

Land Information Memorandum

Disclaimer

This document has been obtained on behalf of the Vendor and copies have been made available to prospective Purchasers and interested parties for general information purposes only. However, neither the Vendor nor Bayleys in the North (Mackys Real Estate Limited), warrant the accuracy of this copy and they accept no liability for any errors or omissions in the report. It is recommended to all prospective Purchasers and interested parties that they obtain and reply on their own reports and make their own independent enquiries for due diligence purposes.



LAND INFORMATION MEMORANDUM NO: LM2201094

Received: 18 Aug 2022

Issued: 30 Aug 2022

**Section 44A, Local Government Official Information
And Meetings Act 1987**

APPLICANT

S & T Ruxton
3 Tullamore
Maunu
Whangarei 0110

SITE INFORMATION

Property ID: 108226
Street Address: 3 Tullamore (Pvt)
Whangarei 0110
Legal Description: LOT 2 DP 312200

This is a Land Information Memorandum only.

Full payment has been made for this Land Information Memorandum.

1: PROPERTY DETAILS.

- Location Map
- Aerial Photo
- Deposited Plan: DP 312200 – Deposited 27/11/2002
- Record of Title: 48004 – Date Issued 27/11/2002

2: INFORMATION IDENTIFYING EACH (IF ANY) SPECIAL FEATURE OR CHARACTERISTIC OF THE LAND CONCERNED, INCLUDING BUT NOT LIMITED TO POTENTIAL EROSION, AVULSION, FALLING DEBRIS, SUBSIDENCE, SLIPPAGE, ALLUVION, OR INUNDATION, OR LIKELY PRESENCE OF HAZARDOUS CONTAMINANTS, BEING A FEATURE OR CHARACTERISTIC THAT IS KNOWN TO THE WHANGAREI DISTRICT COUNCIL.

This property is in an area showing **low** stability hazard. Tonkin & Taylor Ltd have prepared a report on stability hazard potential in the District, see map attached and refer:

<https://www.wdc.govt.nz/Services/My-property-and-rates/Natural-hazards>

Council records indicate that an activity listed on the Ministry for the Environment Hazardous Activities and Industries List (HAIL) may have been undertaken on this property. Therefore this property has been identified as potentially meeting the criteria of Section 5(7)(c) of the Resource Management Act (National Environmental Standard for Assessing and Managing Contaminants in Soil to Protect Human Health) Regulation 2011, enacted on 1st January 2012. Copies of the HAIL and Regulations are attached.

- The HAIL category for this property is A10.

Regional Policy Statement

The Regional Policy Statement's role is to promote sustainable management of Northland's natural and physical resources. It does this by:

- Providing an overview of the region's resource management issues; and
- Setting out policies and methods to achieve integrated management of Northland's natural and physical resources.

Refer

<https://www.nrc.govt.nz/resource-library-summary/plans-and-policies/regional-policy-statement>

3: INFORMATION ON COUNCIL AND PRIVATE UTILITY (SEWERAGE, WATER & STORMWATER) SERVICES.

Information relating to Council Utility Services for this property is attached.

- Pipeline Asset Services Map – Water only

Service Sheet (e.g. As-Built, House Connection, House Drainage etc...) for this property from the building file is attached.

- As built plan from BC07104997

For further information regarding Council Water Supply please refer <https://www.wdc.govt.nz/Services/Water-services/Water-Supply>

4: INFORMATION RELATING TO VALUATION, LAND, AND WATER RATES. INFORMATION FROM WHANGAREI DISTRICT COUNCIL RECORDS.

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

Outstanding water balance as at today's date is \$0.00.
A final reading of the water meter will be required.

5: INFORMATION CONCERNING ANY PERMIT, CONSENT, CERTIFICATE, NOTICE ORDER, OR REQUISITION AFFECTING THE LAND OR ANY BUILDING ON THE LAND PREVIOUSLY ISSUED BY THE WHANGAREI DISTRICT COUNCIL OR BUILDING CERTIFIER (WHETHER UNDER THE BUILDING ACT 1991 AND/OR 2004 OR ANY OTHER ACT).

Copy of Whangarei District Council Application (e.g. Vehicle Crossing Permit and/or Public Utility Service) for this property is/are attached.

- PU07102977 – Water Meter only – Received 14/08/2007

Copy of Building Consents and Code Compliance Certificates issued for this property are attached.

- BC07104997 – New Dwelling – Issued 31/12/2007
- Code Compliance Certificate – Issued 09/07/2008

Stormwater attenuation may be required on this property for new building work that results in an increase of > 30m² in impervious area including paving, driveways etc.

For the Stormwater Attenuation guidance notes refer <https://www.wdc.govt.nz/Services/Water-services/Stormwater/Stormwater-flood-management>

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

ENVIRONMENT:

Please note: This LIM only includes relevant information to your property from the Appeals Version District Plan. No information from the Operative District Plan is included in this LIM as the Appeals Version District Plan is now 'treated as operative', meaning that the Operative District Plan provisions are no longer relevant. There are unresolved appeals to the Appeals Version District Plan, which once resolved may result in the insertion of new rules into the Appeals Version District Plan. The Appeals Version District Plan is continually updated as appeals are resolved and will become operative at the time there remains no outstanding appeals.

Low Density Residential Zone see map attached and refer to Part 3 Area Specific Matters - Zones.

<https://www.wdc.govt.nz/Services/Property/Planning/Operative-District-Plan>

For further information please contact the Policy Planner, 09 430 4200.

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

This property is in the vicinity of Archaeological site, information attached.

- Q07/1245

For further information contact the Area Archaeologist at Heritage New Zealand, 09 407 0473.

8: OTHER INFORMATION CONCERNING THE LAND AS WHANGAREI DISTRICT COUNCIL CONSIDERS, AT COUNCILS DISCRETION, TO BE RELEVANT.

Whangarei District Council recommends that all Whangarei District residents visit the Northland Regional Council website, <https://www.nrc.govt.nz/> for information on Civil Defence hazard response. This information includes Tsunami evacuation zones, maps and community response plans for flooding and extreme weather events etc.

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

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

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

DISCLAIMER

Land Information Memoranda (LIM) are prepared under the provisions of Section 44A of the Local Government Official Information and Meetings Act 1987. An inspection of the land or building(s) has not been completed for the purposes of preparing the LIM. It has been compiled from the records held by Whangarei District Council. The information contained in the LIM is correct at the date the LIM report is issued.

A LIM is prepared for the use of the Applicant and may not be able to be relied on by other parties.

Advice from an independent professional such as a lawyer or property advisor should be sought regarding the contents of this LIM and the information contained herewith.

Additional information regarding the land or buildings (such as resource consents and other permissions and restrictions), which is not contained in this LIM, may also be held by the Northland Regional Council. The Northland Regional Council should be contacted for that information. Ph (09)4701200 or 0800 002 004 or www.nrc.govt.nz

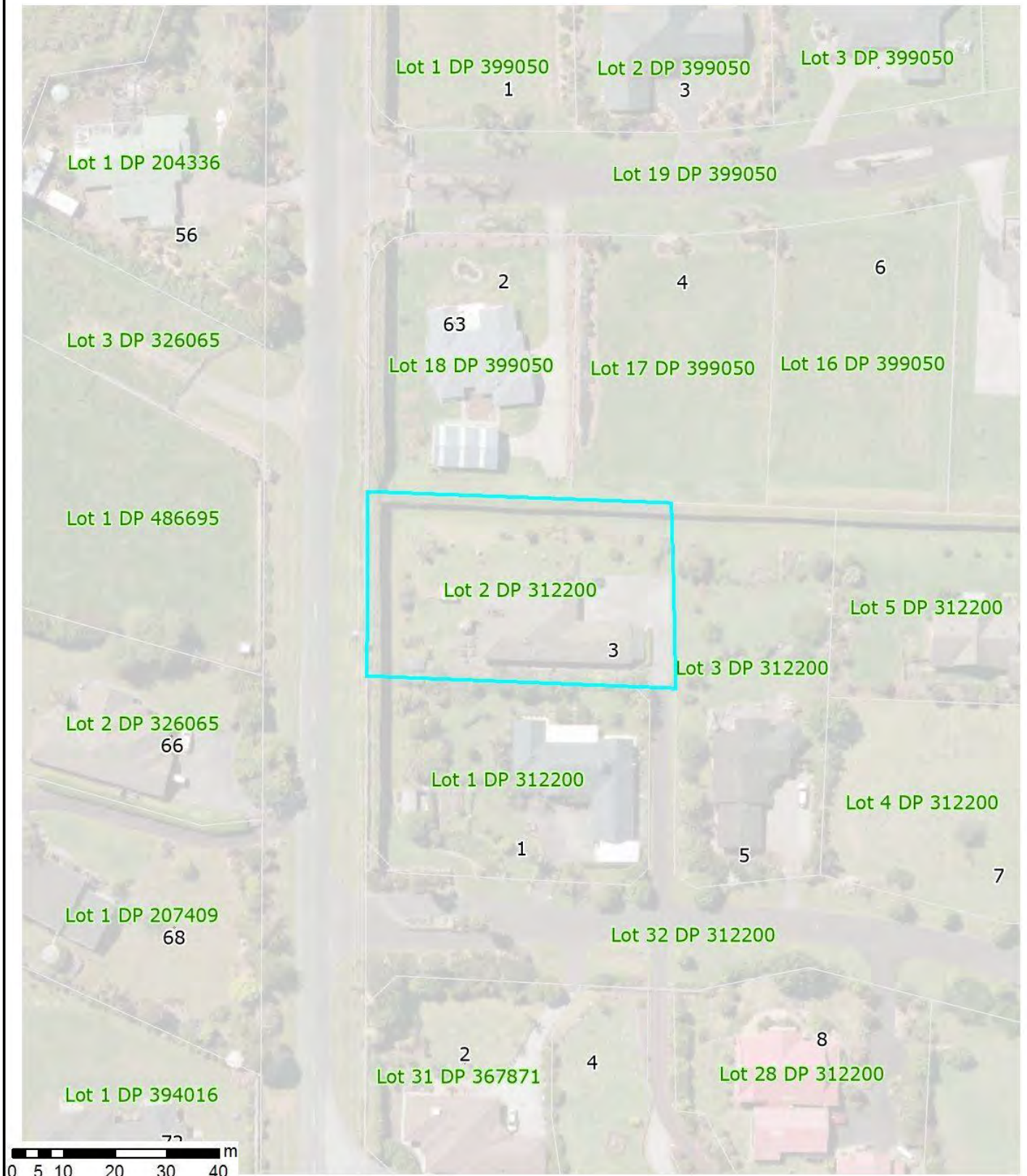
A LIM is not a suitable search of Council's records for the purposes of the National Environmental Standards (NES) for soil contamination of a potentially contaminated site.


Signed for and on behalf of Council:



Ashley Paikea
Property Assessment Officer

Property Map



New Subdivisions
 Proposed Pre-223
 223 Certificate

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

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

Monday, August 29, 2022

Scale: 1:1,000



The information displayed is schematic only and serves as a guide. It has been compiled from Whangarei District Council records and is made available in good faith but its accuracy or completeness is not guaranteed. Cadastral Information has been derived from land Information New Zealand's (LINZ) Core Record System Database (CRS). CROWN COPYRIGHT RESERVED. © Copyright Whangarei District Council.

Aerial Photography



Monday, August 29, 2022

Scale: 1:1,000



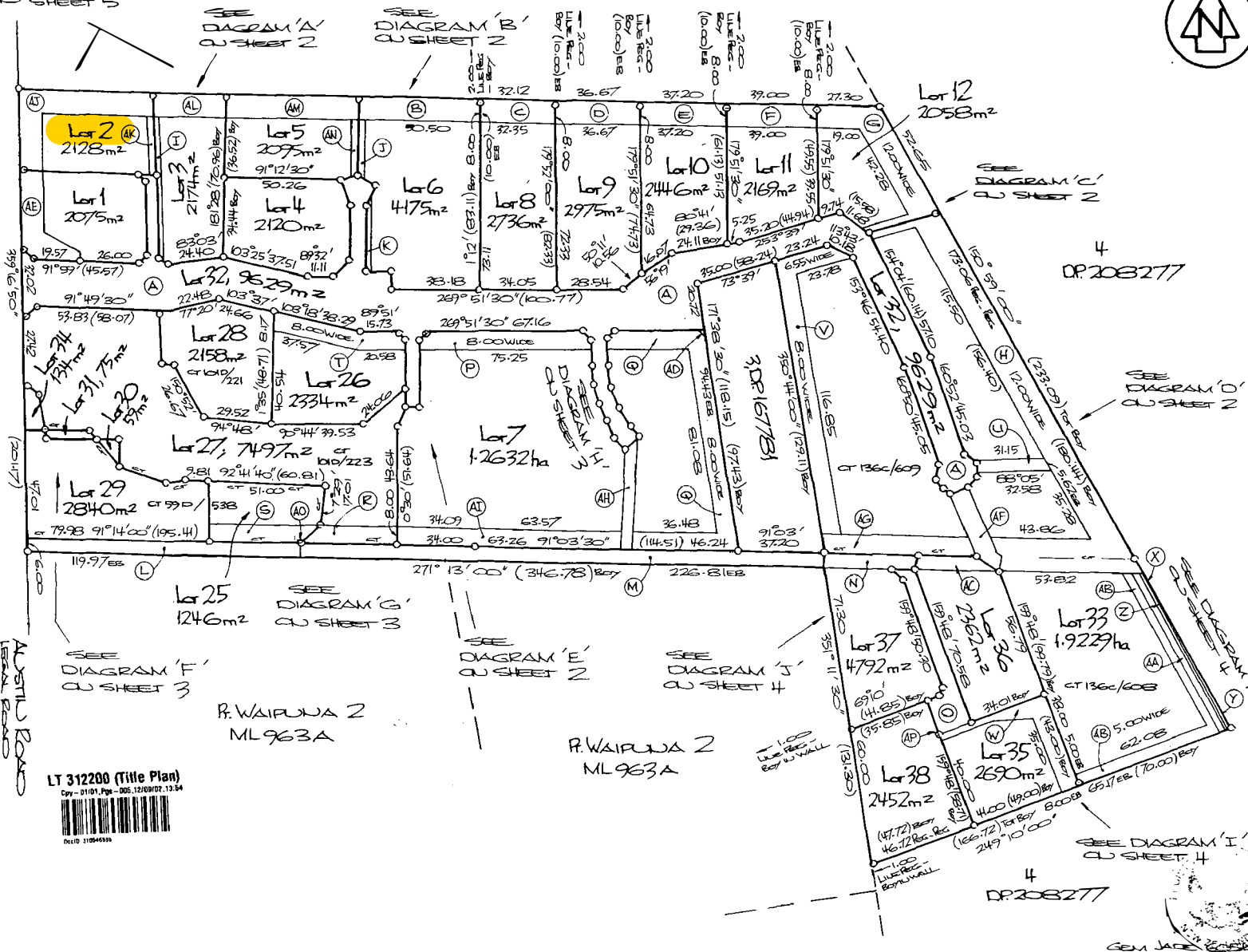
This map was last updated in 2018. It includes New Zealand's most current publicly owned aerial imagery and is sourced from the LINZ Data Service.

The information displayed is schematic only and serves as a guide. It has been compiled from Whangarei District Council records and is made available in good faith but its accuracy or completeness is not guaranteed. Cadastral Information has been derived from land Information New Zealand's (LINZ) Core Record System Database (CRS). CROWN COPYRIGHT RESERVED. © Copyright Whangarei District Council.

SEE DIAGRAM 'L' R. WAIHOANGA 1, DP 23760
 CU SHEET 5

SEE DIAGRAM 'A' CU SHEET 2

SEE DIAGRAM 'B' CU SHEET 2



I hereby certify that this plan was approved by the Whangarei District Council pursuant to Section 223 of the Resource Management Act 1991 on the 23rd day of August 2002 subject to the amalgamation conditions set out hereon and subject to the granting or reserving of the easements set out in the Memoranda hereon.

Authorized Officer: Whangarei District Council

- Amalgamation Conditions**
- That Lots 25, 31 hereon be transferred to the owners of Lot 27 hereon and that one Certificate of Title be issued to include those parcels. See A 68224
 - That Lots 30, 34 hereon be transferred to the owners of Lot 29 hereon and that one Certificate of Title be issued to include those parcels. See A 68224
 - That Lots 6, 7, 26, 33 hereon be held in their own Certificate of Title. See A 87736

NEW C/T ALLOCATED

Lot 1, 48003	Lot 11, 48012
Lot 2, 48004	Lot 12, 48013
Lot 3, 48005	Lot 28, 48016
Lot 4, 48006	Lot 32, 48017
Lot 5, 48007	Lot 35, 48018
Lot 8, 48009	Lot 36, 48019
Lot 9, 48010	Lot 37, 48020
Lot 10, 48011	Lot 38, 48021
Lots 25, 27, 31, 48014	
Lots 29, 30, 34, 48015	
Lots 6, 7, 26, 33, 48008	

CLASS OF SURVEY: 1

FEASIBLEMENT SCHEDULES - SEE SHEETS 2, 3, 4, 5

Total Area: 9.7280 ha

Comprised in C/T 590/33 (All), 1010/22 (All), 1015/22 (All), NA 1366/608 (All), NA 1366/608A (All)

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

LSW 6/09/02
 (Signature) (Date)

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

Approved as to Survey W. P. Neill 22/10/2002
 Approver: Chief Surveyor

Deposited this 27th day of November 2002
 Registrar-General of Land

File Received Instructions DP 312200

SHEET 1 OF 5 SHEETS
 TERRITORIAL AUTHORITY WHANGAREI DISTRICT
 Surveyed by REYNEAU BEAULT
 Scale: 1:1250 Date: FEB - JUNE 2002

LAND DISTRICT NORTH AUCKLAND
 SURVEY BLK. & DIST. XVI. POUA
 NZMS 261 SHT RECORD MAP No

LOTS 1-12, 25-38 BEING A SUBDIVISION OF LOT 2, DP 107257, LOT 1, DP 129049, LOTS 2, 4, DP 167781 & LOTS 1, 2, 3, DP 208277.

