (a) The dispensation or waiver would encourage better development of the site or it is not reasonable or practicable to enforce the provision in respect of the particular site, and
 - (b) The dispensation or waiver will not detract from the amenities of the neighbourhood and will have little Town and Country Planning significance beyond the immediate vicinity of the site.
- 2] Before making the application you should obtain from the Council details of whose consent will be required. This consent must be in writing and should be attached to the application form.
- 3] Public Notice of this application will be required if:
 - (a) you cannot obtain the written consents of those bodies and persons who might be prejudicially affected, or
 - (b) the Council considers that the application should be notified.
- 4] After receipt of this form Council will consider the application, and make a decision as soon as possible.
- 5] You must supply sufficient information for the Council to be able to fully judge the extent and effect of your proposal. Your explanation of the dispensation sought must therefore be as full as possible.

A site plan is required showing the location of the work proposed, existing buildings on the site and features of adjoining sites which may be affected. Where relevant car parking access points should also be shown.

- 6] If you require further information or advice, please contact the Planning Office of the Whakatane District Council, phone 86-149, Whakatane.

44 Mokorua Grove,
Whakatane.

13.9.89.

To Whom it May Concern,

I give my consent to the application
for dispensation and the future
construction of a carport two metres
from my right of way on the property
of neighbour Lance Patrick McNicholas.
D. Black.

L.P. Mcnicholas Decision Adressesses

L.P. Mcnicholas

CI

42 Motomua Grove

CE

Whakatane.

The District Valuer,
Valuation Department,
P.O. Box 1544,
Rotorua

Manager Planning & Works
Consultancy Services
Private Bag Hamilton.

Valuation Reference 7102 467		Computer Codes extns. ☐ change L indic 111000		Date of Revision 1/ 7/89	Date form printed 5/ 9/89
VI LV CV	Special Values	Nature of Improvements		Occupier (within the meaning of the Rating Act)	
	63000	DWG 0I		ASSINK ROBIN PETER	
	22000			ASSINK KARIN GRACE	
	85000			40 MOKORUA GR	
SQ METRES		Address of Property/Situation		Name of District	
716		40 MOKORUA GR		WHAKATANE DISTRICT	
The sequence of data here is: Owner (if other than Occupier), Special Rating Area information (if any), Description of Property.					
LOT 20 DPS 10326					

Valuation Reference 7102 468		Computer Codes extns. ☐ change L indic 111000		Date of Revision 1/ 7/89	Date form printed 5/ 9/89
VI LV CV	Special Values	Nature of Improvements		Occupier (within the meaning of the Rating Act)	
	57000	DWG 0IS		MCNICHOLAS LANCE PATRICK	
	23000			42 MOKORUA GR	
	80000			WHAKATANE	
SQ METRES		Address of Property/Situation		Name of District	
827		42 MOKORUA GR		WHAKATANE DISTRICT	
The sequence of data here is: Owner (if other than Occupier), Special Rating Area information (if any), Description of Property.					
LOT 19 DPS 10326					

V428

Valuation Reference 7102 469		extns. ☐ change L	Computer Codes indic. 111000	Date of Revision 1/ 7/89	Date form printed 5/ 9/89
VI	76000	Special Values	Nature of Improvements DWG S/PCOL OI	Occupier (within the meaning of the Rating Act) BLACK BRIAN WILLIAM BLACK DIANE 44 MCKORUA GR WHAKATANE	
LV	24000				
CV	100000				
SQ METRES		1163	44	Name of District WHAKATANE DISTRICT	
		Address of Property/Situation MOKORUA GR			
The sequence of data here is: Owner (if other than Occupier), Special Rating Area information (if any), Description of Property.					
LOT 13 DPS 10326					

116

Valuation Reference 7102 468		Computer Codes exlms. ☐ change L indic. 111000		Date of Revision 1/ 7/89	Date form printed 5/ 9/89
VI LV CV	57000	Special Values	Nature of Improvements DWG 01S	Occupier (within the meaning of the Rating Act)	
	23000			MCNICHOLAS LANCE PATRICK	
	80000			42 MOKORUA GR	
SQ METRES		Address of Property/Situation		Name of District	
827		42 MOKORUA GR		WHAKATANE DISTRICT	

116

The sequence of data here is: Owner (if other than Occupier), Special Rating Area information (if any), Description of Property.

LOT 19 DPS 10326

SEARCH

22 SEP 1989

COPY

REGISTER

CERTIFICATE OF TITLE UNDER LAND TRANSFER ACT

This Certificate dated the 3rd day of December one thousand nine hundred and seventy-one under the seal of the District Land Registrar of the Land Registration District of SOUTH AUCKLAND

WITNESSETH that ROSS NIEDERER LIMITED a duly incorporated company having its registered office at Whakatane

is seised of an estate in fee-simple (subject to such reservations, restrictions, encumbrances, liens, and interests as are notified by memorial underwritten or endorsed hereon) in the land hereinafter described, delineated with bold black lines on the plan hereon, be the several admeasurements a little more or less, that is to say: All that parcel of land containing 32.7 PERCHES more or less being Lot 19 on Deposited Plan S.40326 and being part Allotment 245 Parish of Waimana



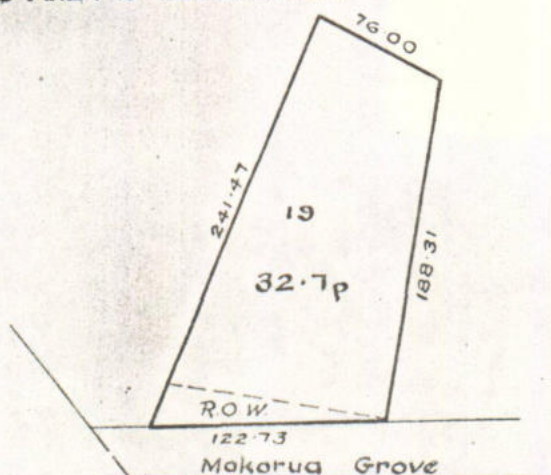
ASSISTANT LAND REGISTRAR

Subject to a Right of Way over the part herein coloured yellow on Plan S.10326 appurtenant to Lot 18 Plan S.10326 (C.T.9D/1157) created by Transfer S.433165

See Easement Certificate S.442692

[Signature]
A.L.R.

Whakatane Borough
METRIC AREA IS 827 m²



Makorua Gorge Road

Scale: 1 inch = 1 Chain

The easement created by Transfer S.433145 is subject to the provisions of Section 351 E (a) Municipal Corporations Act 1954

S.307213 MORTGAGED to John Desmond Carling produced 2.3.1965 at 1.58 o/c

Variation of terms of Mortgage S.307213 produced 29.9.1970 at 2.00 o/c

S.555916 MORTGAGED to H3 Merton & Chappell Nominees Limited produced 26.4.1972 at 2.14 o/c

S.627057 Transfer to Brian Bleasdale of Whakatane service manager and Rita Patricia Bleasdale his wife produced 29.10.1973 at 12.15 o/c

S.646165 MORTGAGED to Bay of Plenty Savings Bank produced 18.2.1974 at 11.25 o/c

H.008088.2 the land is settled as a Joint Family Home entered 28.8.1974 at 2.30 o/c

H.263414.1 Transfer to Robin Garth Secker of Whakatane real estate salesman and Margaret Secker his wife produced 22.11.1979 at 1.36 o/c

H.263414.2 The within land is settled as a Joint Family Home entered 22.11.1979 at 1.36 o/c

Register copy for L. & D. 69, 71, 72 for A.L.R.

Department of Justice, N.Z. L & D 102

Land Registry Office
Copy Services

E
D

Receipt for one prescribed fee **B 432112**

Name Whakatane District Council

Copy Requested

Lot 19 DPS 10326

Department of Justice, N.Z. L & D 102

Land Registry Office
Copy Services

22 SEP 1989

This coupon will be returned
with copy requested or
journal search and must be
produced for any query.

B 432112

Name Whakatane District Council

Attn: David

Copy Requested

Lot 19 DPS 10326

H.424636 Transfer to Gerald Milnes Haeusler
of Whakatane company director and Patricia
Ruth Haeusler his wife produced 13.8.1982
at 1.30 o'clock

Holdsbury
for A.L.R.

H.529992.1 Transfer to Stuart Newby of Whakatane
car salesman produced 18.6.1984 at 1.30 o'clock

for A.L.R.

H.529992.2 The within and is settled as a
Joint Family Home on Stuart Newby abovenamed
and Valerie Jean Newby his wife entered 18.6.1984
at 1.30 o'clock

for A.L.R.

H.529992.3 Mortgage to A.N.Z. Savings Bank
(New Zealand) Limited produced 18.6.1984 at
1.30 o'clock

for A.L.R.

H.529992.4 Mortgage to ANZ Banking Group (New
Zealand) Limited produced 18.6.1984 at 1.30
o'clock

for A.L.R.

H.693563.1

H.529992.5 Mortgage to Gerald Milnes Haeusler
and Patricia Ruth Haeusler produced 18.6.1984
at 1.30 o'clock

for A.L.R.

H.693563.3 Transfer to Lance Patrick McNicholas
of Rotoiti forestry supervisor produced
17.11.1986 at 12.06 o'clock

for A.L.R.

H.693563.4 Mortgage to Her Majesty The
Queen pursuant to The Post Office Act 1959
produced 17.11.1986 at 12.06 o'clock

for A.L.R.

WHAKATANE
25 SEP 1989
DISTRICT COUNCIL

Site Visit

13/11/89

A. Ralph

2 BRIDGE GLADE

APPENZELL PARK

BRIAN BLACK
No. 44

EXISTING HOUSE

No. 42

Brick + Decramastic roof
(neat + tidy condition)

Section slopes steeply away

Basement
gong

House

WALKWAY

No. 40

MOKORNA GROVE

Sealed accessway

trees + shrubs

GORRE ROAD

Sealed c-row

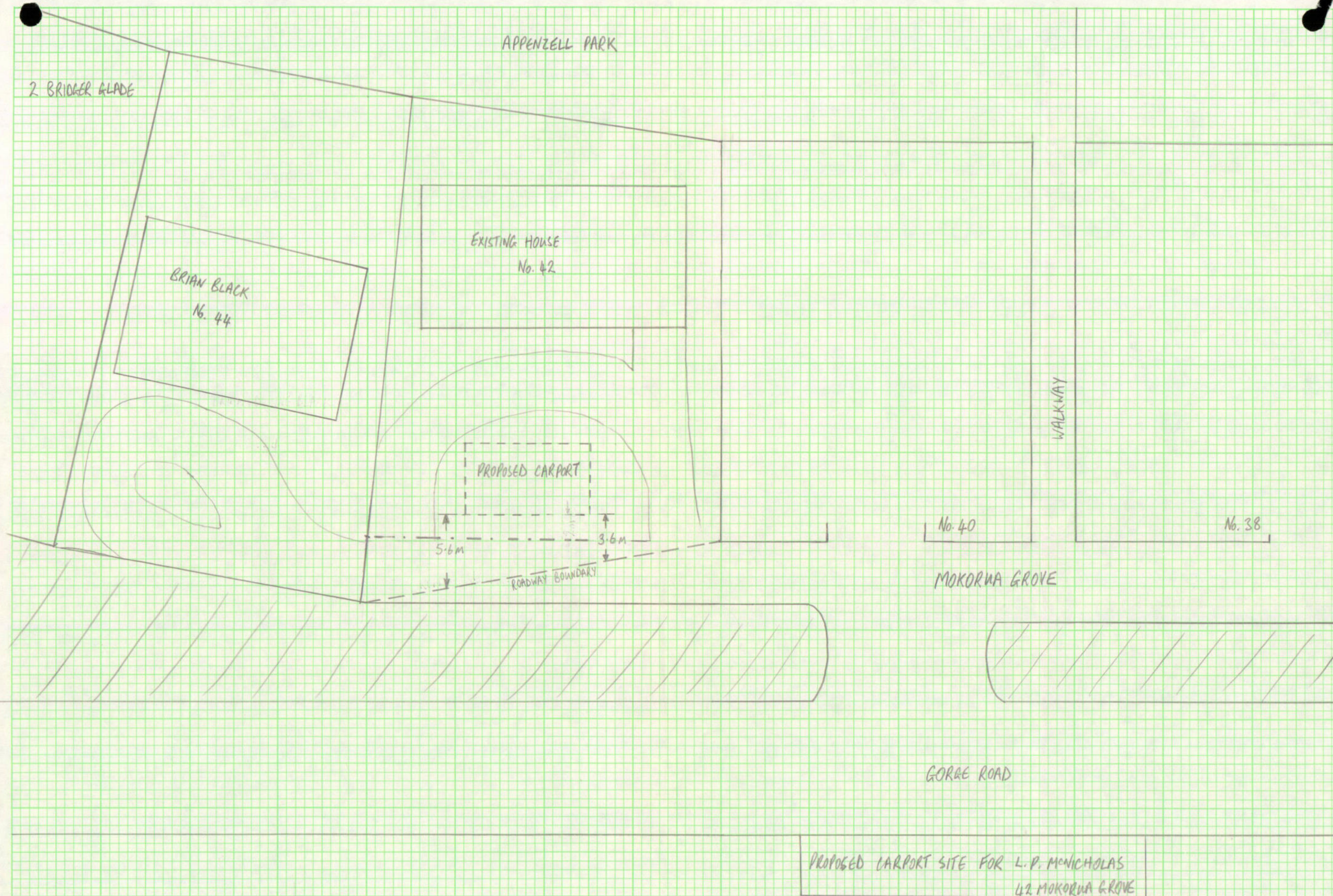
5.6m

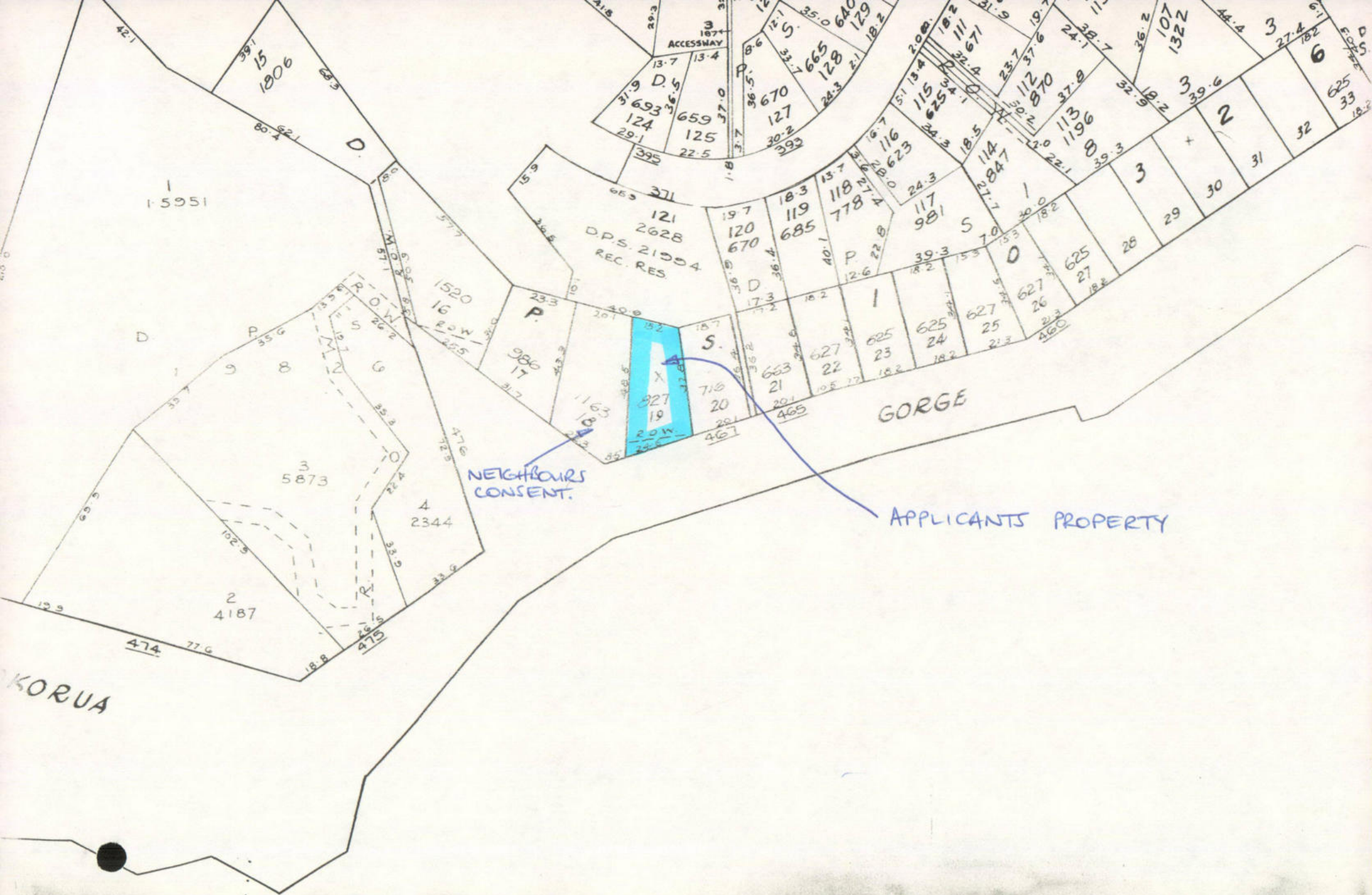
Ability here to
turn vehicle

ROADWAY BOUNDARY

3.6m

tree, shrubs on bank down to
road formation





Valuation Number: 07102/468.00
GIS Number: 3010/0042/000

2 December 2014

Gary O'Neale
Tompkins Wake Incorporating Davys Burton
PO Box 248
ROTORUA 3040



LIM

Dear Gary

LAND INFORMATION MEMORANDUM — 42 MOKORUA GROVE

Please find attached a Land Information Memorandum for the above property. This LIM was issued on 2 December 2014 is ONLY accurate as of this date.

If you have any comments or questions in regard to this Land Information Memorandum please contact us on the numbers below.

Yours faithfully



Julena Hose
LIM CO-ORDINATOR

Address all correspondence to:

Chief Executive, Whakatane District Council, Private Bag 1002, Whakatane 3158 | Phone 07 306 0500 | Fax 07 307 0718

DATE OF ISSUE 2 DECEMBER 2014

GIS NO 3010/0042/000

VALUATION NUMBER 07102/468.00

1 NAME OF PROPRIETOR

Michael John FITZGERALD, Elizabeth Ann FITZGERALD and Hamertons Trustee Services LIMITED

2 LOCATION

42 Mokorua Grove, Whakatāne

3 LEGAL DESCRIPTION

Lot 19 Deposited Plan South Auckland 10326

4 PHYSICAL DESCRIPTION

House/Unit Number	42	Street	Mokorua Grove
RD Number		Suburb/Area	
Town	Whakatāne	Post Code	3120

5 AREA

 827m² (more or less)

6 ZONING

Residential 1 under the Operative Whakatāne District Plan and Residential under the Proposed Whakatāne District Plan

ATTACHMENTS

- Certificate of Title
- Drainage Plan
- Floor Plan(s)
- Water Meter Map
- Community Facilities Map
- Resource Consent Decision Letter(s)
- Building Permit Information
- Keys to Map
- District Plan Map
- Underground Services Maps
- Legal Description Map
- Proposed District Plan Map
- Code Compliance Certificate

7 SPECIAL FEATURES
COMMENTS

• Potential erosion	No information available
• Avulsion (the sudden removal of land, by the change in a river's course, or by flooding, to another person's land)	No information available
• Falling debris	No information available
• Subsidence	No information available
• Landslide and Debris Flow	No information available
• Alluvion (the deposit of earth, sand, etc, left during a flood)	No information available
• Inundation	No information available

• High winds	No information available
• Fill (compacted/uncompacted)	No information available
• Hazardous contaminants, including dangerous goods	No information available
• Historic sites	No information available
• Drainage restrictions	No information available
• Reserves (existing/proposed)	This property adjoins a Council owned and maintained reserve.
• Easements	Please refer to the attached Certificate of Title to confirm whether any easements exist over this property
• Other legal restrictions (eg, building line restrictions)	Please refer to the attached Certificate of Title.
• Any other special features	This site is located within Earthquake Zone 2 as prescribed in Figure 5.4 of NZS3604:2011 Code of Practice for Timber Framed Buildings. This site is located within Corrosion Zones C as prescribed in Figure 4.2 of NZS3604:2011 Code of Practice for Timber Framed Buildings.
8 SERVICES	COMMENTS
• Stormwater	There is no public stormwater reticulation system available to connect to. Under such circumstances, properties would normally be required to dispose of stormwater on site via ground soakage and/or pipe to the nearest road side channel where permitted.
• Sewer	This property is connected to the public sewerage reticulation system
• Water	This property is connected to the public water reticulation system
• Trade Waste Consent	No
9 RATES	COMMENTS
• Year ending 30.6.2015	\$2,787.27
• Number of instalments	4
• Date of next instalment	20 February 2015
• Current balance or arrears	\$0.00
• Date of valuation	September 2013
• Land value	\$114,000
• Capital value	\$385,000

10 WATER		COMMENTS	
• Annual water supply charge		\$181.83 (Including GST)	
• Last reading date		2 May 2014	
• Consumption		169m ³	
• Amount		\$316.09 (Including GST)	
• Arrears outstanding		\$0.00	
11 BUILDINGS			
(a) Details of Building Permits			
Date	Permit No	Project	
17 January 1974	73111	Dwelling	
7 March 1990	G 064418	Carport	
(b) Details of Building Consents			
Date	Consent No	Project	Date Code Compliance Certificate Issued
31 October 2003	11777	Dwelling additions / alterations	10 January 2005
(c) Details of any other Certificate/Notice/Order or Requisition Affecting Buildings			
No information available			
(d) Certificate Issued by a Building Certifier Pursuant to the Building Act 1991 or the Building Act 2004			
No information available			
(e) Information notified to the territorial authority under Section 124 of the Weathertight Homes Resolution Services Act			
No information available			
12 USE OF LAND			
(a) Details of Resource Consents (Subdivision /Land Use) or Certifications of Compliance Issued for Land			
61/4/729 Resource Consent Land Use dated 12 December 1990 – Copy of decision letter attached			
(b) Details of licences held			
No information available			
(c) Details of any other Certificate/Notice/Order of Requisition Affecting the Use of the Land			
No information available			
(d) Details of Conditions Affecting the Use of Land			
No information available			
Minimum Floor Level	In accordance with the requirements set out in the New Zealand Building Code.		
13 INFORMATION NOTIFIED TO COUNCIL BY AN STATUTORY ORGANISATION HAVING POWER TO CLASSIFY LAND OR BUILDINGS			
(a) Requiring Authority			
No information available			
(b) Heritage Protection Authority			
No information available			

14 INFORMATION NOTIFIED TO COUNCIL BY ANY NETWORK UTILITY OPERATOR PURSUANT TO THE THE BUILDING ACT 2004

No information available

15 SECTION 69ZH OF THE HEALTH ACT 1956 – DRINKING WATER SUPPLIER

(ba) Any information that has been notified to the territorial authority by a drinking-water supplier under Section 69ZH of the Health Act 1956

No information available

(bb) Information on:

(i) whether the land is supplied with drinking water and if so, whether the supplier is the owner of the land or networked supplier	<i>Drinking water is supplied by a networked supplier.</i>
(ii) if the land is supplied with drinking water by a networked supplier, any conditions that are applicable to that supply	<i>No information available</i>
(iii) if the land is supplied with water by the owner of the land, any information the territorial authority has about the supply	<i>No information available</i>

16 ANY OTHER INFORMATION CONSIDERED TO BE RELEVANT

It is recommended that you also consider the planning provisions of the Whakatane District Plan as it affects this property. A copy of the Whakatane District Plan is available for viewing on the Councils website www.whakatane.govt.nz or at all public libraries and Council offices in the District.

The Proposed Whakatane District Plan was publicly notified on 28 June 2013. From that date the rules that have immediate legal effect are relating to Indigenous Biodiversity and Heritage, including built heritage, archaeological heritage and cultural heritage. The remainder of the rules in the Proposed District Plan will have legal effect after any submissions have been considered and the public has been notified of those decisions. The Objectives and Policies of the Proposed District Plan have legal effect from 28 June 2013.

It is recommended that you make yourself familiar with the provisions of the Proposed District Plan as they may affect how you are able to use your land in the future. You may want to consider making a submission to the Proposed District Plan. The period for making submissions to the Proposed District Plan is from 28 June 2013 to 13 September 2013. Even if you choose not to make a submission you are advised to familiarise yourself with the submissions made, in case they promote a change to the Plan that will affect your property. Council will publish a summary of submissions received and call for further submissions after the submission period closes. You are entitled to make a further submission if a submission requests a change to the Proposed District Plan that affects your property

Future development of the property, including subdivision, may require the payment of a monetary contribution for additional demands that may be placed on community infrastructure by the use or development of the land. Monetary contributions may be payable for water, stormwater and wastewater services, solid waste, roading, reserves, community facilities and for Whakatane carparking. If you are anticipating further development of the land, you are advised to read the Development Contributions Policy in the Long-term Council Community Plan

17 DISCLAIMER

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 the Whakatane District 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 which is not known by Council. The Council has not undertaken any inspection of the land or any buildings on it for the purpose of preparing the Land Information Memorandum. Accordingly, the Council is unable to verify that the consents held in our file match the buildings on the property. You are advised to pursue our file. The LIM Co-ordinator will hold the file for five working days. Please contact to arrange a suitable time to view the file (Telephone 07 3060500). **The applicant is solely responsible for ensuring that the land is suitable for a particular purpose**



Paul Howells
Building Monitoring Officer



**COMPUTER FREEHOLD REGISTER
UNDER LAND TRANSFER ACT 1952**

Search Copy



R. W. Muir
Registrar-General
of Land

Identifier SA13C/1190
Land Registration District South Auckland
Date Issued 03 December 1971

Prior References
SA6C/631

Estate Fee Simple
Area 827 square metres more or less
Legal Description Lot 19 Deposited Plan South Auckland
10326

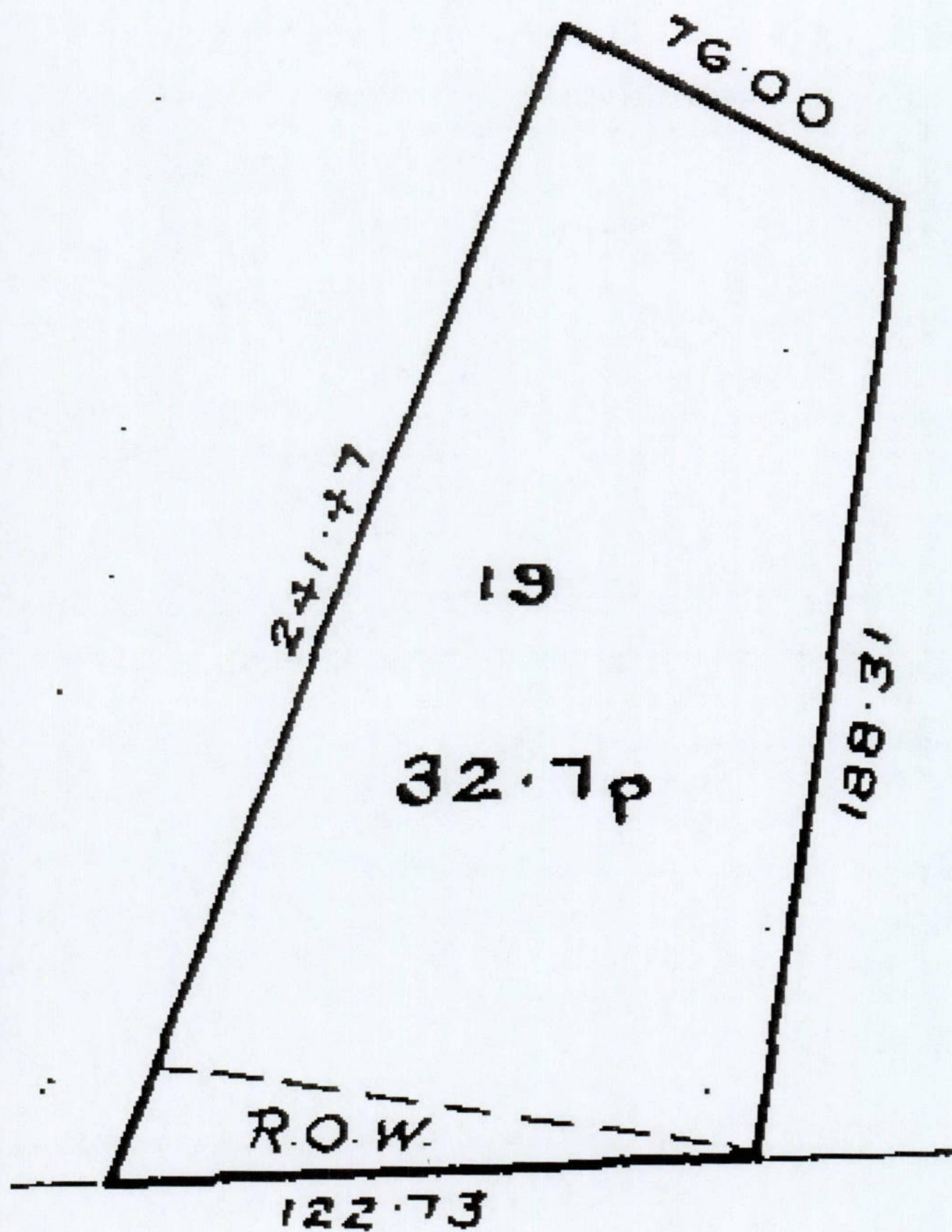
Proprietors
Micheal John Fitzgerald, Elizabeth Ann Fitzgerald and Hamertons Trustee Services Limited

Interests

Subject to a right of way over part coloured yellow on DP South Auckland 10326 specified in Easement Certificate S442692

The easements specified in Easement Certificate S442692 are subject to Section 351E (1) (a) Municipal Corporations Act 1954

6511015.3 Mortgage to Bank of New Zealand - 27.7.2005 at 9:00 am



Makorua Grove

RID DOCUMENT

Date: 27 November 2014

Valuation Number: 07102 468 00

Location: 42 MOKORUA GROVE

Legal Description: LOT 19 DPS 10326

Area (Ha): 0.0827

Valuation Date: 1 September 2013

	Normal Values	Special Values (if applicable)
Land Value:	114,000	
Improve Value:	271,000	
Capital Value:	385,000	
Tree Value:	0	

Contiguous Property:

2015 Year's Assessed Rates: **2,787.27**

Instalment 1: 22 Aug 2014

Instalment 2: 21 Nov 2014

Instalment 3: 20 Feb 2015

Instalment 4: 22 May 2015

maintain valuation details (view only) - rt2000

search (f2) new (f3) cancel (f7) delete save (f10) change (f11) tasks > forms > links / tags > (f8)

Valno 07102 468 00 Cancelled
Status LIVE Revised 01 Sep 2013

FITZGERALD, MICHAEL JOHN

MOI FITZGERALD, ELIZABETH ANN

21 MAR 2006 26 JUN 2014

01:16p.m. 08:55a.m.

Datacom Soluti x Dylan McIntyr

IIPD Cancel

Parcel	Sue	Legals	Key	Certificate Of Title
3010.9	4428444	LOT 19 DPS 10326	NO	

Road MOKORUA GROVE House 42 Unit

Legals LOT 19 DPS 10326

Occport

D/credit

D/debit

Parent

Debt Management

Summary Year 2015

CONTG

Assessed 2,787.27

To Inv 1,393.60

To Clear 2,090.43

Balances

Rates UR 696.83

WA Water 0.00

Total 696.83

Values	Improvements
Capital 385,000	DWG 01
Land 114,000	
Improve 271,000	
Trees 0	Area 0.0827
Cert Of Title SA13C/1190	Group Code
Dwellings 1	

Open

Next >>

Parcel ID	3010/0	LIVE	01 JUL 2006	05 MAR 2014
		Start Date	05:58 p.m.	06:17 p.m.
Type	SURVEYED		Datacom Solutions	Datacom Solutions
			File	3010/0042/000
Legal Details		Planning Zones		
Name	LOT 19 DPS 10326			
Parcel	LOT	19	Block	
Plan	DPS	10326		
Location Details		Area (ha)		
Maori Block				0.0827
Survey District			GIS Area	0.0827
Meshblock		Ward	Legacy RC ID	
Area Unit			Title/parent Plan	
Address	Road Name	House	Unit	Suburb
	MOKORUA GROVE	42		WHAKATANE
Sue Number	4428444			
Comments	DPS10326			
		Parcel Associations		
		Parcel Associat...	Assocn Descrip...	
		BC	Building Cons...	
		CC	Contact Centre	
		DG	Dogs	
		VA	Valuations	
		CC	...	

LEGAL DESCRIPTION MAP: 42 MOKORUA GROVE

Date Printed: 27 November 2014

Prepared By: JH

Lot 16 DPS 10326

Lot 17 DPS 10326
2

Lot 121 DPS 21994

Lot 120 DPS 18337

Lot 119 DPS 18337

Lot 18 DPS 10326

Lot 19 DPS 10326

Lot 20 DPS 10326

Lot 21 DPS 10326

Lot 22 DPS 10326

44

42

40

38

Bridges Glade

Mokorua Grove

SCALE 1: 420
0

21.4

Projection: NZGD_2000_New_Zealand_Transverse_Mercator

21.4 Meters



Aerial Photography flown between 2001 and 2007, depending on the area. Parcel boundaries are to be taken as approximate only, not to be substituted for site specific survey. May contain LINZ data: Crown Copyright Reserved Note: Placenames may not conform to LINZ guidelines 2008. DISCLAIMER: While Whakatane District Council (WDC), has exercised all reasonable skill and care in controlling the contents of this information, WDC accepts no liability in contract, tort or otherwise howsoever, for any loss, damage, injury or expense (whether direct, indirect or consequential) arising out of the provision of this information or its use by you. *Position of all assets & historical sites are approximate, actual positions are to be verified on site.



WATER METER MAP: 42 MOKORUA GROVE

Date Printed: 27 November 2014

Prepared By: JH



SCALE 1: 420
0

21.4

Projection: NZGD_2000_New_Zealand_Transverse_Mercator

21.4 Meters



Aerial Photography flown between 2001 and 2007, depending on the area. Parcel boundaries are to be taken as approximate only, not to be substituted for site specific survey. May contain LINZ data: Crown Copyright Reserved Note: Placenames may not conform to LINZ guidelines 2008. DISCLAIMER: While Whakatane District Council (WDC), has exercised all reasonable skill and care in controlling the contents of this information, WDC accepts no liability in contract, tort or otherwise howsoever, for any loss, damage, injury or expense (whether direct, indirect or consequential) arising out of the provision of this information or its use by you. *Position of all assets & historical features are approximate, actual positions are to be verified on site.



UNDERGROUND SERVICES MAP: 42 MOKORUA GROVE

Date Printed: 27 November 2014

Prepared By: JH



21.4

SCALE 1: 420
0

Projection: NZGD_2000_New_Zealand_Transverse_Mercator

21.4 Meters



Aerial Photography flown between 2001 and 2007, depending on the area. Parcel boundaries are to be taken as approximate only, not to be substituted for site specific survey. May contain LINZ data: Crown Copyright Reserved Note: Placenames may not conform to LINZ guidelines 2008. DISCLAIMER: While Whakatane District Council (WDC), has exercised all reasonable skill and care in controlling the contents of this information, WDC accepts no liability in contract, tort or otherwise howsoever, for any loss, damage, injury or expense (whether direct, indirect or consequential) arising out of the provision of this information or its use by you. *Position of all assets & historical sites are approximate, actual positions are to be verified on site.



WHAKATANE
DISTRICT COUNCIL

LIM Services Legend

Water Supply

-  Back Flow Preventer
-  Hydrant
-  Bulk Meter
-  Customer Meter
-  Air Release
-  Control Valve
-  Isolation Valve
-  Isolation Valve Closed
-  Non Return Valve
-  Pump Station
-  Bore (Source)
-  Bore BOPRC
-  Node
-  Toby
-  Connection
-  Main
-  Rider Main
-  Reservoir
-  Scheme

Waste Water

-  Valve
-  Pump Station
-  Node
-  Miscellaneous
-  Manhole
-  Outlet
-  Connection
-  Main
-  Riser Main
-  Facility
-  Scheme

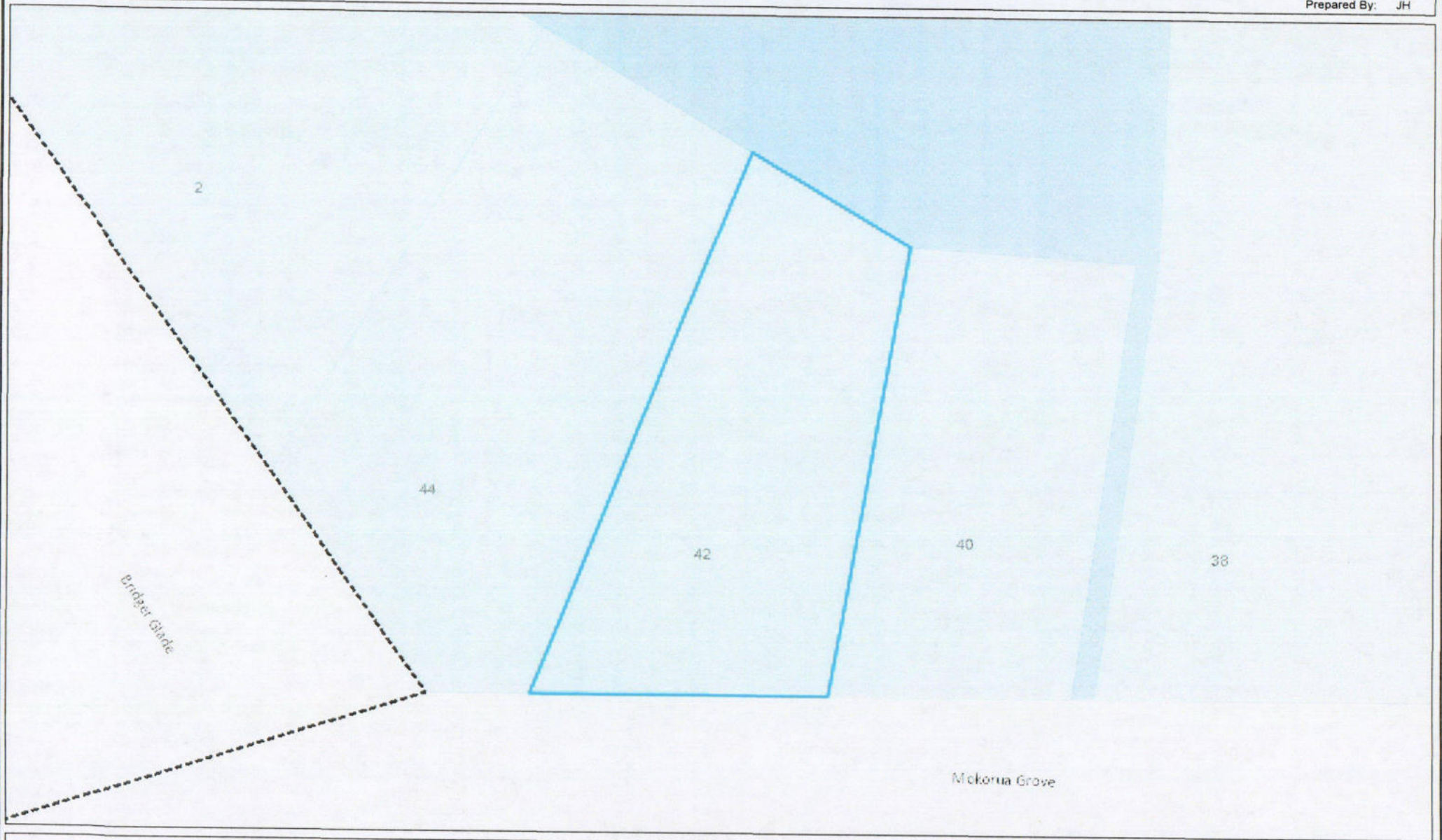
Storm Water

-  Inlet
-  Manhole
-  Miscellaneous
-  Node
-  Pump Station
-  Open Drain
-  Dam
-  Connection
-  Main
-  Rising Main
-  Soakage Area
-  Scheme

DISTRICT PLAN MAP: 42 MOKORUA GROVE

Date Printed: 27 November 2014

Prepared By: JH



21.4

SCALE 1: 420
0

Projection: NZGD_2000_New_Zealand_Transverse_Mercator

21.4 Meters



Aerial Photography flown between 2001 and 2007, depending on the area. Parcel boundaries are to be taken as approximate only, not to be substituted for site specific survey. May contain LINZ data: Crown Copyright Reserved Note: Placenames may not conform to LINZ guidelines 2008. DISCLAIMER: While Whakatane District Council (WDC), has exercised all reasonable skill and care in controlling the contents of this information, WDC accepts no liability in contract, tort or otherwise howsoever, for any loss, damage, injury or expense (whether direct, indirect or consequential) arising out of the provision of this information or its use by you. *Position of all assets & historical sites are approximate, actual positions are to be verified on site.



LIM Operative District Plan Legend

Zone

WDC ID

	BUS1
	BUS2
	BUS3
	BUS4
	CPZ
	RES1
	RESERVE
	RUR1
	RUR2
	RUR3
	RUR4

Misc Features

Label

	25 m Contour
	35 m Contour
	Amenity Building Line
	Pedestrian Street
	Restricted Vehicle Access
	Road Widening
	Verandah Street
	Limited Access Road
	Escarpment
	Town Centre Boundary
	Rangitaiki River Floodway Area
	Rangitaiki River Floodway Line
	Omeheu Spray Irrigation Scheme
	Edgecumbe Dairy Factory Rule

Character Area

Name

	Strand Character Area
	WHK River Greenway concept
	Natural Hazard Area
	Outstanding Natural Landscape Feature Final
	Outstanding Natural Landscape Feature
	Key Urban Spaces
	Designation
	Cultural Heritage

Inundation Risk Zone 2008

	103.3m Moderate Inundation Risk Zone
	103.6m Moderate Inundation Risk Zone
	104.0m Moderate Inundation Risk Zone
	104.1m Extreme Inundation Risk Zone
	104.55m Extreme Inundation Risk Zone
	104.7m Extreme Inundation Risk Zone
	Variable Extreme Inundation Risk Zone
	Individual Inundation Components

Network Utility

	High Voltage Transmission Line
	Natural Gas Pipeline
	Stormwater Drain
	Natural Hazard Line

Erosion Risk Zones 2008

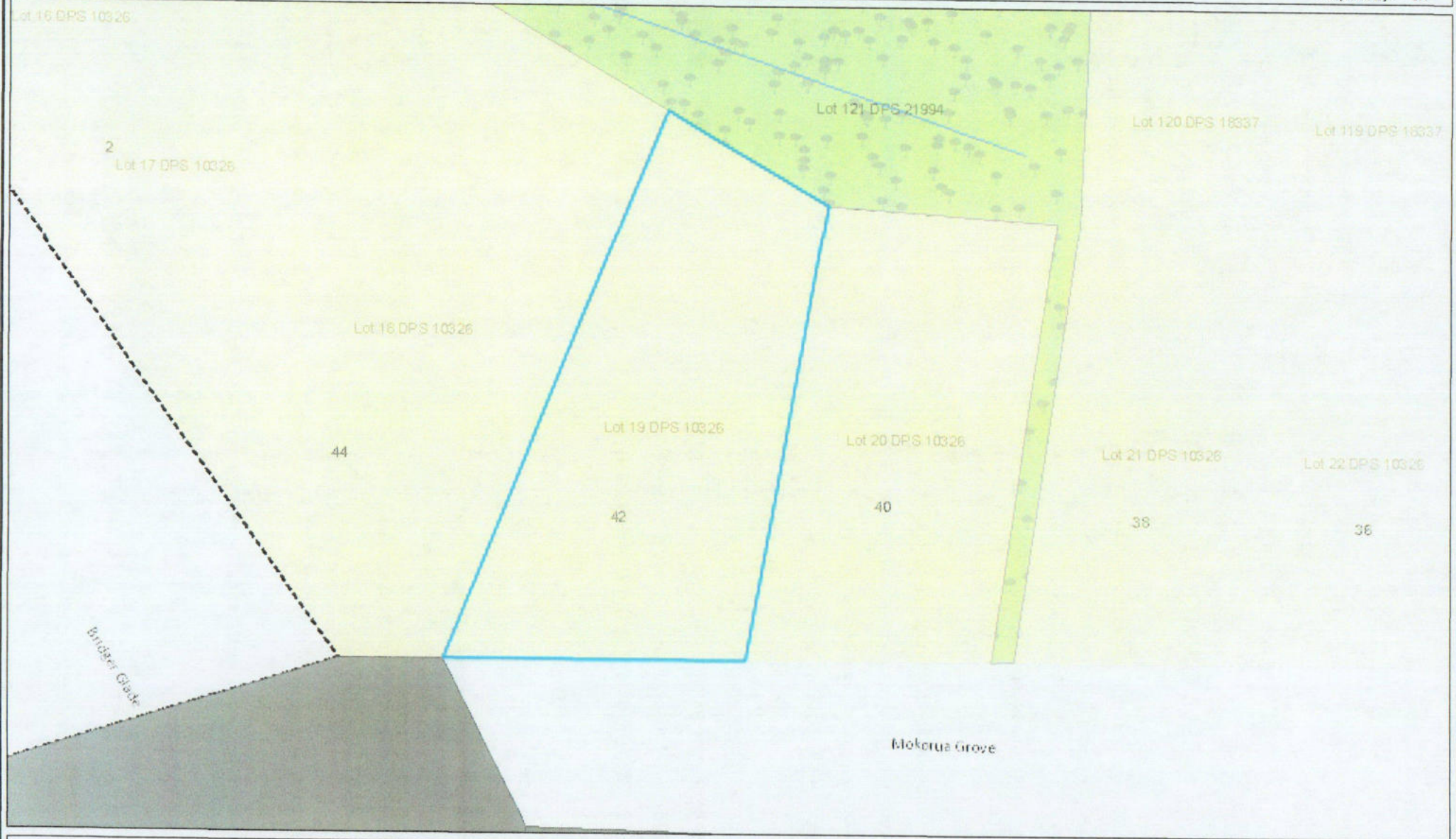
Code

	2060ERZ
	2100ERZ
	CERZ

PROPOSED DISTRICT PLAN MAP: 42 MOKORUA GROVE

Date Printed: 27 November 2014

Prepared By: JH



21.4

SCALE 1: 420
0

Projection: NZGD_2000_New_Zealand_Transverse_Mercator

21.4 Meters



Aerial Photography flown between 2001 and 2007, depending on the area. Parcel boundaries are to be taken as approximate only, not to be substituted for site specific survey. May contain LINZ data: Crown Copyright Reserved Note: Placenames may not conform to LINZ guidelines 2008. DISCLAIMER: While Whakatane District Council (WDC), has exercised all reasonable skill and care in controlling the contents of this information, WDC accepts no liability in contract, tort or otherwise howsoever, for any loss, damage, injury or expense (whether direct, indirect or consequential) arising out of the provision of this information or its use by you. *Position of all assets & historical sites are approximate, actual positions are to be verified on site.



LIM Proposed District Plan Legend

Coastal Hazards

-  2060 Erosion Risk Zone
-  2100 Erosion Risk Zone
-  Current Erosion Risk Zone
-  103.3m Moderate Inundation Risk Zone
-  103.6m Moderate Inundation Risk Zone
-  104.0m Moderate Inundation Risk Zone
-  104.1m Extreme Inundation Risk Zone
-  104.55m Extreme Inundation Risk Zone
-  104.7m Extreme Inundation Risk Zone
-  Variable Extreme Inundation Risk Zone
-  Variable ERZ Levels

Landscape Natural & Cultural Features

-  Significant Specimen Trees
-  Ridgeline
-  Esplanade Water Body
-  Cultural & Built Heritage Sites
-  Cultural & Built Heritage Sites
-  Outstanding Natural Feature and Landscape
-  Significant Amenity Landscape
-  Significant Indigenous Biodiversity Site

Hazards

-  Natural Hazard (NHaz4)
-  Natural Hazard
-  Overland Flow Paths
-  Mill Waste Contaminated Site

Misc Features

-  25 m Contour
-  35 m Contour
-  Edgecumbe Dairy Factory, Refer to Rule: 10.3.6
-  300 m oxidation pond buffer
-  Omeheu Spray Irrigation Scheme
-  Proposed Road

Built Features

-  Amenity Building Line
-  Indicative service lane
-  Pedestrian Street
-  Restricted Vehicle Access
-  Road Widening
-  Limited Access Road
-  Railway
-  State Highway
-  District Arterial Roads
-  Proposed Designation
-  Designation
-  Town Centre Boundary
-  12m Height Restriction
-  Key Urban Space
-  Strand Character Area
-  River Greenway Concept
-  Gas Transmission Pipeline Corridor
-  High Voltage Electrical Transmission Line
-  High Voltage Electrical Transmission Corridor

Planning Zones

-  Active Reserve
-  Business Centre
-  Coastal Protection (CPZ)
-  Commercial
-  Community and Cultural
-  Deferred Residential
-  Education
-  Industrial
-  Large Format Retail
-  Light Industrial
-  Mixed Use
-  Residential
-  Rural Coastal
-  Rural Foothills
-  Rural Ohiwa
-  Rural Plains
-  Urban Living
-  Statutory Acknowledgements

COMMUNITY FACILITIES MAP: 42 MOKORUA GROVE

Date Printed: 27 November 2014

Prepared By: JH



SCALE 1: 841
0

42.7

Projection: NZGD_2000_New_Zealand_Transverse_Mercator

42.7 Meters



Aerial Photography flown between 2001 and 2007, depending on the area. Parcel boundaries are to be taken as approximate only, not to be substituted for site specific survey. May contain LINZ data: Crown Copyright Reserved Note: Placenames may not conform to LINZ guidelines 2008. DISCLAIMER: While Whakatane District Council (WDC), has exercised all reasonable skill and care in controlling the contents of this information, WDC accepts no liability in contract, tort or otherwise howsoever, for any loss, damage, injury or expense (whether direct, indirect or consequential) arising out of the provision of this information or its use by you. *Position of all assets & historical sites are approximate, actual positions are to be verified on site.



LIM Community Facilities Legend

Council Owned Facilities

Facility Type

-  Aquatic Centres
-  Public Conveniences
-  Sports Facilities Grounds

Community Facility Assets

Asset Type

-  Climbing Frame
-  Handrail
-  See saw
-  Shade Sail
-  Skate Park
-  Slide
-  Sporting Equipment
-  Stairs/Steps
-  Swing
-  Foot bridge
-  Decking/Boardwalk
-  Playground

Council Owned Buildings

Building Type

-  Commercial
-  Community Halls
-  Operational Properties
-  Other Properties
-  Pensioner Housing

Land

-  Council Owned/Administered Land

Assets

-  Asset Boundaries

CODE COMPLIANCE CERTIFICATE 11777

Section 43, Building Act 1991

BUILDING CONSENT NO: 11777

PIM NO: 11777

APPLICANT

M&E Fitzgerald
42 Mokorua Grove
WHAKATANE

PROJECT LOCATION

Site Address: 42 Mokorua Grove
WHAKATANE
Legal Description: LOT 19
Valuation Number: 7102/468/00/

PROJECT

Altered, Repaired, Extended, Converted

Intended Use: DWELLING-ADDNS/ALTNS
Greater than 50 years

Being stage 1 of and intended 1 stage(s)

This is a final code compliance certificate issued in respect of all the building work under the building consent.

Name: PATRICIA EVAN

Position: CL office DATE: Mon Jan 10 2005

BUILDING CONSENT 11777

Section 35, Building Act 1991

Project Information Memorandum

No: 11777

APPLICANT

M&E Fitzgerald
42 Mokorua Grove
WHAKATANE
Contact: John Fitzgerald
Phone: 3087239 Fax:

PROJECT

Altered, Repaired, Extended, Converted
Intended Use: DWELLING-ADDNS/ALTNS
Greater than 50 years

Being stage 1 of an intended 1 stages
Estimated value (inclusive of GST)\$ 40,000.00

HISTORY OF COUNCIL CHARGES

Total fees paid in relation to this consent approval
as detailed in Invoice No 11847 are:

Council Charges:	669.50
Building Research Levy:	40.00
Building Industry Authority Levy:	26.00

Total: 735.50

PROJECT LOCATION

Site Address: 42 Mokorua Grove
WHAKATANE
Legal Description: LOT 19
Survey Plan: DPS 10326
Additional Description:
Valuation Number: 7102/468/00/

This building consent 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.

Name: Shirley

Position: Customer Services Officer DATE: Fri Oct 31 2003

Electrical Certificate of Compliance

for prescribed electrical work that is carried out on electrical installations and involves the placing or positioning or the replacing or repositioning of conductors (including fittings attached to those conductors).

To be completed whether or not an inspection is required.

No. 1536974

No. of attachments

A12354 AFS 9676

CUSTOMER INFORMATION - PLEASE PRINT CLEARLY

Name of customer John Fitzgerald.

Phone

Address of installation 42 Mokona Grove Whakatane.

Postal address of customer (if not as above)

WORK DETAILS

☐ No. of lighting outlets☐ No. of ranges☒ No. of socket outlets☒ No. of water heaters

Please tick (✓) as appropriate where work includes

☒ Mains☒ Main earthing system

Was any installation work carried out by the homeowner?

☐ Yes ☒ No☒ Switchboard☐ Electric lines

Description Install another mains to a set of flats. Change meter box to have 2 meters, 1 for each flat.

It is recommended that test results be recorded here:

Visual Examination



Earth Continuity



Bonding



Polarity



Insulation Resistance 200 Mohm

Other

If necessary attach any pages with sketches of work done

CERTIFICATION OF WORK

I certify that the above electrical work has been carried out in accordance with the requirements of the Electricity Act 1992 and Electricity Regulations 1997

ELECTRICAL WORKER DETAILS

Name David Chase

Registration no. E18119

Company Total Power Services

Signature [Signature]

Date 03/03/04

Contact Ph No. 07 3072500

CERTIFICATION OF ELECTRIC LINES

(to be completed where a separate electrical worker has installed the line portion of the mains)

Name David Chase

Registration no. E18119

Company T.P.S.

Signature [Signature]

Date 03/03/04

Contact Ph No. 07 3072500

INSPECTION DETAILS

Electrical work requiring inspection by a registered electrical inspector



New mains



Switchboard



Earthing system



Installation work in hazardous areas

I certify that the inspection has been carried out in accordance with the requirements of regulation 41 of the Electricity Regulations 1997

Name H.S. TOWERSEY

Registration no. 1824

Signature [Signature]

Date 04/03/2004

Contact Ph No. 027 2432832

CUSTOMER COPY - THIS IS AN IMPORTANT DOCUMENT AND SHOULD BE RETAINED

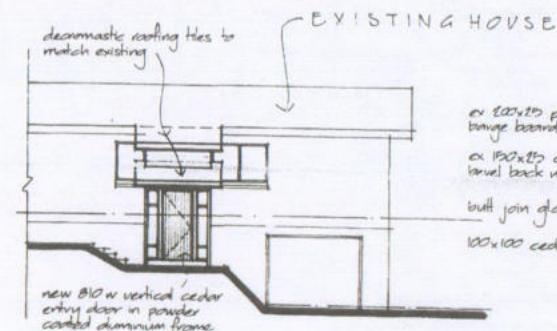
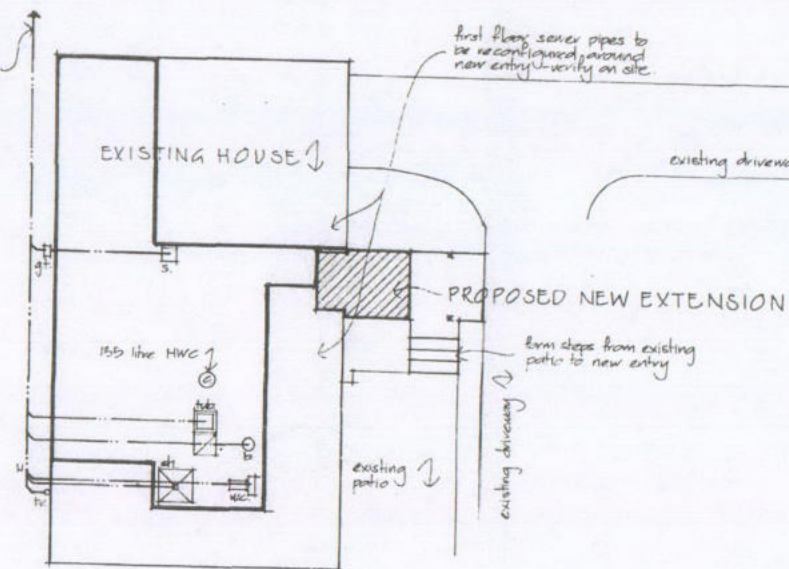
VERIFY ALL EXISTING DIMENSIONS AND LEVELS ON SITE PRIOR TO COMMENCING WORK.

SITE & SERVICES PLAN

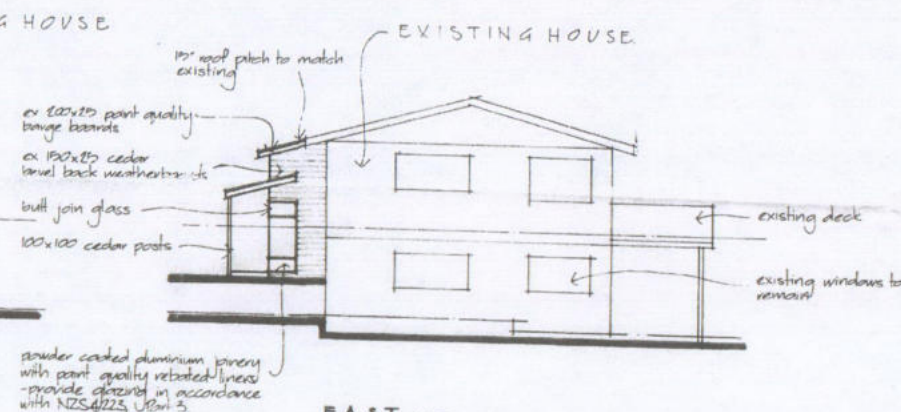
scale = 1:100

Note: All plumbing & drainage to be in accordance with NZBC 92 up AS/NZS 3500. Verify position & depth of existing sewer pipe on site prior to commencing work. New fixtures shown only.

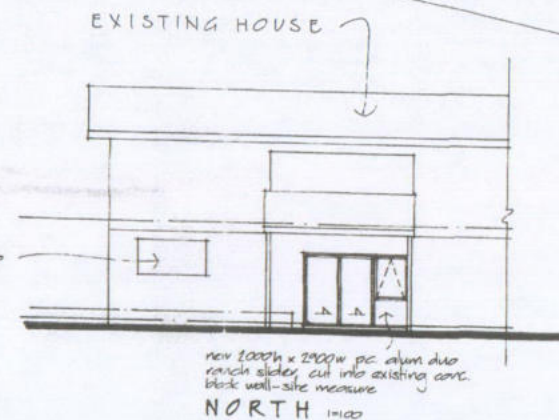
LOT 19
DP 10326
827 m²



SOUTH 1:100



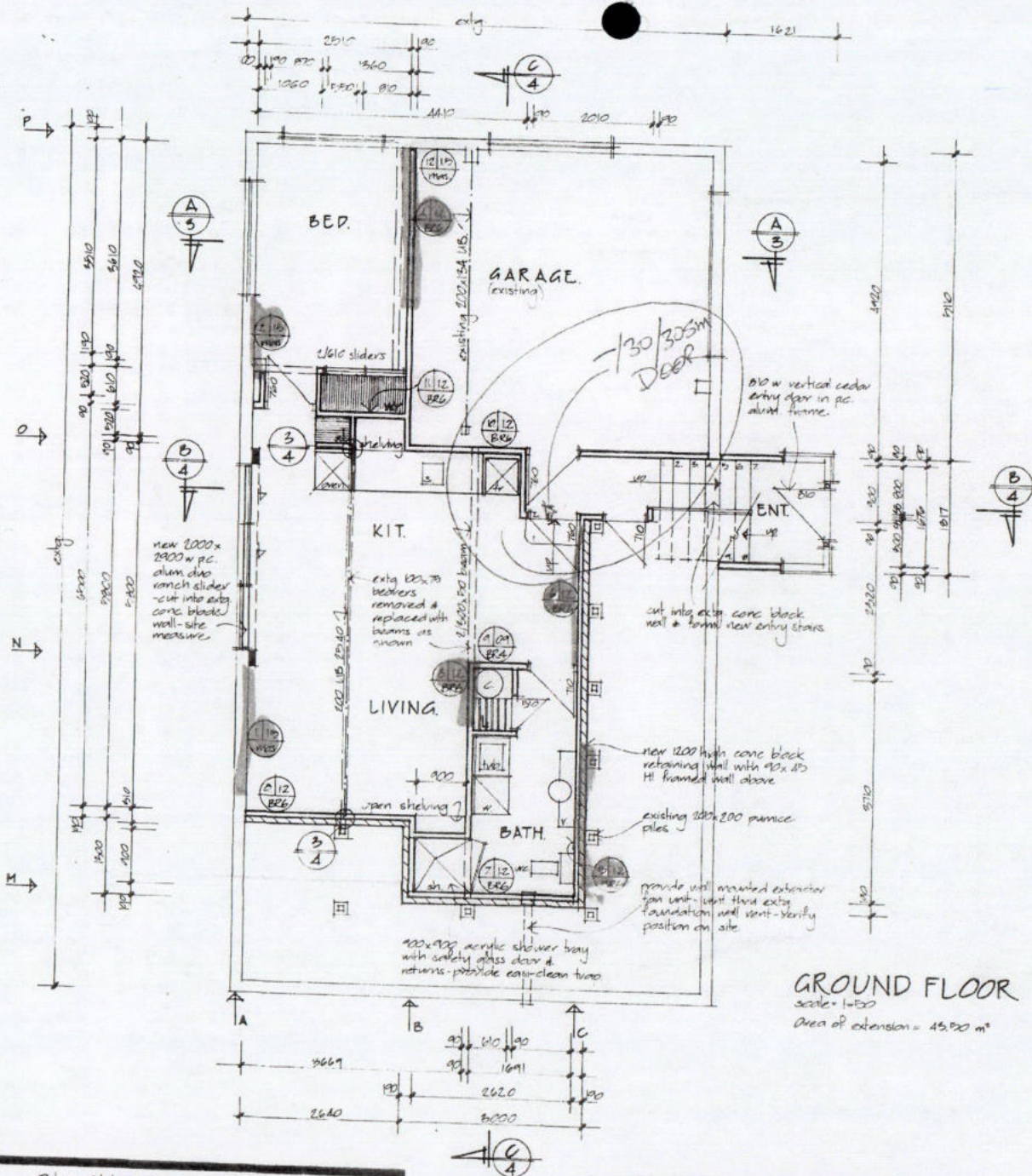
EAST 1:100



NORTH 1:100

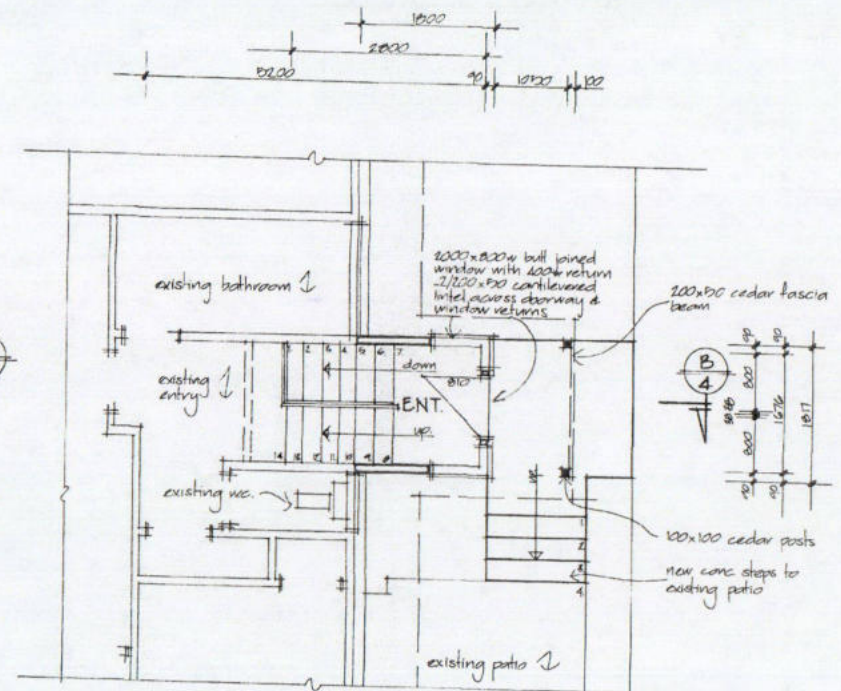
Date: October '03 Drawn: S.A. Hayward
Note: Verify all levels & dimensions on site before commencing work. All construction to be in accordance with NZS 4122, Urban 3.

PROPOSED ALTERATIONS FOR
MR & MRS J. FITZGERALD.



GROUND FLOOR
scale = 1:500
Area of extension = 45.50 m²

VERIFY ALL EXISTING DIMENSIONS AND LEVELS ON SITE PRIOR TO COMMENCING WORK.



FIRST FLOOR.
scale = 1:500
Area of extension = 53.20 m²
Total area of house = 159.89 m²

FRAMING

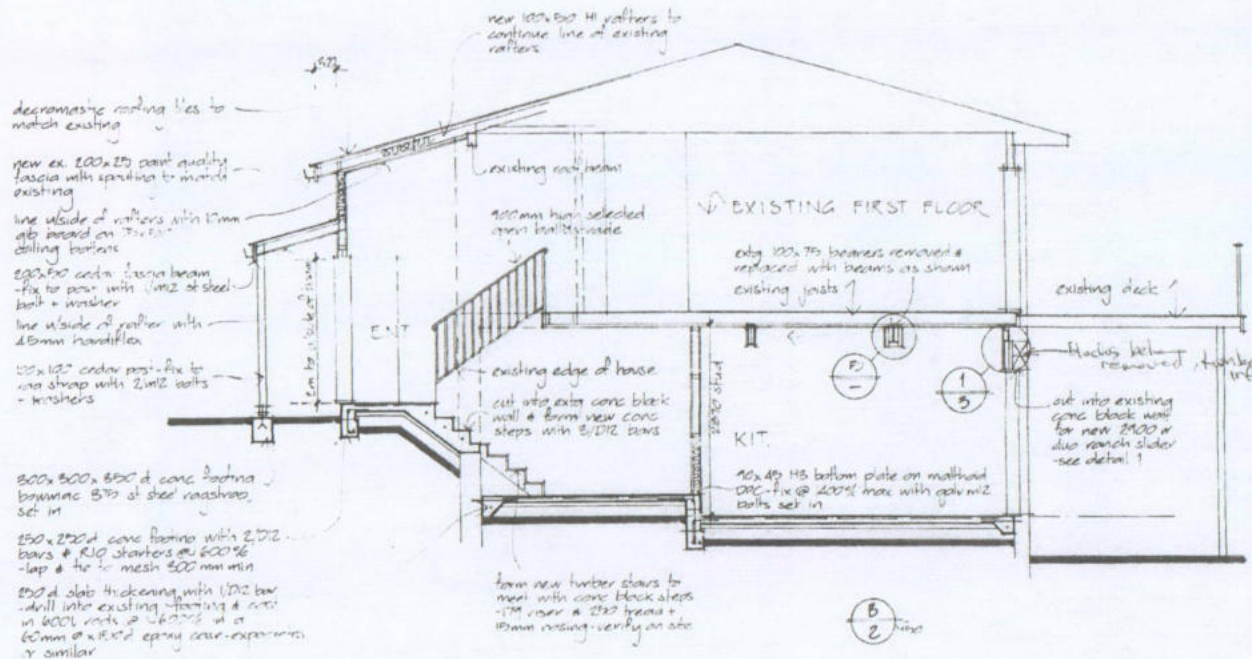
- existing framing
- existing framing to be removed
- new 40x45 H.I. kiln dried timber framing

BRACING

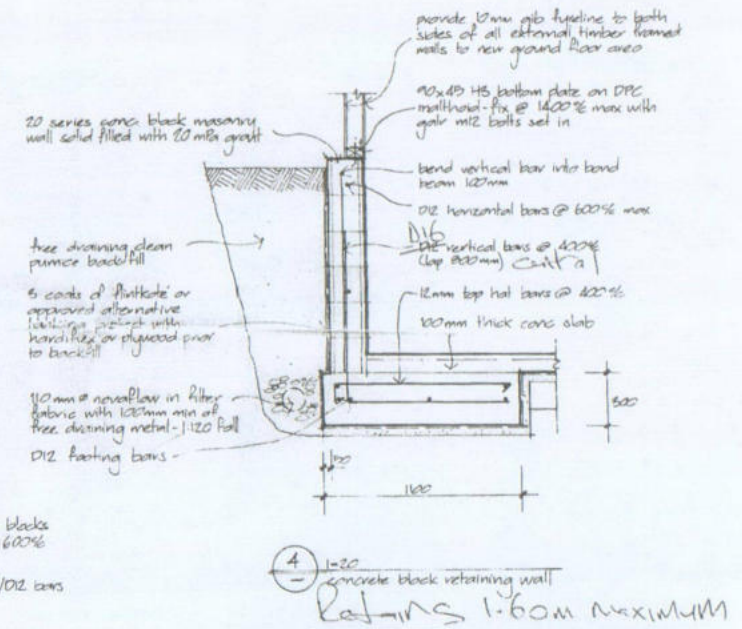
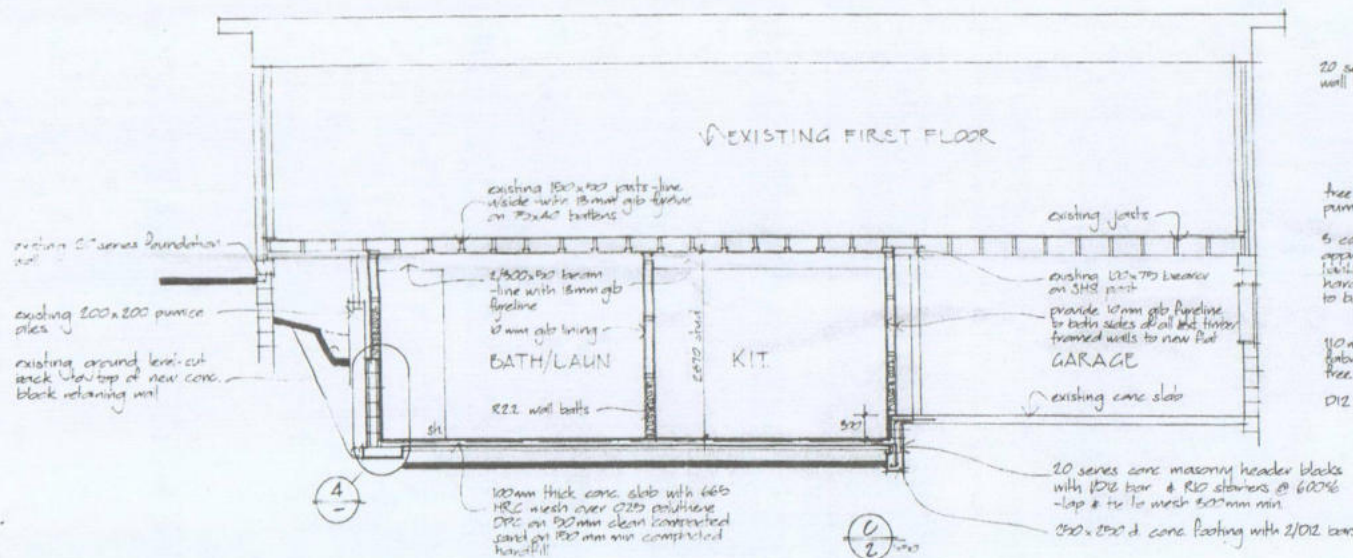
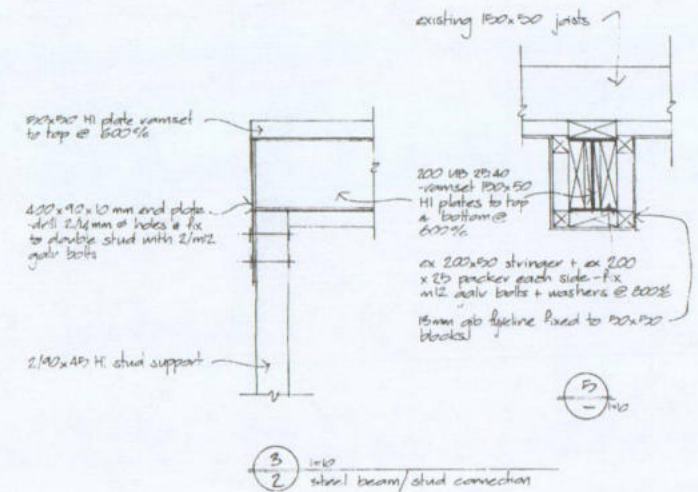
- S = brace number
- 12 = brace length (m)
- BRG = brace type (refer to literature)

Date = October '05 Drawn = S.A. Howard
Note = Verify all levels & dimensions on site before commencing work. All construction to be in accordance with NZS 3604:99 & NZBC '92

PROPOSED ALTERATIONS FOR MR & MRS J. FITZGERALD.



VERIFY ALL EXISTING DIMENSIONS AND LEVELS ON SITE PRIOR TO COMMENCING WORK.



BUILDING INSPECTOR'S
FIELD SHEET

AUTHORITY

Stats. No. **G 064418**

WHAKATANE DISTRICT COUNCIL

No.

