

2017

# Land Information Memorandum



■ **441 B Marychurch Road, Tauwhare**  
LOT 3 DP 335708 INT IN VARIOUS ESMTS

 [www.facebook.com/WaikatoDistrictCouncil](https://www.facebook.com/WaikatoDistrictCouncil) ■ 0800 492 452 ■ [www.waikatodistrict.govt.nz](http://www.waikatodistrict.govt.nz)

**Waikato**  
  
DISTRICT COUNCIL  
Te Kaunihera o Takivā o Wāikato

# Land Information

## Memorandum

In reply please quote: LIM0989/17  
If calling, please ask for: Susan Marr

### LOCAL GOVERNMENT OFFICIAL INFORMATION AND MEETINGS ACT 1987

The information supplied in this Land Information Memorandum is based on existing Waikato District Council records that may not be complete. The property has not been inspected or surveyed by the Council. It is the purchaser's responsibility to check the boundaries of the property.

It is assumed that any purchaser will search the certificate of title that is not held by the Council and will personally inspect the property and its surrounds. This information deals solely with the property named below, and does not disclose any relevant information that may affect adjacent properties.

It is the sole responsibility of any purchaser to ensure that the land is suitable for a particular purpose.

#### ► Property Details:

<b>Valuation Reference:</b>	04441/524.23
<b>Legal Description:</b>	LOT 3 DP 335708 INT IN VARIOUS ESMTS
<b>Area:</b>	1.3790 hectares more or less
<b>Property Location:</b>	441 B Marychurch Road TAUWHARE
<b>Owners:</b>	Christopher Noel Pyke, Vosper Trustees Limited, Elizabeth Anne McGuigan

#### ► Property Location:



Information regarding –

44A(2)

(c) information relating to any rates owing in relation to the land

► **Rates & Rating Valuation:**

Information regarding –

44A(2)(c) information relating to any rates owing in relation to the land

<b>Annual rates for 2016/2017</b>	<b>\$2,624.37</b>	<b>Balance Owing: \$0.00</b> <i>(Balance of 3rd instalment due 23 May 2017)</i>
<b>Value of Improvements</b>	<b>\$ 450,000.00</b>	
<b>Land Value</b>	<b>\$ 315,000.00</b>	
<b>Capital Value</b>	<b>\$ 765,000.00</b>	
<b>Date of Valuation</b>	<b>1 July 2014</b>	

**Valuation**

Properties in the Waikato District are re-valued every three years in accordance with the Rating and Valuations Act 1988.

Rates and 2011 and 2014 valuations can be viewed online using the Rating Information Database (RID) available on the Waikato District Council website at [www.waikatodc.govt.nz](http://www.waikatodc.govt.nz)  
<<http://www.waikatodc.govt.nz>>

**Current Rates**

A copy of the current 2016/2017 rates assessment is attached. The 2016/2017 rates are based on the new valuations dated 1 July 2014, which are shown in the table above.

If this property has been connected to any additional council services since the 1 July 2016 assessment, additional charges will be added in respect of this property in the following rating year.

*If you have any queries with regards to the 2016/17 rates, please contact a member of the rating team on 0800 492 452 or e-mail [rates@waidc.govt.nz](mailto:rates@waidc.govt.nz)*

**Rates Capital Value**

*Please note that the rates reflected on this LIM were calculated based on the capital value of the property as at 1 July of the current rating year. Any changes to the capital value of the property that have taken place since 1 July will be reflected in the rating charges for this property in the next rating year. Please contact a member of the rating team on 0800 492 452 if you require further clarification or have any questions.*

Information regarding –  
44A(2)

- (f) information relating to the use to which that land may be put and conditions attached to that use;
- (g) information which, in terms of any other Act, has been notified to the territorial authority by any statutory organisation having the power to classify land or buildings for any purpose;
- (h) any information which has been notified to the territorial authority by any network utility operator pursuant to the Building Act 1991 or the Building Act 2004

Under the Waikato District Plan the property is within the:

- Rural Zone
- Airport Obstacle Limitation Surface Policy Area
- Waikato River Catchment Policy Area

**Please refer to the Waikato District Plan or speak to a duty planner regarding specific requirements for development on properties within these areas.**

### Designations

This property is within close proximity (500m) to land that is designated for a particular purpose:

- L3 - Cambridge Branch Railway

For further information please refer to the planning maps attached and the Waikato District Plan, which is available to view on our website: [www.waikatodc.govt.nz](http://www.waikatodc.govt.nz) <<http://www.waikatodc.govt.nz>>

**For any restrictions of the use of the property please refer to the Certificate of Title.**

### ► Resource Consents:

Application No	Description	Decision
70 04 029	<b>SUBDIVISION CONSENT</b> - To create 3 additional lots	<b>GRANTED</b> 26 November 2003
LUC0382/06	<b>LAND USE CONSENT</b> - Construct a shed up to 9 metres into a 25 metre yard setback	<b>GRANTED</b> 06 June 2006

**Requisitions:** No known planning requisitions to date.

Planning rules relating to this property are contained in the Waikato District Plan and are not outlined in this LIM report. The Waikato District Plan is available to view on Council's website at [www.waikatodc.govt.nz](http://www.waikatodc.govt.nz).