LT 312200 (Title Plan)
 Copy - \$10.91, Page - \$05.12/08/02, 13/04

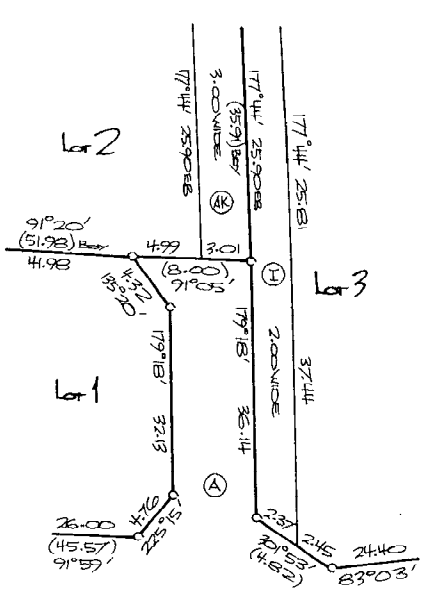


DIAGRAM 'A'

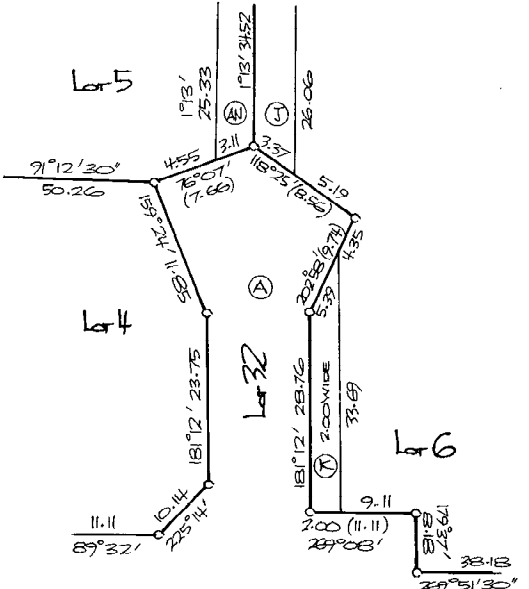


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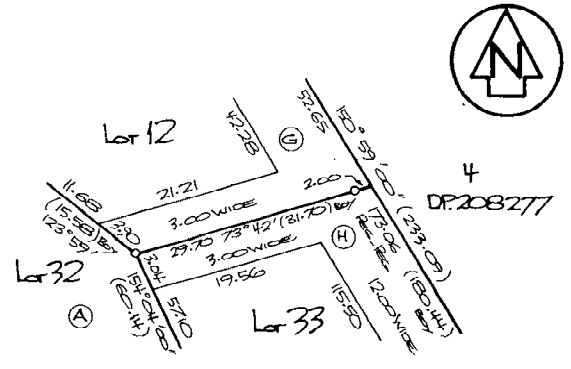


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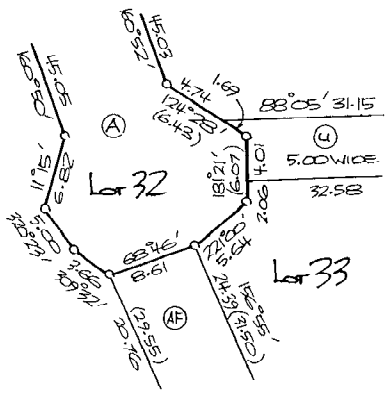
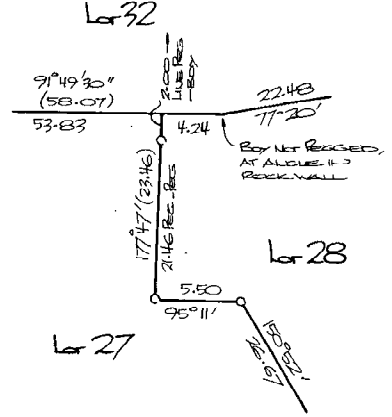


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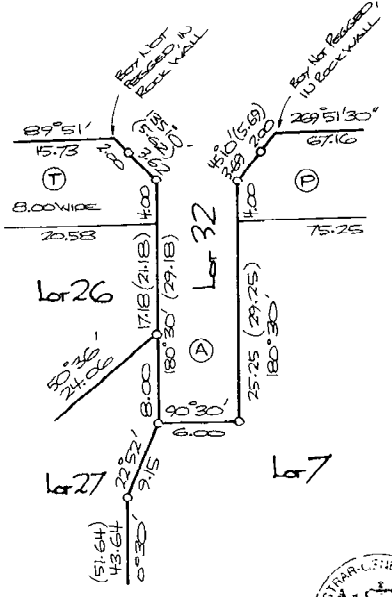


DIAGRAM 'E'



MEMORANDUM OF EASEMENTS			
REVERSE	SHOWS	SEVERANT TENEMENT	DOMINANT TENEMENT
RIGHT OF WAY	(A)	Lot 32 Hereby	Lots 1-12 (incl), 25, 26, 27, 28, 31, 32 Hereby
	(L)(M)(N)	Lot 37 Hereby	Lots 25, 36, 38 Hereby
	(O)	Lot 25 Hereby	Lot 38 Hereby
TELECOM. MUTILATIONS	(A)	Lot 32 Hereby	Lots 1-12 (incl), 25, 26, 27, 28, 31, 32, 33, 36, 37, 38 Hereby
	(AF)	Lot 33 Hereby	Lots 35, 26, 37, 38 Hereby
	(AC)	Lot 36 Hereby	Lots 35, 37, 38 Hereby
	(N)	Lot 37 Hereby	Lots 25, 38 Hereby
	(O)	Lot 35 Hereby	Lot 38 Hereby
	(AP)	Lot 38 Hereby	Lot 35 Hereby
	(H)	Lot 38 Hereby	Lot 35 Hereby
RIGHT TO CONVEY WATER	(N)	Lot 37 Hereby	Lots 35, 36, 38 Hereby
	(O)	Lot 35 Hereby	Lot 38 Hereby
RIGHT TO CONVEY, DRAIN, OR SUBMERGE	(A)	Lot 32 Hereby	Lots 1-12 (incl), 25, 26, 27, 28, 31, 32 Hereby
	(H)(X)	Lot 33 Hereby	Lots 1-12 (incl), Lots 25, 32 (incl), Lots 34, 38 (incl) Hereby
	(Y)(Z)(AA)		
	(G)	Lot 12 Hereby	Lots 1-11 (incl), Lots 25-28 (incl), Lots 31, 32 Hereby
	(F)	Lot 11 Hereby	Lots 1-10 (incl), Lots 25-28 (incl), Lots 31, 32 Hereby
	(E)	Lot 10 Hereby	Lots 1-9 (incl), Lots 25-28 (incl), Lots 31, 32 Hereby
	(D)	Lot 9 Hereby	Lots 1-8 (incl), Lots 25-28 (incl), Lots 31, 32 Hereby

MEMORANDUM OF EASEMENTS CONTINUED ON SHEETS 4 & 5

Comprised in

I, Leslie Warner Simpson of Whangarei, being a person entitled to practice as a registered surveyor, certify that -
 (a) The surveys to which this dataset relates are accurate, and were undertaken by me or under my direction in accordance with the Survey Act 1986 and the Survey Regulations 1996;
 (b) This dataset is accurate, and has been created in accordance with that Act and the Regulations.
 (Signature) *[Signature]* (Date) 6/09/02

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

Approved as to Survey *[Signature]*
 22/10/2002 Chief Surveyor

Deposited this 27 day of November 2002
[Signature] Registrar-General of Land

File Received Instructions 25/11/02 DP312200

LAND DISTRICT NORTH AUCKLAND
 SURVEY BLK. & DIST. XVI PUKA
 NZMS 261 SHT RECORD MAP No

LOTS 1-12, 25-38 BEING A SUBDIVISION OF LOT 2, DP 107257, LOT 1, DP 129049, LOTS 2, 4, DP 167781 & LOTS 1, 2, 3, DP 208277.

SHEET 2 OF 5 SHEETS
 TERRITORIAL AUTHORITY WHANGAREI DISTRICT
 Surveyed by REYELLEN & BRYANT
 Scale NOT TO SCALE Date FEB. JUNE 2002

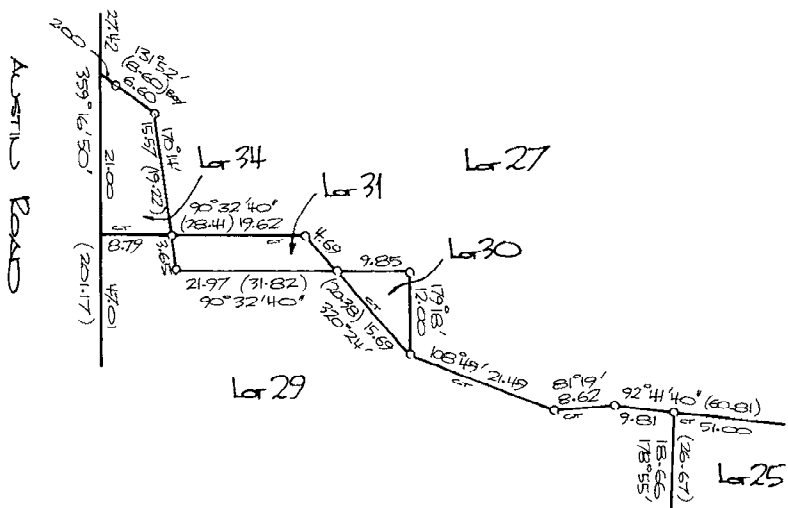


DIAGRAM 'F'

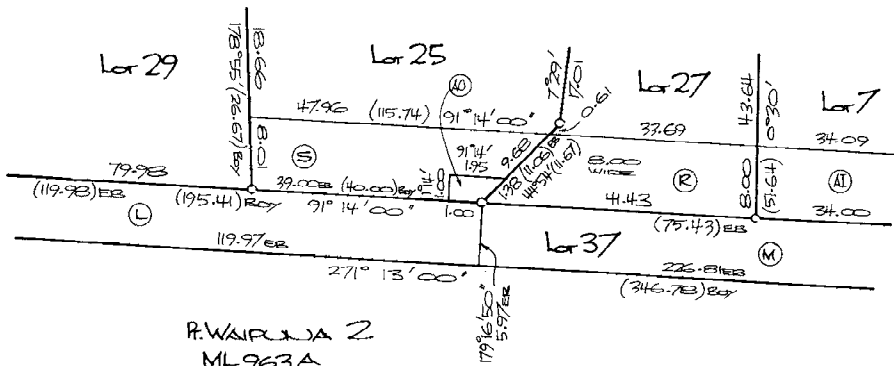


DIAGRAM 'G'

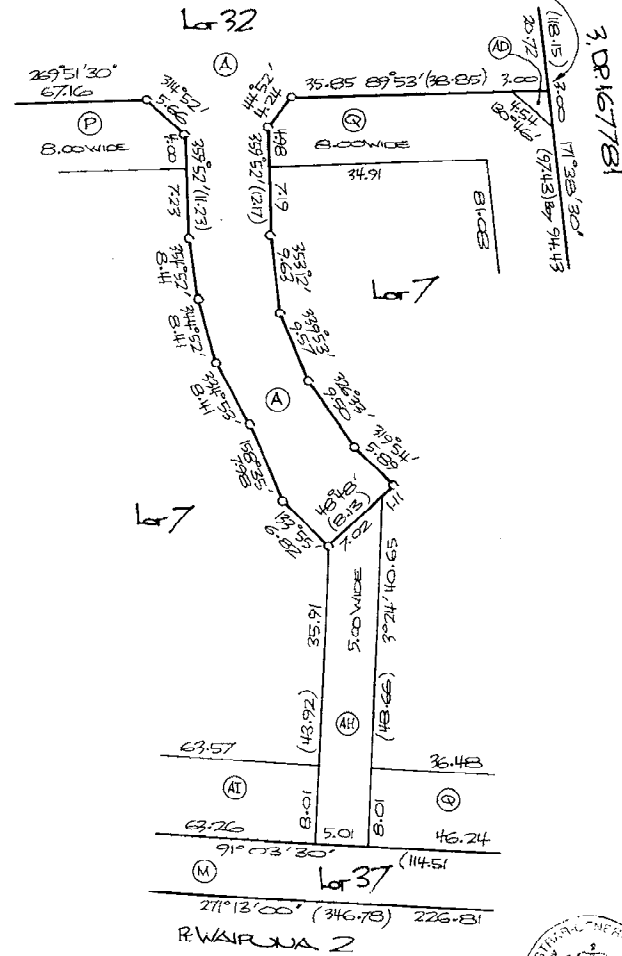


DIAGRAM 'H'



PROPOSED EASEMENTS 167781			
REFERENCE	SHOWN	SUBJECT TO EASEMENT	DOMICILIARY EASEMENT
RIGHT TO CONVEY GAS, WATER, SEWAGE, STORMWATER, RIGHT TO TRANSMIT ELECTRICITY, TELECOMMUNICATIONS, TREE REMOVAL MAINTENANCE PURPOSES	(B)	Lot 6 HEREON	GEM JADE PROPERTIES LIMITED
	(C)	Lot 8 HEREON	
	(D)	Lot 9 HEREON	
	(E)	Lot 10 HEREON	
	(F)	Lot 11 HEREON	
	(G)	Lot 12 HEREON	
	(H)	Lot 33 HEREON	
	(I)	Lot 7 HEREON	
	(J)	Lot 27 HEREON	
	(K)	Lot 25 HEREON	
	(L)	Lot 26 HEREON	
	(M)	Lot 1 HEREON	
	(N)	Lot 2 HEREON	
(O)	Lot 3 HEREON		
(P)	Lot 5 HEREON		

PROPOSED EASEMENTS			
REFERENCE	SHOWN	SUBJECT TO EASEMENT	DOMICILIARY EASEMENT
RIGHT TO CONVEY GAS	(A)	Lot 37 HEREON	lots 1-12 (incl), 25-28 (incl), 31, 33, 35-38 (incl) HEREON
	(L)	Lot 37 HEREON	lots 25, 26, 28 HEREON
	(O)	Lot 37 HEREON	lots 26, 37, 38 HEREON
RIGHT OF WAY	(L)	Lot 37 HEREON	lots 29, 30, 34 HEREON

Total Area
 Comprised in

I, GEM JADE 6054, being a person entitled to practice as a registered surveyor, certify that -
 (a) The surveys to which this dataset relates are accurate, and were undertaken by me or under my direction in accordance with the Survey Act 1986 and the Survey Regulations 1986;
 (b) This dataset is accurate, and has been created in accordance with the Act and the Regulations.
 Date: 6/09/02
 Signature: [Signature] (Date)

Field Book p Traverse Book p
 Reference Plans
 Examined Correct

Approved as to Survey [Signature]
 Date: 22.10.2002 Chief Surveyor

Deposited this 27 day of November 2002
[Signature] Registrar-General of Land
 File Received Instructions DP 312200

LAND DISTRICT North Auckland
 SURVEY BLK. & DIST. XVI. P. 10
 NZMS 261 SHT RECORD MAP No

LOTS 1-12, 25-38 BEING A SUBDIVISION OF LOT 2, DP 107257, LOT 1, DP 129049, LOTS 2, 4, DP 167781 & LOTS 1, 2, 3, DP 208277.

SHEET 3 OF 5 SHEETS
 TERRITORIAL AUTHORITY WHANGAREI DISTRICT
 Surveyed by REYBURN & BRYANT
 Scale NOT TO SCALE Date FEB-JUNE 2002

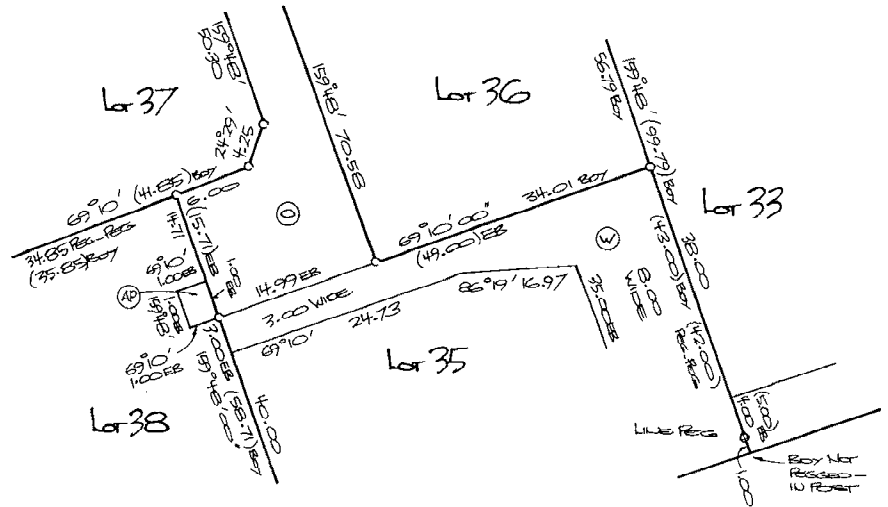


DIAGRAM 'I'

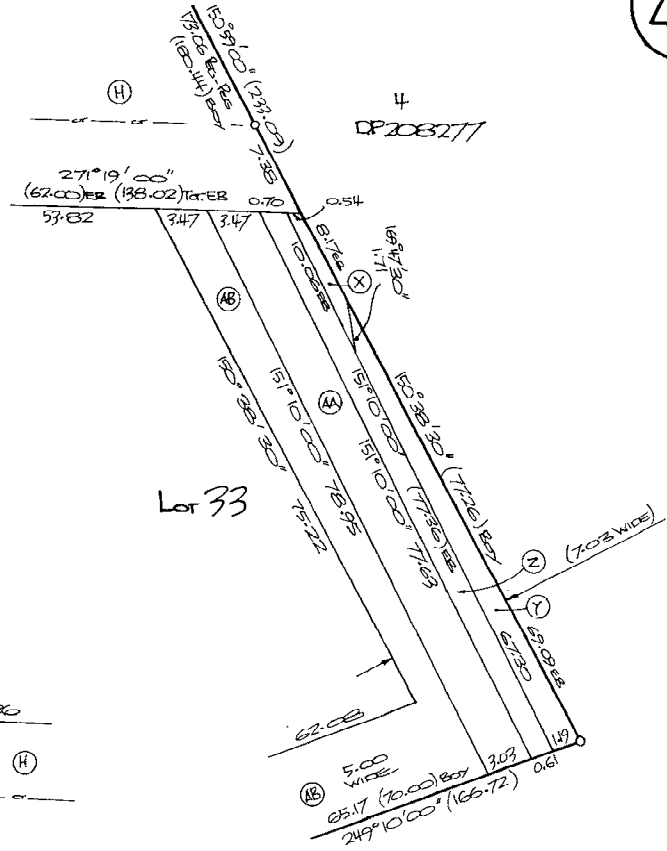


DIAGRAM 'K'

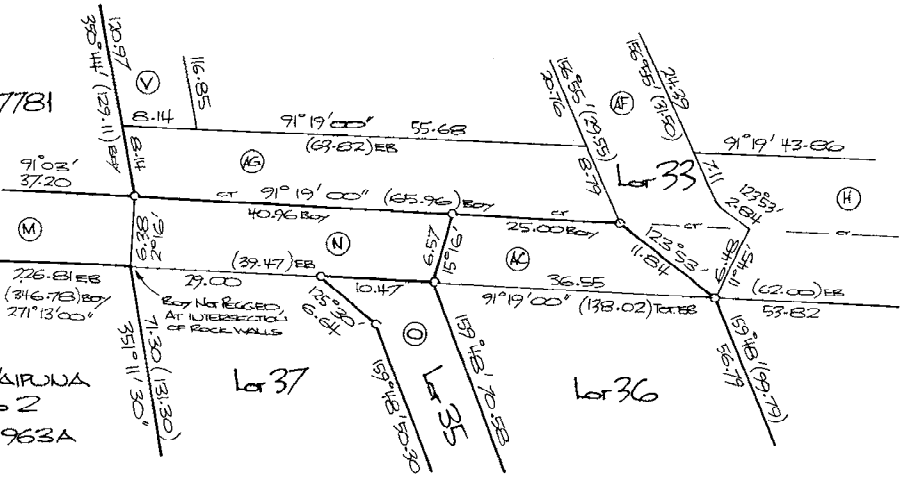


DIAGRAM 'J'



MEMORANDUM OF EASEMENTS			
PROPOSE	SHOW	SERVIENT TENEMENT	DOMINANT TENEMENT
RIGHT TO CANOPY, DRAIN, SIDEWALK	(C)	Lot 8 HEREIN	lots 1-7 (HEREIN) & lots 25-28 (HEREIN), lots 31, 32
	(B), (K), (J)	Lot 6 HEREIN	lots 1-5 (HEREIN) & lots 25-28 (HEREIN), lots 31, 32
	(AM), (AU)	Lot 5 HEREIN	lots 1, 2, 3, 4, lots 25-28 (HEREIN), lots 31, 32
	(J), (AL)	Lot 3 HEREIN	lots 1, 2, 25, 26, 27, 28, 31, 32
	(AU), (AK)	Lot 2 HEREIN	lots 1, 25, 26, 27, 28, 31, 32
	(AF)	Lot 1 HEREIN	lots 25, 26, 27, 28, 31, 32
	(AC)	Lot 36 HEREIN	lots 7, 32, 37 HEREIN
	(M), (N)	Lot 37 HEREIN	lots 7, 32 HEREIN
	(O), (W)	Lot 35 HEREIN	lots 36, 37, 38

MEMORANDUM OF EASEMENTS IN GRANTS			
PROPOSE	SHOW	SERVIENT TENEMENT	GRANTEE
RIGHT TO TRANSMIT ELECTRICITY	(A)	Lot 32 HEREIN	NORTHSHORE LIMITED
	(AD), (AH)	Lot 7 HEREIN	
	(AF)	Lot 33 HEREIN	
	(K)	Lot 36 HEREIN	
	(L), (M), (N)	Lot 37 HEREIN	
	(O)	Lot 35 HEREIN	
	(AP)	Lot 38 HEREIN	
RIGHT TO CANOPY WATER	(A)	Lot 32 HEREIN	WHANGAREI DISTRICT COUNCIL
	(AF)	Lot 33 HEREIN	
	(K)	Lot 36 HEREIN	
	(N)	Lot 37 HEREIN	
RIGHT OF WAY (WATER METER ACCESS ONLY)	(L), (N)	Lot 37 HEREIN	WHANGAREI DISTRICT COUNCIL
	(M)	Lot 37 HEREIN	

Comprised in

I, Leslie Vernon Simpson, of Whangarei, being a person entitled to practice as a registered surveyor, certify that -
 (a) The surveys to which this dataset relates are accurate, and were undertaken by me or under my direction in accordance with the Survey Act 1986 and the Survey Regulations 1998;
 (b) This dataset is accurate, and has been created in accordance with the Act and those Regulations.
 Signature: *LS Simpson* Date: 6/09/02



Field Book p. Traverse Book p.
 Reference Plans
 Examined Correct
 Approved as to Survey *W. J. Nichol* Approving Chief Surveyor
 22.10.2002

SHEET 4 OF 5 SHEETS
 TERRITORIAL AUTHORITY WHANGAREI DISTRICT
 Surveyed by REYBURN & BRYANT
 Scale NOT TO SCALE Date FEB. JUNE 2002

Deposited this 27. day of November 20 02
C. P. R. Registrar-General of Land
 File Received 12 FEB 2003 DP 312200
 Instructions

LAND DISTRICT NORTH AUCKLAND
 SURVEY BLK. & DIST. XVI. PUKIA
 NZMS 261 SH. RECORD MAP No

LOTS 1-12, 25-38 BEING A SUBDIVISION OF
 LOT 2, DP 107257, LOT 1, DP 129049, LOTS 2, 4,
 DP 167781, LOTS 1, 2, 3, DP 208277.