Inspector: M

File No. PRIVATE BAG
WHAKATANE

Receipt No. 40429

Date Permit Issued 7 / 3 / 90

OWNER

Name L P McNicholas
Mailing Address 42 Mokokua Grove
Whakatane

BUILDER

Name P J McNicholas
Mailing Address 7 Motutere Avenue
Taupo

PROPERTY ON WHICH BUILDING IS TO BE ERECTED/DEMOLISHED

SITE

Street No. 42
Street Name Mokokua Grove
Town/District Whakatane
Riding WHAKATANE URBAN

LEGAL DESCRIPTION

Valuation Roll No. 7102-468-00
Lot 19 D.P. 10326
Section Block
Survey District

DESCRIPTION OF PROPOSED WORK AND MAIN PURPOSE OF USE

CARPORT

FLOOR AREA

Whole Sq. Metres

DWELLING UNITS

Number Erected

ESTIMATED
VALUES
\$

Building	1,500	00
Plumbing		
Drainage		
G.S.T.		
TOTAL	1,500	00

NATURE OF PERMIT (TICK BOX)

- ☐ NEW BUILDING
- exclude domestic garages and domestic outbuildings
- ☐ FOUNDATIONS ONLY
- ☐ ALTERED, REPAIRED, EXTENDED, CONVERTED, RESITED
- include installation of heating appliances
- ☐ NEW CONSTRUCTION
OTHER THAN BUILDINGS - include demolitions
- ☒ DOMESTIC GARAGES
AND DOMESTIC OUTBUILDINGS

FEES APPLICABLE

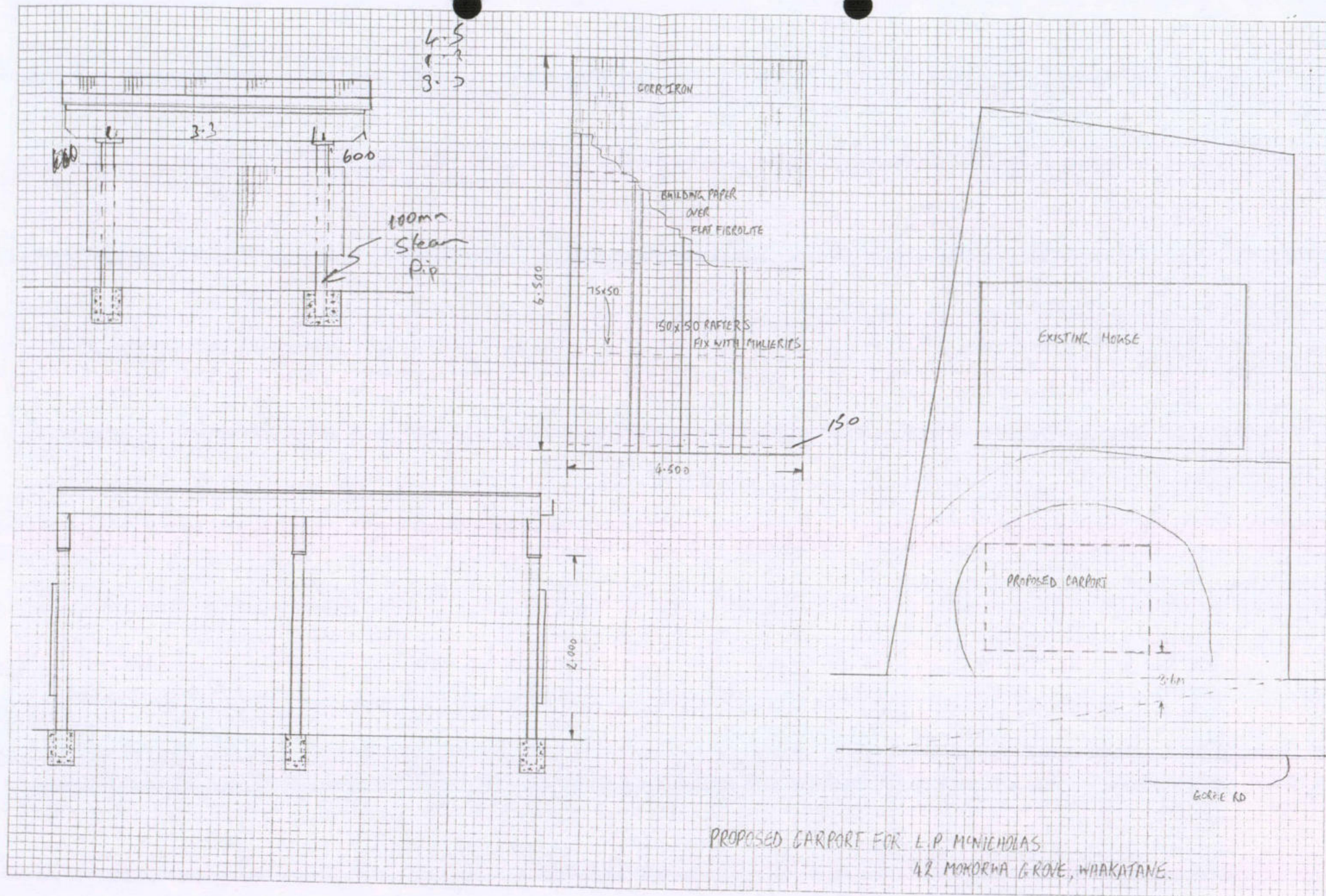
Building Permit	\$ 60 00	Water Connection	\$
Street Damage Deposit	\$		\$
Building Research Levy	\$		\$
Plumbing	\$		\$
Drainage	\$		\$
Sewer Connection	\$		\$
Vehicle Crossing Levy	\$		\$
M.S. Plumbing	\$		\$
		G.S.T.	\$
		TOTAL:	\$ 60 00

Receipt No. 40429
Date of Payment 12 / 1 / 90
Authorised Officer T J REYNOLDS

Special Conditions:

Date Inspected

REMARKS (e.g. stage reached with work)



PERMIT No. 73111

VALUATION ROLL No. 709/42

No. STREET: Makona Gorge Rd.

Whakatane Borough Council

Elb.

DATE RECEIVED

DATE ISSUED 17/1/74

Lot 19

Application for Building Permit

OWNER'S NAME MR. B. BLEASDALE.

BUILDER'S NAME BRUNSDEN & COUPER.

PLUMBER'S NAME DAVE IRETON.

DRAINLAYER'S NAME DAVE IRETON.

FOR OFFICE USE ONLY

Water Connection

40-w

Build Ls

48-w

P/D

12-w

BRL

8-w

108-w

R/N 3538 16/1/74

APPLICATION FOR BUILDING PERMIT

To the Borough Building and Health Inspector,
WHAKATANE.

I hereby apply for permission to

~~REMOVE~~
~~ERECT~~
~~ALTER~~
~~CONVERT~~
~~REINSTATE~~

a RESIDENCE.

at No. MOKORUA GORGE Street, for B. BLEASDALE
(Owner)

according to Drawings and Specifications deposited herewith.

PARTICULARS OF LAND

Lot No. 19 Section or Allot. No. D.P. 10326

Frontage 77 feet. Depth 135 feet

PARTICULARS OF BUILDINGS

Area: 32.7 P.

Foundations CONCRETE Walls BLOCK

Roof HARVEY TILES.

Area of Ground Floor 1196 square feet

Area of Outbuildings 346 square feet

ESTIMATED COST

Buildings \$ 12,140

Plumbing 730

Drainage 220

Total \$ 15,090

*area of basement
too light*

Proposed use or occupancy of building DWELLING.

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

UNDISTURBED SOUND CLAY.

The following drawings must accompany this application:—

- Ground plans of proposed work.
- Front Elevation.
- Side Elevations.
- Cross section of foundation, wall and roof.
- A ground plan only must be drawn to scale on the graph opposite.

Note: Plans and specifications must be submitted in duplicate.

Drainage and Plumbing permit must be obtained with each application.

Water connection must be applied for with each application.

A minimum deposit of \$25.00 must be made where building material is taken across a footpath.

The Building Inspector must be notified prior to pouring of footings and foundations.

All tawa timber must be treated by an approved process.

All pinus timbers must be of good quality and wherever treated timber is required,

LOCALITY & DRAINAGE PLAN

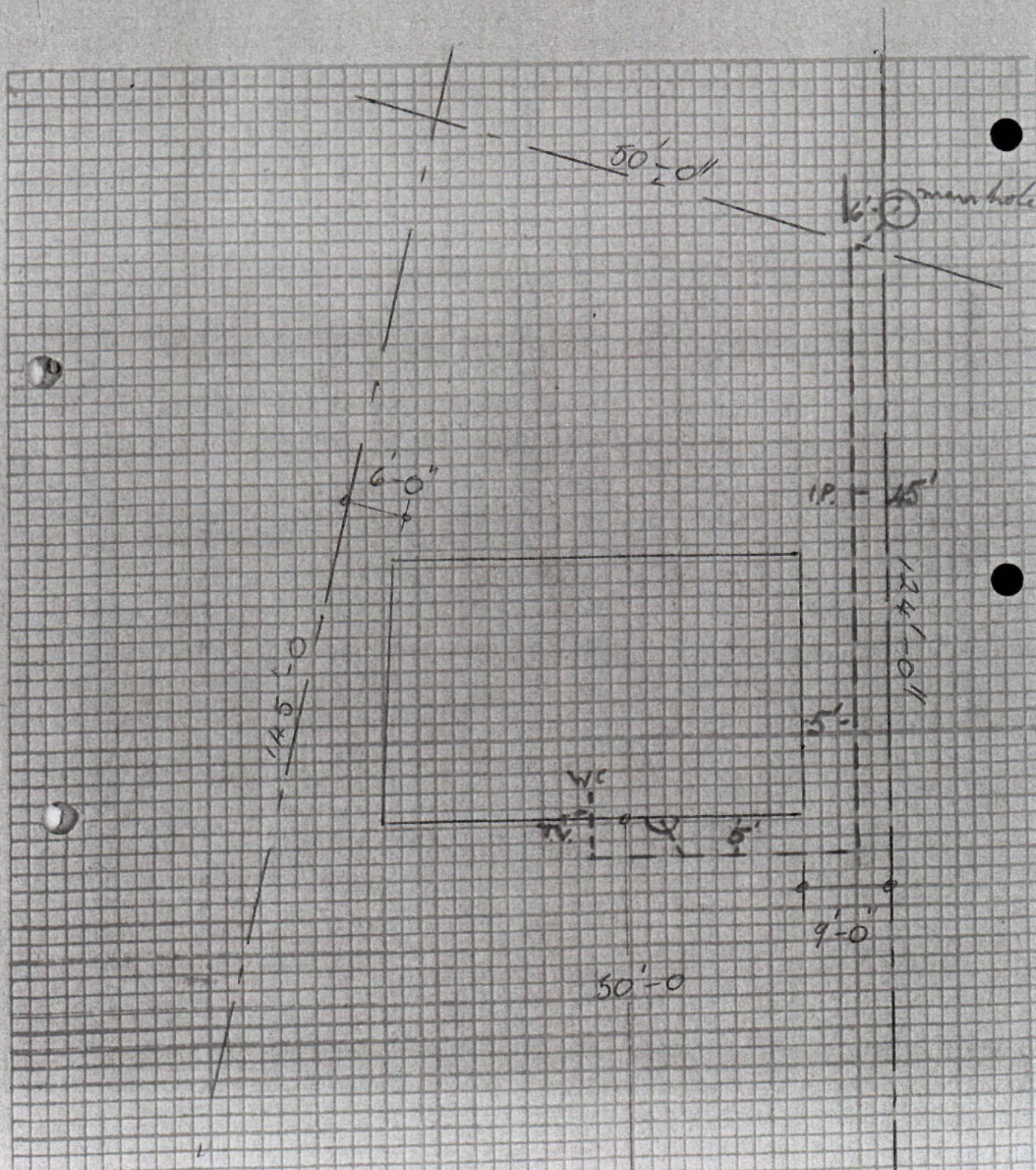
Showing Boundaries and position of Buildings on Allotment.
Drainage will be plotted by Health Inspector

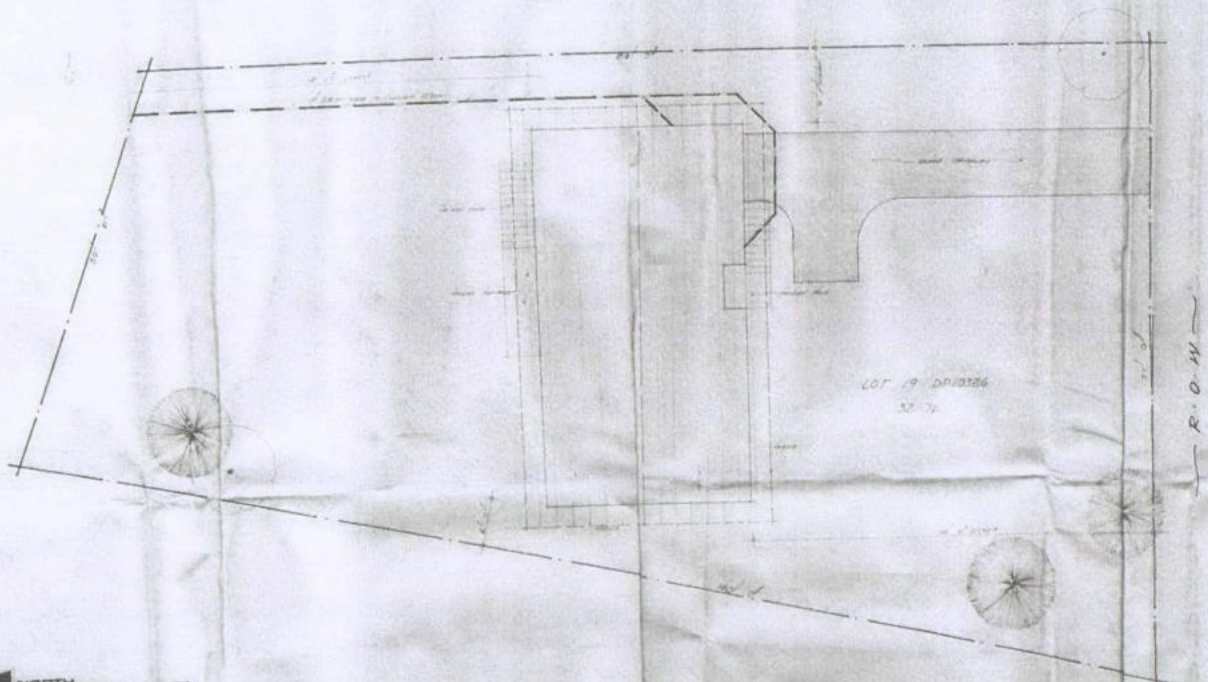
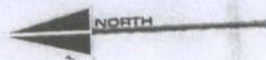
Boundary Lines to be shown — — — — —

Buildings may be erected on the Boundary line, only if the Boundary wall is constructed of:
9-inch brickwork, or
6-inch reinforced concrete.

Scale 1 inch equals 16 feet

42

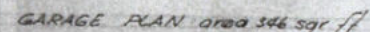
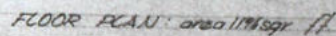
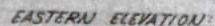
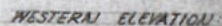
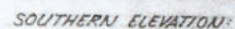




architectural draughting services
P.O. BOX 281 WHAKATANE
PHONE DUNEDIN 871

PROPOSED NEW RESIDENCE FOR MR. B. BLEASDALE
to be built on Lot 19 DP 10326 Tokorua Gorge Whakatane.

DESIGNED BY	DATE	SCALE	PLAN NO.
DRAWN BY	DATE	SCALE	123
CHECKED BY	DATE	SCALE	
APPROVED BY	DATE	SCALE	



- ELECTRICAL SYMBOLS
-  Carrying light
-  Light switch
-  Double plug
-  Double plug
- Notes: 1. T.N. panel, 2. Shading panel
3. Shading panel, 4. Shading panel

architectural draughting services
P.O. BOX 307 WHAKATANE
PHONE DUNEDIN 473

PROPOSED NEW RESIDENCE FOR MR. B. BLEASDALE
to be built on Lot 19 DP10326. Matorua Gorge whakafono.

DATE: 10-10-80	BY: J. H. H. H.	SCALES PEARL LIP PEARL LIP SECTIONS ELECTRICITY ON 1/1	PEARL LIP 123 PAGE 2 OF 8
PROJECT: 10-10-80	10-10-80		

61/4/729



WHAKATANE DISTRICT COUNCIL

Your ref:

Our ref:

20 December 1989

IN THE MATTER of the Town and
Country Planning Act 1977 and
Amendments thereto

AND

IN THE MATTER of an application for
Planning Consent by:

L P McNICHOLAS

To erect a carport withing the
front yard on the property located
at 42 Mokorua Grove, Whakatane,
being legally described as Lot 19
DPS 10326

Dear Sir/Madam

In accordance with Regulation 38(4) of the Town and Country Planning Regulations 1978, you are hereby advised that the Hearings Committee of the Whakatane District Council, acting under delegated authority from the Council at its meeting held 5 December 1989 resolved to grant consent to the abovementioned application.

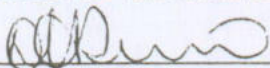
Council's decision in this matter and the reasons therefor are as set out in the attached sheet.

Please note that a right of appeal to the Planning Tribunal exists in respect of this decision and must be initiated within one month after 21 January 1990. (Note - Generally, appeal rights must be initiated within one month of the receipt of the notification of Council's decision. However, when the said decision is received by post during the period commencing 10 December and ending 21 January next following, such receipt is deemed to be 21 January).

In addition to the Whakatane District Council, the following persons and bodies appeared or were represented at the hearing:

Mr L P McNicholas - Applicant
Mrs D Turner - Chief Planner, Whakatane District Council
Mr I Fairbrother - Development Engineer, Whakatane District Council

DATED AT WHAKATANE THIS 12TH DAY OF DECEMBER 1990


Diane Turner
CHIEF PLANNER
Encl

NP-MM.D8



WHAKATANE DISTRICT COUNCIL

Your ref:

Our ref:

DECISION

THAT pursuant to Section 67 and in consideration of Sections 75 and 76 of the Town and Country Planning Act 1977, consent be granted to L P McNicholas to erect a carport within the front yard on the property located at 42 Mokorua Grove, Whakatane, being legally described as Lot 19 DPS 10326, subject to the following conditions:

- (a) That the proposed carport be sited not less than 3.6 metres from the road boundary of the property and parallel to the right of way easement created by Transfer S.433165, and be no greater in length than 7.40 metres.
- (b) That building plans be amended to take Condition (a) of this consent into account and in all other respects the proposed building be established generally in accordance with the plans submitted with the application.

REASONS

1. The proposed carport can be located satisfactorily in the front yard of the subject's site due to topographical constraints arising from the site and taking into account the roading pattern and vegetation features existing in the vicinity of the site.
2. Subject to slight plan amendments to building length, the application falls within the assessment criteria of Ordinance 5.8.3(2) of the District Scheme.

NOTE: That this consent applies only to the building of the carport and that an application is required to be made to the Roading Engineer for any associated works affecting the road reserve.

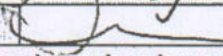
NP-MM.D12



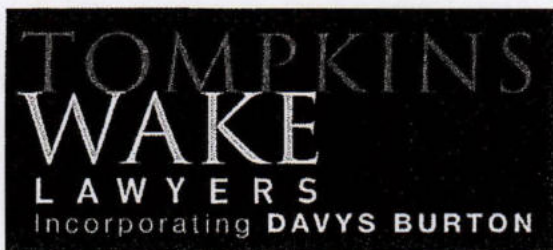
Application for Land Information Memorandum

Address all correspondence to :

Chief Executive Whakatane District Council Private Bag 1002 Whakatane 3158 | Phone 07 306 0500 | Fax 07 307 0718

First Name	Gary	Second Name	O'Neale
Physical Address	Tompkins Wake Incorporate Davys Buton		
House/Unit Number		Street	1109 Fenton St
RD Number	-	Suburb/Area	-
Town	Rotorua 3010	Post Code	3010
Postal Address (if different from Physical address)			
PO Box 248 Rotorua 3040			
How would you like to receive your LIM?			
☒ Post ☐ Collect ☐ Email ☒ Email to Solicitor			
Solicitors Email Address	goneale@tomwake.co.nz		
Home Phone	-	Work Phone	07 3479 466
Mobile Phone	-		
Email Address	-		
Please issue a Land Information Memorandum for the following property:			
Property details:			
Street Address/Location	42 Mokorua Grove Whakatane		
Legal Description:			
Lot	19	DP(S)	10326
or Flat	-	DP(S)	-
Valuation Roll No (if Known)	0710246800	Area of Land	827 m ²
Property category (please tick appropriate box)			
☒ Residential ☐ Rural / Lifestyle ☐ Commercial ☐ Industrial ☐ Vacant Land			
Owned by:	Michael John Fitzgerald, Elizabeth Ann Fitzgerald + Hamerton's Trustees Services Limited		
Proposed Purchasers:	Paul Anton Sterrenburg + Tracy Lee Sterrenburg		
Settlement date:	23-01-2015	Signed	 Date 17-11-2014
Deposit: Residential Property/Rural Property used predominantly for farming and rural purposes \$200 (including GST) OR Business/Rural Property used for commercial or industrial use \$200 (including GST)			
Please refer to Information page overleaf			

For Office Use only	Date received	Receipt No
---------------------	---------------	------------



1109 FENTON STREET
PO BOX 248
DXJP30001
ROTORUA 3040
NEW ZEALAND
PH: (07) 347 9466

DDI: (07) 349 8709
FAX: (07) 347 9500
MOBILE: 021 061 1813
goneale@tomwake.co.nz

Partner: Gary O'Neale

FILE REF: 7003823-11

18 November 2014

Whakatane District Council

Email: liisa.tioke@whakatane.govt.nz

**Sterrenburg : LIM : 42 Mokorua Grove Whakatane
Valuation Reference 07102468 00**

Please find **attached** application for Land Information Memorandum.

We have direct linked to the Council's bank account your fee for \$200.00. **Attached** is the direct link batch report confirming the deposit.

We look forward to receiving your LIM report as soon as possible.

Thank you for your assistance.

TOMPKINS WAKE

Gary O'Neale
Partner

encl.

A Land Information Memorandum (LIM) is a report that is prepared by a Territorial Authority (in this case, the Whakatane District Council), in relation to matters affecting land and buildings on a particular property.

WHO MAY REQUEST OR REQUIRE A LIM?

- (i) Property buyers and sellers
- (ii) Real estate agents
- (iii) Valuers
- (iv) Barristers and solicitors
- (v) Lenders and insurers

WHAT WILL BE IN A LIM?

Included in a LIM will be the following information:

- (a) Any special feature of the land including potential erosion, falling debris, sinking, slipping, silting or build-up of land, flooding, or likely hazardous pollutants known to the Council.
- (b) Private and public drains and easements known to Council.
- (c) Government valuation of the property and rates struck and owing for the current year. (Note: This will also include water rates where applicable.)
- (d) Council consents, certificates, notices, orders and requisitions affecting the land and any buildings on that land.
- (e) Zoning of the property and a summary sheet advising how the land can be used.
- (f) Certificates issued by a building certifier.
- (g) Any information that has been submitted to Council by other outside statutory organisations or network utility operators relating to the site or general locality.

HOW DO YOU REQUEST A LIM?

All requests for a LIM must be in writing. A request form is on the back of this form for your use.

Fill in the form, attach a cheque for the amount of \$200(including GST) and either deliver to:

The Customer Services Centre
Ground Floor
Whakatane District Council
Commerce Street
WHAKATANE

or mail to:

The Chief Executive Officer
Whakatane District Council
Private Bag 1002
WHAKATANE

ATTENTION: Manager Development and Compliance

HOW LONG WILL A LIM TAKE TO PROCESS?

The Whakatane District Council has ten (10) working days from date of receipt to action and complete a LIM. Please note, however, should you not send the required fee or incorrect or insufficient information or fee, Council will advise you of this, and your LIM will not proceed until such time as all information requested has been received by Council.

ANZ
TOWAKE AK

ANZ Direct Online Credit Batch
Tompkins Wake

Batch Name : STERRENB

Batch No : 24894816

Due Date : 18 Nov 2014

Status : Frozen

Group : TRANSFERS

Type : Credit

Single

Charges Account : BANK DEFAULT

Description :

Originator A/C Name	Originator Account	Originator Particulars, Code, Reference	Other Party A/C Name	Other Party Account	Amount	Other Party Particulars, Code, Reference	Short Code
Tompkins Wake	06-0317-00890101-002	7003823-11,,	WHAKATANE DC	01-0434-00334411-000	\$200.00	LIM REPORT , 0710 246 800, STERREBURG P	

Debit from Account	Active Transactions	Active Value
06-0317-00890101-002	1	\$200.00

Total Active Value :	\$200.00	Two Hundred Dollars
Count of Active Transactions :	1	
Total Count of Transactions :	1	
Account Check Total :	4,340,334,411	

Challenge Code :	4064195
Signatory	Response Code
Signatory	Response Code

End Of Report



LIM TIMEFRAME/COST RECOVERY

Address all correspondence to:

Chief Executive, Whakatane District Council, Private Bag 1002, Whakatane 3158 | Phone 07 306 0500 | Fax 07 307 0718

Physical Address

House/Unit Number	42	Street	Mokorua Grove
RD Number		Suburb/Area	
Town	Whakatāne		
Lodgement Date	19 November 2014		
DUE DATE	3 December 2014		

Department	Date to Dept	Actual Date	Time & Initials to complete / review draft	Time spent on editing	Time spent to finalise document
LIM Co-ordinator Julena Hose	19/11/14	27/11/14	JH 75	JH 5	
Planning		1/12	JS 20		
Building		2.12.	PH 20		
Environmental Health/Liquor Licensing					

Other Notes:

INSTRUCTIONS FOR COMPLETION OF LIM	
1.	Valuation number is written as, eg. 1234/122.00A
2.	GIS Number is written as, eg, 1245/1234/123

PROPERTY ADDRESS			
42 Mokorua Grove			
Valuation number	07102/468.00		
GIS No	3010/0042/000		
DRAFT COMPLETION CHECKLIST – HAVE YOU DONE THE FOLLOWING?	YES	NO	COMMENTS
Printed LIM Maps?			
Printed Legends for Maps?			
Noted any culture / community facility sites?			
Printed and included the RID and Parcel screenshots?			
Checked the Flood Spreadsheet?			
Checked the Minimum Floor Height is correct?			
Filled out the Building and Planning sections?			
Copied and included RC and BC plans?			
Entered the correct amount of time you spent on this draft?			
Updated the LIM Spreadsheet?			

You may now send this draft to the next department.

Address all correspondence to:

Chief Executive, Whakatane District Council, Private Bag 1002, Whakatane 3158 | Phone 07 306 0500 | Fax 07 307 0718

DATE OF ISSUE			
GIS NO		3010/0042/000	
VALUATION NUMBER		07102/468.00	
1 NAME OF PROPRIETOR			
Michael John FITZGERALD, Elizabeth Ann FITZGERALD and Hamertons Trustee Services LIMITED			
2 LOCATION			
42 Mokorua Grove, Whakatāne			
3 LEGAL DESCRIPTION			
Lot 19 Deposited Plan South Auckland 10326 ✓			
4 PHYSICAL DESCRIPTION			
House/Unit Number	42	Street	Mokorua Grove
RD Number		Suburb/Area	
Town	Whakatāne	Post Code	3120
5 AREA			
827m ² (more or less) ✓			
6 ZONING			
Residential 1 under the Operative Whakatāne District Plan and Residential under the Proposed Whakatāne District Plan			
ATTACHMENTS			
• Certificate of Title ✓ • Drainage Plan ✓ • Floor Plan(s) ✓ • Water Meter Map ✓ • Proposed District Plan Map ✓ • Building Permit Information ✓ + Consent ✓ • Keys to Map ✓ • District Plan Map ✓ • Underground Services Maps ✓ • Legal Description Map ✓ • Code Compliance Certificate ✓ • Community Facilities Map ✓ • Resource Consent ✓			

7 SPECIAL FEATURES	COMMENTS
• Potential erosion	No information available ✓
• Avulsion (the sudden removal of land, by the change in a river's course, or by flooding, to another person's land)	No information available ✓
• Falling debris	No information available ✓
• Subsidence	No information available ✓
• Landslide and Debris Flow	No information available ✓
• Alluvion (the deposit of earth, sand, etc, left during a flood)	No information available ✓
• Inundation	No information available ✓
• High winds	No information available

• Fill (compacted/uncompacted)	No information available	✓
• Hazardous contaminants, including dangerous goods	No information available	✓
• Historic sites	No information available	✓
• Drainage restrictions	No information available	
• Reserves (existing/proposed)	This property adjoins a Council owned and maintained reserve.	✓
• Easements	Please refer to the attached Certificate of Title to confirm whether any easements exist over this property	✓
• Other legal restrictions (eg, building line restrictions)	Please refer to the attached Certificate of Title.	✓
• Any other special features	This site is located within Earthquake Zone 2 as prescribed in Figure 5.4 of NZS3604:2011 Code of Practice for Timber Framed Buildings. This site is located within Corrosion Zones C as prescribed in Figure 4.2 of NZS3604:2011 Code of Practice for Timber Framed Buildings.	
8 SERVICES	COMMENTS	
• Stormwater	There is no public stormwater reticulation system available to connect to. Under such circumstances, properties would normally be required to dispose of stormwater on site via ground soakage and/or pipe to the nearest road side channel where permitted.	
• Sewer	This property is connected to the public sewerage reticulation system	
• Water	This property is connected to the public water reticulation system	
• Trade Waste Consent	No	
RATES	COMMENTS	
• Year ending 30.6.2015	\$2,787.27	
• Number of instalments	4	
• Date of next instalment	20 February 2015	
• Current balance or arrears	\$CHECK THIS - URC	
• Date of valuation	September 2013	
• Land value	\$114,000	
• Capital value	\$385,000	
10 WATER	COMMENTS	
• Annual water supply charge	\$181.83 (Including GST)	
• Last reading date	2 May 2014	
• Consumption	169m ³	
• Amount	\$316.09 (Including GST)	
• Arrears outstanding	\$0.00	

11 BUILDINGS			
(a) Details of Building Permits			
Date	Permit No	Project	
17 January 1974	73111	Dwelling	
7 March 1990	G 064418	Carport	
(b) Details of Building Consents			
Date	Consent No	Project	Date Code Compliance Certificate Issued
31 October 2003	11777	Dwelling additions / alterations	10 January 2005
(c) Details of any other Certificate/Notice/Order or Requisition Affecting Buildings			
No information available			
(d) Certificate Issued by a Building Certifier Pursuant to the Building Act 1991 or the Building Act 2004			
No information available			
(e) Information notified to the territorial authority under Section 124 of the Weathertight Homes Resolution Services Act			
No information available			
12 USE OF LAND			
(a) Details of Resource Consents (Subdivision /Land Use) or Certifications of Compliance Issued for Land			
61/4/729 Resource Consent Land Use dated 12 December 1990 – Copy of decision letter attached			
(b) Details of licences held			
No information available			
(c) Details of any other Certificate/Notice/Order of Requisition Affecting the Use of the Land			
No information available			
(d) Details of Conditions Affecting the Use of Land			
No information available			
Minimum Floor Level	In accordance with the requirements set out in the New Zealand Building Code.		
13 INFORMATION NOTIFIED TO COUNCIL BY AN STATUTORY ORGANISATION HAVING POWER TO CLASSIFY LAND OR BUILDINGS			
(a) Requiring Authority			
No information available			
(b) Heritage Protection Authority			
No information available			

14 INFORMATION NOTIFIED TO COUNCIL BY ANY NETWORK UTILITY OPERATOR PURSUANT TO THE THE BUILDING ACT 2004	
No information available	
15 SECTION 69ZH OF THE HEALTH ACT 1956 – DRINKING WATER SUPPLIER	
(ba) Any information that has been notified to the territorial authority by a drinking-water supplier under Section 69ZH of the Health Act 1956	
No information available	
(bb) Information on:	
(i) whether the land is supplied with drinking water and if so, whether the supplier is the owner of the land or networked supplier	Drinking water is supplied by a networked supplier.
(ii) if the land is supplied with drinking water by a networked supplier, any conditions that are applicable to that supply	No information available
(iii) if the land is supplied with water by the owner of the land, any information the territorial authority has about the supply	No information available
16 ANY OTHER INFORMATION CONSIDERED TO BE RELEVANT	
It is recommended that you also consider the planning provisions of the Whakatane District Plan as it affects this property. A copy of the Whakatane District Plan is available for viewing on the Councils website www.whakatane.govt.nz or at all public libraries and Council offices in the District. The Proposed Whakatane District Plan was publicly notified on 28 June 2013. From that date the rules that have immediate legal effect are relating to Indigenous Biodiversity and Heritage, including built heritage, archaeological heritage and cultural heritage. The remainder of the rules in the Proposed District Plan will have legal effect after any submissions have been considered and the public has been notified of those decisions. The Objectives and Policies of the Proposed District Plan have legal effect from 28 June 2013. It is recommended that you make yourself familiar with the provisions of the Proposed District Plan as they may affect how you are able to use your land in the future. You may want to consider making a submission to the Proposed District Plan. The period for making submissions to the Proposed District Plan is from 28 June 2013 to 13 September 2013. Even if you choose not to make a submission you are advised to familiarise yourself with the submissions made, in case they promote a change to the Plan that will affect your property. Council will publish a summary of submissions received and call for further submissions after the submission period closes. You are entitled to make a further submission if a submission requests a change to the Proposed District Plan that affects your property Future development of the property, including subdivision, may require the payment of a monetary contribution for additional demands that may be placed on community infrastructure by the use or development of the land. Monetary contributions may be payable for water, stormwater and wastewater services, solid waste, roading, reserves, community facilities and for Whakatane carparking. If you are anticipating further development of the land, you are advised to read the Development Contributions Policy in the Long-term Council Community Plan	
17 DISCLAIMER	
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 the Whakatane District 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 which is not known by Council. The Council has not undertaken any inspection of the land or any buildings on it for the purpose of preparing the Land Information Memorandum. Accordingly, the Council is unable to verify that the consents held in our file match the buildings on the property. You are advised to pursue our file. The LIM Co-ordinator will hold the file for five working days. Please contact to arrange a suitable time to view the file (Telephone 07 3060500). The applicant is solely responsible for ensuring that the land is suitable for a particular purpose	

Paul Howells
Building Monitoring Officer

Address all correspondence to :

LIM Co-Ordinator Whakatane District Council Private Bag 1002 Whakatane 3158 | Phone 07 306 0500 | Fax 07 307 0718

First Name	David John & Wendy Jane	Surname	Anderson
House/Unit Number	C1-10B	Street	McAlister Street
RD Number		Suburb/Area	
Town	Whakatane	Post Code	3120
Home Phone	07 308 8410	Mobile Phone	027 307 8647
Email Address	daveyanderson@hotmail.com		

How would you like to receive your LIM?

☐ Email ☒ Email to Solicitor (email address required)

Solicitor's Email Address	marianne.wilson@hobec.co.nz
Solicitor's Name	Marianne Wilson

Please issue a Land Information Memorandum for the following property:

Street Address/Location	42 Mokonui Grove, Whakatane		
Legal Description:	SA13C/1190		
Lot	19	DP(S)	10326
or Flat		DP(S)	
Valuation Roll No (if Known)			

Property category (please tick appropriate box)

☒ Residential ☐ Rural / Lifestyle ☐ Commercial ☐ Industrial ☐ Vacant Land

Owned by:	Paul Anton & Tracey Lee Steinenburg		
Proposed Purchasers:	David John & Wendy Jane Anderson		
Settlement date:	15 May 2020		
Signed / Date	21.02.2020		

Fee: Residential Property/Rural Property used predominantly for farming and rural purposes \$225 (including GST)

OR Business/Rural Property used for commercial or industrial use \$335 (including GST)

Please refer to Information page overleaf

For Office Use only	Date received	Whakatane District Council	Receipt No	152340
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21 FEB 2020

Application for Land Information Memorandum

Address all correspondence to :

Chief Executive Whakatane District Council Private Bag 1002 Whakatane 3158 | Phone 07 306 0500 | Fax 07 307 0718

First Name	Gary	Second Name	O'Neale
Physical Address	Tompkins Wake Incorporating Davy's Burton		
House/Unit Number		Street	1109 Fenton St
RD Number		Suburb/Area	
Town	Rotorua 3010	Post Code	3010
Postal Address (if different from Physical address)			
PO Box 248 Rotorua 3040			
How would you like to receive your LIM?			
☒ Post ☐ Collect ☐ Email ☒ Email to Solicitor			
Solicitors Email Address	goneale@tomwake.co.nz		
Home Phone		Work Phone	07 3479 466
Mobile Phone			
Email Address			
Please Issue a Land Information Memorandum for the following property:			
Property details:			
Street Address/Location	42 Mokorua Grove Whakatane		
Legal Description:			
Lot	19	DP(S)	10326
or Flat		DP(S)	
Valuation Roll No (If Known)	0710246800	Area of Land	827 m ²
Property category (please tick appropriate box)			
☒ Residential ☐ Rural / Lifestyle ☐ Commercial ☐ Industrial ☐ Vacant Land			
Owned by:	Michael John Fitzgerald, Elizabeth Ann Fitzgerald + Hamerton's Trustees Services Limited		
Proposed Purchasers:	Paul Anton Sterrenburg + Tracy Lee Sterrenburg		
Settlement date:	23-01-2015	Signed	Date 17-11-2014
Deposit: Residential Property/Rural Property used predominantly for farming and rural purposes \$200 (including GST) OR Business/Rural Property used for commercial or industrial use \$200 (including GST)			
Please refer to Information page overleaf			

For Office Use only	Date received		Receipt No	
---------------------	---------------	--	------------	--

Report on Transactions

Print Date: 18 Nov 2014 14:10:09 NZT

ANZ

TOWAKE AK

ANZ Direct Online Credit Batch
Tompkins Wake

Page: 1

Batch Name : STERRENB

Batch No : 24894816

Due Date : 18 Nov 2014

Status : Frozen

Group : TRANSFERS

Type : Credit

Single

Charges Account : BANK DEFAULT

Description :

Originator A/C Name	Originator Account	Originator Particulars, Code, Reference	Other Party A/C Name	Other Party Account	Amount	Other Party Particulars, Code, Reference	Short Code
Tompkins Wake	06-0317-00890101-002	7003823-11,,	WHAKATANE DC	01-0434-00334411-000	\$200.00	LIM REPORT , 0710 246 800, STERREBURG P	

Debit from Account	Active Transactions	Active Value
06-0317-00890101-002	1	\$200.00

Total Active Value :	\$200.00	Two Hundred Dollars
Count of Active Transactions :	1	
Total Count of Transactions :	1	
Account Check Total :	4,340,334,411	

Challenge Code :	4064195
Signatory	Response Code
Signatory	Response Code

End Of Report

Valuation Number: 07102/468.00
GIS ID: 3010/0042/000

03 March 2020

David John & Wendy Jane Anderson
c/- 10B McAlister Street
Whakatāne 3120

marianne.wilson@hobec.co.nz

Delivery Method; Email to Solicitor

LAND INFORMATION MEMORANDUM — 42 MOKORUA GROVE, WHAKATĀNE

Please find attached a Land Information Memorandum for the above property. This LIM is issued on 03 March 2020 and is accurate as at that date only.

If you have any comments or questions in regard to this Land Information Memorandum please contact us on the numbers below.

Yours faithfully



Corrine Lynskey
LIM Co-ordinator

Address all correspondence to:

 Chief Executive, Whakatāne District Council, Private Bag 1002, Whakatāne 3158 | Phone 07 306 0500 | info@whakatane.govt.nz

DATE OF ISSUE	03 MARCH 2020		
VALUATION NUMBER	07102/468.00	GIS NUMBER	3010/0042/000
1 NAME OF PROPRIETOR			
Paul Anton Sterrenburg and Tracy Lee Sterrenburg			
2 LOCATION			
42 Mokorua Grove, Whakatāne			
3 LEGAL DESCRIPTION			
Lot 19 Deposited Plan South Auckland 10326			
4 PHYSICAL DESCRIPTION			
House/Unit Number	42	Street	Mokorua Grove
RD Number		Suburb/Area	Whakatāne
Town	Whakatāne	Post Code	3120
5 AREA			
827m ² (more or less)			
6 ZONING			
Residential zone under the Whakatāne District Plan			
ATTACHMENTS			
- Record of Title - Legal Description Map - Community Facilities Map - Drainage Plan - Floor Plan(s) - Keys to Map - District Plan Map(s) - Underground Services Map - Permit(s) and Consent(s) - Resource Consent decision letter(s)			

7 SPECIAL FEATURES	COMMENTS
• Potential erosion	No information available
• Avulsion (the sudden removal of land, by the change in a river's course, or by flooding, to another person's land)	No information available
• Falling debris	No information available
• Subsidence	No information available
• Landslide and Debris Flow	No information available
• Alluvion (the deposit of earth, sand, etc, left during a flood)	No information available
• Inundation	No information available
• Wind Zone	No information available
• Fill (compacted/uncompacted)	No information available

• Hazardous contaminants, including dangerous goods	<i>No information available</i>
• Historic sites	<i>No information available</i>
• Drainage restrictions	<i>No information available</i>
• Reserves (existing/proposed)	<i>This property is adjoins Council owned and maintained land; refer to the Community Facilities Map for the location.</i>
• Easements	<i>Please refer to the attached Record of Title to confirm whether any easements exist over this property.</i>
• Other legal restrictions (eg, building line restrictions)	<i>Please refer to the attached Record of Title.</i>
• Any other special features	<i>This site is located within Earthquake Zone 2 as prescribed in Figure 5.4 of NZS3604:2011 Code of Practice for Timber Framed Buildings.</i> <i>This site is located within Corrosion Zone C as prescribed in Figure 4.2 of NZS3604:2011 Code of Practice for Timber Framed Buildings.</i> <i>There are various known active earthquake fault lines in the Whakatāne District. Please refer to the GNS Science mapping for further information http://data.gns.cri.nz/af/.</i> <i>The site adjoins other sites with different zoning under the Whakatāne District Plan (Active Reserve Zone, Rural Foothills Zone). Planning controls applicable to each zone may differ significantly. As such, the subject site may experience potential environmental effects or reduced amenity values not anticipated by the underlying zoning.</i> <i>The subject site is located in close proximity of a designated site Ref: D165. The purpose of this designation is Water pump station and the requiring authority is Whakatāne District Council. For future plans, please contact the requiring authority.</i> <i>The subject site is located in close proximity of a designated site Ref: D186. The purpose of this designation is Scenic Reserve (Mokorua) and the requiring authority is Whakatāne District Council. For future plans, please contact the requiring authority.</i> <i>The LIM property is in close proximity to an overland flowpath that has been identified in the Whakatāne District Plan. Any use and development of the property, except non-habitable buildings and structures associated with network utilities where it is necessary that they be established in such areas, should not obstruct the overland flowpath. All relevant development proposals will be required to show overland flowpath on the plans.</i>
8 SERVICES	COMMENTS
• Stormwater	<i>There is no public stormwater piping reticulation system available to connect to. Under such circumstances, properties would normally be required to dispose of stormwater on site via ground soakage and/or pipe to the nearest road side channel where permitted.</i>
• Sewer	<i>This property is connected to the public sewerage reticulation system.</i>

• Water	Metered Supply		
• Trade Waste Consent	No		
9 RATES	COMMENTS		
• Year ending 30 June 2020	\$3303.02		
• Number of instalments	4		
• Date of next instalment	22 May 2020		
• Current balance or arrears	\$0.00		
• Date of valuation	September 2019		
• Land value	\$180,000		
• Capital value	\$596,000		
10 WATER	COMMENTS		
• Annual water supply charge	\$216.24		
• Last reading date	14 October 2019		
• Consumption	2m ³		
• Amount	\$128.18		
• Arrears outstanding	\$0.00		
11 BUILDINGS			
(a) Details of Building Permits			
Date	Permit No	Project	
17 January 1974	73111	Dwelling	
07 March 1990	G064418	Carport	
(b) Details of Building Consents			
Date	Consent No	Project	Date Code Compliance Certificate Issued
31 October 2003	11777	Alterations	10 January 2005
(c) Details of any other Certificate/Notice/Order or Requisition Affecting Buildings			
No information available			
(d) Certificate Issued by a Building Certifier Pursuant to the Building Act 1991 or the Building Act 2004			
No information available			
(e) Information notified to the territorial authority under Section 124 of the Weathertight Homes Resolution Services Act			
No information available			
12 USE OF LAND			
(a) Details of Resource Consents (Subdivision /Land Use) or Certifications of Compliance Issued for Land			
61.4.729 Resource Consent Planning Application dated 05 December 1989 (copy of decision letter attached)			
(b) Details of licences held			
No information available			
(c) Details of any other Certificate/Notice/Order of Requisition Affecting the Use of the Land			
No information available			
(d) Details of Conditions Affecting the Use of Land			
No information available			
Minimum Platform Level	In accordance with the requirements set out in the New Zealand Building Code.		

13 INFORMATION NOTIFIED TO COUNCIL BY AN STATUTORY ORGANISATION HAVING POWER TO CLASSIFY LAND OR BUILDINGS	
(a) Requiring Authority	
<i>No information available</i>	
(b) Heritage Protection Authority	
<i>No information available</i>	
14 INFORMATION NOTIFIED TO COUNCIL BY ANY NETWORK UTILITY OPERATOR PURSUANT TO THE THE BUILDING ACT 2004	
<i>No information available</i>	
15 SECTION 69ZH OF THE HEALTH ACT 1956 – DRINKING WATER SUPPLIER	
(ba) Any information that has been notified to the territorial authority by a drinking-water supplier under Section 69ZH of the Health Act 1956	
<i>No information available</i>	
(bb) Information on:	
(i) whether the land is supplied with drinking water and if so, whether the supplier is the owner of the land or networked supplier	<i>Drinking water is supplied by a networked supplier.</i>
(ii) if the land is supplied with drinking water by a networked supplier, any conditions that are applicable to that supply	<i>No information available</i>
(iii) if the land is supplied with water by the owner of the land, any information the territorial authority has about the supply	<i>No information available</i>
16 ANY OTHER INFORMATION CONSIDERED TO BE RELEVANT	
<i>It is recommended that you also consider, or obtain professional advice on, the planning provisions of the Whakatāne District Plan as it affects this property. A copy of the Whakatāne District Plan is available for viewing on the Council's website www.whakatane.govt.nz or at all public libraries and Council offices in the District.</i> <i>Future development of the property, including subdivision, may require the payment of a monetary contribution for additional demands that may be placed on community infrastructure by the use or development of the land. Monetary contributions may be payable for roads, water, stormwater and wastewater services. If you are anticipating further development of the land, you are advised to read the Development Contributions Policy in the Long-term Plan 2018-2028.</i> <i>Aerial photographs attached as part of this LIM should not be relied upon when determining the property boundaries. A surveyor should be engaged should the users of this LIM wish to determine the boundaries of this property.</i>	
17. DISCLAIMER	
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 the Whakatāne District 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 which is not known by Council. The Council has not undertaken any inspection of the land or any buildings on it for the purpose of preparing the Land Information Memorandum. Accordingly, the Council is unable to verify that the consents held in our file match the buildings on the property. You are advised to peruse our file. The LIM Co-ordinator will hold the file for five working days. Please contact to arrange a suitable time to view the file (Telephone 07 3060500). The applicant is solely responsible for ensuring that the land is suitable for a particular purpose The information available to Council is undergoing a digitisation process. Quality assurance is still being undertaken. We recommend that you contact the Council if there are any concerns.	



Corrine Lynskey
LIM Co-ordinator



**RECORD OF TITLE
UNDER LAND TRANSFER ACT 2017
FREEHOLD
Search Copy**




R. W. Muir
Registrar-General
of Land

Identifier SA13C/1190
Land Registration District South Auckland
Date Issued 03 December 1971

Prior References

SA6C/631

Estate	Fee Simple
Area	827 square metres more or less
Legal Description	Lot 19 Deposited Plan South Auckland 10326

Registered Owners

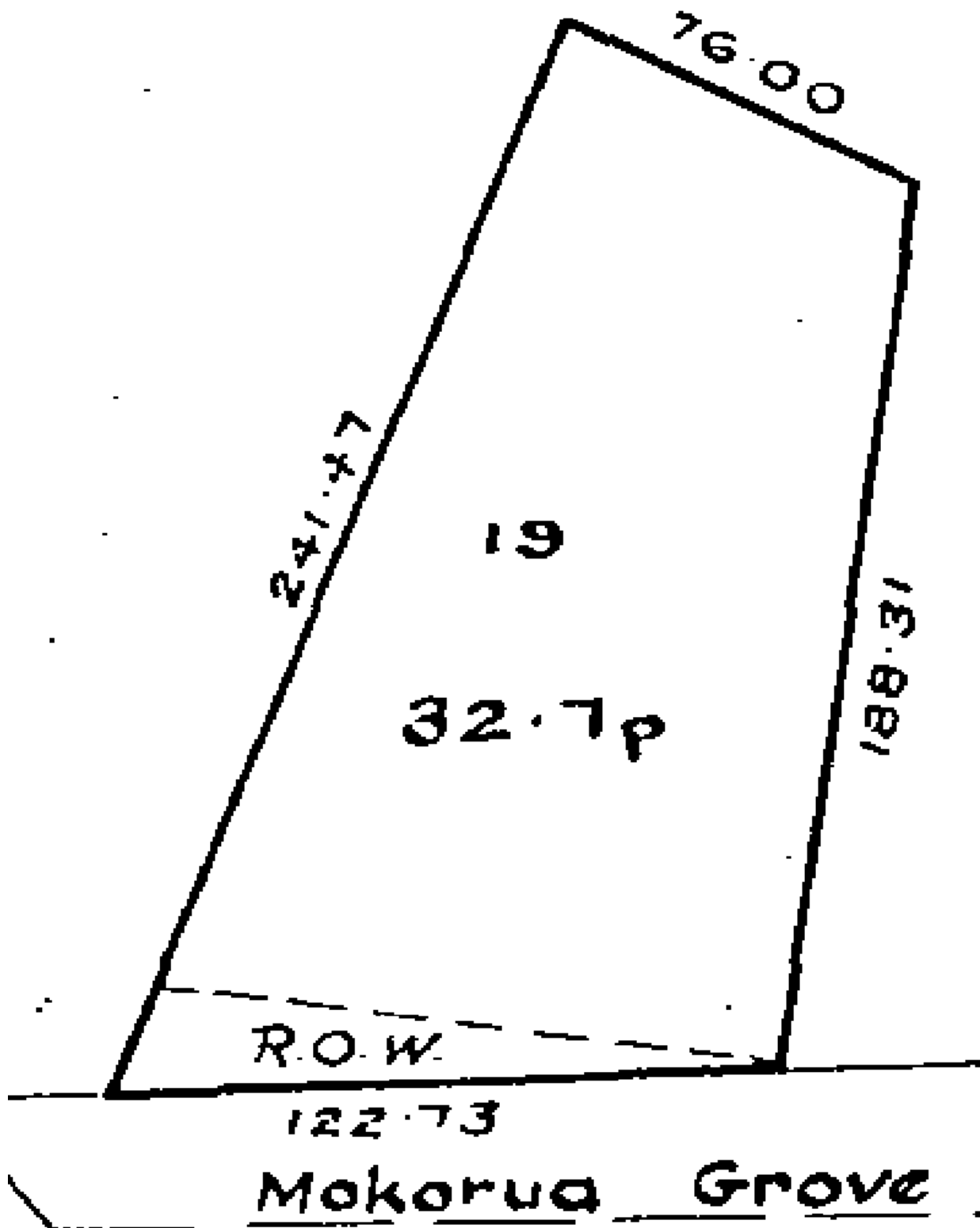
Paul Anton Sterrenburg and Tracy Lee Sterrenburg

Interests

Subject to a right of way over part coloured yellow on DP South Auckland 10326 specified in Easement Certificate S442692

The easements specified in Easement Certificate S442692 are subject to Section 351E (1) (a) Municipal Corporations Act 1954

9917612.3 Mortgage to Bank of New Zealand - 23.1.2015 at 10:00 am



RID DOCUMENT

Date: 24 February 2020

Valuation Number: 07102 468 00

Location: 42 MOKORUA GROVE

Legal Description: LOT 19 DPS 10326

Area (Ha): 0.0827

Valuation Date: 1 September 2019

	Normal Values	Special Values (if applicable)
Land Value:	180,000	
Improve Value:	416,000	
Capital Value:	596,000	
Tree Value:	0	

Contiguous Property:

2020 Year's Assessed Rates: **3,303.02**

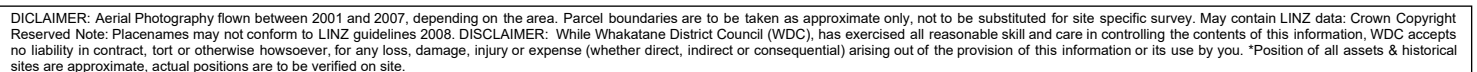
Instalment 1: 23 Aug 2019

Instalment 2: 22 Nov 2019

Instalment 3: 21 Feb 2020

Instalment 4: 22 May 2020

Date Printed: 24 February 2020



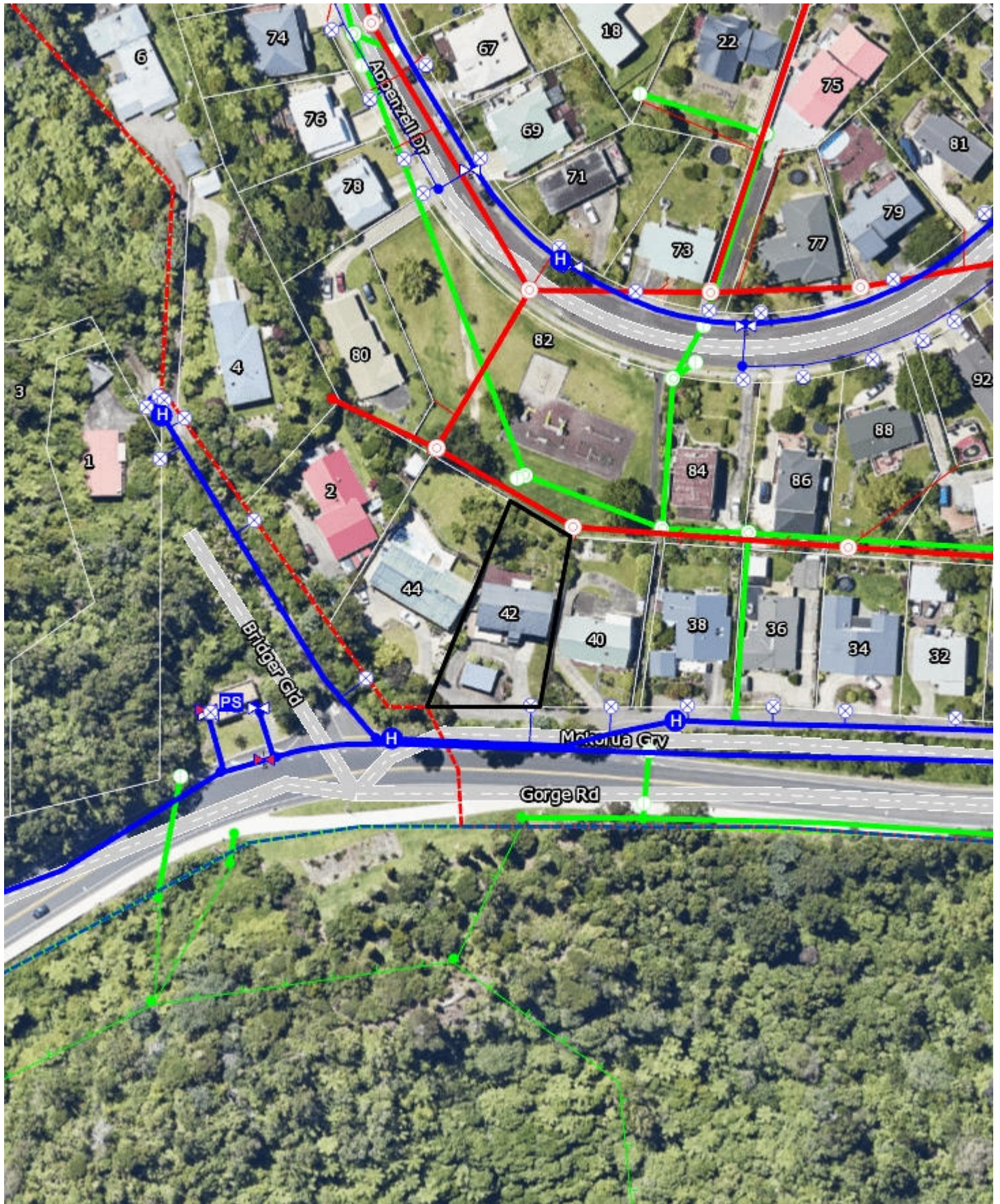
57.3	0	57.3 Meters
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Prepared By:

Services Map

Date Printed: 24 February 2020



DISCLAIMER: Aerial Photography flown between 2001 and 2007, depending on the area. Parcel boundaries are to be taken as approximate only, not to be substituted for site specific survey. May contain LINZ data: Crown Copyright Reserved Note: Placenames may not conform to LINZ guidelines 2008. DISCLAIMER: While Whakatane District Council (WDC), has exercised all reasonable skill and care in controlling the contents of this information, WDC accepts no liability in contract, tort or otherwise howsoever, for any loss, damage, injury or expense (whether direct, indirect or consequential) arising out of the provision of this information or its use by you. *Position of all assets & historical sites are approximate, actual positions are to be verified on site.

SCALE 1: 1,128

57.3

0

57.3 Meters



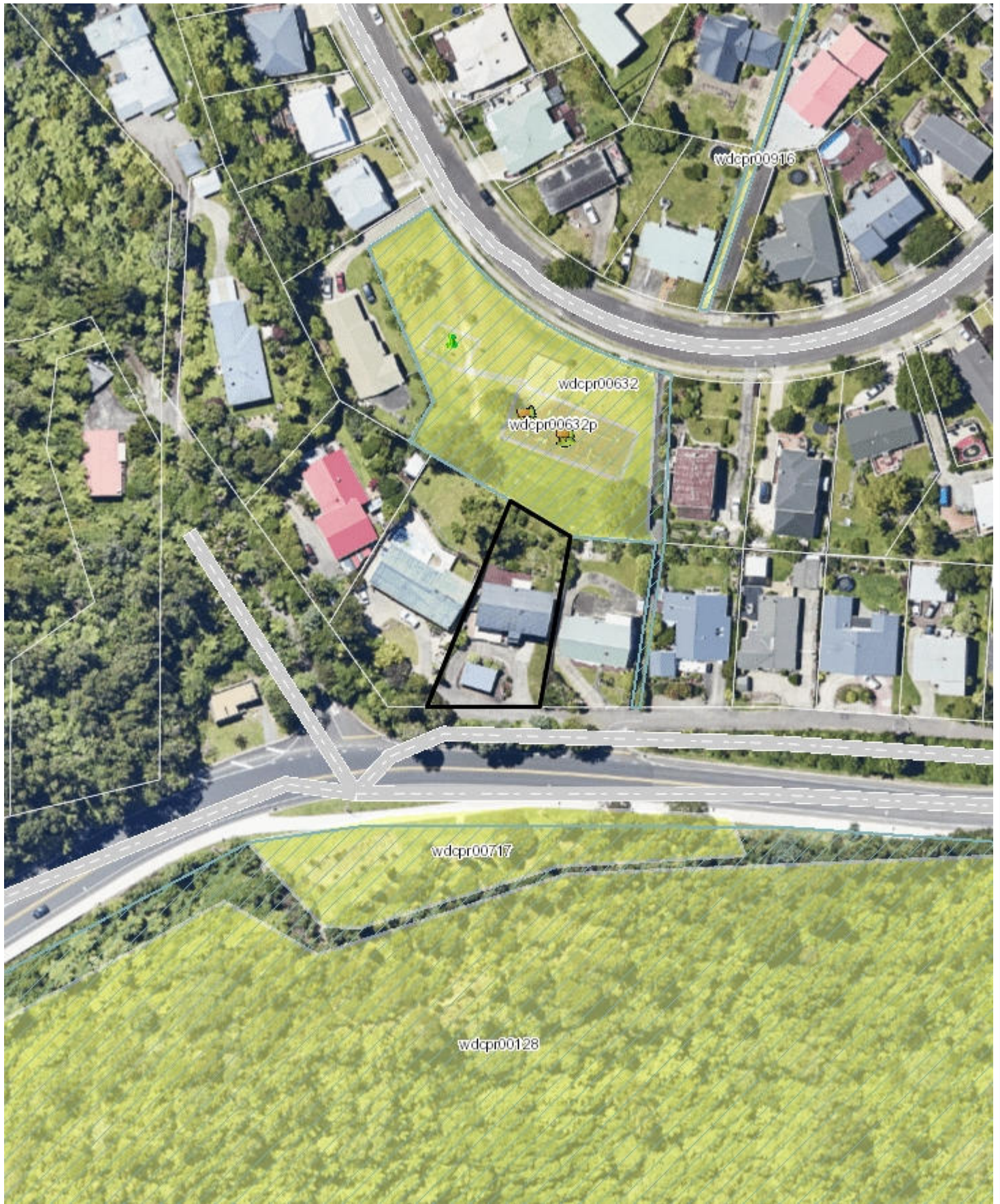
Projection: NZGD_2000_New_Zealand_Transverse_Mercator

Prepared By:



Community Facilities Map

Date Printed: 24 February 2020



DISCLAIMER: Aerial Photography flown between 2001 and 2007, depending on the area. Parcel boundaries are to be taken as approximate only, not to be substituted for site specific survey. May contain LINZ data: Crown Copyright Reserved Note: Placenames may not conform to LINZ guidelines 2008. DISCLAIMER: While Whakatane District Council (WDC), has exercised all reasonable skill and care in controlling the contents of this information, WDC accepts no liability in contract, tort or otherwise howsoever, for any loss, damage, injury or expense (whether direct, indirect or consequential) arising out of the provision of this information or its use by you. *Position of all assets & historical sites are approximate, actual positions are to be verified on site.

57.3
0
57.3 Meters

Projection: NZGD_2000_New_Zealand_Transverse_Mercator

Prepared By:



Operative District Plan A-Side Map

Date Printed: 24 February 2020



DISCLAIMER: Aerial Photography flown between 2001 and 2007, depending on the area. Parcel boundaries are to be taken as approximate only, not to be substituted for site specific survey. May contain LINZ data: Crown Copyright Reserved Note: Placenames may not conform to LINZ guidelines 2008. DISCLAIMER: While Whakatane District Council (WDC), has exercised all reasonable skill and care in controlling the contents of this information, WDC accepts no liability in contract, tort or otherwise howsoever, for any loss, damage, injury or expense (whether direct, indirect or consequential) arising out of the provision of this information or its use by you. *Position of all assets & historical sites are approximate, actual positions are to be verified on site.

Operative District Plan B-Side Map

Date Printed: 24 February 2020



DISCLAIMER: Aerial Photography flown between 2001 and 2007, depending on the area. Parcel boundaries are to be taken as approximate only, not to be substituted for site specific survey. May contain LINZ data: Crown Copyright Reserved Note: Placenames may not conform to LINZ guidelines 2008. DISCLAIMER: While Whakatane District Council (WDC), has exercised all reasonable skill and care in controlling the contents of this information, WDC accepts no liability in contract, tort or otherwise howsoever, for any loss, damage, injury or expense (whether direct, indirect or consequential) arising out of the provision of this information or its use by you. *Position of all assets & historical sites are approximate, actual positions are to be verified on site.

57.3
0
57.3 Meters

Projection: NZGD_2000_New_Zealand_Transverse_Mercator

Prepared By:



LIM Services Legend

Stormwater

-  Inlet
-  Manhole
-  Miscellaneous
-  Node
-  Pump Station
-  Open Drain
-  Dam
-  Connection
-  Main
-  Rising Main
-  Soakage Area
-  Scheme

Waste Water

-  Valve
-  Pump Station
-  Node
-  Miscellaneous
-  Manhole
-  Outlet
-  Connection
-  Main
-  Riser Main
-  Facility
-  Scheme

Water Supply

-  Back Flow Preventer
-  Hydrant
-  Bulk Meter
-  Customer Meter
-  Air Release
-  Control Valve
-  Isolation Valve
-  Isolation Valve Closed
-  Non Return Valve
-  Pump Station
-  Bore (Source)
-  Bore BOPRC
-  Node
-  Toby
-  Connection
-  Main
-  Rider Main
-  Reservoir
-  Scheme

LIM Culture and Heritage Legend

-  District Plan Cultural and Built Heritage Site
-  NZ Historic Places Trust Register
-  Ngati Awa Historical Site
-  NZAA Archaeological Site
-  Marae Location
- Tuwharetoa Settlement
-  Tuwharetoa Settlement Area
-  Maori Whenua

LIM Community Facilities Legend

-  Aquatic Centres
-  Public Conveniences
-  Sports Facilities Grounds
-  Council Owned/Administered Land
-  Commercial
-  Community Halls
-  Operational Properties
-  Other Properties
-  Pensioner Housing
-  Asset Boundaries

LIM District Plan Legend

Coastal Hazards

- Variable ERZ Levels
- 2060 Erosion Risk Zone
- 2100 Erosion Risk Zone
- Current Erosion Risk Zone
- 103.3m Moderate Inundation Risk Zone
- 103.6m Moderate Inundation Risk Zone
- 104.0m Moderate Inundation Risk Zone
- 104.1m Extreme Inundation Risk Zone
- 104.55m Extreme Inundation Risk Zone
- 104.7m Extreme Inundation Risk Zone
- Variable Extreme Inundation Risk Zone

Natural Hazard

- Natural Hazard (NHaz 4)
- Natural Hazard

Planning Zones

- Business Centre
- Coastal Protection (CPZ)
- Commercial
- Community and Cultural
- Education
- Industrial
- Large Format Retail
- Light Industrial
- Residential
- Urban Living
- Mixed Use
- Active Reserve
- Deferred Residential
- Rural Coastal
- Rural Foothills
- Rural Ohiwa
- Rural Plains

Landscape, Natural and Cultural Features

- Significant Specimen Trees
- Significant Identified Ridgeline
- Outstanding Natural Feature and Landscape
- Significant Amenity Landscape
- Significant Indigenous Biodiversity Site
- Cultural Heritage Site
- Cultural & Built Heritage Sites (Points)
- Cultural & Built Heritage Sites (Polygons)

Features

- Amenity Building Line
- Pedestrian Street
- Restricted Vehicle Access
- Road Widening
- Gas Transmission Pipeline Corridor
- National Grid Centre Line
- Railway Corridor Buffer 100m
- Designation
- State Highway
- Limited Access Road
- District Arterial Roads
- Coastal Environment Line
- 12m Height Restriction
- Oxidation Pond Buffer (300m)
- Key Urban Space
- Omeheu Spray Irrigation Scheme
- Proposed Road
- Strand Character Area
- WHK River Greenway concept
- Statutory Acknowledgements

Area Specific Overlays

- Bird Nesting Vehicle Restriction Area
- Edgecumbe Dairy Factory Site
- Edgecumbe Dairy Noise Contour
- Awakeri Quarry Buffer
- Mill Waste Contaminated Site
- Whakatane Board Mill
- Kawerau Geothermal Exploration Area
- Overland Flow Paths



Figure 4.2 – Exposure zone map (see 4.2.2)

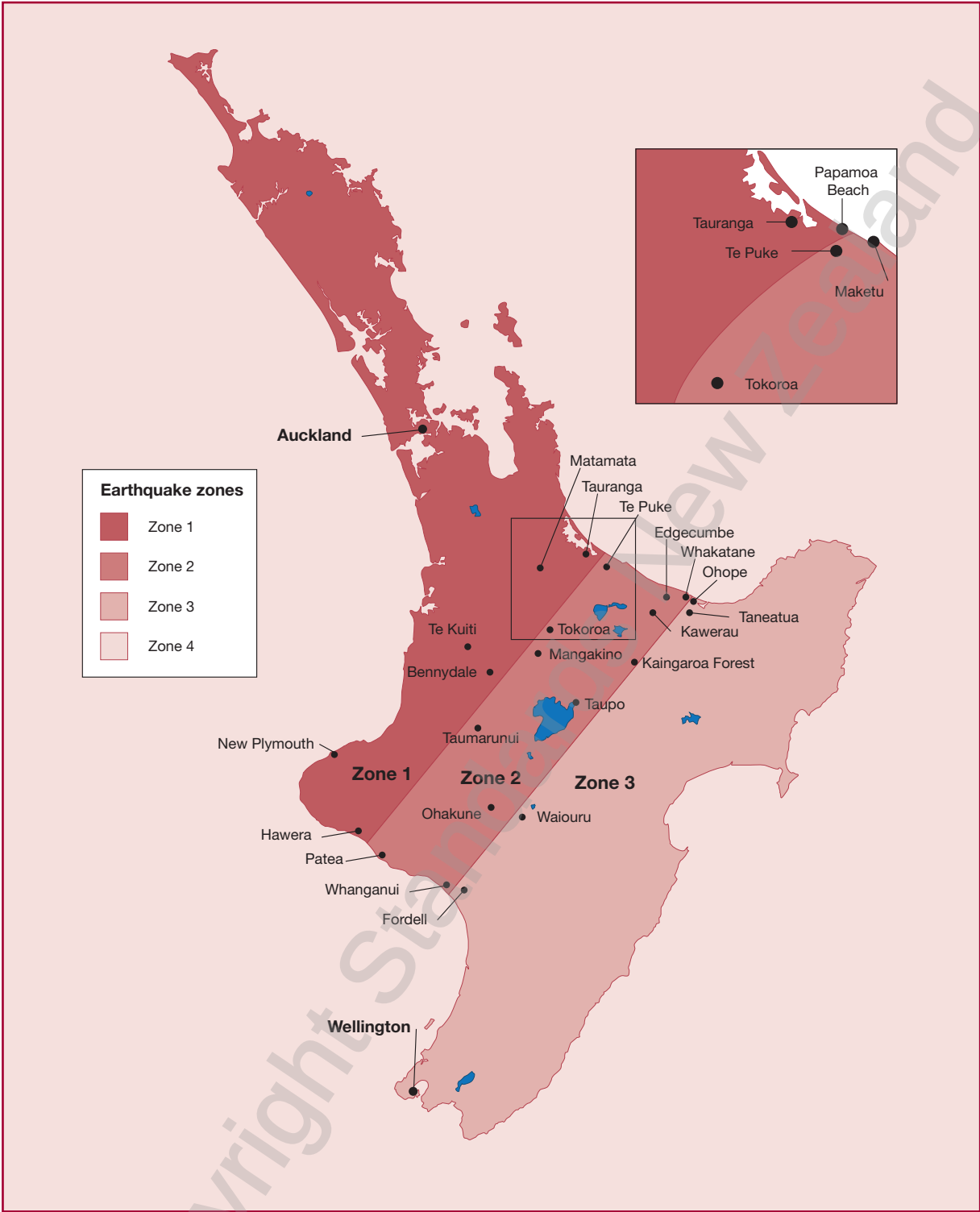


Figure 5.4 – Earthquake zones (see 5.3.2)

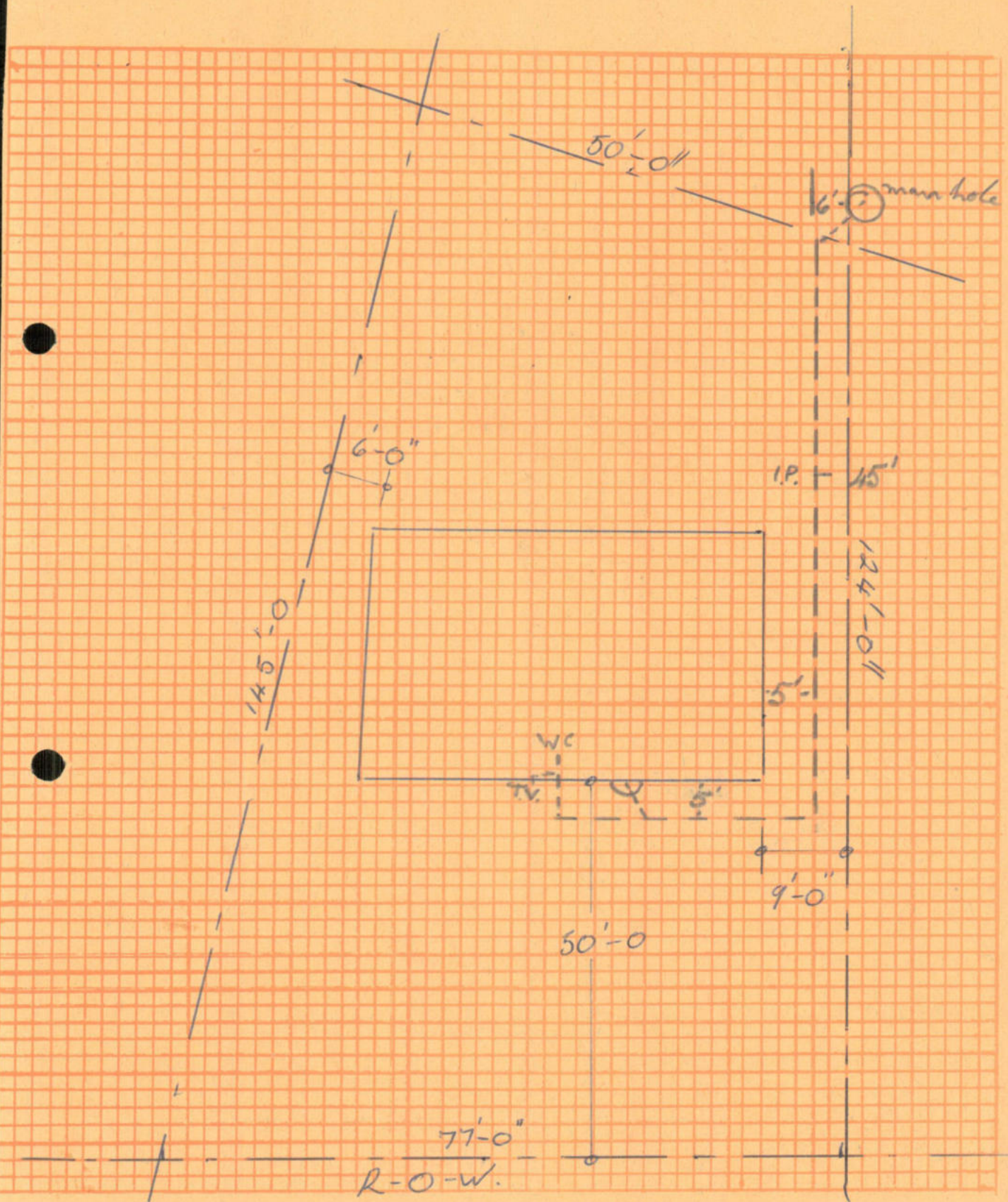
LOCALITY & DRAINAGE PLAN

Showing Boundaries and position of Buildings on Allotment.
Drainage will be plotted by Health Inspector

Boundary Lines to be shown — — — — —

Buildings may be erected on the Boundary line, only if the Boundary wall is constructed of:
9-inch brickwork, or
6-inch reinforced concrete.

Scale 1 inch equals 16 feet



ARRANGEMENTS TO BE MADE re

SEWER DRAINAGE

GRADIENT

STORMWATER DRAINAGE

PERMANENT FOOTPATH CROSSING

PERMIT No. 73111

VALUATION ROLL No. 709/42

No. STREET: Makona Gorge Rd.

Whakatane Borough Council

DATE RECEIVED

DATE ISSUED 17/1/74



PERMIT WF

Lot 19

Application for Building Permit

OWNER'S NAME MR. B. BLEASDALE.

BUILDER'S NAME BRUNSDEN & COUPER.

PLUMBER'S NAME DAVE IRETON.

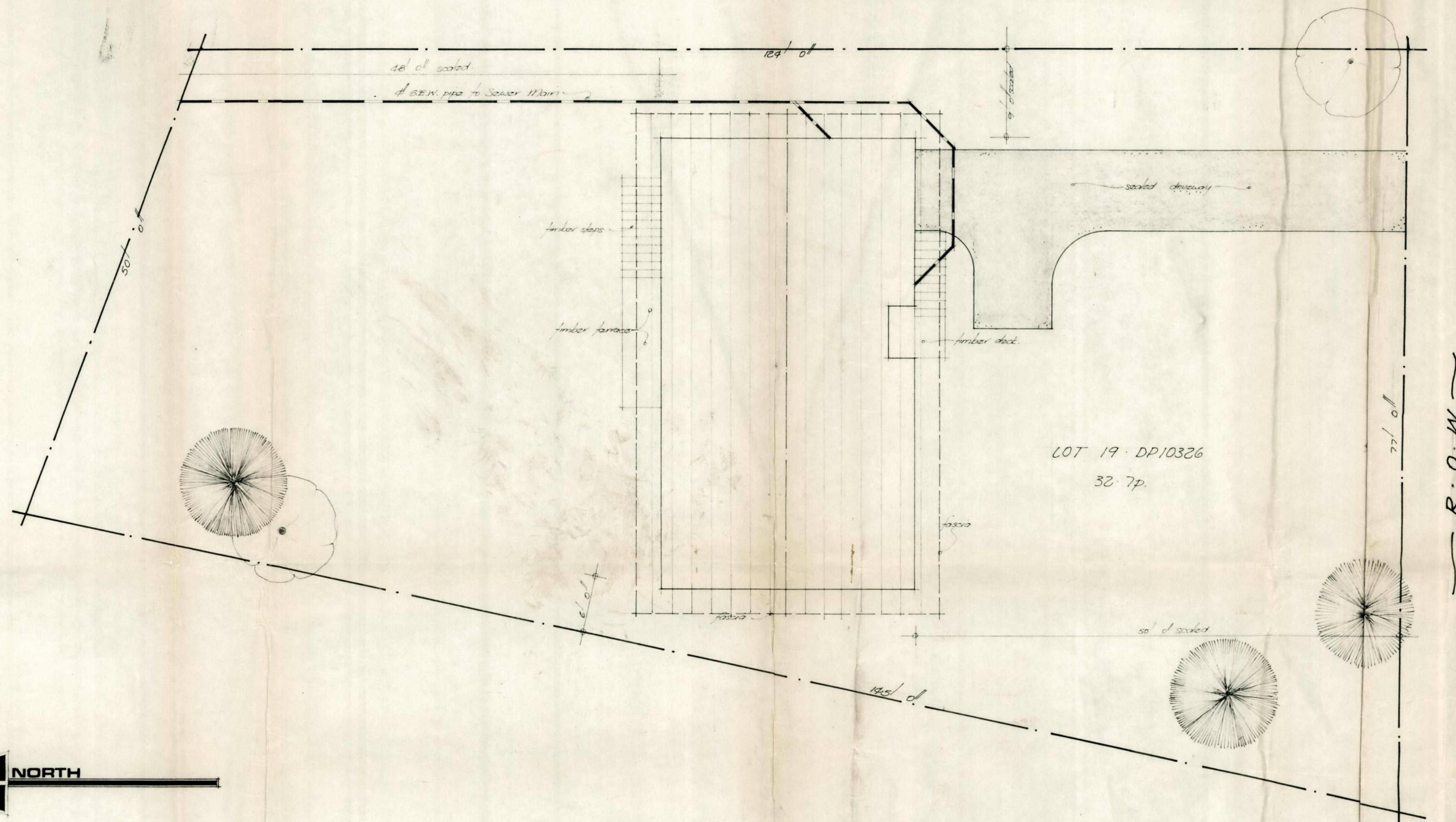
DRAINLAYER'S NAME DAVE IRETON.