Information regarding --

44A(2)

- (d) information concerning any consent, certificate, notice, order, or requisition affecting the land or any building on the land previously issued by the territorial authority (whether under the Building Act 1991, the Building Act 2004, or any other Act);
- (e) information concerning any certificate issued by a building certifier pursuant to the Building Act 1991 or the Building Act 2004;
- (ea) information notified to the territorial authority under section 124 of the Weathertight Homes Resolution Services Act 2006;

*It is recommended that a potential purchaser engage a building consultant to complete a pre-purchase inspection of buildings. Irrespective of code of compliance, structures are subject to deterioration over time and works may have been undertaken without building consent. If requested and supplied, a copy of this may be filed on council records for future references and Land Information Memoranda.*

Architects and designers require wind & earthquake information to establish bracing requirements for building development.

### ► Building Consents/Permits:

Number	Description	Consent/Permit issued date	CCC Issued/ Completed Date
BLD0457/06	Dwelling	17 October 2005	12 December 2008
BLD1477/06	Erect 3 bay garage	22 June 2006	02 September 2008

**Requisitions:** No known building requisitions to date.

Information regarding --

44A(2)

- (ba) any information that has been notified to the territorial authority by a drinking-water supplier under section 69ZH of the Health Act 1956;
- (bb) information on—
  - (i) whether the land is supplied with drinking water and if so, whether the supplier is the owner of the land or a networked supplier;
  - (ii) if the land is supplied with drinking water by a networked supplier, any conditions that are applicable to that supply;
  - (iii) if the land is supplied with water by the owner of the land, any information the territorial authority has about the supply;

Council rate records indicate that the property is connected to the Southern Districts RURAL water supply and charged an annual targeted rate for domestic water supply.

The property is on a metered water supply and being charged on a volume basis for water supply.

*Please contact the Customer Delivery Department at the Waikato District Council to arrange a final water meter reading prior to sale settlement.*

### ■ Drinking Water (potable water supply)

The property is connected to the Southern Districts rural water supply. Council's rural water supply systems are a restricted trickle feed of 1.8m<sup>3</sup> per day. Owners are required to provide their own water storage tank with a minimum capacity of 48 hours storage, if the tank is connected to stormwater downpipes the water quality is the owner's responsibility.

The construction of a bore for the taking of ground water requires consent from the Waikato Regional Council, for further information contact Waikato Regional Council.

Information regarding –

44A(2)

(b) information on private and public stormwater and sewerage drains as shown in the territorial authority's records:

### ■ Wastewater

The property is located outside an area currently served by a community system for wastewater disposal.

#### **Existing System**

The property has an existing on-site wastewater disposal system. Wastewater disposal systems are sized in relation to the number of bedrooms of a dwelling and the potential occupancy.

Future building works that include additional bedrooms will require an assessment from an engineer or other suitably qualified person approved by the Council, of whether the existing on-site effluent treatment system is capable of adequately treating and disposing of the increased loadings. If upgrades are required, these shall be designed, supervised and certified by an engineer or other suitably qualified person to comply with AS/NZS 1547:2012 and the Waikato Regional Plan.

It is recommended that potential purchasers engage a contractor to inspect the septic tank prior to settlement. The Waikato District Council does not maintain or monitor private wastewater disposal systems and NZ standards indicate a septic tank should be cleaned / emptied every 3 years.

### ■ Stormwater

The property is located outside an area currently served by a community system for stormwater or land drainage disposal.

For any new development, Onsite Stormwater Disposal will be required under the Waikato District Plan & Waikato Regional Plan prior to connection to any public stormwater network or drains.

For further Information please contact a Project Information Officer at the Waikato District Council.

Information regarding –

44A(2)

- (a) 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—
- (i) is known to the territorial authority; but
  - (ii) is not apparent from the district scheme under the Town and Country Planning Act 1977 or a district plan under the Resource Management Act 1991;

### **LRI (Us)**

New Zealand Land Resource Inventory Maps indicate that the soils in this area may have poor bearing capacity for building foundations due to **Unconsolidated Sediments**

A geotechnical engineer may be required to investigate ground or sub-soil conditions to establish any specific requirements for building development.

### **Geotechnical Report Available**

- *Attached for your information is a copy of the Soil Investigation Report by Ranjit Wanigasekera Ltd, dated 07 September 2005; this was prepared as part of the building application to construct a dwelling.*

**Under section 71-74 of the Building Act 2004, upon application for a building consent applicants must demonstrate that any proposed building work will be protected from hazards.**



## ■ Additional Information

Information regarding –

44A(3) in addition to the information provided for under subsection (2), a territorial authority may provide in the memorandum such other information concerning the land as the authority considers, at its discretion, to be relevant.

### ■ Health

There are no outstanding Notices or Orders under the Health Act 1956 and related legislation in respect of the property.