R. WAIHOAUGA 1
DP 23760

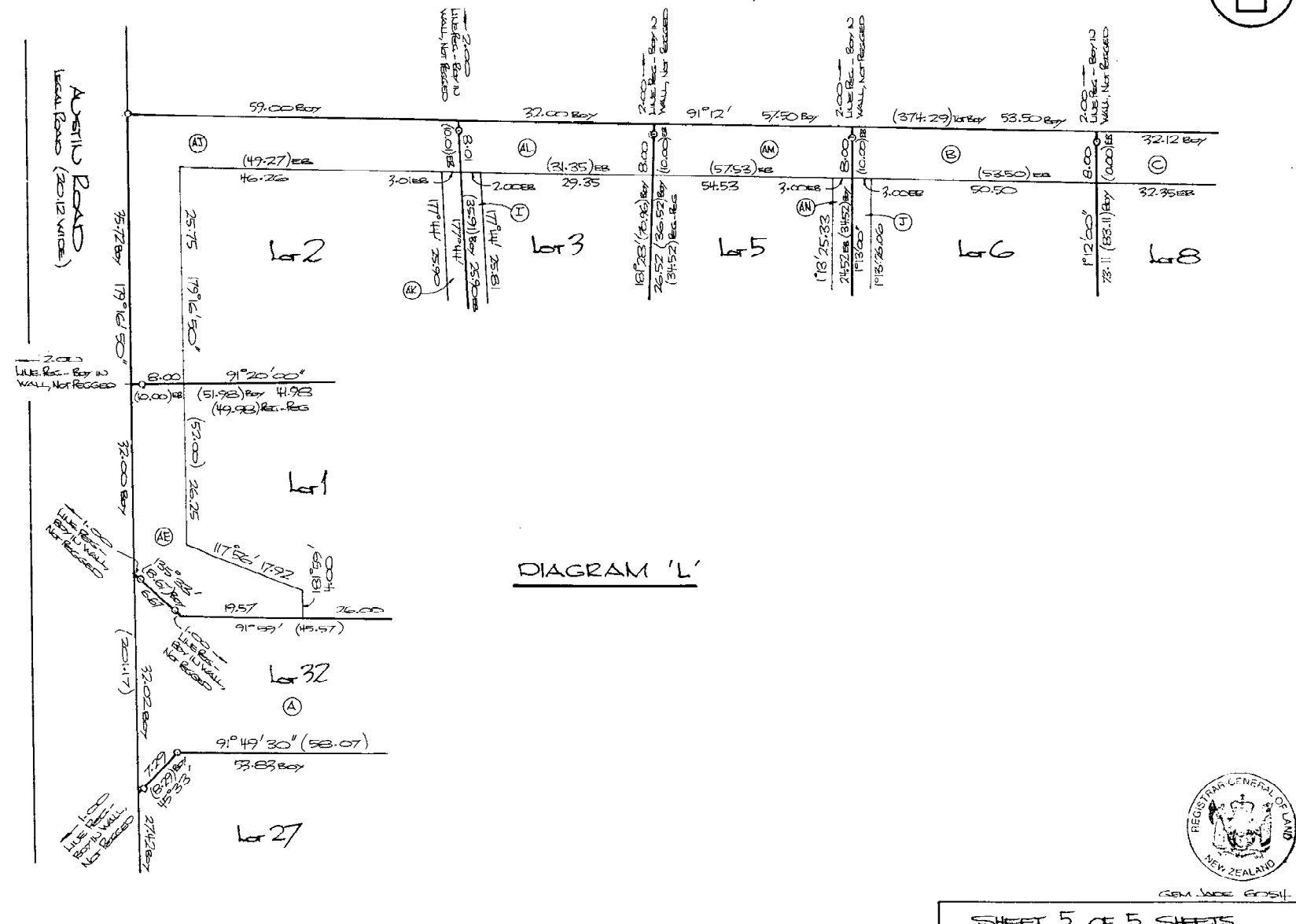


DIAGRAM 'L'

MEMORANDUM OF EASEMENTS			
REFERENCE	SIGNAL	SEMI-DEFINITE EASEMENT	DEFINITIVE EASEMENT
RIGHT OF WAY, DRAIN, SEWERAGE	(M)	Lot 37 HEREIN	lots 7, 25, 27, 31, 32 HEREIN
	(AT)	Lot 7 HEREIN	lots 25, 27, 31 HEREIN
	(AH)	Lot 7 HEREIN	lots 25, 27, 31, 32 (HEREIN)
	(L)	Lot 37 HEREIN	lots 25, 27, 31 HEREIN
EXISTING EASEMENTS			
REFERENCE	SIGNAL	SEMI-DEFINITE EASEMENT	CREATED BY
RIGHT OF WAY, ELECTRICITY, TELEPHONE, WATER SUPPLY	(L, M)	Lot 37 HEREIN	C 998296-7
WATER SUPPLY	(Z)	Lot 33 HEREIN	T 247790
WATER SUPPLY	(X)	Lot 33 HEREIN	T 247446
RIGHT TO GRAVEYARD	(AA)	Lot 33 HEREIN	(C) 921076-5
RIGHT TO DRAIN SEWERAGE	(X, Z)	Lot 33 HEREIN	(C) 521076-5

Total Area

Comprised in

I, Loelze Warner Simpson of Whangarei, being a person entitled to practice as a registered surveyor, certify that -
 (a) The surveys to which this dataset relates are accurate, and were undertaken by me or under my direction in accordance with the Survey Act 1986 and the Survey Regulations 1988;
 (b) This dataset is accurate, and has been created in accordance with the Act and those regulations.
 Signature: [Signature] Date: 6/09/02

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

Approved as to Survey W.C. Mudd
A. M. M. 3
 Chief Surveyor
 22/10/2002

Deposited this 27 day of November 2002
[Signature]
 Registrar-General of Land
 File Received Instructions DP 312100



SHEET 5 OF 5 SHEETS
 TERRITORIAL AUTHORITY WAIKAREMOA DISTRICT
 Surveyed by REYBURN, BRYANT
 Scale NOT TO SCALE Date FEB - JUNE 2002

LAND DISTRICT NORTH AUCKLAND
 SURVEY BLK. & DIST. XVI. RUAHA
 NZMS 261 SHT RECORD MAP No

LOTS 1-12, 25-38 BEING A SUBDIVISION OF
 LOT 2, DP 107257, LOT 1, DP 129049, LOTS 2, 4,
 DP 167781, LOTS 1, 2, 3, DP 208277.



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




R. W. Muir
Registrar-General
of Land

Identifier 48004
Land Registration District North Auckland
Date Issued 27 November 2002

Prior References
NA136C/609

Estate Fee Simple
Area 2128 square metres more or less
Legal Description Lot 2 Deposited Plan 312200

Registered Owners

Shane Daniel Carfrae Ruxton, Theresa Rachael Ruxton and DHT (2016) 3 Limited

Interests

Appurtenant hereto is a water supply right created by Transfer 247446

Appurtenant hereto is an electricity right specified in Easement Certificate B527328.3

Appurtenant hereto are rights to convey water and drain stormwater as specified in Easement Certificate 5210366.5 - 3.5.2002 at 1:55 pm

The easements specified in Easement Certificate 5210366.5 are subject to Section 243 (a) Resource Management Act 1991

Appurtenant hereto are right of way, telecommunications, right to convey & drain stormwater and right to convey gas created by Easement Instrument 5415732.15 - 27.11.2002 at 9:00 am

Subject to a right to convey & drain stormwater over parts marked AJ & AK on DP 312200 created by Easement Instrument 5415732.15 - 27.11.2002 at 9:00 am

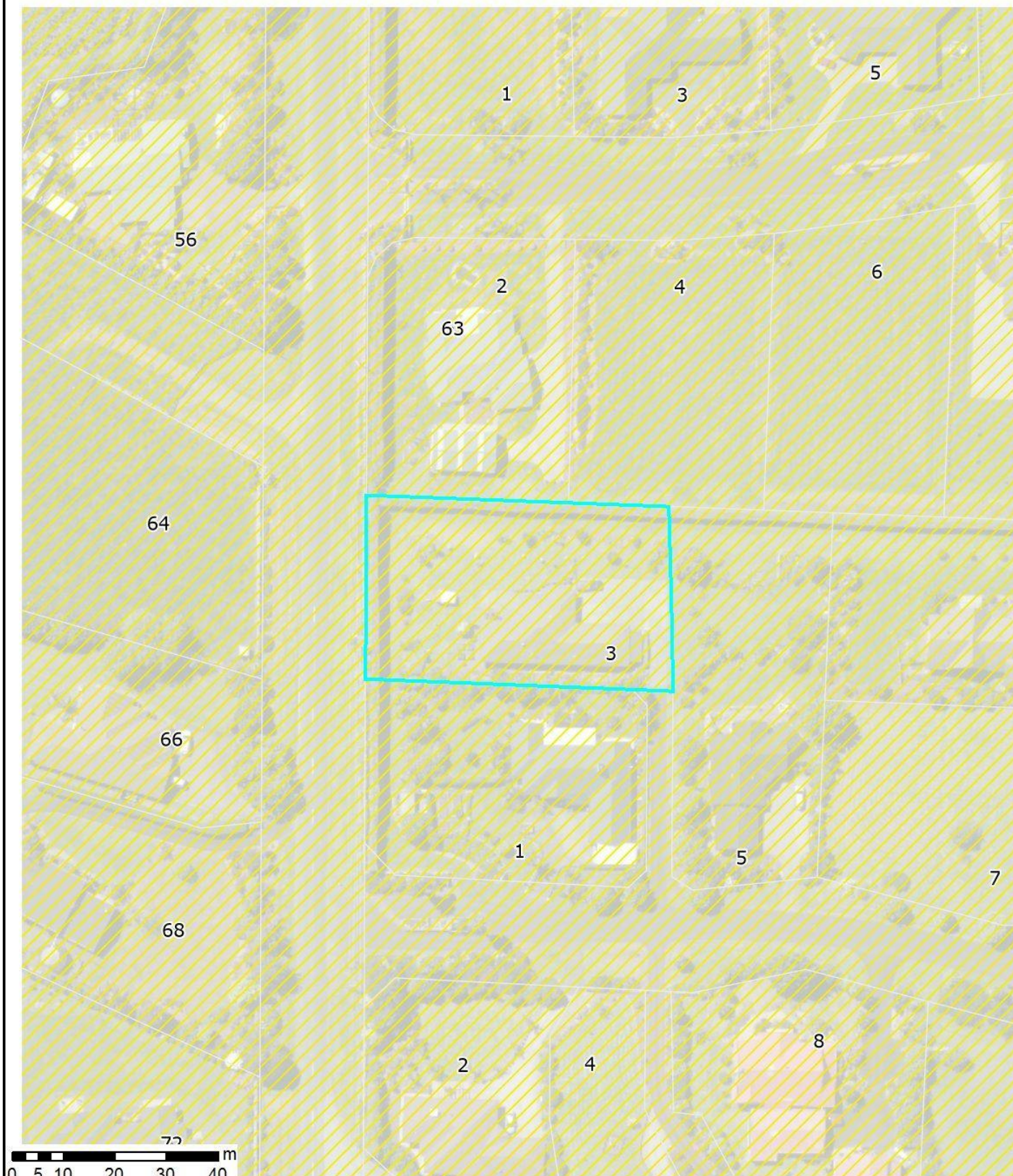
Some of the easements created by Easement Instrument 5415732.15 are subject to Section 243 (a) Resource Management Act 1991

Subject to water, sewage, stormwater, right to transmit electricity, telecommunications, right to convey gas and tree planting maintenance purposes easements (in gross) over part marked AJ on DP 312200 in favour of Tullamore Utilities Limited created by Transfer 5415732.18 - 27.11.2002 at 9:00 am

Land Covenant in Transfer 5415732.19 - 27.11.2002 at 9:00 am

11131603.3 Mortgage to ANZ Bank New Zealand Limited - 8.6.2018 at 2:43 pm




Land Stability



This Land Stability hazard information was prepared by Tonkin and Taylor Engineers Ltd.

Hazard information as shown is approximate and should not be used as a replacement for site specific investigation and assessments. The absence of hazard information shown does not mean that there is none, only that the information may not yet have been collected.

Land InStability

-  High Hazard
-  Moderate Hazard
-  Low Hazard

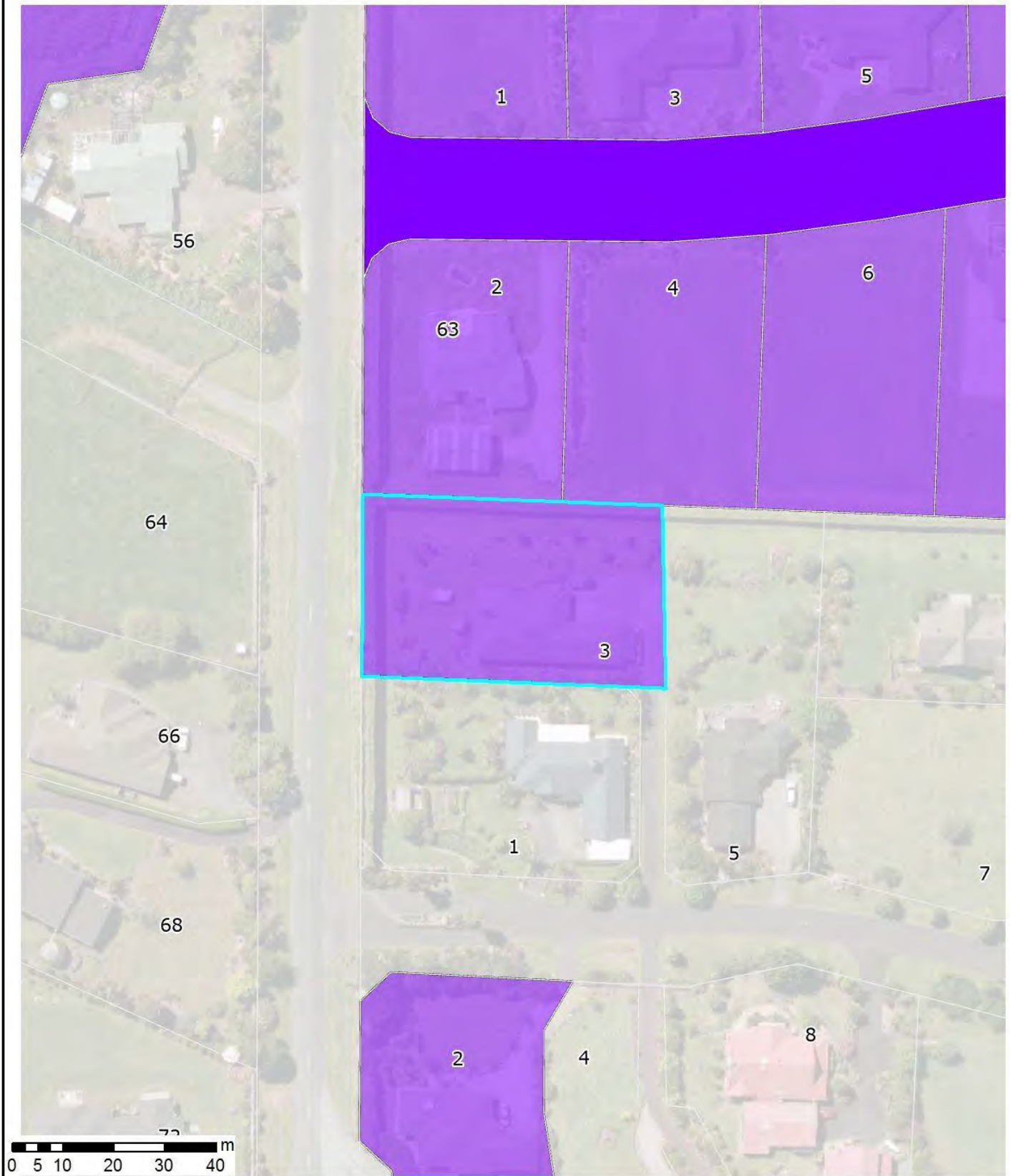
Monday, August 29, 2022

Scale:1:1,000

The information displayed is schematic only and serves as a guide. It has been compiled from Whangarei District Council records and is made available in good faith but its accuracy or completeness is not guaranteed. Cadastral Information has been derived from land Information New Zealand's (LINZ) Core Record System Database (CRS). CROWN COPYRIGHT RESERVED. © Copyright Whangarei District Council.



Hazardous Activities Industries List (HAIL)



 Hazardous Activities Industries List (HAIL)

Wednesday, August 31, 2022

Scale: 1:1,000

Ministry for the Environment MfE
<https://www.mfe.govt.nz/land/hazardous-activities-and-industries-list-hail>

The site has a current or historical record of an activity that could cause soil contamination or that a Potential Contaminated Site Search of WDC Records has been undertaken

The information displayed is schematic only and serves as a guide. It has been compiled from Whangarei District Council records and is made available in good faith but its accuracy or completeness is not guaranteed. Cadastral Information has been derived from land Information New Zealand's (LINZ) Core Record System Database (CRS). CROWN COPYRIGHT RESERVED. © Copyright Whangarei District Council.



Hazardous Activities and Industries List (HAIL)

October 2011

A Chemical manufacture, application and bulk storage

1. Agrichemicals including commercial premises used by spray contractors for filling, storing or washing out tanks for agrichemical application
2. Chemical manufacture, formulation or bulk storage
3. Commercial analytical laboratory sites
4. Corrosives including formulation or bulk storage
5. Dry-cleaning plants including dry-cleaning premises or the bulk storage of dry-cleaning solvents
6. Fertiliser manufacture or bulk storage
7. Gasworks including the manufacture of gas from coal or oil feedstocks
8. Livestock dip or spray race operations
9. Paint manufacture or formulation (excluding retail paint stores)
10. Persistent pesticide bulk storage or use including sport turfs, market gardens, orchards, glass houses or spray sheds
11. Pest control including the premises of commercial pest control operators or any authorities that carry out pest control where bulk storage or preparation of pesticide occurs, including preparation of poisoned baits or filling or washing of tanks for pesticide application
12. Pesticide manufacture (including animal poisons, insecticides, fungicides or herbicides) including the commercial manufacturing, blending, mixing or formulating of pesticides
13. Petroleum or petrochemical industries including a petroleum depot, terminal, blending plant or refinery, or facilities for recovery, reprocessing or recycling petroleum-based materials, or bulk storage of petroleum or petrochemicals above or below ground
14. Pharmaceutical manufacture including the commercial manufacture, blending, mixing or formulation of pharmaceuticals, including animal remedies or the manufacturing of illicit drugs with the potential for environmental discharges
15. Printing including commercial printing using metal type, inks, dyes, or solvents (excluding photocopy shops)
16. Skin or wool processing including a tannery or fellmongery, or any other commercial facility for hide curing, drying, scouring or finishing or storing wool or leather products
17. Storage tanks or drums for fuel, chemicals or liquid waste
18. Wood treatment or preservation including the commercial use of anti-sapstain chemicals during milling, or bulk storage of treated timber outside

B Electrical and electronic works, power generation and transmission

1. Batteries including the commercial assembling, disassembling, manufacturing or recycling of batteries (but excluding retail battery stores)

2. Electrical transformers including the manufacturing, repairing or disposing of electrical transformers or other heavy electrical equipment
3. Electronics including the commercial manufacturing, reconditioning or recycling of computers, televisions and other electronic devices
4. Power stations, substations or switchyards

C Explosives and ordnance production, storage and use

1. Explosive or ordnance production, maintenance, dismantling, disposal, bulk storage or re-packaging
2. Gun clubs or rifle ranges, including clay targets clubs that use lead munitions outdoors
3. Training areas set aside exclusively or primarily for the detonation of explosive ammunition

D Metal extraction, refining and reprocessing, storage and use

1. Abrasive blasting including abrasive blast cleaning (excluding cleaning carried out in fully enclosed booths) or the disposal of abrasive blasting material
2. Foundry operations including the commercial production of metal products by injecting or pouring molten metal into moulds
3. Metal treatment or coating including polishing, anodising, galvanising, pickling, electroplating, or heat treatment or finishing using cyanide compounds
4. Metalliferous ore processing including the chemical or physical extraction of metals, including smelting, refining, fusing or refining metals
5. Engineering workshops with metal fabrication

E Mineral extraction, refining and reprocessing, storage and use

1. Asbestos products manufacture or disposal including sites with buildings containing asbestos products known to be in a deteriorated condition
2. Asphalt or bitumen manufacture or bulk storage (excluding single-use sites used by a mobile asphalt plant)
3. Cement or lime manufacture using a kiln including the storage of wastes from the manufacturing process
4. Commercial concrete manufacture or commercial cement storage
5. Coal or coke yards
6. Hydrocarbon exploration or production including well sites or flare pits
7. Mining industries (excluding gravel extraction) including exposure of faces or release of groundwater containing hazardous contaminants, or the storage of hazardous wastes including waste dumps or dam tailings

F Vehicle refuelling, service and repair

1. Airports including fuel storage, workshops, washdown areas, or fire practice areas
2. Brake lining manufacturers, repairers or recyclers
3. Engine reconditioning workshops
4. Motor vehicle workshops
5. Port activities including dry docks or marine vessel maintenance facilities

6. Railway yards including goods-handling yards, workshops, refuelling facilities or maintenance areas
7. Service stations including retail or commercial refuelling facilities
8. Transport depots or yards including areas used for refuelling or the bulk storage of hazardous substances

G Cemeteries and waste recycling, treatment and disposal

1. Cemeteries
2. Drum or tank reconditioning or recycling
3. Landfill sites
4. Scrap yards including automotive dismantling, wrecking or scrap metal yards
5. Waste disposal to land (excluding where biosolids have been used as soil conditioners)
6. Waste recycling or waste or wastewater treatment

H Any land that has been subject to the migration of hazardous substances from adjacent land in sufficient quantity that it could be a risk to human health or the environment

I Any other land that has been subject to the intentional or accidental release of a hazardous substance in sufficient quantity that it could be a risk to human health or the environment



Resource Management (National Environmental Standard for Assessing and Managing Contaminants in Soil to Protect Human Health) Regulations 2011

Jerry Mateparae, Governor-General

Order in Council

At Wellington this 10th day of October 2011

Present:

His Excellency the Governor-General in Council

Pursuant to section 43 of the Resource Management Act 1991, His Excellency the Governor-General, acting on the advice and with the consent of the Executive Council, and on the recommendation of the Minister for the Environment given in accordance with section 44 of the Act, makes the following regulations.