FOR OFFICE USE ONLY

Water Connection	4000	R/N 3538 16/1/74
Build Ls	48-0	
P/D	12-0	
BRL	8-0	
	108-0	

NOTE:

1. Enquiries should be made as to the extent of the Inner Area (Brick, Concrete etc.)
2. The Building and Health Inspector's approval of the site should be first obtained.



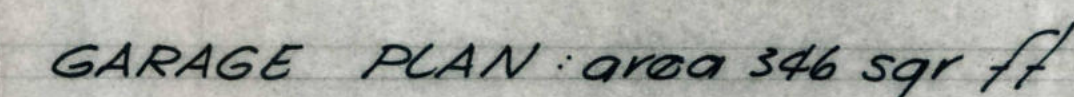
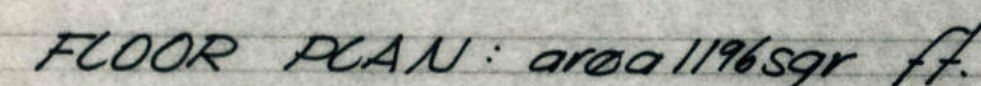
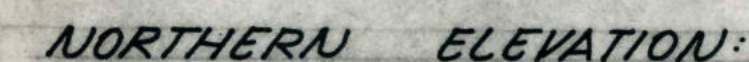
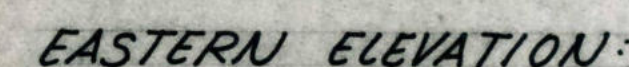
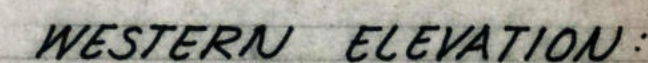
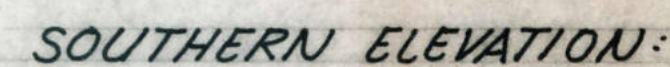
PERMIT 73111

architectural draughting services
P.O. BOX 207 WHAKATANE.
PHONE OHOE 473.

PROPOSED NEW RESIDENCE FOR MR. B. BLEASDALE
to be built on Lot 19 DP10326. Mokorua Gorge: whakatane.

DESIGNED	BY OWNER		SCALES	PLAN NO
DRAWN	R. Knowles	15.6.73	PLANS: 1/8" = 1' 0"	123
CHECKED			SECTIONS:	
APPROVED			ELEVATIONS:	
CHECK ALL DIMENSIONS ON SITE BEFORE PROCEEDING				
USE WRITTEN DIMENSIONS IN PREFERENCE TO SCALE				

SHEET 1 OF 1



- Note: 1 T.V. point. 1 shaving point
1 Nite store heater point in hall.

PROPOSED NEW RESIDENCE FOR MR. B. BLEASDALE
to be built on Lot 19 D.R. 10326. Mokorua Gorge: whakotona.

DESIGNED	BY OWNER		SCALES	PLAN NO
DRAWN	R. KOWLES	2.6.73		
CHECKED				
APPROVED				
CHECK ALL DIMENSIONS ON SITE BEFORE PROCEEDING				
USE WRITTEN DIMENSIONS IN PREFERENCE TO SCALE.			PLAN: 1/4" = 1' 0"	123
			SECTIONS: _____	
			ELEVATIONS: 1/8" = 1' 0"	SHEET 2 of 3

WHAKATANE DISTRICT COUNCIL

No.

Inspector: M

File No.

PRIVATE BAG
WHAKATANE

Receipt No. 40429

Date Permit Issued 7 / 3 / 90

OWNER

Name L P McNicholas

Mailing Address 42 Mokorua Grove
Whakatane

BUILDER

Name P J McNicholas

Mailing Address 7 Motutere Avenue
Taupo

PROPERTY ON WHICH BUILDING IS TO BE ERECTED/DEMOLISHED

SITE

Street No. 42

Street Name Mokorua Grove

Town/District Whakatane

Riding WHAKATANE URBAN

LEGAL DESCRIPTION

Valuation Roll No. 7102-468-00

Lot 19 D.P. 10326

Section Block

Survey District

DESCRIPTION OF PROPOSED WORK AND MAIN PURPOSE OF USE

CARPORT

FLOOR AREA

DWELLING UNITS

Whole Sq. Metres Number Erected

ESTIMATED
VALUES
\$

Building	1,500	00
Plumbing		
Drainage		
G.S.T.		
TOTAL	1,500	00

NATURE OF PERMIT (TICK BOX)

- ☐ NEW BUILDING
- exclude domestic garages and domestic outbuildings
- ☐ FOUNDATIONS ONLY
- ☐ ALTERED, REPAIRED, EXTENDED, CONVERTED, RESITED
- include installation of heating appliances
- ☐ NEW CONSTRUCTION
OTHER THAN BUILDINGS - include demolitions
- ☒ DOMESTIC GARAGES
AND DOMESTIC OUTBUILDINGS

FEES APPLICABLE

Building Permit	\$ 60 00	Water Connection	\$
Street Damage Deposit	\$		\$
Building Research Levy	\$		\$
Plumbing	\$		\$
Drainage	\$		\$
Sewer Connection	\$		\$
Vehicle Crossing Levy	\$		\$
M.S. Plumbing	\$		\$
		G.S.T.	\$
		TOTAL:	\$ 60 00

Receipt No. 40429

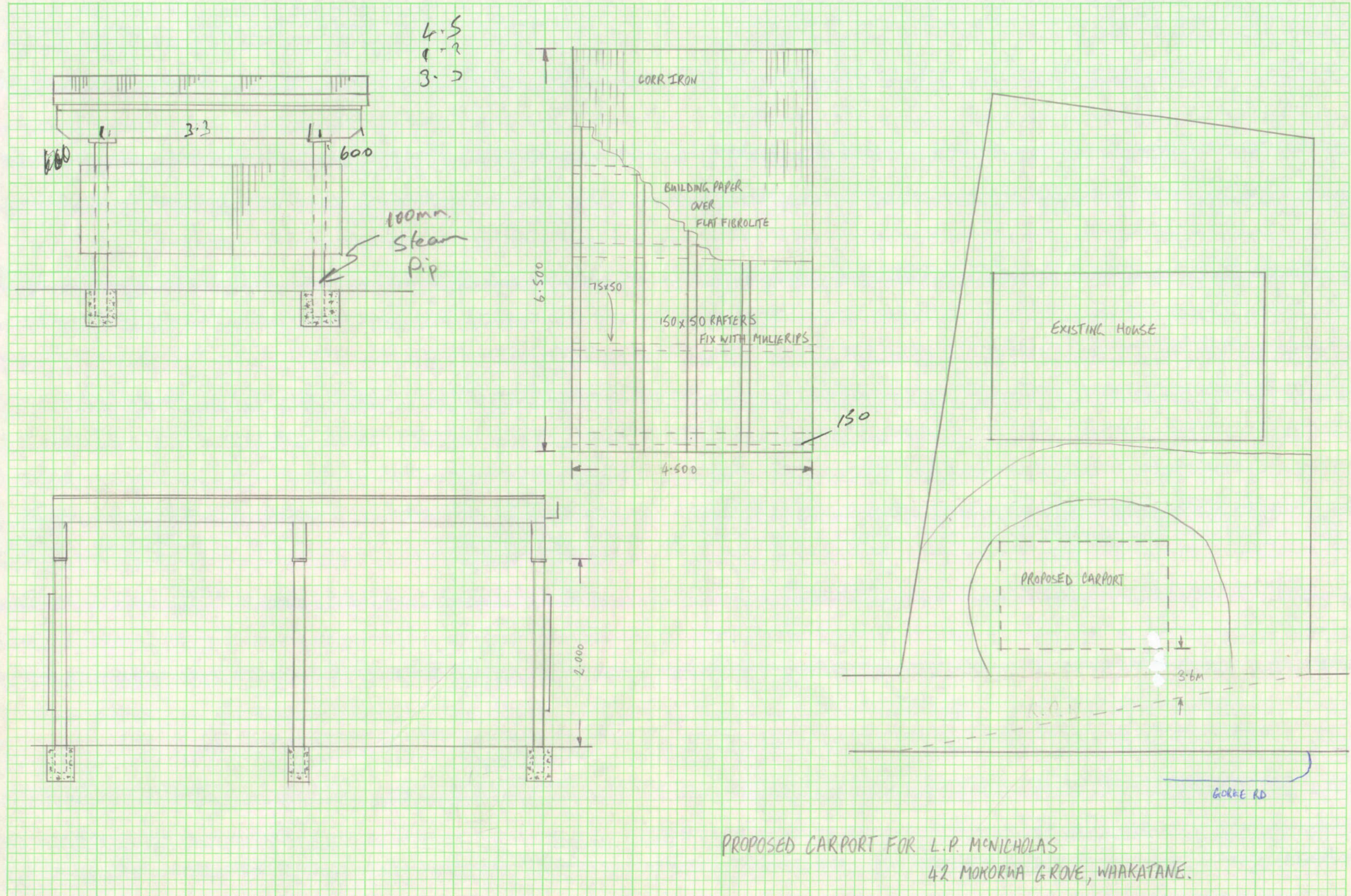
Date of Payment 12 / 1 / 90

Authorised Officer T J REYNOLDS

Special Conditions:

Date Inspected

REMARKS (e.g. stage reached with work)





INSP

CODE COMPLIANCE CERTIFICATE 11777

Section 43, Building Act 1991

BUILDING CONSENT NO: 11777

PIM NO: 11777

APPLICANT

M&E Fitzgerald
42 Mokorua Grove
WHAKATANE

PROJECT LOCATION

Site Address: 42 Mokorua Grove
WHAKATANE
Legal Description: LOT 19
Valuation Number: 7102/468/00/

PROJECT

Altered, Repaired, Extended, Converted

Intended Use: DWELLING-ADDNS/ALTNS
Greater than 50 years

Being stage 1 of and intended 1 stage(s)

This is a final code compliance certificate issued in respect of all the building work under the building consent.

Name: PATRICIA EVAN

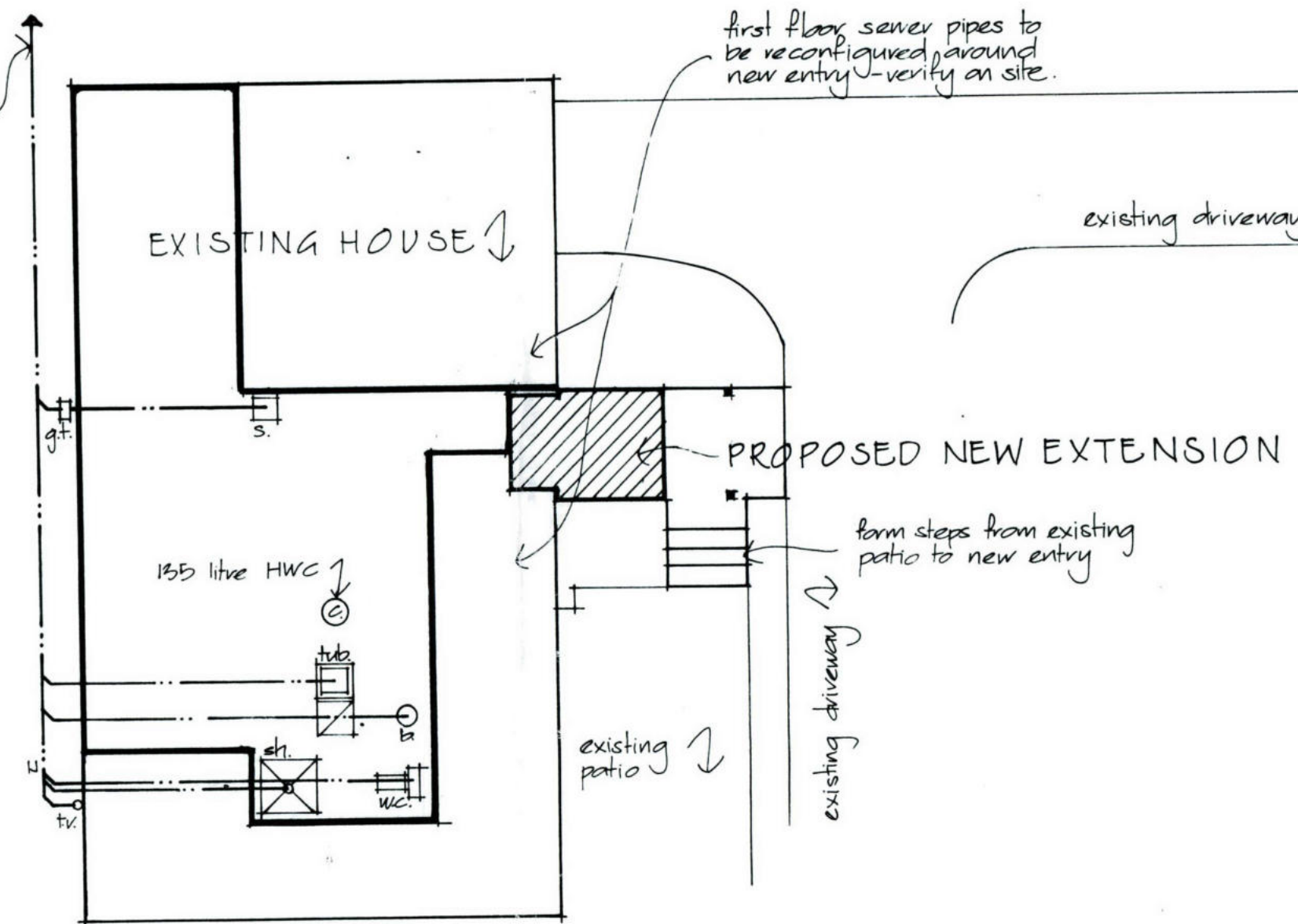
Position: GL OFFICER DATE: Mon Jan 10 2005

VERIFY ALL EXISTING DIMENSIONS AND LEVELS ON SITE PRIOR TO COMMENCING WORK.

SITE & SERVICES PLAN scale = 1:100

Note = All plumbing & drainage to be in accordance with NZBC 92 & AS/NZS 3500. Verify position & depth of existing sewer pipe on site prior to commencing work. New fixtures shown only.

LOT 19
DP 10326
827 m²

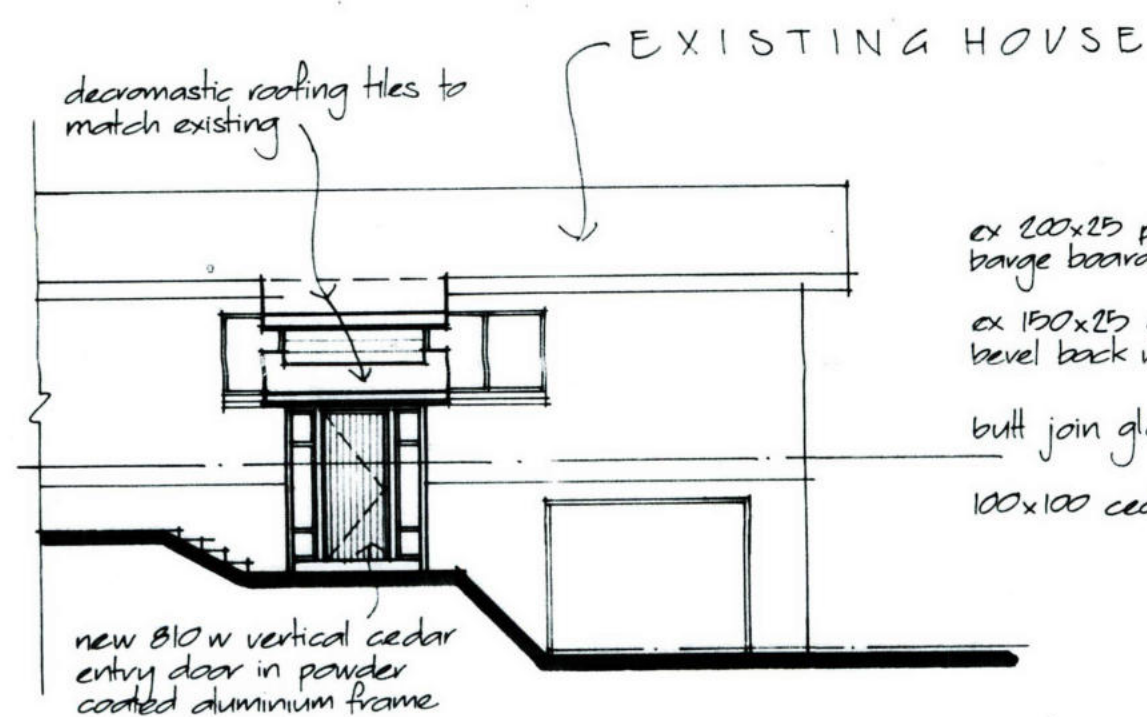


42 MOKORUA GROVE

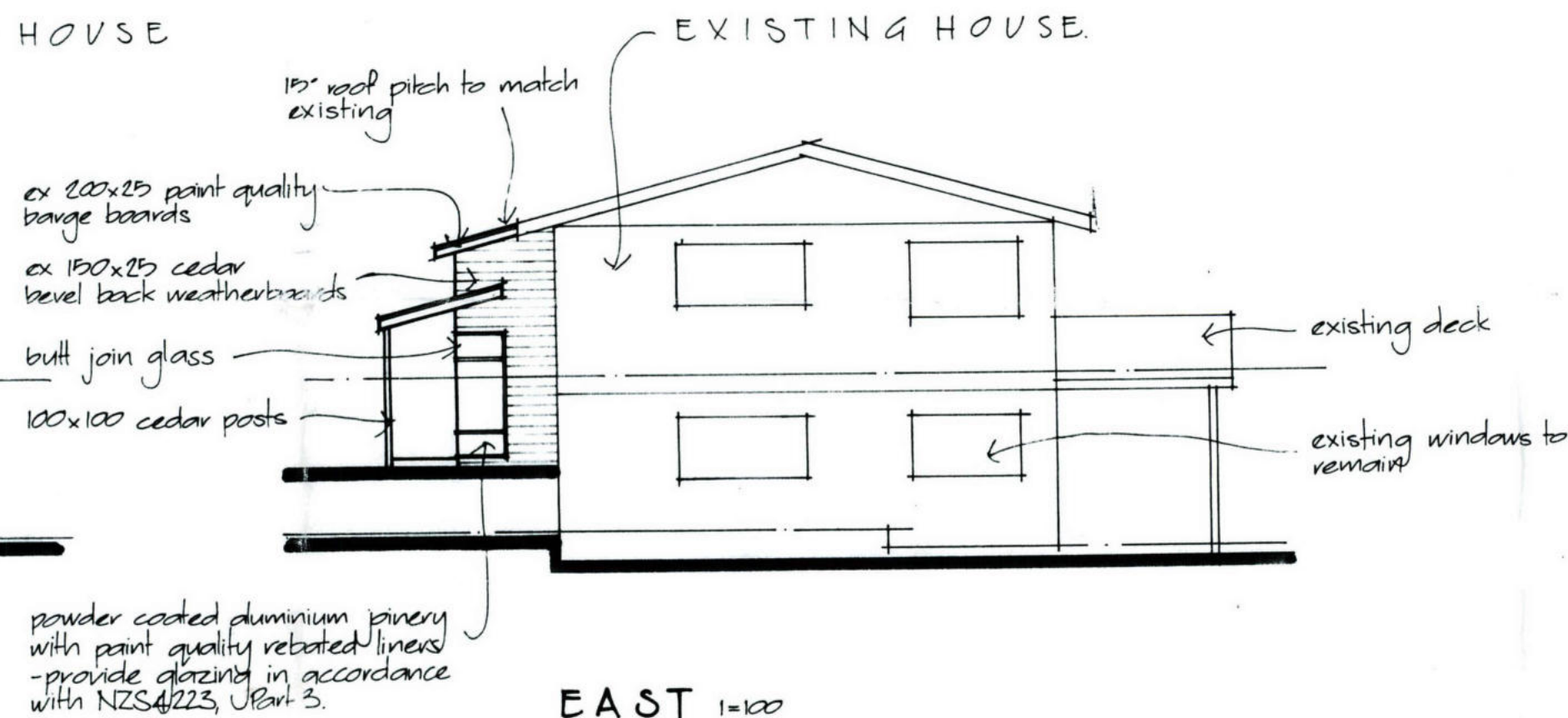
19.240 bdy.



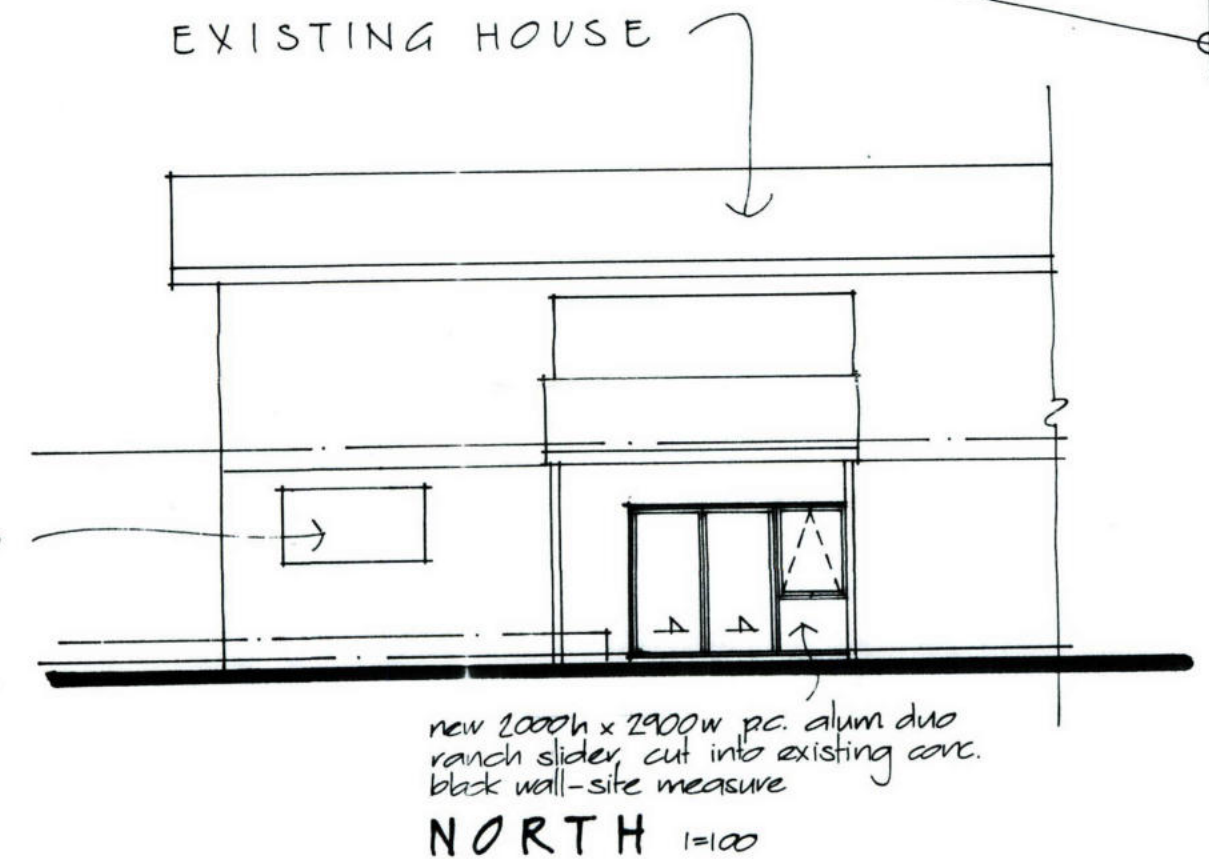
PLANS 1777



SOUTH 1:100



EAST 1:100

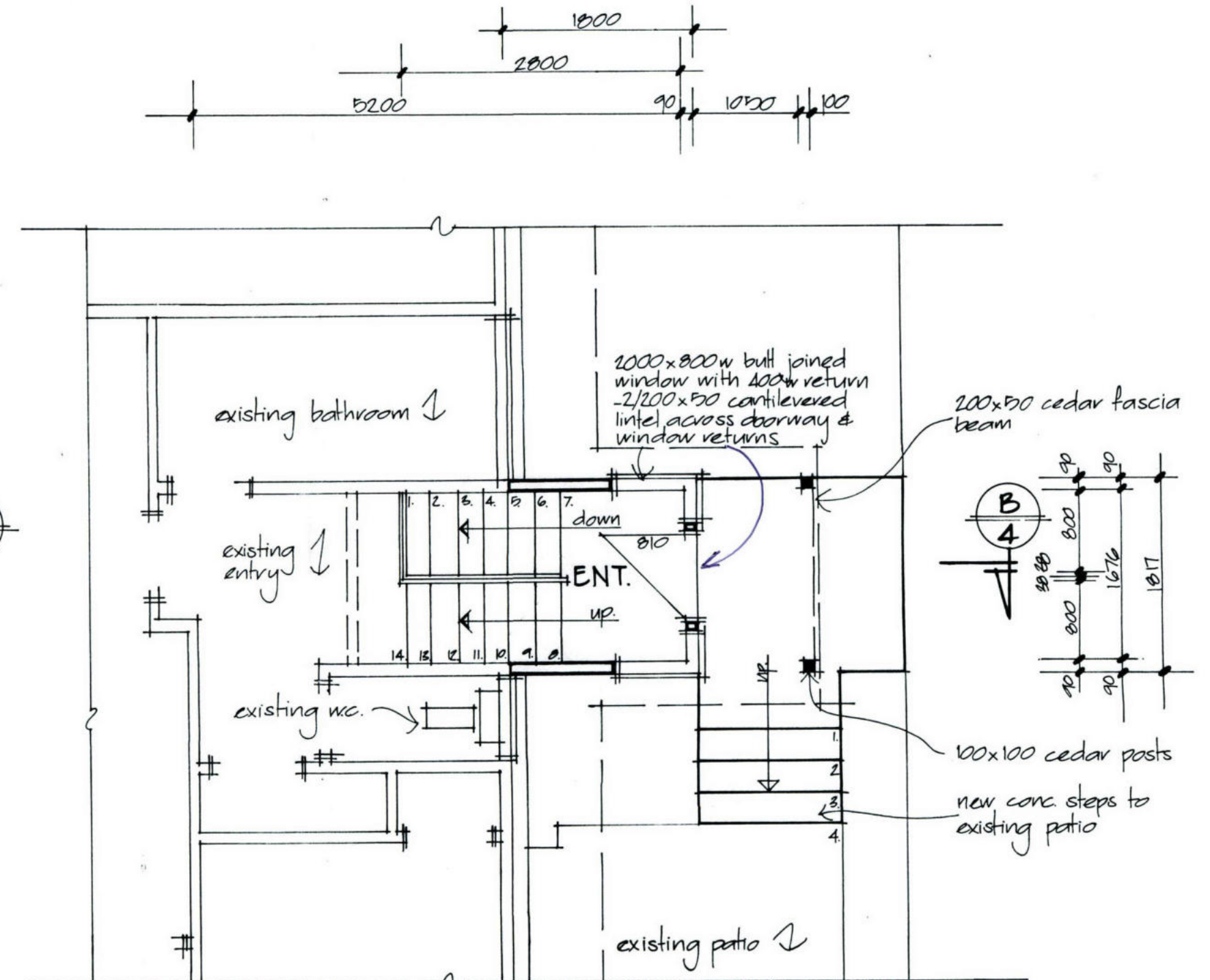
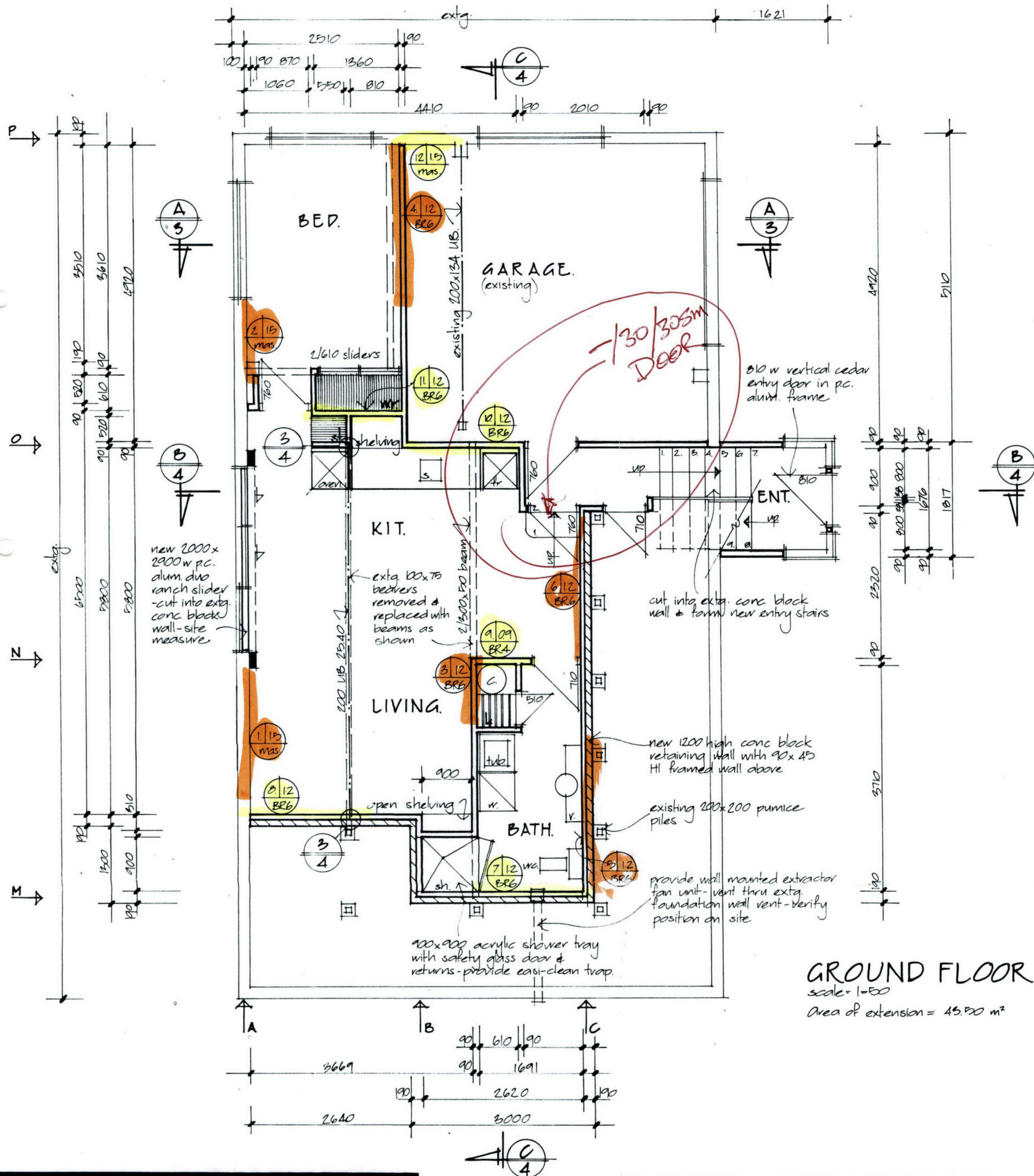


NORTH 1:100

PROPOSED ALTERATIONS FOR MR & MRS J. FITZGERALD.

Date = October '03 Drawn = S.A. Howard
Note = Verify all levels & dimensions on site before commencing work. All construction to be in accordance with NZS 3604:2003 & NZBC 92.

VERIFY ALL EXISTING DIMENSIONS AND LEVELS ON SITE PRIOR TO COMMENCING WORK.



FIRST FLOOR.

scale = 1:50

Area of extension = 5.28 m^2

Total area of house = 159.89 m^2

FRAMING

= existing framing

- existing framing to be removed
- new 90 x 45 H1N kiln dried timber

framing

BRACING

$\mathfrak{z}$ = brace number

1.2 = brace length (m)

BRG = brace type (refer to literature)

Date = October '03 Drawn = S.A. Howard
Note = Verify all levels & dimensions on site before commencing work. all construction to be in accordance with NZS 3604 '99 & NZBC '92

PROPOSED ALTERATIONS FOR MR & MRS J. FITZGERALD.



WHAKATANE DISTRICT COUNCIL

Your ref:

Our ref:

20 December 1989

IN THE MATTER of the Town and
Country Planning Act 1977 and
Amendments thereto

AND

IN THE MATTER of an application for
Planning Consent by:

L P McNICHOLAS

To erect a carport withing the
front yard on the property located
at 42 Mokorua Grove, Whakatane,
being legally described as Lot 19
DPS 10326

Dear Sir/Madam

In accordance with Regulation 38(4) of the Town and Country Planning Regulations 1978, you are hereby advised that the Hearings Committee of the Whakatane District Council, acting under delegated authority from the Council at its meeting held 5 December 1989 resolved to grant consent to the abovementioned application.

Council's decision in this matter and the reasons therefor are as set out in the attached sheet.

Please note that a right of appeal to the Planning Tribunal exists in respect of this decision and must be initiated within one month after 21 January 1990. (Note - Generally, appeal rights must be initiated within one month of the receipt of the notification of Council's decision. However, when the said decision is received by post during the period commencing 10 December and ending 21 January next following, such receipt is deemed to be 21 January).

In addition to the Whakatane District Council, the following persons and bodies appeared or were represented at the hearing:

Mr L P McNicholas - Applicant
Mrs D Turner - Chief Planner, Whakatane District Council
Mr I Fairbrother - Development Engineer, Whakatane District Council

DATED AT WHAKATANE THIS 12TH DAY OF DECEMBER 1990


Diane Turner
CHIEF PLANNER
Encl

NP-MM.D8



WHAKATANE DISTRICT COUNCIL

Your ref:

Our ref:

DECISION

THAT pursuant to Section 67 and in consideration of Sections 75 and 76 of the Town and Country Planning Act 1977, consent be granted to L P McNicholas to erect a carport within the front yard on the property located at 42 Mokorua Grove, Whakatane, being legally described as Lot 19 DPS 10326, subject to the following conditions:

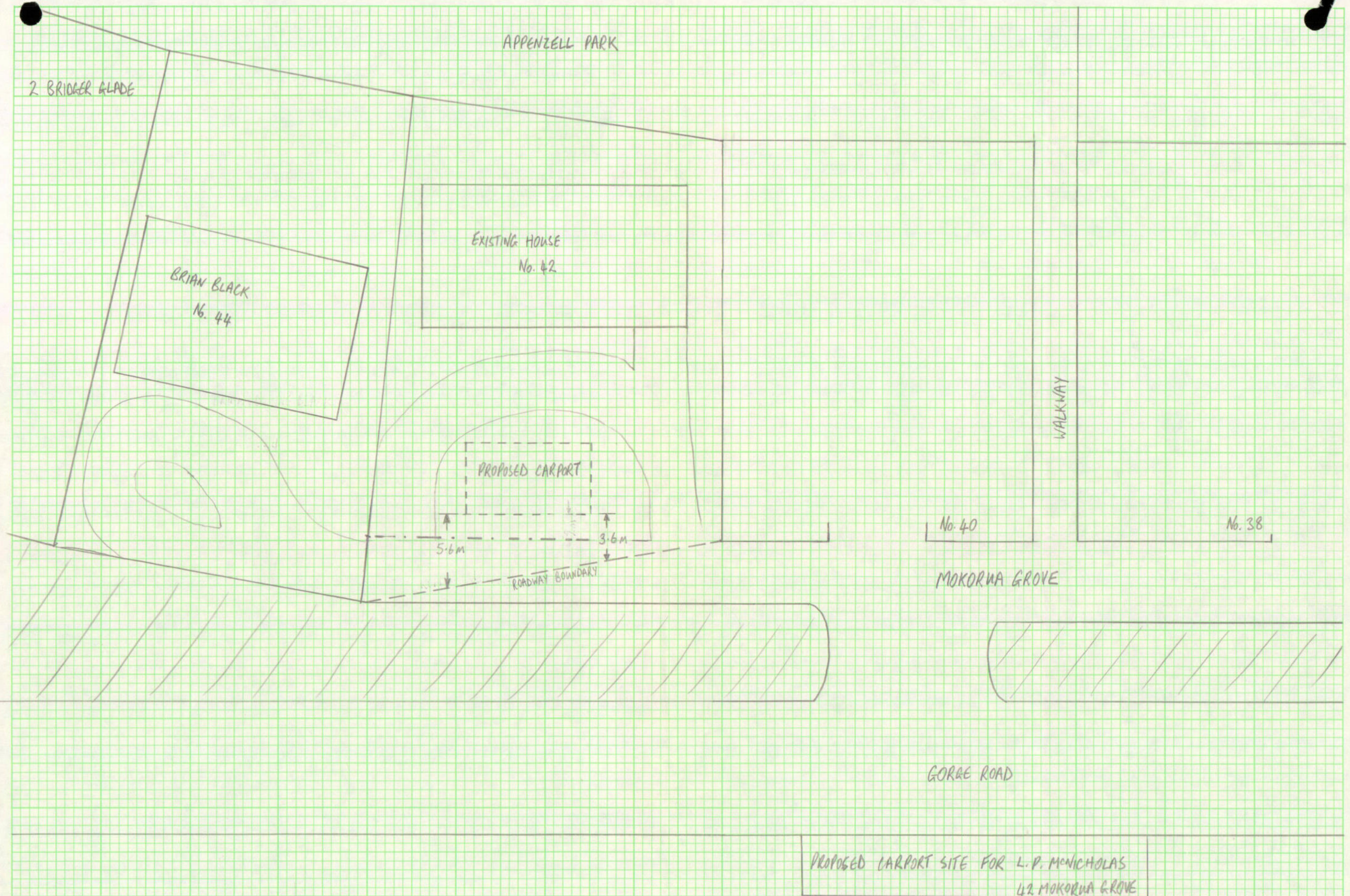
- (a) That the proposed carport be sited not less than 3.6 metres from the road boundary of the property and parallel to the right of way easement created by Transfer S.433165, and be no greater in length than 7.40 metres.
- (b) That building plans be amended to take Condition (a) of this consent into account and in all other respects the proposed building be established generally in accordance with the plans submitted with the application.

REASONS

- 1. The proposed carport can be located satisfactorily in the front yard of the subject's site due to topographical constraints arising from the site and taking into account the roading pattern and vegetation features existing in the vicinity of the site.
- 2. Subject to slight plan amendments to building length, the application falls within the assessment criteria of Ordinance 5.8.3(2) of the District Scheme.

NOTE: That this consent applies only to the building of the carport and that an application is required to be made to the Roading Engineer for any associated works affecting the road reserve.

NP-MM.D12





Valuation Number: 07102/468.00
GIS Number: 3010/0042/000

2 December 2014

Gary O'Neale
Tompkins Wake Incorporating Davys Burton
PO Box 248
ROTORUA 3040

Dear Gary

LAND INFORMATION MEMORANDUM — 42 MOKORUA GROVE

Please find attached a Land Information Memorandum for the above property. This LIM was issued on 2 December 2014 is ONLY accurate as of this date.

If you have any comments or questions in regard to this Land Information Memorandum please contact us on the numbers below.

Yours faithfully

Julena Hose
LIM CO-ORDINATOR

Address all correspondence to:

Chief Executive, Whakatane District Council, Private Bag 1002, Whakatane 3158 | Phone 07 306 0500 | Fax 07 307 0718

DATE OF ISSUE	2 DECEMBER 2014		
GIS NO	3010/0042/000		
VALUATION NUMBER	07102/468.00		
1 NAME OF PROPRIETOR			
Michael John FITZGERALD, Elizabeth Ann FITZGERALD and Hamertons Trustee Services LIMITED			
2 LOCATION			
42 Mokorua Grove, Whakatāne			
3 LEGAL DESCRIPTION			
Lot 19 Deposited Plan South Auckland 10326			
4 PHYSICAL DESCRIPTION			
House/Unit Number	42	Street	Mokorua Grove
RD Number		Suburb/Area	
Town	Whakatāne	Post Code	3120
5 AREA			
827m ² (more or less)			
6 ZONING			
Residential 1 under the Operative Whakatāne District Plan and Residential under the Proposed Whakatāne District Plan			
ATTACHMENTS			
• Certificate of Title • Keys to Map • Drainage Plan • District Plan Map • Floor Plan(s) • Underground Services Maps • Water Meter Map • Legal Description Map • Community Facilities Map • Proposed District Plan Map • Resource Consent Decision Letter(s) • Code Compliance Certificate • Building Permit Information			

7 SPECIAL FEATURES	COMMENTS
• Potential erosion	No information available
• Avulsion (the sudden removal of land, by the change in a river's course, or by flooding, to another person's land)	No information available
• Falling debris	No information available
• Subsidence	No information available
• Landslide and Debris Flow	No information available
• Alluvion (the deposit of earth, sand, etc, left during a flood)	No information available
• Inundation	No information available

• High winds	No information available
• Fill (compacted/uncompacted)	No information available
• Hazardous contaminants, including dangerous goods	No information available
• Historic sites	No information available
• Drainage restrictions	No information available
• Reserves (existing/proposed)	This property adjoins a Council owned and maintained reserve.
• Easements	Please refer to the attached Certificate of Title to confirm whether any easements exist over this property
• Other legal restrictions (eg, building line restrictions)	Please refer to the attached Certificate of Title.
• Any other special features	This site is located within Earthquake Zone 2 as prescribed in Figure 5.4 of NZS3604:2011 Code of Practice for Timber Framed Buildings. This site is located within Corrosion Zones C as prescribed in Figure 4.2 of NZS3604:2011 Code of Practice for Timber Framed Buildings.
8 SERVICES	COMMENTS
• Stormwater	There is no public stormwater reticulation system available to connect to. Under such circumstances, properties would normally be required to dispose of stormwater on site via ground soakage and/or pipe to the nearest road side channel where permitted.
• Sewer	This property is connected to the public sewerage reticulation system
• Water	This property is connected to the public water reticulation system
• Trade Waste Consent	No
9 RATES	COMMENTS
• Year ending 30.6.2015	\$2,787.27
• Number of instalments	4
• Date of next instalment	20 February 2015
• Current balance or arrears	\$0.00
• Date of valuation	September 2013
• Land value	\$114,000
• Capital value	\$385,000

10 WATER		COMMENTS	
• Annual water supply charge		\$181.83 (Including GST)	
• Last reading date		2 May 2014	
• Consumption		169m ³	
• Amount		\$316.09 (Including GST)	
• Arrears outstanding		\$0.00	
11 BUILDINGS			
(a) Details of Building Permits			
Date	Permit No	Project	
17 January 1974	73111	Dwelling	
7 March 1990	G 064418	Carport	
(b) Details of Building Consents			
Date	Consent No	Project	Date Code Compliance Certificate Issued
31 October 2003	11777	Dwelling additions / alterations	10 January 2005
(c) Details of any other Certificate/Notice/Order or Requisition Affecting Buildings			
No information available			
(d) Certificate Issued by a Building Certifier Pursuant to the Building Act 1991 or the Building Act 2004			
No information available			
(e) Information notified to the territorial authority under Section 124 of the Weathertight Homes Resolution Services Act			
No information available			
12 USE OF LAND			
(a) Details of Resource Consents (Subdivision /Land Use) or Certifications of Compliance Issued for Land			
61/4/729 Resource Consent Land Use dated 12 December 1990 – Copy of decision letter attached			
(b) Details of licences held			
No information available			
(c) Details of any other Certificate/Notice/Order of Requisition Affecting the Use of the Land			
No information available			
(d) Details of Conditions Affecting the Use of Land			
No information available			
Minimum Floor Level	In accordance with the requirements set out in the New Zealand Building Code.		
13 INFORMATION NOTIFIED TO COUNCIL BY AN STATUTORY ORGANISATION HAVING POWER TO CLASSIFY LAND OR BUILDINGS			
(a) Requiring Authority			
No information available			
(b) Heritage Protection Authority			
No information available			

14 INFORMATION NOTIFIED TO COUNCIL BY ANY NETWORK UTILITY OPERATOR PURSUANT TO THE THE BUILDING ACT 2004	
No information available	
15 SECTION 69ZH OF THE HEALTH ACT 1956 – DRINKING WATER SUPPLIER	
(ba) Any information that has been notified to the territorial authority by a drinking-water supplier under Section 69ZH of the Health Act 1956	
No information available	
(bb) Information on:	
(i) whether the land is supplied with drinking water and if so, whether the supplier is the owner of the land or networked supplier	Drinking water is supplied by a networked supplier.
(ii) if the land is supplied with drinking water by a networked supplier, any conditions that are applicable to that supply	No information available
(iii) if the land is supplied with water by the owner of the land, any information the territorial authority has about the supply	No information available
16 ANY OTHER INFORMATION CONSIDERED TO BE RELEVANT	
It is recommended that you also consider the planning provisions of the Whakatane District Plan as it affects this property. A copy of the Whakatane District Plan is available for viewing on the Councils website www.whakatane.govt.nz or at all public libraries and Council offices in the District. The Proposed Whakatane District Plan was publicly notified on 28 June 2013. From that date the rules that have immediate legal effect are relating to Indigenous Biodiversity and Heritage, including built heritage, archaeological heritage and cultural heritage. The remainder of the rules in the Proposed District Plan will have legal effect after any submissions have been considered and the public has been notified of those decisions. The Objectives and Policies of the Proposed District Plan have legal effect from 28 June 2013. It is recommended that you make yourself familiar with the provisions of the Proposed District Plan as they may affect how you are able to use your land in the future. You may want to consider making a submission to the Proposed District Plan. The period for making submissions to the Proposed District Plan is from 28 June 2013 to 13 September 2013. Even if you choose not to make a submission you are advised to familiarise yourself with the submissions made, in case they promote a change to the Plan that will affect your property. Council will publish a summary of submissions received and call for further submissions after the submission period closes. You are entitled to make a further submission if a submission requests a change to the Proposed District Plan that affects your property Future development of the property, including subdivision, may require the payment of a monetary contribution for additional demands that may be placed on community infrastructure by the use or development of the land. Monetary contributions may be payable for water, stormwater and wastewater services, solid waste, roading, reserves, community facilities and for Whakatane carparking. If you are anticipating further development of the land, you are advised to read the Development Contributions Policy in the Long-term Council Community Plan	
17 DISCLAIMER	
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 the Whakatane District 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 which is not known by Council. The Council has not undertaken any inspection of the land or any buildings on it for the purpose of preparing the Land Information Memorandum. Accordingly, the Council is unable to verify that the consents held in our file match the buildings on the property. You are advised to pursue our file. The LIM Co-ordinator will hold the file for five working days. Please contact to arrange a suitable time to view the file (Telephone 07 3060500). The applicant is solely responsible for ensuring that the land is suitable for a particular purpose	



Paul Howells
Building Monitoring Officer



**COMPUTER FREEHOLD REGISTER
UNDER LAND TRANSFER ACT 1952**



R. W. Muir
Registrar-General
of Land

Search Copy

Identifier SA13C/1190
Land Registration District South Auckland
Date Issued 03 December 1971

Prior References
SA6C/631

Estate	Fee Simple
Area	827 square metres more or less
Legal Description	Lot 19 Deposited Plan South Auckland 10326

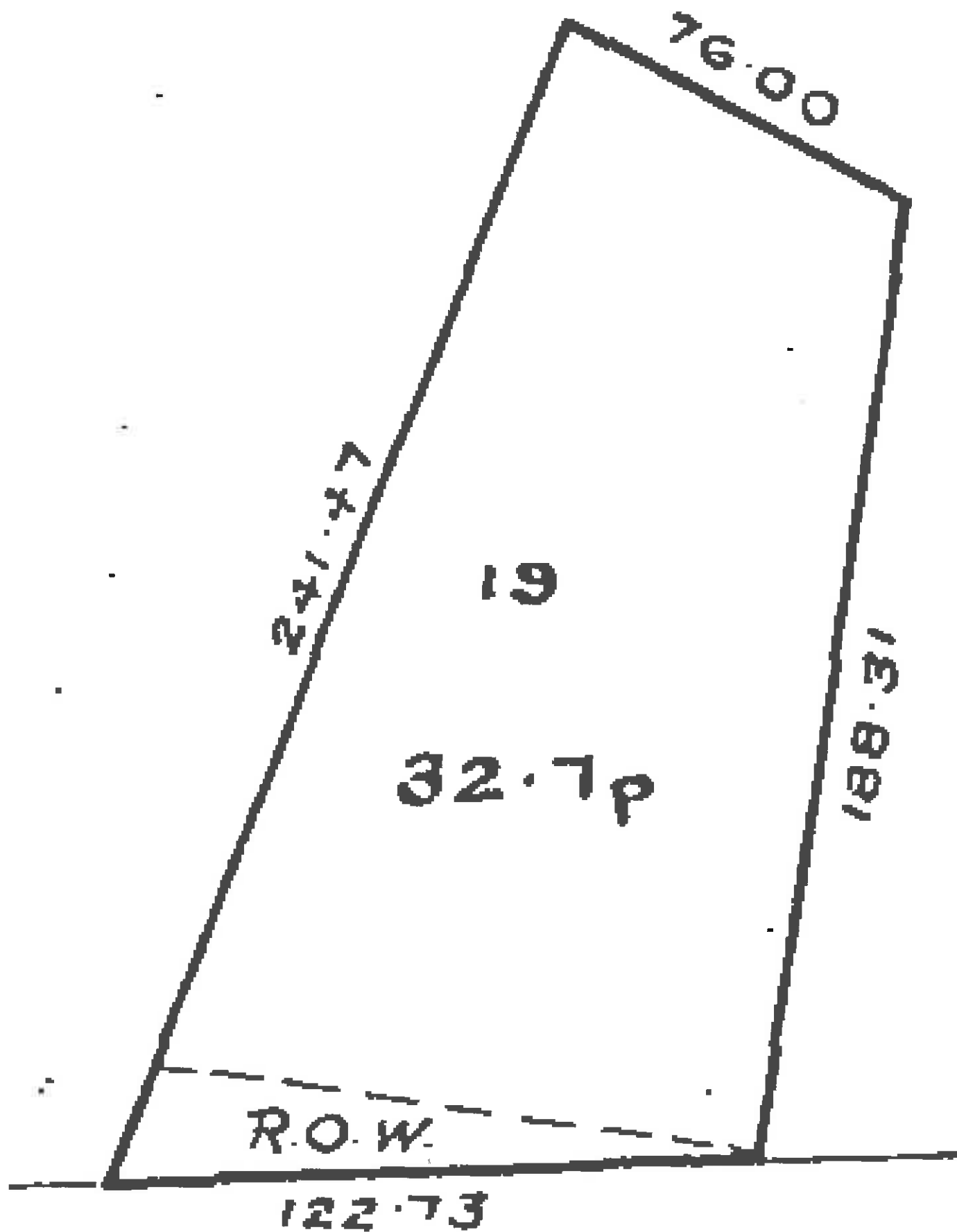
Proprietors
Micheal John Fitzgerald, Elizabeth Ann Fitzgerald and Hamertons Trustee Services Limited

Interests

Subject to a right of way over part coloured yellow on DP South Auckland 10326 specified in Easement Certificate S442692

The easements specified in Easement Certificate S442692 are subject to Section 351E (1) (a) Municipal Corporations Act 1954

6511015.3 Mortgage to Bank of New Zealand - 27.7.2005 at 9:00 am



Mokorua Grove

RID DOCUMENT

Date: 27 November 2014

Valuation Number: 07102 468 00

Location: 42 MOKORUA GROVE

Legal Description: LOT 19 DPS 10326

Area (Ha): 0.0827

Valuation Date: 1 September 2013

	Normal Values	Special Values (if applicable)
Land Value:	114,000	
Improve Value:	271,000	
Capital Value:	385,000	
Tree Value:	0	

Contiguous Property:

2015 Year's Assessed Rates: **2,787.27**

Instalment 1: 22 Aug 2014

Instalment 2: 21 Nov 2014

Instalment 3: 20 Feb 2015

Instalment 4: 22 May 2015

Home Workspace

Maintain Valuation Details (New only) RT2000

Search (F7) New (F7) Cancel (F11) Save Save (F12) Change (F10) Tasks Forms Links Tags (F8)

Valno 07102 468 00 Cancelled
 Status LIVE Revised 01 Sep 2013
 FITZGERALD, MICHAEL JOHN
 MCI FITZGERALD, ELIZABETH ANNE

21 MAR 2006 26 JUN 2014
 01:16p.m 08:55a.m
 Datacom Soluh x Dylan McIntyre
 NPD Cancel

Parcel	Sue	Legals	Key	Certificate Of Title
1 3010/9	4426/44	LOT 19 DPS 10326	NO	

- Occup
- D/Credit
- D/Debit
- Parent
- Debt Management

Road MOKORUA GROVE House 42 Unit

Legals LOT 19 DPS 10326

Summary	Year	2015
Assessed		2,787.27
To Inv		1,393.60
To Clear		2,090.43

Values	Improvements
Capital 385,000	DWG OF
Land 134,000	
Improve 271,000	
Trees 0	Area 0.0827
Cert Of Title SAL37/1190	Group Code
Dwellings	

Balances	UR	
Rates		696.83
Water		0.00
Total		696.83

Print

Next

Parcel ID	1051000326		LIVE	01 JUL 2006	05 MAR 2014
Type	SURVEYED		Start Date	05:58p.m.	06:17p.m.
Legal Details	Name: LOT 19 DPS 10326		Database Solutions	Database Solutions	
Parcel	LOT	19	Block	File	3010 0M2000
Plan	DPS	10326	Planning Zones		
Location Details	Area (ha)		1.0827		
Maori Block	GIS Area		1.0827		
Survey District	Legacy RC ID				
Meshblock	Title/parent Plan				
Area Unit	Parcel Associations				
Address	Road Name	House	Unit	Suburb	
	MOKORIA GROVE	42		WHAKATANE	
Site Number	442644				
Comments	DPS10326				

Open

LEGAL DESCRIPTION MAP: 42 MOKORUA GROVE

Date Printed: 27 November 2014

Prepared By: JH

Lot 16 DPS 10326

Lot 17 DPS 10326₂

Lot 121 DPS 21994

Lot 120 DPS 18337

Lot 119 DPS 18337

Lot 18 DPS 10326

Lot 19 DPS 10326

Lot 20 DPS 10326

Lot 21 DPS 10326

Lot 22 DPS 10326

44

42

40

38

Project Guide

Mokorua Grove

SCALE 1: 420
0

21.4

Projection: NZGD_2000_New_Zealand_Transverse_Mercator

21.4 Meters



Aerial Photography flown between 2001 and 2007, depending on the area. Parcel boundaries are to be taken as approximate only, not to be substituted for site specific survey. May contain LINZ data: Crown Copyright Reserved Note: Placenames may not conform to LINZ guidelines 2008. DISCLAIMER: While Whakatane District Council (WDC), has exercised all reasonable skill and care in controlling the contents of this information, WDC accepts no liability in contract, tort or otherwise howsoever, for any loss, damage, injury or expense (whether direct, indirect or consequential) arising out of the provision of this information or its use by you. *Position of all assets & historical sites are approximate, actual positions are to be verified on site.



WATER METER MAP: 42 MOKORUA GROVE

Date Printed: 27 November 2014

Prepared By: JH



21.4

SCALE 1: 420
0

Projection: NZGD_2000_New_Zealand_Transverse_Mercator

21.4 Meters



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UNDERGROUND SERVICES MAP: 42 MOKORUA GROVE

Date Printed: 27 November 2014

Prepared By: JH



21.4

SCALE 1: 420
0

Projection: NZGD_2000_New_Zealand_Transverse_Mercator

21.4 Meters



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LIM Services Legend

Water Supply

	Back Flow Preventer
	Hydrant
	Bulk Meter
	Customer Meter
	Air Release
	Control Valve
	Isolation Valve
	Isolation Valve Closed
	Non Return Valve
	Pump Station
	Bore (Source)
	Bore BOPRC
	Node
	Toby
	Connection
	Main
	Rider Main
	Reservoir
	Scheme

Waste Water

	Valve
	Pump Station
	Node
	Miscellaneous
	Manhole
	Outlet
	Connection
	Main
	Riser Main
	Facility
	Scheme

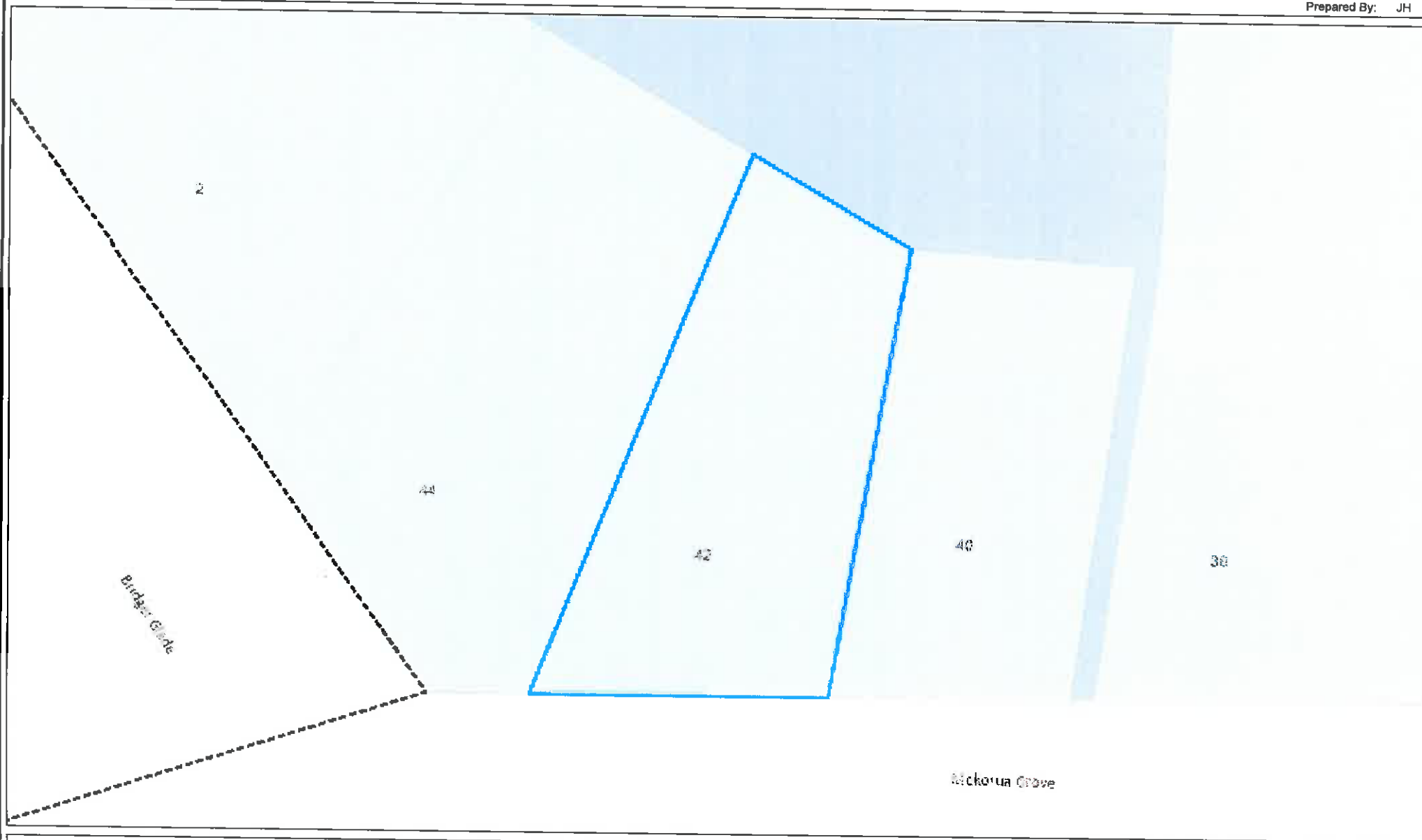
Storm Water

	Inlet
	Manhole
	Miscellaneous
	Node
	Pump Station
	Open Drain
	Dam
	Connection
	Main
	Rising Main
	Soakage Area
	Scheme

DISTRICT PLAN MAP: 42 MOKORUA GROVE

Date Printed: 27 November 2014

Prepared By: JH



21.4

SCALE 1: 420
0

Projection: NZGD_2000_New_Zealand_Transverse_Mercator

21.4 Meters



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LIM Operative District Plan Legend

Zone

WDC ID

	BUS1
	BUS2
	BUS3
	BUS4
	CPZ
	RES1
	RESERVE
	RUR1
	RUR2
	RUR3
	RUR4

Misc Features

Label

	25 m Contour
	35 m Contour
	Amenity Building Line
	Pedestrian Street
	Restricted Vehicle Access
	Road Widening
	Verandah Street
	Limited Access Road
	Escarpment
	Town Centre Boundary
	Rangitaiki River Floodway Area
	Rangitaiki River Floodway Line
	Omeheu Spray Irrigation Scheme
	Edgecumbe Dairy Factory Rule

Character Area

Name

	Strand Character Area
	WHK River Greenway concept
	Natural Hazard Area
	Outstanding Natural Landscape Feature Final
	Outstanding Natural Landscape Feature
	Key Urban Spaces
	Designation
	Cultural Heritage

Inundation Risk Zone 2008

	103.3m Moderate Inundation Risk Zone
	103.6m Moderate Inundation Risk Zone
	104.0m Moderate Inundation Risk Zone
	104.1m Extreme Inundation Risk Zone
	104.55m Extreme Inundation Risk Zone
	104.7m Extreme Inundation Risk Zone
	Variable Extreme Inundation Risk Zone
	Individual Inundation Components

Network Utility

	High Voltage Transmission Line
	Natural Gas Pipeline
	Stormwater Drain
	Natural Hazard Line

Erosion Risk Zones 2008

Code

	2060ERZ
	2100ERZ
	CERZ

PROPOSED DISTRICT PLAN MAP: 42 MOKORUA GROVE

Date Printed: 27 November 2014

Prepared By: JH



SCALE 1: 420
0

21.4

Projection: NZGD_2000_New_Zealand_Transverse_Mercator

21.4 Meters



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LIM Proposed District Plan Legend

Coastal Hazards

-  2060 Erosion Risk Zone
-  2100 Erosion Risk Zone
-  Current Erosion Risk Zone
-  103.3m Moderate Inundation Risk Zone
-  103.6m Moderate Inundation Risk Zone
-  104.0m Moderate Inundation Risk Zone
-  104.1m Extreme Inundation Risk Zone
-  104.55m Extreme Inundation Risk Zone
-  104.7m Extreme Inundation Risk Zone
-  Variable Extreme Inundation Risk Zone
-  Variable ERZ Levels

Landscape Natural & Cultural Features

-  Significant Specimen Trees
-  Ridgeline
-  Esplanade Water Body
-  Cultural & Built Heritage Sites
-  Cultural & Built Heritage Sites
-  Outstanding Natural Feature and Landscape
-  Significant Amenity Landscape
-  Significant Indigenous Biodiversity Site

Hazards

-  Natural Hazard (NHaz4)
-  Natural Hazard
-  Overland Flow Paths
-  Mill Waste Contaminated Site

Misc Features

-  25 m Contour
-  35 m Contour
-  Edgecumbe Dairy Factory, Refer to Rule: 10.3.6
-  300 m oxidation pond buffer
-  Omeheu Spray Irrigation Scheme
-  Proposed Road

Built Features

-  Amenity Building Line
-  Indicative service lane
-  Pedestrian Street
-  Restricted Vehicle Access
-  Road Widening
-  Limited Access Road
-  Railway
-  State Highway
-  District Arterial Roads
-  Proposed Designation
-  Designation
-  Town Centre Boundary
-  12m Height Restriction
-  Key Urban Space
-  Strand Character Area
-  River Greenway Concept
-  Gas Transmission Pipeline Corridor
-  High Voltage Electrical Transmission Line
-  High Voltage Electrical Transmission Corridor

Planning Zones

-  Active Reserve
-  Business Centre
-  Coastal Protection (CPZ)
-  Commercial
-  Community and Cultural
-  Deferred Residential
-  Education
-  Industrial
-  Large Format Retail
-  Light Industrial
-  Mixed Use
-  Residential
-  Rural Coastal
-  Rural Foothills
-  Rural Ohiwa
-  Rural Plains
-  Urban Living
-  Statutory Acknowledgements

COMMUNITY FACILITIES MAP: 42 MOKORUA GROVE

Date Printed: 27 November 2014

Prepared By: JH



SCALE 1: 841
0

42.7

Projection: NZGD_2000_New_Zealand_Transverse_Mercator

42.7 Meters



Aerial Photography flown between 2001 and 2007, depending on the area. Parcel boundaries are to be taken as approximate only, not to be substituted for site specific survey. May contain LINZ data: Crown Copyright Reserved Note: Placenames may not conform to LINZ guidelines 2008. DISCLAIMER: While Whakatane District Council (WDC), has exercised all reasonable skill and care in controlling the contents of this information, WDC accepts no liability in contract, tort or otherwise howsoever, for any loss, damage, injury or expense (whether direct, indirect or consequential) arising out of the provision of this information or its use by you. *Position of all assets & historical sites are approximate, actual positions are to be verified on site.



LIM Community Facilities Legend

Council Owned Facilities

Facility Type

-  Aquatic Centres
-  Public Conveniences
-  Sports Facilities Grounds

Community Facility Assets

Asset Type

-  Climbing Frame
-  Handrail
-  See saw
-  Shade Sail
-  Skate Park
-  Slide
-  Sporting Equipment
-  Stairs/Steps
-  Swing
-  Foot bridge
-  Decking/Boardwalk
-  Playground

Council Owned Buildings

Building Type

-  Commercial
-  Community Halls
-  Operational Properties
-  Other Properties
-  Pensioner Housing

Land

-  Council Owned/Administered Land

Assets

-  Asset Boundaries

CODE COMPLIANCE CERTIFICATE 11777

Section 43, Building Act 1991

BUILDING CONSENT NO: 11777

PIM NO: 11777

APPLICANT

M&E Fitzgerald
42 Mokorua Grove
WHAKATANE

PROJECT LOCATION

Site Address: 42 Mokorua Grove
WHAKATANE
Legal Description: LOT 19
Valuation Number: 7102/468/00/

PROJECT

Altered, Repaired, Extended, Converted

Intended Use: DWELLING-ADDNS/ALTNS
Greater than 50 years

Being stage 1 of and intended 1 stage(s)

This is a final code compliance certificate issued in respect of all the building work under the building consent.

Name: PATRICIA EVAN

Position: CL office DATE: Mon Jan 10 2005

**BUILDING CONSENT 11777****Section 35, Building Act 1991****Project Information Memorandum****No: 11777****APPLICANT**

M&E Fitzgerald
42 Mokorua Grove
WHAKATANE
Contact: John Fitzgerald
Phone: 3087239 Fax:

PROJECT

Altered, Repaired, Extended, Converted
Intended Use: DWELLING-ADDNS/ALTNS
Greater than 50 years

Being stage 1 of an intended 1 stages
Estimated value (inclusive of GST)\$ 40,000.00

HISTORY OF COUNCIL CHARGES

Total fees paid in relation to this consent approval
as detailed in Invoice No 11847 are:

Council Charges:	669.50
Building Research Levy:	40.00
Building Industry Authority Levy:	26.00

Total: 735.50

PROJECT LOCATION

Site Address: 42 Mokorua Grove
WHAKATANE
Legal Description: LOT 19
Survey Plan: DPS 10326
Additional Description:
Valuation Number: 7102/468/00/

This building consent 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.

Name: L. H. H. H.

Position: Customer Services Officer DATE: Fri Oct 31 2003

Electrical Certificate of Compliance

for prescribed electrical work that is carried out on electrical installations and involves the placing or positioning or the replacing or repositioning of conductors (including fittings attached to those conductors). To be completed whether or not an inspection is required.

No. 1536974

No. of attachments

A12354 AFS 9076

CUSTOMER INFORMATION - PLEASE PRINT CLEARLY

Name of customer John Fitzgerald.

Phone

Address of installation 42 Wlokornu Grove Whakatane.

Postal address of customer (if not at above)

WORK DETAILS

☐ No. of lighting outlets☐ No. of ranges☐ No. of socket outlets☐ No. of water heaters

Was any installation work carried out by the homeowner?

☐ Yes ☒ No

Please tick (✓) as appropriate where work includes:

☒ Mains☒ Main earthing system☒ Switchboard☐ Electric lines

Description Install another mains to a set of flats. Change meter box to have 2 meters, 1 for each flat. 1

It is recommended that test results be recorded here:

Visual Examination



Earth Continuity



Bonding



Polarity



Insulation Resistance 2200 Mohm

Other

If necessary attach any pages with sketches of work done

CERTIFICATION OF WORK

I certify that the above electrical work has been carried out in accordance with the requirements of the Electricity Act 1982 and Electricity Regulations 1987.

ELECTRICAL WORKER DETAILS

Name David Chase

Registration no. E18119

Company Total Power Services

Signature [Signature]

Date 03/03/04

Contact Ph No. 07 3072500

CERTIFICATION OF ELECTRIC LINES

(to be completed where a separate electrical worker has installed the electric line portion of the mains)

Name David Chase

Registration no. E18119

Company T.P.S.

Signature [Signature]

Date 03/03/04

Contact Ph No. 07 3072500

INSPECTION DETAILS Electrical work requiring inspection by a registered electrical inspector

☒ New mains☒ Switchboard☒ Earthing system☐ Installation work in hazardous areas

I certify that the inspection has been carried out in accordance with the requirements of regulation 41 of the Electricity Regulations 1987.

Name H. S. Towersey

Signature [Signature]

Registration no. 1824

Date 04/03/2004

Contact Ph No. 027 442832

CUSTOMER COPY - THIS IS AN IMPORTANT DOCUMENT AND SHOULD BE RETAINED

SITE & SERVICES PLAN

LOT 19
DP 10326
827 m²

EXISTING HOUSE:

first, they serve pipes to
be reconnected, around
new entry in utility on site.

existing driveway ↓

PROPOSED NEW EXTENSION

from steps from existing
2.10 to new entry

42 MOKORUA GROVE

23.470 bdu

EXISTING HOUSE

EXISTING HOUSE.

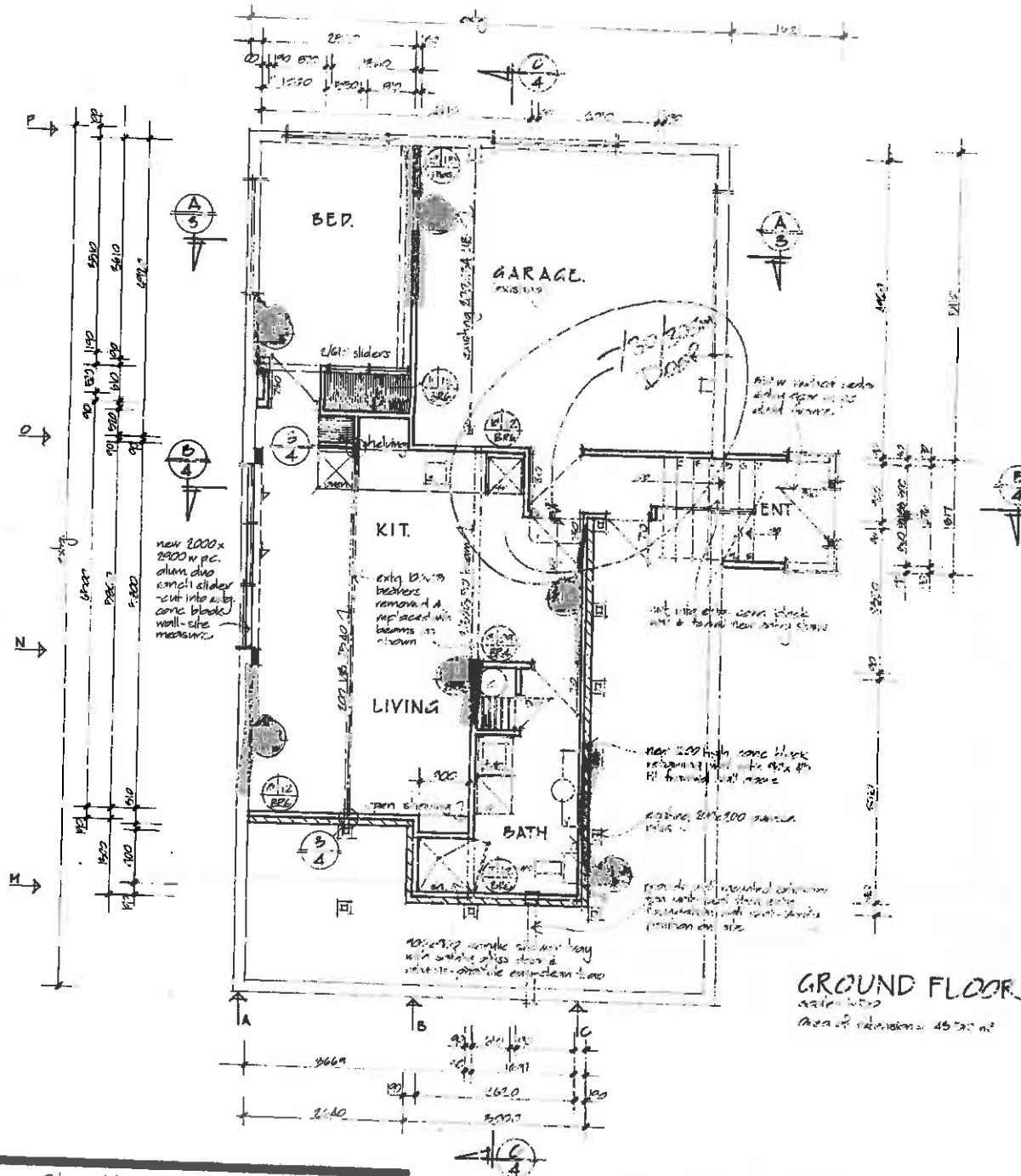
EXISTING HOUSE

SOUTH 1-100

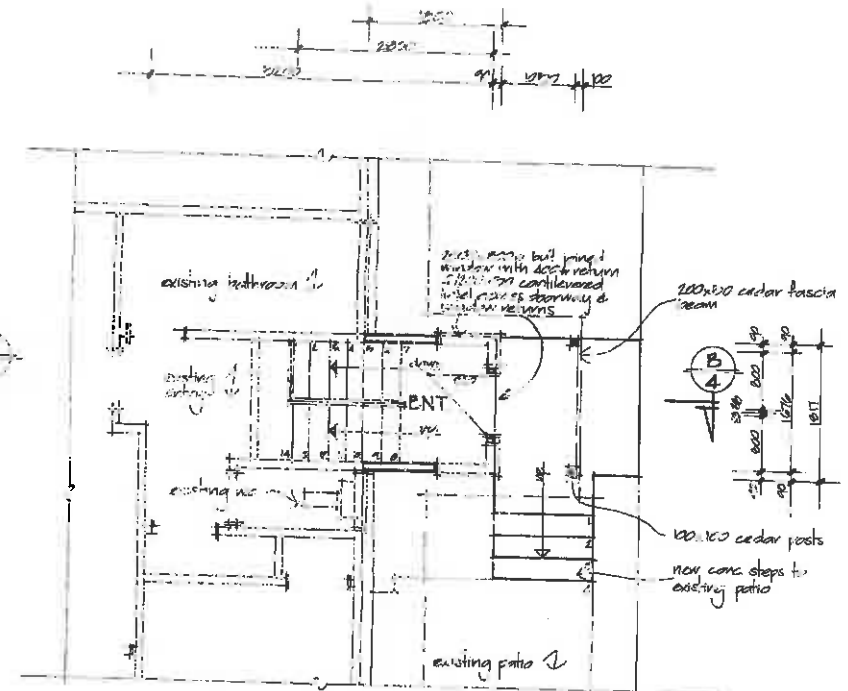
EAST

NORTH $r = \infty$

PROPOSED ALTERATIONS FOR MR & MRS J. FITZGERALD.