### ■ Refuse

Waikato District Council's goal is to work towards a 'zero waste' target. On 1 July 2016 we introduced a pre-paid service to our refuse and recycling to help Waikato residents reduce the volume of waste they send to landfill. Less waste will save us all more in the long-run.

There are Waikato District Transfer Stations in Huntly, Te Kauwhata and Raglan.

Refuse & Recycling Service Collection day for this property is **Thursday**

For further information please see <https://www.waikatodistrict.govt.nz/services-facilities/refuse-and-recycling>

The property is on a domestic refuse collection route. For further information please contact the Council's Community Assets Operations Manager.

### ■ Utilities

The Waikato District Council does not hold records concerning utility systems it does not administer. For information concerning state highways (administered by NZ Transport Agency), electricity, telephone or gas, the relevant network operator should be contacted.

Yours faithfully



Susan Marr  
**Land Information Officer**

Christopher Noel Pyke &  
 Elizabeth Anne McGuigan & 1 other...

**Property Number** 2007871  
**Rateable Value** \$765,000

*For queries relating to this rates assessment please quote the property number shown above when calling.*

\*L000502\*

\*2090007

**Property details for this rate assessment are as follows:**

<b>Valuation Roll No</b>	04441/524.23	<b>Property Location</b>	441 B Marychurch Road TAUWHARE		
<b>Capital Value</b>	\$765,000	<b>Improvement Value</b>	\$450,000	<b>Land Value</b>	\$315,000
				<b>Area</b>	1.379000 ha
<b>Legal Description</b>	LOT 3 DP 335708 INT IN VARIOUS ESMTS				

**PLEASE NOTE: THIS IS NOT AN ACCOUNT FOR PAYMENT - YOU WILL BE INVOICED SEPARATELY.**

Description of Rate	Matters for differentiation and Targeted Rate funding	Targeted Rate Factor	Factor Applicable	Charge per Factor	Amount
General Rate		rateable value	765,000	0.0023825	\$1,822.61
Uniform Annual General Charge (UAGC)		fixed charge	1	442.33	\$442.33
Southern Districts Water Supply	connected to Southern Districts supply	per metered connection	1	207.60	\$207.60
District Refuse	collection service available	per SUIP <sup>2</sup>	1	127.83	\$127.83
Matangi Community Centre	residential and within Matangi Community Centre area	per SUIP <sup>2</sup>	1	24.00	\$24.00
<b>Total rates assessed</b>					\$2,624.37
<b>Total rates remitted</b>					\$0.00
<b>Total rates payable</b>					\$2,624.37
<b>Rates balance as at 30 June 2016</b>					\$0.00
<b>Balance of year's rates to be paid</b>					\$2,624.37

**(All figures include GST)**

**Notes**

- <sup>1</sup> Capital Value includes land and improvements
- <sup>2</sup> Differential categories are further defined in the funding impact statement adopted as part of the Long Term Plan
- \* SUIP - Separately Used or Inhabited Part of a property or building

## Functions funded by rates

### General rate

The general rate funds a portion of the democracy, community services, infrastructural and regulatory functions that are shown on the table below.

### Uniform annual general charge (UAGC)

The uniform annual general charge funds a portion of the democracy, community services and regulatory functions that are people related and are shown on the table below.

### Community facility targeted rate

The community facility rate funds the maintenance and operation of halls and community centres within defined rating areas.

### Capital works contributions

The capital works contribution has been set for the purpose of covering the capital cost and interest charges of works not met by lump sum contributions for the projects.

### Water targeted rate

The water rate funds the supply of water to properties that receive, or are capable of receiving a water supply.

### Wastewater targeted rate

The wastewater rate funds sewage disposal for properties that are connected or able to be connected to the wastewater network.

### Urban stormwater targeted rate

The urban stormwater rate funds the collection and disposal of stormwater within defined rating areas.

### Refuse targeted rate

The refuse collection rate funds the costs of household refuse collection, recycling and disposal within defined rating areas.

Further information on the rationale for funding these functions in this way can be found in the Waikato District Council's Revenue and Financing Policy, copies of which can be obtained from any Waikato District Council Office.

<b>Breakdown of General Rate and Uniform Annual General Charge (UAGC) Applicable to This Rating Unit</b>		
	<b>General Rate \$</b>	<b>UAGC \$</b>
Lifestyle	\$264.83	\$125.89
Area Offices and Other Properties	\$154.19	\$73.29
Corporate and Council Leadership	\$167.68	\$79.75
Grants and Donations	\$26.06	\$12.39
Parks and Green Spaces	\$317.68	\$151.01
Transport	\$853.35	\$0.00
Refuse	\$17.86	\$0.00
Water Management	\$20.96	\$0.00
	<b>\$1,822.61</b>	<b>\$442.33</b>

The supply of water, collection/treatment of wastewater and draining of stormwater are all essential services for the community's ongoing health and well-being, and contribute to the Healthy and Sustainable Community Outcomes. Expenditure from general rates and uniform annual general charges is for scoping new projects, asset management planning, developing policies and to contra the rates levied on these assets.