Contents

		Page
1	Title	2
2	Commencement	2
3	Interpretation	2
4	Relationship of regulations with territorial authority and regional council functions	3
5	Application	3

**Resource Management (National
Environmental Standard for Assessing and
Managing Contaminants in Soil to Protect
Human Health) Regulations 2011**

r 1

2011/361

6	Methods	5
7	Standards	6
8	Permitted activities	7
9	Controlled activities	10
10	Restricted discretionary activities	11
11	Discretionary activities	12

Regulations

1 Title

These regulations are the Resource Management (National Environmental Standard for Assessing and Managing Contaminants in Soil to Protect Human Health) Regulations 2011.

2 Commencement

These regulations come into force on 1 January 2012.

3 Interpretation

In these regulations,—

Act means the Resource Management Act 1991

current edition means the edition that has legal effect when the edition is being used

detailed site investigation means an investigation that—

- (a) is done by a suitably qualified and experienced practitioner; and
- (b) is done in accordance with the current edition of *Contaminated Land Management Guidelines No. 5—Site Investigation and Analysis of Soils*, Wellington, Ministry for the Environment; and
- (c) is reported on in accordance with the current edition of *Contaminated Land Management Guidelines No. 1—Reporting on Contaminated Sites in New Zealand*, Wellington, Ministry for the Environment; and
- (d) results in a report that is certified by the practitioner

fuel storage system means a system in which at least 1 of the following is underground:

- (a) a storage tank for aviation kerosene, diesel, kerosene, lubricating oil, or petroleum:

- (b) the whole of the tank's ancillary equipment:
- (c) part of the tank's ancillary equipment

HAIL means the current edition of the *Hazardous Activities and Industries List*, Wellington, Ministry for the Environment

person means the person referred to in regulation 5(1)(a)

preliminary site investigation means an investigation that—

- (a) is done by a suitably qualified and experienced practitioner; and
- (b) is reported on in accordance with the current edition of *Contaminated Land Management Guidelines No. 1—Reporting on Contaminated Sites in New Zealand*, Wellington, Ministry for the Environment; and
- (c) results in a report that is certified by the practitioner.

4 Relationship of regulations with territorial authority and regional council functions

These regulations—

- (a) deal with territorial authority functions under section 31 of the Act;
- (b) do not deal with regional council functions under section 30 of the Act.

5 Application

(1) These regulations—

- (a) apply when a person wants to do an activity described in any of subclauses (2) to (6) on a piece of land described in subclause (7) or (8);
- (b) do not apply when a person wants to do an activity described in any of subclauses (2) to (6) on a piece of land described in subclause (9).

Activities

(2) An activity is removing a fuel storage system from the piece of land or replacing a fuel storage system in or on the piece of land, which means—

- (a) doing any of the following:
 - (i) removing or replacing the whole system;
 - (ii) removing or replacing an underground part of the system;

- (iii) taking away or putting back soil associated with the removal or replacement of the system or the part:
 - (b) doing any of the following for purposes associated with removing or replacing the whole system or part of the system:
 - (i) sampling the soil of the piece of land:
 - (ii) investigating the piece of land:
 - (iii) remediating the piece of land:
 - (iv) validating the piece of land:
 - (v) managing the piece of land.
- (3) An activity is sampling the soil of the piece of land, which means sampling it to determine whether or not it is contaminated and, if it is, the amount and kind of contamination.
- (4) An activity is disturbing the soil of the piece of land, which—
 - (a) means disturbing the soil of the piece of land for a particular purpose:
 - (b) does not include disturbing the soil of the piece of land, whatever the purpose, if the land is land to which regulation 33(9) or 36 of the Resource Management (National Environmental Standard for Electricity Transmission Activities) Regulations 2009 applies.
- (5) An activity is subdividing land, which means subdividing land—
 - (a) that has boundaries that are identical with the boundaries of the piece of land; or
 - (b) that has all the piece of land within its boundaries; or
 - (c) that has part of the piece of land within its boundaries.
- (6) An activity is changing the use of the piece of land, which means changing it to a use that, because the land is as described in subclause (7), is reasonably likely to harm human health.

Land covered

- (7) The piece of land is a piece of land that is described by 1 of the following:
 - (a) an activity or industry described in the *HAIL* is being undertaken on it:
 - (b) an activity or industry described in the *HAIL* has been undertaken on it:

- (c) it is more likely than not that an activity or industry described in the *HAIL* is being or has been undertaken on it.
- (8) If a piece of land described in subclause (7) is production land, these regulations apply if the person wants to—
 - (a) remove a fuel storage system from the piece of land or replace a fuel storage system in or on the piece of land:
 - (b) sample or disturb—
 - (i) soil under existing residential buildings on the piece of land:
 - (ii) soil used for the farmhouse garden or other residential purposes in the immediate vicinity of existing residential buildings:
 - (iii) soil that would be under proposed residential buildings on the piece of land:
 - (iv) soil that would be used for the farmhouse garden or other residential purposes in the immediate vicinity of proposed residential buildings:
 - (c) subdivide land in a way that causes the piece of land to stop being production land:
 - (d) change the use of the piece of land in a way that causes the piece of land to stop being production land.

Land not covered

- (9) These regulations do not apply to a piece of land described in subclause (7) or (8) about which a detailed site investigation exists that demonstrates that any contaminants in or on the piece of land are at, or below, background concentrations.

6 Methods

- (1) Subclauses (2) and (3) prescribe the only 2 methods that the person may use for establishing whether or not a piece of land is as described in regulation 5(7).
- (2) One method is by using information that is the most up-to-date information about the area where the piece of land is located that the territorial authority—
 - (a) holds on its dangerous goods files, property files, or resource consent database or relevant registers; or
 - (b) has available to it from the regional council.

- (3) The other method is by relying on the report of a preliminary site investigation—
 - (a) stating that an activity or industry described in the *HAIL* is, or is not, being undertaken on the piece of land; or
 - (b) stating that an activity or industry described in the *HAIL* has, or has not, been undertaken on the piece of land; or
 - (c) stating the likelihood of an activity or industry described in the *HAIL* being undertaken, or having been undertaken, on the piece of land.
- (4) The person must—
 - (a) choose which of the 2 methods to use; and
 - (b) meet all the costs involved in using the method that the person has chosen.

7 Standards

- (1) In this regulation,—

land use means—

- (a) the current use, if the activity the person wants to do is—
 - (i) to remove a fuel storage system from the piece of land or replace a fuel storage system in or on the piece of land;
 - (ii) to sample the soil of the piece of land;
 - (iii) to disturb the soil of the piece of land;
- (b) the intended use, if the activity the person wants to do is—
 - (i) to subdivide land;
 - (ii) to change the use of the piece of land

Methodology means the current edition of the *Methodology for Deriving Standards for Contaminants in Soil to Protect Human Health*, Wellington, Ministry for the Environment

priority contaminant means a contaminant for which the *Methodology* derives a soil contaminant standard.

- (2) If the contaminant of concern is a priority contaminant and the land use fits within an exposure scenario adopted in the *Methodology*, the applicable standard is the soil contaminant standard for the priority contaminant.

- (3) If the contaminant of concern is a priority contaminant and the land use does not fit within an exposure scenario adopted in the *Methodology*, the applicable standard is whichever of the following is more appropriate in the circumstances:
 - (a) the guideline value derived in accordance with the methods and guidance on site-specific risk assessment provided in the *Methodology*;
 - (b) the soil contaminant standard for the priority contaminant of the exposure scenario adopted in the *Methodology* with greater assumed exposure than the actual exposure.
- (4) If the contaminant of concern is not a priority contaminant, the applicable standard is whichever of the following is more appropriate in the circumstances:
 - (a) the guideline value derived in accordance with the methods and guidance on site-specific risk assessment provided in the *Methodology*;
 - (b) a guideline value for the protection of human health that is chosen in accordance with the current edition of *Contaminated Land Management Guidelines No. 2—Hierarchy and Application in New Zealand of Environmental Guideline Values*, Wellington, Ministry for the Environment.

8 Permitted activities

Removing or replacing fuel storage system

- (1) Removing or replacing a fuel storage system is a permitted activity while the following requirements are met:
 - (a) the activity must be done in accordance with the current edition of *Guidelines for Assessing and Managing Petroleum Hydrocarbon Contaminated Sites in New Zealand*, Wellington, Ministry for the Environment;
 - (b) the territorial authority of the district where the system is located must be notified of—
 - (i) the place where the activity is to be done;
 - (ii) the dates on which it is intended that the activity begin and end;
 - (iii) the facility at which it is intended that soil taken away in the course of the activity be disposed of.

- (c) notification under paragraph (b) must be done no sooner than 1 month and no later than 1 week before the activity begins:
- (d) the volume of soil disturbed must be no more than 30 m³ for each tank in the system:
- (e) the volume of soil taken away in the course of the activity must be no more than 30 m³ for each tank in the system:
- (f) soil taken away in the course of the activity must be disposed of at a facility authorised to receive soil of that kind:
- (g) the duration of the activity must be no longer than 2 months:
- (h) the results of the investigation of the piece of land required by the guidelines described in paragraph (a) must be reported to the territorial authority within 3 months after the activity ends.

Sampling soil

- (2) Sampling the soil of the piece of land is a permitted activity while the following requirements are met:
 - (a) controls to minimise the exposure of humans to mobilised contaminants must—
 - (i) be in place when the activity begins:
 - (ii) be effective while the activity is done:
 - (iii) be effective until the soil is reinstated to an erosion-resistant state:
 - (b) the soil must be reinstated to an erosion-resistant state within 1 month after the end of the course of sampling for which the activity was done:
 - (c) soil must not be taken away in the course of the activity except as samples taken for the purpose of laboratory analysis:
 - (d) the integrity of a structure designed to contain contaminated soil or other contaminated materials must not be compromised.

Disturbing soil

- (3) Disturbing the soil of the piece of land is a permitted activity while the following requirements are met:

- (a) controls to minimise the exposure of humans to mobilised contaminants must—
 - (i) be in place when the activity begins:
 - (ii) be effective while the activity is done:
 - (iii) be effective until the soil is reinstated to an erosion-resistant state:
 - (b) the soil must be reinstated to an erosion-resistant state within 1 month after the serving of the purpose for which the activity was done:
 - (c) the volume of the disturbance of the soil of the piece of land must be no more than 25 m³ per 500 m²:
 - (d) soil must not be taken away in the course of the activity, except that,—
 - (i) for the purpose of laboratory analysis, any amount of soil may be taken away as samples:
 - (ii) for all other purposes combined, a maximum of 5 m³ per 500 m² of soil may be taken away per year:
 - (e) soil taken away in the course of the activity must be disposed of at a facility authorised to receive soil of that kind:
 - (f) the duration of the activity must be no longer than 2 months:
 - (g) the integrity of a structure designed to contain contaminated soil or other contaminated materials must not be compromised.
- Subdividing or changing use*
- (4) Subdividing land or changing the use of the piece of land is a permitted activity while the following requirements are met:
 - (a) a preliminary site investigation of the land or piece of land must exist:
 - (b) the report on the preliminary site investigation must state that it is highly unlikely that there will be a risk to human health if the activity is done to the piece of land:
 - (c) the report must be accompanied by a relevant site plan to which the report is referenced:
 - (d) the consent authority must have the report and the plan.

Consequence if requirement not met

- (5) If a requirement described in any of subclauses (1) to (3) is not met, the activity is a controlled activity under regulation 9 while it meets the requirements in regulation 9(1).
- (6) If a requirement described in subclause (4) is not met, the activity is a controlled activity under regulation 9 while it meets the requirements in regulation 9(3).

9 Controlled activities

*Removing or replacing fuel storage system, sampling soil,
or disturbing soil*

- (1) If a requirement described in any of regulation 8(1) to (3) is not met, the activity is a controlled activity while the following requirements are met:
 - (a) a detailed site investigation of the piece of land must exist:
 - (b) the report on the detailed site investigation must state that the soil contamination does not exceed the applicable standard in regulation 7:
 - (c) the consent authority must have the report:
 - (d) conditions arising from the application of subclause (2), if there are any, must be complied with.
- (2) The matters over which control is reserved are as follows:
 - (a) the adequacy of the detailed site investigation, including—
 - (i) site sampling:
 - (ii) laboratory analysis:
 - (iii) risk assessment:
 - (b) how the activity must be—
 - (i) managed, which may include the requirement of a site management plan:
 - (ii) monitored:
 - (iii) reported on:
 - (c) the transport, disposal, and tracking of soil and other materials taken away in the course of the activity:
 - (d) the timing and nature of the review of the conditions in the resource consent:
 - (e) the duration of the resource consent.

Subdividing or changing use

- (3) If a requirement described in regulation 8(4) is not met, the activity is a controlled activity while the following requirements are met:
 - (a) a detailed site investigation of the piece of land must exist;
 - (b) the report on the detailed site investigation must state that the soil contamination does not exceed the applicable standard in regulation 7;
 - (c) the consent authority must have the report;
 - (d) conditions arising from the application of subclause (4), if there are any, must be complied with.
- (4) The matter over which control is reserved is the adequacy of the detailed site investigation, including—
 - (a) site sampling;
 - (b) laboratory analysis;
 - (c) risk assessment.

No public notification of application for resource consent

- (5) The consent authority must not give public notification of an application for a resource consent to do any of the activities.

Consequence if requirement not met

- (6) If a requirement described in this regulation is not met, the activity is a restricted discretionary activity under regulation 10 while it meets the requirements in regulation 10(2).

10 Restricted discretionary activities

- (1) This regulation applies to an activity described in any of regulation 5(2) to (6) on a piece of land described in regulation 5(7) or (8) that is not a permitted activity or a controlled activity.
- (2) The activity is a restricted discretionary activity while the following requirements are met:
 - (a) a detailed site investigation of the piece of land must exist;
 - (b) the report on the detailed site investigation must state that the soil contamination exceeds the applicable standard in regulation 7;
 - (c) the consent authority must have the report;

- (d) conditions arising from the application of subclause (3), if there are any, must be complied with.
 - (3) The matters over which discretion is restricted are as follows:
 - (a) the adequacy of the detailed site investigation, including—
 - (i) site sampling:
 - (ii) laboratory analysis:
 - (iii) risk assessment:
 - (b) the suitability of the piece of land for the proposed activity, given the amount and kind of soil contamination:
 - (c) the approach to the remediation or ongoing management of the piece of land, including—
 - (i) the remediation or management methods to address the risk posed by the contaminants to human health:
 - (ii) the timing of the remediation:
 - (iii) the standard of the remediation on completion:
 - (iv) the mitigation methods to address the risk posed by the contaminants to human health:
 - (v) the mitigation measures for the piece of land, including the frequency and location of monitoring of specified contaminants:
 - (d) the adequacy of the site management plan or the site validation report or both, as applicable:
 - (e) the transport, disposal, and tracking of soil and other materials taken away in the course of the activity:
 - (f) the requirement for and conditions of a financial bond:
 - (g) the timing and nature of the review of the conditions in the resource consent:
 - (h) the duration of the resource consent.
- Consequence if requirement not met*
- (4) If a requirement described in this regulation is not met, the activity is a discretionary activity under regulation 11.

11 Discretionary activities

- (1) This regulation applies to an activity described in any of regulation 5(2) to (6) on a piece of land described in regulation 5(7) or (8) that is not a permitted activity, controlled activity, or restricted discretionary activity.

- (2) The activity is a discretionary activity.

Rebecca Kitteridge,
Clerk of the Executive Council.

Explanatory note

This note is not part of the regulations, but is intended to indicate their general effect.

These regulations provide a national environmental standard for activities on pieces of land whose soil may be contaminated in such a way as to be a risk to human health. The activities are removing or replacing a fuel storage system, sampling the soil, disturbing the soil, subdividing land, and changing the use of the piece of land. The activities are classed as permitted activities, controlled activities, restricted discretionary activities, or discretionary activities.

The current editions of documents incorporated by reference are available on the Ministry for the Environment's website.

The regulations come into force on 1 January 2012.

Issued under the authority of the Acts and Regulations Publication Act 1989.
Date of notification in *Gazette*: 13 October 2011.
These regulations are administered by the Ministry for the Environment.

WILL I NEED A RESOURCE CONSENT?

If the NES regulations apply to your land, resource consent is not required providing certain requirements are met.

As a guide, the following examples are the types of things that need to be complied with:

- » demonstrating to your council that it is highly unlikely that there will be a risk to human health given the intended **subdivision or proposed new use** (note soil samples are not necessarily required for this)
- » ensuring earthworks do not expose people to contaminated soil and that all contaminated soil is taken to an approved facility when the activity involves **disturbing soil (earthworks)**
- » ensuring works associated with the **removal or replacing of an underground fuel storage system** have been done in accordance with the industry guideline.

If you cannot meet the requirements of a permitted activity you will need to apply for a resource consent. Your application must include a report of the results of a detailed site investigation, including the results of soil sampling.

FURTHER INFORMATION

For more detailed information visit the Ministry for the Environment website

<http://www.mfe.govt.nz/laws/standards/contaminants-in-soil/>

or email standards@mfe.govt.nz.

Your council's environmental health officer can provide more information if you wish to discuss the requirements of the NES.

National Environmental Standard for Assessing and Managing Contaminants in Soil to Protect Human Health

Information for landowners and developers



WHAT THE NES MEANS FOR LANDOWNERS AND DEVELOPERS

If you own land and want to subdivide or change the use of that land, you need to know about the National Environmental Standard for Assessing and Managing Contaminants in Soil to Protect Human Health.

An environmental standard (under the Resource Management Act 1991) came into force on 1 January 2012. This standard means that if your land is, or has been, used for a hazardous activity or industry and you want to subdivide or change the use of the land, or disturb the soil, or remove or replace a fuel storage system, you will need to comply with the National Environmental Standard for Assessing and Managing Contaminants in Soil to Protect Human Health (NES).

City and district councils, and unitary authorities, are responsible for checking compliance with the standard. Failing to comply with the NES may result in the council taking enforcement action against you.

Five activities are controlled by the regulations in the NES if they are undertaken on specified 'at-risk' land. Depending on the level of exposure people may have to any contaminants present, the activity may be allowed as a permitted activity, or will require a resource consent. To find out if the regulations apply to you, first check if your land is specified, then check if the activity you want to do is one of the five activities.

IS MY LAND COVERED BY THE NES?

The regulations **apply** to your land if it is used, or has been used, or is more likely than not to have been used, for one of 53 specified hazardous activities or industries, such as petrol stations, orchards, sheep dips, engineering workshops, and mining. These activities and industries, listed on the Hazardous Activities and Industries List (HAIL), are considered likely to cause land contamination.

How do I find out if my land is HAIL land?