VERIFY ALL EXISTING DIMENSIONS AND LEVELS ON SITE PRIOR TO COMMENCING WORK.



FIRST FLOOR

scale 1:200
Area of extension = 15.20 m²
Total area of house = 60.90 m²

FRAMING

existing framing
new framing to be retained
new 40x100 timber framed
framing

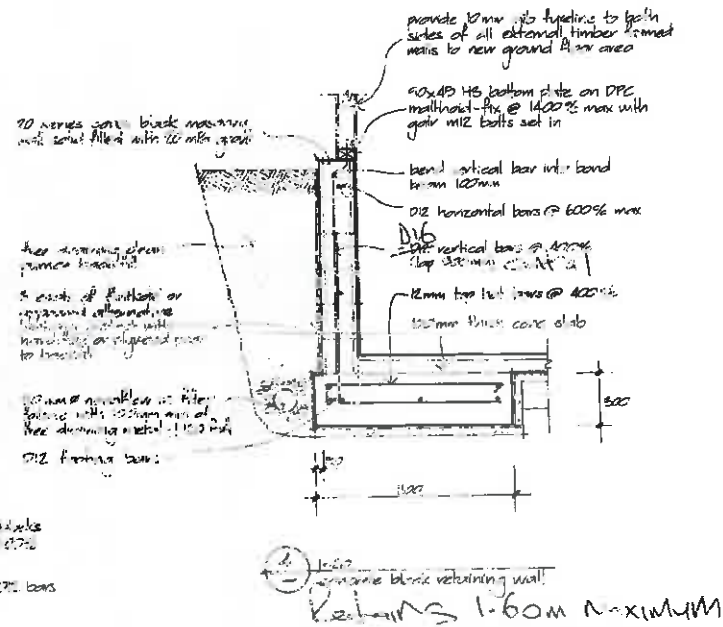
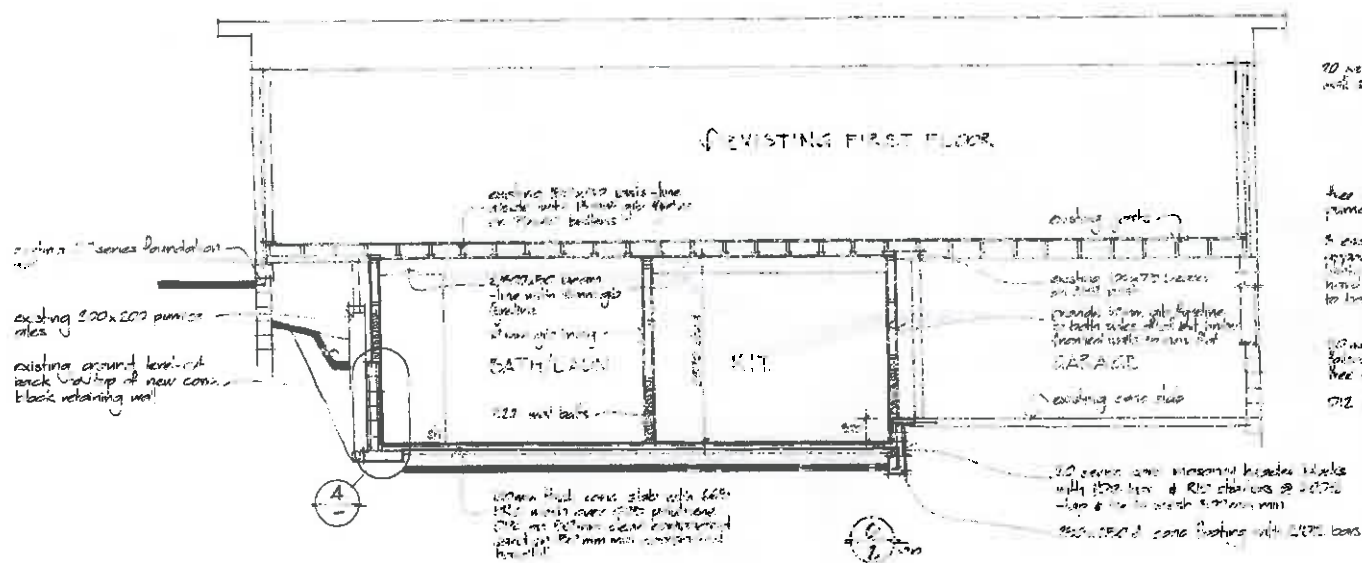
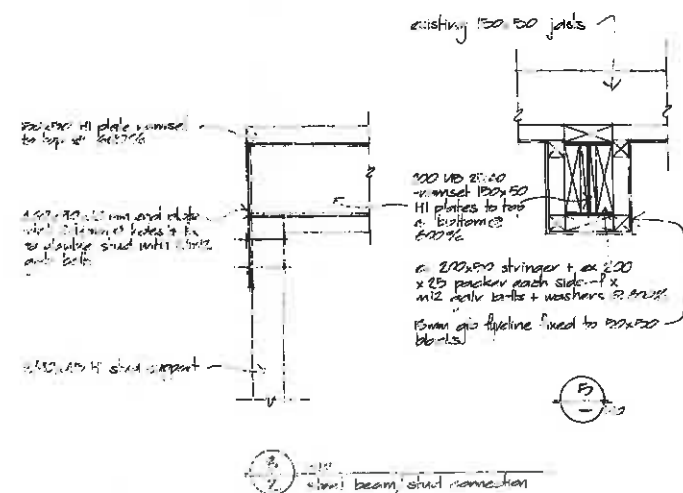
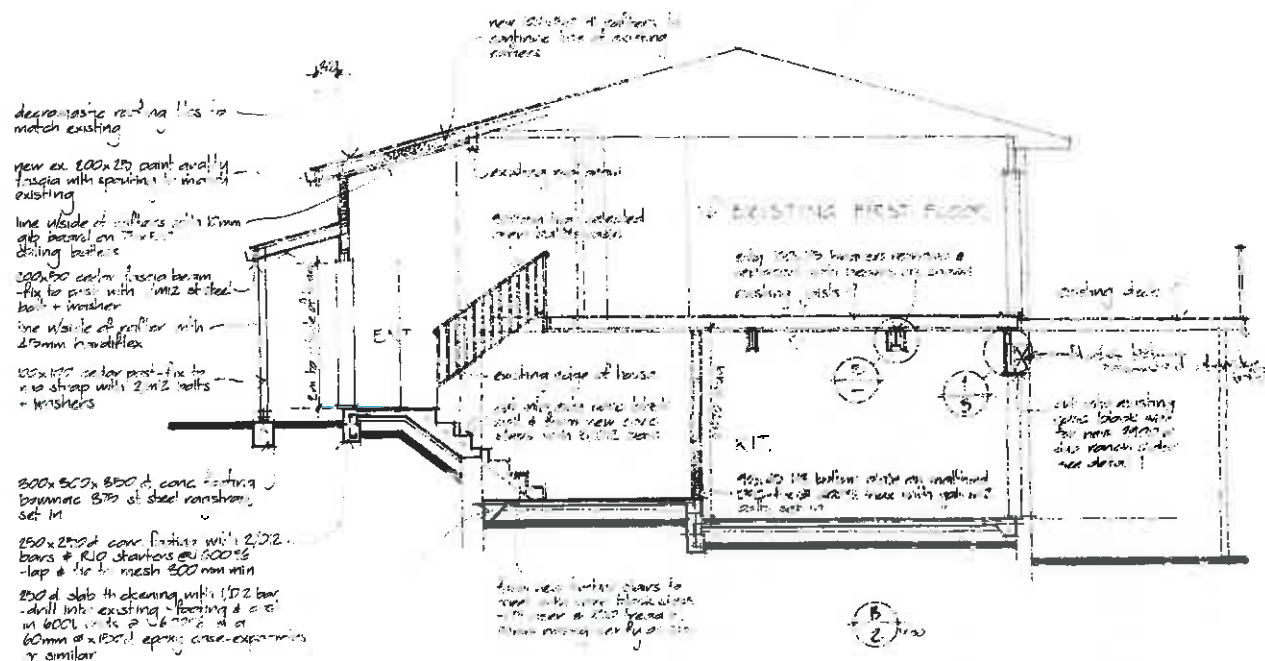
BRACING

5 = brace member
12 = brace length (m)
BRB = brace type (refer to literature)

Date = October '03 Drawn = S.A. Howard
Note = Verify all levels & dimensions on site before commencing work. All construction to be in accordance with NZS 3604 '97 & NZBC '92

**PROPOSED ALTERATIONS FOR
MR & MRS J. FITZGERALD.**

VERIFY ALL EXISTING DIMENSIONS AND LEVELS ON SITE PRIOR TO COMMENCING WORK.



PROPOSED ALTERATIONS FOR MR & MRS J. FITZGERALD.

only all levels & dimensions are the same before considering vertex of a graph, it can be in

**BUILDING INSPECTOR'S
FIELD SHEET**

AUTHORITY

Stats. No. **G 064418**

WHAKATANE DISTRICT COUNCIL

No. **1**

Inspector: M. _____

File No. **PRIVATE BAS
WHAKATANE**

Receipt No. **40429**

Date Permit Issued **7 / 3 / 90**

OWNER	
Name	L. P. McNicholas
Mailing Address	42 Mokonua Grove Whakatane

BUILDER	
Name	P. J. McNicholas
Mailing Address	7 Melville Avenue Taupo

PROPERTY ON WHICH BUILDING IS TO BE ERECTED/DEMOLISHED

SITE	
Street No.	42
Street Name	Mokonua Grove
Town/District	Whakatane
Riding	WHAKATANE URBAN

LEGAL DESCRIPTION	
Valuation Roll No.	7102-468-00
Lot	19
D.P.	10326
Section	
Block	
Survey District	

DESCRIPTION OF PROPOSED WORK AND MAIN PURPOSE OF USE

CARPORT

FLOOR AREA		DWELLING UNITS	
Whole Sq. Metres		Number Erected	
ESTIMATED VALUES \$			
Building		1,500	00
Plumbing			
Drainage			
G.S.T.			
TOTAL		1,500	00

NATURE OF PERMIT (TICK BOX)	
☐	NEW BUILDING - exclude domestic garages and domestic outbuildings
☐	FOUNDATIONS ONLY
☐	ALTERED, REPAIRED, EXTENDED, CONVERTED, RESITED - include installation of heating appliances
☐	NEW CONSTRUCTION OTHER THAN BUILDINGS - include demolitions
☒	DOMESTIC GARAGES AND DOMESTIC OUTBUILDINGS

FEES APPLICABLE

Building Permit	\$ 60 00	Water Connection	\$
Street Damage Deposit ..	\$		\$
Building Research Levy ..	\$		\$
Plumbing	\$		\$
Drainage	\$		\$
Sewer Connection	\$		\$
Vehicle Crossing Levy ..	\$		\$
M.S. Plumbing	\$		\$
		G.S.T. TOTAL:	\$ 60 00

Receipt No. **40429**

Date of Payment **12 / 1 / 90**

Authorised Officer **T. J. REYNOLDS**

Special Conditions: _____

Date Inspected _____ REMARKS (e.g. stage reached with work) _____

PERMIT No. 73111

VALUATION ROLL No. 769/142

No. STREET Makona Gorge Rd.

Mhakatane Borough Council

DATE RECEIVED

DATE ISSUED

17/1/74

Lot 19

Application for Building Permit

OWNER'S NAME

MR. B. BLEASDALE.

BUILDER'S NAME

BRUNSDEN & COUPER.

PLUMBER'S NAME

DAVE IRETON.

DRAINLAYER'S NAME

DAVE IRETON.

FOR OFFICE USE ONLY

Water Connection

40-00

Build Ls

48-00

P/O.

12-00

BAL.

8-00

108-00

R/N 3538

16/1/74

NOTE:

APPLICATION FOR BUILDING PERMIT

To the Borough Building and Health Inspector,
WHAKATANE.

I hereby apply for permission to

REMOVE
ERECT
ALTER
CONVERT
REINSTATE

RESIDENCE

at No. *190 KORU GORGE* Street, for *B. BLEASDALE*
(Owner)

according to Drawings and Specifications deposited herewith.

PARTICULARS OF LAND

Lot No. *19* Section or Allot. No. *D.P. 10326*

Frontage *77* feet. Depth *135* feet

PARTICULARS OF BUILDINGS

Area: *32.7 P.*

Foundations *CONCRETE* Walls *BLOCK*

Roof *HARVEY TELES.*

Area of Ground Floor *1196* square feet

Area of Outbuildings *346* square feet

ESTIMATED COST

area of basement
Buildings *\$14,140*

Plumbing *730*

Drainage *220*

too light → Total *\$15,090*

Proposed use or occupancy of building *DWELLING*

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

UNDISTURBED SOUND CLAY

The following drawings must accompany this application:—

- (a) Ground plans of proposed work.
- (b) Front Elevation.
- (c) Side Elevations.
- (d) Cross section of foundation, wall and roof.
- (e) A ground plan only must be drawn to scale on the graph opposite.

Note: Plans and specifications must be submitted in duplicate.

Drainage and Plumbing permit must be obtained with each application.

Water connection must be applied for with each application.

A minimum deposit of \$25.00 must be made where building material is taken across a footpath.

The Building Inspector must be notified prior to pouring of footings and foundations.

All tawa timber must be treated by an approved process.

All pinus timbers must be of good quality and wherever treated timber is required, such timber shall be treated by an approved process.

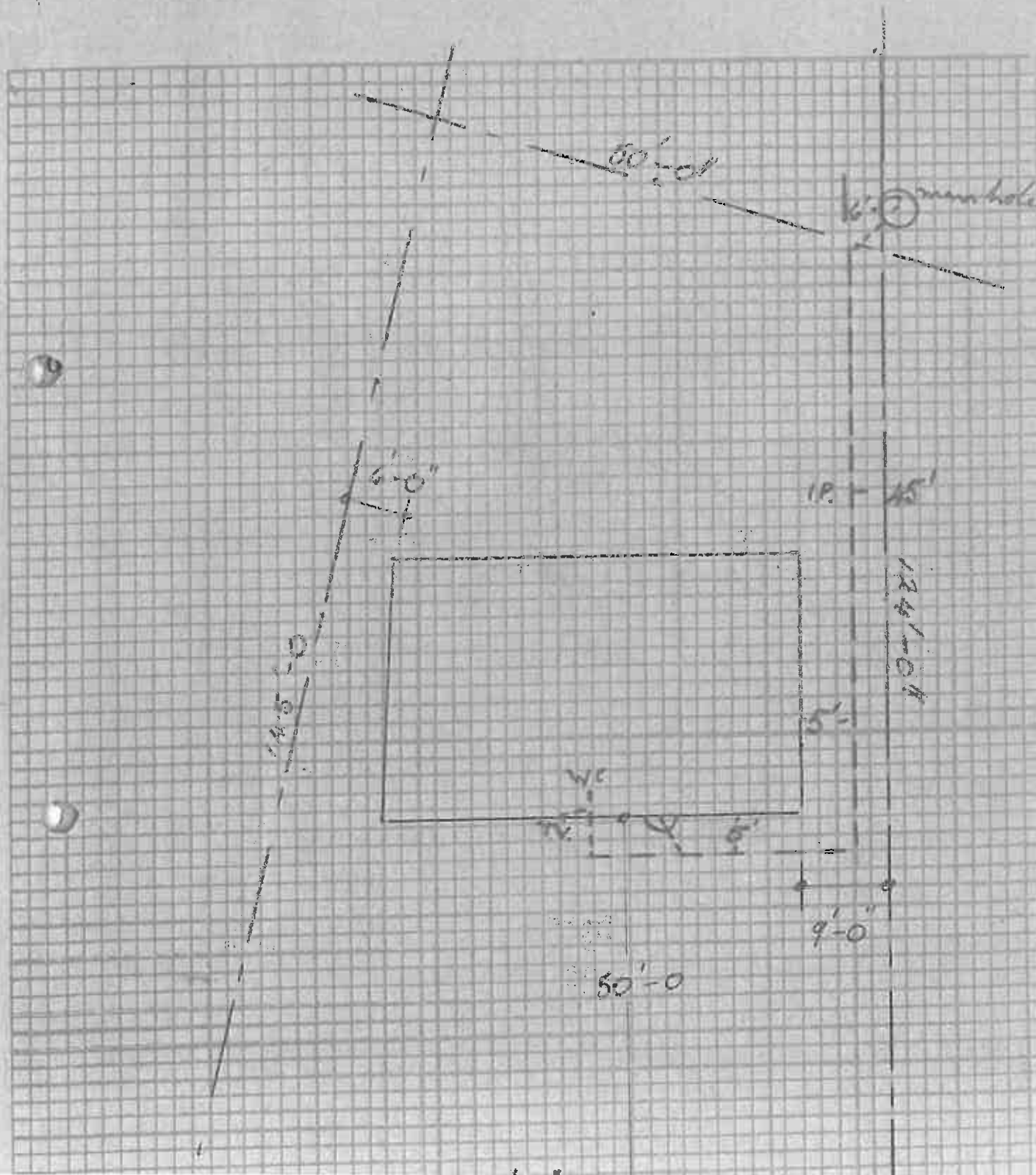
LOCALITY & DRAINAGE PLAN

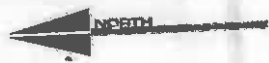
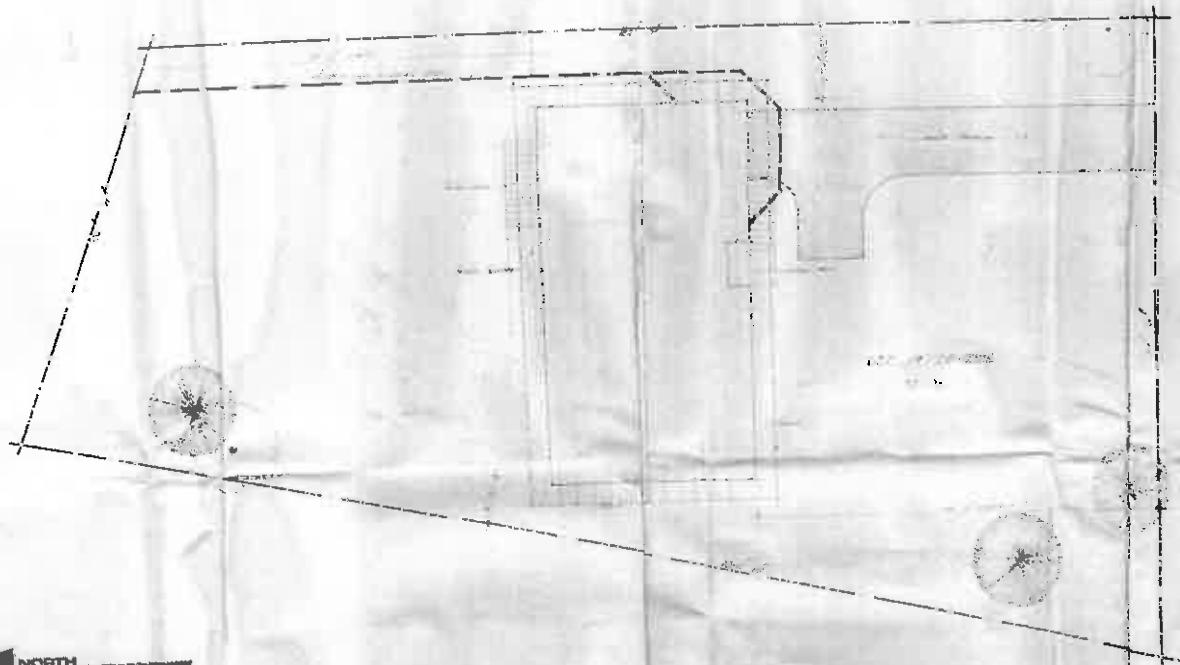
Showing Boundaries and position of Buildings on Allotment.
Drainage will be plotted by Health Inspector

Boundary Lines to be shown - - - - -

Buildings may be erected on the Boundary line, only if the Boundary wall is constructed of:
9-inch brickwork, or
6-inch reinforced concrete.

Scale 1 inch equals 16 feet



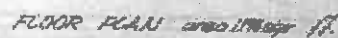


PROPOSED NEW RESIDENCE FOR MR B BLEASDALE
to be built on lot 19 DP10526 between Gorge wharf and

architectural drafting services
PO BOX 101 WARRAKANE
NORTH WALES NSW

DATE: 10/10/2011
DRAWN BY: [illegible]
CHECKED BY: [illegible]
SCALE: 1:100
SHEET NO: 1

123



1. NAME
 2. DATE
 3. TIME
 4. PLACE
 5. REASON
 6. REMARKS

aircraft and shipping services
 2000 Bay St. #2000
 Portland, Oregon 97201

PROPOSED NEW RESIDENCE FOR MR B BLEASDALE
to be built on Lot 14 D.P. 10326 Motorua Gorge Whakafonze

[illegible]

61/4/129



WHAKATANE DISTRICT COUNCIL

Your ref:

Our ref:

20 December 1989

IN THE MATTER of the Town and
Country Planning Act 1977 and
Amendments thereto

AND

IN THE MATTER of an application for
Planning Consent by:

L P McNICHOLAS

To erect a carport withing the
front yard on the property located
at 42 Mokorua Grove, Whakatane,
being legally described as Lot 19
DPS 10326

Dear Sir/Madam

In accordance with Regulation 38(4) of the Town and Country Planning Regulations 1978, you are hereby advised that the Hearings Committee of the Whakatane District Council, acting under delegated authority from the Council at its meeting held 5 December 1989 resolved to grant consent to the abovementioned application.

Council's decision in this matter and the reasons therefor are as set out in the attached sheet.

Please note that a right of appeal to the Planning Tribunal exists in respect of this decision and must be initiated within one month after 21 January 1990. (Note - Generally, appeal rights must be initiated within one month of the receipt of the notification of Council's decision. However, when the said decision is received by post during the period commencing 10 December and ending 21 January next following, such receipt is deemed to be 21 January).

In addition to the Whakatane District Council, the following persons and bodies appeared or were represented at the hearing:

Mr L P McNicholas - Applicant
Mrs D Turner - Chief Planner, Whakatane District Council
Mr I Fairbrother - Development Engineer, Whakatane District Council

DATED AT WHAKATANE THIS 12TH DAY OF DECEMBER 1990


Diane Turner
CHIEF PLANNER
Encl

NP-MM.D8



WHAKATANE DISTRICT COUNCIL

Your ref:

Our ref:

DECISION

THAT pursuant to Section 67 and in consideration of Sections 75 and 76 of the Town and Country Planning Act 1977, consent be granted to L P McNicholas to erect a carport within the front yard on the property located at 42 Mokorua Grove, Whakatane, being legally described as Lot 19 DPS 10326, subject to the following conditions:

- (a) That the proposed carport be sited not less than 3.6 metres from the road boundary of the property and parallel to the right of way easement created by Transfer S.433165, and be no greater in length than 7.40 metres.
- (b) That building plans be amended to take Condition (a) of this consent into account and in all other respects the proposed building be established generally in accordance with the plans submitted with the application.

REASONS

1. The proposed carport can be located satisfactorily in the front yard of the subject's site due to topographical constraints arising from the site and taking into account the roading pattern and vegetation features existing in the vicinity of the site.
2. Subject to slight plan amendments to building length, the application falls within the assessment criteria of Ordinance 5.8.3(2) of the District Scheme.

NOTE: That this consent applies only to the building of the carport and that an application is required to be made to the Roding Engineer for any associated works affecting the road reserve.

NP-MM.D12



**RECORD OF TITLE
UNDER LAND TRANSFER ACT 2017
FREEHOLD
Search Copy**




R. W. Muir
Registrar-General
of Land

Identifier SA13C/1190
Land Registration District South Auckland
Date Issued 03 December 1971

Prior References

SA6C/631

Estate	Fee Simple
Area	827 square metres more or less
Legal Description	Lot 19 Deposited Plan South Auckland 10326

Registered Owners

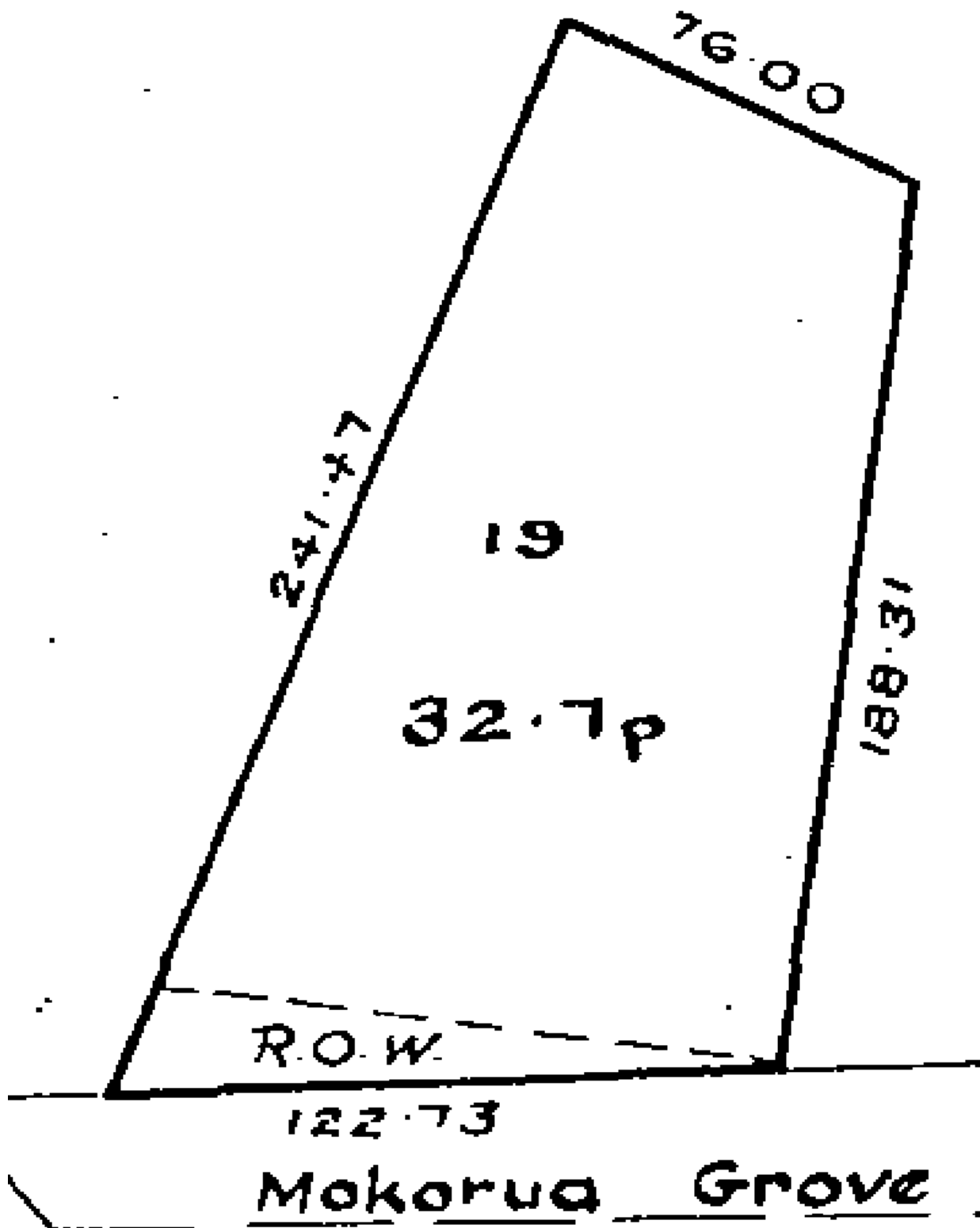
Paul Anton Sterrenburg and Tracy Lee Sterrenburg

Interests

Subject to a right of way over part coloured yellow on DP South Auckland 10326 specified in Easement Certificate S442692

The easements specified in Easement Certificate S442692 are subject to Section 351E (1) (a) Municipal Corporations Act 1954

9917612.3 Mortgage to Bank of New Zealand - 23.1.2015 at 10:00 am



RID DOCUMENT

Date: 24 February 2020

Valuation Number: 07102 468 00

Location: 42 MOKORUA GROVE

Legal Description: LOT 19 DPS 10326

Area (Ha): 0.0827

Valuation Date: 1 September 2019

	Normal Values	Special Values (if applicable)
Land Value:	180,000	
Improve Value:	416,000	
Capital Value:	596,000	
Tree Value:	0	

Contiguous Property:

2020 Year's Assessed Rates: **3,303.02**

Instalment 1: 23 Aug 2019

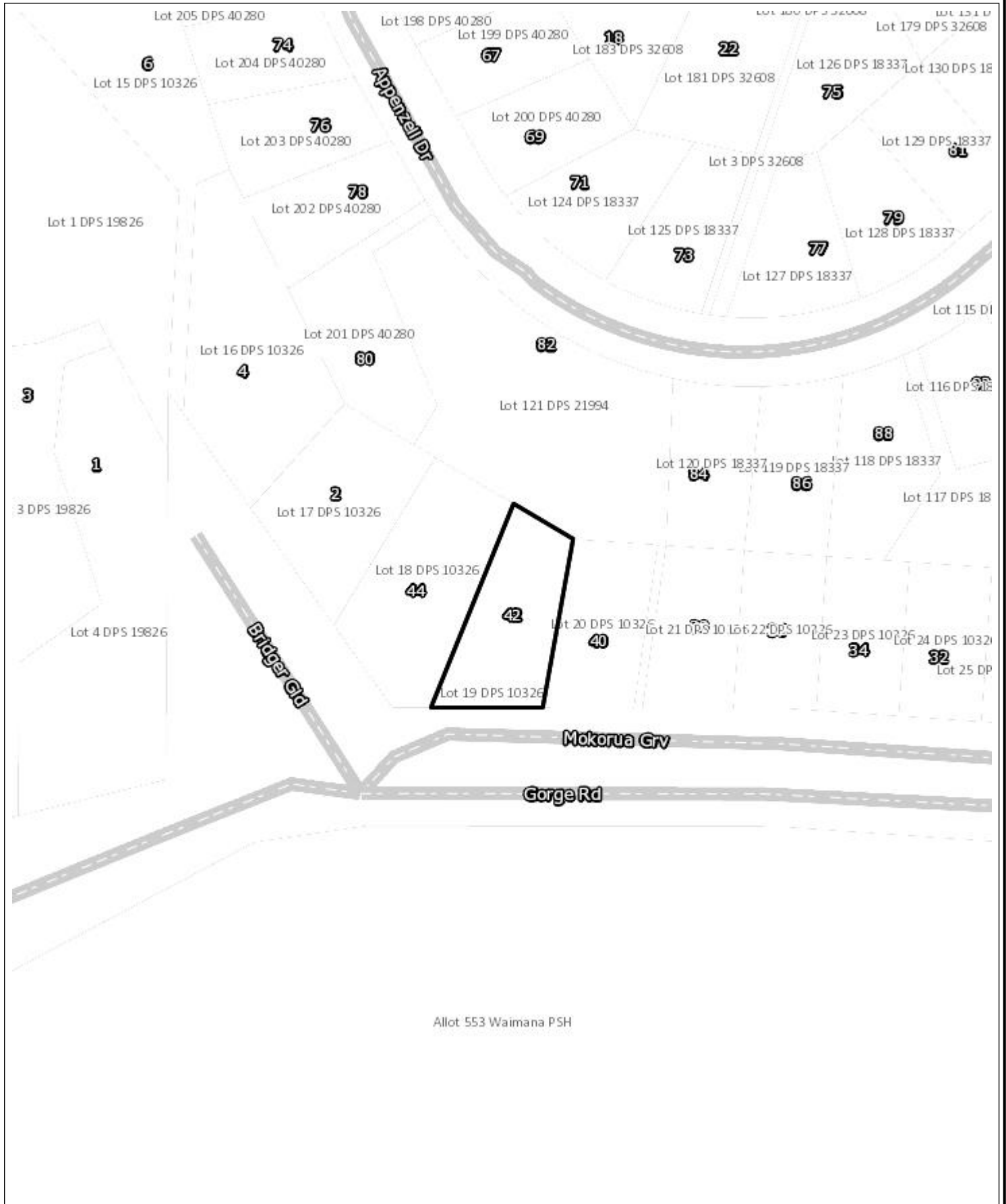
Instalment 2: 22 Nov 2019

Instalment 3: 21 Feb 2020

Instalment 4: 22 May 2020

Property Map

Date Printed: 24 February 2020



Allot 553 Waimana PSH

DISCLAIMER: Aerial Photography flown between 2001 and 2007, depending on the area. Parcel boundaries are to be taken as approximate only, not to be substituted for site specific survey. May contain LINZ data: Crown Copyright Reserved Note: Placenames may not conform to LINZ guidelines 2008. DISCLAIMER: While Whakatane District Council (WDC), has exercised all reasonable skill and care in controlling the contents of this information, WDC accepts no liability in contract, tort or otherwise howsoever, for any loss, damage, injury or expense (whether direct, indirect or consequential) arising out of the provision of this information or its use by you. *Position of all assets & historical sites are approximate, actual positions are to be verified on site.

SCALE 1: 1,128

57.3 0 57.3 Meters

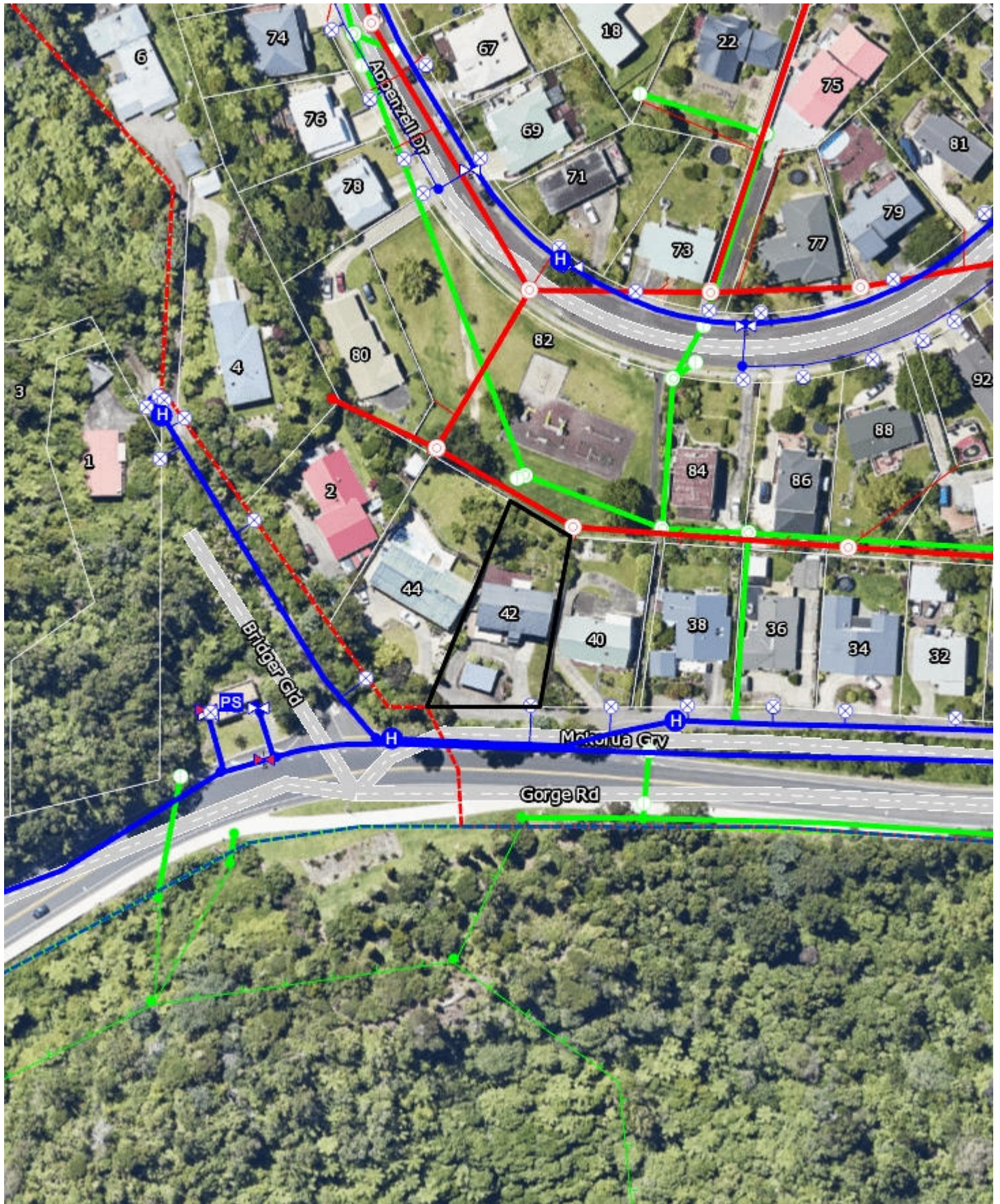
Projection: NZGD_2000_New_Zealand_Transverse_Mercator

Prepared By:



Services Map

Date Printed: 24 February 2020



DISCLAIMER: Aerial Photography flown between 2001 and 2007, depending on the area. Parcel boundaries are to be taken as approximate only, not to be substituted for site specific survey. May contain LINZ data: Crown Copyright Reserved Note: Placenames may not conform to LINZ guidelines 2008. DISCLAIMER: While Whakatane District Council (WDC), has exercised all reasonable skill and care in controlling the contents of this information, WDC accepts no liability in contract, tort or otherwise howsoever, for any loss, damage, injury or expense (whether direct, indirect or consequential) arising out of the provision of this information or its use by you. *Position of all assets & historical sites are approximate, actual positions are to be verified on site.

SCALE 1: 1,128

57.3 0 57.3 Meters

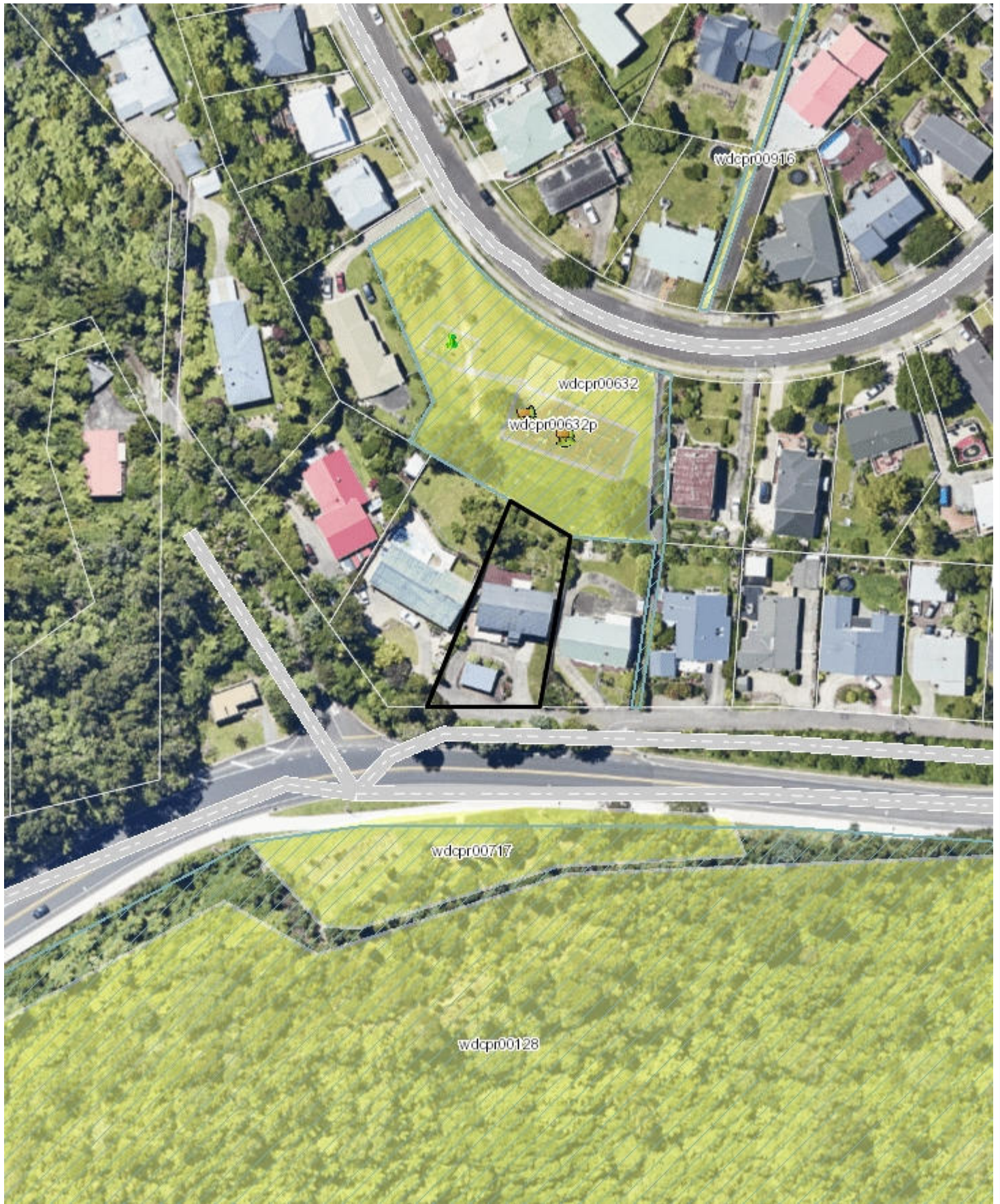
Projection: NZGD_2000_New_Zealand_Transverse_Mercator

Prepared By:



Community Facilities Map

Date Printed: 24 February 2020



DISCLAIMER: Aerial Photography flown between 2001 and 2007, depending on the area. Parcel boundaries are to be taken as approximate only, not to be substituted for site specific survey. May contain LINZ data: Crown Copyright Reserved Note: Placenames may not conform to LINZ guidelines 2008. DISCLAIMER: While Whakatane District Council (WDC), has exercised all reasonable skill and care in controlling the contents of this information, WDC accepts no liability in contract, tort or otherwise howsoever, for any loss, damage, injury or expense (whether direct, indirect or consequential) arising out of the provision of this information or its use by you. *Position of all assets & historical sites are approximate, actual positions are to be verified on site.

57.3
0
57.3 Meters

Projection: NZGD_2000_New_Zealand_Transverse_Mercator

Prepared By:



Operative District Plan A-Side Map

Date Printed: 24 February 2020



DISCLAIMER: Aerial Photography flown between 2001 and 2007, depending on the area. Parcel boundaries are to be taken as approximate only, not to be substituted for site specific survey. May contain LINZ data: Crown Copyright Reserved Note: Placenames may not conform to LINZ guidelines 2008. DISCLAIMER: While Whakatane District Council (WDC), has exercised all reasonable skill and care in controlling the contents of this information, WDC accepts no liability in contract, tort or otherwise howsoever, for any loss, damage, injury or expense (whether direct, indirect or consequential) arising out of the provision of this information or its use by you. *Position of all assets & historical sites are approximate, actual positions are to be verified on site.

57.3 SCALE 1: 1,128 0 57.3 Meters

Projection: NZGD_2000_New_Zealand_Transverse_Mercator

Prepared By:



Operative District Plan B-Side Map

Date Printed: 24 February 2020



DISCLAIMER: Aerial Photography flown between 2001 and 2007, depending on the area. Parcel boundaries are to be taken as approximate only, not to be substituted for site specific survey. May contain LINZ data: Crown Copyright Reserved Note: Placenames may not conform to LINZ guidelines 2008. DISCLAIMER: While Whakatane District Council (WDC), has exercised all reasonable skill and care in controlling the contents of this information, WDC accepts no liability in contract, tort or otherwise howsoever, for any loss, damage, injury or expense (whether direct, indirect or consequential) arising out of the provision of this information or its use by you. *Position of all assets & historical sites are approximate, actual positions are to be verified on site.

57.3 SCALE 1: 1,128 57.3 Meters
0

Projection: NZGD_2000_New_Zealand_Transverse_Mercator



Prepared By:



LIM Services Legend

Stormwater

-  Inlet
-  Manhole
-  Miscellaneous
-  Node
-  Pump Station
-  Open Drain
-  Dam
-  Connection
-  Main
-  Rising Main
-  Soakage Area
-  Scheme

Waste Water

-  Valve
-  Pump Station
-  Node
-  Miscellaneous
-  Manhole
-  Outlet
-  Connection
-  Main
-  Riser Main
-  Facility
-  Scheme

Water Supply

-  Back Flow Preventer
-  Hydrant
-  Bulk Meter
-  Customer Meter
-  Air Release
-  Control Valve
-  Isolation Valve
-  Isolation Valve Closed
-  Non Return Valve
-  Pump Station
-  Bore (Source)
-  Bore BOPRC
-  Node
-  Toby
-  Connection
-  Main
-  Rider Main
-  Reservoir
-  Scheme

LIM Culture and Heritage Legend

-  District Plan Cultural and Built Heritage Site
-  NZ Historic Places Trust Register
-  Ngati Awa Historical Site
-  NZAA Archaeological Site
-  Marae Location
- Tuwharetoa Settlement
-  Tuwharetoa Settlement Area
-  Maori Whenua

LIM Community Facilities Legend

-  Aquatic Centres
-  Public Conveniences
-  Sports Facilities Grounds
-  Council Owned/Administered Land
-  Commercial
-  Community Halls
-  Operational Properties
-  Other Properties
-  Pensioner Housing
-  Asset Boundaries

LIM District Plan Legend

Coastal Hazards

- Variable ERZ Levels
- 2060 Erosion Risk Zone
- 2100 Erosion Risk Zone
- Current Erosion Risk Zone
- 103.3m Moderate Inundation Risk Zone
- 103.6m Moderate Inundation Risk Zone
- 104.0m Moderate Inundation Risk Zone
- 104.1m Extreme Inundation Risk Zone
- 104.55m Extreme Inundation Risk Zone
- 104.7m Extreme Inundation Risk Zone
- Variable Extreme Inundation Risk Zone

Natural Hazard

- Natural Hazard (NHaz 4)
- Natural Hazard

Planning Zones

- Business Centre
- Coastal Protection (CPZ)
- Commercial
- Community and Cultural
- Education
- Industrial
- Large Format Retail
- Light Industrial
- Residential
- Urban Living
- Mixed Use
- Active Reserve
- Deferred Residential
- Rural Coastal
- Rural Foothills
- Rural Ohiwa
- Rural Plains

Landscape, Natural and Cultural Features

- Significant Specimen Trees
- Significant Identified Ridgeline
- Outstanding Natural Feature and Landscape
- Significant Amenity Landscape
- Significant Indigenous Biodiversity Site
- Cultural Heritage Site
- Cultural & Built Heritage Sites (Points)
- Cultural & Built Heritage Sites (Polygons)

Features

- Amenity Building Line
- Pedestrian Street
- Restricted Vehicle Access
- Road Widening
- Gas Transmission Pipeline Corridor
- National Grid Centre Line
- Railway Corridor Buffer 100m
- Designation
- State Highway
- Limited Access Road
- District Arterial Roads
- Coastal Environment Line
- 12m Height Restriction
- Oxidation Pond Buffer (300m)
- Key Urban Space
- Omeheu Spray Irrigation Scheme
- Proposed Road
- Strand Character Area
- WHK River Greenway concept
- Statutory Acknowledgements

Area Specific Overlays

- Bird Nesting Vehicle Restriction Area
- Edgecumbe Dairy Factory Site
- Edgecumbe Dairy Noise Contour
- Awakeri Quarry Buffer
- Mill Waste Contaminated Site
- Whakatane Board Mill
- Kawerau Geothermal Exploration Area
- Overland Flow Paths



Figure 4.2 – Exposure zone map (see 4.2.2)

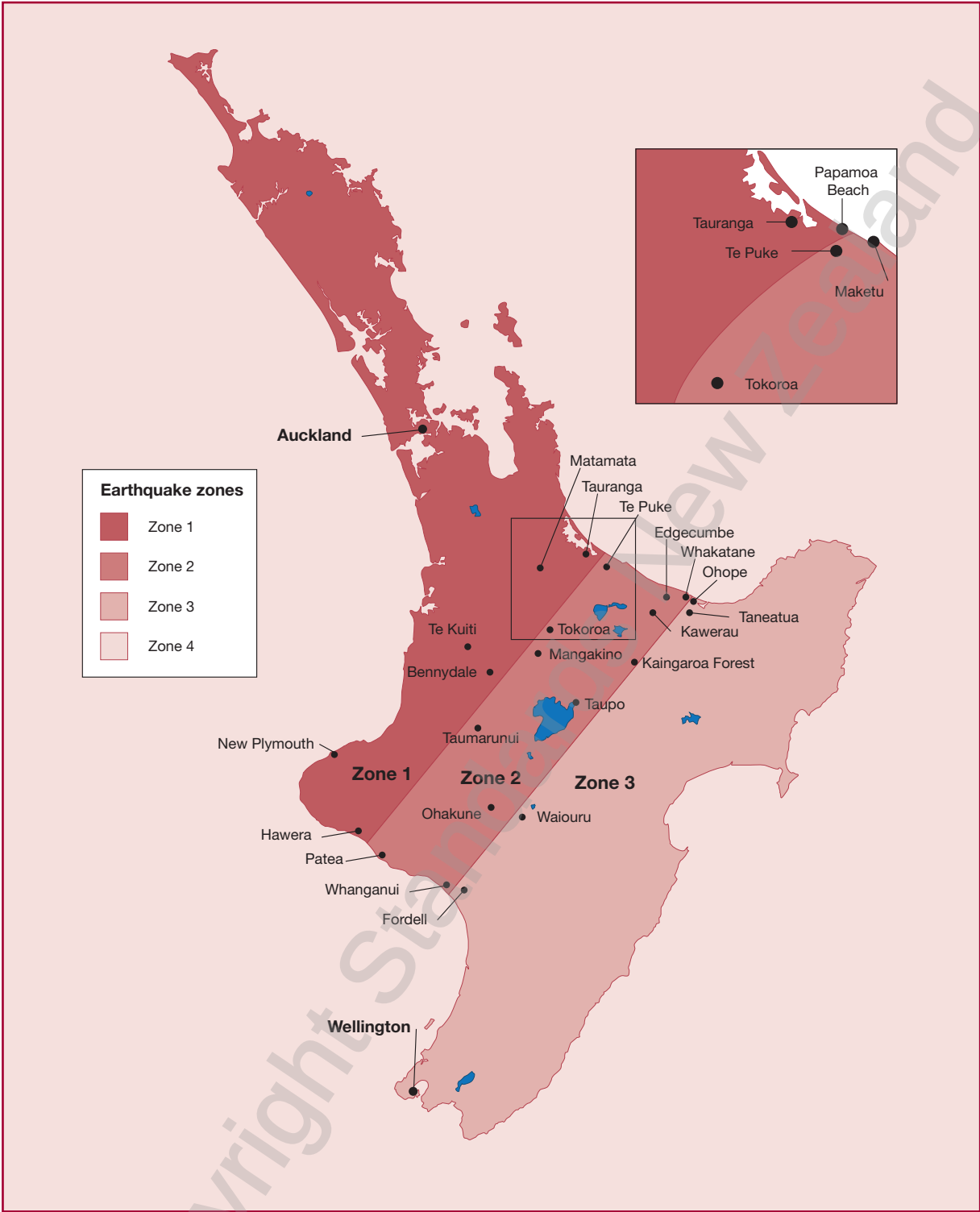


Figure 5.4 – Earthquake zones (see 5.3.2)

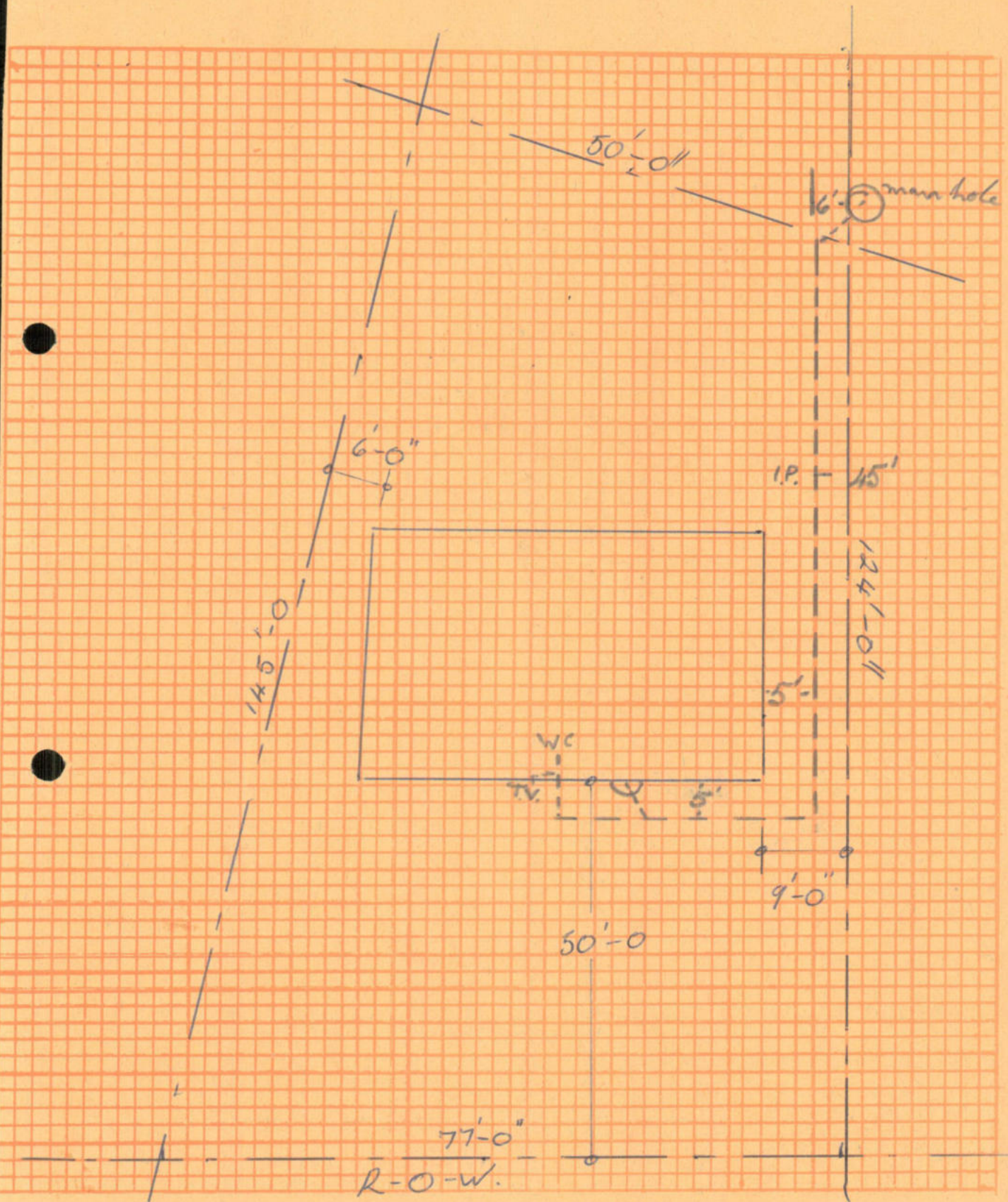
LOCALITY & DRAINAGE PLAN

Showing Boundaries and position of Buildings on Allotment.
Drainage will be plotted by Health Inspector

Boundary Lines to be shown — — — — —

Buildings may be erected on the Boundary line, only if the Boundary wall is constructed of:
9-inch brickwork, or
6-inch reinforced concrete.

Scale 1 inch equals 16 feet



ARRANGEMENTS TO BE MADE re

SEWER DRAINAGE

GRADIENT

STORMWATER DRAINAGE

PERMANENT FOOTPATH CROSSING

PERMIT No. 73111

VALUATION ROLL No. 709/42

No. STREET: Makona Gorge Rd.

Whakatane Borough Council

DATE RECEIVED

DATE ISSUED 17/1/74



PERMIT WF

Lot 19

Application for Building Permit

OWNER'S NAME MR. B. BLEASDALE.

BUILDER'S NAME BRUNSDEN & COUPER.

PLUMBER'S NAME DAVE IRETON.

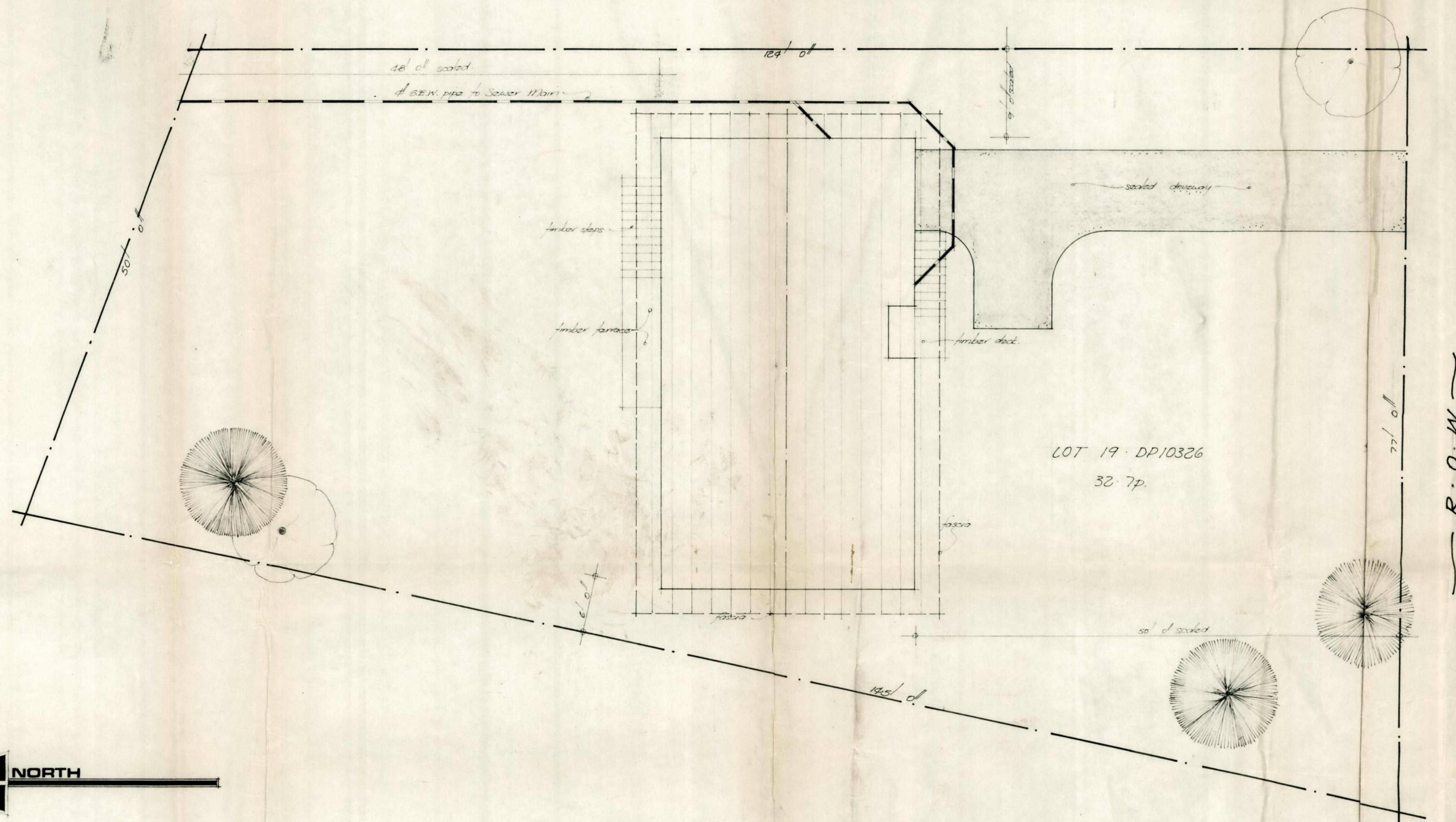
DRAINLAYER'S NAME DAVE IRETON.

FOR OFFICE USE ONLY

Water Connection	4000	} R/N 3538 16/1/74
Build Ls	48-0	
P/D	12-0	
BRL	8-0	
	108-0	

NOTE:

1. Enquiries should be made as to the extent of the Inner Area (Brick, Concrete etc.)
2. The Building and Health Inspector's approval of the site should be first obtained.

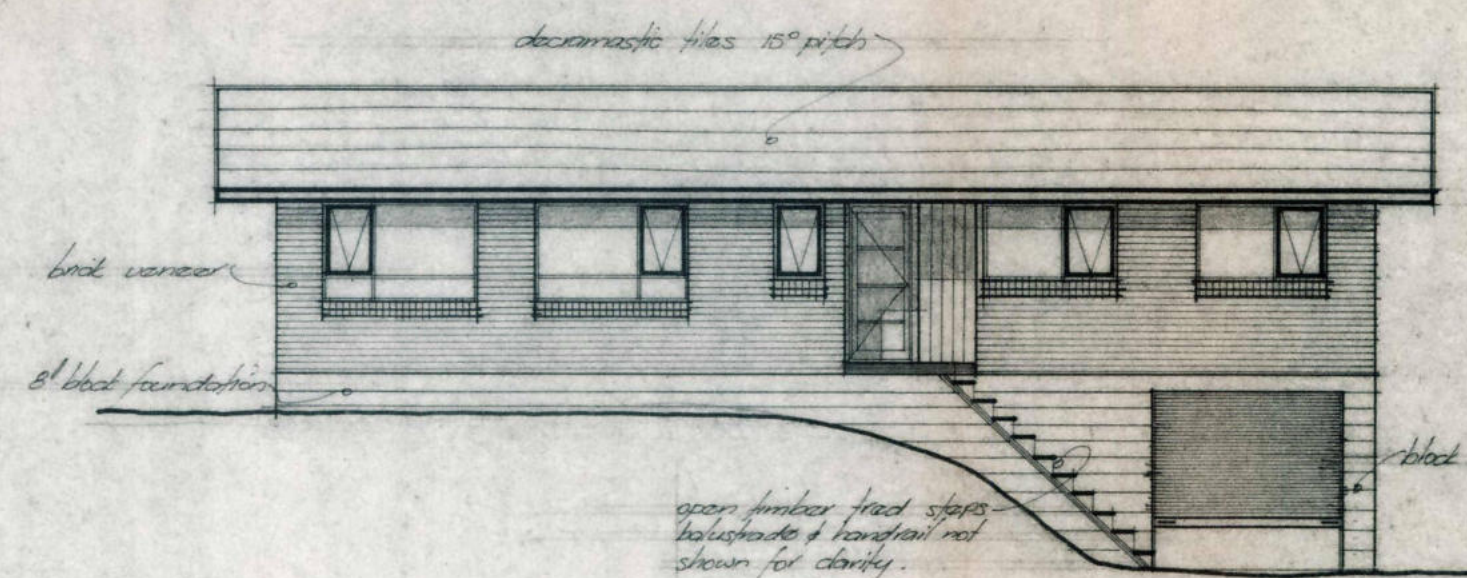


PERMIT 73111

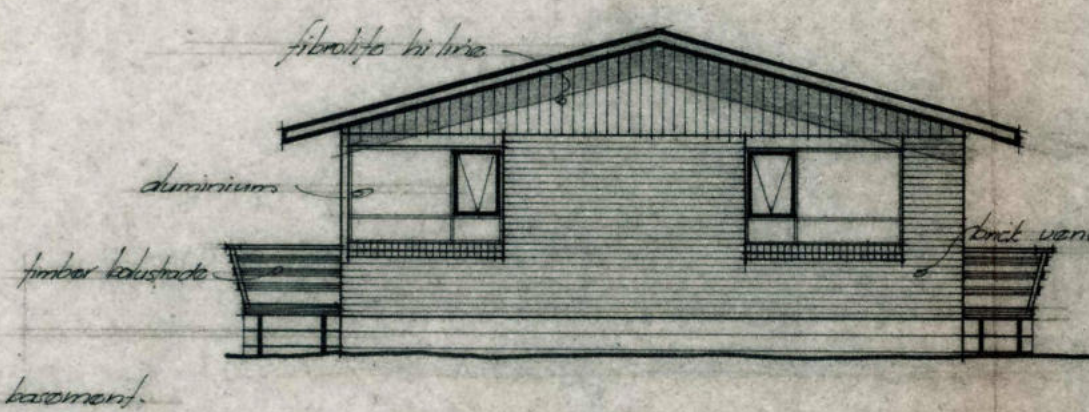
architectural draughting services
P.O. BOX 207 WHAKATANE.
PHONE OHOE 473.

PROPOSED NEW RESIDENCE FOR MR. B. BLEASDALE
to be built on Lot 19 DP10326. Mokorua Gorge: whakatane.

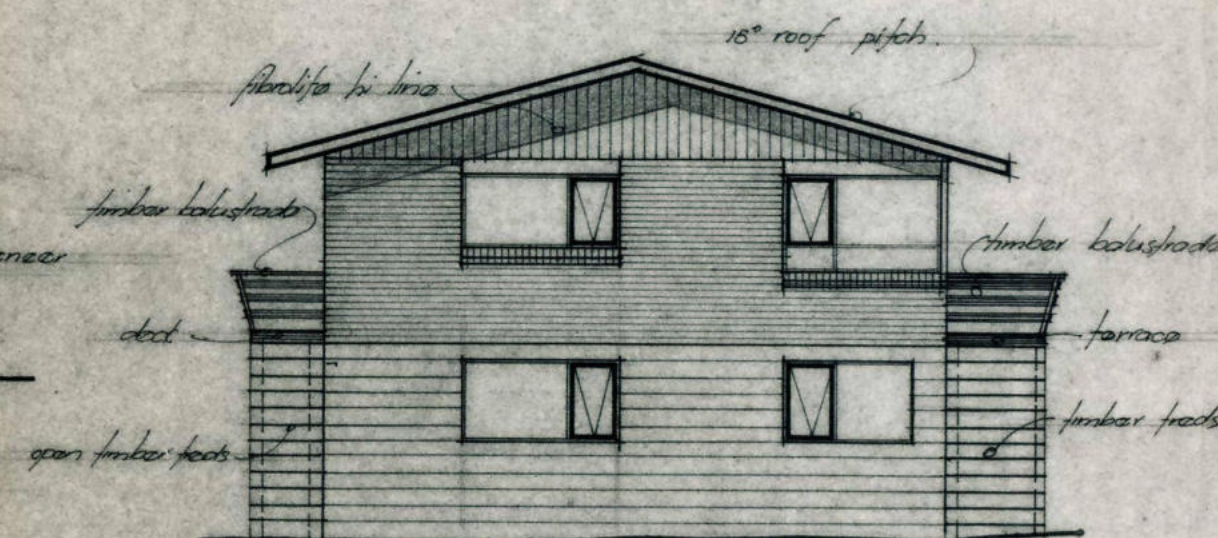
DESIGNED	BY OWNER		SCALES	PLAN NO
DRAWN	R. Knowles	15. 6. 73	PLANS: 1/8" = 1' 0"	123
CHECKED			SECTIONS:	
APPROVED			ELEVATIONS:	
CHECK ALL DIMENSIONS ON SITE BEFORE PROCEEDING				
USE WRITTEN DIMENSIONS IN PREFERENCE TO SCALE				
				SHEET 1 OF 1



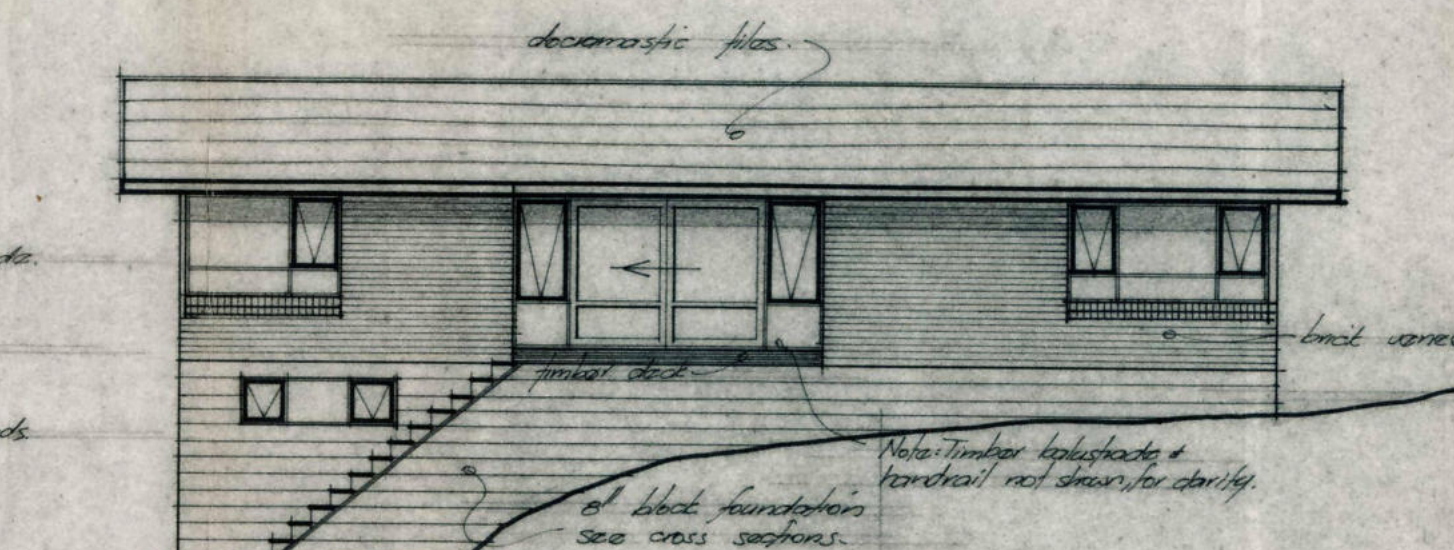
SOUTHERN ELEVATION:



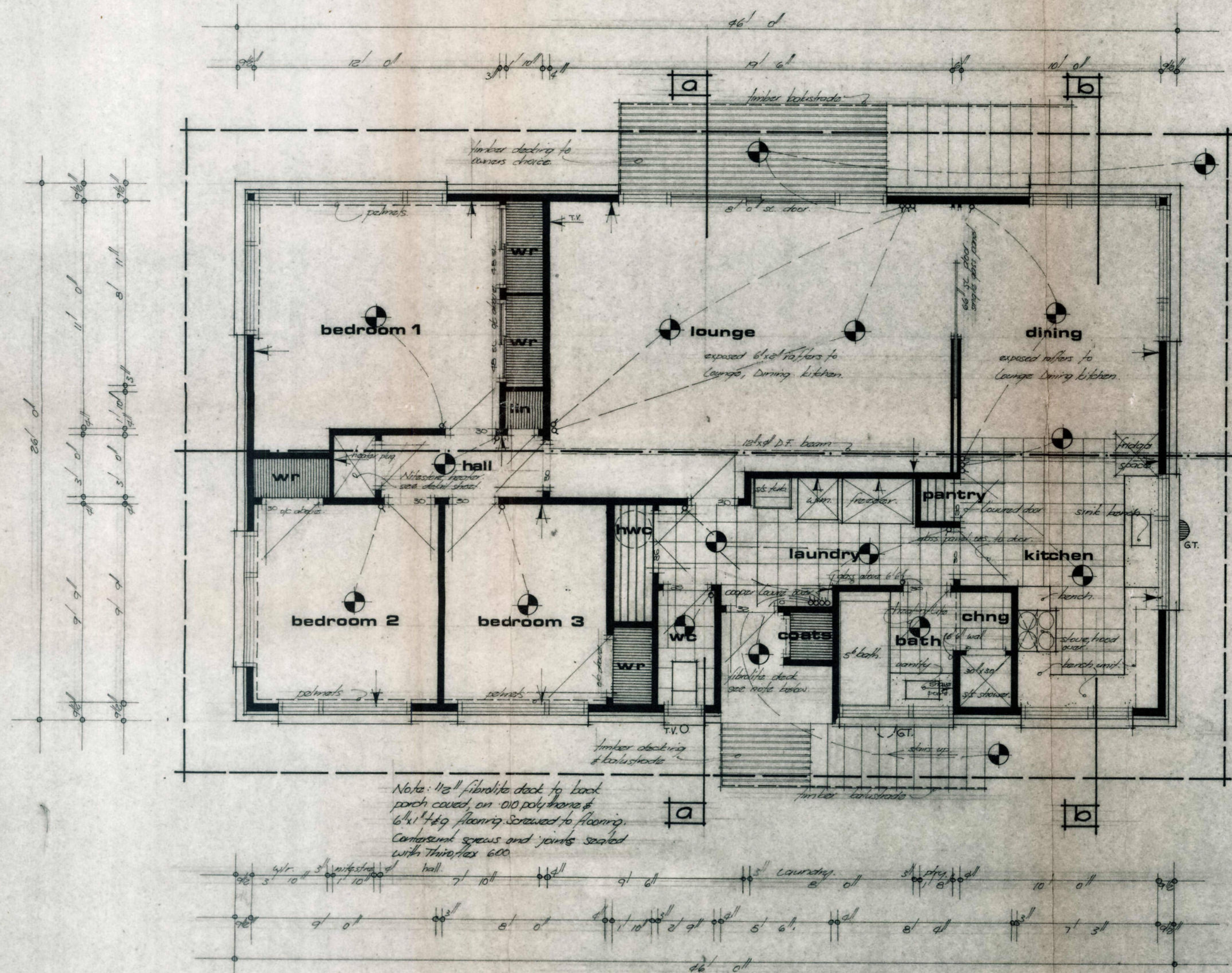
WESTERN ELEVATION:



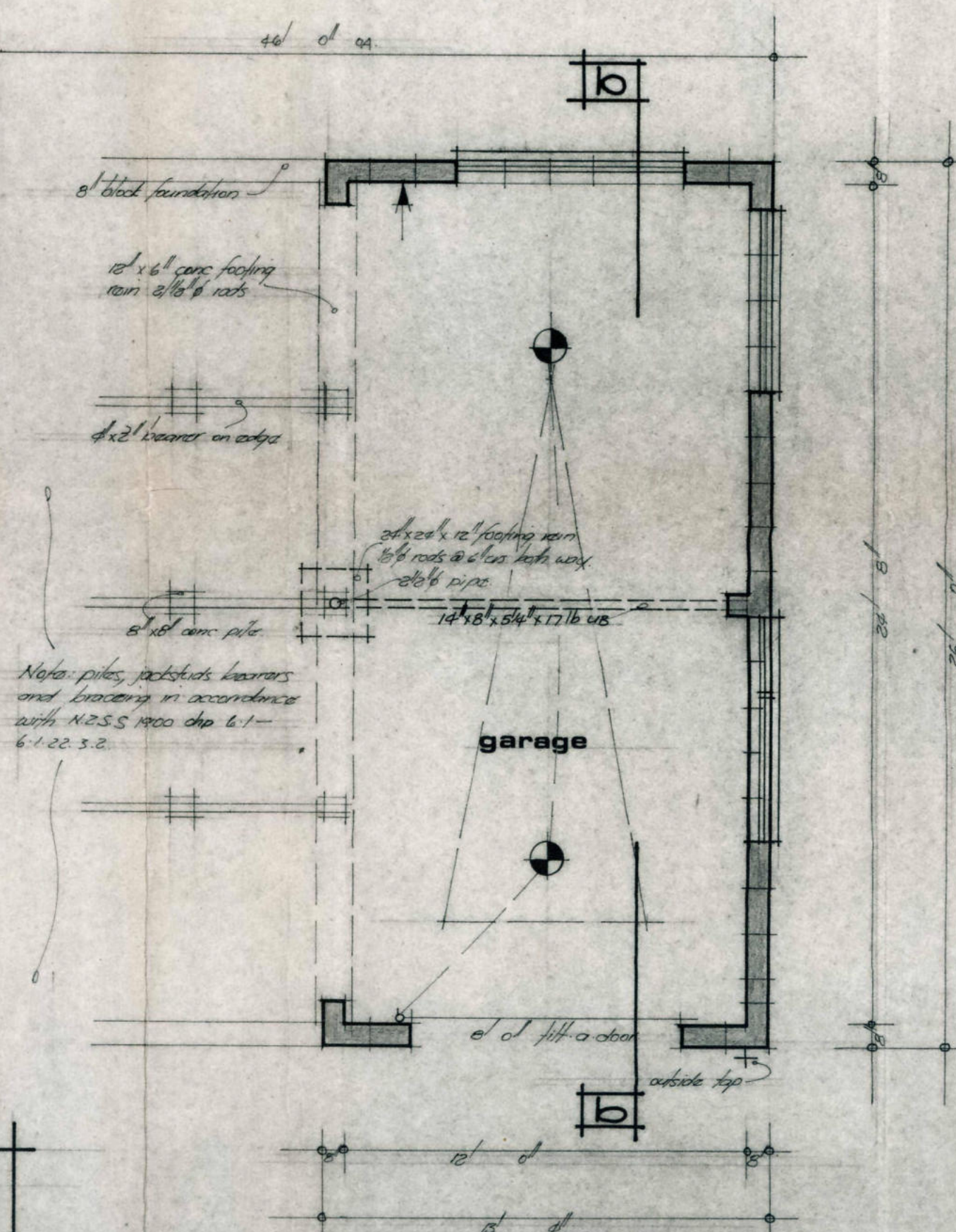
EASTERN ELEVATION:



NORTHERN ELEVATION:



FLOOR PLAN: area 1196 sqr ft.