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



**Search Copy**

**Identifier** 146382  
**Land Registration District** South Auckland  
**Date Issued** 26 November 2004

**Prior References**  
SA54D/553

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**Estate** Fee Simple  
**Area** 1.3790 hectares more or less  
**Legal Description** Lot 3 Deposited Plan 335708

**Proprietors**

Elizabeth Anne McGuigan, Christopher Noel Pyke and Vosper Trustees Limited as to a 1/2 share  
Christopher Noel Pyke, Elizabeth Anne McGuigan and Vosper Trustees Limited as to a 1/2 share

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**Interests**

Subject to Section 59 Land Act 1948

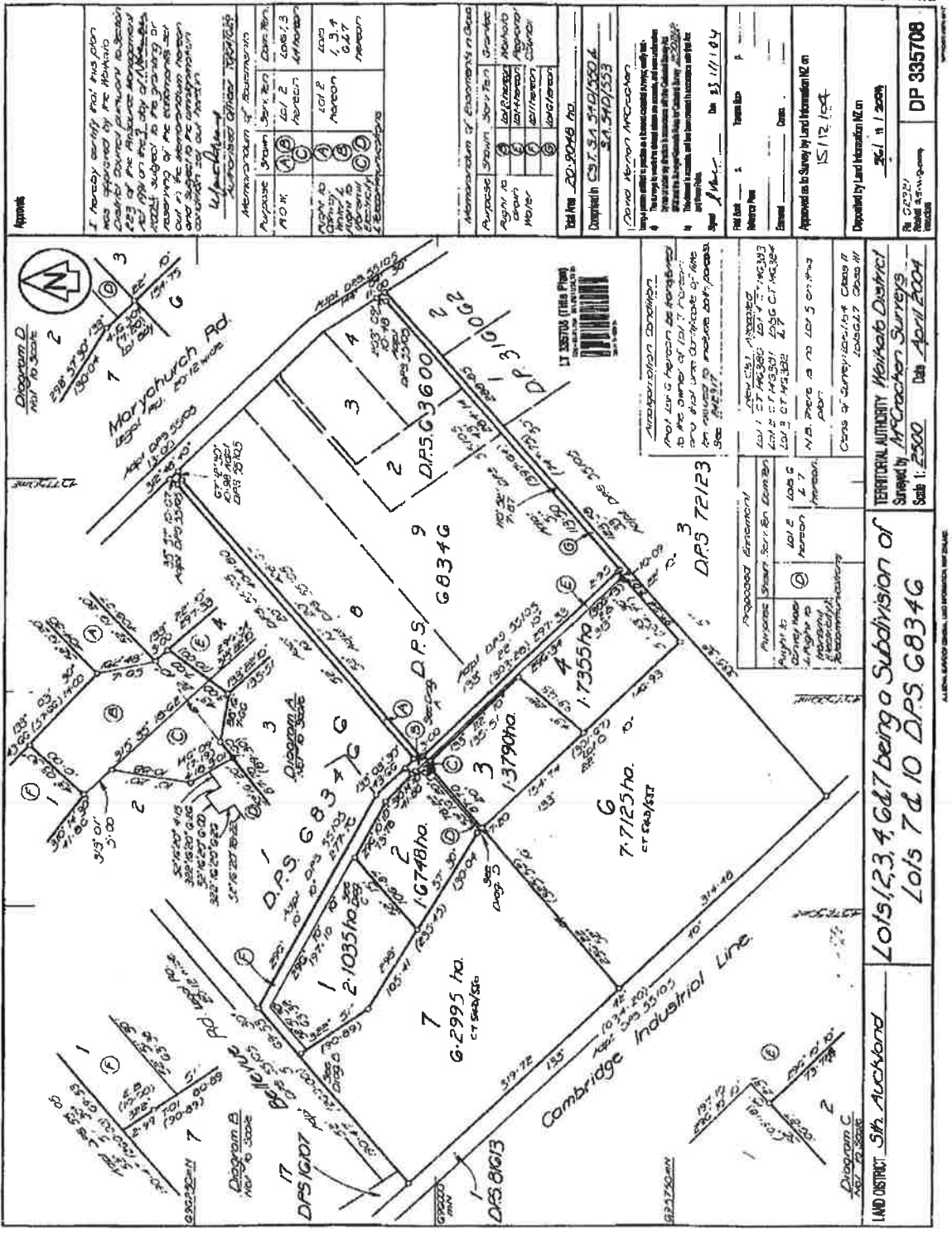
Appurtenant hereto is a right of way, right to convey water, right to transmit electricity and telecommunications created by Easement Instrument 6229532.8 - 26.11.2004 at 9:00 am

The easements created by Easement Instrument 6229532.8 are subject to Section 243 (a) Resource Management Act 1991