- » You can check the Hazardous Activities or Industries List (HAIL) on the Ministry for the Environment's website (www.mfe.govt.nz/hail) or visit your local council.
- » If you suspect a HAIL activity or industry has been carried out on your land you can ask the council for records they have about its land-use history. You could also seek information from past property owners or neighbours.
- » Alternatively, you can engage a suitably qualified and experienced practitioner to make a professional assessment of the likelihood of contamination. This person would undertake a preliminary site investigation to establish the land-use history.

IS MY ACTIVITY COVERED BY THE NES?

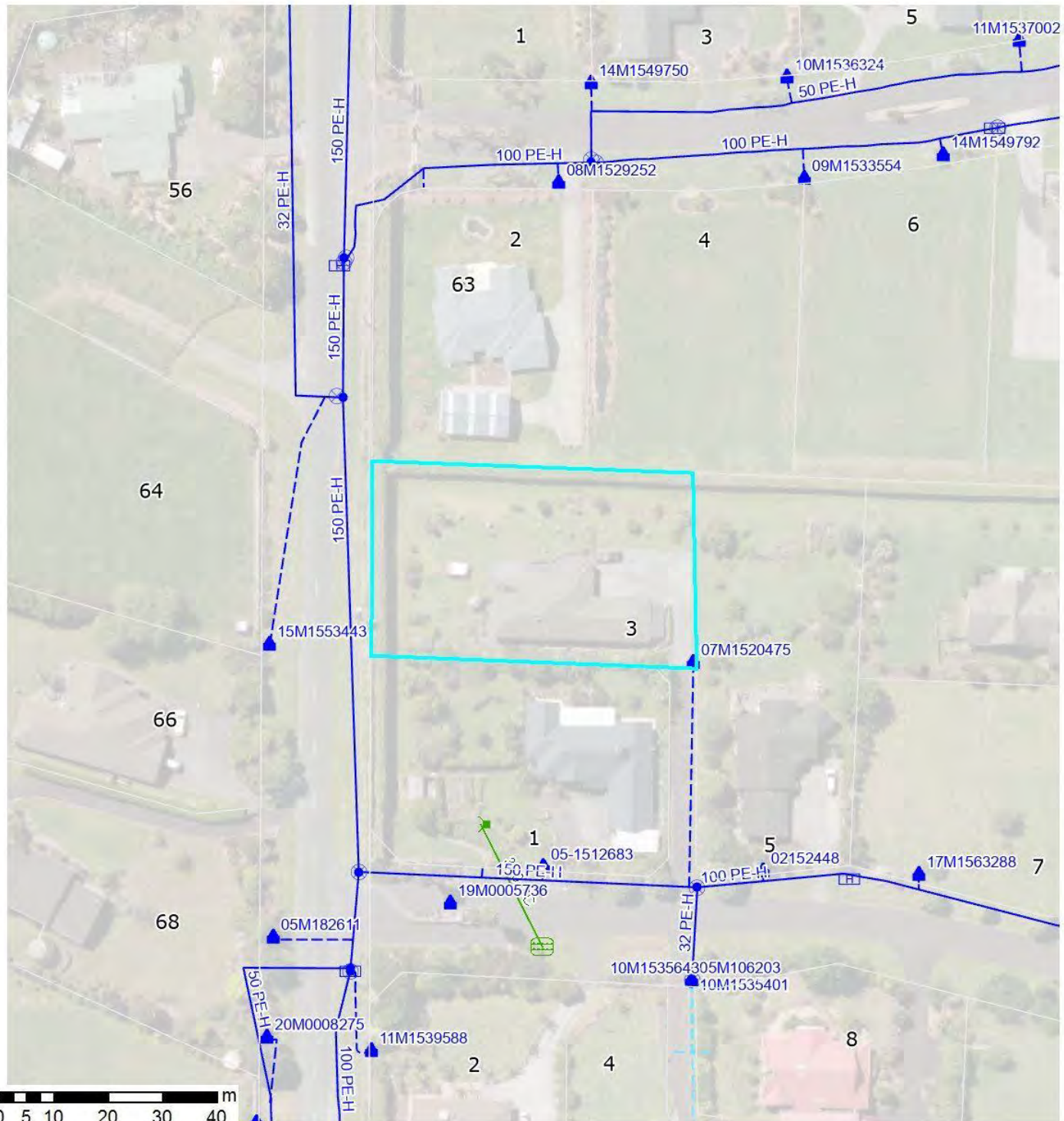
The regulations **apply** if your land is covered **and** you want to carry out any of the following activities:

- » remove or replace an underground fuel storage system or any of its parts
- » sample the soil to determine contamination
- » disturb the soil (earthworks)
- » subdivide the land (see exception below)
- » change the use of the land.

The regulations **do not apply** to:

- » existing uses (including consented activities before 1 January 2012) on HAIL land
- » subdivision of production land that does not stop being production land
- » sampling or disturbing soil on production land such as an orchard or market garden that is also HAIL land, unless the activity is near the house or involves removing or replacing a fuel storage system
- » land where a detailed site investigation exists and shows that contaminants in the soil are at or below background concentrations
- » changing the use of HAIL land to a use that is not reasonably likely to harm human health
- » land within your property that was not used for any purpose described on the HAIL. That is, the regulations only apply to the actual area that is HAIL land.

Pipeline Assets



- | | | |
|----------------------|------------------------------|--------------------------|
| Water | Stormwater | Wastewater continued |
| Dark blue = WDC | Dark green = WDC | Red = WDC |
| Light blue = Private | Light green = Private | Pink = Private |
| Water Node | Other | Other |
| Main Valves | Sump | Manhole |
| Toby Valves | Inlet Outlet Node | Nodes |
| Hydrants | Manholes | Valve |
| Pump | Storm Water Service Line | Pump |
| Water Meter | Storm Water Line | Backflow Preventer |
| WaterBackFlow | Wastewater | Waste Water Service Line |
| Water Service Line | Public Pressure Sewer System | Gravity |
| Water Line | Private Pumping Unit | Rising |
| | | Waste Water Line |
| | | Gravity |
| | | Rising |

This information is generalized and shows the approximate location of the Public pipeline services. For digging, the As-Built engineering drawings must be used to accurately locate the services. See WDC Customer Services.

Monday, August 29, 2022

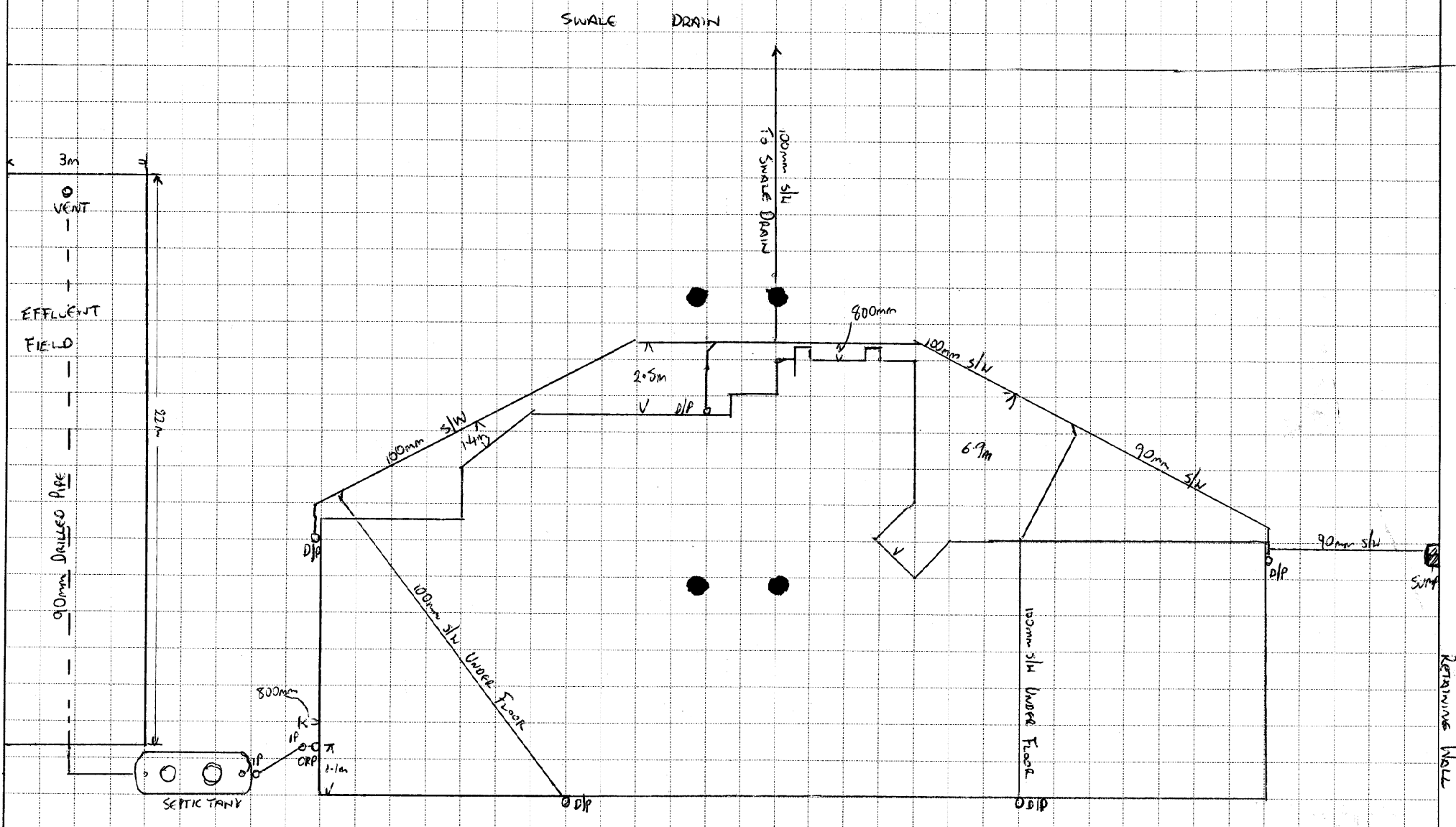
Scale: 1:1,000



The information displayed is schematic only and serves as a guide. It has been compiled from Whangarei District Council records and is made available in good faith but its accuracy or completeness is not guaranteed. Cadastral Information has been derived from land Information New Zealand's (LINZ) Core Record System Database (CRS). CROWN COPYRIGHT RESERVED. © Copyright Whangarei District Council.

PART C: As Built Services Plan

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



Scale: NTS in _____
 Site Address: 3 TULLAMORE ESTATE - _____

RETAINING WALL



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

Rates LIM Report

As at: Monday, 29 August, 2022

Property Number 108226
Legal Description LOT 2 DP 312200 - SUBJ TO & INT IN EASES
Assessment Number 0035028107
Address 3 Tullamore (Pvt) Whangarei 0110
Record of Title(s) 48004
Land Value \$540,000
Capital Value \$1,075,000
Date of Valuation 01-July-2021
Effective Date (used for rating purposes) 01-July-2022
Meter Location BESIDE GREEN POWER BOX ON RHB

Rates Breakdown (up to 30 June 2023)

Rates Charge	Charge Total
General Residential	\$1,167.37
Uniform Annual General Charge	\$650.00
Regional Council Services	\$158.26
Regional Economic Development	\$10.15
Regional Emergency & Hazard Management	\$44.88
Regional Emergency Services Rate	\$11.60
Regional Flood Infrastructure	\$33.24
Regional Land and Fresh Water Management	\$150.12
Regional Pest Management	\$80.23
Regional River Management - General Catchment Area	\$42.13
Regional Sporting Facilities	\$16.60
Regional Transport Rate	\$38.47
Annual Charge Total	\$2,403.05

Opening Balance as at 01/07/2022 **\$0.00**

Rates Instalments	Total
20/07/2022 Instalment	\$603.05
20/10/2022 Instalment	\$600.00
20/01/2023 Instalment	\$600.00
20/04/2023 Instalment	\$600.00

Rates Total **\$2,403.05**

Balance to Clear **\$1,800.00**

WHANGAREI DISTRICT COUNCIL

Forum North • Private Bag 9023 • Whangarei • 0140 • New Zealand
Telephone: (09) 430 4200 • 0800 WDC INFO • 0800 932 463 • Facsimile: (09) 438 7632
Website: http://www.wdc.govt.nz • E-mail: mailroom@wdc.govt.nz



RECEIVED
14 AUG 2007
WHANGAREI
DISTRICT COUNCIL

**Application for Public Utility Service
FAST TRACK Water Meter Only**

[This Form is not Required for a Subdivision]

102586

General

(To be completed in all cases, ✓ each box as appropriate. The applicant must be the owner of the land, or the lease-holder, or a person who has agreed either conditionally or unconditionally to purchase the land or any leasehold)

Application Type

- 1 Public Utility Service – water meter only.
- 2 Application linked to a Building Consent (No _____)

Applicant

Name Shaughn & Anita Vesey (75943) (180457)
 Mailing Address 15 Moody Ave Whangarei
 Phone 437 5886 Work 438 2683 Fax 09 438 7191

Agent

Name _____
 Mailing Address _____
 Phone _____ Fax _____

Site

Street/Road No 3 Road Name Tullamore
 Town or Area Whangarei

Legal Description

Valuation Roll No 350/281.07 Lot 2 DP 312260
~~107257~~

Office Use Only

Property ID 108226 Classified Use Domestic
 LLP Number 106405 Account Number 510043-129
 Receipt Number _____ Date 14/8/07

PTO

RuthC.

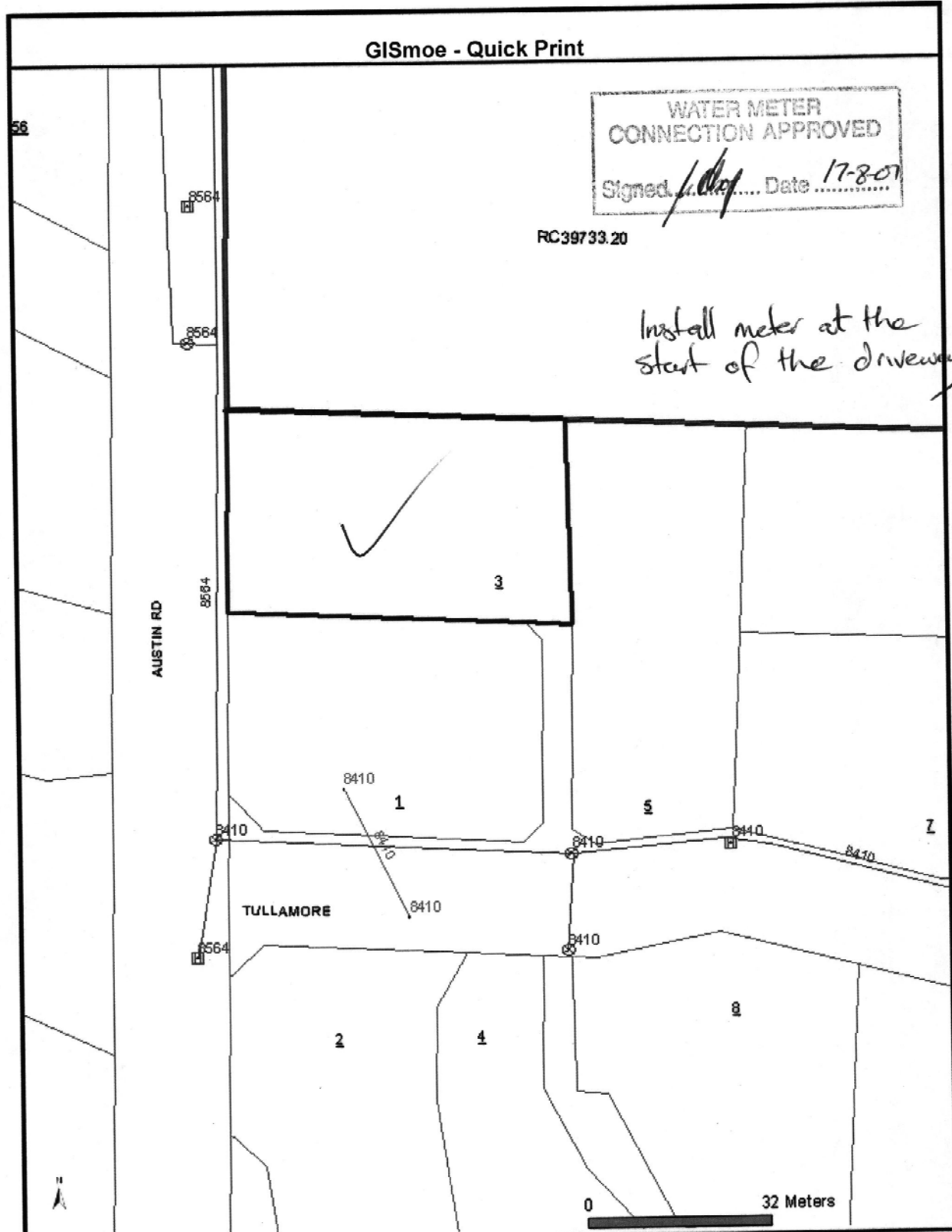
* Grated entry *

GISmoe - Quick Print

WATER METER
 CONNECTION APPROVED
 Signed *J. Day* Date *17-8-07*

RC39733.20

Install meter at the start of the driveway



Information shown is the currently assumed knowledge as at date printed. If information is vital, confirm with the authoritative owner. WDC. Date of colour photography is May 1999 to January 2004. Date of black and white photography is March 1998 to March 1999.

Water Meter

22.05

3.01

4.99

41.8

7.1m

3

3.01

46.26

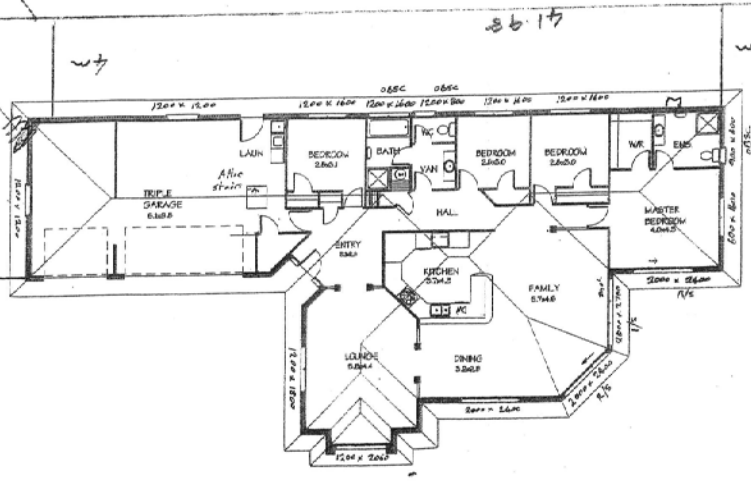
28.75

8m
strip
currow

↓ North

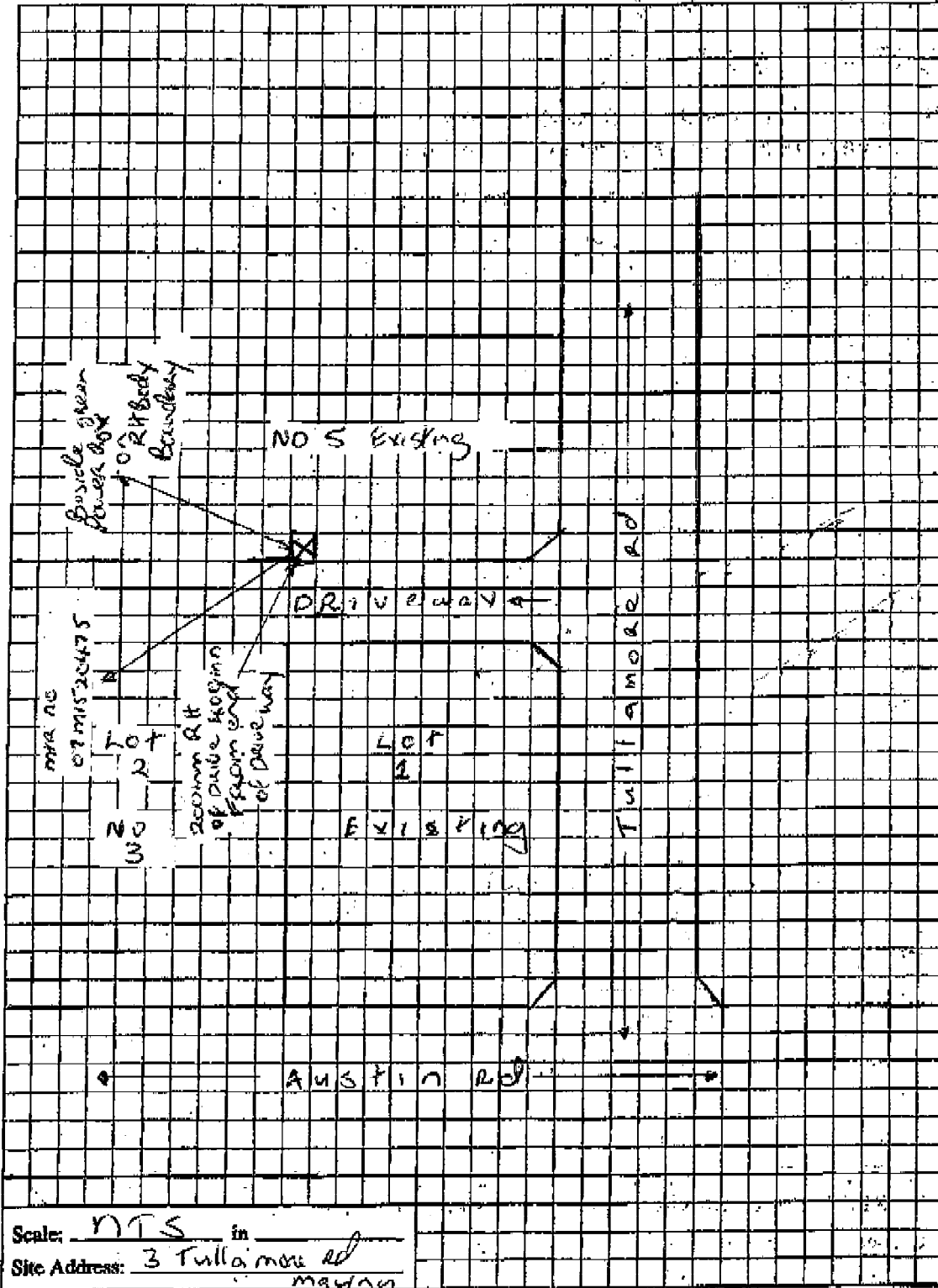
8m
moving
strip

RECEIVED
14 AUG 2007
WHANGAREI
DISTRICT COUNCIL



PART C : AS-BUILT SERVICES PLAN

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



Scale: NTS in _____
Site Address: 3 Tullamore rd
MADAN

I, Shane Ridley being a representative of the Approved Contractor, namely, edi Downer Works, certify that this Public Utility Service As-Built Record is an accurate representation of the work as carried out.