GARAGE PLAN: area 346 sqr ft

ELECTRICAL LEGEND.

- Ceiling light.
- Light switch.
- ⚡ Single plug.
- ⚡ Double plug.

Note: 1 T.V. point, 1 shaving point, 1 Mifstone heater point in hall.

architectural draughting services
P.O. BOX 207 WHAKATANE.
PHONE OHOE 473.

PROPOSED NEW RESIDENCE FOR MR. B. BLEASDALE
to be built on Lot 19. DP 10326. Mokorua Gorge: Whakatane.

DESIGNED	BY OWNER.		SCALES	PLAN NO
DRAWN	R. KIRWAN.	2. 6. 73	PLANS: $\frac{1}{4}'' = 1' 0''$	123
CHECKED				
APPROVED				
CHECK ALL DIMENSIONS ON SITE BEFORE PROCEEDING.			SECTIONS: _____	SHEET 2 of 3
USE WRITTEN DIMENSIONS IN PREFERENCE TO SCALE.			ELEVATIONS: $\frac{1}{8}'' = 1' 0''$	

WHAKATANE DISTRICT COUNCIL

No.

Inspector: M

File No.

PRIVATE BAG
WHAKATANE

Receipt No. 40429

Date Permit Issued 7 / 3 / 90

OWNER

Name L P McNicholas

Mailing Address 42 Mokorua Grove
Whakatane

BUILDER

Name P J McNicholas

Mailing Address 7 Motutere Avenue
Taupo

PROPERTY ON WHICH BUILDING IS TO BE ERECTED/DEMOLISHED

SITE

Street No. 42

Street Name Mokorua Grove

Town/District Whakatane

Riding WHAKATANE URBAN

LEGAL DESCRIPTION

Valuation Roll No. 7102-468-00

Lot 19 D.P. 10326

Section Block

Survey District

DESCRIPTION OF PROPOSED WORK AND MAIN PURPOSE OF USE

CARPORT

FLOOR AREA

DWELLING UNITS

Whole
Sq. MetresNumber
ErectedESTIMATED
VALUES
\$Building
Plumbing
Drainage
G.S.T.
TOTAL1,500 00
1,500 00

NATURE OF PERMIT (TICK BOX)

- ☐ NEW BUILDING
- exclude domestic garages and domestic outbuildings
- ☐ FOUNDATIONS ONLY
- ☐ ALTERED, REPAIRED, EXTENDED, CONVERTED, RESITED
- include installation of heating appliances
- ☐ NEW CONSTRUCTION
OTHER THAN BUILDINGS - include demolitions
- ☒ DOMESTIC GARAGES
AND DOMESTIC OUTBUILDINGS

FEES APPLICABLE

Building Permit	\$ 60 00	Water Connection	\$
Street Damage Deposit	\$		\$
Building Research Levy	\$		\$
Plumbing	\$		\$
Drainage	\$		\$
Sewer Connection	\$		\$
Vehicle Crossing Levy	\$		\$
M.S. Plumbing	\$		\$
		G.S.T.	\$
		TOTAL:	\$ 60 00

Receipt No. 40429

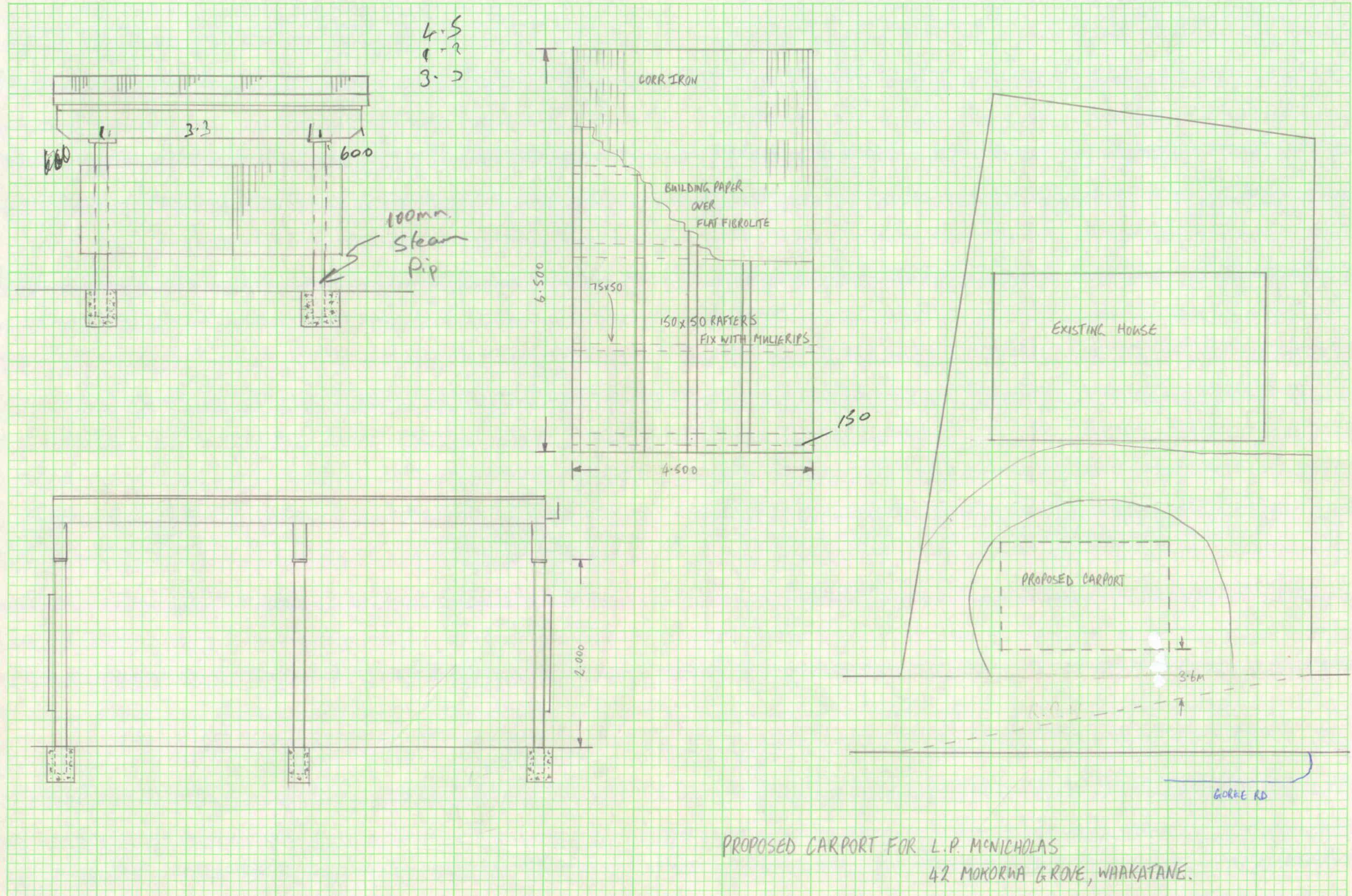
Date of Payment 12 / 1 / 90

Authorised Officer T J REYNOLDS

Special Conditions:

Date Inspected

REMARKS (e.g. stage reached with work)





INSP

CODE COMPLIANCE CERTIFICATE 11777

Section 43, Building Act 1991

BUILDING CONSENT NO: 11777

PIM NO: 11777

APPLICANT

M&E Fitzgerald
42 Mokorua Grove
WHAKATANE

PROJECT LOCATION

Site Address: 42 Mokorua Grove
WHAKATANE
Legal Description: LOT 19
Valuation Number: 7102/468/00/

PROJECT

Altered, Repaired, Extended, Converted

Intended Use: DWELLING-ADDNS/ALTNS
Greater than 50 years

Being stage 1 of and intended 1 stage(s)

This is a final code compliance certificate issued in respect of all the building work under the building consent.

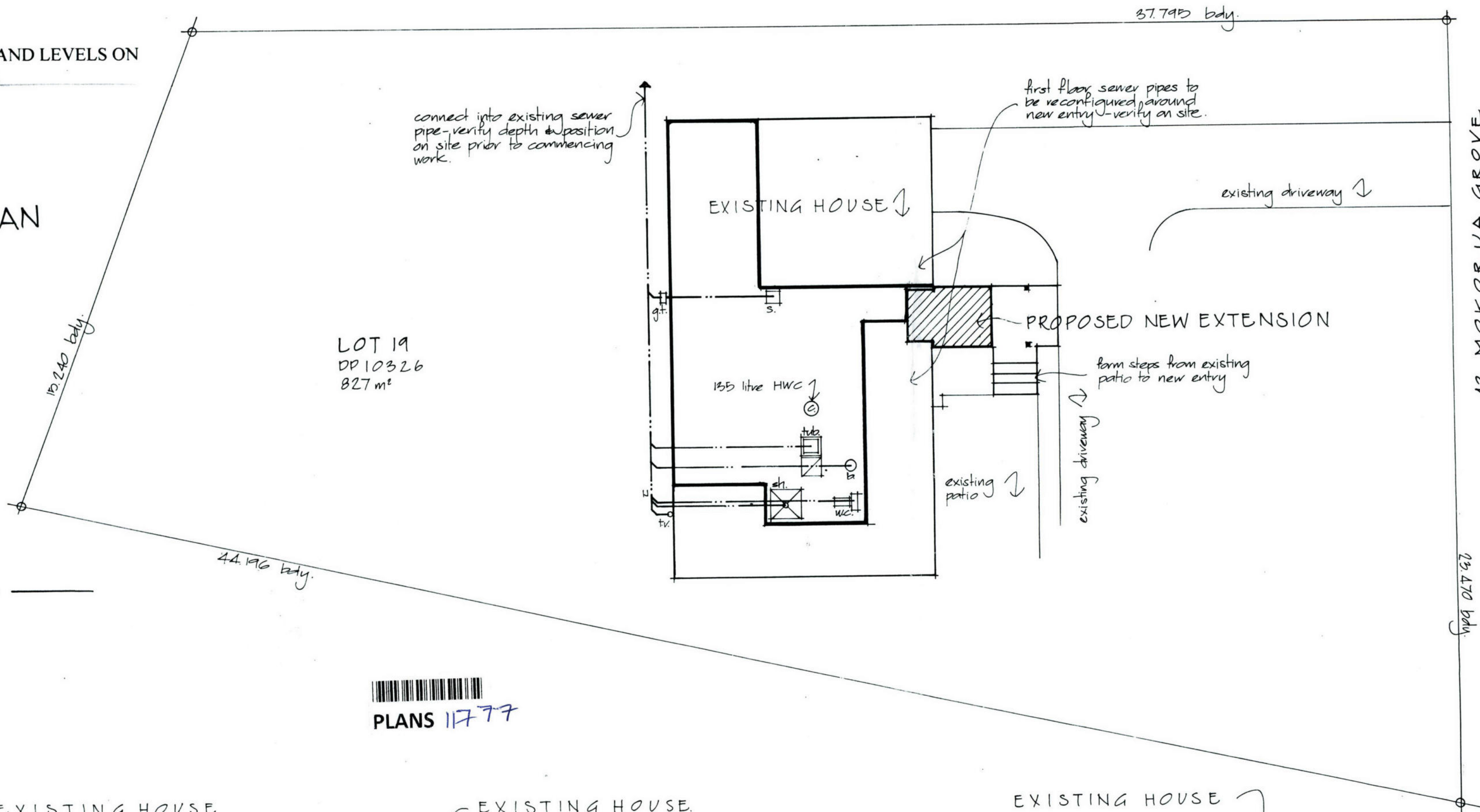
Name: PATRICIA EVAN

Position: GL OFFICER DATE: Mon Jan 10 2005

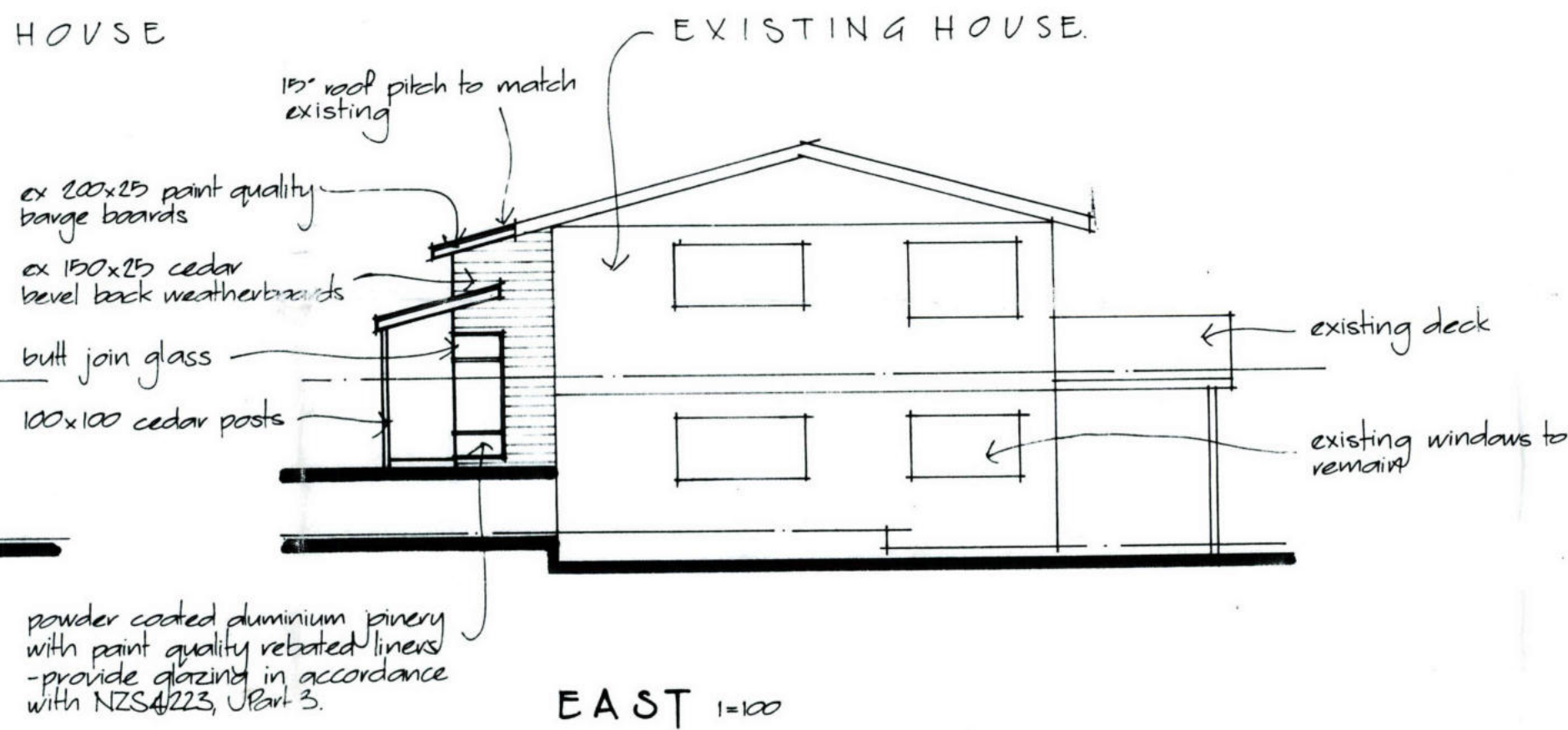
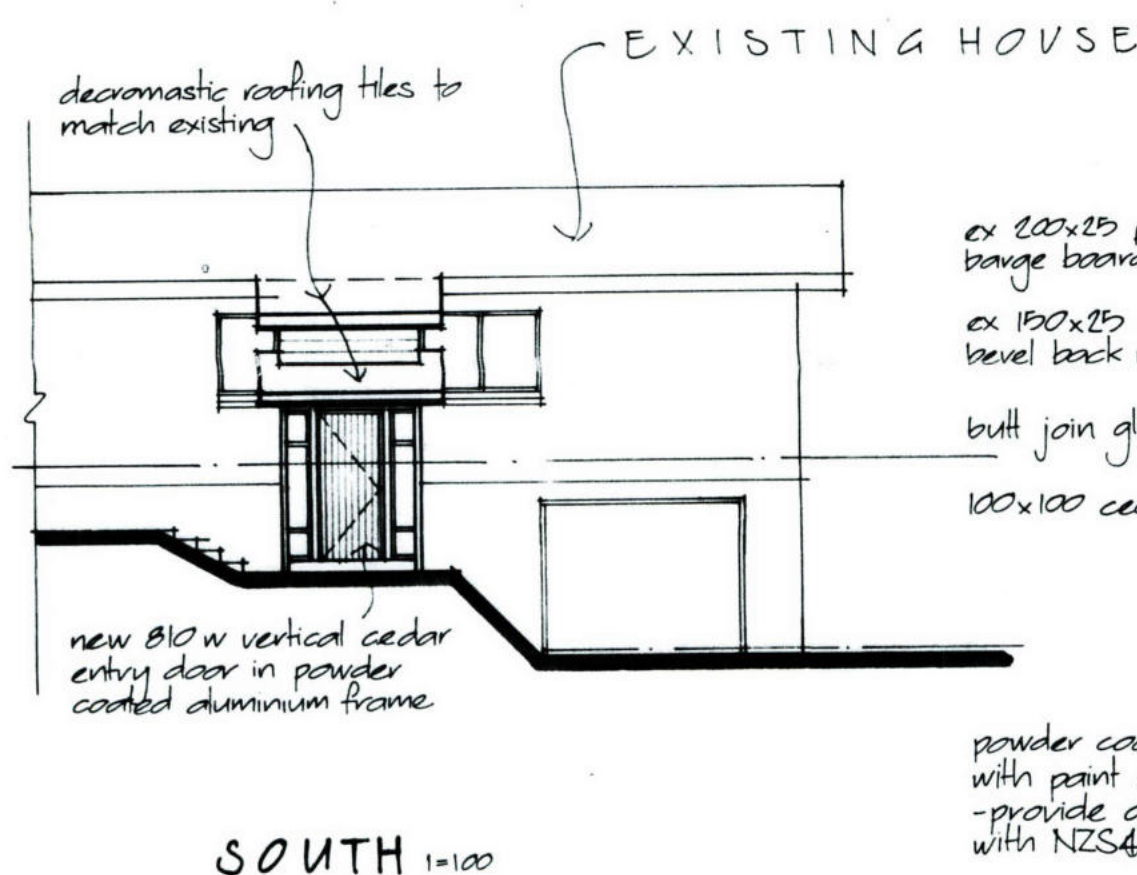
VERIFY ALL EXISTING DIMENSIONS AND LEVELS ON SITE PRIOR TO COMMENCING WORK.

SITE & SERVICES PLAN scale = 1:100

Note = All plumbing & drainage to be in accordance with NZBC 92 & AS/NZS 3500. Verify position & depth of existing sewer pipe on site prior to commencing work. New fixtures shown only.



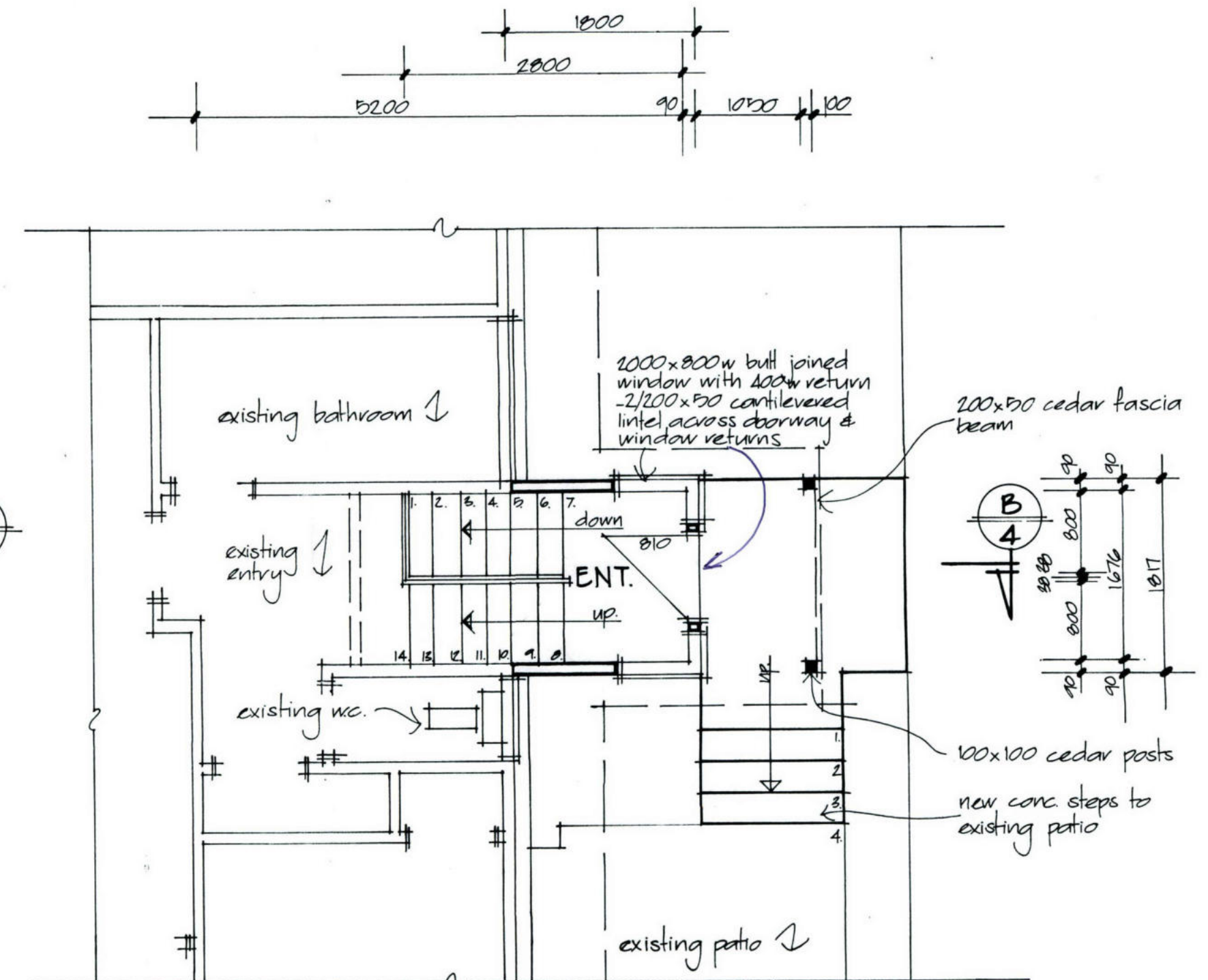
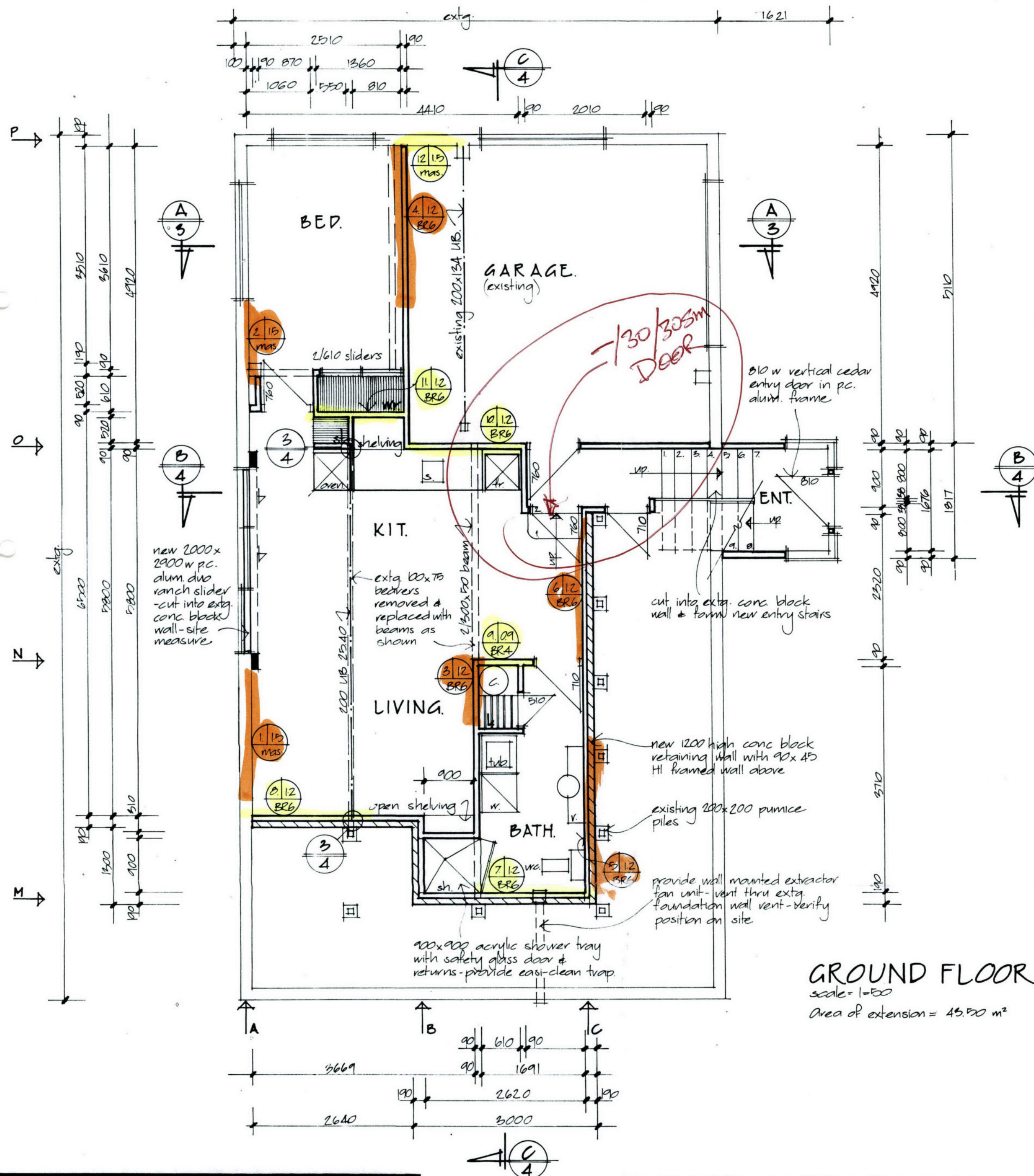
PLANS 1777



PROPOSED ALTERATIONS FOR MR & MRS J. FITZGERALD.

Date = October '03 Drawn = S.A. Howard
Note = Verify all levels & dimensions on site before commencing work. All construction to be in accordance with NZS 3604:2003 & NZBC 92.

VERIFY ALL EXISTING DIMENSIONS AND LEVELS ON SITE PRIOR TO COMMENCING WORK.



- FRAMING**
- existing framing
 - existing framing to be removed
 - new 90x45 HVL kiln dried timber framing
- BRACING**
- B = brace number
 - 1.2 = brace length (m)
 - BRG = brace type (refer to literature)

Date = October '03 Drawn = S.A. Howard
Note = Verify all levels & dimensions on site before commencing work. All construction to be in accordance with NZS 3604 '99 & NZBC '92

**PROPOSED ALTERATIONS FOR
MR & MRS J. FITZGERALD.**



WHAKATANE DISTRICT COUNCIL

Your ref:

Our ref:

20 December 1989

IN THE MATTER of the Town and
Country Planning Act 1977 and
Amendments thereto

AND

IN THE MATTER of an application for
Planning Consent by:

L P McNICHOLAS

To erect a carport withing the
front yard on the property located
at 42 Mokorua Grove, Whakatane,
being legally described as Lot 19
DPS 10326

Dear Sir/Madam

In accordance with Regulation 38(4) of the Town and Country Planning Regulations 1978, you are hereby advised that the Hearings Committee of the Whakatane District Council, acting under delegated authority from the Council at its meeting held 5 December 1989 resolved to grant consent to the abovementioned application.

Council's decision in this matter and the reasons therefor are as set out in the attached sheet.

Please note that a right of appeal to the Planning Tribunal exists in respect of this decision and must be initiated within one month after 21 January 1990. (Note - Generally, appeal rights must be initiated within one month of the receipt of the notification of Council's decision. However, when the said decision is received by post during the period commencing 10 December and ending 21 January next following, such receipt is deemed to be 21 January).

In addition to the Whakatane District Council, the following persons and bodies appeared or were represented at the hearing:

Mr L P McNicholas - Applicant
Mrs D Turner - Chief Planner, Whakatane District Council
Mr I Fairbrother - Development Engineer, Whakatane District Council

DATED AT WHAKATANE THIS 12TH DAY OF DECEMBER 1990


Diane Turner
CHIEF PLANNER
Encl

NP-MM.D8



WHAKATANE DISTRICT COUNCIL

Your ref:

Our ref:

DECISION

THAT pursuant to Section 67 and in consideration of Sections 75 and 76 of the Town and Country Planning Act 1977, consent be granted to L P McNicholas to erect a carport within the front yard on the property located at 42 Mokorua Grove, Whakatane, being legally described as Lot 19 DPS 10326, subject to the following conditions:

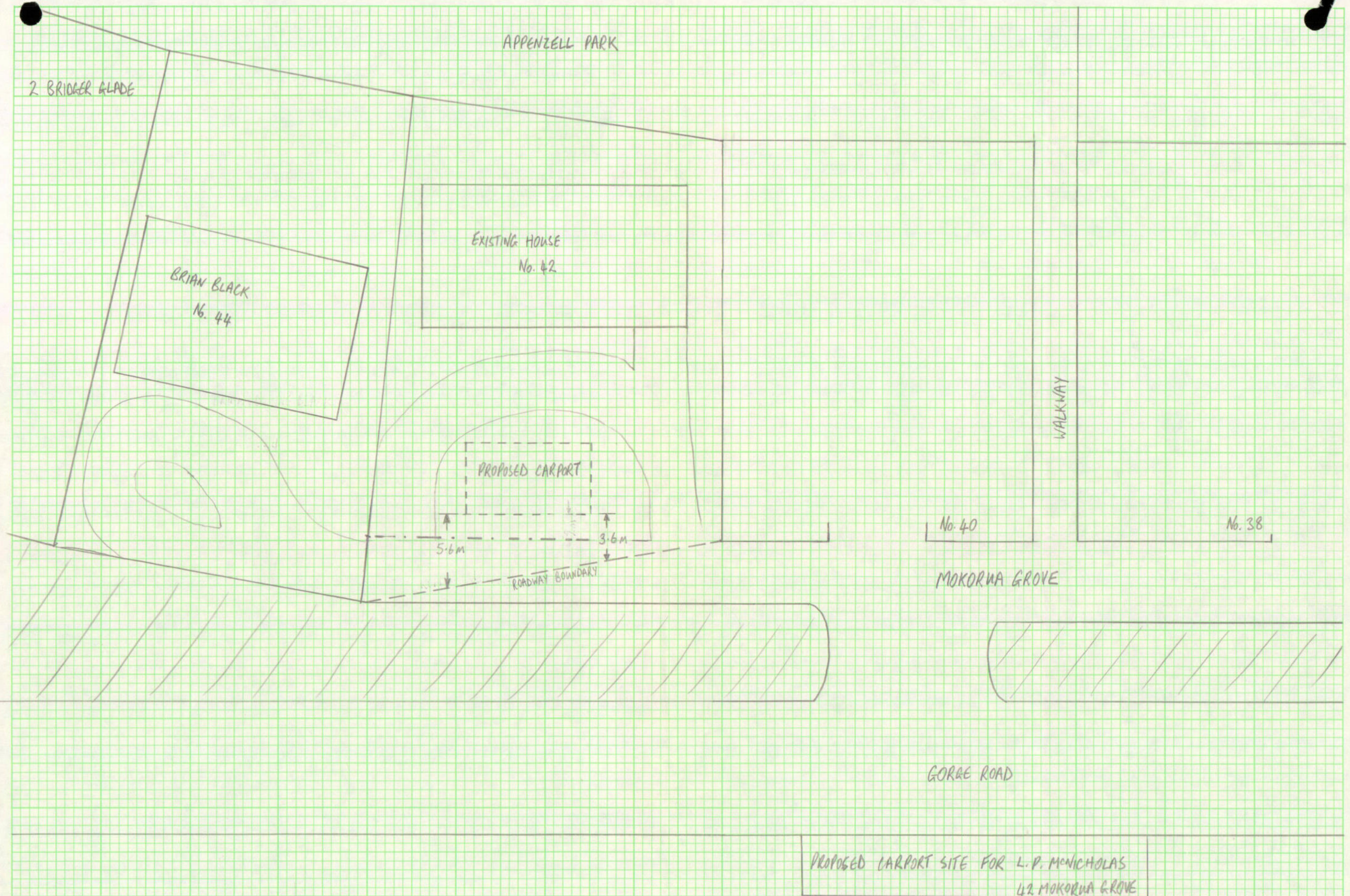
- (a) That the proposed carport be sited not less than 3.6 metres from the road boundary of the property and parallel to the right of way easement created by Transfer S.433165, and be no greater in length than 7.40 metres.
- (b) That building plans be amended to take Condition (a) of this consent into account and in all other respects the proposed building be established generally in accordance with the plans submitted with the application.

REASONS

- 1. The proposed carport can be located satisfactorily in the front yard of the subject's site due to topographical constraints arising from the site and taking into account the roading pattern and vegetation features existing in the vicinity of the site.
- 2. Subject to slight plan amendments to building length, the application falls within the assessment criteria of Ordinance 5.8.3(2) of the District Scheme.

NOTE: That this consent applies only to the building of the carport and that an application is required to be made to the Roading Engineer for any associated works affecting the road reserve.

NP-MM.D12



Address all correspondence to:

Chief Executive, Whakatāne District Council, Private Bag 1002, Whakatāne 3158 | Phone 07 306 0500 | info@whakatane.govt.nz

DATE OF ISSUE	03 MARCH 2020		
VALUATION NUMBER	07102/468.00	GIS NUMBER	3010/0042/000
1 NAME OF PROPRIETOR			
Paul Anton Sterrenburg and Tracy Lee Sterrenburg			
2 LOCATION			
42 Mokorua Grove, Whakatāne			
3 LEGAL DESCRIPTION			
Lot 19 Deposited Plan South Auckland 10326			
4 PHYSICAL DESCRIPTION			
House/Unit Number	42	Street	Mokorua Grove
RD Number		Suburb/Area	Whakatāne
Town	Whakatāne	Post Code	3120
5 AREA			
827m ² (more or less)			
6 ZONING			
Residential zone under the Whakatāne District Plan			
ATTACHMENTS			
• Record of Title • Keys to Map • Legal Description Map • District Plan Map(s) • Community Facilities Map • Underground Services Map • Drainage Plan • Permit(s) and Consent(s) • Floor Plan(s) • Resource Consent decision letter(s)			

•

7 SPECIAL FEATURES	COMMENTS
• Potential erosion	No information available
• Avulsion (the sudden removal of land, by the change in a river's course, or by flooding, to another person's land)	No information available
• Falling debris	No information available
• Subsidence	No information available
• Landslide and Debris Flow	No information available
• Alluvion (the deposit of earth, sand, etc, left during a flood)	No information available
• Inundation	No information available
• Wind Zone	No information available
• Fill (compacted/uncompacted)	No information available

• Hazardous contaminants, including dangerous goods	<i>No information available</i>
• Historic sites	<i>No information available</i>
• Drainage restrictions	<i>No information available</i>
• Reserves (existing/proposed)	<i>This property is adjoins Council owned and maintained land; refer to the Community Facilities Map for the location.</i>
• Easements	<i>Please refer to the attached Record of Title to confirm whether any easements exist over this property.</i>
• Other legal restrictions (eg, building line restrictions)	<i>Please refer to the attached Record of Title.</i>
• Any other special features	<i>This site is located within Earthquake Zone 2 as prescribed in Figure 5.4 of NZS3604:2011 Code of Practice for Timber Framed Buildings.</i> <i>This site is located within Corrosion Zone C as prescribed in Figure 4.2 of NZS3604:2011 Code of Practice for Timber Framed Buildings.</i> <i>There are various known active earthquake fault lines in the Whakatāne District. Please refer to the GNS Science mapping for further information http://data.gns.cri.nz/af/.</i> <i>The site adjoins other sites with different zoning under the Whakatāne District Plan (Active Reserve Zone, Rural Foothills Zone). Planning controls applicable to each zone may differ significantly. As such, the subject site may experience potential environmental effects or reduced amenity values not anticipated by the underlying zoning.</i> <i>The subject site is located in close proximity of a designated site Ref: D165. The purpose of this designation is Water pump station and the requiring authority is Whakatāne District Council. For future plans, please contact the requiring authority.</i> <i>The subject site is located in close proximity of a designated site Ref: D186. The purpose of this designation is Scenic Reserve (Mokorua) and the requiring authority is Whakatāne District Council. For future plans, please contact the requiring authority.</i> <i>The LIM property is in close proximity to an overland flowpath that has been identified in the Whakatāne District Plan. Any use and development of the property, except non-habitable buildings and structures associated with network utilities where it is necessary that they be established in such areas, should not obstruct the overland flowpath. All relevant development proposals will be required to show overland flowpath on the plans.</i>
8 SERVICES	COMMENTS
• Stormwater	<i>There is no public stormwater piping reticulation system available to connect to. Under such circumstances, properties would normally be required to dispose of stormwater on site via ground soakage and/or pipe to the nearest road side channel where permitted.</i>
• Sewer	<i>This property is connected to the public sewerage reticulation system.</i>

• Water	Metered Supply		
• Trade Waste Consent	No		
9 RATES	COMMENTS		
• Year ending 30 June 2020	\$3303.02		
• Number of instalments	4		
• Date of next instalment	22 May 2020		
• Current balance or arrears	\$0.00		
• Date of valuation	September 2019		
• Land value	\$180,000		
• Capital value	\$596,000		
10 WATER	COMMENTS		
• Annual water supply charge	\$216.24		
• Last reading date	14 October 2019		
• Consumption	2m ³		
• Amount	\$128.18		
• Arrears outstanding	\$0.00		
11 BUILDINGS			
(a) Details of Building Permits			
Date	Permit No	Project	
17 January 1974	73111	Dwelling	
07 March 1990	G064418	Carport	
(b) Details of Building Consents			
Date	Consent No	Project	Date Code Compliance Certificate Issued
31 October 2003	11777	Alterations	10 January 2005
(c) Details of any other Certificate/Notice/Order or Requisition Affecting Buildings			
No information available			
(d) Certificate Issued by a Building Certifier Pursuant to the Building Act 1991 or the Building Act 2004			
No information available			
(e) Information notified to the territorial authority under Section 124 of the Weathertight Homes Resolution Services Act			
No information available			
12 USE OF LAND			
(a) Details of Resource Consents (Subdivision /Land Use) or Certifications of Compliance Issued for Land			
61.4.729 Resource Consent Planning Application dated 05 December 1989 (copy of decision letter attached)			
(b) Details of licences held			
No information available			
(c) Details of any other Certificate/Notice/Order of Requisition Affecting the Use of the Land			
No information available			
(d) Details of Conditions Affecting the Use of Land			
No information available			
Minimum Platform Level	In accordance with the requirements set out in the New Zealand Building Code.		

13 INFORMATION NOTIFIED TO COUNCIL BY AN STATUTORY ORGANISATION HAVING POWER TO CLASSIFY LAND OR BUILDINGS	
(a) Requiring Authority	
No information available	
(b) Heritage Protection Authority	
No information available	
14 INFORMATION NOTIFIED TO COUNCIL BY ANY NETWORK UTILITY OPERATOR PURSUANT TO THE THE BUILDING ACT 2004	
No information available	
15 SECTION 69ZH OF THE HEALTH ACT 1956 – DRINKING WATER SUPPLIER	
(ba) Any information that has been notified to the territorial authority by a drinking-water supplier under Section 69ZH of the Health Act 1956	
No information available	
(bb) Information on:	
(i) whether the land is supplied with drinking water and if so, whether the supplier is the owner of the land or networked supplier	Drinking water is supplied by a networked supplier.
(ii) if the land is supplied with drinking water by a networked supplier, any conditions that are applicable to that supply	No information available
(iii) if the land is supplied with water by the owner of the land, any information the territorial authority has about the supply	No information available
16 ANY OTHER INFORMATION CONSIDERED TO BE RELEVANT	
<i>It is recommended that you also consider, or obtain professional advice on, the planning provisions of the Whakatāne District Plan as it affects this property. A copy of the Whakatāne District Plan is available for viewing on the Council's website www.whakatane.govt.nz or at all public libraries and Council offices in the District.</i> <i>Future development of the property, including subdivision, may require the payment of a monetary contribution for additional demands that may be placed on community infrastructure by the use or development of the land. Monetary contributions may be payable for roads, water, stormwater and wastewater services. If you are anticipating further development of the land, you are advised to read the Development Contributions Policy in the Long-term Plan 2018-2028.</i> <i>Aerial photographs attached as part of this LIM should not be relied upon when determining the property boundaries. A surveyor should be engaged should the users of this LIM wish to determine the boundaries of this property.</i>	
17. DISCLAIMER	
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 the Whakatāne District 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 which is not known by Council. The Council has not undertaken any inspection of the land or any buildings on it for the purpose of preparing the Land Information Memorandum. Accordingly, the Council is unable to verify that the consents held in our file match the buildings on the property. You are advised to peruse our file. The LIM Co-ordinator will hold the file for five working days. Please contact to arrange a suitable time to view the file (Telephone 07 3060500). The applicant is solely responsible for ensuring that the land is suitable for a particular purpose The information available to Council is undergoing a digitisation process. Quality assurance is still being undertaken. We recommend that you contact the Council if there are any concerns.	



Corrine Lynskey
LIM Co-ordinator

Land Information Memorandum

Address all correspondence to:

 Chief Executive, Whakatāne District Council, Private Bag 1002, Whakatāne 3158 | Phone 07 306 0500 | info@whakatane.govt.nz

DATE OF ISSUE			
VALUATION NUMBER	07102/468.00	GIS NUMBER	3010/0042/000
1 NAME OF PROPRIETOR			
Paul Anton Sterrenburg and Tracy Lee Sterrenburg			
2 LOCATION			
42 Mokorua Grove, Whakatāne			
3 LEGAL DESCRIPTION			
Lot 19 Deposited Plan South Auckland 10326			
4 PHYSICAL DESCRIPTION			
House/Unit Number	42	Street	Mokorua Grove
RD Number		Suburb/Area	Whakatāne
Town	Whakatāne	Post Code	3120
5 AREA			
827m ² (more or less)			
6 ZONING			
Residential zone under the Whakatāne District Plan			
ATTACHMENTS			
• Record of Title • Keys to Map • Legal Description Map • District Plan Map(s) • Community Facilities Map • Underground Services Map • Drainage Plan • Permit(s) and Consent(s) • Floor Plan(s) • Resource Consent decision letter(s)			

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7 SPECIAL FEATURES	COMMENTS
• Potential erosion	No information available
• Avulsion (the sudden removal of land, by the change in a river's course, or by flooding, to another person's land)	No information available
• Falling debris	No information available
• Subsidence	No information available
• Landslide and Debris Flow	No information available
• Alluvion (the deposit of earth, sand, etc, left during a flood)	No information available
• Inundation	No information available
• Wind Zone	No information available
• Fill (compacted/uncompacted)	No information available

• Hazardous contaminants, including dangerous goods	No information available
• Historic sites	No information available
• Drainage restrictions	No information available
• Reserves (existing/proposed)	This property is within the vicinity of adjoins Council owned and maintained land; refer to the Community Facilities Map for the location.
• Easements	Please refer to the attached Record of Title to confirm whether any easements exist over this property.
• Other legal restrictions (eg, building line restrictions)	Please refer to the attached Record of Title.
• Any other special features	This site is located within Earthquake Zone 2 as prescribed in Figure 5.4 of NZS3604:2011 Code of Practice for Timber Framed Buildings. This site is located within Corrosion Zone C as prescribed in Figure 4.2 of NZS3604:2011 Code of Practice for Timber Framed Buildings. There are various known active earthquake fault lines in the Whakatāne District. Please refer to the GNS Science mapping for further information http://data.gns.cri.nz/af/. The site adjoins other sites with different zoning under the Whakatāne District Plan (Active Reserve zoneZone, Rural Foothills Zone). Planning controls applicable to each zone may differ significantly. As such, the subject site may experience potential environmental effects or reduced amenity values not anticipated by the underlying zoning. <u>The subject site is located in close proximity of a designated site Ref: D165. The purpose of this designation is Water pump station and the requiring authority is Whakatāne District Council. For future plans, please contact the requiring authority.</u> <u>The subject site is located in close proximity of a designated site Ref: D186. The purpose of this designation is Scenic Reserve (Mokorua) and the requiring authority is Whakatāne District Council. For future plans, please contact the requiring authority.</u> <u>The LIM property is in close proximity to an overland flowpath that has been identified in the Whakatāne District Plan. Any use and development of the property, except non-habitable buildings and structures associated with network utilities where it is necessary that they be established in such areas, should not obstruct the overland flowpath. All relevant development proposals will be required to show overland flowpath on the plans.</u>
8 SERVICES	COMMENTS
• Stormwater	There is no public stormwater piping reticulation system available to connect to. Under such circumstances, properties would normally be required to dispose of stormwater on site via ground soakage and/or pipe to the nearest road side channel where permitted.

• Sewer	This property is connected to the public sewerage reticulation system.		
• Water	Metered Supply		
• Trade Waste Consent	No		
9 RATES	COMMENTS		
• Year ending 30 June 2020	\$3303.02		
• Number of instalments	4		
• Date of next instalment	22 May 2020		
• Current balance or arrears	\$0.00		
• Date of valuation	September 2019		
• Land value	\$180,000		
• Capital value	\$596,000		
10 WATER	COMMENTS		
• Annual water supply charge	\$216.24		
• Last reading date	14 October 2019		
• Consumption	2m ³		
• Amount	\$128.18		
• Arrears outstanding	\$0.00		
11 BUILDINGS			
(a) Details of Building Permits			
Date	Permit No	Project	
17 January 1974	73111	Dwelling	
07 March 1990	G064418	Carport	
(b) Details of Building Consents			
Date	Consent No	Project	Date Code Compliance Certificate Issued
31 October 2003	11777	Alterations	10 January 2005
(c) Details of any other Certificate/Notice/Order or Requisition Affecting Buildings			
No information available			
(d) Certificate Issued by a Building Certifier Pursuant to the Building Act 1991 or the Building Act 2004			
No information available			
(e) Information notified to the territorial authority under Section 124 of the Weathertight Homes Resolution Services Act			
No information available			
12 USE OF LAND			
(a) Details of Resource Consents (Subdivision /Land Use) or Certifications of Compliance Issued for Land			
61.4.729 Resource Consent Planning Application dated 05 December 1989 (copy of decision letter attached)			
(b) Details of licences held			
No information available			
(c) Details of any other Certificate/Notice/Order of Requisition Affecting the Use of the Land			
No information available			
(d) Details of Conditions Affecting the Use of Land			
No information available			

Minimum Platform Level	In accordance with the requirements set out in the New Zealand Building Code.
13 INFORMATION NOTIFIED TO COUNCIL BY AN STATUTORY ORGANISATION HAVING POWER TO CLASSIFY LAND OR BUILDINGS	
(a) Requiring Authority	
No information available	
(b) Heritage Protection Authority	
No information available	
14 INFORMATION NOTIFIED TO COUNCIL BY ANY NETWORK UTILITY OPERATOR PURSUANT TO THE THE BUILDING ACT 2004	
No information available	
15 SECTION 69ZH OF THE HEALTH ACT 1956 – DRINKING WATER SUPPLIER	
(ba) Any information that has been notified to the territorial authority by a drinking-water supplier under Section 69ZH of the Health Act 1956	
No information available	
(bb) Information on:	
(i) whether the land is supplied with drinking water and if so, whether the supplier is the owner of the land or networked supplier	Drinking water is supplied by a networked supplier.
(ii) if the land is supplied with drinking water by a networked supplier, any conditions that are applicable to that supply	No information available
(iii) if the land is supplied with water by the owner of the land, any information the territorial authority has about the supply	No information available
16 ANY OTHER INFORMATION CONSIDERED TO BE RELEVANT	
It is recommended that you also consider, or obtain professional advice on, the planning provisions of the Whakatāne District Plan as it affects this property. A copy of the Whakatāne District Plan is available for viewing on the Council's website www.whakatane.govt.nz or at all public libraries and Council offices in the District. Future development of the property, including subdivision, may require the payment of a monetary contribution for additional demands that may be placed on community infrastructure by the use or development of the land. Monetary contributions may be payable for roads, water, stormwater and wastewater services. If you are anticipating further development of the land, you are advised to read the Development Contributions Policy in the Long-term Plan 2018-2028. Aerial photographs attached as part of this LIM should not be relied upon when determining the property boundaries. A surveyor should be engaged should the users of this LIM wish to determine the boundaries of this property.	
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Corrine Lynskey
LIM Co-ordinator

Address all correspondence to:

Chief Executive, Whakatane District Council, Private Bag 1002, Whakatane 3158 | Phone 07 306 0500 | Fax 07 307 0718

DATE OF ISSUE	2 DECEMBER 2014		
GIS NO	3010/0042/000		
VALUATION NUMBER	07102/468.00		
1 NAME OF PROPRIETOR			
Michael John FITZGERALD, Elizabeth Ann FITZGERALD and Hamertons Trustee Services LIMITED			
2 LOCATION			
42 Mokorua Grove, Whakatāne			
3 LEGAL DESCRIPTION			
Lot 19 Deposited Plan South Auckland 10326			
4 PHYSICAL DESCRIPTION			
House/Unit Number	42	Street	Mokorua Grove
RD Number		Suburb/Area	
Town	Whakatāne	Post Code	3120
5 AREA			
827m ² (more or less)			
6 ZONING			
Residential 1 under the Operative Whakatāne District Plan and Residential under the Proposed Whakatāne District Plan			
ATTACHMENTS			
• Certificate of Title • Keys to Map • Drainage Plan • District Plan Map • Floor Plan(s) • Underground Services Maps • Water Meter Map • Legal Description Map • Community Facilities Map • Proposed District Plan Map • Resource Consent Decision Letter(s) • Code Compliance Certificate • Building Permit Information			

7 SPECIAL FEATURES	COMMENTS
• Potential erosion	No information available
• Avulsion (the sudden removal of land, by the change in a river's course, or by flooding, to another person's land)	No information available
• Falling debris	No information available
• Subsidence	No information available
• Landslide and Debris Flow	No information available
• Alluvion (the deposit of earth, sand, etc, left during a flood)	No information available
• Inundation	No information available

• High winds	<i>No information available</i>
• Fill (compacted/uncompacted)	<i>No information available</i>
• Hazardous contaminants, including dangerous goods	<i>No information available</i>
• Historic sites	<i>No information available</i>
• Drainage restrictions	<i>No information available</i>
• Reserves (existing/proposed)	<i>This property adjoins a Council owned and maintained reserve.</i>
• Easements	<i>Please refer to the attached Certificate of Title to confirm whether any easements exist over this property</i>
• Other legal restrictions (eg, building line restrictions)	<i>Please refer to the attached Certificate of Title.</i>
• Any other special features	<i>This site is located within Earthquake Zone 2 as prescribed in Figure 5.4 of NZS3604:2011 Code of Practice for Timber Framed Buildings.</i> <i>This site is located within Corrosion Zones C as prescribed in Figure 4.2 of NZS3604:2011 Code of Practice for Timber Framed Buildings.</i>
8 SERVICES	COMMENTS
• Stormwater	<i>There is no public stormwater reticulation system available to connect to. Under such circumstances, properties would normally be required to dispose of stormwater on site via ground soakage and/or pipe to the nearest road side channel where permitted.</i>
• Sewer	<i>This property is connected to the public sewerage reticulation system</i>
• Water	<i>This property is connected to the public water reticulation system</i>
• Trade Waste Consent	<i>No</i>
9 RATES	COMMENTS
• Year ending 30.6.2015	<i>\$2,787.27</i>
• Number of instalments	<i>4</i>
• Date of next instalment	<i>20 February 2015</i>
• Current balance or arrears	<i>\$0.00</i>
• Date of valuation	<i>September 2013</i>
• Land value	<i>\$114,000</i>
• Capital value	<i>\$385,000</i>

10 WATER		COMMENTS	
• Annual water supply charge		\$181.83 (Including GST)	
• Last reading date		2 May 2014	
• Consumption		169m ³	
• Amount		\$316.09 (Including GST)	
• Arrears outstanding		\$0.00	
11 BUILDINGS			
(a) Details of Building Permits			
Date	Permit No	Project	
17 January 1974	73111	Dwelling	
7 March 1990	G 064418	Carport	
(b) Details of Building Consents			
Date	Consent No	Project	Date Code Compliance Certificate Issued
31 October 2003	11777	Dwelling additions / alterations	10 January 2005
(c) Details of any other Certificate/Notice/Order or Requisition Affecting Buildings			
No information available			
(d) Certificate Issued by a Building Certifier Pursuant to the Building Act 1991 or the Building Act 2004			
No information available			
(e) Information notified to the territorial authority under Section 124 of the Weathertight Homes Resolution Services Act			
No information available			
12 USE OF LAND			
(a) Details of Resource Consents (Subdivision /Land Use) or Certifications of Compliance Issued for Land			
61/4/729 Resource Consent Land Use dated 12 December 1990 – Copy of decision letter attached			
(b) Details of licences held			
No information available			
(c) Details of any other Certificate/Notice/Order of Requisition Affecting the Use of the Land			
No information available			
(d) Details of Conditions Affecting the Use of Land			
No information available			
Minimum Floor Level	In accordance with the requirements set out in the New Zealand Building Code.		
13 INFORMATION NOTIFIED TO COUNCIL BY AN STATUTORY ORGANISATION HAVING POWER TO CLASSIFY LAND OR BUILDINGS			
(a) Requiring Authority			
No information available			
(b) Heritage Protection Authority			
No information available			

14 INFORMATION NOTIFIED TO COUNCIL BY ANY NETWORK UTILITY OPERATOR PURSUANT TO THE THE BUILDING ACT 2004	
<i>No information available</i>	
15 SECTION 69ZH OF THE HEALTH ACT 1956 – DRINKING WATER SUPPLIER	
(ba) Any information that has been notified to the territorial authority by a drinking-water supplier under Section 69ZH of the Health Act 1956	
<i>No information available</i>	
(bb) Information on:	
(i) whether the land is supplied with drinking water and if so, whether the supplier is the owner of the land or networked supplier	<i>Drinking water is supplied by a networked supplier.</i>
(ii) if the land is supplied with drinking water by a networked supplier, any conditions that are applicable to that supply	<i>No information available</i>
(iii) if the land is supplied with water by the owner of the land, any information the territorial authority has about the supply	<i>No information available</i>
16 ANY OTHER INFORMATION CONSIDERED TO BE RELEVANT	
<i>It is recommended that you also consider the planning provisions of the Whakatane District Plan as it affects this property. A copy of the Whakatane District Plan is available for viewing on the Councils website www.whakatane.govt.nz or at all public libraries and Council offices in the District.</i> <i>The Proposed Whakatane District Plan was publicly notified on 28 June 2013. From that date the rules that have immediate legal effect are relating to Indigenous Biodiversity and Heritage, including built heritage, archaeological heritage and cultural heritage. The remainder of the rules in the Proposed District Plan will have legal effect after any submissions have been considered and the public has been notified of those decisions. The Objectives and Policies of the Proposed District Plan have legal effect from 28 June 2013.</i> <i>It is recommended that you make yourself familiar with the provisions of the Proposed District Plan as they may affect how you are able to use your land in the future. You may want to consider making a submission to the Proposed District Plan. The period for making submissions to the Proposed District Plan is from 28 June 2013 to 13 September 2013. Even if you choose not to make a submission you are advised to familiarise yourself with the submissions made, in case they promote a change to the Plan that will affect your property. Council will publish a summary of submissions received and call for further submissions after the submission period closes. You are entitled to make a further submission if a submission requests a change to the Proposed District Plan that affects your property</i> <i>Future development of the property, including subdivision, may require the payment of a monetary contribution for additional demands that may be placed on community infrastructure by the use or development of the land. Monetary contributions may be payable for water, stormwater and wastewater services, solid waste, roading, reserves, community facilities and for Whakatane carparking. If you are anticipating further development of the land, you are advised to read the Development Contributions Policy in the Long-term Council Community Plan</i>	
17 DISCLAIMER	
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 the Whakatane District 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 which is not known by Council. The Council has not undertaken any inspection of the land or any buildings on it for the purpose of preparing the Land Information Memorandum. Accordingly, the Council is unable to verify that the consents held in our file match the buildings on the property. You are advised to pursue our file. The LIM Co-ordinator will hold the file for five working days. Please contact to arrange a suitable time to view the file (Telephone 07 3060500). The applicant is solely responsible for ensuring that the land is suitable for a particular purpose	

Paul Howells
Building Monitoring Officer

Valuation Number
7102-468-00

WHAKATANE DISTRICT COUNCIL

Application for BUILDING PERMIT

Date Received
12-1-90
Permit Number
6064418

OWNER OF PROPERTY:

L P McNicholas

ADDRESS OF PROPOSED WORK

42 MOKORUA GORGE

LOT No.

19

D.P.

S 10326

Please refer to

☐	☐	☐	☐	☐
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for action

Approved for Issue

6.3-90.



PERMIT

	APPROVED FOR PERMIT	INITIALS	DATE	*ADD. INFORM. REQ'D	
				Date Asked	Date Rec'd
1	PLUMBING-DRAINAGE				
2	BUILDING BYLAWS				
3	TOWN PLANNING	DB.	15/1/90		
4	ELECTRICAL				
5	STRUCTURAL ENGINEER				
6	SERVICES ENGINEER				
7	DANGEROUS GOODS				
8	HEALTH				
9					
10					

*INSPECTORS DEPARTMENT NOTIFIED OF ADDITIONAL INFORMATION REQUEST AND/OR REASON FOR DELAY

CHECK LIST

	INITIALS	DATE		INITIALS	DATE
FEES CHECKED	KB	11/1/90	PERMIT WRITTEN	JR	7-3-90
APPLICANT NOTIFIED			BOND DEPOSITED		
DOCUMENTS UPLIFTED			NEIGHBOURS' CONSENT		

REFER TO INSIDE OF FOLDER FOR BUILDING PERMIT PROCESSING CHECK LIST

NATURE OF BUILDING WORK (e.g. NEW UNITS, ADDITIONS - FACTORY, etc.):

CARPORT

CHECK LIST

		INITIALS	DATE
1	D.P. & Lot Nos. correct		
	Site limitations checked (Bldg line restrictions, sewer lines, foundation requirements etc)		
2	Building height in relation to boundary, yards, coverage, etc.		
3	Room sizes, ceiling heights, light and ventilation		
4	Footings		
5	Masonry and foundation walls		
6	Concrete floor		
7	Timber sub-floor, bracing and flooring		
8	Wall construction		
9	Wall bracing		
10	Interior and exterior cladding, roof cladding		
11	Roof Construction		
12	Roof bracing		
13	Insulation		
14	Firewalls (including soffits), fire partitions, egress		
15			
16			

TO: _____

Please check items listed below:-

	INITIALS	DATE

Comments

WHAKATANE DISTRICT COUNCIL

No.

Inspector: M

File No.

PRIVATE BAG
WHAKATANE

Receipt No. 40429

Date Permit Issued 7 / 3 / 90

OWNER

Name L P McNicholas

Mailing Address 42 Mokorua Grove
Whakatane

BUILDER

Name P J McNicholas

Mailing Address 7 Motutere Avenue
Taupo

PROPERTY ON WHICH BUILDING IS TO BE ERECTED/DEMOLISHED

SITE

Street No. 42

Street Name Mokorua Grove

Town/District Whakatane

Riding WHAKATANE URBAN

LEGAL DESCRIPTION

Valuation Roll No. 7102-468-00

Lot 19 D.P. 10326

Section Block

Survey District

DESCRIPTION OF PROPOSED WORK AND MAIN PURPOSE OF USE

CARPORT

FLOOR AREA

DWELLING UNITS

Whole
Sq. MetresNumber
ErectedESTIMATED
VALUES
\$Building
Plumbing
Drainage
G.S.T.
TOTAL1,500 00
1,500 00

NATURE OF PERMIT (TICK BOX)

- ☐ NEW BUILDING
- exclude domestic garages and domestic outbuildings
- ☐ FOUNDATIONS ONLY
- ☐ ALTERED, REPAIRED, EXTENDED, CONVERTED, RESITED
- include installation of heating appliances
- ☐ NEW CONSTRUCTION
OTHER THAN BUILDINGS - include demolitions
- ☒ DOMESTIC GARAGES
AND DOMESTIC OUTBUILDINGS

FEES APPLICABLE

Building Permit	\$ 60 00	Water Connection	\$
Street Damage Deposit ..	\$		\$
Building Research Levy ..	\$		\$
Plumbing	\$		\$
Drainage	\$		\$
Sewer Connection	\$		\$
Vehicle Crossing Levy ..	\$		\$
M.S. Plumbing	\$		\$
		G.S.T.	\$
		TOTAL:	\$ 60 00

Receipt No. 40429

Date of Payment 12 / 1 / 90

Authorised Officer T J REYNOLDS

Special Conditions:

Date Inspected

REMARKS (e.g. stage reached with work)

[illegible]

COMPLETED (Signature) _____ Date ____/____/____

Beam Size 150×75 D.F.

Span 3.3

Roof Dims = 3.1 (3.3)

~~Factor~~ Factored Value. use 1.66.

$\therefore$ From Table 2.6.

For 150×75 :

2.8 max Span
Between Posts.

$$\begin{array}{r} 5.52 \\ - 1.20 \\ \hline 5.52 \end{array}$$

date: _____

Please Courier
To:

Tick

a) CASHIER



b) RATES



12/1/90

c) PLANNING



15/1/90

Comments: _____

Return to Kathy
Please



WHAKATANE DISTRICT COUNCIL

Building Permit Application

Ref. No.

OWNER: (Full Name) LANCE PATRICK McNICHOLAS Phone:(Bus) _____ (Pte) 87412

PRESENT ADDRESS 42 MOKORUA GROVE, WHAKATANE Phone:(Bus) _____ (Pte) _____

BUILDER: NAME P.J. McNICHOLAS Phone:(Bus) _____ (Pte) _____

ADDRESS 7 MOTUIERE AVE, TAWPO. Phone:(Bus) _____ (Pte) _____

Designer: P.J. McNICHOLAS Phone:(Bus) _____ (Pte) _____

Designing Engineer: _____ Phone:(Bus) _____ (Pte) _____

ENQUIRIES REGARDING THIS APPLICATION SHOULD BE DIRECTED TO: OWNER as above Phone:(Bus) 34599 (Pte) _____

ESTIMATED VALUE OF WORK

BUILDING \$ 1500

PLUMBING \$ _____

DRAINAGE \$ _____

TOTAL \$ 1500

PARTICULARS OF LAND:	
(a) Valuation No:	<u>7102-468-00</u>
(b) Lot No:	<u>19</u>
(c) Deposited Plan No:	<u>10326</u>
(d) Street:	<u>MOKORUA GROVE</u>
(e) Urban Area:	<u>MOKORUA</u>

PARTICULARS OF BUILDING:	
(a) Area of Basement	_____ m ²
(b) Area of Ground Floor	_____ m ²
(c) Area of _____ Floor	_____ m ²
(d) Area of Outbuildings	_____ m ²
(e) Total Floor Area	_____ m ²

NATURE OF PERMIT (TICK BOX)	
New building including separate buildings added to existing complex	☒
Repairs, alterations or extensions to an existing building	☐
Conversion	☐
Demolition	☐

Purposes for which every part of proposed Building is to be used or occupied

CARPORT

e.g. Dwelling/Garage/Factory/Shop, etc.

DATED this 11th day of JANUARY 19 90

P.J. McNicholas

SIGNATURE OF APPLICANT

Note: Processing of Building Permit applications will not commence until all fees have been paid. If the building does not proceed, 50% of the fee is refundable on application.

ENDORSE PERMIT	
☐ YES	☐ NO

BUILDING PERMIT	
NUMBER	<u>G064418</u>
DATE ISSUED	<u>7-3-90</u>

FEES PAYABLE (incl. G.S.T.)		RECEIPT NUMBER	DATE
Building Permit	\$ 60.00	No. 40429	12-1-90
Building Research Levy	\$	No.	
Plumbing Permit	\$	No.	
Drainage Permit	\$	No.	
Sewer Connection	\$	No.	
Water Connection	\$	No.	
Footpath Deposit	\$	No.	
	\$	No.	
	\$	No.	
	\$	No.	
Total Fees Payable	\$ 60.00.	McNicholas	
Fees Received	\$		
		FROM:	

WHAKATANE DISTRICT COUNCIL
OFFICIAL RECEIPT

Receipt No.: 40429-26669 Date: 12/01/90
Account No.: 1409
Total Amount: \$60.00
GST Portion : \$6.67

LYW5
CHQ

PLANNING OFFICE

ZONING OPERATIVE SCHEME:

ZONING PROPOSED: Residential

USE STATUS: Residential Building

COMPLIANCE WITH REQUIREMENTS: YES/NO

COMMENTS: Notified Discretion - All conditions met

FILE REFERENCE: 61/4/729

RESERVES CONTRIBUTION:

CHECKED: David

DATE: 15/1/90

WHAKATANE DISTRICT COUNCILINSPECTORS' DEPARTMENTINFORMATION SHEET

NOTE: One copy of this form is to be signed by the builder and returned with the Building Permit Application.

FIELD INSPECTION

Periodic inspections are required to verify compliance with details described on the 'approved' plans and specifications and to ensure that Council's Bylaws have been complied with.

REQUIREMENTS

The Builders shall notify the appropriate office the previous working day (ie at least 24 hours notice prior to the inspection being required) when the project is ready for each of the following inspections:

1. **SITING** - All relevant boundary pegs must be identifiable and boundaries correctly established.
2. **FOUNDATIONS** - when all trenches and footing excavations are completed and all reinforcing steel has been tied in plate BUT BEFORE ANY CONCRETE IS POURED. An inspection of the trenches and footing excavation is required before any site concrete is poured.
3. **CONCRETE FLOOR SLAB (ON GROUND)** - when all fill compaction has been completed, moisture proof membrane placed, reinforced steel installed and plumbing and/or drainage services have been inspected and approved by the Drainage and Plumbing Inspector, BUT BEFORE ANY CONCRETE IS POURED.

NOTE: Where drainage is to be installed below the hard fill, the District Council Plumbing and Drainage Inspector must inspect and approve of the installation before filling and compaction of the base material is carried out.

4. **REINFORCING STEEL (GENERAL)** - when all reinforcing has been placed in bond beams, columns, retaining walls, suspended floor slab, lintels etc., BUT BEFORE ANY CONCRETE IS POURED.
5. **INSULATION INSPECTION - SKILLION OR FLAT ROOFS** - when all the insulating material is installed in place but PRIOR TO ANY ROOFING MATERIAL BEING FIXED.
6. **PRE-LINING** - when all exterior claddings, windows and doors etc. have been fixed in place and when all bulk insulating material has been installed BUT PRIOR TO THE ERECTION AND FIXING OF ANY INTERNAL LININGS (BOTH CEILINGS AND WALLS).

NOTE: All plumbing work which will be concealed by wall linings must be inspected and approved by the Plumbing and Drainage Inspector before the above inspection is carried out by the Building Inspector.

SIGNED: P J M'Nicholas (Builder) DATE: 16-9-89

IN THE MATTER of the Town and
Country Planning Act 1977 and
Amendments thereto

AND

IN THE MATTER of an application for
Planning Consent by:

L P McNICHOLAS

To erect a carport withing the
front yard on the property located
at 42 Mokorua Grove, Whakatane,
being legally described as Lot 19
DPS 10326

Dear Sir/Madam

In accordance with Regulation 38(4) of the Town and Country Planning Regulations 1978, you are hereby advised that the Hearings Committee of the Whakatane District Council, acting under delegated authority from the Council at its meeting held 5 December 1989 resolved to grant consent to the abovementioned application.

Council's decision in this matter and the reasons therefor are as set out in the attached sheet.

Please note that a right of appeal to the Planning Tribunal exists in respect of this decision and must be initiated within one month after 21 January 1990. (Note - Generally, appeal rights must be initiated within one month of the receipt of the notification of Council's decision. However, when the said decision is received by post during the period commencing 10 December and ending 21 January next following, such receipt is deemed to be 21 January).

In addition to the Whakatane District Council, the following persons and bodies appeared or were represented at the hearing:

Mr L P McNicholas - Applicant

Mrs D Turner - Chief Planner, Whakatane District Council

Mr I Fairbrother - Development Engineer, Whakatane District Council

DATED AT WHAKATANE THIS 12TH DAY OF DECEMBER 1990



Diane Turner
CHIEF PLANNER
Encl

NP-MM.D8

DECISION

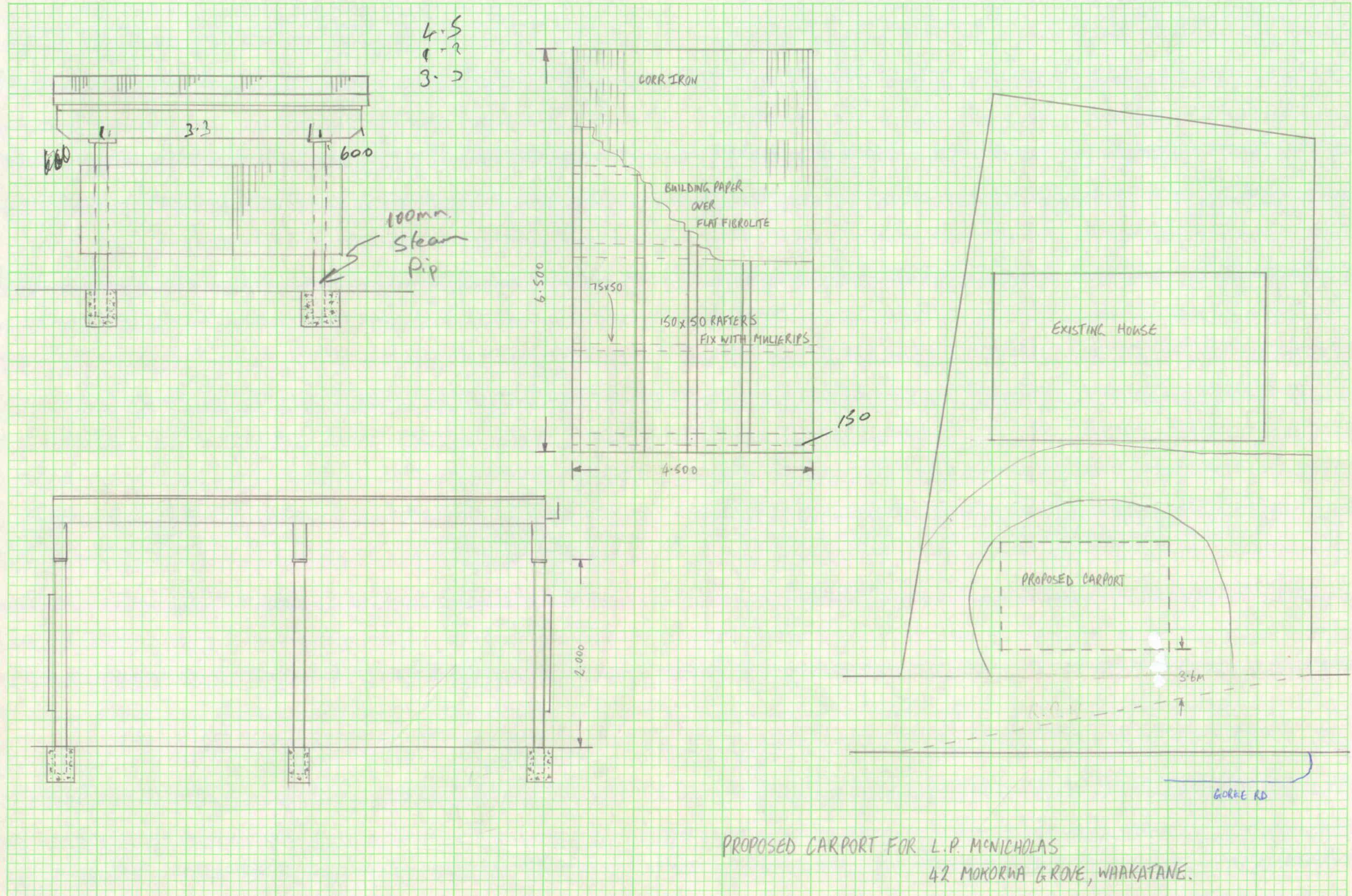
THAT pursuant to Section 67 and in consideration of Sections 75 and 76 of the Town and Country Planning Act 1977, consent be granted to L P McNicholas to erect a carport within the front yard on the property located at 42 Mokorua Grove, Whakatane, being legally described as Lot 19 DPS 10326, subject to the following conditions:

- (a) That the proposed carport be sited not less than 3.6 metres from the road boundary of the property and parallel to the right of way easement created by Transfer S.433165, and be no greater in length than 7.40 metres.
- (b) That building plans be amended to take Condition (a) of this consent into account and in all other respects the proposed building be established generally in accordance with the plans submitted with the application.