Land Covenant in Transfer 6334568.2 - 4.3.2005 at 9:00 am

Fencing Covenant in Transfer 6334568.2 - 4.3.2005 at 9:00 am

10518770.3 Mortgage to Westpac New Zealand Limited - 5.8.2016 at 4:42 pm



**Approx**  
 I hereby certify that this plan was approved by the Honorable Minister of Lands and Forestry on the 23rd day of November, 1950, in pursuance of the powers conferred upon me by section 2 of the Land Act, 1926, in relation to the subdivision of the land hereinafter described into lots, and subject to the conditions and provisions set forth in this plan.  
 W. J. McCreachon  
 Surveyor General  
 Honorable Minister of Lands and Forestry

Purpose: Subdivision of 20.9049 ha. into 10 lots.  
 Date: 23/11/50

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Purpose: Subdivision of 20.9049 ha. into 10 lots.  
 Date: 23/11/50

Approved by Surveyor General on 23/11/50  
 Deposited by Land Information NZ on 26/11/2020

DP 335708

**LAND DISTRICT: 5th Auckland**

**Subdivision of**

**Lots 1, 2, 3, 4, 6 & 7 being a Subdivision of**

**Lots 7 & 10 D.P.S. G 8834 G**

Surveyed by **McCreachon Surveys**  
 Scale: 1:2500 Date: April 2004

Transaction Id  
 Client Reference aboutrean001

Approved by Registrar-General of Land under No. 2002/1026  
TRANSFER instrument  
Section 90, Land Transfer Act 1952

T 6334568.2 Transfer

Copy - 01/01, Page - 006, 03/03/06, 16:52



Land Registration District

SOUTH AUCKLAND

Unique Identifier(s)      All or Part      Area and legal description - *Insert only when part or Stratum, CT Or CT(s)*

146382

ALL

Transferor

Sumames must be underlined

JONATHON MARK DRYLAND AND GAIL LORRAINE DRYLAND

Transferee

Sumames must be underlined

Elizabeth Anne MCGUIGAN, Christopher Noel PYKE and Vosper Trustees Limited ( $\frac{1}{3}$  share) and Christopher Noel PYKE, Elizabeth Anne MCGUIGAN and Vosper Trustees Limited ( $\frac{1}{3}$  share)

Estate or interest to be transferred, or easement(s) or profit(s) a prendre to be created  
State if fencing covenant imposed.

Fee simple subject to the covenants annexed hereto on pages 1-5

Operative Clause

The Transferor transfers to the Transferee the above estate or interest in the land in the above Certificate(s) of title or computer register(s) and, if an easement or profit a prendre is described above, that Easement or profit a prendre is granted or created.

Dated this 25<sup>th</sup> day of February 2005

\* Continued on annexure schedule

Attestation (If the transferee or grantee is to execute this transfer, include the attestation in an Annexure Schedule)

Signed in my presence by the Transferor  
Signature of Witness

Witness to complete in BLOCK letters below  
(unless typewritten or legibly stamped)

Witness name PAUL CLARK  
Occupation SOLICITOR  
HAMILTON

Address

Signature, or common seal of  
Transferor

Certified correct for the purposes of the Land Transfer Act 1952

27  
850

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Lot 3

Annexure Schedule

Insert type of instrument  
"Mortgage", "Transfer", "Lease" etc

Transfer

Dated 25 February 2005

Page 2 of 6 pages

(Continue in additional Annexure Schedule, if required.)

WHEREAS the transferor as the registered proprietor of all the land formerly contained in Certificate of Title SA 54D/1550 and SA 54D/1553 subdivided that land into residential lots in the manner shown and defined on Deposited Plan 335708.

AND WHEREAS it is the intention of the transferor to create for the benefit of the land set out in the First Schedule (hereinafter referred to as the "Dominant Lots") the land covenant set out in the Second Schedule over the land in Certificate of Title 146380 (hereinafter called the "Servient Lot")

146382

TO THE INTENT that the Servient Lot shall be bound by the stipulations and restrictions contained in the Second Schedule and that the owners and occupiers for the time being of the Dominant Lots may enforce the observance of such stipulations and restrictions against the owners for the time being of the Servient Lot AND AS INCIDENTAL to the transfer of the fee simple so as to bind the Servient Lot and for the benefit of the respective Dominant Lots the transferee

DOES HEREBY COVENANT AND AGREE in the manner set out in the Second Schedule hereto so that the covenants run with the Servient Lot for the respective Dominant Lots as described in the First Schedule

PROVIDED ALWAYS THAT THE Transferee shall as regards the said covenants and restrictions be liable only in respect of the breaches thereof which occur while they shall be the registered proprietor of the Servient Lot or any part thereof in respect of which any breach shall occur

FIRST SCHEDULE

Lot	Plan Number	Certificate of Title
1	335708	146380
2	335708	146381
4	335708	146383
6 & 7	335708	146384

(excluding the land transferred herein)

4

SECOND SCHEDULE

The parties acknowledge and agree that the property is part of a development which is intended to be a well designed rural subdivision and that it is desirable that supervision and control be exercised for the protection and in the interests of the owners of all the lots in the subdivision. In recognition of these objects the purchaser of his/her/its lot and for the benefit of all other rural lots comprised in the

If this Annexure Schedule is used as an expansion of an instrument, all signing parties and either their witnesses or solicitors must sign or initial in this box.