Signature: Shane Ridley

Date: 23/8 10/7

104997

**BUILDING CONSENT No:104997
Section 51, Building Act 2004**



**WHANGAREI
DISTRICT COUNCIL**

**Issued:21 Dec 07
Project Information Memorandum No. 102977**

The Building

Street Address of building: 3 TULLAMORE (PVT), RD 9,
WHANGAREI 0179
Legal Description of land where building is located:
LOT 2 DP 312200
LLP: 106405

The Owner

Name of owner: SHAUGHN HERNON & ANITA JAN VESEY
Mailing Address: 358 WESTERN HILLS DRIVE
WHANGAREI

Contact Person: HARRISON CONSTRUCTION LTD
Mailing Address: PO BOX 4126
KAMO
WHANGAREI 0131

Street address/registered office: 3 TULLAMORE (PVT)
RD 9
WHANGAREI 0179

Building Work

The following building work is authorised by this consent:

Project: New Building

Intended Use: NEW DWELLING

*Creating the ultimate
living environment*

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

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

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

This building consent is subject to the following conditions:

1: General

● **CONDITION:**

Effluent disposal is not to be in the easement.

2: Dust Nuisance

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

3: Toilet Facilities

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

4: Smoke Alarms

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

● **Compliance Schedule**

A compliance schedule is not required for the building.


Signature

(H Rintoul)

SUPPORT ASSISTANT – BUILDING COMPLIANCE

Position

On behalf of: Whangarei District Council

Date: 31 December 2007

BUILDING CONSENT NO. 104997



GOLDEN HOMES
HARRISON CONSTRUCTION LTD

PLAN NAME

ALTERED
WINDSOR
© GOLDEN HOMES
HOLDINGS LTD. 2001

NOTES

ALL BOUNDARY BEARINGS, LENGTHS AND PEG LOCATIONS TO BE CONFIRMED ON SITE PRIOR TO COMMENCING FOUNDATIONS, TO ENSURE HOUSE POSITION IS CORRECT, ANY DISCREPANCIES TO BE REPORTED TO 'THE DESIGNER' IMMEDIATELY

SEWER & STORMWATER CONNECTIONS TO BE CONFIRMED ON SITE PRIOR TO COMMENCEMENT OF FOUNDATIONS

BUILDING PLATFORM TO BE FLAT WITH A SOIL BEARING CAPACITY OF NO LESS THAN 100kpa

FINISHED FLOOR LEVEL IN RELATION TO HEIGHT TO BOUNDARY RECEPTION PLANE REQUIREMENTS ARE THE RESPONSIBILITY OF THE FLOOR LAYER, ANY DISCREPANCIES BETWEEN THE PLAN AND PHYSICAL SITE LEVELS ARE THE RESPONSIBILITY OF THE FLOOR LAYER.

'THE DESIGNER' TAKES NO RESPONSIBILITY FOR ANY ERRORS THAT MAY OCCUR.

SITE COVERAGE

	5m	% Coverage
LOT No.2	= 2128.9 sqm	
DWELLING	= 258.3 sqm	11.9
DRIVEWAY	= 190.3 sqm	8.9

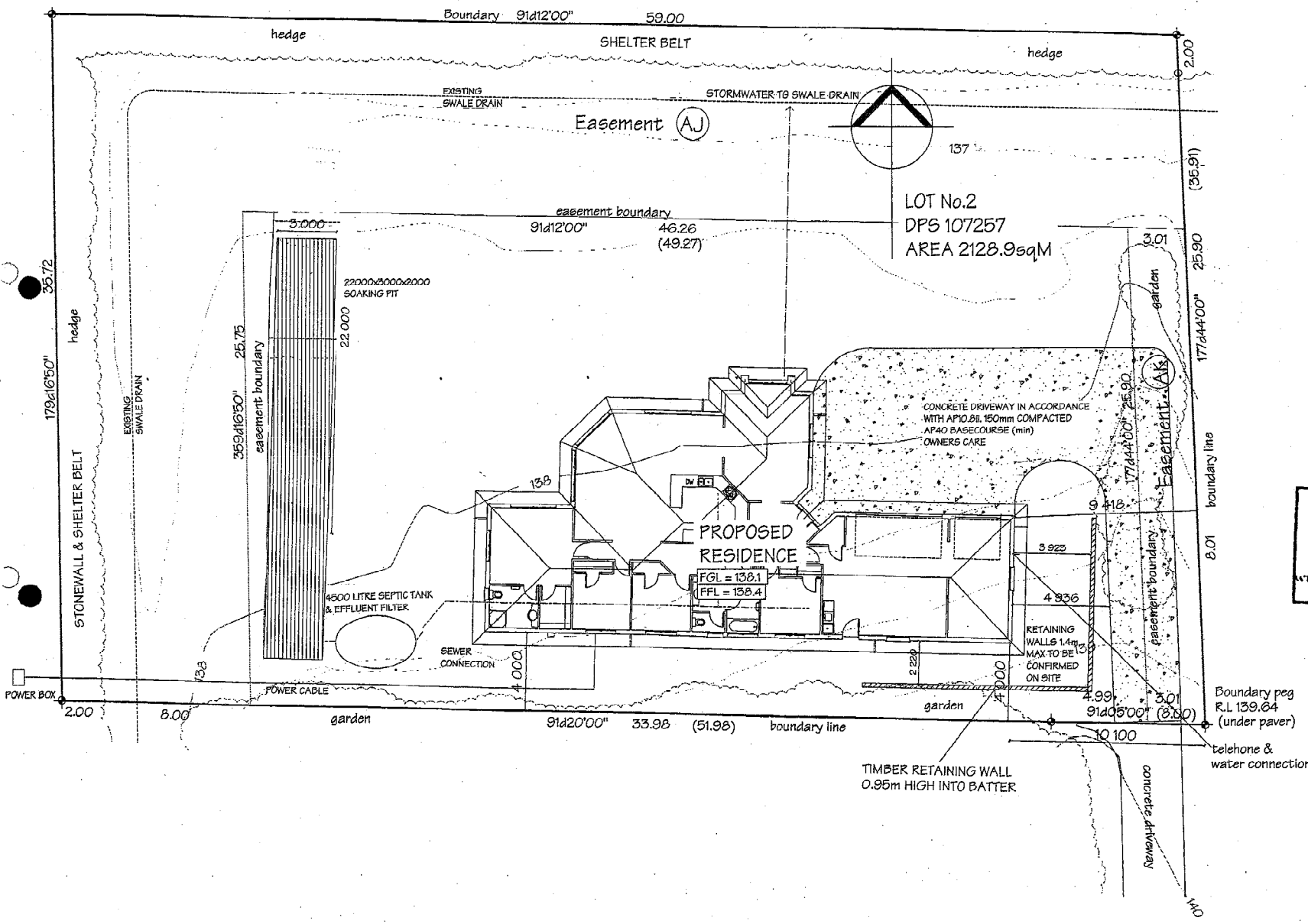
APPROVED
21 DEC 2007
WHANGAREI DISTRICT COUNCIL
BUILDING ENGINEER

TERRITORIAL AUTHORITY
WHANGAREI DISTRICT COUNCIL

JOB TITLE
VESEY RESIDENCE
LOT 2, DPS 107257
3 TULLAMORE ESTATE
MAUNU, WHANGAREI

DRAWING TITLE
SITE PLAN

SALES	COLIN	
DRAWN	RCDC	
TD No.	1757	CHECKED
JOB No.	0275	SHEET No. 3 OF 16
SCALE	1:200	DATE 6/11/07





GOLDEN HOMES
HARRISON CONSTRUCTION LTD

PLAN NAME
ALTERED
WINDSOR
© GOLDEN HOMES
HOLDINGS LTD, 2001

- NOTES**
- ===== 90x45 M5G36
 - 70x45 M5G8
 - ALL LINTEL AND BEAM SIZES CALCULATED BY "THE DETAILER"
 - WALL FRAMING - EXTERNAL H3.1 TREATED
- INTERNAL CHEMICAL FREE
 - SHOWER TRIM SIZE 905x925 R/O
 - ALL WARDROBE SHELVING TO BE 16cm HIGH (NOS TO SUIT)
 - R/HOOD VENTED TO SOFFIT
 - H3.1 TREATED REVEALS TO ALUMINIUM WINDOW JOINERY
 - GIB AQUALINE TO WET AREAS
 - WET WALL SHEET LININGS FINISHED WITH VINYL COATED WALLPAPER, OR SEMI-GLOSS, OR GLOSS COATING.

REFER TO PAGE 14 FOR SAFETY GLAZING REQUIREMENTS

Amended
18/12/07 - Ceiling access moved



ELEVATION GUIDE
CORROSION ZONE : ZONE 1
WIND ZONE : HIGH
EARTHQUAKE ZONE : C
SNOWLOAD : 0.0kPa

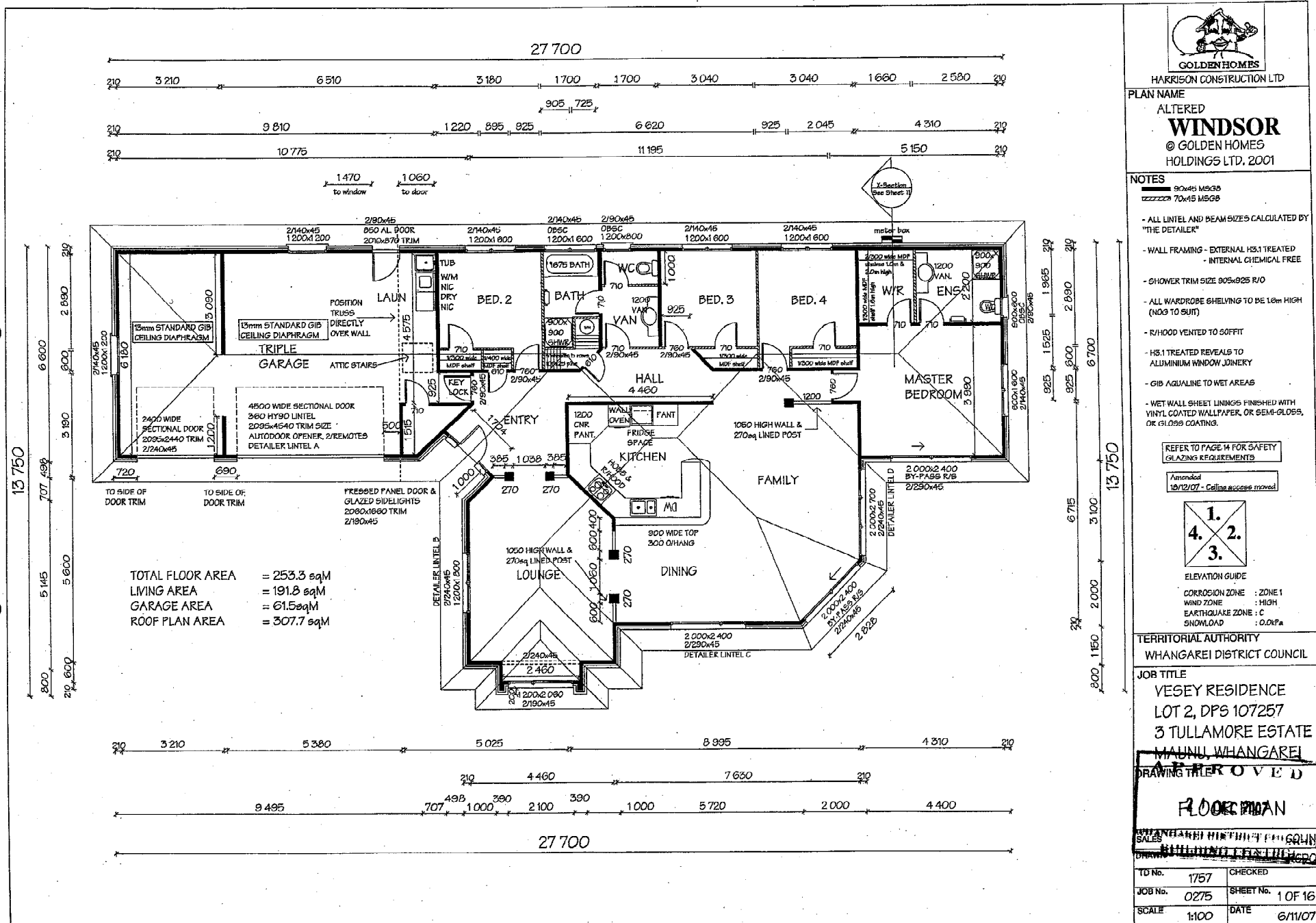
TERRITORIAL AUTHORITY
WHANGAREI DISTRICT COUNCIL

JOB TITLE
VESEY RESIDENCE
LOT 2, DPS 107257
3 TULLAMORE ESTATE
MAUNU, WHANGAREI

APPROVED
FLOOR PLAN

WHANGAREI DISTRICT COUNCIL
SALES
BUILDING REGULATIONS

TD No.	1757	CHECKED	
JOB No.	0275	SHEET No.	1 OF 16
SCALE	1:100	DATE	6/11/07



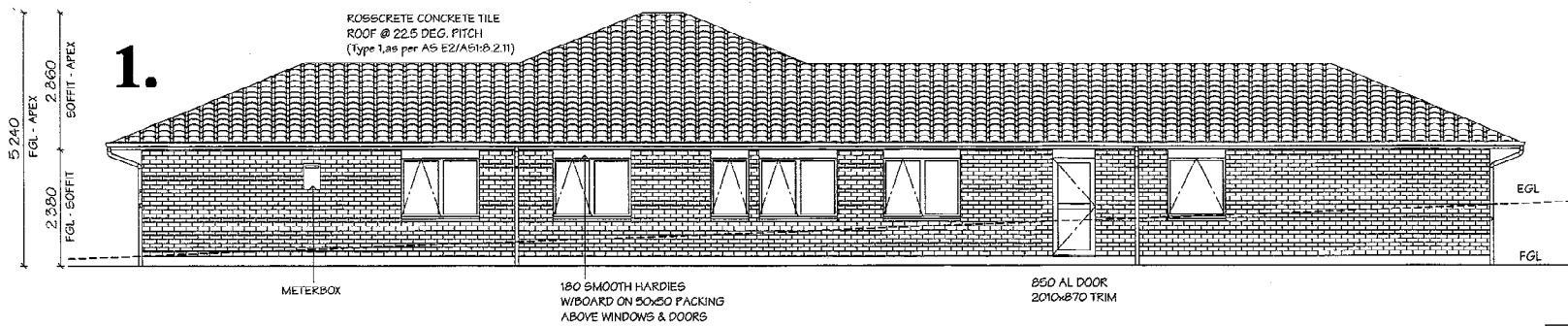
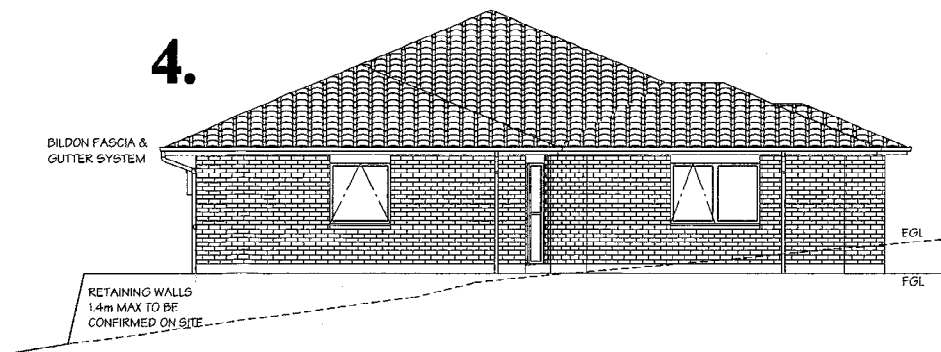
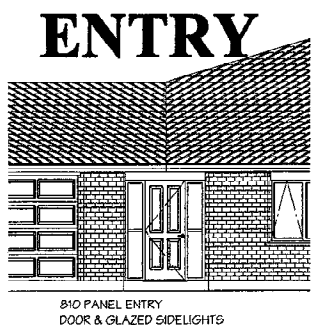
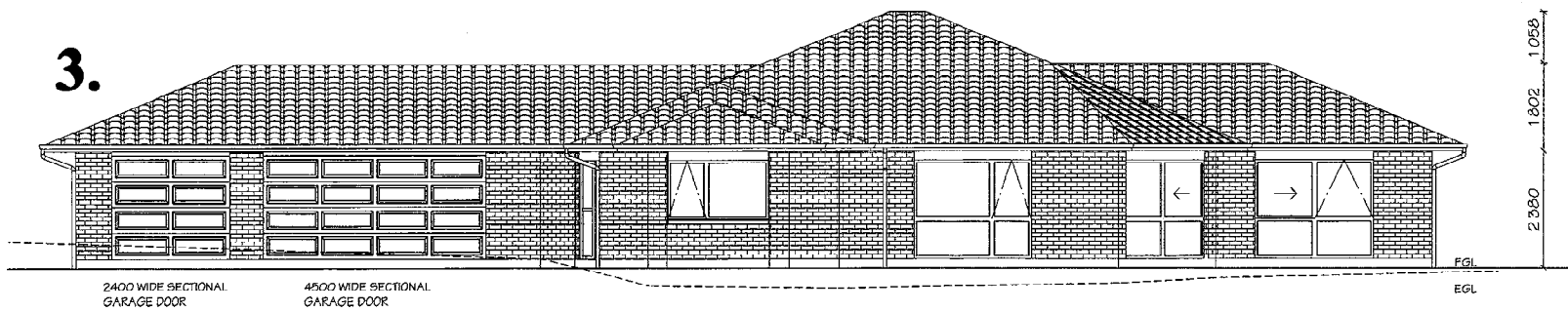
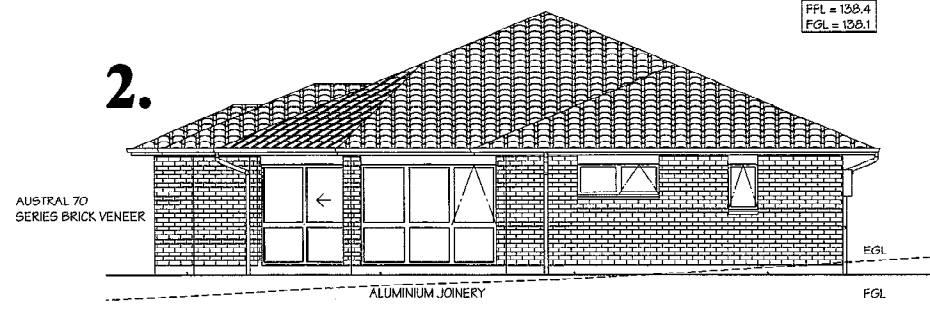


Table 2 Building envelope risk matrix Paragraph 3.1.2, Figure 1

Risk factor	Risk severity					Subtotals for each risk factor
	LOW	MED	HIGH	VERY HIGH		
Wind zone (per NZS 3604)	0	0	1	2		1
Number of storeys	0	1	2	4		0
Roof/wall intersection design	0	1	3	5		0
Eaves width	0	1	2	5		0
Envelope complexity	0	1	3	6		0
Deck Design	0	2	4	6		0
Total risk score						1



GOLDEN HOMES
HARRISON CONSTRUCTION LTD

PLAN NAME
ALTERED
WINDSOR
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NOTES
ALL GROUND LINES ARE INDICATIVE ONLY AND MUST BE CHECKED ON SITE
ALL GLAZING TO BE IN ACCORDANCE WITH THE NZ BUILDING CODE HAND BOOK AND NZS 4223, PARTS 1, 2, & 3 CODE OF PRACTICE FOR GLAZING IN BUILDINGS

FINISHED FLOOR LEVEL IN RELATION TO HEIGHT TO BOUNDARY RECESSED PLANE REQUIREMENTS ARE THE RESPONSIBILITY OF THE FLOOR LAYER. ANY DISCREPANCIES BETWEEN THE PLAN AND PHYSICAL SITE LEVELS ARE THE RESPONSIBILITY OF THE FLOOR LAYER.