REASONS

- 1. The proposed carport can be located satisfactorily in the front yard of the subject's site due to topographical constraints arising from the site and taking into account the roading pattern and vegetation features existing in the vicinity of the site.
- 2. Subject to slight plan amendments to building length, the application falls within the assessment criteria of Ordinance 5.8.3(2) of the District Scheme.

NOTE: That this consent applies only to the building of the carport and that an application is required to be made to the Roading Engineer for any associated works affecting the road reserve.



Acce 55

BUILDING PERMIT

(Office Copy)

AUTHORITY

WHAKATANE DISTRICT COUNCIL
PRIVATE BAG
WHAKATANE

Stats. No. **G 064418**

No. _____

Receipt No. **40429**

Date Permit Issued **7 / 3 / 90**

OWNER

Name **L P McNicholas**
Mailing Address **42 Mokorua Grove**
Whakatane

BUILDER

Name **P J McNicholas**
Mailing Address **7 Motutere Avenue**
Taupo

PROPERTY ON WHICH BUILDING IS TO BE ERECTED/DEMOLISHED

SITE

Street No. **42**
Street Name **Mokorua Grove**
Town/District **Whakatane**
Riding **WHAKATANE URBAN**

LEGAL DESCRIPTION

Valuation Roll No. **7102-468-00**
Lot **19** D.P. **10326**
Section _____ Block _____
Survey District _____

DESCRIPTION OF PROPOSED WORK AND MAIN PURPOSE OF USE

CARPORT

FLOOR AREA

Whole
Sq. Metres

DWELLING UNITS

Number
Erected

ESTIMATED
VALUES
\$

Building	1,500	00
Plumbing		
Drainage		
G.S.T.		
TOTAL	1,500	00

NATURE OF PERMIT (TICK BOX)

- ☐ NEW BUILDING
- exclude domestic garages and domestic outbuildings
- ☐ FOUNDATIONS ONLY
- ☐ ALTERED, REPAIRED, EXTENDED, CONVERTED, RESITED
- include installation of heating appliances
- ☐ NEW CONSTRUCTION
OTHER THAN BUILDINGS - include demolitions
- ☒ DOMESTIC GARAGES
AND DOMESTIC OUTBUILDINGS

FEES APPLICABLE

Building Permit	\$ 60 00	Water Connection	\$
Street Damage Deposit	\$		\$
Building Research Levy	\$		\$
Plumbing	\$		\$
Drainage	\$		\$
Sewer Connection	\$		\$
Vehicle Crossing Levy	\$	G.S.T.	\$
M.S. Plumbing	\$	TOTAL:	\$ 60 00

Receipt No. **40429**
Date of Payment **12 / 1 / 90**
Authorised Officer **T J REYNOLDS**

Special Conditions: (In addition to those noted on reverse): _____

NOTICE TO APPLICANT

PERMISSION IS HEREBY GRANTED YOU to carry out the works as proposed in accordance with the drawings and other documents submitted, and with any conditions defined; such work to be subject to inspection at any time during progress and to be carried out in strict conformity with the requirements of the Council By-Laws.

IMPORTANT - YOU ARE FULLY RESPONSIBLE for any damage done to any works such as telephone cables, power cables, water mains, gas mains, sewers, pipes, footpaths, roads or other services.

BC/MP/01A

RECORD OF SITE INSPECTIONS

(Each officer inspecting the site shall briefly record the event here and give reference to any communication with the builder, owner or other officer in that regard).

[illegible]

PERMIT No. 73111

VALUATION ROLL No. 709/42

No. STREET: Makona Gorge Rd.

Whakatane Borough Council

DATE RECEIVED

DATE ISSUED 17/1/74



PERMIT WF

Lot 19

Application for Building Permit

OWNER'S NAME MR. B. BLEASDALE.

BUILDER'S NAME BRUNSDEN & COUPER.

PLUMBER'S NAME DAVE IRETON.

DRAINLAYER'S NAME DAVE IRETON.

FOR OFFICE USE ONLY

Water Connection	4000	R/N 3538 16/1/74
Build Ls	48-0	
P/D	12-0	
BRL	8-0	
	108-0	

NOTE:

1. Enquiries should be made as to the extent of the Inner Area (Brick, Concrete etc.)
2. The Building and Health Inspector's approval of the site should be first obtained.

APPLICATION FOR BUILDING PERMIT

To the Borough Building and Health Inspector,
WHAKATANE.

I hereby apply for permission to

REMOVE
ERECT
ALTER
CONVERT
REINSTATE

a RESIDENCE.

at No. MOKORUA GORGE Street, for B. BLEASDALE.
(Owner)

according to Drawings and Specifications deposited herewith.

PARTICULARS OF LAND

Lot No. 19 Section or Allot. No. D.P. 10326

Frontage 77 feet. Depth 135 feet

PARTICULARS OF BUILDINGS

Area: 32.7 P.

Foundations CONCRETE Walls BLOCK.

Roof HARVEY TILES.

Area of Ground Floor 1196 square feet

ESTIMATED COST

Area of Outbuildings 346 square feet

area of basement Buildings \$ 12,140

Plumbing 730

Drainage 220

Total \$ 15,090

Proposed use or occupancy of building DWELLING.

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

UNDISTURBED SOUND CLAY.

The following drawings must accompany this application:—

- (a) Ground plans of proposed work.
- (b) Front Elevation.
- (c) Side Elevations.
- (d) Cross section of foundation, wall and roof.
- (e) A ground plan only must be drawn to scale on the graph opposite.

Note: Plans and specifications must be submitted in duplicate.

Drainage and Plumbing permit must be obtained with each application.

Water connection must be applied for with each application.

A minimum deposit of \$25.00 must be made where building material is taken across a footpath.

The Building Inspector must be notified prior to pouring of footings and foundations.
All tawa timber must be treated by an approved process.

All pinus timbers must be of good quality and wherever treated timber is required, such timber shall be treated by an approved process.

Signature of Applicant G. Brabant as Builder/Owner

Postal Address 6. BRABANT ST. WHAKATANE. Telephone No. 8070

Fee Stamp.

(*Hamill Bros*)

2

S P E C I F I C A T I O N S

of work to be done and the materials

to be used in the erection

OF A *PROPOSED NEW RESIDENCE*

FOR *MR & MRS. B. BLEASDALE*

SITUATED AT *LOT 19 HOKARUA GORGE RD.*

BUILDER *BRUNSDEN & COOPER.*

PLAN AND SPECIFICATIONS PREPARED BY:

architectural draughting services

P.O. BOX 207 WHAKATANE.
PHONE OHOPE 473.

This and the succeeding pages form the Specification referred to in our Agreement dated this _____ day of _____ 19__.

EMPLOYER: _____

CONTRACTOR: _____

WITNESS: _____

Specifications of work to be done and materials to be used in the erection of

CONTRACT: This contract includes the supply and delivery of all materials, labour, fittings, tools, plant etc. necessary for the due and proper completion of the building as shown on the drawings and herein specified, in a thorough and workmanlike manner, in strict accordance with the local By-laws and to whatever regulations made by those loaning moneys to complete this contract.

PERMITS: Contractor to comply with the Labour and Building By-laws of the district, to apply for and obtain all necessary permits and to pay all fees for the same.

PROVIDE AND FIX: The words "provide" and "fix" shall be construed to mean "provide and fix" where mentioned separately unless otherwise specified.

INSURANCE: The Contractor to have all his employees covered against accident by an Employers Liability Policy and to take out insurance against fire for a sum sufficient to cover the full amount of the contract sum, both policies to remain in force until the building is taken over by the Owners.

WORKMANSHIP AND MATERIALS: All workmanship must be careful, thorough and in accordance with the best trade practice and all materials must be of the best of their respective kinds unless otherwise specified.

INTERPRETATION: Work or materials shown on the drawings or specified and not shown, must be supplied as though both shown and specified. Materials shown but not specified must be of the kinds commonly employed for the service they are intended to perform. All figured dimensions shall be taken in preference to scale, and all detail drawings shall supersede those to a smaller scale. The Contractor shall be held responsible for the setting out of all work and he will make good at his own expense any errors that occur.

STABILITY: The Contractor shall carefully brace and support all parts of his work against damage by wind, and also protect same from damage by water. He shall also make good damage to adjoining property of every kind arising out of his works.

CLEANING: The Contractor at the conclusion of the contract shall have all ceilings, walls and woodwork carefully dusted and wiped down, windows washed and glass left free from paint and scratches, floors brushed and wiped and the entire left in perfectly clean condition for occupation.

MAINTENANCE: The maintenance period to be sixty days after the Owner has taken possession. Any defects in materials, workmanship or any part or parts that require replacing or adjusting, which have been included in this contract, shall be adjusted or replaced as specified in this Specification at the Contractor's own expense.

MATERIALS:

Any materials herein specified that are not procurable at the time they are required, thus tending to retard the progress of the contract, may be substituted with other similar materials, provided that the substituted materials conform to the local By-laws. The Contractor is first to notify the Owner of any change proposed and at the completion of the contract will adjust any difference in cost.

CONTINGENCIES:

Provision is to be made by the Contractor and Owner to meet any contingencies that may arise due to the fluctuations in the prices of various materials or labour. Should there be either a rise or fall in the price of labour or materials, from the date the tender is submitted until final payment, an adjustment to the contract price is to be made accordingly, provided that the contract price has been affected by such rise or fall in prices.

The sum of \$ 500.00 is to be allowed in the contract price as a Contingency Fund.

INSPECTION OF SITE:

Before submitting price for this contract the Builder is to familiarise himself with the building site and ascertain the nature and extent of work, rights and interests which may be interfered with, and any other matter or thing which may influence the making up of this contract price for the due and proper completion of this work.

P.C. SUMS:

Where the amount of any P.C. sum expended is either greater or less than the sum allowed, the nett difference will be added to or deducted from the Contract Price, plus proportion of profit and overhead.

Architectural Draughting Services accepts no liability whatsoever with regard to these plans and specifications for any damage caused or suffered to any person or persons or property or properties as a result of defective workmanship or failure to adhere to the provisions of these plans and specifications by any builder or builders, contractors or subcontractors, employee or employees engaged contracted or employed to build erect or supply goods and/or services in connection with the erection of the owner's dwelling.

EXCAVATOR AND CONCRETOR

EXCAVATION: Excavate for all piles, walls and other foundations to allow for the height as shown on the drawings, to a minimum depth of 12" on to good solid bearings, and horizontal on the bottom. In filled ground or ground of doubtful bearing capacity the depth shall be increased and other requirements complied with as directed. All excavations are to be approved by the Local Body Building Inspector before concrete is poured. Back fill excavations and thoroughly consolidate by ramming.

Allow the P.C. Sum of \$.....for excavation of basement and removal of organic matter where required.

CONCRETE: To be generally in the proportions of 4:2:1 metal, sand and cement, or 6 parts of approved aggregate to 1 part cement. The grade and crushing strength of the concrete shall be 2500 P.S.I. at 28 days.

FOUNDATION BLOCKS: To be at least 24" x 8" x 6" concrete, set in 12" x 12" x 4" thick concrete pads, and shall project a minimum of 12" above permanent ground level. No.8 gauge galvanised wires shall be suitably fixed to secure studs or plates. In areas defined in the Termite Act 1940, foundations to comply with the Termite Regulations with regard to Ant Caps and deflectors.

FOOTINGS: All reinforcement to foundation walls shall consist of round mild steel rods. All rods shall be lapped not less than 40 diameters and shall have ends hooked. All laps and inter-sections shall be bound together with No.16 gauge black iron tie wire.

(a) To Dwarf Walls: Footings shall be 9" x 6" deep reinforced with two 3/8" diameter m.s. rods.

(b) To Single Storey Walls: Footings shall be 12" x 10" deep reinforced with two 1/2" diameter m.s. rods. Where foundation walls exceed 4'6" in height footings to be as for Full Basement Walls.

(c) To Full Basement Walls & Basement Load-bearing Walls: Footings to be 12" x 12" deep reinforced with four horizontal 1/2" diam. m.s. rods and 3/8" m.s. rod stirrups at a maximum 24" centres.

(d) Starter Rods: From Footings fix 1/2" m.s. rod starters at maximum 40" centres and turn into concrete slab floors, porches, etc. for a minimum of 20" and tie to H.R.C. mesh reinforcing in slabs.

PAD FOOTINGS TO R.H.S. POSTS:

Footings to R.H.S. posts in Basement areas to be 3'0" x 3'0" x 9" thick reinforced with four 1/2" m.s. rods each way (3" bottom cover).

STABILIZING FOOTINGS TO COLUMNS:

Where shown on plan stabilizing footings to columns to be 12" x 12" deep reinforced with four 1/2" m.s. rods and 3/8" m.s. stirrups at maximum 24" centres. Footings to be carried into Basement area under the floor slab for a minimum distance of 6'0" from exterior face of column. Fix six 1/2" m.s. rods 7'0" long in floor slab centrally over footings;

SEE DETAILS ON PLAN FOR REINFORCING
TO OTHER CONCRETE WORK.

EXCAVATOR AND CONCRETOR - Continued

CONCRETE FOUNDATION DWARF WALLS:

Shall be a minimum of 5" thickness and shall not be less than 12" in height above ground level with one 3/8" m.s. rod at top. Where walls exceed 3'0" in height they shall be reinforced with 3/8" m.s. rods at 15" centres both ways. Build in precast vents 12" below floor line 2'6" from all angles and at 6'0" centres, equivalent to 72 sq. in. free air space.

CONCRETE FLOORS:

Excavate all top soil and organic matter from site and fill below floor slab with quarry strippings and level off and thoroughly blind with sand consolidated by ramming and rolling off level. Lay over hardfill .005 Polythene sheeting lapped three inches and taped at joins. Cast over Polythene 4" minimum thick concrete slab reinforced with No.668 H.R.C. fabric with 1" top cover. All slabs shall be screeded perfectly true and level and finished while still green with 2 to 1 sand and cement driers and floated to a smooth and even surface with steel floats. Build into slabs 3/8" of bolts at 4'6" centres to take plates. Form all chases to take wastes and traps.

Cast 2" deep rebate to perimeter of floor slab to take brick veneer or concrete blockwork where shown on plan.

PORCH LANDINGS, TERRACES AND STEPS:

Pour 4" thick slabs over compacted hardfill, laid to a slight fall and reinforce with No.668 H.R.C. fabric. Reinforce steps with one 3/8" m.s. rod at each thread. Finish to slabs as for concrete floors.

FILLING:

Below concrete floors lay quarry strippings in 6" layers. Each layer to be compacted with a vibrating roller and watered where necessary.

CHIMNEY:

To be precast concrete type.....constructed in accordance with N.Z.S.S. 1051. The fireplace is to be fitted with approved fire brick lining and 14" grate. Space behind fire bricks to be filled with fine shingle and sealed with 2" cement mortar. Weather top of chimney flues with 1 to 3 cement and sand mortar, steel trowelled to a dense smooth surface.

CHIMNEY BASE:

Foundation to chimney to be 6" thick concrete reinforced with 1/2" m.s. rods at maximum 12" centres each way. Dimensions of footing to be 6" wider all round than chimney base.

PATHS AND DRIVEWAYS:

Pour 3" thick concrete paths and 4" thick concrete driveways to widths and areas as shown on site plan.

STONE-MASON

STONE FIRE SURROUND AND HEARTH:

Allow the P.C. Sum of \$.....for
supplying and fixing of stone fire surround and hearth as selected by
Owner. Allow \$25.00 extra for building in fire back by Stonemason.

FEATURE WALLS:

Allow the P.C. Sum of \$.....for
supplying and fixing of stonework as selected
by Owner to the following areas:

TILER

Allow the P.C. Sum of \$.....for
supplying and fixing of ceramic tiles as selected by Owner.

Tiles to be fixed to the following areas:

BRICK AND BLOCKLAYER

MORTAR:

COLOUR:

To be composed of 3 parts clean, sharp and washed sand to 1 part hydraulic lime, passed through a sieve of $\frac{1}{4}$ " mesh and properly mixed on an approved watertight platform and allowed to slake 2 days before being used. Add 1 part of cement to 5 parts of lime mortar twenty minutes before using. Plymortar may be used in place of lime, to makers' instructions.

BRICKWORK:

Brick Foundation Walls:

Bricks used shall be
Up to 4'6" high to 4 $\frac{1}{2}$ " work with 9" x 4 $\frac{1}{2}$ " bonded brick piers at 4'6" centres. Over 4'6" high to be 9" thick to 4'6" from top of wall.

Brick Veneer:

Bricks used shall be COLONIAL (FIRTH)
Veneer shall be kept 1 $\frac{1}{2}$ " clear of framing.
Secure to wall framing with No.8 gauge galvanised wire ties, or similar approved ties at 3'0" centres to every fourth course and at all angles. Vermin stops to be fixed at floor level. Where brick above windows is shown on plan provide 2" x 2" x $\frac{1}{2}$ " galvanised angle iron with 6" bearing at ends.

Brick Chimneys:

Bricks used shall be
Construct chimney as shown on plan. Bed in 5/8" reinforcing rods from top of gathering to finish 3" from top of flue. Build chimney stacks with end-slotted bricks where obtainable, and parge flues with mortar. Brickwork forming throat to flue is to be carried over in 9" work.

Weather top of chimney flues with 1 to 3 cement and sand mortar steel trowelled to a dense, smooth surface.

Brick Sills:

Sills to brickwork to be COLONIAL (FIRTH)

Interior Brickwork: Where shown on plan construct brick feature walls as for brick veneer work.

Bricks used shall be
Mortar used shall be coloured

Cleaning:

On completion of all Brickwork clean down face with weak acid solution and leave free from stains and defects of any description. At regular intervals during the progress of brick-laying clean mortar droppings from wire ties and vermin proofing mesh.

CONCRETE BLOCK WORK:

Concrete Blocks to be 8" VIBRAPAC or approved similar blocks.

CONCRETE BLOCK FOUNDATION WALLS AND BEARING WALLS:

Walls shall be built to the thickness and to the bond pattern as shown on drawings. Where no bond pattern is shown walls shall be laid up in regular running bond, with vertical joints kept central to course above. Provide such special blocks required to form all corners, returns, offsets, etc.

$\frac{1}{2}$ " Starter Rods shall be built into footings, aligning with vertical reinforcing in blockwork. Starters are to lap blockwork reinforcing a minimum 40 diameters.

Reinforce walls with one $\frac{1}{2}$ " m.s. rod vertically for full length of walls in solid concrete filled cavities at corners, ends of walls and either side of all door and window openings, and at a maximum 40" centres between.

BRICK AND BLOCKLAYER - Continued

CONCRETE BLOCK FOUNDATION WALLS AND BEARING WALLS: (Cont'd.)

The top course shall be 8" x 8" bond beam blocks filled with concrete and reinforced with two $\frac{1}{2}$ " m.s. rods horizontally. To walls over 4'6" high an intermediate course of 8" bond beam blocks to be laid and reinforced with one $\frac{1}{2}$ " m.s. rod horizontally.

To Basement blockwork carrying Brick Veneer walls the top bond beam at right angles to floor joists shall be increased to 10" x 8" concrete filled and reinforced with two $\frac{1}{2}$ " m.s. rods horizontally.

See details on plan for block window and door lintels.

Build in all bolts, anchors, hangers, etc. required.

Where aluminium joinery is specified, use 1" rebated or purpose made grooved head, jamb and sill blocks as recommended by manufacturers.

BLOCK-LOK REINFORCING MESH:

Provide and fix "Block-Lok" reinforcing mesh. To every alternate course in blockwork, lapping joints a minimum of 6".

WATERPROOFING:

To exterior face of all concrete and concrete blockwork from top of footings to finished ground level, coat walls with one priming coat of "MULSEAL" bituminous waterproofing, then two good coats of full strength "MULSEAL".

SILLS:

To windows in concrete block walls provide and fix 16" x 8" x 2" precast concrete paving slab sills unless rebated blocks are required for aluminium joinery.

BASE VENTILATION:

Fix approved vents on a level of approximately 12" below joist line, 2'6" from all angles and at 6'0" centres, equivalent to 72 sq. ins. free air space.

CONCRETE UPSTANDS:

To all exterior walls of brick veneer dwellings pour a 4" wide x 2" high concrete upstand over the top course of blockwork, flush with interior face of foundations or basement walls, to facilitate moisture drainage through weep holes in brick work.

SOLID PLASTERER

MATERIALS:

- Cement: As specified in "Concretor".
- Sand: Shall be river or pit sand, sharp and coarse-grained and free from saline, vegetable or earthy matter.
- Hydrated Lime: Shall be mill-hydrated of an approved brand.
- Plaster to be composed of 3 parts sand, 1 part cement and 10% Hydrated Lime.

CONCRETE: Render all exposed concrete surfaces and precast concrete chimneys to approved finish with all arrises slightly rounded.

STEPS, LANDINGS AND CONCRETE TERRACES:

Immediately before applying plaster concrete surfaces are to be well cleansed and soaked with clean water. Render and straighten with 1 to 3 cement and sand plaster laid not less than 5/8" thick and finish with a wood float to a straight, even surface.

Form 1" radius coved bases to concrete upstands, porch floors and terraces, slightly round nosings to steps, and weather treads 1/4" and porch and terrace floors 1" in 10'0".

EXTENT OF SOLID PLASTER WORK:

CARPENTER AND JOINER

GENERAL:

All materials shall be the best of the respective kinds specified and shall comply with N.Z.S.S.No. 169.

All wall framing timbers to be gauged to a uniform thickness.

All finishing timbers shall be dressed and sanded to remove machinery marks.

DAMP PROOFING:

All timber in contact with concrete or blockwork is to be protected from dampness with 3-ply bituminous felt or other approved damp proofing.

PRIMING:

All exterior finishing timbers, external faces and rebates of doors and window frames and all woodwork of sashes shall be primed before fixing, unless otherwise specified under Painter.

TIMBER SCHEDULE:

<u>Designation</u>	<u>Size</u>	<u>Quality</u>	<u>Remarks</u>
Jack Studs, Sleeper Plates	4 x 3	B.A.H. Rimu or No.1 B/T Radiata	
Foundation bracing and sole plates	4 x 2	" " "	
Basement bearing partition studs	4 x 3	No.1 B/T Radiata	Max. 18" centres
Top plates to above	4 x 3	" " "	
Bottom plates and noggs to above	4 x 2	" " "	Noggs max. 27" centres
Floor joists	6 x 2	B.A. Ht. Rimu	18" centres maximum span 8'0"
	9 x 2	No.1 B/T Radiata or Douglas Fir	18" centres maximum span 12'0"
	10 x 2	" " "	18" centres maximum span 14'0"
	12 x 2	" " "	18" centres maximum span 16'0"
Solid Nogging	ex 2"	No.2 B/T Radiata	Max. 8'0" centres full depth of joists
Wall framing generally		No.1 B/T Radiata No.2 B/T Radiata	Studs, plates, lintels to bearing partitions. Remainder of wall framing.
Studs	4 x 2 3 x 2		18" centres maximum
Noggs	4 x 2 3 x 2		27" centres maximum
Trimming studs	4 x 3		4'6" to 6'6" openings
Plates	4 x 2 3 x 2		
Bracing	6 x 1 4 x 1		
Lintels	4 x 3 2/5 x 2 2/6 x 2 2/8 x 2 2/10x 2	on flat on edge " " " " " "	Checked in flush Up to 4'6" 4'6" to 6'0" 6'0" to 8'0" 8'0" to 10'0" 10'0" to 12'0"

CARPENTER AND JOINER - Continued

TIMBER SCHEDULE - Cont'd.

<u>Designation</u>	<u>Size</u>	<u>Quality</u>	<u>Remarks</u>
Ceiling Joists	4 x 2	No.1 B/T Radiata	20" centres maximum
Ceiling noggs	2 x 2	No.2 B/T Radiata	24" centres maximum
Ceiling strapping	2 x 1	B/T Radiata	12" centres maximum
Ceiling runners	6 x 2	No.1 B/T Radiata	
	9 x 2		
Rafters	4 x 2	" " "	3'0" centres Corr.Iron 2'6" " Decramastic 1'6" " Concrete tiles
Gang-nail trusses		Purpose made	2'6" centres maximum
Collar ties, dragon ties, valley boards	6 x 1	B/T Radiata	Collar ties maximum 6'0" c.c. Corr.Iron 4'6" c.c.Concrete tile.
Roof strutting	4 x 2	No.1 B/T Radiata	
Under Purlins	4 x 3	concrete tiles	
	4 x 2	corr.iron and Decramastic tiles	
Ridges and hips	8 x 1	B/T Radiata	Corrugated iron
	6 x 1	" "	Concrete tiles
Purlins	3 x 2	" "	2'6" centres maximum
Weatherboards	6 x 1	B/T D.A.Rimu or D.A. Ht. Rimu	Bevel back
Freize Board	10 x 1	" " "	
Fascia & Barge Boards	6 x 1	" " "	D4S and grooved
Shiplap	6 x 1	" " "	
Flooring	4 x 1	B/T Tawa	T. & G.
Sheet Flooring		¾" Plycopyne	
Exposed Beams & Posts	ex 4" thick Douglas Fir D4S		Sizes shown on plan

FRAMING:

SUB-FLOOR: Sleeper plates shall be 4 x 3 on edge supported at 4'6" centres along their length.

Spacing between sleepers to be 8'0" maximum for 6 x 2 joists. Jack studs to be 4 x 3 securely fixed to concrete foundation blocks and sleeper plates. The whole to be securely braced with 4 x 2. Floor joists to be gauged over sleeper plates to a uniform level with minimum laps of 6" spiked together. Double floor joists to be fixed under all bearing partitions running in same direction as floor joists.

BASEMENT FLOOR JOISTS: To be ^{8' x 2"}.....gauged to an even level and nailed with 3" and 4" nails to sole plates and bearing plates. All joints to be lapped over a solid bearing with a minimum lap of 12" in passing. Provide double joists under main parallel bearing partitions. Solid nogging to be full depth of joists at a maximum 8'0" centres along span of joists.

PARTICLE BOARD FLOORING: Fix full depth ex 2" solid noggs to ends of joists and to all joins in sheets at right angles to floor joists.

WALL FRAMING: All timbers to be framed, braced, nailed and fitted together in a workmanlike manner, using the materials and dimensions specified. All load bearing walls to basement areas to have 4 x 3 top plates and studs. Load bearing walls to areas immediately under roof to be 4 x 2. Fix noggs at a maximum of 27" centres. Stud heights to be as shown on plan.

CARPENTER AND JOINER - Continued

FRAMING: (Cont'd.)

CEILING FRAMING: Fix 4 x 2 ceiling joists at a maximum of 20" centres with 2 x 2 ceiling noggs at a maximum of 2'0" centres cut between, and to all margins of rooms. All to be well spiked to wall plates with 3" and 4" nails. Provide 9" x 2" or 6" x 2" ceiling runners at max. 8'0" centres above all ceiling joists exceeding 8'0" in length. Substitute ceiling noggs with 2 x 1 ceiling battens at 12" centres if ceilings are of Pinex Tiles.

CEILING FRAMING TO GANG-NAIL TRUSSES: Where tile or sheet Pinex ceilings are specified, fix 2 x 1½ tile battens at maximum 12" centres to underside of bottom chord of trusses.

Where Gib.Board or Fibrous Plaster ceilings are specified, cut 3 x 2 noggs at maximum 18" centres between bottom chords of trusses.

ROOF FRAMING: Corrugated Iron: Rafters to be 4 x 2 at maximum of 3'0" centres. All to be properly checked and birdsmouthed and securely nailed to plates, ridges, hips and valleys with 3" and 4" nails. All 4 x 2 rafters exceeding 7'0" in length shall be strutted off bearing partitions at 6'0" centres with 4 x 2 supporting 4 x 2 under purlins. Extend rafters to give soffit width from frame as shown on plan: 3 x 2 purlins are to be fixed over rafters at a maximum of 2'6" centres.

HARVEY OR DEGRAMASTIC TILES: Rafters to be 4 x 2 at a maximum of 2'6" centres fixed as for Corrugated Iron roof framing. Roof pitch is not to come below 15 degrees. Pitch may be increased slightly and soffit widened to attain a rafter length to suit full tiles if desired.

GANG NAIL TRUSSES: Roof to be framed up with gang-nail trusses at a maximum of 2'6" centres to pitch and soffit widths as shown on plan. Cut 4 x 2 noggs between bottom chords at maximum 8'0" centres.

CONCRETE TILES: Rafters to be 4 x 2 at a maximum of 1'6" centres. Roof pitch to be as shown on plan. All to be properly birdsmouthed, checked and to be securely nailed to ridges, plates, hips and valleys with 3" and 4" nails. All rafters exceeding 7'0" in length shall be strutted off bearing partitions at 6'0" centres with 4 x 2 supporting 4 x 3 under purlins. Extend rafters to give soffit width from frame as shown on plan.

SOFFIT: Fix 3 x 1½ soffit runner to wall framing and 3 x 1½ horizontal soffit bearers at a maximum of 3'0" centres from rafters and line underside of soffit with 3/16" flat asbestos cement sheets with aluminium "H" section extrusions to joints.

SLOPING SOFFIT: Soffit linings to be 3/16" flat asbestos cement sheets fixed to underside of rafters and 2 x 2 noggs forming sloping soffit. Aluminium "H" section extrusions to be used at joints.

BRACING: Wherever possible, brace all external corners with 6 x 1 diagonal braces checked flush into studs, and 6 x 1 dragon ties checked flush into ceiling joists. Brace all internal bearing partitions with 4 x 1 braces checked flush into studs. All at approx. 45 degrees.

FLOORING: Flooring to be 4 x 1 T. & G., well cramped and double nailed with all nails punched below floor surface.

FLOOR SANDING & FINISHING:

- (a) Timber Floors: The floor to be sanded, firstly with one cut of medium paper, then one cut of fine paper. Stop all nail holes and apply three coats of clear Polyurethane.

CARPENTER AND JOINER - Continued

FLOOR SANDING AND FINISHING: (Cont'd.)

- (b) Particle Board: The floor to be sanded firstly with one cut of medium paper, then one cut of fine paper, and finished with a buff machine. Stop all nail holes. Apply one coat "FINASEAL" sealer and three coats of Polyurethane.

The following rooms to be finished with medium paper only to take floor coverings by Owner: _____

PELMETS: Where shown on plan frame down from ceiling joists to window head height with 5" x 2" framing forming drop pelmets. Line face of framing with 3/8" Gibraltar Board, finishing 2" below window head height. Finish underside of framing with ex 6" x 1" D4S.

EXTERIOR SHEATHING: WEATHERBOARDS:
All to be primed before fixing, including mitres and external angles. Butt joints to be mitred plumb and suitably staggered. No horizontal joints will be permitted in any shiplap boarding. Only full length boards to be used.

FREIZE BOARD:
Furr down from soffit to window head height with timber framing to take an ex 1" freize board and form soffits to window frame heads with an ex 1" boarding.

PORCH LININGS:

To exterior walls of porch fix _____
----- FIBROUTE HI LINE -----

GABLE ENDS:

Sheathing to gable ends to be _____
----- FIBROUTE HI LINE -----

FOUNDATIONS:

Sheathing to foundation walls to be _____

BUILDING PAPER: To all walls supply and fix approved breather type building paper. All to be fixed horizontally to exterior face of wall framing with minimum laps of 3".

ASBESTOS CEMENT: Where shown on plan supply and fix _____

asbestos cement wall sheathing complete with purpose made corner moulds as recommended by the manufacturers. All to be fixed over approved building paper.

JOINERY

EXTERIOR:

SCHEDULE OF MATERIALS

Exterior jambs	6 x 1½	Solid rebated
Mullions	4 x 3	Double rebated
Transoms	4 x 3	Double rebated
Window Sills	6 x 2½	Double sunk
Door sills	8 x 2½	

FRAMES:

All exterior door and window frames to be as mentioned in above schedule and to be grooved, throated and constructed in a proper tradesmanlike manner and primed before fixing. Door sills to be fitted with 3/8" galv. w.i. weather bars.

CARPENTER AND JOINER - Continued

JOINERY:

EXTERIOR: (Cont'd.)

SASHES:

Sashes generally to be casement and split rail type from ex 2" D.A. Ht. Totara or Redwood to sizes and designs as shown on plan. Split rail type sashes to be hung on patent "WHITCO" stays or similar and made complete with WHITFAST or other approved fasteners.

ALUMINIUM JOINERY:

All exterior window frames and sashes to be

~~BRONZE~~

anodised aluminium, fixed in accordance with the manufacturers' instructions. Sizes shown on plan.

GARAGE DOORS:

Supply and fix garage doors. Sizes and types shown on plan.

INTERIOR:

DOOR FRAMES:

Interior door frames to be either ex 1½" solid rebated or ex 1" with planted stops minimum size 1½" x ½".

DOORS:

Interior doors to be generally ~~MAHOGANY~~ hollow flush with clashing strips to two edges. Door sizes to be as shown on plan.

LOUVRE DOORS:

Where shown on plan supply and fix Louvre type doors. Sizes and finishes as shown on plan.

HARDWARE:

Allow the P.C. sum of \$2000.00 for the supply only of hardware to be selected by Owner. Builder to allow for the delivery and fixing of all hardware and to leave the same in perfect working order.

HINGES:

All doors to be hung on the following:

Main exterior doors	1½ pair 4" galv. butts
French casement doors	1½ pair 4" Parliament hinges
Interior doors	1½ pair 3½" A.C. Butts
Casement sashes	1 pair 3" galv. butts

MOULDINGS:

All exterior mouldings to be D.A. Ht. Rimu or Totara. All interior mouldings to be D.A. Rimu or Radiata.

Skirtings	2½" x ½" splayed
Architraves	1-5/8" x ½" "
Scotia	1-5/8"
Cornices	See Schedule
Sill boards	ex 6 x 1 single length per sill
Shelving	ex 1"
Quadrants	¾" and ½"

All joints to be neatly mitred and scribed.

COVE SKIRTINGS:

Supply and fix cove skirting to the following rooms:

INTERIOR

LININGS:

WALL LININGS: GIBRALTAR BOARD: Where shown on schedule line interior walls with 3/8" Gibraltar board sheets fixed with 1½" F.H. galv. nails. Edges to be nailed at 9" centres and at intermediate studs and noggs at 12" centres. Stopping to be done with best quality stopping plaster with all spots and risers removed, giving an even surface in preparation for Painter.

CARPENTER AND JOINER - Continued

INTERIOR

LININGS: (Cont'd.)

WALL LININGS: FIBROUS PLASTER: Where shown on schedule line walls with 3/8" fibrous plaster fixed as for Gibraltar Board.

WALL LININGS: HARDBOARD: Where shown on schedule line interior walls with 3/16" Pinex hardboard. Hardboard to be fixed with 1" 16-gauge Cadmium plated brads at 4" centres along edges of sheets, and at 9" centres to intermediate studs and noggs. Cover joints with 3/16" mill finish aluminium moulding.

Alternatively 3/16" hardboard to be fixed with a "BOSTICK STICKPAD" system or similar. Use 3/16" mill finish aluminium moulding to all joins.

WALL LININGS: PRE-FINISHED WALLBOARDS: Where shown on schedule line walls with

To be fixed with "BOSTICK STICKPAD" system or similar. Use P.V.C. mouldings to all joins.

WALL LININGS: PANELLING: Where shown on schedule line walls with

panelling fixed in accordance with the manufacturers' instructions.

CEILINGS: GIBRALTAR BOARD: Where shown on schedule line ceilings with 3/8" Gibraltar board fixed as for wall linings.

CEILINGS: HARDBOARD: Where shown on schedule line ceilings with 3/16" hardboard. In rooms subjected to steam use "Tempered hardboard". Ceilings to be fixed to 2 x 1 battens at 12" centres. Fix ceilings as for wall linings.

CEILINGS: FIBROUS PLASTER: Where shown on schedule, line ceilings with 3/8" fibrous plaster sheets securely wadded to all ceiling joists and stopped with best quality stopping plaster with all spots and risers removed leaving an even surface in preparation for Painter.

CEILINGS: PINEX ACOUSTIC TILES OR PANELS:
Finish: Plain: Undercoated: Prefinished.
Where shown on schedule line ceilings with "PINEX" acoustic tiles or panels. To be fixed over 2 x 1 ceiling battens at maximum 12" centres. Battens to be dressed to an even thickness of no less than 3/4" and to be dried to a moisture content of not more than 18%.

CEILINGS: 1/2" SHEET PINEX: Where shown on schedule supply and fix 1/2" Sheet Pinex insulating boards. Jointing to be mill finish aluminium jointer strips.

FINISHES:

Provide to windows, doors, floors and ceilings respective sillboards, aprons, architraves, skirtings and cornices as selected. All to be sanded to remove any machine marks and fixed with necessary scribes and mitres according to standard trade practices. All nails to be punched below the finished surface.

KITCHEN FITTINGS:

Generally all kitchen fittings are to have flush doors hung on 1 pair approved hinges. Shelving ex 1". Provide 3 3/4" toe space at floor to all units. Tops and sink to be as selected by Owner. See details on plan or P.C. Sums for details of kitchen fittings.

H.W. CUPBOARD:

To be lined full height and ceiled with wallboard as shown on schedule. Fit ex 1" slatted shelves at approx. 12" centres above and beside cylinder. Element to be boxed to Power Board's approval.

CARPENTER AND JOINER - Continued

- WARDROBES: To be lined full height and ceiled with wallboard as shown on schedule. At 5'6" from floor provide full width shelf for whole of wardrobe, and 1" diameter galv. pipe coat hanger rail 4" below shelf. Doors to front as shown on plan.
- WARDROBE OVER-CUPBOARDS: Overcupboard doors to be MAHOGANY
to sizes shown on plan.
- LINEN CUPBOARD: To be lined full height and ceiled with wallboard as shown on schedule. Fit ex 1" slatted shelves at approx. 12" centres. Doors to front as shown on plan.
- PANTRY: To be lined full height and ceiled with wallboard as shown on schedule. Fix six rows of ex 1" solid shelves and false floor at centres directed by Owner. Fix 9 x 9 ceiling vent to Pantry, covered with aluminium gauze.
- BATHROOM FITTINGS: Build in bath with 3 x 2 framing forming 3 3/4" toe space at floor. Line framing with wallboard as shown on schedule.
Supply and fix hand basin unit and build in where shown on plan.
Build in shaving cabinet. Recess cabinet into wall where shown on plan and trim around with 1/2" quad.
Build in recessed soap containers to bath and shower.
Supply and fix C.P. towel rails as required by Owner.
- SHOWER BOX: Build in shower base and fix selected shower box linings as shown on schedule. Pack out face of studs 1/2" so as shower box linings do not come in contact with shower base.
- LAUNDRY TUBS: Build in laundry tubs supplied by Plumber. Unit beneath to have flush doors hung on 1 pair A.C. butts and shelving of ex 1" material. Provide 3 3/4" toe space at floor.
- METER BOX: Trim and finish at meter box as required by Electrician.
- MANHOLE: Provide and fix 20" x 20" manhole in ceiling where directed and provide cover of same material as ceiling.
- ACCESS DOOR TO BASEMENT: Provide and fix access door to basement where directed. Door to be ledged and braced and hung on 1 pair galv. T-hinges.
- PHONE CONNECTION: Builder is to arrange with P. & T. Department to complete all necessary phone wiring before wall and ceiling linings are fixed. Telephone point to be located where directed by Owner. All P. & T. costs to be paid by Owner separate to this contract.
- INTERNAL STAIRCASES: Construct and fix staircases where shown in the drawings. Stringers shall be out of 1 1/4" D.A. Ht. Rimu housed as required to take treads and risers. Treads shall be out of 1 1/4" D.A. Ht. Rimu, rebated, wedged, screwed and glued and blocked with round nosings. Risers shall be out of 1" D.A. Ht. Rimu.
- HANDRAILS: Handrails to balustrades to be AS RAN

CARPENTER AND JOINER - Continued

WROUGHT IRON WORK: All wrought iron work to be hot zinc sprayed before fixing. Allow the following P.C. Sums for supply and fixing of the items listed below:

Wrought Iron Balustrades: _____
Wrought Iron Standards: _____

CEILING VENT: In any Halls not having exterior doors or opening windows, supply and fix ceiling vent panel as selected by Owner. Vent to have free air flow space of no less than 27 square inches, with equivalent vent through roof by Plumber.

VISOR FIREPLACE: Allow the P.C. sum of \$..... for supply only of Visor type fireplace, flue and cowelling. Allow extra for taking delivery and fixing the same. To be fixed in accordance with Chapter 7, N.Z.S.S. 1900. TYPE: _____

INSULATION: Over floor joists supply and fix Sisalation 420 dished approx. 3" between joists.

To interior face of all exterior walls supply and fix sisalation 417 (foil face out).

Between ceiling battens and underside of ceiling joists supply and fix Sisalation 420 (Tape all joins).

Over all ceiling areas supply and fix R.13. 3½" thick Fibreglass batt insulation.

All the above to be fixed in accordance with the manufacturers' instructions.

P.C. SUMS: Carpenter to allow the following P.C. sums for items listed below and to allow extra for taking delivery and fixing the same:

Sink bench top	\$ _____
Sink Bench unit	\$ _____
Kitchen Dresser unit and top	\$ _____
Kitchen overcupboards	\$ _____
Buffet unit and top	\$ _____
Buffet overcupboards	\$ _____
Laundry tub unit (Tubs by Plumber)	\$ _____
Shaving Cabinet with mirrored doors	\$ _____
Vanity unit complete with handbasin	\$ _____
Recessed wall cabinet in Shower Room	\$ _____

THERMAL HEATING

Allow the P.C. Sum of \$ _____ for Geothermal Heating supplied and fixed by _____

All to be fixed in accordance with the Rotorua City Council By-laws.

SCHEDULE OF FINISHES

ROOM	WALL LININGS	WALL FINISH	CEILING LININGS	CEILING FINISH	TIMBER FINISH	CORNICES	INTERIOR DOOR FINISH
LOUNGE	BOARD GIBRALTER	PAPERED	GIBRALTER BOARD	SEMI GLOSS	—	—	VARNISH
DINING ROOM	"	"	"	"	—	—	PAINTED.
BEDROOMS	"	"	FIBROUS PLASTER	"		SCOTIA	VARNISH
STAIRWELL	—	—	—	—	—	—	—
FOYER/HALL	BOARD GIBRALTER	PAPERED	FIBROUS PLASTER	SEMI GLOSS		SCOTIA	
WARDROBES & HALL CUPBDS.	"	PAINTED	"	"		"	PAINTED. VARNISH
KITCHEN	"	PAPERED	GIBRALTER BOARD	"		—	PAINTED
PANTRY & BROOM CUPBOARD	"	PAINTED	"	"		—	PAINTED.
LAUNDRY	"	PAPERED.	FIBROUS PLASTER	"		SCOTIA	PAINTED
BATHROOM	GIB FOIL	SCOTONE TO 4' VINYL	"	H. GLOSS	PAINTED	"	PAINTED
SHOWER BOX	SCOTONE	—	"	"	"	"	—
SHOWER ROOM	GIBRALTER BOARD	VINYL.	"	"	"	"	—
W.C.	BOARD GIBRALTER	PAPERED	"	"	"	"	"
LINEN CUPBOARD & H.W. CUPBOARD	"	PAINTED	"	"	"	"	VARNISH PAINTED.

ELECTRICIAN

GENERAL: All installations shall be made in accordance with the Wiring Regulations 1935 and to the approval of the Local Power Board. Electrician will make the necessary notification to the said Power Board before commencing any work for this contract. Provide and fix all materials necessary for the installation of the following, complete with 100 and 60 watt lamps. All switches and plugs to be flush type.

Note: Where underground reticulation is required, the cost of carrying cables from the boundary to the dwelling is to be paid by Owner extra and above contract.

MAINS AND SWITCHBOARD: Provide and fix one meter board where directed by Owner allowing 2'0" of surplus wire which is to be neatly coiled behind meter board. Door to board to have glazed panel for meter reader and to be hinged to swing out.

LIGHTS: Provide and fix the following light points where directed by Owner:

Exterior lights	AS SHOWN	4
Interior ceiling lights on single switch	"	8
Interior ceiling lights on two-way switches	"	6
Interior wall lights on single switch	"	
Interior Wall lights on two-way switches	"	

SHAVER POINTS: Provide and fix a total of electric shaver points as and where directed by Owner.

POWER POINTS: Provide and fix the following power points where directed by Owner:

Single Points	"	11
Double points	"	4

+ One fan
Histerone & hall

Make extra connections to H.W. cylinder and electric stove.

STOVE: Allow the P.C. sum of \$..... for the supply only of selected electric stove, and fix where directed.

AERIAL: Provide in roof a suitable radio aerial fixed on approved insulators and insulated leads to A and E radio plates located where directed by Owner. Connect earth to suitable earth pipe.

T.V. AERIAL: If required by Owner, Electrician is to provide and fix the necessary T.V. aerial wiring concealed in wall, to an aerial plate located where directed by Owner. T.V. aerial to be provided by others and is not included in this contract.

HEATING: Allow the P.C. Sum of \$..... forskirting heaters as and where directed by Owner. Electrician to allow extra for taking delivery and fixing same.

PYROTECHNIC HEATING: Allow the P.C. sum of \$..... for the supply and fixing of Pyrotechnic underfloor heating where directed by Owners.

EXPELAIR: Supply and fix "EXPELAIR" exhaust fan where shown on plan.

RADIOGRAM SPEAKERS: Allow for wiring radiogram speakers where directed by Owners. Connection to speakers to be by others extra to contract.

ROOFER

CORRUGATED IRON:

Over 3 x 2 purlins stretch and clout 2" galv. wire netting, then standard building paper with maximum laps of 3" fixed securely to purlins with large headed clouts.

Cover whole of the roof with 26 gauge galv. corrugated iron with a minimum end lap of 9" and side laps of 2½ corrugations. All end and side laps, laps and underside of barge flashing, ridging and valleys to be painted with an approved priming paint before fixing. Ridging shall be 26 gauge ex 18" lead edged galv. iron. Valleys shall be 26 gauge ex 15" galv. iron with beaded edges.

MONIER TILES:

COLOUR: _____

Fix 2 x 1 tile battens with 2½" nails. To roof pitches above 17½° fix tiles with 18-gauge galv. wire to every third tile.

To roof pitches below 17½° fix 15 lb. Rag-Felt over rafters and fix tiles by nailing with 2½" x 12 gauge galvanised clouts. Rag-Felt to be lapped a minimum of 6".

All hip and ridge tiles to be bedded with 2:1 sand, cement and lime mortar, matching tile colours.

DECRAMASTIC OR HARVEY TILES:

COLOUR GREEN

Over rafters stretch 15 lb. Rag-Felt with minimum laps of 6" fixed securely with large headed clouts.

Cover whole of the roof with Decramastic or Harvey tiles with ridging and barge flashing in matching colour, as selected by Owner. The whole to be laid in accordance with the Manufacturers' instructions.

METAL TRAY ROOFING:

Over purlins stretch and clout 2" wire netting then standard building paper with minimum laps of 6". Tape all joins in building paper.

Cover whole of roof in _____ roofing in continuous lengths. The whole to be laid in accordance with Manufacturers' instructions to a minimum fall of 2" in 10'0".

PLUMBER

GENERAL:

All Plumbing work to fully conform with all governing regulations and By-laws.

FLASHING:

Provide and fix all flashing to make house absolutely water proof, using 26 gauge galv. iron and/or 4 lb. sheet lead. Window frames to have 9 x 6 26-gauge galv. trays under sills at jambs. Where head flashings are required at doors or windows they must be carried up 2" behind the sheathing. Any part or parts omitted from this specification and necessary to make the building watertight shall be taken as mentioned.

SPOUTING AND DOWNPIPES:

To be P.V.C. with joints fixed on approved brackets at not more than 3'0" centres laid with even falls to outlets. Back of spouting shall be primed with anti-corrosive paint before fixing.

Downpipes to be 3" diameter P.V.C. fixed securely to walls with approved brackets, at least 2 per downpipe. Provide shoes where necessary leading to stormwater drains.

COLD WATER SUPPLY:

Connect up from mains in $\frac{3}{4}$ " galv. pipe to first branch under floor. This pipe is to be taken down at least 12" below ground. If under a carriageway, this pipe to be taken down at least 18" below ground. Lead off in $\frac{3}{4}$ " P.V.C. pipe to bath and $\frac{1}{2}$ " P.V.C. pipes to sink, handbasins, shower, laundry tubs, W.C. and 2 standpipes complete with hose taps. Connect from branch to pressure reducing valve and H.W. cylinder with $\frac{3}{4}$ " diam. copper pipe.

In the case of "Multiple Dwellings" or of any building having more than one floor, supply and fix stop taps to control the supply to all outlets of each dwelling, and to each floor. Stop taps to be readily accessible from outside and protected by durable timber boxes or purpose made cast-iron boxes.

HOT WATER SUPPLY:

Provide and fix an approved 40 gallon electric hot water cylinder with element, thermostat controls and all necessary connections to make same in working order. Lay water in $\frac{3}{4}$ " diam. copper piping to bath, and $\frac{1}{2}$ " diameter copper branches to sink, hand basins, shower and laundry tubs. All hot water piping to be lagged. Provide adequate pressure reducing valve and check valve to services. Check valve must be installed on the main's side of the gate valve at the inlet to the cylinder.

UNDER SINK H.W. CYLINDER:

Where shown on plan provide and fix a under sink hot water cylinder.

BATH:

Provide and fix RESINO STEEL bath, complete with matching end and side panels.

Colour: WHITE

SHOWER:

Supply and fix stainless steel shower base.

Size: AS SHOWN

SHOWER MIXER:

Supply and fix TOPUSS shower mixing valve to shower, complete with control tap and surround. Cold water supply to be $\frac{1}{2}$ " P.V.C. pipe from between pressure reducing valve and hot water cylinder.

W.C.

To be provided and fixed complete with earthenware pan, polished seat and seat cover, buffers, 3-gallon low set silent flush cistern and chrome flush pipe.

TAPS:

Allow the P.C. Sum of \$ 50.00 for taps and faucets to be selected by Owner. All taps and extensions, except standpipes, to be chrome plated streamlined bib and pillar cocks marked "HOT" and "COLD" respectively. Provide C.P. ball joint rose to shower. Standpipe taps to be brass complete with hose connections.

PLUMBER - Continued

WASTES: Bath, sink, shower and laundry tubs to have 1½" wastes and handbasin to have 1¼" waste. All wastes to be of P.V.C. complete with necessary cleaning eyes and anti-syphon pipes. All to discharge over gully traps.

LAUNDRY: ~~Built in tub~~ Provide and fix laundry tubs as detailed on plan. Make any necessary provision for hot and cold water supply and drainage for washing machine as supplied by Owner.

HAND BASIN: Provide and fix 22" x 16" G.W.P. earthenware handbasin on cast iron cantilever brackets with ½" galv. bolts, or fix into built-in unit as supplied by Carpenter.

W.C. HAND BASIN: To W.C. compartment supply and fix a _____ hand basin. Colour: _____

VANITY UNIT: Make connections to vanity unit as supplied by Carpenter.

SINK BENCH TOP: Allow the P.C. sum of \$ _____ for supply of a stainless steel sink bench top as selected by Owner.

FIRE HOSE REELS: Where shown on plan supply and fix _____ fire hose reel. Supply to fire hose reels to be _____ diam. galv. pipe direct off mains.

CEILING VENTS: Supply and fix a 9" diam. galv. sheet metal pipe ceiling vent to all hall ways not having direct ventilation to the outside of building. Vent to be taken up through the roof and capped with a suitable cowelling.

GEO-THERMAL AREAS: In Geo-thermal areas no P.V.C. water supply piping is to be laid or fixed within 18" of ground level. No Silfos jointing compound to be used. Use "AGAFLOW" or similar approved jointing systems.

VENTILATING HOOD: Allow the P.C. Sum of \$ _____ for supplying and fixing of a ventilating hood in kitchen where shown on plan, and as selected by Owner.

DRAINLAYER

GENERAL: The whole of the drainage work shall be carried out in accordance with the By-laws of the Local Authority and to the requirements and satisfaction of its Inspector.

Provide all fittings necessary to complete the work and lay all drains to an even and consistent fall of not less than 1 in 40.

STORM WATER: From G.E.W. bend carry second class 4" G.E.W. pipes to soakholes or to berm drain in footpath as required by the Local Authorities.

Soakholes to be 2'0" diam. machine drilled to a minimum depth of 10'0" or to satisfactory soakage. Cap soakhole 1'0" below finished ground level with 3'6" diameter precast concrete lid complete with handles.

SOIL DRAINS: Fix 4" G.E.W. gully traps to take wastes and 4" bends to take soil pipe, T.V. etc. Each gully trap to be set on a concrete bed and shall have concrete kerbs and C.I. grating.

Take 4" G.E.W. drains from gully traps and bends and connect with all necessary inspection fittings to Local Body sewer.

Take 4" G.E.W. drains from gully traps and bends and connect to septic tank of approved size and design. Take 4" G.E.W. effluent from septic tank and connect to soakage system as approved by the Local Authority.

TESTING: On completion have the whole drainage system tested and passed, and leave the ground in a tidy condition, with all surplus excavated materials suitably disposed of.

FIELD TILE DRAINS: Provide 4" field tile drain behind rib walls and retaining walls to excavated basements and cover with 4" down hardcore.

PAINTER AND PAPERHANGER

GENERAL: All material shall be of the best of its kind and all work shall be performed by skilled tradesmen. Protect all work from damage and keep adjacent surfaces clean; clean all paint from windows.

EXTERIOR WORK: Prime all exterior timbers with primers complying with N.Z.S.S. 1056 type L.R. or other approved mix. All exterior timbers and joinery shall be primed before fixing, and shall be thoroughly brushed into the woodwork to completely cover the whole surface. Primer not to be sprayed. Putty all nail holes and defects, apply 1 coat of best quality exterior undercoating and finish with 1 coat of 1st grade high gloss exterior finishing paint in colours selected by Owner.

All Cedar or Redwood weatherboards and fascia to be finished with GOLD-X type NF 11 or other approved similar product to give a natural wood finish appearance as directed by the Manufacturers.

Paint all exterior concrete blockwork, asbestos or solid plaster work in colours as selected by Owner, with two coats of P.V.A. paint or similar approved product as directed by the Manufacturer.

Exterior face of all concrete blockwork to have ----- finish in colours selected by Owner. This work to be completed by RED PAINTER -----

Galvanised iron roofing, spouting and downpipes shall be treated with an approved etching solution and painted with 1 coat of approved paint. All to be washed down with turps or similar to remove oil film before commencing painting.

Corrugated aluminium roofing, spouting and downpipes shall be painted with 1 coat of zinc chromate paint and 1 coat of approved roofing paint.

INTERIOR WORK: SEE SCHEDULE OF FINISHES:

Walls and ceilings to kitchen, bathroom, W.C. and laundry to have a coat of sealer. Finishing timbers to have 1 coat of interior priming, then all work to be given 1 coat of tinted interior undercoating and one coat of 1st quality high gloss enamel in colours selected by Owner. Insides of exterior doors and sashes to be prepared as above and finished in a coat of high-gloss enamel to suit particular rooms. All timber joinery to be treated as above.

All ceilings not enamelled to be given 1 coat of sealer and 2 coats of 1st quality paint in colours selected by Owner.

All interior finishing timbers, doors, facings etc. not enamelled or painted, to receive 1 coat sealer, 2 coats of white polish and finish with 1 coat of clear varnish.

All nail holes and defects to be stopped with best quality linseed oil putty, and to be tinted where required.

6.50 UNCL.

WALLPAPER: Allow the P.C. sum of \$ 3.50 per roll for supply only of wallpaper as selected by Owner. Paperhanger to allow for delivery and fixing of the same. Walls to be papered are to receive 1 coat of sealer. Papers to be hung plumb in single lengths and butt jointed where possible.

LINING PAPER: Supply and fix best quality lining paper as for wallpaper, to all rooms having Gibraltar Board wall linings which are to have paint finish.

SEALERS: INTERIOR WALLS: Seal all wall linings where required with an approved sealer containing 3 oz. to the gallon of fungicide.

EXTERIOR WORK: Seal all SUMMIT or ROSKILL STONE with 1 coat of "NONPORITE" sealer or similar.

GLAZIER

- GENERAL: All glass shall be of approved manufacture. Cut glass to fit rebates, with due allowance for expansion, secure with metal sprigs, properly bed and back putty, and neatly finish with a quick setting putty. Fixing for glazing into metal windows shall be specially manufactured for this purpose.
- SASHES: (NO 18-oz. glass to be used).
Glaze all sashes under 9 sq. ft. in 24 oz. ordinary glazing quality panes. From 9 sq. ft. to 16 sq. ft. in 32 oz. selected quality glazing. Above 16 sq. ft. in 7/32" Drawn Plate.

Glaze all bathroom and W.C. sashes in white translucent glass to be selected by Owner.
- All louvre blades to be 7/32" Drawn Plate or obscure Plate glass as selected, with edges rough arrived.
- EXTERIOR DOORS: Glaze exterior doors in white translucent glass to be selected by Owner.
- INTERIOR DOORS: Glaze interior doors in 7/32" Drawn Plate or white translucent glass as selected by Owner.
- GLAZED SCREENS: Glazed screens to be glazed in white translucent glass as selected by Owner.
- SIDELIGHTS: Sidelights to front door frame to be glazed in white translucent glass as selected by Owner.

LOCALITY & DRAINAGE PLAN

**Showing Boundaries and position of Buildings on Allotment.
Drainage will be plotted by Health Inspector**

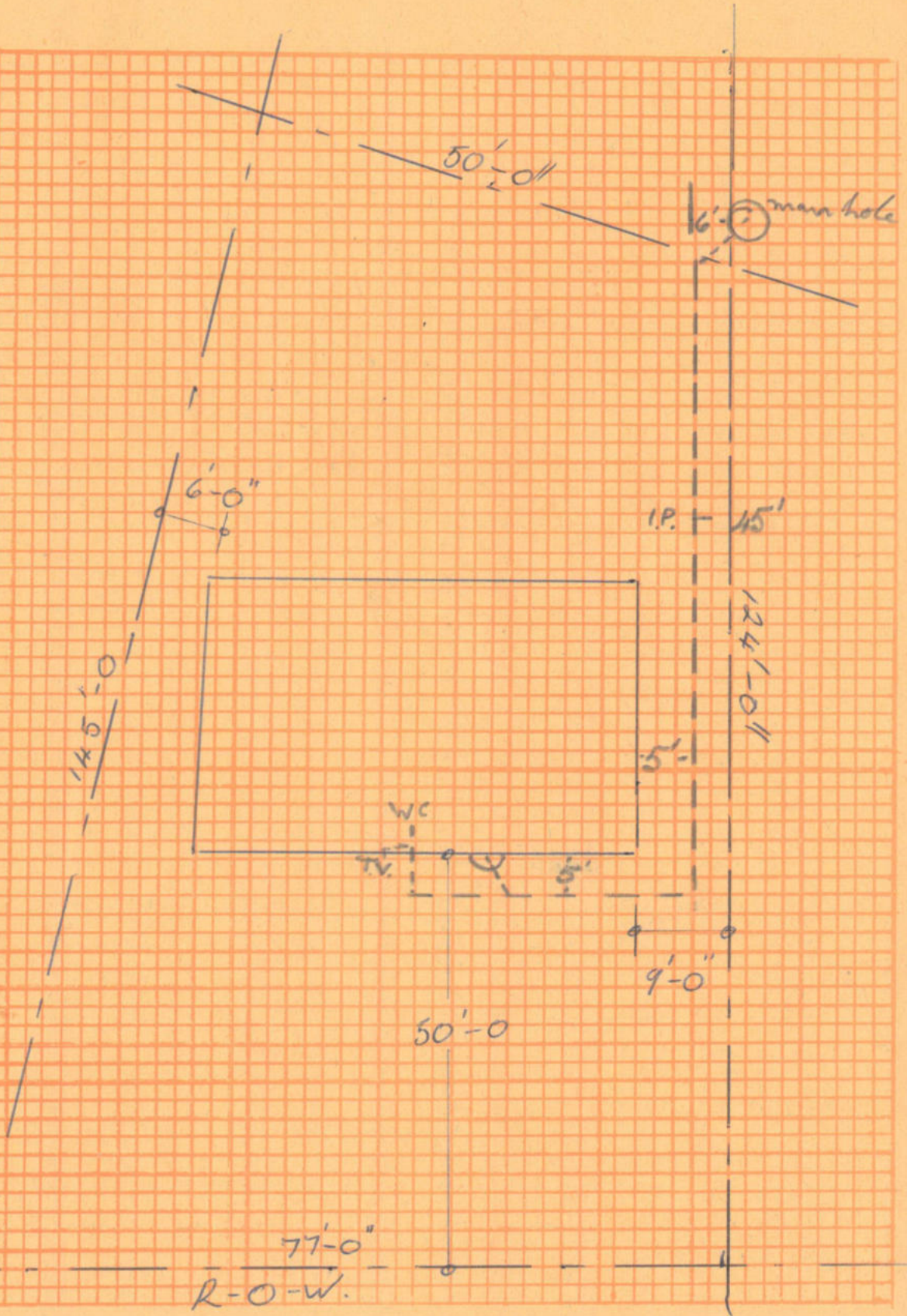
Boundary Lines to be shown — — - — — - — — - — —

Buildings may be erected on the Boundary line, only if the Boundary wall is constructed of:

9-inch brickwork, or

6-inch reinforced concrete.

Scale 1 inch equals 16 feet



ARRANGEMENTS TO BE MADE re

SEWER DRAINAGE

GRADIENT

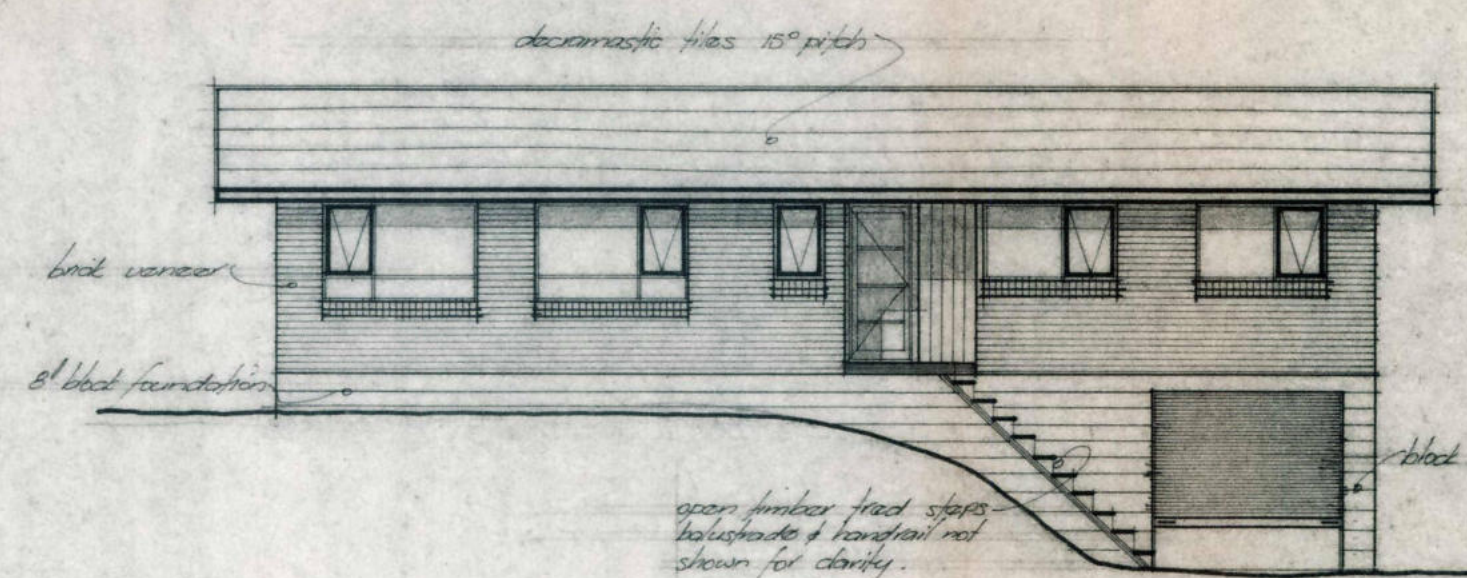
STORMWATER DRAINAGE

PERMANENT FOOTPATH CROSSING

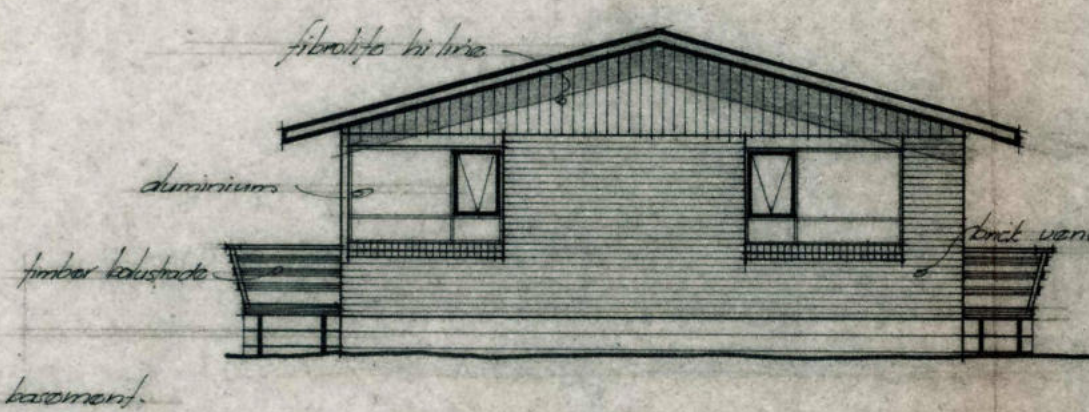


PROPOSED NEW RESIDENCE FOR MR. B. BLEASDALE
to be built on Lot 19 DP 10326. Mokorua Gorge: whakatane.

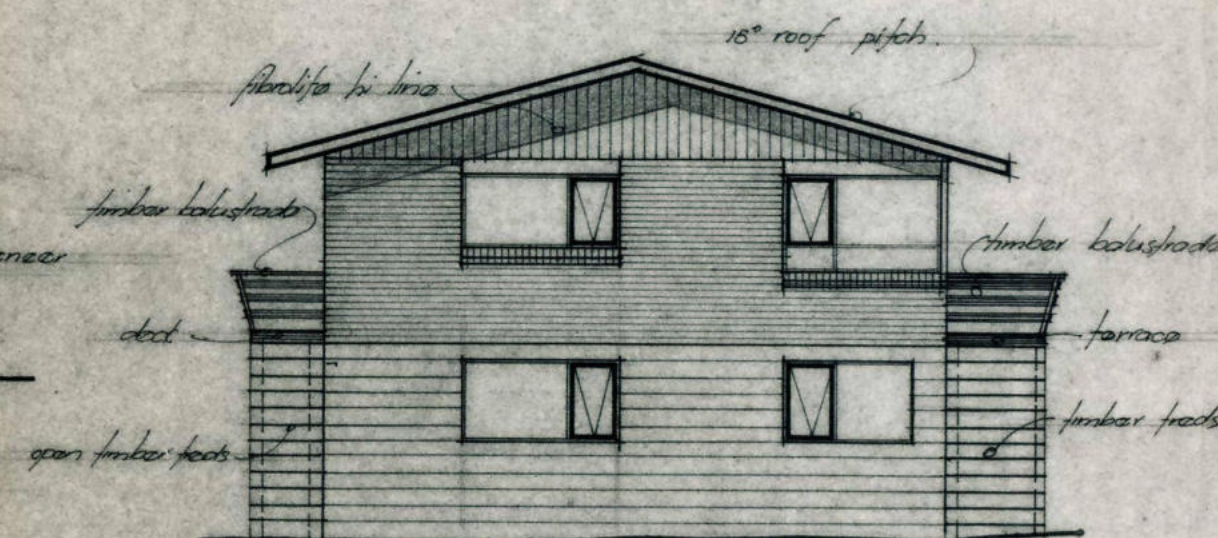
DESIGNED BY OWNER		SCALES	PLAN NO
DRAWN R. Knevel	15. 6. 73	PLANS: 1/8" = 1' 0"	123
CHECKED		SECTIONS:	
APPROVED		ELEVATIONS	SHEET 1 OF 8
CHECK ALL DIMENSIONS ON SITE BEFORE PROCEEDING			
USE WRITTEN DIMENSIONS IN PREFERENCE TO SCALE			



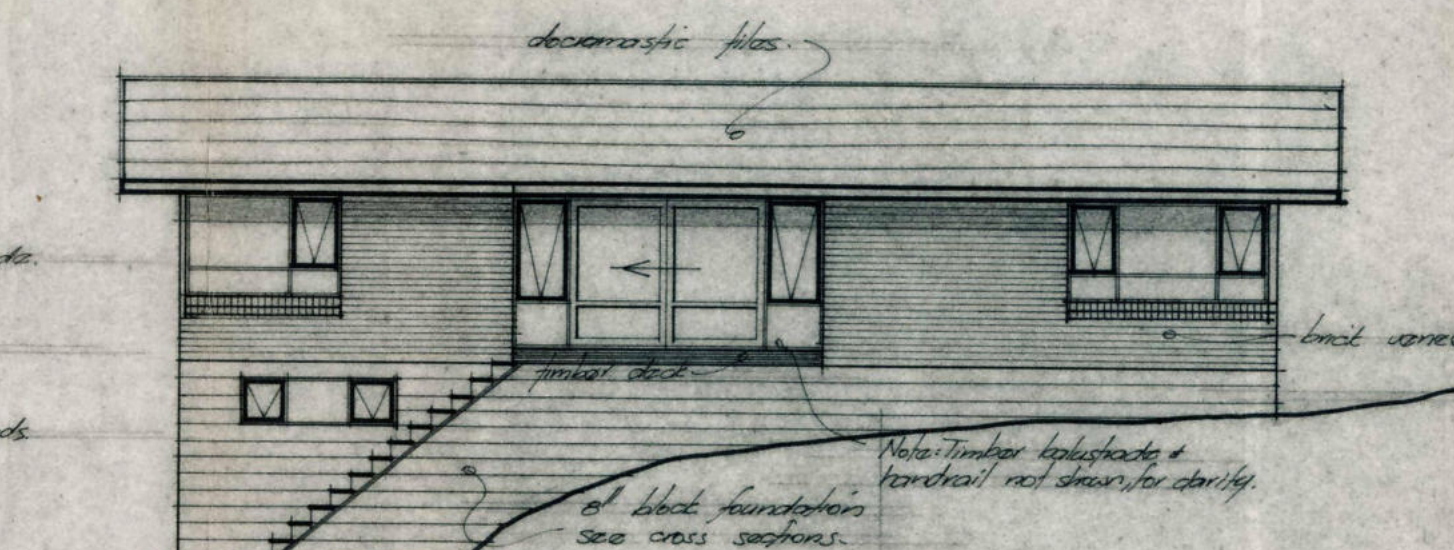
SOUTHERN ELEVATION:



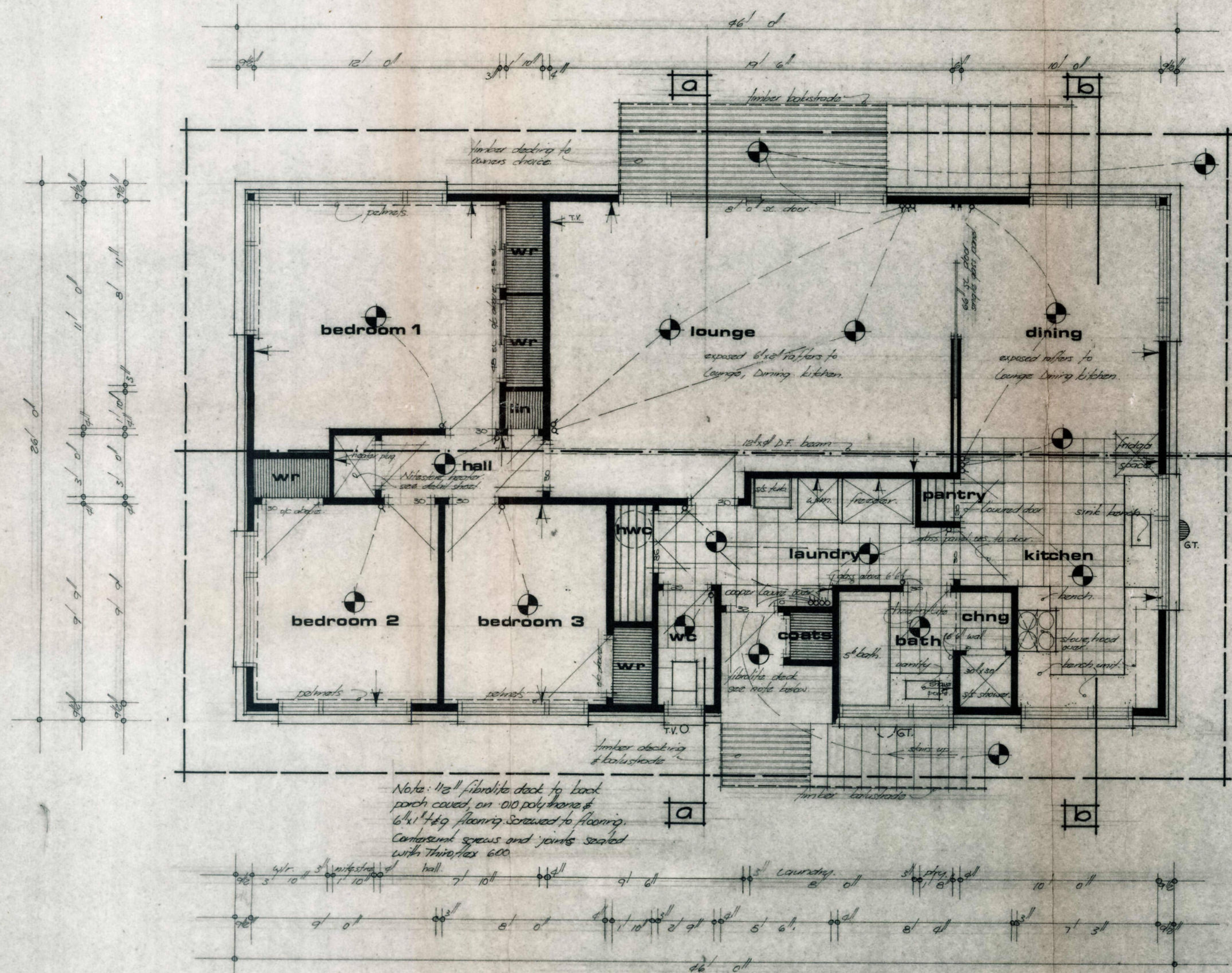
WESTERN ELEVATION:



EASTERN ELEVATION:



NORTHERN ELEVATION:



FLOOR PLAN: area 1196 sgr ft.



GARAGE PLAN: area 346 sgr ft

ELECTRICAL LEGEND.

- Ceiling light.
- Light switch.
- ⚡ Single plug.
- ⚡ Double plug.