Handwritten signatures and initials in the signing box.

**Annexure Schedule**

Insert type of instrument  
"Mortgage", "Transfer", "Lease" etc

Transfer

Dated 25 February 2005.

Page 3 of 6 pages

(Continue in additional Annexure Schedule, if required.)

subdivision hereby agrees with the vendor and will covenant whether by deed, transfer or otherwise as required with the vendor or such other person or persons as are nominated by the vendor (including its successors in title) for the purchaser and his/her/its assigns and successors in title in relation to the property as follows;

1. Not erect construct or place on the property nor allow to be erected constructed or placed on the property any dwelling house which is not a new residential dwelling house.
2. Not erect a house with a floor area of less than 150m<sup>2</sup>, exclusive of garage, carport, decking, verandas, roof overhangs and other accessory buildings.
3. Not construct any building with the exterior, non glazed cladding, being other than a minimum of 70% of cladding comprised of the following materials;
  - (a) Kiln fired or concrete brick;
  - (b) Stucco textured finish;
  - (c) Stone;
  - (d) Zinc aluminium or such pre finished surfaces as may be incorporated in an architectural design;
  - (e) Timber weather boards or pre finished metal weather boards bonded to solid timber boards having a maximum finished width not exceeding 180mm;
  - (f) Any exterior finish in the form of flat cladding, concrete block, poured concrete or similar shall have the surface textured in solid plaster or similar approved texture covering system so as to fully cover the base material.;
  - (g) Any other exterior cladding that the vendor may allow provided it is of a comparable standard and quality to those claddings described above;
  - (h) Where the dwelling house has more than a single level (excluding garage, carport, decks and split levels) the minimum of 70% of the non glazed exterior cladding may be reduced to 65% provided the non specific cladding is predominately used in cladding the upper levels.
4. Not use any metal clad roof that has not been factory pre-painted (colour steel) or pre-finished (zinc aluminium).
5. Not to erect any dwelling house without a minimum of at least one valley in the roof line.
6. Not to permit the construction of a dwelling house on the property to take more than a period of twelve months from the date when footings are commenced to completion. For the purpose of this clause "completion" involves all exterior finishing including painting if required.

If this Annexure Schedule is used as an expansion of an instrument, all signing parties and either their witnesses or solicitors must sign or initial in this box.





Insert type of instrument  
"Mortgage", "Transfer", "Lease" etc

Transfer

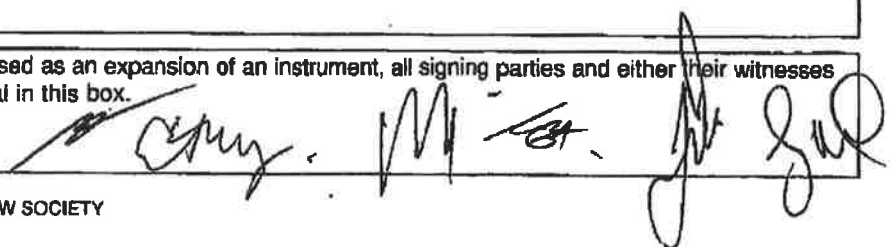
Dated 25 February 2005

Page 4 of 6 pages

(Continue in additional Annexure Schedule, if required.)

- machinery or any vehicle of a commercial or recreational nature unless garaged or screened from adjacent properties so as to preserve the amenities of the neighbourhood.
8. Not erect any fence constructed of corrugated iron or other solid metal products.
9. Not to permit the growth of thistle, ragwort or any other noxious weeds.
10. Not to permit the keeping of pigs, donkeys or poultry or more than two (2) dogs on the property PROVIDED THAT the keeping of not more than ten (10) domestic hens shall not be a breach of this covenant. For the purpose of this clause the expression "hens" shall not include roosters.
11. Not permit or allow motor vehicle / motorcycle recreation or other obnoxious noisome activity on the property other than for agricultural or horticultural purposes.
12. Not to permit any manufacturing or commercial activities to take place on the property of a non agricultural or horticultural nature.
13. Not to permit the erection of tunnel houses or glass houses other than for domestic consumption on the property.
14. Not to permit or suffer the removal of soil or sand from the Lot except as shall be necessary for the construction of the buildings and driveways.
15. Not to call upon the Transferor to erect or contribute towards the cost of erection or repair of any boundary fences or dividing fences between the property herein and any other property owned by the Transferor, but this provision shall not enure for the benefit of any subsequent Registered Proprietor of the said property.

If this Annexure Schedule is used as an expansion of an instrument, all signing parties and either their witnesses or solicitors must sign or initial in this box.



**Annexure Schedule**

Insert type of instrument  
"Mortgage", "Transfer", "Lease" etc

Transfer

Dated

25 February 2005.

Page

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of

6

pages

(Continue in additional Annexure Schedule, if required.)