THE DESIGNER TAKES NO RESPONSIBILITY FOR ANY ERRORS THAT MAY OCCUR.

REFER TO PAGE 14 FOR SAFETY GLAZING REQUIREMENTS

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21 DEC 2007

WHANGAREI DISTRICT COUNCIL
WIND ZONE HIGH
BUILDING CONTROL
SNOWLOAD : 0.0kPa

TERRITORIAL AUTHORITY
WHANGAREI DISTRICT COUNCIL

JOB TITLE
VESEY RESIDENCE
LOT 2, DPs 107257
3 TULLAMORE ESTATE
MAUNU, WHANGAREI

DRAWING TITLE
ELEVATIONS

SALES	COLIN		
DRAWN	RCDC		
TD No.	1757	CHECKED	
JOB No.	0275	SHEET No.	2 OF 16
SCALE	1:100	DATE	6/11/07

Gerald Lilley Contracting (NZ) Ltd

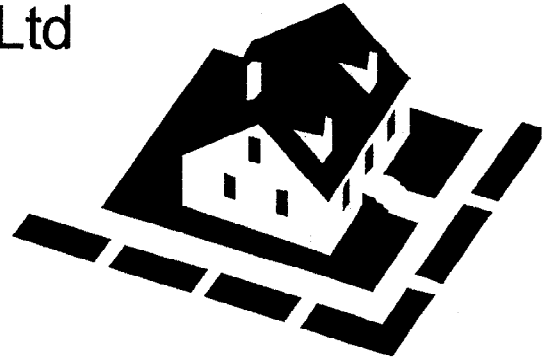
Wastewater & Environmental Engineers

PO Box 1872, Whangarei 0140, New Zealand

Mobile 021 5777 94

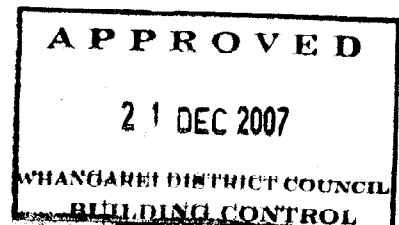
Email gerald_lilley@xtra.co.nz

Web www.environmentalengineers.co.nz



AS/NZS 1547 & TP58 (2004) On-Site Effluent Design Report

Vesey, Lot 2 Tullamore
Austin Road, Maunu
Lot 2 DP 107257



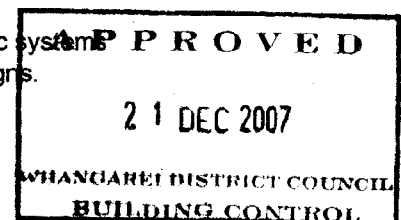
Septic Tank System Engineering Report

Client Name:	Vesey
Road/Street:	Tullamore Drive, off Austin Road
Locality:	Maunu
District Council Area:	Whangarei
Regional Council Area:	Northland
Lot Number:	2
DP Number:	107257
Lot size:	0.2129 ha
Other information:	Prepared also for Golden Homes
GPS Location:	E 2625774 N 6604853
Elevation:	142 m.
Soil Profile:	Red brown friable topsoils typical to volcanic soils followed by firm yet friable red volcanic clay loams Many rocks and large boulders scattered about No water table was established in the disposal area
Ground cover:	grass and landscaping
Geology:	Volcanic clay loams
Topography:	Gently sloping
Available Clearances:	Boundaries: 1.5 m.
	Waterways: n/a m.
	Wells/bores/springs: n/a m.
	Embankments: 3 m.
	Buildings: 3 m.
	Other (specify): n/a m.
Depth of seasonal watertable:	Summer: no water table found m.
	Winter: no water table found m.
Need for ground water cut-off drains/diversion banks:	no
Need for surface water collector/cut-off drains:	no
Reserve area available for extensions:	yes
Percentage (%) of design area:	100 %
Subsoil investigation:	excavation
Percolation testing carried out:	no

Mr. & Mrs. Vesey are planning to build a new Golden Home on their property at Lot 2 Tullamore Estate, Maunu. It is proposed to install a conventional septic tank and soakage pit land disposal system.

Area is available to the side of the house to install the pit. An existing swale drain is located on the boundary and the soakage pit should be installed as far away as possible from this.

Other properties surrounding Lot 2 also have conventional septic systems with the good volcanic soils aiding traditional land disposal designs.



Effluent Loading and Design

Type of building:	Residential
Intended water supply:	Reticulated (town) water
Number of bedrooms:	4
Number of persons:	6
Wastewater flow allowance:	220 litres/person/day
Total daily wastewater flows:	1320 litres/day

Effluent disposal design

Long term acceptance rate: (Recommend this LTAR for this site)	20 litres/m ² /day
---	-------------------------------

Wastewater flow design allowances:

Flow allowance:	220 litres/person/day
Occupancy numbers:	6 persons
Total daily wastewater flows:	1320 litres/day

Land application area required:	66.0 m ²
---------------------------------	---------------------

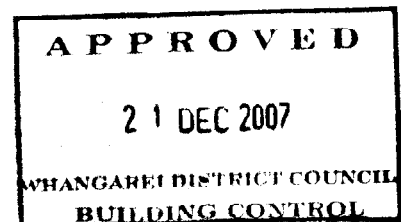
Minimum application area required:	66 m
------------------------------------	------

Land application type:	Soakage pit
------------------------	-------------

Number of soakage pits required:	1
----------------------------------	---

Dimensions of soakage pit:	22 m L 3 m W 2 m D
----------------------------	--------------------------

Base area of soakage pit available:	66 m ²
-------------------------------------	-------------------



Additional information:



Photograph showing house site, as seen from the land disposal area.



Photograph of the proposed new land disposal area beside the house site.

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21 DEC 2007
WHANGAREI DISTRICT COUNCIL
BUILDING CONTROL

Percolation Testing:

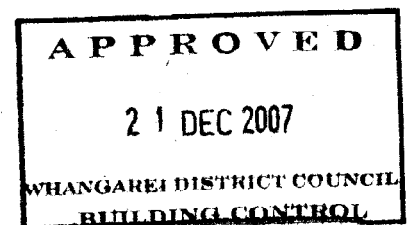
No percolation testing was carried out on the property. It has been carried out on other properties in the area by this office and satisfactory results from all tests carried out obtained.

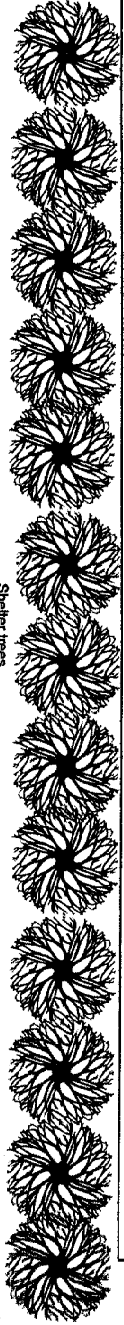
The soil profile on the property is highly suggestible towards soakage pits with good topsoils followed by volcanic clays known for their soakage capability.

The rocky nature of the soil also suggests moderate to good soakage at depth but not to the point of contaminating any local groundwater table.

The results taken from other properties local to this property indicate a long term acceptance rate of 20mm/day will be suitable for a design loading rate and design factor for this property

Under the new standard and TP58 (2004) percolation testing performed on any property is to support the calculations for the design of the new land disposal system and is used as one part of the design process.



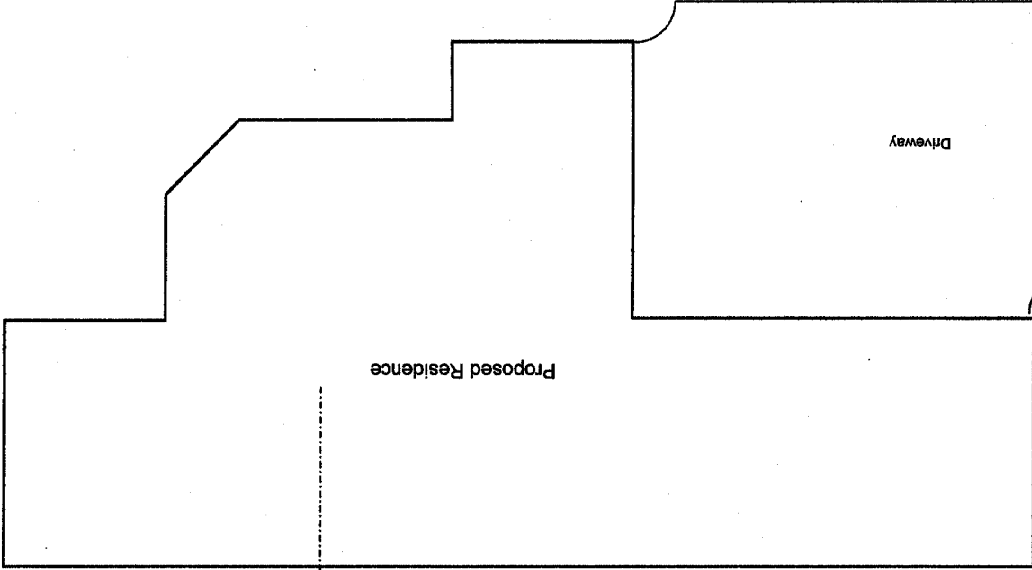
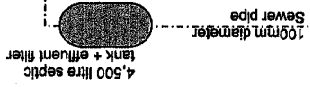


Shelter trees

Existing swale drain



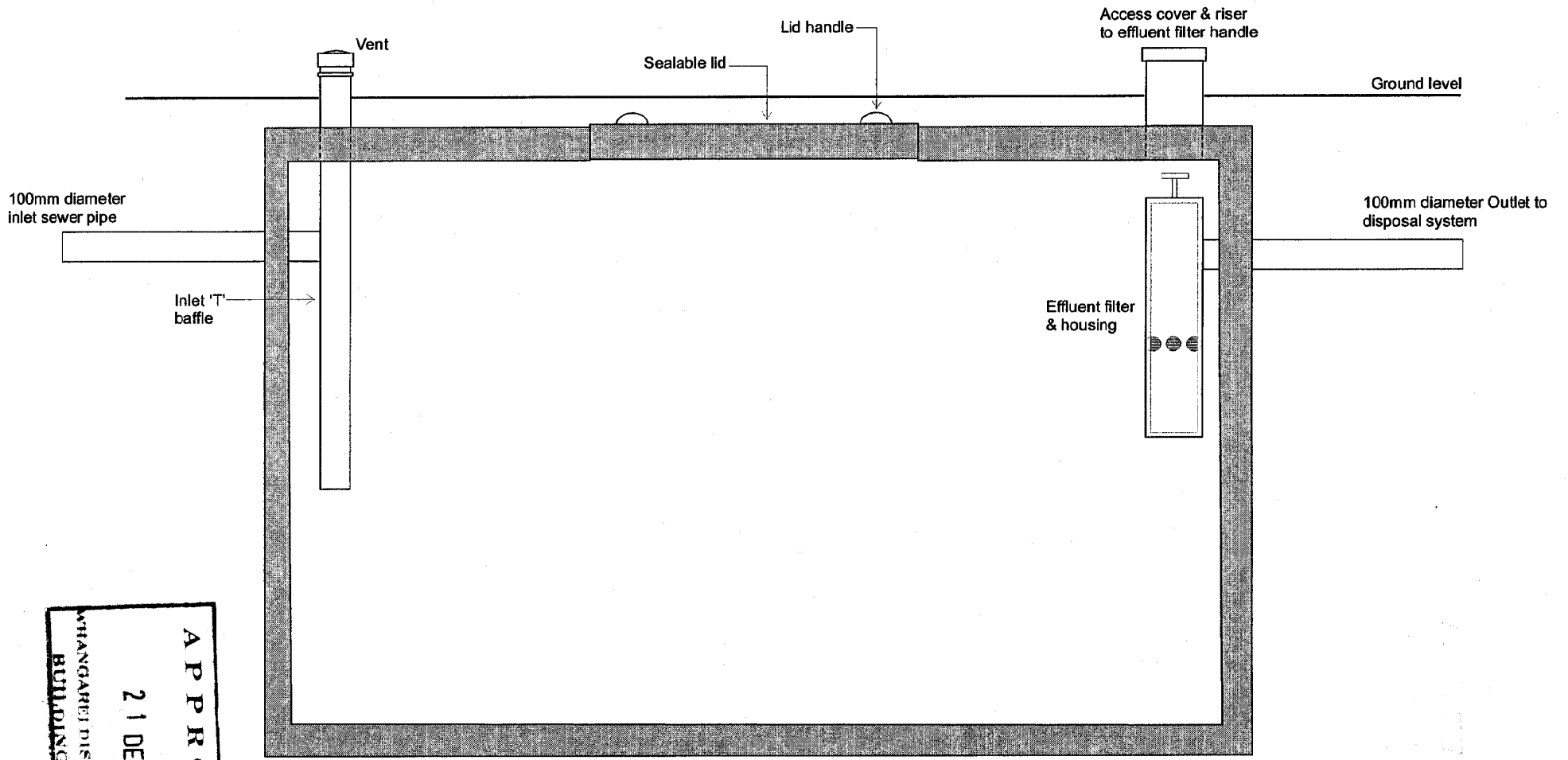
22m long by 3m wide
by 2m deep soakage pit



A minimum of 100% reserve area
is available on the property.

Existing swale drain

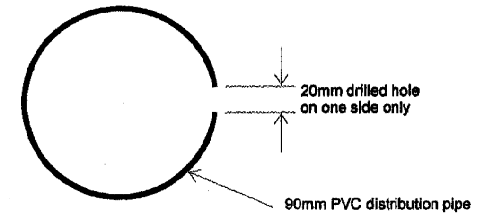
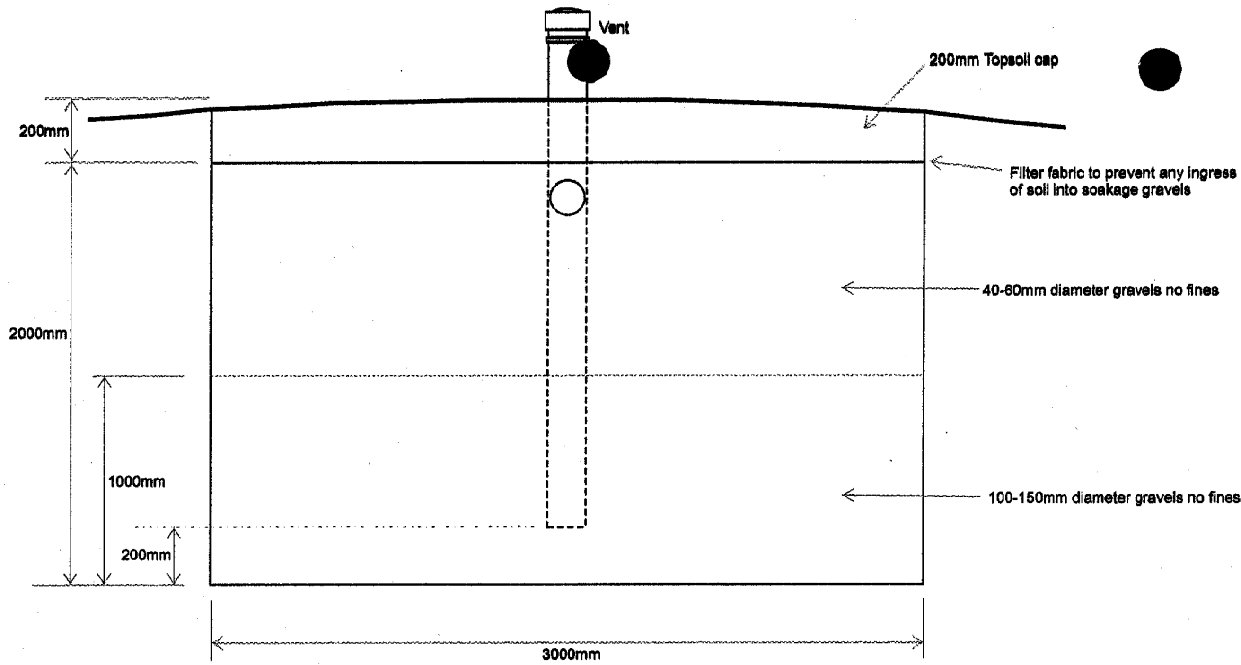
APPROVED
21 DEC 2007
 WHANGAREI DISTRICT COUNCIL
 BUILDING CONTROL



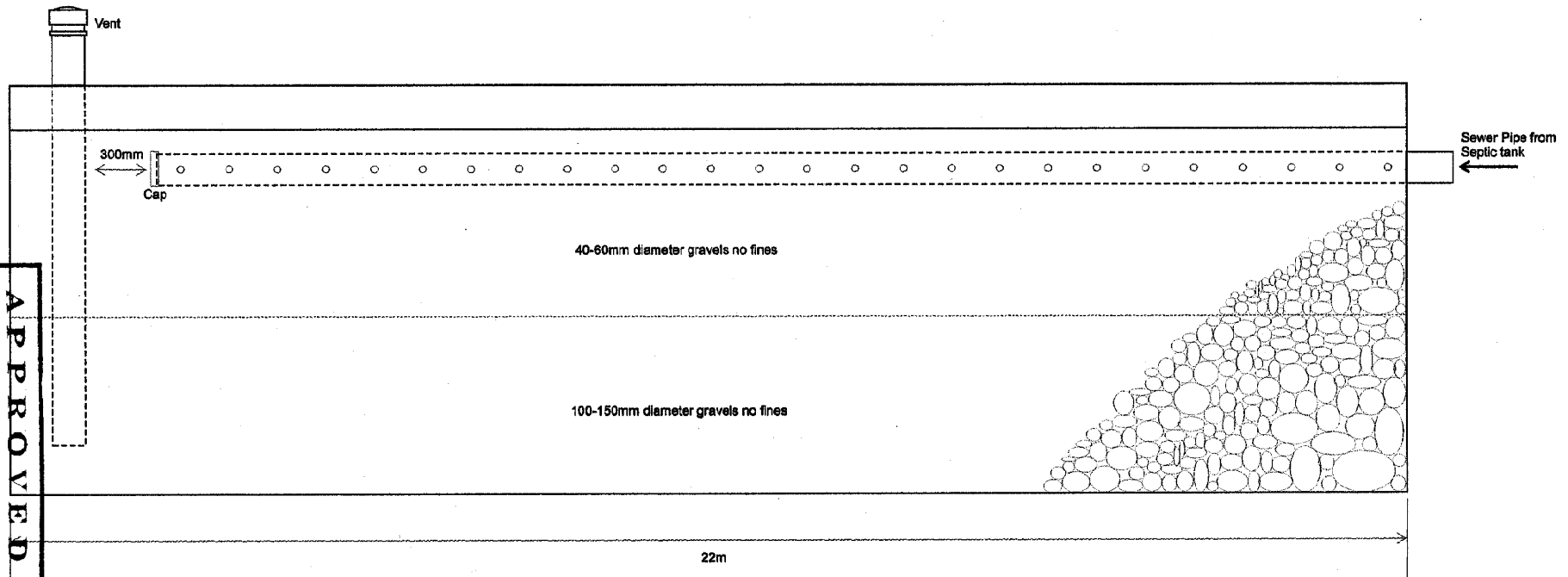
Pre-cast Septic tank component

SEPTIC TANK

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 21 DEC 2007
 WHANGAREI DISTRICT COUNCIL
 BUILDING CONTROL



Soakage Pit



APPROVED

21 DEC 2007

WHANGAREI DISTRICT COUNCIL

BUILDING CONTROL

Construction & Installation Requirements

1 Construction

- a) Use 4,500 litre septic tank and attach effluent filter to outlet. The filter will prevent suspended solids carryover into the disposal trenches.
- b) Typical dimensions of the pit shall be a minimum of 22.0m length by 3.0m width by 2.2m depth.
- c) An aggregate depth of 2.0m shall be used.
- d) Topsoil shall cover the aggregate which is first separated by a filter cloth. The topsoil depth shall be 200mm or to existing ground surface level, and extra topsoil shall be used to mound the top of the pit to allow for later settlement.
- e) Filter cloth is placed to prevent soil incursion into the distribution aggregate.
- f) Distribution aggregate shall be of suitable quality of 45 – 60mm with no fines. Preferably the aggregate should be washed first prior to placement.
- g) It is recommended or though not compulsory, to first fill half the pit with a larger aggregate such as 100-150 mm.