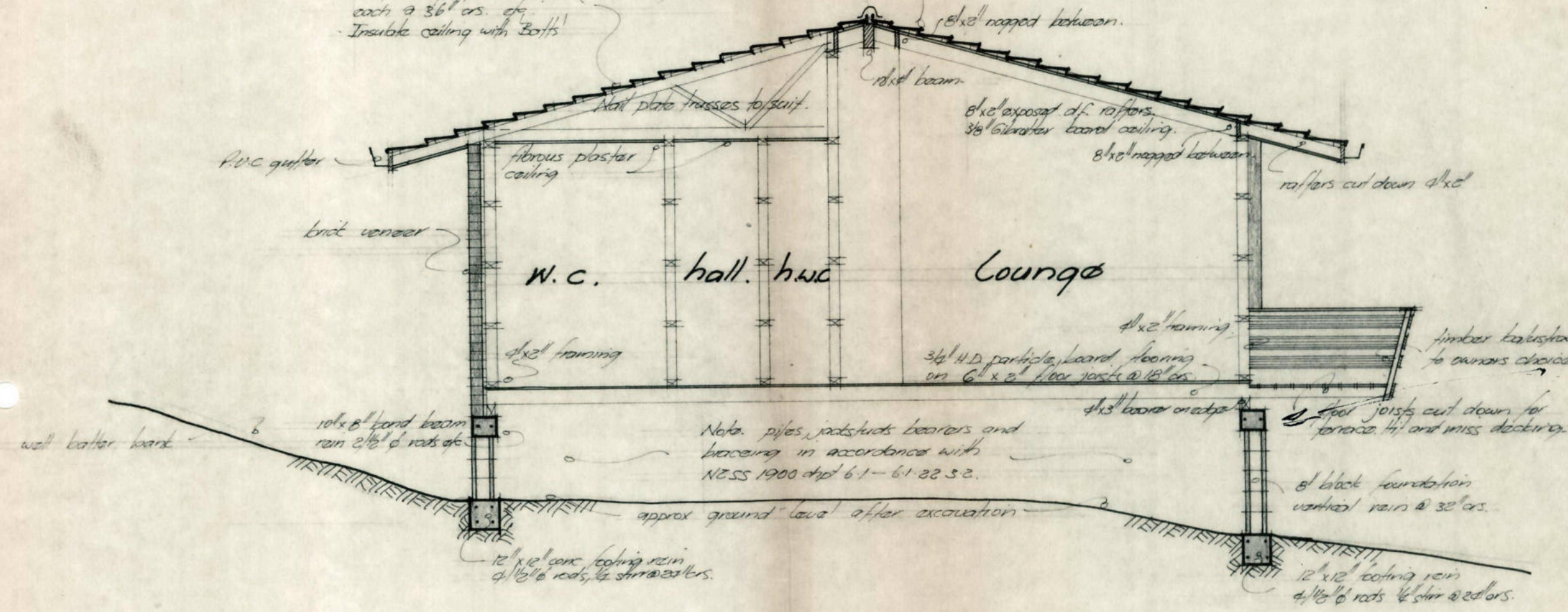
Note: 1 T.V. point, 1 shaving point, 1 telephone hooker point in hall.

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PHONE OHOE 473.

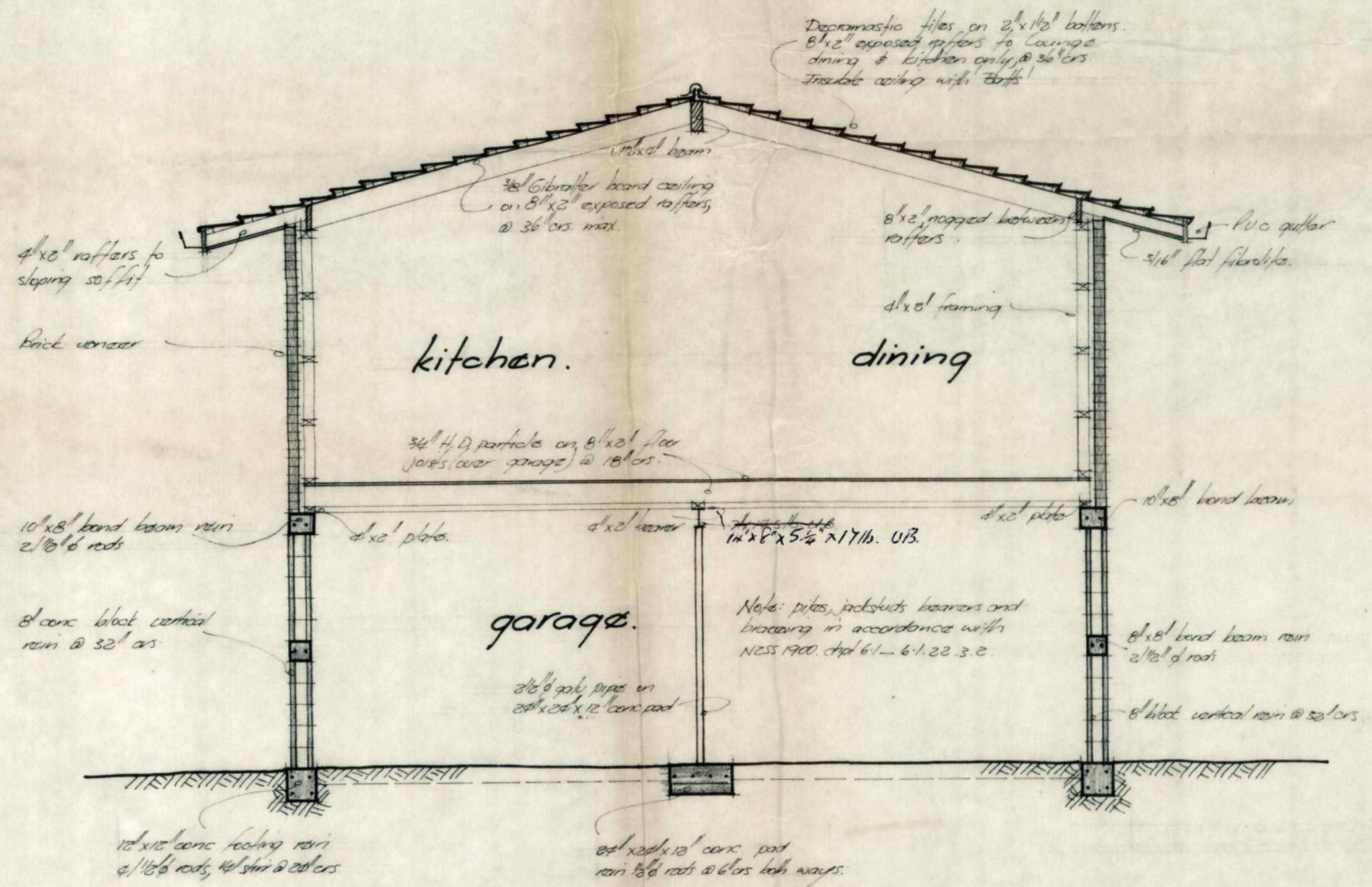
PROPOSED NEW RESIDENCE FOR MR. B. BLEASDALE
to be built on Lot 19. DP 10326. Mokorua Gorge: Whakatane.

DESIGNED	BY OWNER.	SCALE	PLAN NO
DRAWN	R. KENNEL.	2. 6. 73	123
CHECKED			
APPROVED			
CHECK ALL DIMENSIONS ON SITE BEFORE PROCEEDING		SECTIONS:	
USE WRITTEN DIMENSIONS IN PREFERENCE TO SCALE.		ELEVATIONS: 1/8" = 1' 0"	SHEET 2 OF 3

Decorative tiles on 2 1/2" x 12" battens
on trusses, exposed rafters (as shown)
each @ 36" c/s. or
insulate ceiling with Batt.

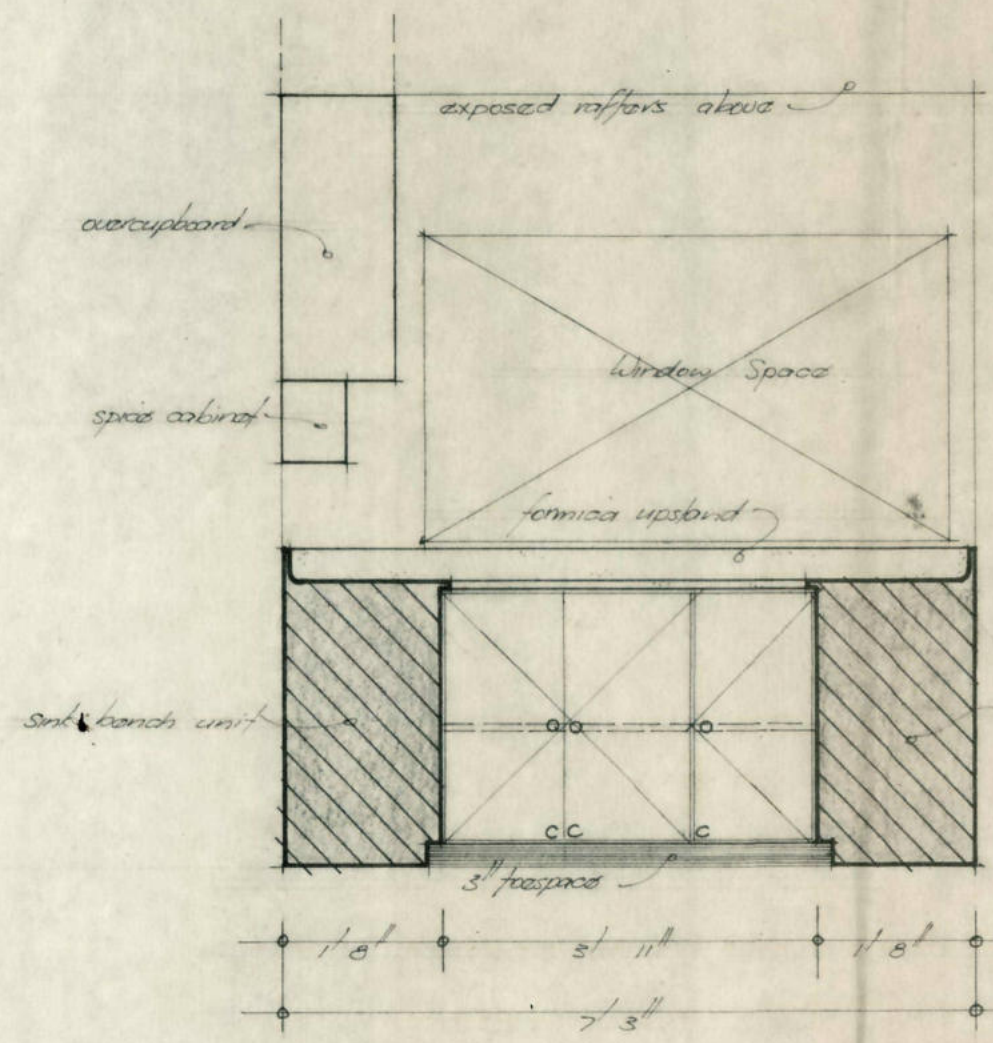


CROSS SECTION a-a

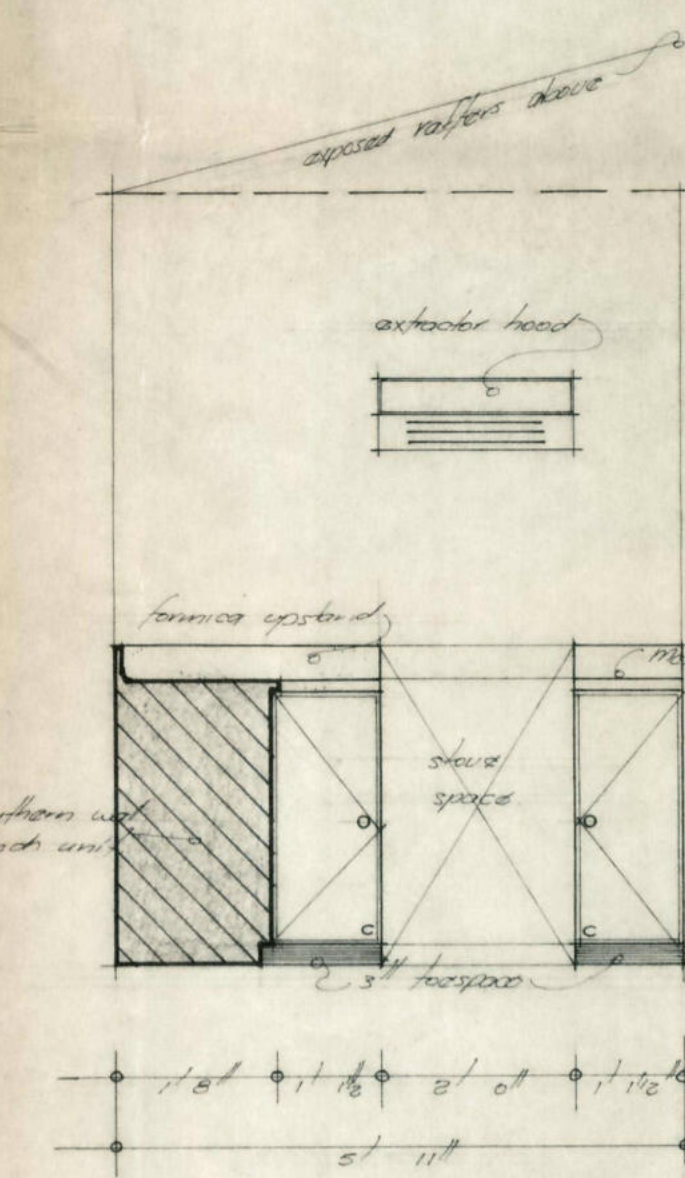
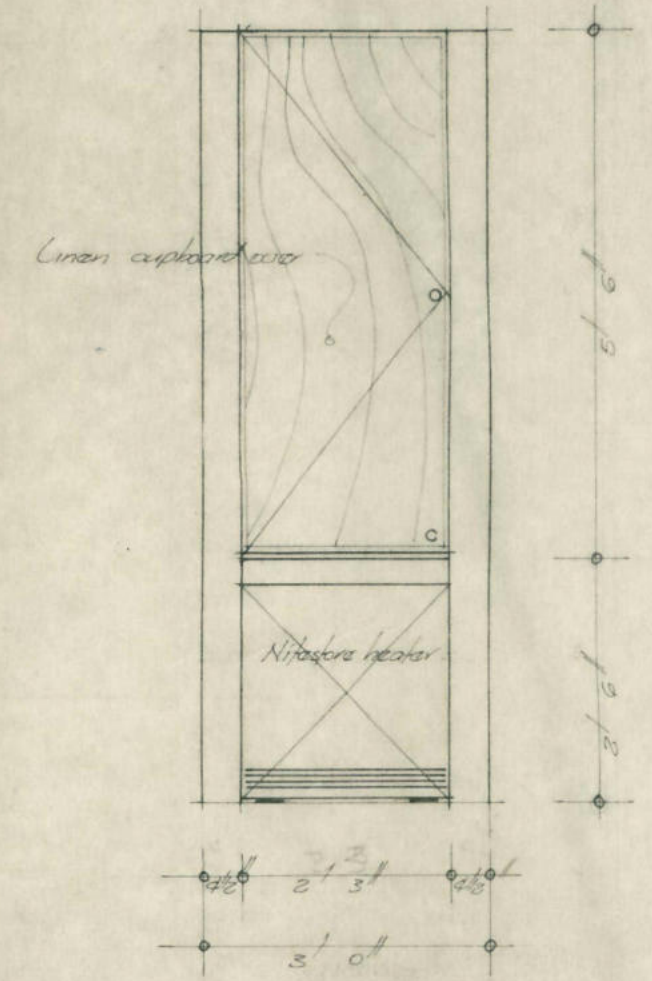


CROSS SECTION b-b

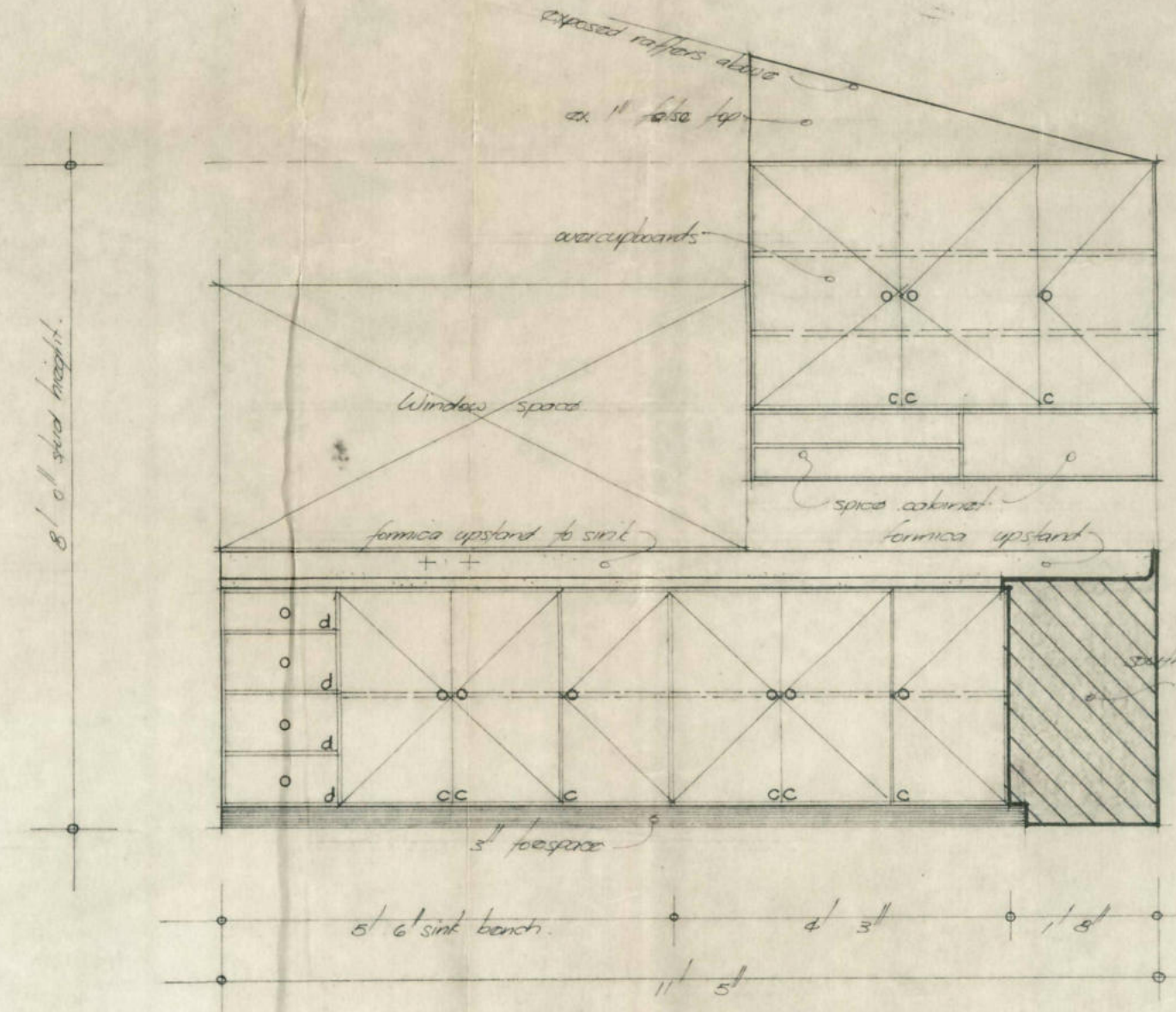
SOUTHERN KITCHEN ELEVATION:



'NITESTORE' CUPBOARD



STOVE ELEVATION:



SINK-BENCH ELEVATION:

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PHONE OHOE 473.

PROPOSED NEW RESIDENCE FOR MR B. BLEASDALE.
to be built on Lot 19 DP 10326. Mokorua Gorge. Whakatane.

DESIGNED	BY OWNER	SCALES	PLAN No
DRAWN	R. K. WILSON, B. E. 73.	PLANS: —	123
CHECKED		SECTIONS: 1/4" = 1' 0"	
APPROVED		ELEVATIONS: 1/8" = 1' 0"	SHEET 3 OF 3
CHECK ALL DIMENSIONS ON SITE BEFORE PROCEEDING USE WRITTEN DIMENSIONS IN PREFERENCE TO SCALE			



SPECS

FITZGERALD ALTERATION.

42 MOKORUA GROVE,
WHAKATANE

urban form

A R C H I T E C T U R A L

urbanform

A R C H I T E C T U R A L

52 Strand East, Whakatane. P.O. Box 564.

Ph/Fax 07 308 0239 A/H 021 544780

Wall Bracing Calculation Sheet A

Job Details

box 1

Name Fitzgerald

Street and Number 42 Mokonoo Grove

Lot and DP Number Lot 19, DP 10326

City/Town/District Whakatane

Location of Storey: single/upper of two/lower of two Floor load: 2kPa/3kPa

Building height to apex 6.6 m

Roof height above eaves 1.5 m

Stud height 2.42 m

Average roof pitch 15°

Building length BL = 12.45 m

Building width BW = 5.8 m

Roof weight light/heavy

Cladding weights:

Subfloor light/medium/heavy

Lower Storey light/medium/heavy

Upper Storey light/medium/heavy

Room in Roof Space Yes / No

Gross Building

Plan Area, GPA = 54 m²

Note: When the average roof pitch is over 25 degrees, use the eaves length and width to determine BL and BW.

Note: For heavy roofs use the roof plan at eaves level to determine GPA.

Wind Zone

box 2

Region: R1 0 ☒ Inland 0 ☒ Exposure: Sheltered 0 ☒ Topography: Gentle 0 ☒

R2 1 ☐ Coastal 1 ☐ Exposed 1 ☐ Moderate 1 ☐ Extreme 3 ☐

Total points 0

Wind Zone: ☒ Low (0) ☐ Very high (3)

☐ Medium (1) ☐ Specific Design (4)

☐ High (2)

Earthquake Zone

box 3

From figure EQ1 select Earthquake Zone: A B C

BUs required Wind

box 4

From Table W1A/W1B

W along = 72 BUs/m

W across = 67 BUs/m

Total wind load,

W ALONG:

W along x BW = 417.6 BUs

W ACROSS

W across x BL = 388.6 BUs

BUs required Earthquake

box 5

From Table EQ1/EQ2/EQ3/EQ4/EQ5/EQ6

E = 10.3 BUs/m²

Note: For a room in the roof space use E + 3

Total earthquake load,

EQ ALONG and EQ ACROSS

E x GPA BUs = 188.2 BUs

Wall Bracing Calculation Sheet B

Along

Wall or Bracing Line		Bracing Elements Provided			Wind		Earthquake	
1	2	3	4	5	6 W	7 W	6 E	7 E
Line Label	Minimum BUs Required	Bracing Element No.	Bracing Type	Length Element (m) L	Rating BU/m W	BUs Achieved (BU/m x L) W	Rating BU/m E	BUs Achieved (BU/m x L) E
A	100	1	CONC BLOCK	1.5			100/m	150
		2	CONC BLOCK	1.5			100/m	150
B	70	3	BRG	1.2			110	132
		4	BRG	1.2			110	144
C	70	5	BRG	1.2			2.4/1.2 x 110	264
		6	BRG	1.2			2.4/1.2 x 110	264
D								
E								

Totals Achieved		W	E
From Sheet A Totals Required		W	E
Wreq/Ereq = $417.6 \div 988.2 = 0.4$			

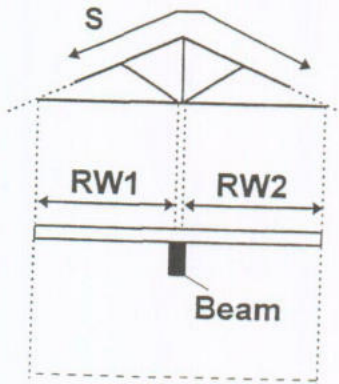
*If Wreq/Ereq is 1 or less complete E column only
If Wreq/Ereq is 1.5 or more complete W column only
Otherwise complete both W and E

Across

Wall or Bracing Line		Bracing Elements Provided			Wind		Earthquake	
1	2	3	4	5	6 W	7 W	6 E	7 E
Line Label	Minimum BUs Required	Bracing Element No.	Bracing Type	Length Element (m) L	Rating BU/m W	BUs Achieved (BU/m x L) W	Rating BU/m E	BUs Achieved (BU/m x L) E
M	70	7	BRG	1.2			2.4/1.2 x 110	264
		8	BRG	1.2			2.4/1.2 x 110	264
N	70	9	BRG	0.9			85	76.5
O	70	10	BRG	1.2			110	144
		11	BRG	1.2			110	132
P	100	12	CONC BLOCK	1.5			100/m	150
Q								

Totals Achieved		W	E
From Sheet A Totals Required		W	E
Wreq/Ereq = $388.6 \div 988.2 = 0.4$			

Job Title: <u>Fitzgerald</u>	Date: <u>July 03</u>
Lintel Description: <u>Floor beam - New Flat</u>	By: <u>S.A.H</u>



Lower Storey Beam

1. Enter the following dimensions:

Roof Dimension **S** m Total Room Width **RW** 3.75m

2. Circle the material and enter the clear span of the beam:

Timber / Glulam / Steel Span **L** 3.85m

3. Circle the applicable loads then multiply them by the geometry factors obtained from Tables 1 to 3 of Part 3 to give the loads GT, ST, QT and WT applied to the beam.

Self Weight - G Roof: Light | Heavy
0.2 | 0.45 × **Table 1** **S** =

Floor: None | Floor only | + Ceiling
0.0 | 0.25 | 0.3 × **RW** 3.75 = **GT** 1.125

Snow - S Snow: None | 0.5 kPa | 1 kPa
0.0 | 0.25 | 0.5 × **Table 1** **S** 0.0 = **ST** 0

Live - Q Floor: None | Normal | Heavy
0.0 | 0.75 | 1.5 × **RW** 3.75 = **QT** 2.8

4. Circle the material duration factor on the left and multiply it by the loads from step 3 to calculate the Service Load (SL).

Timber | Glulam | Steel
2.0 | 1.5 | 1.0 × { **GT** 1.125 + 0.4 × **QT** 2.8 } = 4.47
+ 0.3 × **QT** 2.8 = **SL** 5.33

5. Circle the material duration factors on the left then use them and the loads from step 3 to calculate loads U1 to U3 and the Ultimate Load (UL).

Timber | Glulam | Steel
1.67 | 1.67 | 1.0 × 1.4 × **GT** 1.125 = **U1** 2.63

1.25 | 1.25 | 1.0 × { 1.2 × **GT** 1.125 + 1.6 × **QT** 2.8 } = **U2** 7.29

1.25 | 1.25 | 1.0 × { 1.2 × **GT** 1.125 + 1.2 × **ST** 0 + 0.4 × **QT** 2.8 } = **U3** 3.09

Ultimate Load (UL) = Greatest value from boxes U1 to U4 = **UL** 7.29

Lintel and Beam Guide - Work Sheet 4b

Job Title: <u>Fitzgerald</u>	Date: <u>July '03</u>
Lintel Description: <u>Floor beam in new flat.</u>	By: <u>S.A.H.</u>

6. Select a lintel from Part 4 which has resistance values SR and UR which are greater than those given in boxes SL and UL respectively. Enter the section and its resistance:

Section	<u>300x100.</u>	SR	<u>6.61.</u>	UR	<u>8.65</u>
---------	-----------------	----	--------------	----	-------------

7. For steel beams, calculate the Reaction Force (RF) on the supports at the ends of the beam.

$$\{ 0.36 + 0.49 \quad \times \quad L \quad \} \times \quad UL \quad = \quad RF$$

Design Steps 4 and 5 – Bracing Units Achieved (Wind and Earthquake)

The next step is to place selected wall bracing systems on the bracing lines. A range of Gib® bracing systems have been tested and the specifications and Bracing Unit ratings are listed below. Gib® Standard plasterboard systems often represent the majority of the wall bracing elements. Gib® Braceline or Gib® Toughline systems are used for narrow walls or when high Bracing Unit ratings are required. Gib® Noiseline and Gib® Ultraline Bracing Unit ratings generally fall between Gib® Standard plasterboard and Gib® Braceline.

Wall Heights Other Than 2.4m

The published Bracing Unit ratings are based on a 2.4 metre height. For other heights, the ratings must be multiplied by a factor $f = 2.4$ divided by actual wall height. The Bracing Unit ratings for walls higher than 2.4 metres will reduce, and the Bracing Unit rating for lower walls will increase. Factor f must not be greater than 1.3.

TABLE 1: Bracing Unit ratings for 10mm & 13mm Gib® Standard, 10mm and 13mm Gib® Ultraline, 10mm Gib® Aqualine, 10mm Gib® Fyrelime, 10mm Gib® Noiseline.

Type	Minimum length (m)	Lining Requirement	Additional Requirement	Bracing Units per metre (wind)	Bracing Units per metre (Earthquake)
10mm Gib® Standard plasterboard bracing systems (these ratings also apply to 10mm Gib® Aqualine, and 10mm Gib® Fyrelime)					
GIB1a	1.8 and less than 2.4	10mm Gib® Standard plasterboard one face, fixed horizontal or vertical	diagonal brace	55	50
GIB1b	2.4 and greater			75	50
GIB2a	1.8 and less than 2.4	10mm Gib® Standard plasterboard both faces, fixed horizontal or vertical	diagonal brace	75	60
GIB2b	2.4 and greater			80	70
GIB3	1.2	10mm Gib® Standard plasterboard both faces, fixed horizontal or vertical	N/A	65	60
13mm Gib® Standard plasterboard bracing systems (these ratings also apply to 13mm Gib® Ultraline)					
GIB10	1.8	13mm Gib® Standard plasterboard or 13mm Gib® Ultraline both faces, fixed horizontal or vertical	N/A	65	60
GIB11	1.2	13mm Gib® Standard plasterboard or 13mm Gib® Ultraline both faces, fixed horizontal or vertical	N/A	65	65
10mm and 13mm Gib® Ultraline bracing systems (these ratings also apply to 10mm Gib® Noiseline)					
UL1	1.2	Gib® Ultraline one face, fixed horizontal or vertical	6kN connections	70	60
UL2	1.2	Gib® Ultraline both faces, fixed horizontal or vertical	6kN connections	100	85

Design Steps 4 and 5 – Bracing Units Achieved (Wind and Earthquake)

TABLE 2: Bracing Unit ratings for 10mm Gib® Braceline and 10mm or 13mm Gib® Toughline.

Type	Minimum length (m)	Lining Requirement	Additional Requirement	Bracing Units per metre (wind)	Bracing Units per metre (Earthquake)
10mm Gib® Braceline bracing systems (these ratings also apply to 10mm or 13mm Gib® Toughline)					
BR1a	1.8 and less than 2.4	Gib® Braceline one face, fixed horizontal or vertical	diagonal brace	70	60
BR1b	2.4 and greater			90	75
BR2a	1.8 and less than 2.4	Gib® Braceline one face, fixed vertical	N/A	75	60
BR2b	2.4 and greater			85	60
BR3a	1.8 and less than 2.4	Gib® Braceline one face, fixed horizontal	N/A	60	45
BR3b	2.4 and greater			95	65
BR4	0.9 and less than 1.2	Gib® Braceline one face, fixed vertical or horizontal*.	6kN connections	100	85
BR5	1.2	Gib® Braceline one face, fixed vertical or horizontal*.	6kN connections	115	85
BR6	1.2	Gib® Braceline one face, 10mm Gib® Standard on the other, fixed vertical or horizontal*.	12kN connections	150	110
BR7	0.9	Gib® Braceline one face, 7.5mm plywood on the other, fixed vertical or horizontal*.	6kN connections	145	145
BR8	0.9	Gib® Braceline one face, 4.75mm hardboard on the other, fixed vertical or horizontal*.	6kN connections	120	95
BR9	0.6	Gib® Braceline one face, fixed vertical or horizontal*.	6kN connections	110	95

Notes: 1) Where linings are specified on both faces (Systems GIB2, GIB3, GIB11, UL2, BR6, BR7, BR8) each face must be fastened as a braced element. Refer page 12 for fastening systems relating to Plywood and Hardboard.
The standard 10mm Gib® Plasterboard on the reverse face of BR6 is fastened as per system GIB1.

2) See notes on Hold-Down Strap Placement, Page 12.

*3) For horizontal fixing of linings in Systems BR4, BR5, BR6, BR7, BR8, BR9, see page 18.

Construction Details

Framing

General framing requirements such as grade, spacings and installation shall comply with the provisions of NZS 3604. Winstone Wallboards recommends the use of kiln-dried machine stress graded framing (KD MSG). To achieve the published bracing performance the minimum actual framing dimensions are 90 x 35mm for external walls and 70 x 35mm for internal walls. System BR9 always requires a minimum of 90 x 35mm framing.

Wall bracing tests on Gib® Systems were undertaken without nogs. Nogs are not considered to add to the bracing performance of the wall.

Fastening Gib® Plasterboard Linings

10mm and 13mm Gib® Standard, 10mm and 13mm Gib® Ultralite, 10mm and Gib® Noiseline and 13mm Gib® Toughline may all be fastened using 32mm x 6g Gib® Grabber drywall screws or 30 x 2.8mm Gib® Nails. Gib® Braceline and 10mm Gib® Toughline must be fastened with 32mm Gib® Grabber Braceline screws, or 30mm Gib® Braceline nails and washers.

Gib® linings for designated bracing elements are fastened at 150mm centres around the perimeter of the bracing element. **The first fastener is always placed 50mm away from the sheet corner. See detail page 16.**

Fastening in the field of the bracing element is conventional and the screw and glue method is recommended. (See Fastener Layout details, pages 14, 15).

When fixing part sheets of Gib® plasterboard, a minimum width of 300mm is recommended for bracing elements.

Full height sheets shall be used where possible. Where sheet end butt joints are unavoidable they must be formed over nogs (or over the studs where horizontal fixing is permissible) and fastened at 200mm centres. Alternatively, the sheet end butt joints may be back-blocked.

Plywood (BR7) and Hardboard (BR8)

'Plywood' specified in BR7 is a grade C-D 7.5mm construction plywood manufactured to AS/NZS 2269:1994, fixed with 30 x 2.8mm Gib® Nails at 150mm centres around the perimeter of the bracing element and at 300mm centres to intermediate framing.

'Hardboard' specified in BR8 is 4.75mm standard or oil tempered hardboard manufactured by Fletcher Wood Panels Ltd., fixed with 30 x 2.8mm Gib® Nails at 150mm centres around the perimeter of the bracing element and at 300mm centres to intermediate framing.

Fire Resistance Ratings

10mm Gib® Braceline, 10mm Gib® Aqualine, 10mm Gib® Noiseline, 10mm and 13mm Gib® Ultralite and 10mm Gib® Toughline may be substituted for 10mm Gib® Fyrelite in fire rated constructions.

The fastener length for the fire rated system applies. The field of the braced element must also be fastened in accordance with the fire rated specification (adhesive not permitted).

Jointing and Stopping

All sheet joints must be paper tape reinforced and stopped in accordance with the publication entitled, "Gib Living Solutions® Site Guide".

Fastening the Bracing Element to Timber Floors

Fastening of the bottom plate of a Gib® wall bracing element to a timber framed floor must be in accordance with NZS3604 with pairs of 100 x 3.75mm nails at 600mm centres. In addition 6 or 12kN connections must be installed when specified for the particular bracing element type.

Fastening the Bracing Element to Concrete Slabs

Fastening of the bottom plate of a Gib® wall bracing element to concrete floors must be in accordance with NZS3604 for external walls, which includes a 12mm bolt (complete with a 50 x 50 x 3mm square washer) or a proprietary fixing with equivalent performance within 150mm (90mm for BR6) from both ends of the wall bracing elements.

On internal bracing lines, the bottom plate of Gib® Bracing elements may be fixed using 3.8mm shot fired fasteners fitted with 16mm discs, spaced at 150mm and 300mm from the end studs and thereafter at 600mm centres. This method only applies to Systems Gib1, 2, 3, 10, 11 and BR1, 2, 3.

Hold-Down Strap Placement (Refer Illustrations Pages 17 and 18)

Where 6kN connections are specified in the 'Additional Requirements' column, they are required only if the bracing element terminates within 1.2 metres from a door or window opening (see illustration, page 18).

Where 12kN connections are specified they must be installed at both ends of the bracing element in all cases.

Openings in Bracing Elements

Openings are allowed within the middle third of a wall bracing element's length and height. Neither opening dimension shall be more than one third of the element height. Wall linings are fixed to opening trimmers at 150mm centres. Small openings (e.g. power outlets) of 90 x 90mm or less may be placed no closer than 90mm to the edge of the braced element.

Angle Braces

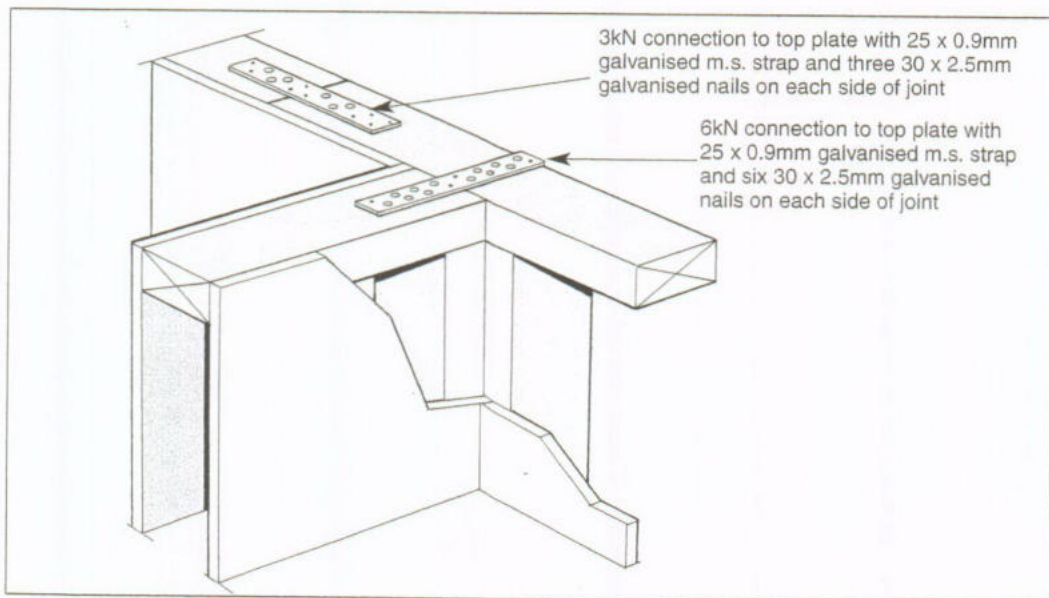
Angle braces serve to keep frames square during transport and construction. They also act as part of the temporary bracing of a building under construction. Angle braces contribute only a fraction to the bracing of a completed structure. The performance of a completed building depends mainly on the wall linings and their fixings.

Where specified, metal angle braces must be placed at an angle no steeper than 55 degrees, and within the designated length of the bracing element. For elements longer than 3.6 metres, pairs of angle braces (in opposite directions) are required. Fixing of angle braces is with three 30 x 2.8mm Gib® nails to top and bottom plates, and two 30 x 2.8mm nails to intermediate framing.

Top Plate Connections

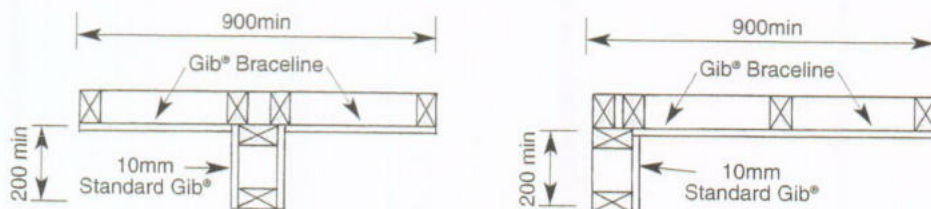
The top plate of a wall that contains one or more wall bracing elements shall be jointed according to the rating of the highest-rated individual wall bracing element as follows:

- (a) Rating not exceeding 100 bracing units: A 3kN connection as shown or by an alternative fixing of 3kN capacity in tension or compression along the plate;
- (b) Rating exceeding 100 bracing units: A 6kN connection as shown or by an alternative fixing of 6kN capacity tension or compression along the plate.



Guidelines for Intersecting Walls (all Gib® Bracing Sheet Types)

Gib® Bracing Elements may have intersecting walls with a minimum length of 200mm. Bracing element sheets shall be fixed and jointed as given on pages 14 and 15. Fasteners are required around the perimeter of the bracing element. Vertical joints at T-junctions (illustrated below) shall be fixed and jointed as specified for intermediate sheet joints. **The bracing element length must be no less than 900mm.**



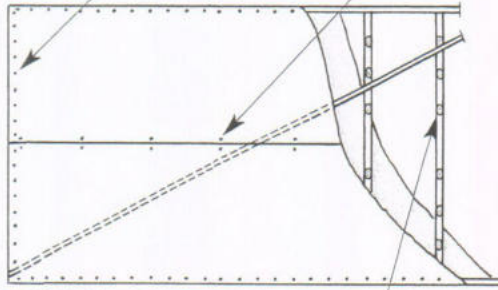
Where Wall Bracing Elements are interrupted by T or L junctions (as illustrated in the 900mm example above) they should be considered as follows:

The bracing element has been cut to accommodate the junction. Nevertheless, in respect of calculating Bracing Units, the Bracing Element is deemed to be continuous for the whole length (900mm in this particular case).

Fastener Layouts

32mm x 6g Gib® Grabber screws or 30mm Gib® Nails at 150mm centres to perimeter of Bracing Element

Single 32mm screws or Gib® Nails where sheets cross studs

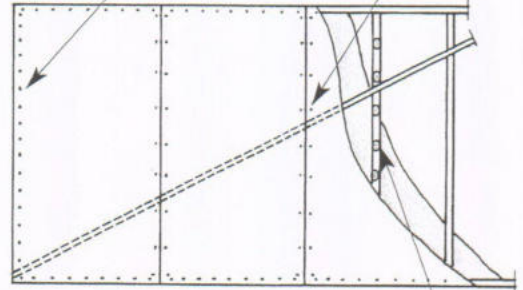


**Gib® 1 (lined one side)
Gib® 2 (lined both sides)
(Horizontal Fixing)**

Daub of Gib® Fix Wood Bond adhesive at 300mm centres to intermediate studs

32mm x 6g Gib® Grabber or 30mm Gib® Nails at 150mm centres to perimeter of Bracing Element

Single 32mm screws or Gib® Nails at 300mm centres

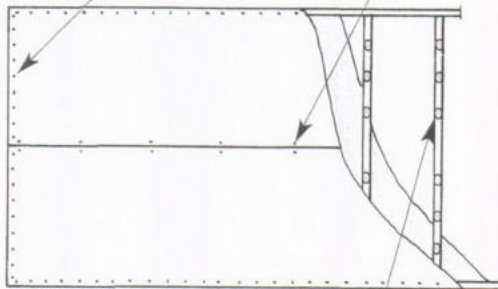


**Gib® 1 (lined one side)
Gib® 2 (lined both sides)
(Vertical Fixing)**

Daub of Gib® Fix Wood Bond adhesive at 300mm centres to intermediate studs

32mm x 6g Gib® Grabber screws or 30mm Gib® Nails at 150mm centres to perimeter of Bracing Element

Single 32mm screws or Gib® Nails where sheets cross studs

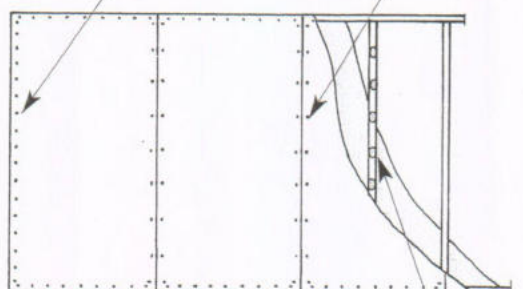


**Gib® 3 (lined both sides)
Gib® 10 (lined one side)
Gib® 11 (lined both sides)
(Horizontal Fixing)**

Daub of Gib® Fix Wood Bond adhesive at 300mm centres to intermediate studs

32mm x 6g Gib® Grabber screws or 30mm Gib® Nails at 150mm centres to perimeter of Bracing Element

Single 32mm screws or Gib® Nails at 300mm centres

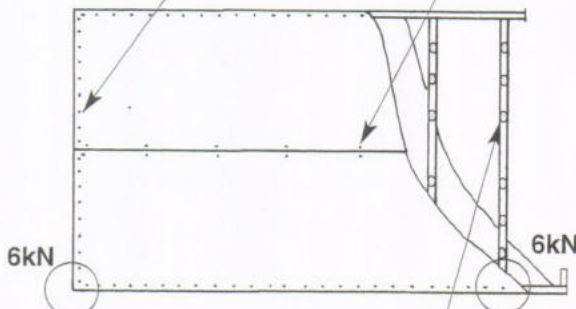


**Gib® 3 (lined both sides)
Gib® 10 (lined one side)
Gib® 11 (lined both sides)
(Vertical Fixing)**

Daub of Gib® Fix Wood Bond adhesive at 300mm centres to intermediate studs

32mm x 6g Gib® Grabber screws or 30mm Gib® Nails at 150mm centres to perimeter of Bracing Element

Single 32mm screws or Gib® Nails where sheets cross studs

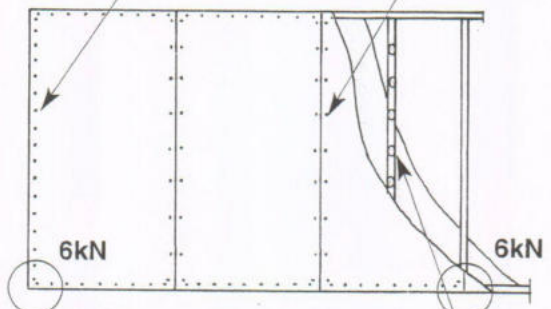


**UL1 (lined one side)
UL2 (lined both sides)
(Horizontal Fixing)**

Daub of Gib® Fix Wood Bond adhesive at 300mm centres to intermediate studs

32mm x 6g Gib® Grabber screws or 30mm Gib® Nails at 150mm centres to perimeter of Bracing Element

Single 32mm screws or Gib® Nails at 300mm centres



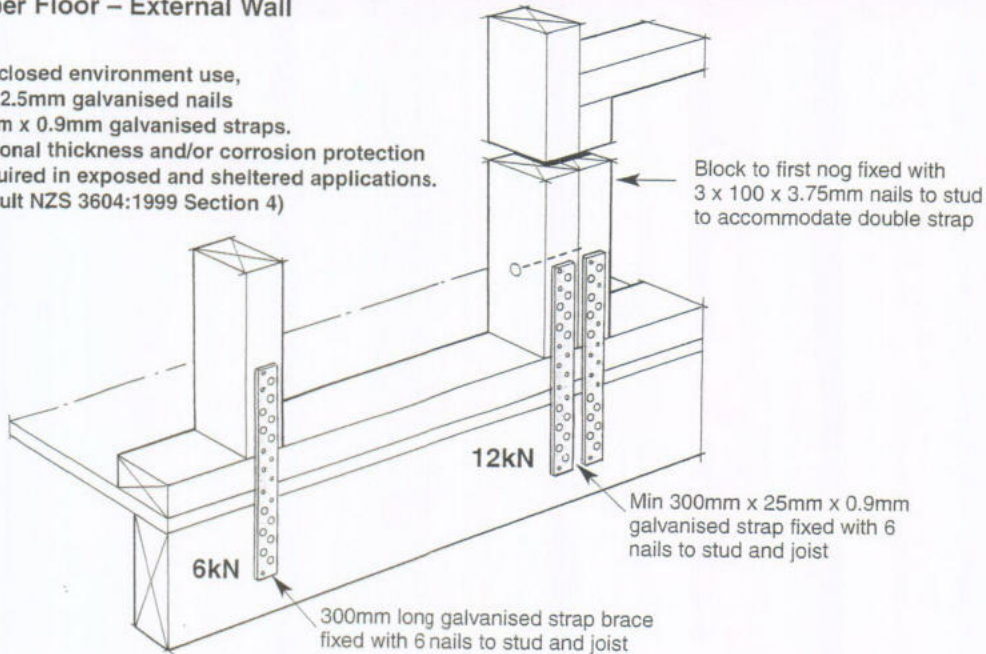
**UL1 (lined one side)
UL2 (lined both sides)
(Vertical Fixing)**

Daub of Gib® Fix Wood Bond adhesive at 300mm centres to intermediate studs

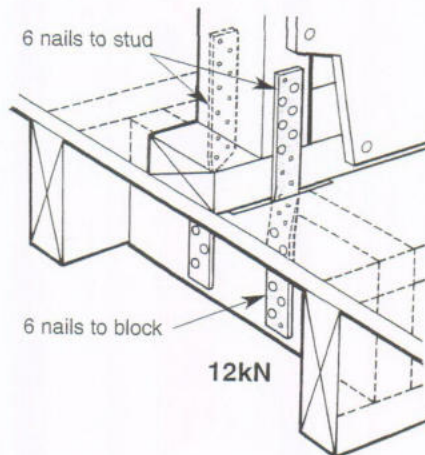
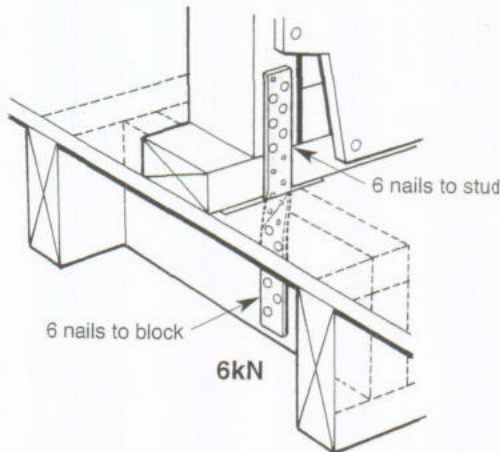
Hold-Down Straps

Timber Floor – External Wall

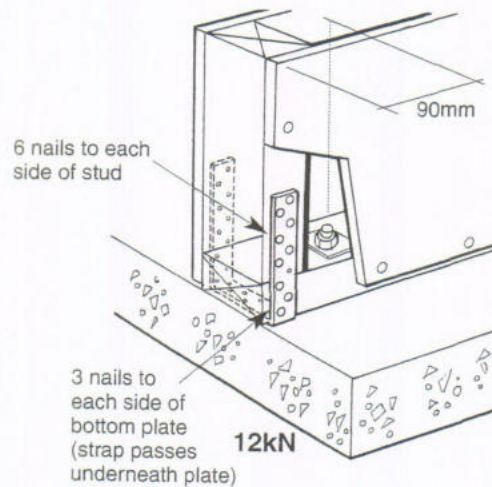
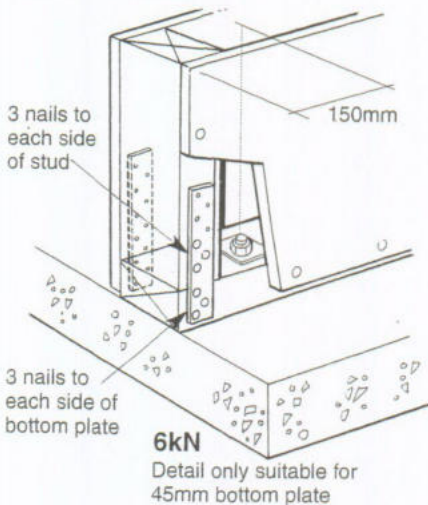
For a closed environment use,
 • 30 x 2.5mm galvanised nails
 • 25mm x 0.9mm galvanised straps.
 Additional thickness and/or corrosion protection
 is required in exposed and sheltered applications.
 (Consult NZS 3604:1999 Section 4)



Timber Floor – Internal Wall



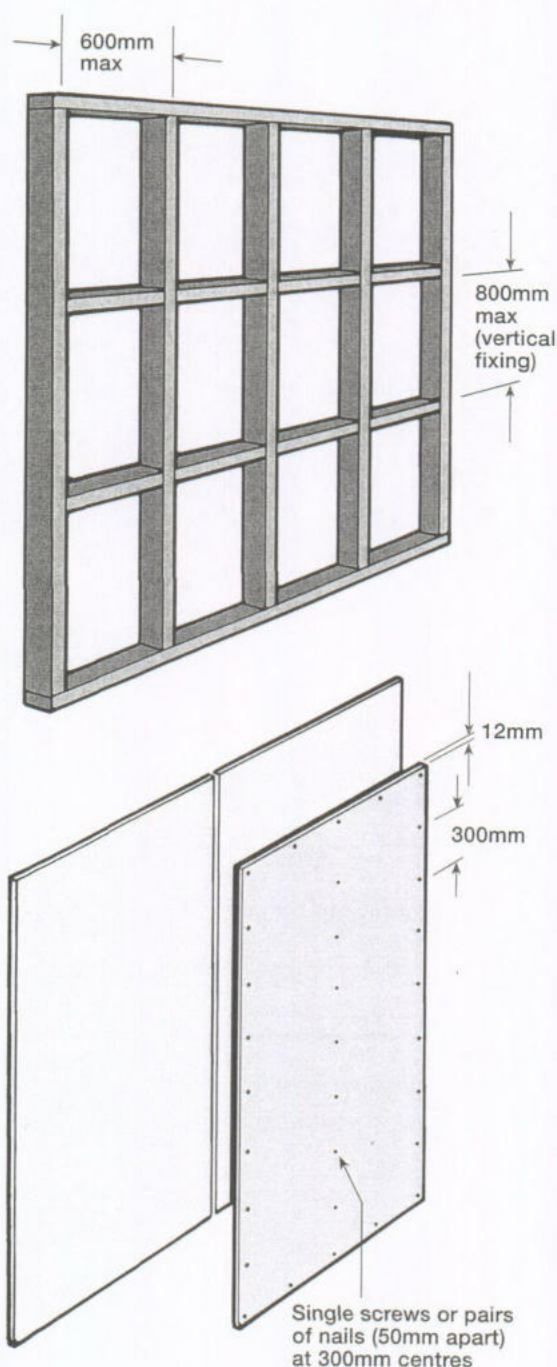
Concrete Floor



6kN Connections – UL1, UL2, BR4, BR5, BR7, BR8 & BR9
 12kN Connections – BR6

Fire Rated Wall Systems Two Way FRR - Timber Frame

Specification Number	Loadbearing Capability	Fire Resistance Rating	Lining Requirements	Sound Transmission Class	System Weight Approx
GBT 30a	NLB	-/30/30	1 x 10mm Gib® Fyreline each side	STC 36	22kg/m ²
GBTL 30	LB	30/30/30			



Framing

GBT30a Non Loadbearing and GBTL30 Loadbearing

F5 stress grade or No.1 visually graded kiln dried Radiata Pine actual dimensions 70 x 35mm minimum. Alternatively No. 1 framing grade H1 treated Radiata Pine nominal dimensions 75 x 50mm minimum. Studs at 600mm centres maximum. Nogs at 800mm centres maximum for Vertical fixing. Nogs at 1200mm centres for Horizontal fixing.

Wall Heights and Framing Dimensions

GBT30a Non Loadbearing - Framing dimensions and height as determined by NZS3604 stud tables for non loadbearing partitions.

GBTL30 Loadbearing - Framing dimensions and height as determined by NZS3604 stud and top plate tables for loadbearing walls.

Lining

1 layer of 10mm Gib® Fyreline each side of the frame. Vertical or Horizontal fixing permitted. Sheets shall be touch fitted. When fixing vertically, full height sheets shall be used where possible. All sheet joints must be formed over solid timber framing.

Fastening the Lining

Fasteners

41mm x 6g Gib® Grabber Scavenger Head High Thread Drywall screws or 40mm x 2.8mm Gib® nails.

Fastener Centres

300mm centres around the sheet perimeter, 12mm from the sheet edge. Single screws or pairs of nails (50mm apart) at 300mm centres to intermediate studs.

Jointing

All fastener heads stopped and all sheet joints tape reinforced and stopped in accordance with the publication entitled "Gib Living Solutions® Site Guide".

Fire Rated Floor/Ceiling Systems – Timber Frame

Specification Number	Loadbearing Capability	Fire Resistance Rating	Lining Requirements	STC	IIC	System Weight Approx
GBFC 30	LB	30/30/30	1 layer 13mm Gib® Fyreline	39	32	44kg/m ²

Floor Framing

Floor Joists must comply with NZS 3604 and be a minimum of 200 x 50mm spaced at 600mm maximum. Solid strutting is required at 1800mm crs. Nogs fixed on the flat to receive the ends of flooring material shall be 100 x 50mm minimum. Nogs fixed on the flat to receive Gib® linings shall be 75 x 50mm minimum spaced at 600mm for joists at 600mm or at 1200mm for joists at 400 or 450mm. Nogs/framing is required at the perimeter of the fire rated ceiling.

Flooring

Minimum flooring shall be nominal 20mm thick particle board or minimum 17mm thick structural plywood fixed to the joists in accordance with the manufacturers specifications.

Note: To ensure the FRR is achieved, nogs are required behind tongue or adhesive fixed flooring sheet joints.

Ceiling Lining

1 layer of 13mm Gib® Fyreline shall be fixed at right angles to the underside of the floor joists. All joints must occur on joists, solid strutting or nogs. Sheets shall be touch fitted.

Fastening the Lining

Fasteners

51mm x 7g Gib® Grabber Scavenger Head High Thread Drywall screws or 50mm x 2.8mm Gib® nails.

Fastener Centres

150mm centres around the perimeter of each sheet, 12mm from the sheet edge.

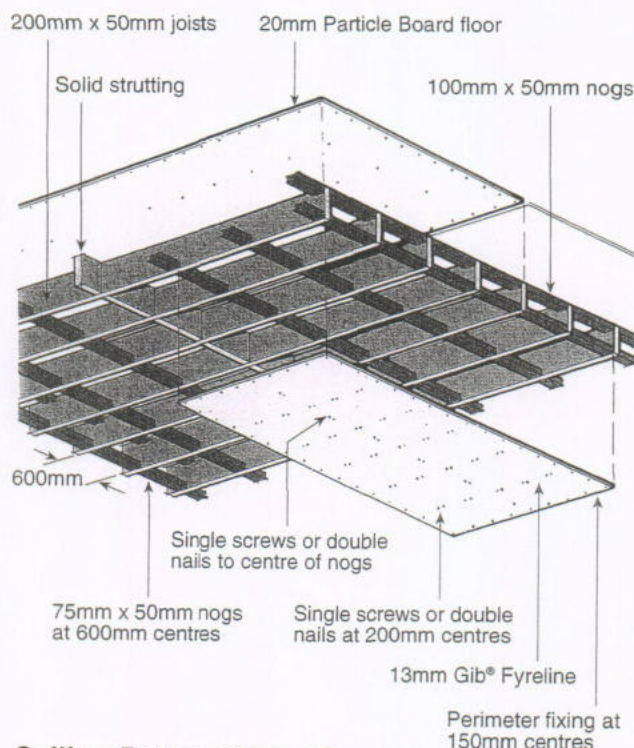
Single screws or double nails (50mm apart) at 200mm centres across each joist and at the centre of each nog.

Wall/Ceiling Junctions

The internal angle between the ceiling and walls are protected by Gib® Cove adhered with Gib® Cove Adhesive, or boxed corners (square stopped) filled and taped in accordance with the publication entitled "Gib Living Solutions® Site Guide".

Jointing

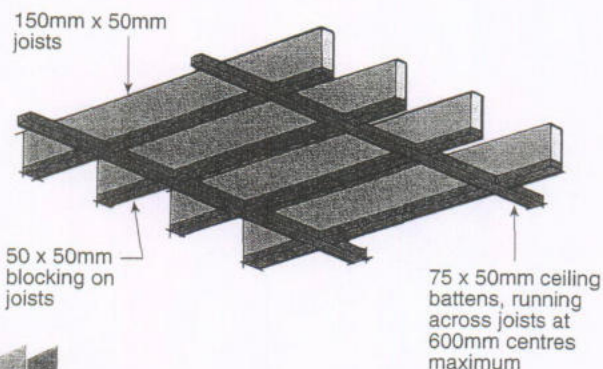
All fastener heads stopped and all sheet joints tape reinforced and stopped in accordance with the publication entitled "Gib Living Solutions® Site Guide".



Ceiling Batten Alternative

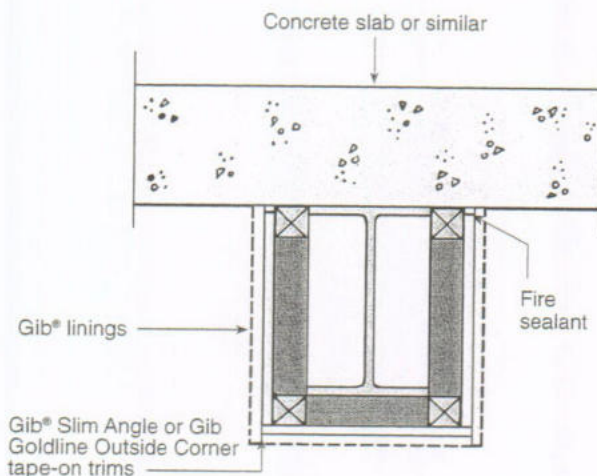
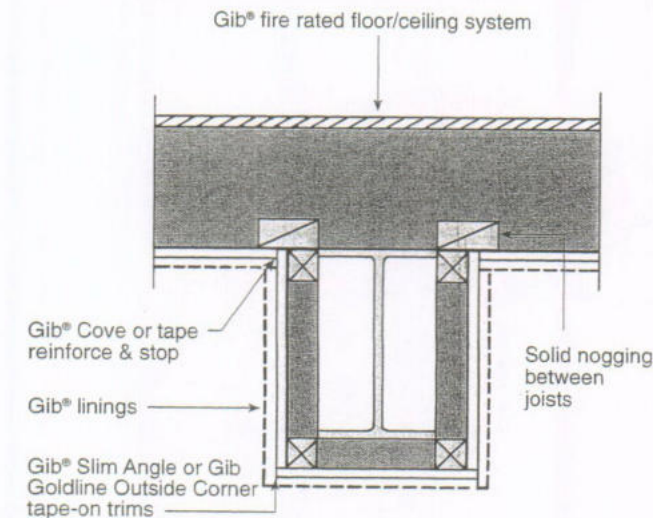
Where NZS 3604 permits 150mm joists, these may be used with continuous 75 x 50mm ceiling battens at 600mm crs, running across the joists (battens may also be used to level the ceiling in renovation work). When joists are spaced at 600mm, 50 x 50mm blocking between the ceiling battens is required under all joists. When joists are spaced at 400mm, blocking on joists is required behind lining joints at 1200mm centres only. When joists are at 450mm, nogs are required **between the battens** at 600mm centres (or at 1200mm centres when battens are spaced at 450mm or less). Nogs/framing is required at the perimeter of the fire rated ceiling.

The lining shall be fixed at right angles to the underside of the battens.

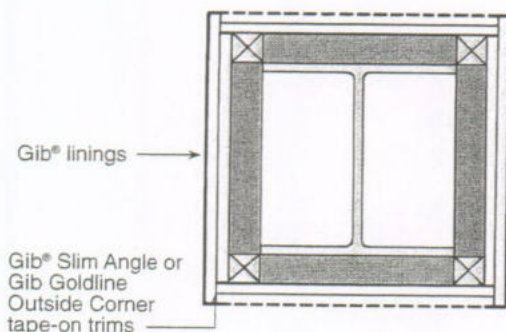


Section 3.4

Fire Rated Protection of Steel Columns and Beams



BEAM PROTECTION



COLUMN PROTECTION

Scope of Use

The options offered in this section provide quick reference solutions for the fire protection of structural steel columns and beams.

For engineered solutions, tailored to meet specific column and beam sizes and loading conditions, reference may be made to fire safety computer programs operated by;

Macdonald Barnett Partners Ltd, Consulting Engineers, Auckland, ph (09) 520-7065, fax (09) 520-7866, or

Building Technology Ltd. (BTL),

Wellington, ph (04) 235-7604, fax (04) 235-6070

FRR (stability rating in minutes*)	Lining Requirement Columns and Beams
15	1 x 13mm Gib® Standard
30	1 x 16mm Gib® Fyrelite, or 2 x 10mm Gib® Fyrelite
60	2 x 13mm Gib® Fyrelite
90	2 x 16mm Gib® Fyrelite
120	2 x 19mm Gib® Fyrelite

* The FRR comprises values for stability/integrity/ and insulation. For loadbearing structural steel members (primary elements) the stability rating is usually the only requirement and prevents collapse during a fire. If the structural member is an integral part of a fire rated wall or floor/ceiling system, then integrity and insulation values may apply. In this case the systems in this bulletin will achieve equal values, e.g. 30/30/30.

Strapping

Strap column or beams with a nominal 50mm x 50mm timber cradle frame ensuring that the linings are supported by framing members spaced at 600mm centres maximum.

Lining

Install the linings in accordance with the required FRR as specified above.

First and second layer joints must be formed over framing.

In double layer systems, the joints between the first and second layer must be offset by 300mm minimum.

Fastening the Lining

Fasteners

Minimum 6g High Thread Drywall screws or Gib® nails. The fastener length must ensure a 20mm minimum penetration into the timber framing.

Fastener Centres

Each layer must be fixed at 300mm centres maximum to framing spaced at 600mm centres maximum.

Jointing

Inner layer unstopped

Outer layer - All fastener heads stopped and all sheet joints tape reinforced and stopped in accordance with the publication entitled "Gib Living Solutions® Site Guide".

SIC 1177

FACSIMILE MESSAGE FROM

CUTFIELD CONSULTING
CIVIL AND STRUCTURAL CONSULTING ENGINEERS

50 STRAND EAST P O BOX 37 WHAKATANE
Telephone 07 307 1444 Fax 07 308 0239 email cuttys@xtra.co.nz

Date : 24 October 2003

Our file : 27503

Fax to : Russell J. Watt Consulting Engineer **Attention** : Russell Watt

From : Craig Manktelow **Contents** : 1 pages incl cover

Message : Fitzgerald Alterations, Whakatane.

Russell

We are checking the specific design input for the above project for the Whakatane District Council. Your calculations dated 25/9/03 refer. I have a couple of queries as follows: -

1. The architectural drawings detail your specifically designed retaining wall with D12 verticals - 400 crs, instead of the D16 as designed. Would you like me to amend the consent drawing to show "D16 - 400crs central in blockwork"?
2. The 150 PFC lintel that has been designed to support blockwork above the new opening in the wall. As drawn it is attached to the top 25 series block. There are two courses of blockwork below this over the opening. Will these masonry units sit there happily? I have discussed this with the architect and he suggested that the blocks could be removed to the underside of the 25 series block. What do you think?

The consent application will be put on hold awaiting your response. Please phone with any queries.

Cutfield Consulting
Craig D. Manktelow
Registered Engineer

c.c. Whakatane District Council
Attention Faith Jeffaries
07 308 5804

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FACSIMILE MESSAGE FROM

CUTFIELD CONSULTING
CIVIL AND STRUCTURAL CONSULTING ENGINEERS

50 STRAND EAST P O BOX 37 WHAKATANE
Telephone 07 307 1444 Fax 07 308 0239 email cuttys@xtra.co.nz

Date : 24 October 2003

Our file : 27503

Fax to : Russell J. Watt Consulting Engineer **Attention** : Russell Watt

From : Craig Manktelow **Contents** : 1 pages incl cover

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Cutfield Consulting
Craig D. Manktelow
Registered Engineer

c.c. Whakatane District Council
Attention Faith Jeffaries
07 308 5804

*Spoke to Russell
on 24/10/2003 on
phone*
*① Yes please alter arch
plans*
*② Remove blockwork below
25 Series*
*Please mark plans to reflect
this.*



Russell J. Watt
BE (Civil) M. IPENZ
Consulting Civil & Structural Engineer
10 Denning Place Ellerslie Auckland
Phone: 09 571-3389 Mobile: 027 228-7370
Fax: 09 571-3385

CLIENT:

L & J. Fitzgerald

JOB:

Buildg Alterations

CALCS. BY:

RJW

PHONE:

SHEET No.:

JOB No.:

DATE:

25/9/03

① lintel to span 3.000.

Contributory area. $0.8(\text{flow}) + 4.5(\text{roof}) + \text{walls}$

$$ULS = 1.2G + 1.6Q$$

$$= 1.2 \{ 0.5 \times 0.8 + 0.35 \times 4.5 + 5 \} + 1.6 \{ 0.8 \times 1.5 + 0.25 \times 4.5 \}$$

$$= 8.37 + 3.72 = 12.1 \text{ kN/m.}$$

$$M = \frac{wL^2}{8} = 13.6 \text{ kN.m.}$$

From AISC L 8 Mes.

Use 150 PFC

Check dead load deflection

$$f = \frac{5}{384} \frac{7 \times (3)^4}{200 \times 8.34}$$

$$= 4.4 \text{ mm.}$$

OK.

② Sub-flow beam to span 5.7

w/c contributory flow area 1.8.

$$ULS = 1.2G + 1.6Q$$

$$= 1.2 \times 0.5 \times 1.8 + 1.6 \times 1.5 \times 1.8$$

$$= 5.4 \text{ kN/m}$$

$$M = 21.9 \text{ kN.m.}$$

From AISC T-Mes Use 200 UB25.



Russell J. Watt
BE (Civil) M. IPENZ
Consulting Civil & Structural Engineer
10 Denning Place Ellerslie Auckland
Phone: 09 571-3389 Mobile: 027 228-7370
Fax: 09 571-3385

CLIENT:

JOB:

CALCS. BY:

PHONE:

SHEET No.:

2

JOB No.:

DATE:

Check line load deflection.

$$f = \frac{5}{384} \times \frac{2.7 \times (5.7)^4}{200 \times 23.6} = 7.8 \text{ mm.} \quad \text{OK}$$

Support at each end in ^{100x100} ~~100x100~~ stud

③ For the support to above
Load = 15.4 kN.

For ~~Beam~~ pressure 150 kPa
Pond. 400 x 400 x 300 deep.

④ For outer block retaining wall 1.6 high max.
Soil pressure = $0.5 \times 1800 = 9 \text{ kN/m/m}$.

$$M = 1.6 \times \frac{9 \times (1.6)^3}{6}$$

$$= 9.8 \text{ kN-m/m.}$$

For 200 blockwork k.

D16 @ 400 c/c.

$$M_u = 0.8 \times 503 \times 300 \left(95 - \frac{0.5 \times 503 \times 300}{0.8 \times 4 \times 1000} \right)$$

$$= 8.6 \text{ kN-m/m.}$$

For grade 3 Masonry $M_u = 10.6 \text{ kN-m/m}$ OK.



Russell J. Watt
BE (Civil) M. IPENZ
Consulting Civil & Structural Engineer
10 Denning Place Ellerslie Auckland
Phone: 09 571-3389 Mobile: 027 228-7370
Fax: 09 571-3385

CLIENT:

JOB:

CALCS. BY:

PHONE:

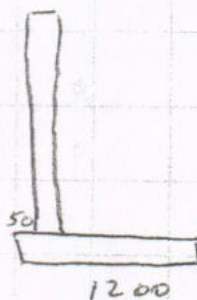
SHEET No.:

3

JOB No.:

DATE:

Found. for masonry



Lightly -
crete blockwork
for

$$1.6 \times 4.5 \times 1.05 = 7.56 \text{ KN} \dots$$
$$0.3 \times 24 \times 0.6 \times 1.2 = 5.18$$

$$\underline{11.88} \quad 12.74$$

For 1.1 wide

crete blockwork
for

$$1.6 \times 4.5 \times 0.95 = 6.84$$
$$0.3 \times 24 \times 1.1 \times 0.55 = 4.35$$

$$\underline{11.19} \text{ KN} \dots$$

OK



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Fax: 09 571-3385

CLIENT:

JOB:

CALCS. BY:

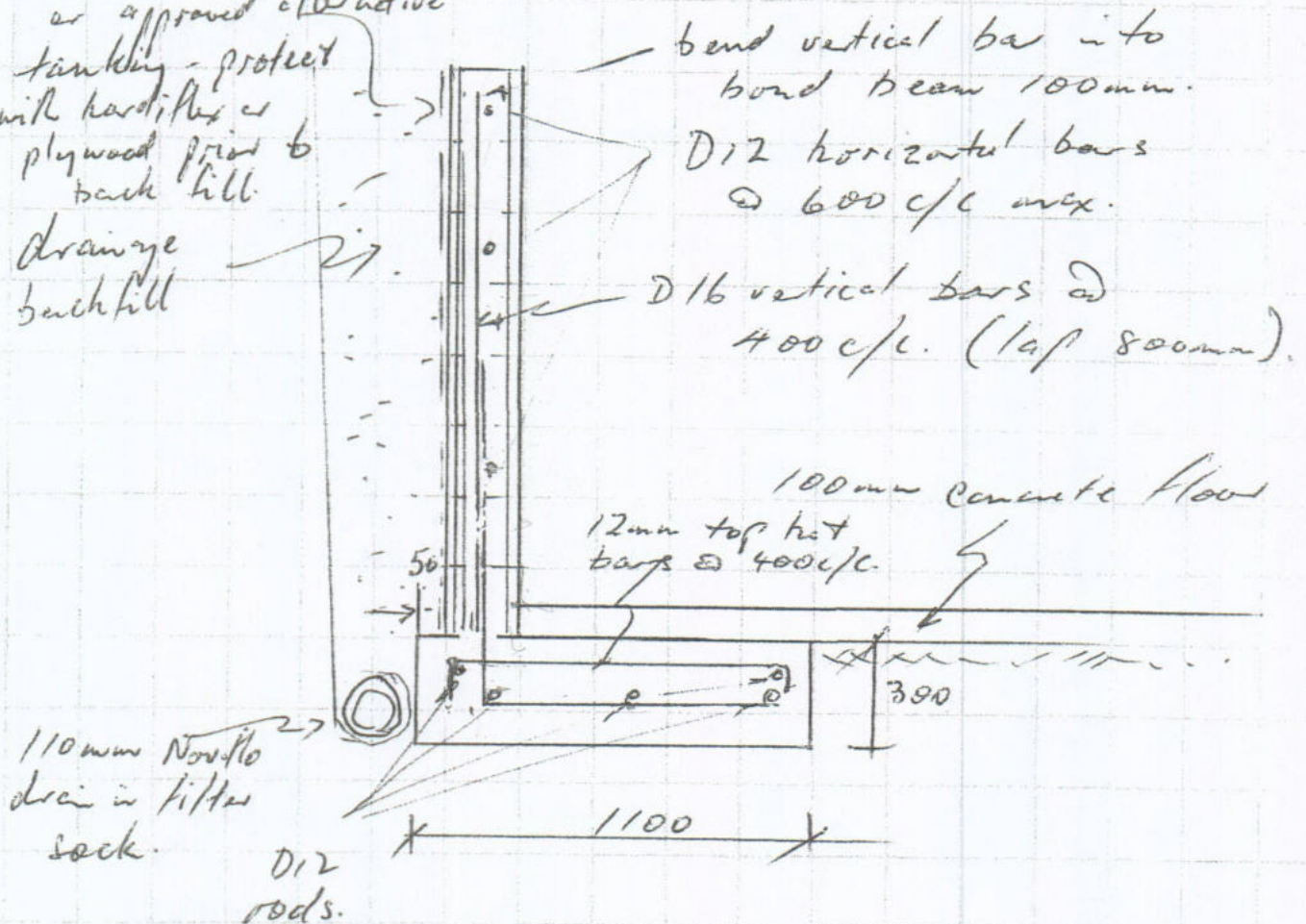
PHONE:

SHEET No.:

JOB No.:

DATE:

3 coats of flintkote
or approved alternative
tanking - protect
with hardiflex or
plywood prior to
back fill.
Drainage
backfill



TYPICAL CONCRETE BLOCK
RETAINING WALL
- GRADE 3 MASONRY
All cores filled.