**PROVIDED AND IT IS FURTHER AGREED AND ACKNOWLEDGED THAT:**

1. The above protective covenants shall run with the land and shall at the discretion of the Transferor be incorporated in any memorandum of transfer to the Registered Proprietor or, in the alternative, may be added to the title to the Lot by the Transferor prior to the issue of title. If the Registered Proprietor shall transfer, assign or otherwise dispose of the Registered Proprietor's interest in the Lot to a second Registered Proprietor, then the Registered Proprietor shall make such transfer, assignment or disposition subject to the provisions of the above covenants and shall procure from the second Registered Proprietor a deed of covenant in favour of the Transferor whereby such second Registered Proprietor undertakes to fulfil the Registered Proprietor's obligations in respect of the above covenants.
2. Acknowledging that the value of the area of the subdivision will be affected by the standard of buildings erected on the property and by failure to comply with the covenants contained in this transfer the Registered Proprietor covenants for the Registered Proprietor personally and the Registered Proprietor's executors, administrators and assigns that should the Registered Proprietor fail to comply with, observe, perform, or complete any of the covenants contained in this transfer, then without prejudice to any other liability the Registered Proprietor may hand to the transferor, including the vendor of any lot in the transferor's subdivisional plan the Registered Proprietor will:
  - (a) Pay to the transferor as liquidated damages the sum of **TWENTY THOUSAND DOLLARS (\$20,000.00)** or a sum equal to 20 per centum of the cost of the erection of the dwelling house whichever sum is the larger immediately upon receipt of a written demand for payment from the transferor or the transferor's solicitors; and
  - (b) Shall permanently remove or cause to be permanently removed from the property any improvement or structure so erected or repaired or other cause of any breach or non-observance of the foregoing covenants.
3. The Registered Proprietor shall only have any liability hereunder while the Registered Proprietor is a Registered Proprietor of the property.
4. In any instance of default under the second schedule the remedying of such default within one month of notice in writing requiring the removal of such cause of default and the payment by the defaulting party of all reasonable legal costs and other expenses incurred by the party enforcing the said covenants shall avoid the payment of the penal sum prescribed by clause 3(a) above **PROVIDED THAT** this waiver shall not apply in respect of any subsequent default of a similar nature.

If this Annexure Schedule is used as an expansion of an instrument, all signing parties and either their witnesses or solicitors must sign or initial in this box.


Handwritten signatures of the parties and witnesses, including a signature that appears to be 'G. Jay' and several other illegible signatures.

### Annexure Schedule

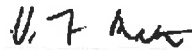
Insert below:-  
"Mortgage", "Transfer", "Lease" etc.

Transfer dated 25/2/05 page 6 of 6 pages

Attestation Continued...



Signed in my presence by the Transferee  
Signature of Witness:



Witness to complete in BLOCK letters

Witness name: **V.F. Mathieson**  
Occupation: **Legal Executive**  
Address: **Cambridge**

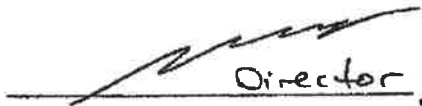


Signed in my presence by the Transferee  
Signature of Witness:

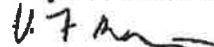


Witness to complete in BLOCK letters

Witness name: **V.F. Mathieson**  
Occupation: **Legal Executive**  
Address: **Cambridge**

  
Director

Signed in my presence by the Transferee  
Signature of Witness:



Witness to complete in BLOCK letters

Witness name: **V.F. Mathieson**  
Occupation: **Legal Executive**  
Address: **Cambridge**

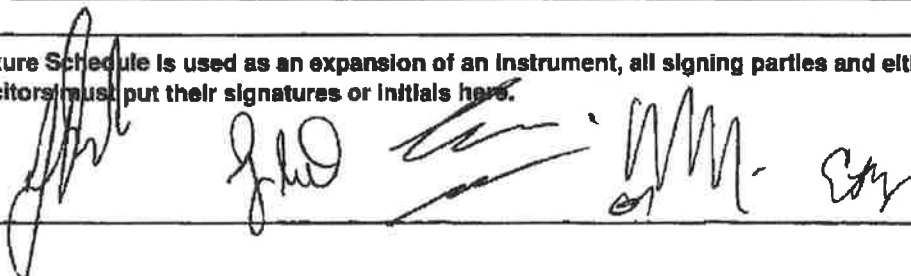
\_\_\_\_\_

Signed in my presence by the Transferee  
Signature of Witness:

Witness to complete in BLOCK letters

Witness name:  
Occupation:  
Address:

If this Annexure Schedule is used as an expansion of an instrument, all signing parties and either their witnesses or their solicitors must put their signatures or initials here.



Approved by Registrar-General of Land under No. 2002/6055

**Easement instrument to grant easement or profit à prendre, or create land covenant**  
Sections 90A and 90F, Land Transfer Act 1952

**EI 6229532.8 Easement I**

Cpy - 01/01, Pgs - 003, 18/12/04, 14:22



DocID 61000108

Land registration district

South Auckland

Grantor

Surname(s) *n*

Gail Lorraine Dryland & Jonathon Mark Dryland

Grantee

Surname(s) must be underlined.