2 Installation

- a) All plumbing and drainage work shall be carried out under the direction of a registered plumber and drainlayer in accordance with AS/NZS 3500.2:2003, the Building Act 1991, the Building Regulations 1992 and Approved Documents, (in particular, Approved Document G13: Foul Water) and the relevant NZ Standards and legislation.
- b) All sanitary fixtures shall be connected using new pipe and fittings.
- c) All new pipes are to be rubber ring jointed (RRJ) UPVC sewer pipe. UPVC sewer pipe and fittings shall conform to NZS 7643: Unplasticised PVC Sewer and DrainPipe and Fittings, and AS/NZS 2032:2006 Installation of PVC Pipe Systems.
- d) All PVC pipework shall be laid and bedded in accordance with NZS 7643: Installation of UPVC Pipe Systems, and AS/NZS 2032:2006 Installation of PVC Pipe Systems.
- e) The minimum cover to pipes shall be 500mm for pipes laid in open country, and 600mm for pipes laid in driveways and similar areas subject to traffic loading.
- f) The presence of buried pipes shall be indicated using underground marking tape.
- g) Where it is not possible to obtain the specified cover, pipe protection shall be provided by unreinforced concrete slab.
- h) A 75 mm thickness of concrete shall be placed over the entire width of any trench requiring protection. The concrete shall have a minimum compressive strength of 17 MPa when tested after 28 days. The concrete shall be kept

A P P R O V E D

2 1 DEC 2007

**WHANGAREI DISTRICT COUNCIL
BUILDING CONTROL**

continuously damp or otherwise protected against rapid drying until the trench is backfilled.

- i) The preferred particle size for granular bedding material is 5 mm to 10 mm, with a maximum allowable particle size of 20 mm. GAP 7 or similar approved.
- j) Access points shall be installed to facilitate cleaning and the clearance of blockages in accordance with the Building Act 1991 and Approved Document G13: Foul Water. Such access points shall be constructed and positioned to prevent the ingress of ground water and tree roots.
- k) The new pit will contain 90 mm diameter perforated PVC stormwater pipe.
- l) The soakage pit shall be constructed by excavator/backhoe to minimise soil damage and compaction.
- m) The base of the soakage pit shall be level over its entire length.
- n) The bottom and sides of the pit shall be left with a rough open surface. Any smeared and/or compacted surfaces shall be removed with care.
- o) The 2000mm layer of drainage aggregate (clean hard gravel with no fines) shall be laid in the pit, to the elevation of the pipe invert. The drainage metal shall be levelled by hand, maintaining the same elevation throughout the pit.
- p) The PVC sewer pipe shall have one (1) 20 mm hole drilled on one straight line at 300 mm centres. The holes shall be drilled perpendicular to the pipe and not at an angle.
- q) The pipe shall be laid level with the perforations facing horizontally. The end of the pipe is to be capped.
- r) The pipe shall be surrounded with drainage aggregate to give 50-100 mm cover.
- s) The pit shall be backfilled with topsoil and gently compacted and re-grassed leaving the pit mounded for later settlement.

A P P R O V E D

21 DEC 2007

**WHANGAREI DISTRICT COUNCIL
BUILDING CONTROL**

Looking after the Effluent Treatment System

Avoid putting the following into the toilet, kitchen sink, bath, shower, or laundry:

- Sanitary pads or tampons, paper tissues, paper towels, disposable nappies, nappy liners, cigarettes, rags, or other materials
- Engine oils, hydrocarbons, cooking oils, fats, grease
- Compostable vegetable matter
- Acids, pesticides, medicines, paint, thinners or other materials which will kill the bacteria in the system
- Septic tank "cleaning chemicals"

- Use biodegradable detergents and cleaners
- Check detergents cleaners to see if they are suitable for use with an on-site biological treatment system
- Do scrape all your dishes to remove fats and food particles before washing
- Do shake sand and dirt from clothes before washing them
- Install water saving devices such as dual flush toilets

Protect the Disposal Field

- Do not allow vehicles or stock onto the disposal area
- Do not restrict access to the septic tank or distribution chamber
- Do not allow stormwater or groundwater to enter the septic tank or distribution chamber
- Do restrict access to any areas of land that have been especially planted as part of the land application area

Regular Maintenance

Clean the septic tank out regularly to remove solids (for standard households this should be every three years)

Refer also "Looking after your Household Sewerage System" published by the Northland Regional Council, or go to www.nrc.govt.nz

A P P R O V E D

21 DEC 2007

**WHANGAREI DISTRICT COUNCIL
BUILDING CONTROL**

Suitable plant species for effluent disposal areas

Shrubs and Trees

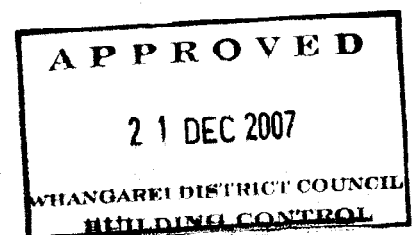
NZ blueberry/Turutu
Begonias
Canna Lily
Flax
Fuchsia
Geraniums
Koromiko
Philodendrons
Rangiora
Rhubarb
Astelia
Manuka
Taro
Banana sp.
Wheki
Kowhai
Swamp maire

Mamuku
Cyprus papyrus
Pukatea
Black Taro
Alocasia sp.
Coprosma sp
Hebe
Weeping Mapou
Pokaka
Cabbage tree
Lacebark
Ribbonwood
Poataniwha
Heketara
Poataniweta
Kohuhu

Grasses, Sedges and Rushes

Perennial ryegrass
Red clover
Yorkshire fog
Gahnia/Tupari maunga
Purei/Makura
Giant umbrella sedge
Toetoe

Sharp spike sedge
Oioi
Jointed twig sedge
Longwood tussock
Pukio
Hooksedge

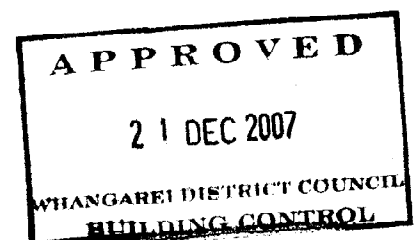


Limitation

Every effort by Gerald Lilley Contracting (NZ) Ltd. has been made to ensure the system is designed accordingly with the client's interests and property conditions.

This system has been designed in accordance with Australian/New Zealand Standard 1547:2000 "On-Site Domestic Wastewater Management" and On-site Wastewater Systems: Design and Management Manual (ARC TP58) 2004.

This report has been prepared solely for the client at their request, and/or the request of their agent, and contains information pertaining to the client's property and the design of an on-site effluent disposal system for that property. The information provided from Gerald Lilley Contracting (NZ) Ltd. is subject to copyright and reliance by other parties on the information and recommendations given in this report shall be at the parties' own risk.



Box 241

**Code Compliance Certificate: 104997
Section 95, Building Act 2004**



**WHANGAREI
DISTRICT COUNCIL**

Issued: 09 Jul 08

The Building

Street Address of building: 3 TULLAMORE (PVT), RD 9, WHANGAREI 0179

Legal Description of land where building is located:
LOT 2 DP 312200
LLP 106405

Building name: N/A

Location of building within site/block number:
N/A

Level/unit number: N/A

Current, lawfully established use: N/A

Year first constructed: N/A

The Owner

Name of owner: SHAUGHN HERNON & ANITA JAN VESEY
Mailing Address: 358 WESTERN HILLS DRIVE
WHANGAREI

Phone number: (Bus.) N/A
(Pvt.) 09 4381388

Mobile number: 0274 804428

Facsimile number: N/A

Email address: N/A

Website: N/A

Street address/registered office: 3 TULLAMORE (PVT)
RD 9
WHANGAREI 0179

First point of contact for communications with council/building consent authority:

Contact Person: HARRISON CONSTRUCTION LTD
Mailing Address: PO BOX 4126
KAMO
WHANGAREI 0131

*Creating the ultimate
living environment*

Forum North, Private Bag 9023
Whangarei 0140, New Zealand
Telephone: +64 9 430 4200
Facsimile: +64 9 438 7632
Email: mailroom@wdc.govt.nz
Website: www.wdc.govt.nz

Phone number: (Bus.) 09 4377636
(Pvt.) N/A
Mobile number: N/A
Facsimile number: 09 4377639
Email address: whangarei@goldenhomes.co.nz
Website: N/A

Building Work

NEW DWELLING

Building Consent number:

104997

Issued by:

WHANGAREI DISTRICT COUNCIL

Code Compliance

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

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

Council Charges

The Council's total charges payable on the uplifting of this code compliance certificate in accordance with the attached details are: \$0.00

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


Signature

BUILDING SUPPORT – CODE COMPLIANCE

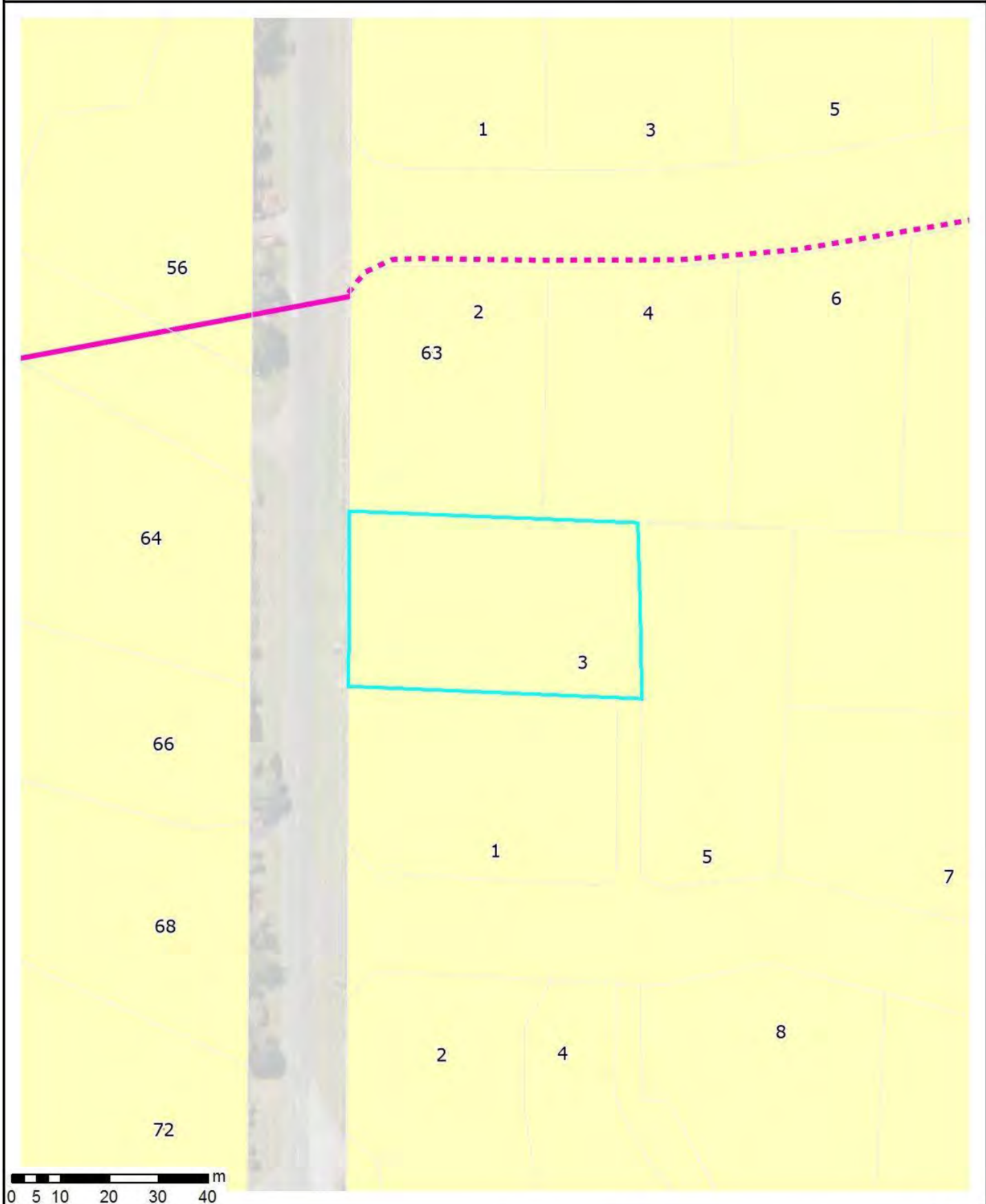
Position

On behalf of: WHANGAREI DISTRICT COUNCIL

Date: 09 Jul 2008

Code Compliance Certificate 104997

District Plan Appeals Version - Zones



0 5 10 20 30 40 m

Monday, August 29, 2022

Scale: 1:1,000



The information displayed is schematic only and serves as a guide.
It has been compiled from Whangarei District Council records and is made available in good faith but its accuracy or completeness is not guaranteed.
Cadastral Information has been derived from land Information New Zealand's (LINZ) Core Record System Database (CRS).
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District Plan Appeals Version – Map Legend

Zone Maps

	Northpower Critical Overhead Lines CEL		Future Urban Zone
	Northpower Critical Underground Lines CEL		Strategic Rural Industries Zone
	Multi Title Site		Fonterra Kauri Milk Processing SRIZ – Ancillary Irrigation Farms
	Rescue Helicopter Flight Path		Marsden Primary Centre
	Designation		Ruakaka Equine Zone
	Papakāinga <small>Rule PKA 1.5.1 indicative only, Maori Land Court data</small>		Neighbourhood Centre Zone
	Precincts and Development Areas		Local Centre Zone
	Large Lot Residential Zone		Commercial Zone
	Settlement Zone Residential Sub-Zone		Shopping Centre Zone
	Settlement Zone Centre Sub-Zone		Mixed Use Zone
	Settlement Zone Industry Sub-Zone		Waterfront Zone
	Low Density Residential Zone		City Centre Zone
	General Residential Zone		Light Industrial Zone
	Medium Density Residential Zone		Heavy Industrial Zone
	Rural Production Zone		Airport Zone
	Rural Lifestyle Zone		Hospital Zone
			Port Zone
			Development Area
			Open Space Zone
			Sport and Active Recreation Zone
			Natural Open Space Zone

Resource Areas Maps

	Notable Tree Overlay		Heritage Area Overlay
	Heritage Buildings, Sites & Objects		Flood Susceptible Areas
	Sites of Significance to Maori		Mining Hazard Area 1
	Runway		Mining Hazard Area 2
	Air Noise Boundary		Mining Hazard Area 3
	Outer Control Boundary		Fonterra Noise Control Boundary
	Esplanade Priority Area		Helicopter Hovering Area
	Coastal Hazard 1		QRA Quarrying Resource Area
	Coastal Hazard 2		QRA Mining Area
	Strategic Railway Line Protection Area		QRA Buffer Area
	Strategic Road Protection Area (indicative only)		QRA 500m Indicative Setback
	Indicative Road		Goat Control Areas
	Road Hierarchy		Coastal Area
	National		Outstanding Natural Feature
	Regional		Outstanding Natural Landscape
	Arterial		
	Primary Collector		
	Secondary Collector		
	Low Volume		
	Access		

Appeals

	NZTA and KiwiRail
	Kainga Ora
	Other

Coastal Areas Maps

	Coastal Area
	Outstanding Natural Character Area
	High Natural Character Area

All District Plan Maps

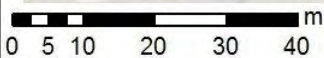
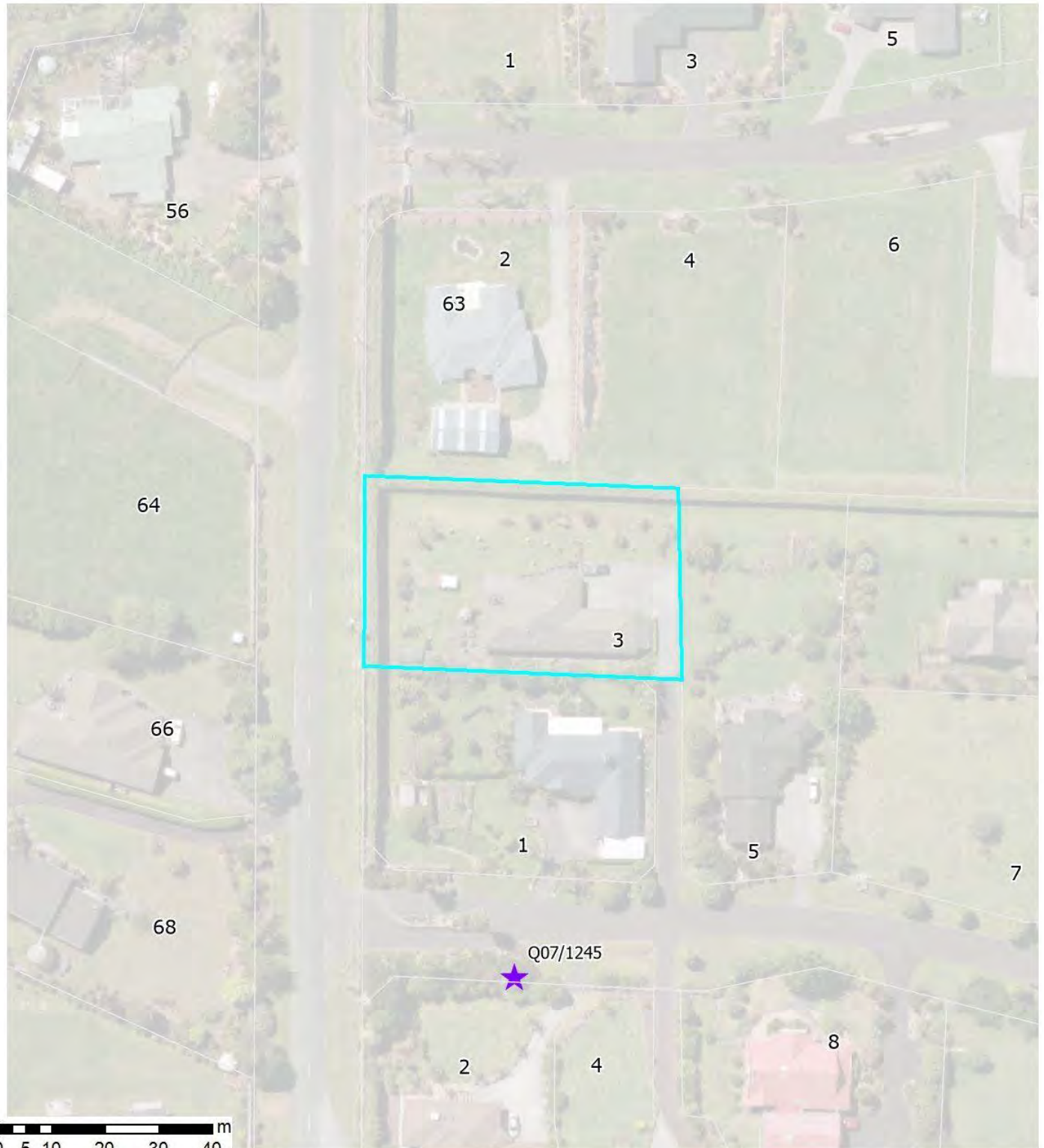
	Northpower Tower CEL-Cat1
	National Grid Tower
	Northpower Overhead Critical Line Cel-Cat1
	National Grid Line
	Coastline
	Coast, rivers and streams

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Archaeological and Historical Sites



- NZAA Site ★ Approved NZAA Site Accuracy Ngararatunua Overlay
- ★ Pending NZAA Site Area Heritage New Zealand

Monday, August 29, 2022

Scale: 1:1,000



An Archaeological site with a Purple, Approved star is a visited and GPS'd site to illustrate the accurate location and approximate size. A Red, Pending star is a site due to be visited. A square indicates an approximate position and size. The site may actually be larger than this and a site inspection should always be done to determine the existence or not of any archaeological feature. The absence of a plotted site in this map does not mean that there is none, only that the area may not have been inspected. The Historical Buildings data is sourced from Heritage NZ.

Area of agreement between Ngararatunua Marae and WDC: RMA 671/01: Indicative only boundary approximate

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