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Fax: 09 571-3385

CLIENT:

JOB:

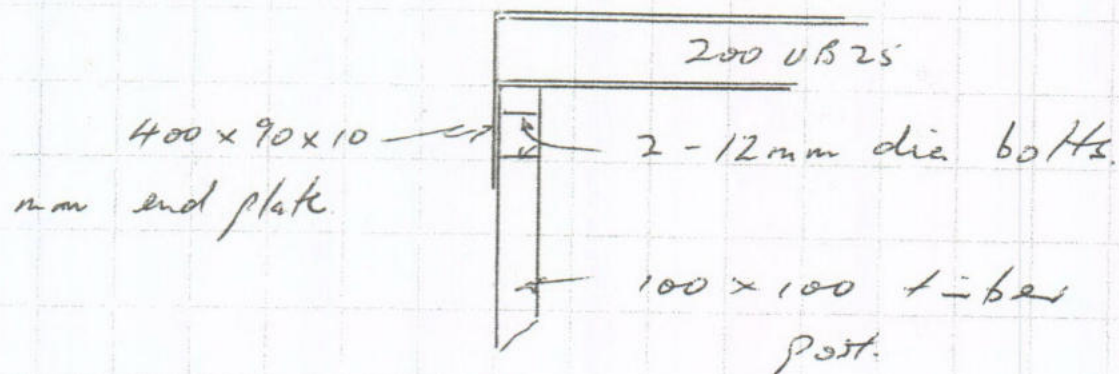
CALCS. BY:

PHONE:

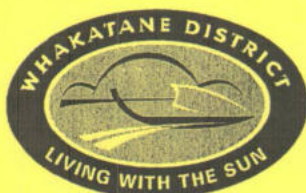
SHEET No.:

JOB No.:

DATE:



BEAM / POST CONNECTION.



Whakatane District Council

THE CHIEF EXECUTIVE, WHAKATANE DISTRICT COUNCIL, PRIVATE BAG 1002, WHAKATANE 3080
TELEPHONE: (07) 306-0500 FAX NO: (07) 307-0719

APPLICATION FOR A BUILDING CONSENT

Section 33, Building Act 1991



BCAPP

Note: If all sections of this application form are not fully completed your Building Consent will not be processed.

OWNER'S DETAILS				
Name:	LIZ + JOHN FITZGERALD			
Address:	42 MOKOROA GROVE WHAKATANE			
Phone:	Business:	3087239	A/H:	3078003
Contact Person:	JOHN		Fax No:	
Post or fax invoice to:	42 MOKOROA GROVE WHAKATANE		Phone Business # when ready	
What date would you like your building consent approved by:	2 WEEKS			

PLEASE NOTE

Under Section 33 of the Building Act 1991, the applicant must be the owner of the land on which building work is contemplated or a person who or which has agreed in writing, whether conditionally or unconditionally, to purchase the land or any leasehold estate or interest in the land, or to take a lease of the land, while the agreement remains in force.

PROJECT LOCATION Address of Proposed Work		LODGEMENT/DEPOSIT FEE	
Street/Rural (RAPID) Number:	42	Project Information Memorandum fee (PIM):	
Road/Street:	MOKOROA GROVE	Full PIM	\$145.00
Valuation No:		Restricted PIM	\$40.00
GIS ID No:		Small PIM	\$10.00
Legal Description:		Building Consent Administration Fee:	\$ 105.00
		Total Lodgement Fee:	\$250.00
		Receipt No:	413000
Other relevant information		Amount paid:	\$250=
		Date paid:	17-10-08
		Paid by:	Fitzgerald

IMPORTANT - PLEASE READ

The above fee is a deposit only, there will be additional fees charged once the building consent has been approved for issue. An invoice for the remaining fees will be posted or faxed. These extra fees are to be paid prior to any work commencing. The \$105.00 BC fee is non-refundable.

PROJECT

- ☐ New Building
- ☐ Relocated/Resited/Removal of Building
- ☒ Altns, Addns, Repairs, Extns, Conversions, Resite
- ☐ Construction other than Buildings
- ☐ Foundations Only
- ☐ Garage/Carport/Shed/Farm Buildings

Description of Project and intended use:

ALTERATIONS LOWER LEVEL
OF HOUSE (TO BE PLAN)

Desired commencement date: ASAP

Intended Life: ☐ Indefinite but not less than 50 years

Specified as ___ yrs. This is stage 1 of 1 stages.

Estimated value of work (including materials)

\$ 40,000 (inc GST)

CONFIDENTIALITY

The information provided in support of this application is public and as such is freely available on request. However under Section 27(3) of the Building Act 1991 you may for security and/or copyright reasons request the plans and specifications pertaining to this application be marked as confidential by completing the following section.

I/We require that my/our Plans/Specifications be treated as confidential in order to protect:

- ☐ the security of the building
- ☐ copyright

Signed: _____

This application is for:

- ☐ Building Consent only, in accordance with Project Information Memorandum No: _____
- ☒ Both Building Consent and a Project Information Memorandum

PROJECT DETAILS

The project involves the following matters:-

- ☒ Location, in relation to legal boundaries, and external dimensions of new, relocated, or altered buildings.
- ☐ New provisions to be made for vehicular access, including parking.
- ☐ Provisions to be made in building over or adjacent to any road or public place.
- ☒ New provisions to be made for disposing of stormwater and wastewater.
- ☐ Precautions to be taken where building work is to take place over existing drains or sewers or in close proximity to wells or water-mains.
- ☐ New connections to public utilities.
- ☐ Provisions to be made in any demolition work for the protection of the public, suppression of dust, disposal of debris, disconnection from public utilities, and suppression of noise.
- ☐ Any cultural heritage significance of the building or building site, including whether it is on a marae.

BUILDING DETAILS AND DOCUMENTATION WHICH MAY BE REQUIRED

The drawings, specifications, and other documents according to which the building is proposed to be constructed to comply with the provisions of the building code, with supporting documents, if any, including:

- ☒ Site plan
- ☒ Elevation Plan
- ☒ Drainage Plan

- ☒ Floor Plan
- ☒ Cross Section Plan
- ☒ Engineering Calculations

- ☒ Foundation Plan
- ☒ Bracing Schedule
- ☒ Stormwater Details

Also:

- ☐ Building certificates
- ☐ Producer statements
- ☐ References to accreditation certificates issued by the Building Industry Authority
- ☐ References to determinations issued by the Building Industry Authority

Two copies of plans and specifications etc, are required to be provided. One copy will be returned upon approval and one copy will remain on file.

BUILDING SCHEDULE

Number of dwelling units	
Floor Area of Each Unit:	
Size of building:	
Basement	m ²
Ground Floor	5 m ²
First Floor	m ²
Second Floor	m ²
Outbuildings	m ²
Other	m ²
Total area:	5

ANSWER THE FOLLOWING QUESTIONS (if applicable)

What materials will be used for the:

Floor

1 ☐ Timber

2 ☒ Concrete

3 ☐ Wood Products

4 ☐ Other

Specify: _____

Framing

1 ☒ Timber

2 ☒ Concrete

3 ☐ Steel

4 ☐ Aluminium

5 ☐ Other

Specify: _____

Roof

1 ☐ Steel sheeting

2 ☒ Steel tiles

3 ☐ Concrete tiles

4 ☐ Shingles

5 ☐ Aluminium

6 ☐ Other

Specify: N/A

Internal

1 ☒ Plaster board

2 ☐ Fibrous Plaster

3 ☐ Wood Products

4 ☐ Other

Specify: _____

External Cladding

1 ☐ Brick

2 ☐ Concrete

3 ☐ Concrete block

4 ☐ Cement board

5 ☐ Plaster

6 ☒ Timber

7 ☐ Steel

8 ☐ Aluminium

9 ☐ Other

Specify: _____

Will any of the following sanitary fittings be installed?

☐ Bath

☒ Basin

☒ Shower

☒ Sink

☐ Tub

☒ WC (if more than one, please
specify actual number)

☐ Urinal

☒ HW cylinder

☐ Dual HW system

Will drainage work involve the construction of:

☐ Septic tank

☐ Effluent disposal system

☐ Foulwater drainage

☐ Stormwater drainage

Connection to or disconnection from:

☐ Council water supply (Please attach "Application for Water
Connection" form.)

☐ Council sewerage

KEY PERSONNEL:

Builder

Name: Owner

Address: _____

Phone: _____ Fax: _____

Design Engineer

Name: _____

Address: _____

Phone: _____ Fax: _____

Designer	Name:	_____
	Address:	_____
	Phone:	_____ Fax: _____
Craftsman Plumber	Name:	_____
	Address:	_____
	Phone/Fax:	_____ Reg No: _____
Registered Drainlayer	Name:	_____
	Address:	_____
	Phone/Fax:	_____ Reg No: _____
Registered Eletrician	Name:	_____
	Address:	_____
	Phone/Fax:	_____ Reg No: _____
Registered Gas Fitter	Name:	_____
	Address:	_____
	Phone/Fax:	_____ Reg No: _____
Building Certifier	Name:	_____
	Address:	_____
	Phone/Fax:	_____ Reg No: _____
Other	Name:	_____
	Address:	_____
	Phone/Fax:	_____ Reg No: _____

If your new building or alteration contains any special systems which will require a Compliance Schedule, please complete details on the next page.

Signed by or for and on behalf of the applicant:

Name of Applicant: _____

Signature: _____

Position: _____

(eg owner/builder/agent)

Date: _____

COMPLIANCE SCHEDULE DETAILS

Systems Necessitating a Compliance Schedule

Complete Part E1 for all new buildings and alterations, except single Residential dwellings.

The building will contain the following:

- ☐ Automatic sprinkler systems or other systems of automatic fire protection
- ☐ Automatic doors which form part of any fire wall and which are designed to close shut and remain shut on an alarm of fire
- ☐ Emergency warning systems for fire or other dangers
- ☐ Emergency lighting systems
- ☐ Escape route pressurisation systems
- ☐ Riser mains for fire service use
- ☐ Any automatic back-flow preventer connected to a potable water supply
- ☐ Lifts, escalators, or travelators or other similar systems
- ☐ Mechanical ventilation or air conditioning system serving all or a major part of the building
- ☐ Any other mechanical, electrical, hydraulic, or electronic system whose proper operation is necessary or compliance with the building code
- ☐ Building maintenance units for providing access to the exterior and interior walls of buildings
- ☐ Such signs as are required by the building code in respect of the above-mentioned systems

Other Systems and Features to be included in the Compliance Schedule

- ☐ Means of escape from fire
- ☐ Safety barriers
- ☐ Means of access and facilities for use by persons with disabilities which meet the requirements of section 25 of the Disabled Persons' Community Welfare Act 1975
- ☐ Hand-held hoses for fire fighting
- ☐ Such signs as are required by the Building Code or section 25 of the Disabled Persons' Community Welfare Act 1975

CHECKLIST

- ☐ Have you completed all sections of the above form?
- ☐ Have you provided two sets of plans and specifications, etc?
- ☐ Do you require a water connection. If so, have you attached the "Application for Water Connection" form?
- ☐ Have you attached and signed the "Application against Damage to any Council Property during Building Construction, Relocation or Removal" form?
- ☐ Have you provided the deposit?

Important Note:

The above information is essential to your Building Consent being issued in a timely manner. No (or incorrect) information may delay or stop your consent from being processed>

GIS NO.: 3010/0042/000

WHAKATANE

VAL NO.: 7102/468.00

DISTRICT COUNCIL

DUE DATE 31.10.03

DATE LODGED 17.10.03

BUILDING INFORMATION FOLDER

OWNER: M & E FITZGERALD

AREA: WHAKATANE

ADDRESS OF PROPOSED WORK: 42 MOKORUA GROVE

NATURE OF BUILDING WORK: DWELLING - ADDNS /ALTNS

REGISTRATION NO. 11777

PIM	BC	JOINT PIM / BC
STAGE	CS NO.	

LOT 19 DPS 10326

PROCESSING SUMMARY

APPROVED FOR ISSUE
Bate DATE: 28/10/03

APPROVED FOR INSPECTION
Shuck DATE: 31-10-03

CCC APPROVED *Bate* DATE: 23/12/04

PLANNING:	Date Info. Requested	Date Received	Date Approved	Signature
			20/10/03	<i>Shuck</i>
Comments: FILE COV				
BUILDING:	Date Info. Requested	Date Received	Date Approved	Signature
			28/10/03	<i>Bate</i>
Comments: Awaiting Engineering				
PLUMBING / DRAINAGE:	Date Info. Requested	Date Received	Date Approved	Signature
Comments: FILE				
EHO:	Date Info. Requested	Date Received	Date Approved	Signature
Comments:				
STRUCTURAL ENGIN.:	Date Sent for Check	Date Returned	Sent To	Approved
	17/10/03	24.10.03	cutford.	
Floor Level Requested	YES / NO	Other:		

NZ Building Code Categories	PROCESSING APPROVALS		INSPECTION APPROVALS	
	Signature	Date Approved	Signature	Date Approved
STABILITY				
B1 Structure	<i>[Signature]</i>	30/10/03	<i>[Signature]</i>	
B2 Durability	<i>[Signature]</i>		<i>[Signature]</i>	
FIRE SAFETY				
C1 Outbreak of Fire				
C2 Means of Escape				
C3 Spread of Fire				
C4 Structural Stability During Fire				
ACCESS				
D1 Access Routes				23
D2 Mechanical Installations for Access				
MOISTURE				
E1 Surface Water	<i>[Signature]</i>	30/10/03	<i>[Signature]</i>	
E2 External Moisture	<i>[Signature]</i>		<i>[Signature]</i>	
E3 Internal Moisture	<i>[Signature]</i>		<i>[Signature]</i>	
SAFETY OF USERS				
F1 Hazardous Agents on Site				
F2 Hazardous Building Materials				
F3 Hazardous Substances and Processes				
F4 Safety From Falling				12
F5 Construction and Demolition Hazards				
F6 Lighting for Emergency	<i>[Signature]</i>	30/10/03	<i>[Signature]</i>	
F7 Warning Systems	<i>[Signature]</i>		<i>[Signature]</i>	
F8 Signs				
SERVICES AND FACILITIES				
G1 Personal Hygiene	<i>[Signature]</i>	30/10/03	<i>[Signature]</i>	
G2 Laundering	<i>[Signature]</i>		<i>[Signature]</i>	
G3 Food Preparation and Prevention of Contamination	<i>[Signature]</i>		<i>[Signature]</i>	
G4 Ventilation	<i>[Signature]</i>	30/10/03	<i>[Signature]</i>	04
G5 Interior Environment				
G6 Airborne and Impact Sound				
G7 Natural Light	<i>[Signature]</i>	30/10/03	<i>[Signature]</i>	
G8 Artificial Light	<i>[Signature]</i>		<i>[Signature]</i>	
G9 Electricity				
G10 Piped Services				
G11 Gas as an Energy Source				
G12 Water Supplies	<i>[Signature]</i>	30/10/03	<i>[Signature]</i>	
G13 Foul Water	<i>[Signature]</i>		<i>[Signature]</i>	
G14 Industrial Liquid Waste				
G15 Solid Waste				
ENERGY EFFICIENCY				
H1 Energy Efficiency	<i>[Signature]</i>	30/10/03	<i>[Signature]</i>	
PLUS CONDITIONS OF CONSENT:	<i>As at 31.10.03</i> Then print docs. 117777			

CONSENT PROCESSING - TIME SHEET

NAME/ADDRESS: M & E FITZGERALD, 42 Makorua Grove
 NATURE OF WORK: DWELLING - ALIENS / ADDNS

	Dates & Time (minutes)					TOTAL
	20/10/03					
Planning	15					
Trade Waste						
Structural Engin						
						(15)

	Dates & Time (minutes)					TOTAL
	20/10/03	29/10/03				
Building	45	30				
Plumbing/Drainage						
Health						
District Inspector						
Dangerous Goods						
Other						
TOTAL						(75)

ESTIMATED NO. OF INSPECTIONS:

6.

☒ Foot/Found
 ☐ Floor
 ☐ B/Beam/Block Work
☐ Fire Wall
☒ Preline
☐ Post Line
☐ Framing
☐ Brick Work
☒ P & D
☒ Final
☐ Other _____

CONDITIONS:

Fire Alarms to be installed to comply with the New Zealand Building code Fire maximum distance from bedroom. 3.000m.

Designer Engineer need to inspect GRADE B. masonry before pour.

(Continued)

[illegible]

(Each officer inspecting the site shall briefly record the event here and give reference to any communication with the builder, owner or other officer in that regard and record the actual time spent on site).

Received
Whakatane District Council
17 OCT 2003



INSP

CODE COMPLIANCE CERTIFICATE 11777

Section 43, Building Act 1991

BUILDING CONSENT NO: 11777

PIM NO: 11777

APPLICANT

M&E Fitzgerald
42 Mokorua Grove
WHAKATANE

PROJECT LOCATION

Site Address: 42 Mokorua Grove
WHAKATANE
Legal Description: LOT 19
Valuation Number: 7102/468/00/

PROJECT

Altered, Repaired, Extended, Converted

Intended Use: DWELLING-ADDNS/ALTNS
Greater than 50 years

Being stage 1 of and intended 1 stage(s)

This is a final code compliance certificate issued in respect of all the building work under the building consent.

Name: PATRICIA EVAN

Position: GL OFFICER DATE: Mon Jan 10 2005

PROJECT INFORMATION MEMORANDUM 11777

Section 31, Building Act 1991

APPLICANT

M&E Fitzgerald
42 Mokorua Grove
WHAKATANE

PROJECT

Altered, Repaired, Extended, Converted
Intended Use: DWELLING-ADDNS/ALTNS
Greater than 50 years

FOR COUNCIL USE

Application Received: 17/10/2003
Fee: \$ 145.00
Receipt No: 413000
Date Paid: 17/10/2003

PROJECT LOCATION

Site Address: 42 Mokorua Grove
WHAKATANE
Legal Description: LOT 19
Survey Plan: DPS 10326
Additional Description:
Valuation Number: 7102/468/00/

This project information memorandum is :

* Confirmation that the proposed building work may be undertaken subject to the provisions to the Building Act 1991 and any requirements to the building consent No 11777.

Signed for and on behalf of the Council:

Name: *[Signature]*

Position *Customer Services Office* DATE: Fri Oct 31 2003

Electrical Certificate of Compliance

No. **1536974**

for prescribed electrical work that is carried out on electrical installations and involves the placing or positioning or the replacing or repositioning of conductors (including fittings attached to those conductors).

No. of attachments

To be completed whether or not an inspection is required.

A12356 AFS 9676

CUSTOMER INFORMATION - PLEASE PRINT CLEARLYName of customer **John Fitzgerald.**Phone: Address of installation **42 Mokorua Grove Whakatane.**Postal address of customer (if not as above) **WORK DETAILS**☒ No. of lighting outlets☐ No. of ranges☒ No. of socket outlets☐ No. of water heaters

Was any installation work carried out by the homeowner?

☐ Yes ☒ No

Please tick (✓) as appropriate where work includes:

☒ Mains☒ Main earthing system☒ Switchboard☐ Electric lines

Description **Install another mains to a set of flats. Change meter box to have 2 meters, 1 for each flat.**

It is recommended that test results be recorded here:

Visual Examination ☒Earth Continuity ☒Bonding ☒Polarity ☐Insulation Resistance **7200** MohmOther

If necessary attach any pages with sketches of work done

CERTIFICATION OF WORK

I certify that the above electrical work has been carried out in accordance with the requirements of the Electricity Act 1992 and Electricity Regulations 1997.

ELECTRICAL WORKER DETAILSName **David Chase**Registration no. **E18119**Company **Total Power Services.**Signature **D. Chase**Date **03/03/04**Contact Ph No. **07 3072500****CERTIFICATION OF ELECTRIC LINES**

(to be completed where a separate electrical worker has installed the electric line portion of the mains)

Name **David Chase**Registration no. **E18119**Company **T.P.S.**Signature **D. Chase**Date **03/03/04**Contact Ph No. **07 3072500****INSPECTION DETAILS** Electrical work requiring inspection by a registered electrical inspector☒ New mains☒ Switchboard☒ Earthing system☐ Installation work in hazardous areas

I certify that the inspection has been carried out in accordance with the requirements of regulation 41 of the Electricity Regulations 1997.

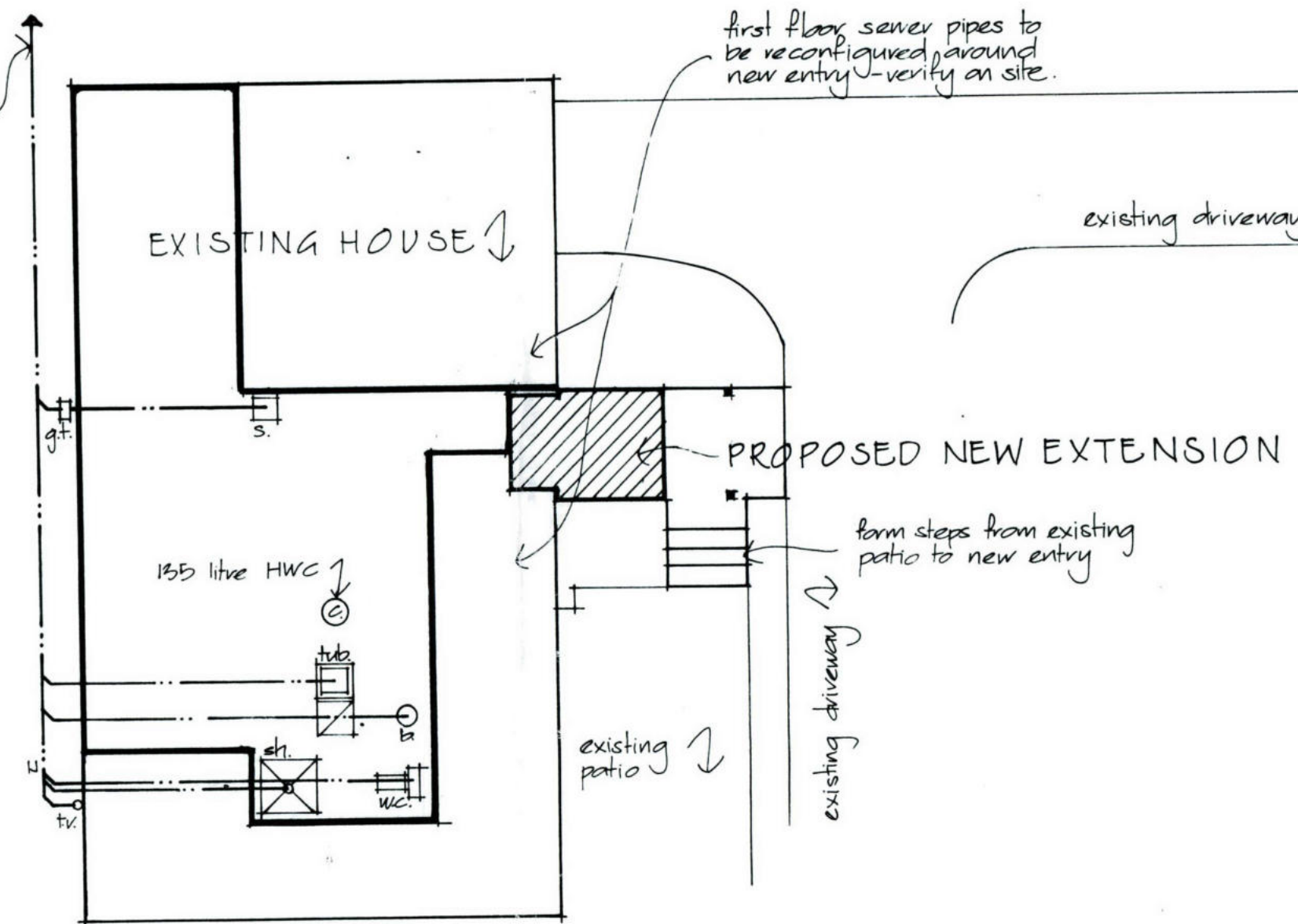
Name **H. J. TOWERSEY**Registration no. **1824**Signature **H. J. Towersey**Date **04/03/2004**Contact Ph No. **027 2432832**

VERIFY ALL EXISTING DIMENSIONS AND LEVELS ON SITE PRIOR TO COMMENCING WORK.

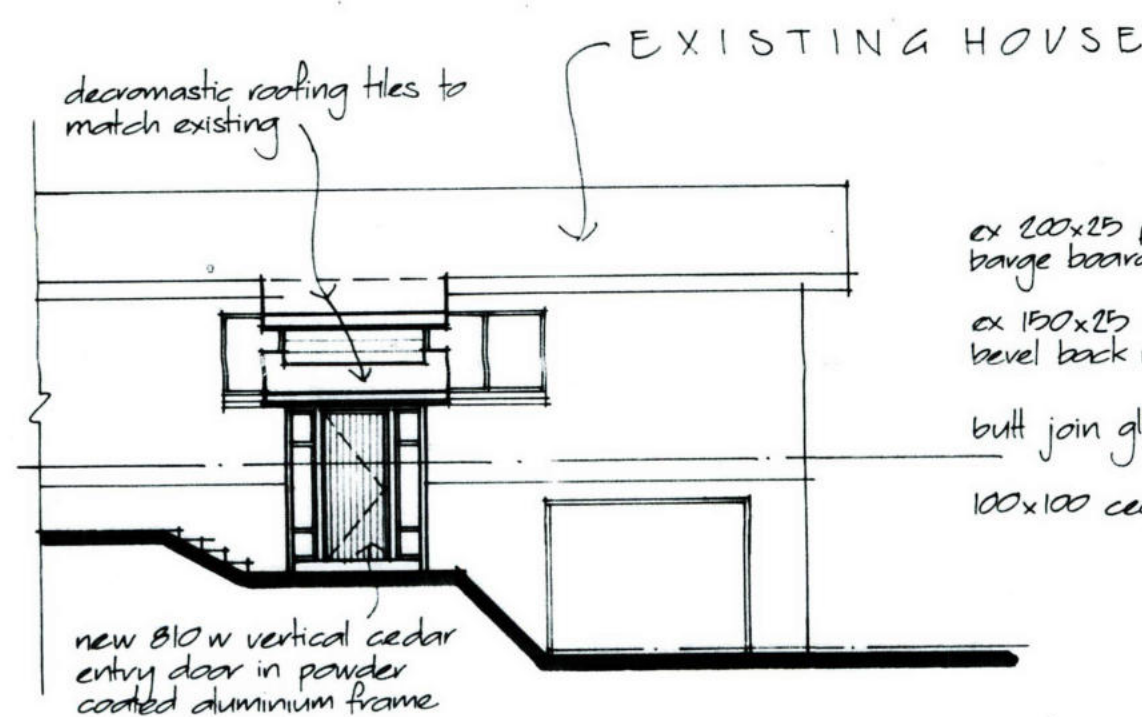
SITE & SERVICES PLAN scale = 1:100

Note = All plumbing & drainage to be in accordance with NZBC 92 & AS/NZS 3500. Verify position & depth of existing sewer pipe on site prior to commencing work. New fixtures shown only.

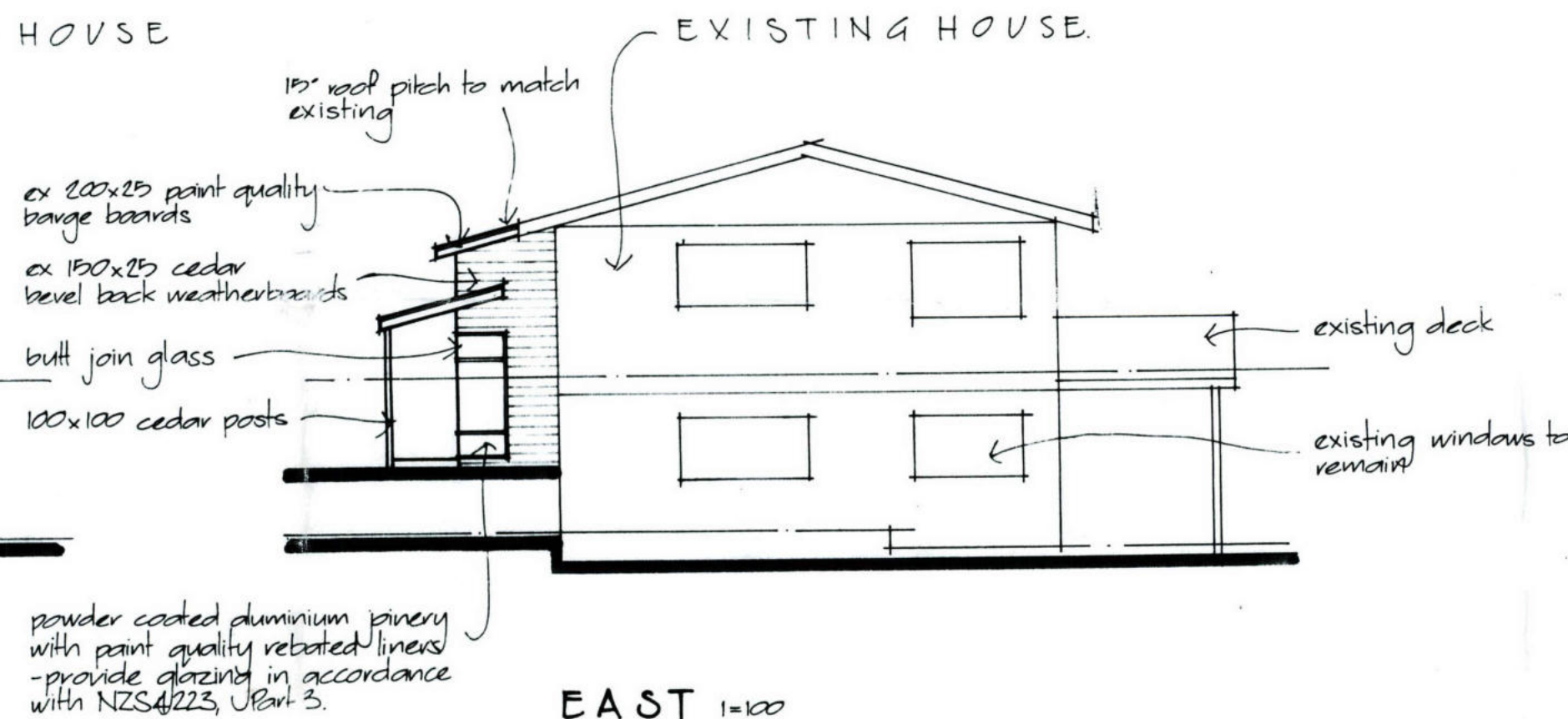
LOT 19
DP 10326
827 m²



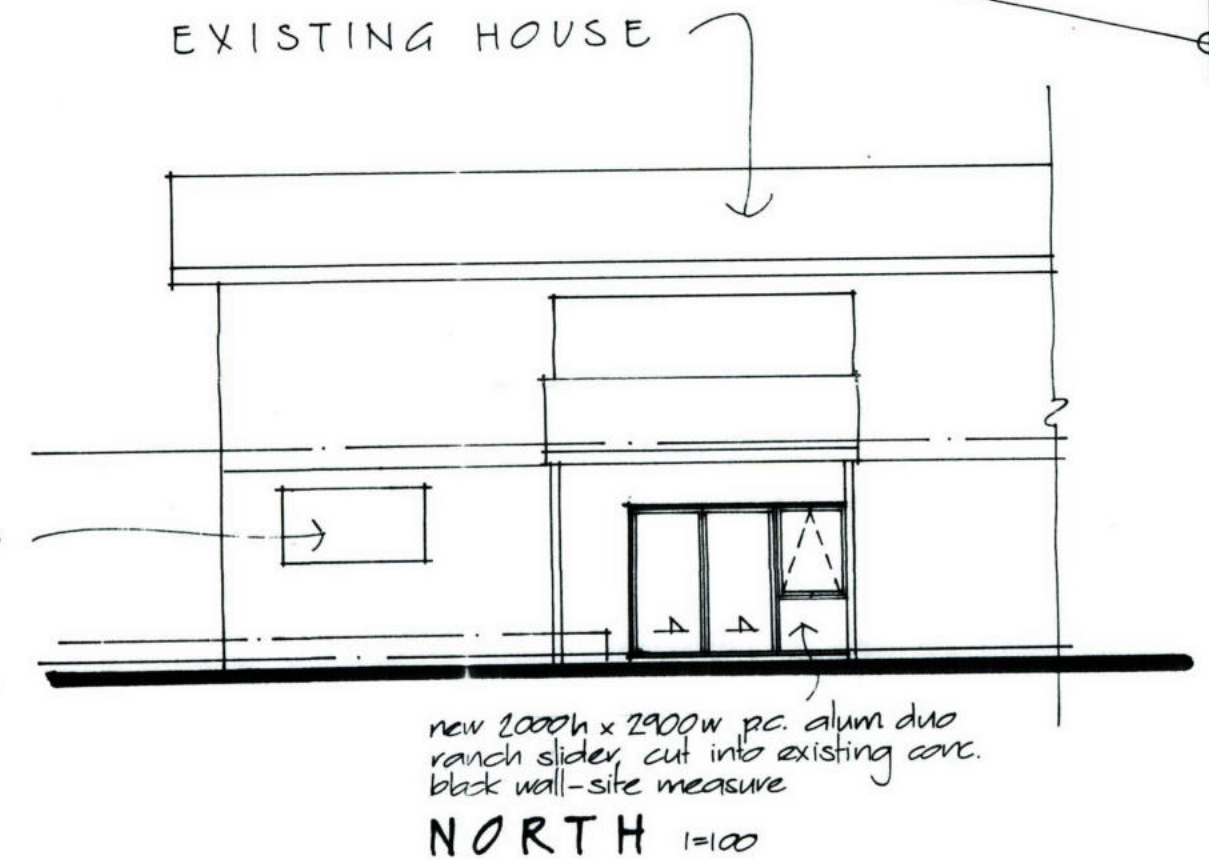
PLANS 1777



SOUTH 1:100



EAST 1:100

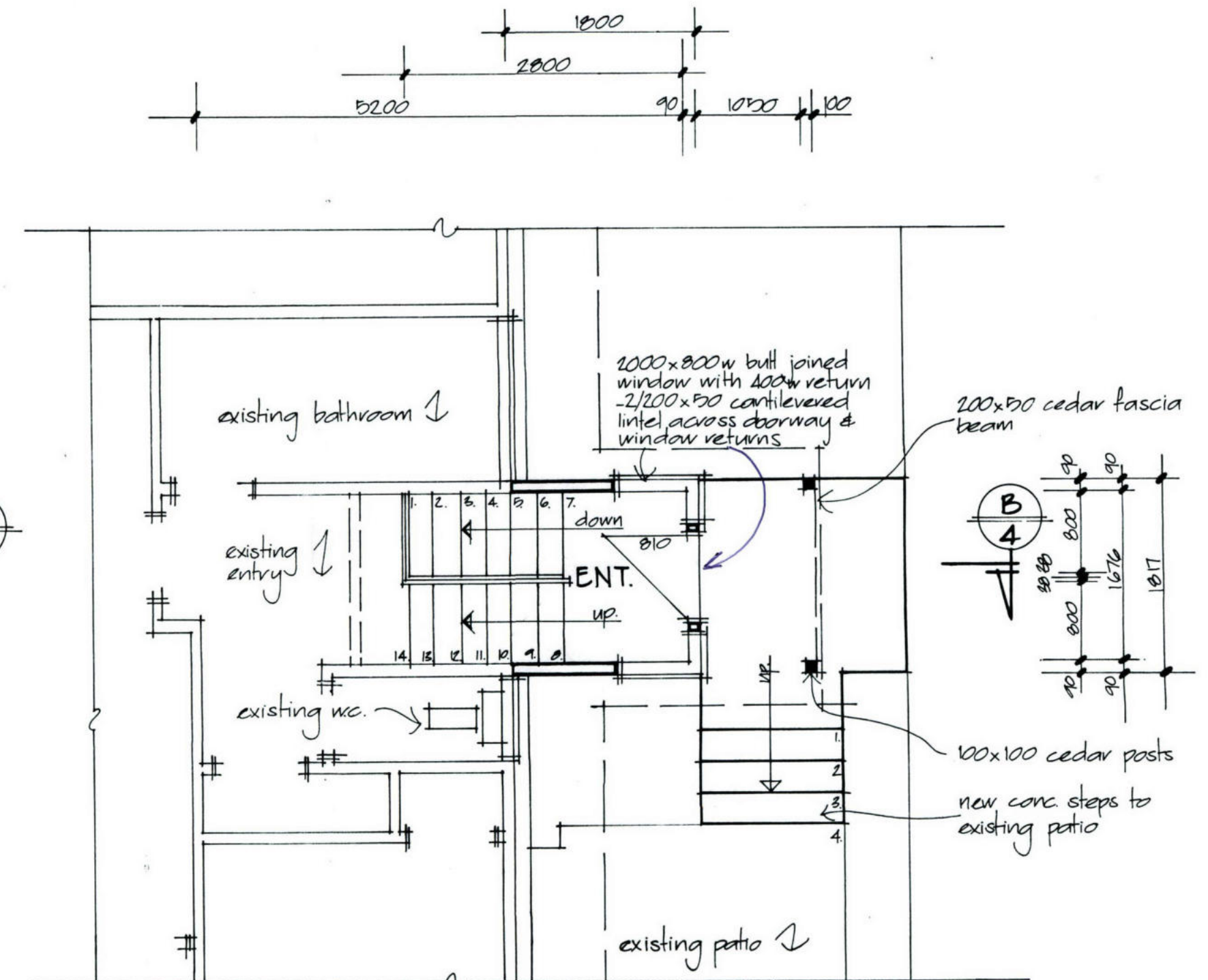
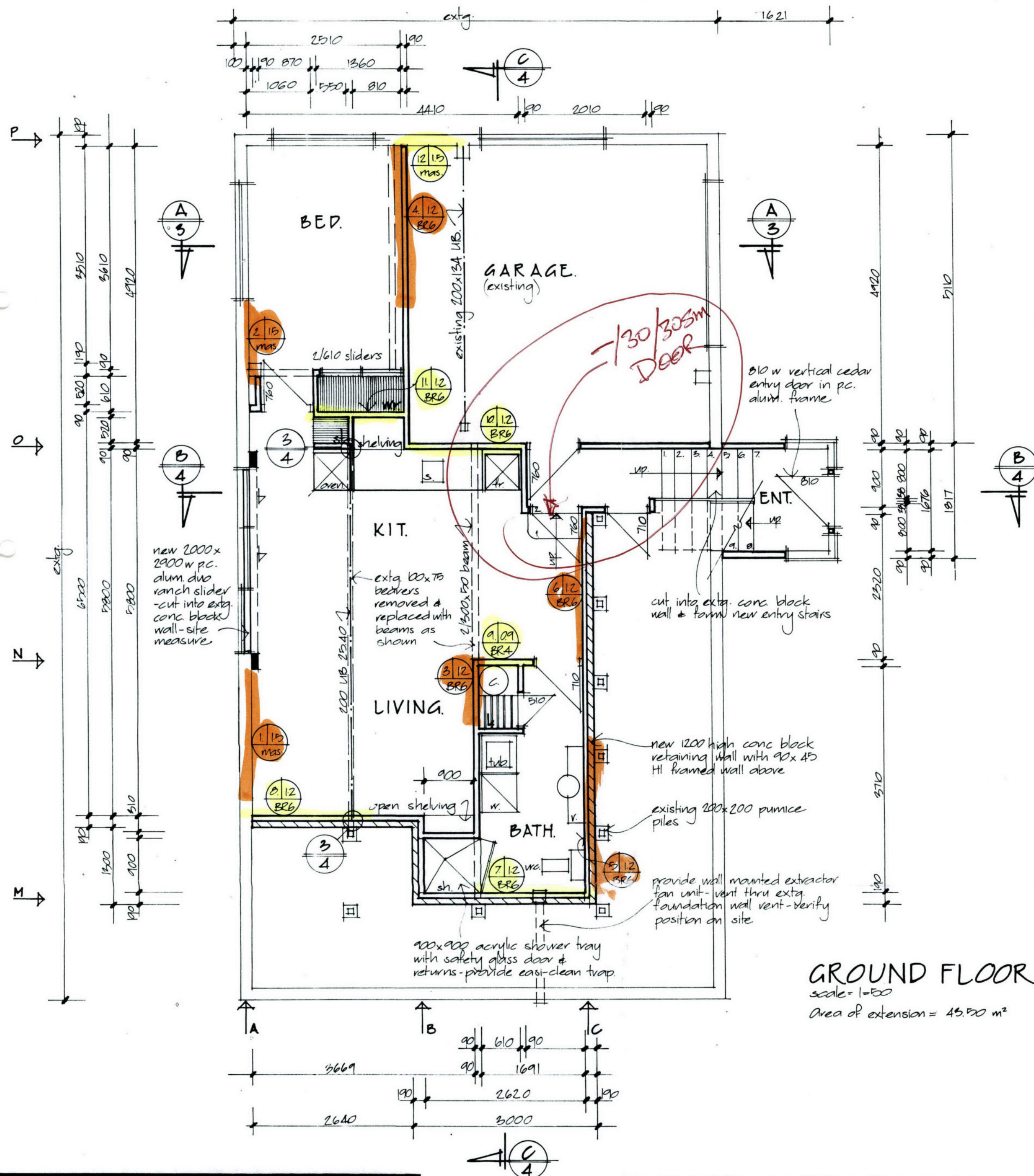


NORTH 1:100

PROPOSED ALTERATIONS FOR MR & MRS J. FITZGERALD.

Date = October '03 Drawn = S.A. Howard
Note = Verify all levels & dimensions on site before commencing work. All construction to be in accordance with NZS 3604:2003 & NZBC 92.

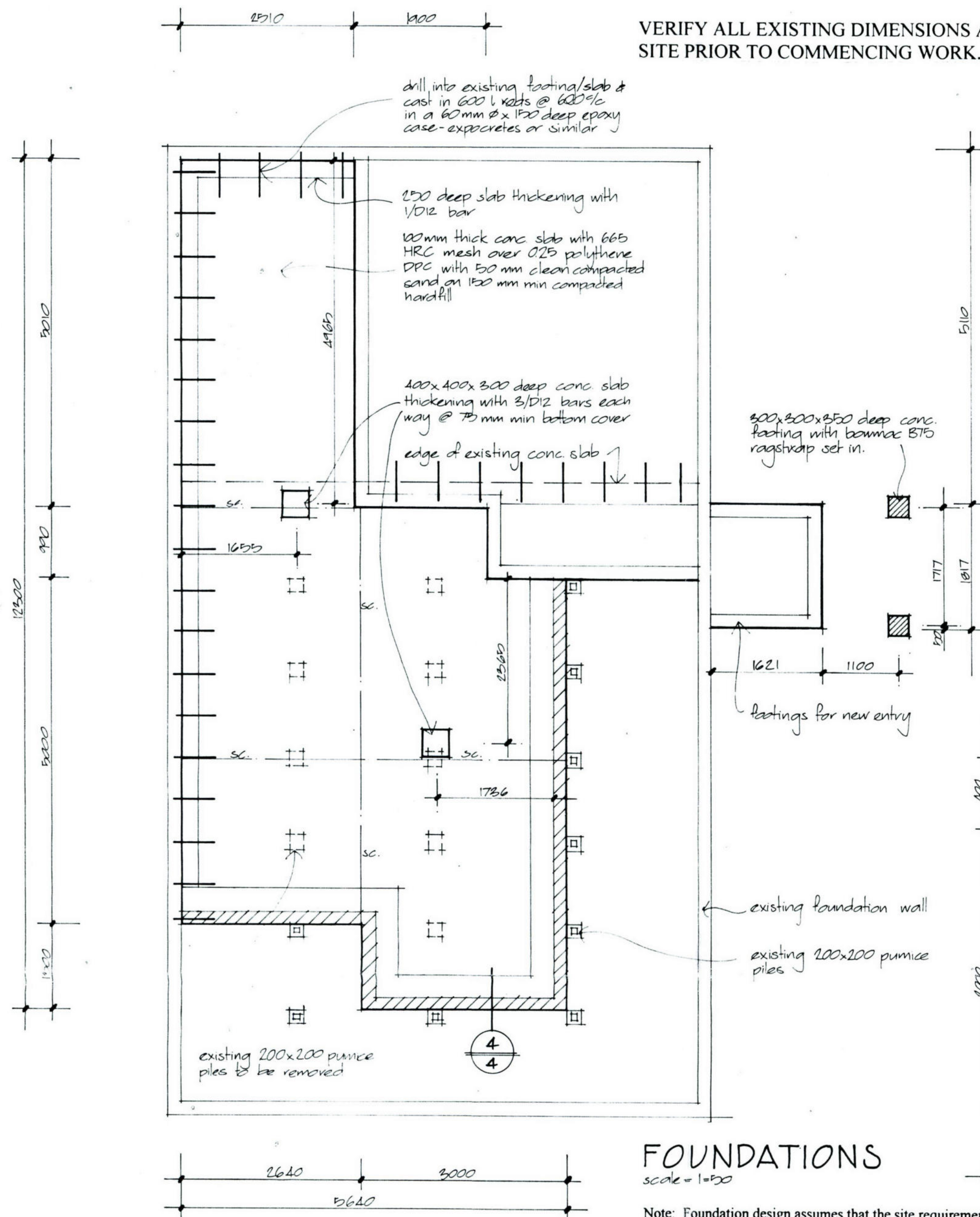
VERIFY ALL EXISTING DIMENSIONS AND LEVELS ON SITE PRIOR TO COMMENCING WORK.



- FRAMING**
- existing framing
 - existing framing to be removed
 - new 90x45 HVL kiln dried timber framing
- BRACING**
- B = brace number
 - 1.2 = brace length (m)
 - BRG = brace type (refer to literature)

Date = October '03 Drawn = S.A. Howard
Note = Verify all levels & dimensions on site before commencing work. All construction to be in accordance with NZS 3604 '99 & NZBC '92

**PROPOSED ALTERATIONS FOR
MR & MRS J. FITZGERALD.**

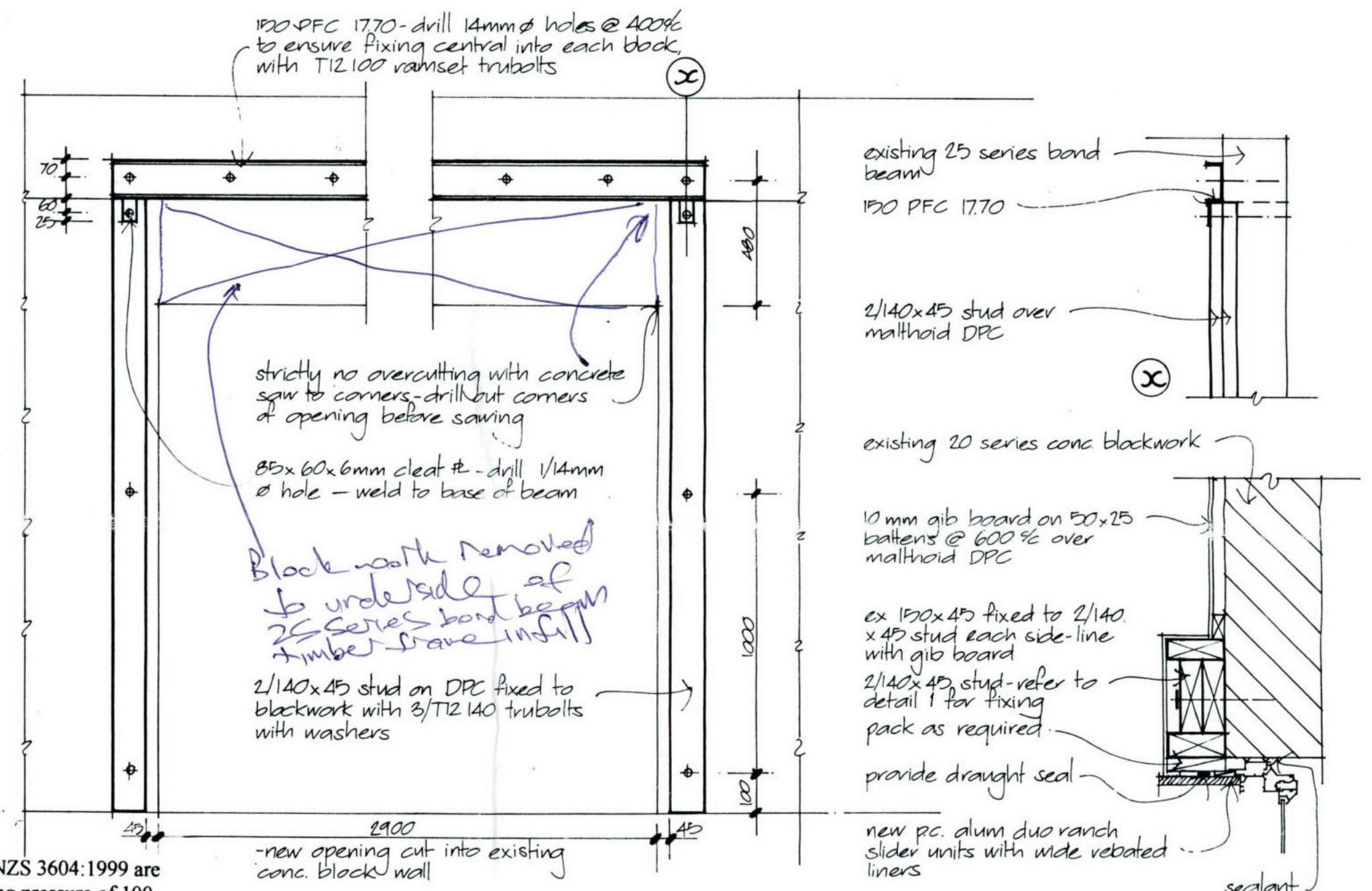
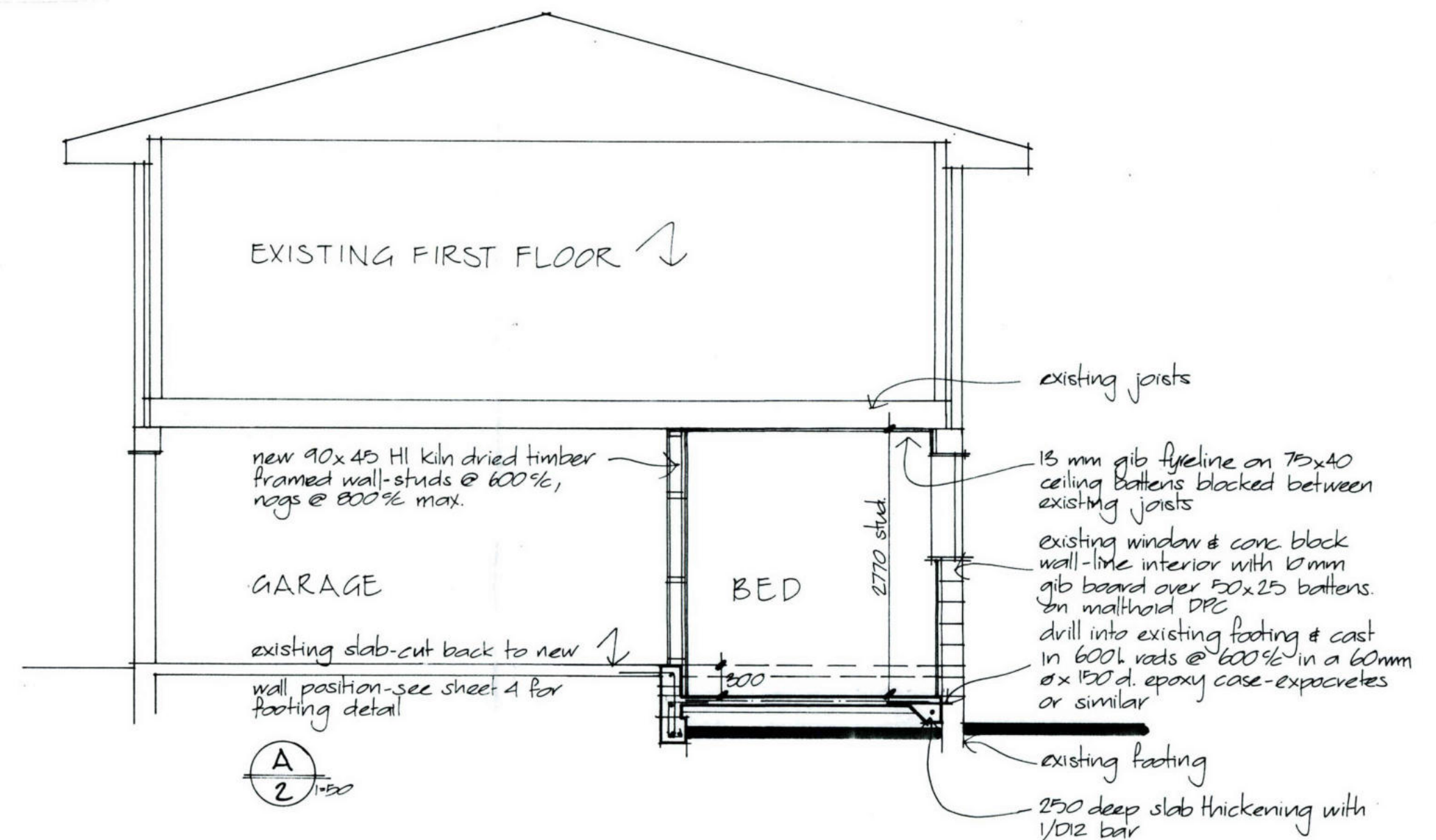


FOUNDATIONS

scale = 1:50

Note: Foundation design assumes that the site requirements of NZS 3604:1999 are met and that the foundation subsoils have a safe allowable bearing pressure of 100 kPa. This assumption should be verified on site by the Territorial Authority.

PROPOSED ALTERATIONS FOR MR & MRS J. FITZGERALD.

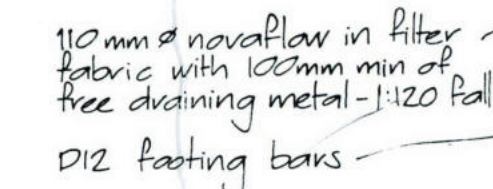
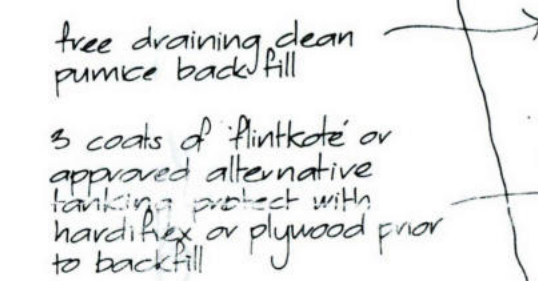
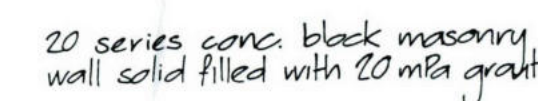
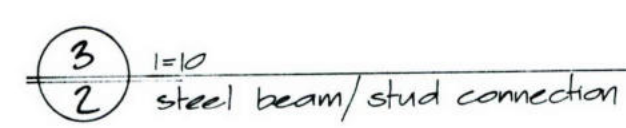
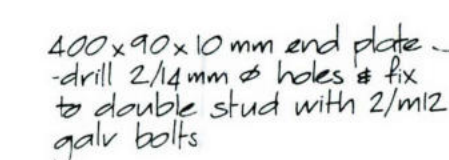


1 1-20-ELEVATION
2 lintel upgrade for new ranch slider opening in extg conc. block wall.

2 1-10
2 jamb detail for ranch slider head detail similar

Date= October '03 Drawn= S.A. Howard
Note= Verify all levels & dimensions on site before commencing work. All construction to be in accordance with NZS 3604:1999.

150x50 HI plate ramset
to top @ 600%



urbanform
ARCHITECTURAL

52 Strand East, Whakatane. P.O. Box 564. Ph/Fax 07 308 0239 A/H 021 544780



BCPROC

BUILDING CONSENT 11777*Section 35, Building Act 1991***Project Information Memorandum****No: 11777****APPLICANT**

M&E Fitzgerald
42 Mokorua Grove
WHAKATANE
Contact: John Fitzgerald
Phone: 3087239 Fax:

PROJECT

Altered, Repaired, Extended, Converted
Intended Use: DWELLING-ADDNS/ALTNS
Greater than 50 years

Being stage 1 of an intended 1 stages
Estimated value (inclusive of GST)\$ 40,000.00

HISTORY OF COUNCIL CHARGES

Total fees paid in relation to this consent approval
as detailed in Invoice No 11847 are:

Council Charges:	669.50
Building Research Levy:	40.00
Building Industry Authority Levy:	26.00

Total: 735.50

PROJECT LOCATION

Site Address: 42 Mokorua Grove
WHAKATANE
Legal Description: LOT 19
Survey Plan: DPS 10326
Additional Description:
Valuation Number: 7102/468/00/

This building consent 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.

Name: Lihaka

Position: Customer Services Officer DATE: Fri Oct 31 2003

Date: 31 October 2003

WHAKATANE DISTRICT COUNCIL

CONDITIONS

SITE ADDRESS: 42 Mokorua Grove Whakatane

CONSENT No: 11777

Based on the information presented, this consent is issued subject to the following conditions:

1. Fire alarms to be installed to comply with New Zealand Building Code F7. Maximum distance from bedrooms is 3.0m.
2. A design engineer needs to inspect Grade B masonry prior to pour.



Bruce Copeman
BUILDING CONTROL OFFICER
31 October 2003
H:\BC\BC11777

BUILDING CONSENT INVOICE NO: 11847

DATE 31 Oct 2003

BC NO 11777

M&E Fitzgerald
42 Mokorua Grove
WHAKATANE

Dear M&E Fitzgerald

Intended Use: DWELLING-ADDNS/ALTNS

Your Building Consent application for work to be carried out at 42 Mokorua Grove WHAKATANE has now been approved and may be uplifted from the Council Offices on payment of the following fees:

Consent Processing	73820..\$	87.50
B.R.Levy(Govt Levy).....	988400/754..\$	40.00
B.I.A.Levy(Govt Levy).....	988400/752..\$	26.00
Planning Fee	68800..\$	17.50
Water Connection Fee	\$	.00
Footpath Deposit(Refundable).....	988400/741..\$	.00
Specific Design Check Fee	73890..\$	217.00
Inspection Fee [6 inspections allowed for further inspections will incur an additional fee]	73820..\$	202.50
Code Compliance Certificate Fee	73830..\$	40.00

TOTAL TO PAY (Includes GST).....\$ 630.50

GST Content of Total\$ 62.72

416244
Q Fitzgerald
31.10.03

THE ABOVE FEES ARE ADDITIONAL TO THE DEPOSIT OF \$ 250.
Should you have any queries regarding this invoice please contact Building Assistant
Faith Jefferies, in the first instance.

JR Farrell
DISTRICT INSPECTOR



Geoff

Please Ring = Craig

STRUCTURAL ENGINEERING CONTENT

PROCESSING TIME SHEET

Date Sent: 17.10.03 Due Date: 28.10.03 BC No: 11777

Name: FITZGERALD

Address: 42 MOKORUA GROVE WTK

Nature of Work DWELLING - ADDNS / ALTNS

DATES	TIMES SPENT (MINUTES) hrs				TOTAL
24/10/03	2				176—
Sub Total					176—
Plus GST					22—
Total					198—
Plus 10% Admin Charge					217.80 ✓

ENGINEERS COMMENTS

- ① refer attached fax.
- ② alterations have been made to the drawing please transfer to other consent copy, retaining wall starters — D16 instead of D12 ✓
- ③ Designer assumes Grade R masonry for new work. Designer needs to inspect ~~PH~~ before pour.

Foundation subsolls have an allowable bearing pressure

J:\WORDPROC\MISC\FORMS\ES\ENG-TIME

of at least 300 kPa ultimate
confirm this on-site

#27603
CUTFIELD CONSULTING
s (07) 3071444
PO BOX 37 WHAKATANE

Parcel Enquiry

Query the parcel table on selected fields

Property (Rating Unit) Enquiry

Property ID: 3010/0042/000 Property serial: 22750

Assessment: 07102/468.00 Year: 2004 Active Parts: 1

Set History: EXCLUDE Expired Parts: 0 Future Parts: 0

Situation: 42 MOKORUA GROVE, WHAKATANE 3080

Ratepayer: FITZGERALD, MICHAEL JOHN

FITZGERALD, ELIZABETH ANN

Improvements: DWG 01

No Dwellings: 1

Area: 0.0827

Legal: LOT 19 DPS 10326

CT: 13C/1190 Unit: X-lease:

Apportionment: 0 Non-Applicable

Available: RT WB DG WM

Major Class:

1 of 1 Parcels found.

People	Rates Financial	Values/Parts	Text
Water Billing	Applications	Dogs	Documents
Use of Land	Full Legal Descr	Licences	Rates Compare
Classifications	Related Parcel	Resource Cons	Arrangements

RATING UNIT

Quick-query

All-query

Toggle

Output

Next

Previous

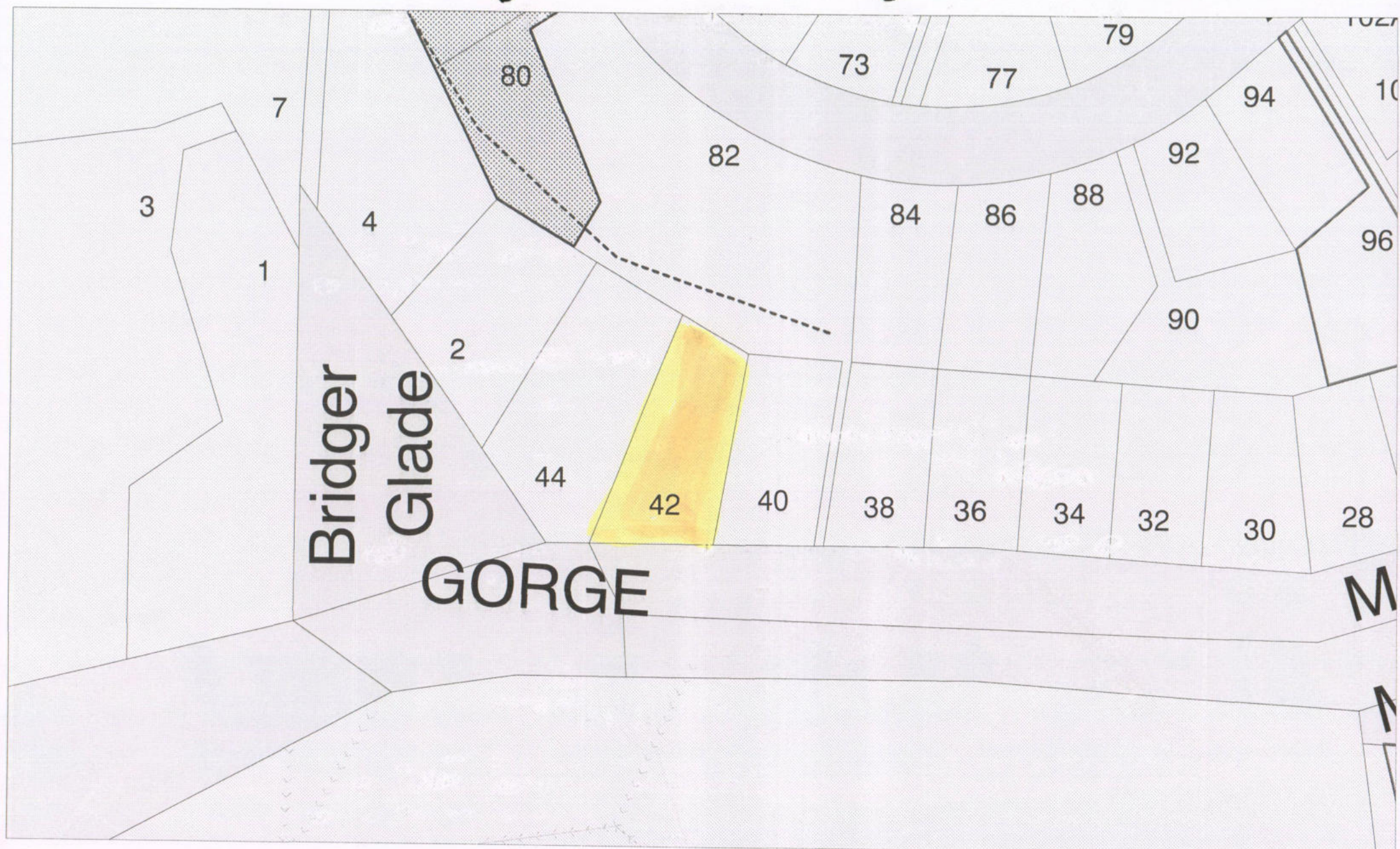
First

List

Rid enquiry

contiguous

Exit



Bridger
Glade

GORGE

M&E Fitzgerald
42 Mokorua Grove
WHAKATANE

10 Jan 2005

Dear M&E Fitzgerald

SUMMARY OF COUNCIL CHARGES

The following is a breakdown of all of the Council fees paid in relation to this application for a DWELLING-ADDNS/ALTNS on your property at 42 Mokorua Grove, WHAKATANE which is the subject of Building Consent No: 11777

Project Information Memorandum:\$ 145.00

Building Consent:

Non Refundable Deposit	\$ 105.00
Processing Costs	\$ 87.50
Specific Design Check	\$ 217.00
Inspection Costs	\$ 202.50
Building Research Levy	\$ 40.00
Building Industry Authority Levy.....	\$ 26.00
Planning Fee	\$ 17.50
Water Connection Fee	\$.00
Footpath Deposit	\$.00
Other [eg. Consultants]	\$.00

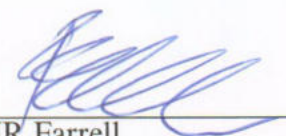
.....\$ 695.50

Code Compliance Certificate\$ 40.00

TOTAL CHARGES\$ 880.50

GST Content of Total\$ 97.83

Should you have any queries please contact
Customer Services in the first instance.


JR Farrell
DISTRICT INSPECTOR

Date
Asset Reg

27.01.2022
2122-486

Three Waters Asset Data Collection Checklist

The purpose of this checklist is to ensure asset data is updated into the relevant asset management systems and tracked to speedy timeframes. This checklist also acts as a control for validation and approval to change asset data from owners of the relevant asset management systems.

Attention:

Rates Department ☐

42 Mokorua Grove

Whakatāne

REPLACEMENT METER

As-built Supplied

Project Completion Report(including retirement schedule)

Xivic

208005

RFS

91218

Completed by

Date Received	System to be Updated/Validated	Signed	Date Updated	Quality Check
27.01.2022	SAM	Viv	11.02.2022	
	GIS	Viv	11.02.2022	
	Ozone Co-ordinates			
	OZONE			
	Property Database			
	Drawing Register			

Kent inline 15mm

NEW METER SERIAL NUMBER	21A636554	Reading	0000
DAMAGED METER NUMBER	90P002134	Reading	7731

Asset Data Verified By Asset Manager

Date

Asset Data Verified By Asset Manager

Date

Asset Data Verified By Asset Manager

Date

Please return to Leilani @ Utilities by



LIM TIMEFRAME/COST RECOVERY

Address all correspondence to:

Chief Executive, Whakatane District Council, Private Bag 1002, Whakatane 3158 | Phone 07 306 0500 | Fax 07 307 0718

Physical Address

House/Unit Number	42	Street	Mokorua Grove
RD Number		Suburb/Area	
Town	Whakatane		
Lodgement Date	19 November 2014		
DUE DATE	3 December 2014		

Department	Date to Dept	Actual Date	Time & Initials to complete / review draft	Time spent on editing	Time spent to finalise document
LIM Co-ordinator Julena Hose	19/11/14	27/11/14	JH 75	JH 5	
Planning		1/12	JS 20		
Building		2.12.	PH 20		
Environmental Health/Liquor Licensing					

Other Notes:

INSTRUCTIONS FOR COMPLETION OF LIM	
1.	Valuation number is written as, eg. 1234/122.00A
2.	GIS Number is written as, eg, 1245/1234/123

PROPERTY ADDRESS			
42 Mokorua Grove			
Valuation number	07102/468.00		
GIS No	3010/0042/000		
DRAFT COMPLETION CHECKLIST – HAVE YOU DONE THE FOLLOWING?	YES	NO	COMMENTS
Printed LIM Maps?			
Printed Legends for Maps?			
Noted any culture / community facility sites?			
Printed and included the RID and Parcel screenshots?			
Checked the Flood Spreadsheet?			
Checked the Minimum Floor Height is correct?			
Filled out the Building and Planning sections?			
Copied and included RC and BC plans?			
Entered the correct amount of time you spent on this draft?			
Updated the LIM Spreadsheet?			

You may now send this draft to the next department.

Address all correspondence to:

Chief Executive, Whakatane District Council, Private Bag 1002, Whakatane 3158 | Phone 07 306 0500 | Fax 07 307 0718

DATE OF ISSUE			
GIS NO		3010/0042/000	
VALUATION NUMBER		07102/468.00	
1 NAME OF PROPRIETOR			
Michael John FITZGERALD, Elizabeth Ann FITZGERALD and Hamertons Trustee Services LIMITED			
2 LOCATION			
42 Mokorua Grove, Whakatāne			
3 LEGAL DESCRIPTION			
Lot 19 Deposited Plan South Auckland 10326 ✓			
4 PHYSICAL DESCRIPTION			
House/Unit Number		42	Street
			Mokorua Grove
RD Number			Suburb/Area
Town	Whakatāne	Post Code	3120
5 AREA			
827m ² (more or less) ✓			
6 ZONING			
Residential 1 under the Operative Whakatāne District Plan and Residential under the Proposed Whakatāne District Plan			
ATTACHMENTS			
• Certificate of Title ✓ • Drainage Plan ✓ • Floor Plan(s) ✓ • Water Meter Map ✓ • Proposed District Plan Map ✓ • Building Permit Information ✓ f Consent • Keys to Map ✓ • District Plan Map ✓ • Underground Services Maps ✓ • Legal Description Map ✓ • Code Compliance Certificate ✓ • Community Facilities Map • Resource Consent			

7 SPECIAL FEATURES	COMMENTS
• Potential erosion	No information available ✓
• Avulsion (the sudden removal of land, by the change in a river's course, or by flooding, to another person's land)	No information available ✓
• Falling debris	No information available ✓
• Subsidence	No information available ✓
• Landslide and Debris Flow	No information available ✓
• Alluvion (the deposit of earth, sand, etc, left during a flood)	No information available ✓
• Inundation	No information available ✓
• High winds	No information available

• Fill (compacted/uncompacted)	No information available	✓
• Hazardous contaminants, including dangerous goods	No information available	✓
• Historic sites	No information available	✓
• Drainage restrictions	No information available	
• Reserves (existing/proposed)	This property adjoins a Council owned and maintained reserve.	✓
• Easements	Please refer to the attached Certificate of Title to confirm whether any easements exist over this property	✓
• Other legal restrictions (eg, building line restrictions)	Please refer to the attached Certificate of Title.	✓
• Any other special features	This site is located within Earthquake Zone 2 as prescribed in Figure 5.4 of NZS3604:2011 Code of Practice for Timber Framed Buildings. This site is located within Corrosion Zones C as prescribed in Figure 4.2 of NZS3604:2011 Code of Practice for Timber Framed Buildings.	
8 SERVICES	COMMENTS	
• Stormwater	There is no public stormwater reticulation system available to connect to. Under such circumstances, properties would normally be required to dispose of stormwater on site via ground soakage and/or pipe to the nearest road side channel where permitted.	
• Sewer	This property is connected to the public sewerage reticulation system	
• Water	This property is connected to the public water reticulation system	
• Trade Waste Consent	No	
9 RATES	COMMENTS	
• Year ending 30.6.2015	\$2,787.27	
• Number of instalments	4	
• Date of next instalment	20 February 2015	
• Current balance or arrears	\$CHECK THIS - URC	
• Date of valuation	September 2013	
• Land value	\$114,000	
• Capital value	\$385,000	
10 WATER	COMMENTS	
• Annual water supply charge	\$181.83 (Including GST)	
• Last reading date	2 May 2014	
• Consumption	169m ³	
• Amount	\$316.09 (Including GST)	
• Arrears outstanding	\$0.00	

11 BUILDINGS			
(a) Details of Building Permits			
Date	Permit No	Project	
17 January 1974	73111	Dwelling	
7 March 1990	G 064418	Carport	
(b) Details of Building Consents			
Date	Consent No	Project	Date Code Compliance Certificate Issued
31 October 2003	11777	Dwelling additions / alterations	10 January 2005
(c) Details of any other Certificate/Notice/Order or Requisition Affecting Buildings			
No information available			
(d) Certificate Issued by a Building Certifier Pursuant to the Building Act 1991 or the Building Act 2004			
No information available			
(e) Information notified to the territorial authority under Section 124 of the Weathertight Homes Resolution Services Act			
No information available			
12 USE OF LAND			
(a) Details of Resource Consents (Subdivision /Land Use) or Certifications of Compliance Issued for Land			
61/4/729 Resource Consent Land Use dated 12 December 1990 – Copy of decision letter attached			
(b) Details of licences held			
No information available			
(c) Details of any other Certificate/Notice/Order of Requisition Affecting the Use of the Land			
No information available			
(d) Details of Conditions Affecting the Use of Land			
No information available			
Minimum Floor Level	In accordance with the requirements set out in the New Zealand Building Code.		
13 INFORMATION NOTIFIED TO COUNCIL BY AN STATUTORY ORGANISATION HAVING POWER TO CLASSIFY LAND OR BUILDINGS			
(a) Requiring Authority			
No information available			
(b) Heritage Protection Authority			
No information available			

14 INFORMATION NOTIFIED TO COUNCIL BY ANY NETWORK UTILITY OPERATOR PURSUANT TO THE THE BUILDING ACT 2004	
No information available	
15 SECTION 69ZH OF THE HEALTH ACT 1956 – DRINKING WATER SUPPLIER	
(ba) Any information that has been notified to the territorial authority by a drinking-water supplier under Section 69ZH of the Health Act 1956	
No information available	
(bb) Information on:	
(i) whether the land is supplied with drinking water and if so, whether the supplier is the owner of the land or networked supplier	Drinking water is supplied by a networked supplier.
(ii) if the land is supplied with drinking water by a networked supplier, any conditions that are applicable to that supply	No information available
(iii) if the land is supplied with water by the owner of the land, any information the territorial authority has about the supply	No information available
16 ANY OTHER INFORMATION CONSIDERED TO BE RELEVANT	
It is recommended that you also consider the planning provisions of the Whakatane District Plan as it affects this property. A copy of the Whakatane District Plan is available for viewing on the Councils website www.whakatane.govt.nz or at all public libraries and Council offices in the District. The Proposed Whakatane District Plan was publicly notified on 28 June 2013. From that date the rules that have immediate legal effect are relating to Indigenous Biodiversity and Heritage, including built heritage, archaeological heritage and cultural heritage. The remainder of the rules in the Proposed District Plan will have legal effect after any submissions have been considered and the public has been notified of those decisions. The Objectives and Policies of the Proposed District Plan have legal effect from 28 June 2013. It is recommended that you make yourself familiar with the provisions of the Proposed District Plan as they may affect how you are able to use your land in the future. You may want to consider making a submission to the Proposed District Plan. The period for making submissions to the Proposed District Plan is from 28 June 2013 to 13 September 2013. Even if you choose not to make a submission you are advised to familiarise yourself with the submissions made, in case they promote a change to the Plan that will affect your property. Council will publish a summary of submissions received and call for further submissions after the submission period closes. You are entitled to make a further submission if a submission requests a change to the Proposed District Plan that affects your property Future development of the property, including subdivision, may require the payment of a monetary contribution for additional demands that may be placed on community infrastructure by the use or development of the land. Monetary contributions may be payable for water, stormwater and wastewater services, solid waste, roading, reserves, community facilities and for Whakatane carparking. If you are anticipating further development of the land, you are advised to read the Development Contributions Policy in the Long-term Council Community Plan	
17 DISCLAIMER	
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 the Whakatane District 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 which is not known by Council. The Council has not undertaken any inspection of the land or any buildings on it for the purpose of preparing the Land Information Memorandum. Accordingly, the Council is unable to verify that the consents held in our file match the buildings on the property. You are advised to pursue our file. The LIM Co-ordinator will hold the file for five working days. Please contact to arrange a suitable time to view the file (Telephone 07 3060500). The applicant is solely responsible for ensuring that the land is suitable for a particular purpose	

Paul Howells
Building Monitoring Officer