Gail Lorraine Dryland & Jonathon Mark Dryland

Grant\* of easement or profit à prendre or creation or covenant

The Grantor, being the registered proprietor of the servient tenement(s) set out in Schedule A, grants to the Grantee (and, if so stated, in gross) the easement(s) or profit(s) à prendre set out in Schedule A, or creates the covenant(s) set out in Schedule A, with the rights and powers or provisions set out in the Annexure Schedule(s).

Dated this 8<sup>th</sup> day of October 2004

Attestation

	Signed in my presence by the Grantor
Signature [common seal] of Grantor	Signature of witness
	Witness to complete in BLOCK letters (unless legibly printed)
	Witness name AVA. D THOMSEN LEGAL EXECUTIVE HAMILTON
	Occupation
	Address

	Signed in my presence by the Grantee
Signature [common seal] of Grantee	Signature of witness
	Witness to complete in BLOCK letters (unless legibly printed)
	Witness name AVA. D THOMSEN LEGAL EXECUTIVE HAMILTON
	Occupation
	Address

Certified correct for the purposes of the Land Transfer Act 1952.

[Solicitor for] the Grantee

\*If the consent of any person is required for the grant, the specified consent form must be used

REF: 7003 - AUCKLAND DISTRICT LAW SOCIETY

**Annexure Schedule 1**

Easement instrument

Dated 8 October, 2004

Page 1 of 2 pages

**Schedule A**

(Continue in additional Annexure Schedule if required.)

Purpose (nature and extent) of easement, profit, or covenant	Shown (plan reference)	Servient tenement (Identifier/CT)	Dominant tenement (Identifier/CT or in gross)
Right of way	A, B & C	Lot 2 IP 335708 146381	Lots 1, 3 & 4 IP 335708 146380 & 146382 & 14683
Right to convey water Right to transmit electricity & telecommunications	A, B & C + D	Lot 2 IP 335708 146381	Lots 1, 3 & 4 IP 335708 146380 146382 146383
Right to convey water Right to transmit electricity & telecommunications	A, B & C + D	Lot 2 IP 335708 146381	Lots 6 & 7 IP 335708 146384
Right to take & convey water & rights to transmit electricity & telecommunications	D	Lot 2 IP 335708 146381	Lots 6 & 7 IP 335708 146384

**Easements or profits à prendre rights and powers (including terms, covenants, and conditions)**

Delete phrases in [ ] and insert memorandum number as required.  
Continue in additional Annexure Schedule if required.

Unless otherwise provided below, the rights and powers implied in specific classes of easement are those prescribed by the Land Transfer Regulations 2002 and/or the Ninth Schedule of the Property Law Act 1952.

The implied rights and powers are [varied] [negated] [added to] or [substituted] by:

[Memorandum number \_\_\_\_\_, registered under section 155A of the Land Transfer Act 1952].

[the provisions set out in Annexure Schedule 2].

**Covenant provisions**

Delete phrases in [ ] and insert memorandum number as required.  
Continue in additional Annexure Schedule if required.

The provisions applying to the specified covenants are those set out in:

[Memorandum number \_\_\_\_\_, registered under section 155A of the Land Transfer Act 1952]

[Annexure Schedule 2].

All signing parties and either their witnesses or solicitors must sign or initial in this box

*[Handwritten signatures and initials]*

**Annexure Schedule 2**

Insert below:-  
"Mortgage", "Transfer", "Lease" etc.

**EASEMENT CERTIFICATE**

dated

**8 October, 2004**

page

**2**

of

**2**

pages

**CONTINUATION OF RIGHTS AND POWERS**

**RIGHT TO CONVEY WATER**

The same rights and powers as set out in paragraph 3 of the Fourth Schedule to the Land Transfer Regulations 2002

**RIGHTS OF WAY**

The same rights and powers as set out in paragraph 6 of the Fourth Schedule to the Land Transfer Regulations 2002 and Ninth Schedule to the Property Law Act 1952

**RIGHT TO CONVEY ELECTRICITY**

The same rights and powers as set out in paragraph 7 of the Fourth Schedule to the Land Transfer Regulations 2002

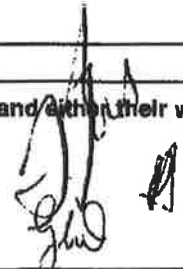
**RIGHT TO CONVEY TELECOMMUNICATIONS**

The same rights and powers as set out in paragraph 8 of the Fourth Schedule to the Land Transfer Regulations 2002

**TOGETHER WITH, IN RESPECT OF ALL OF THE SAID EASEMENTS, the rights and powers as set out in paragraphs 10, 11, 12, 13 and 14 of the Fourth Schedule to the Land Transfer Regulations 2002 SAVE THAT:**

- (a) Any maintenance, repair or replacement of any easement facility set out herein that is necessary because of any act or omission by any user (being either or all the owners of the dominant and servient tenement) of the easement facility (which includes any of their agents, employees, contractors, subcontractors or invitees of the user) must be carried out promptly by that user at the sole cost of that user or in such proportion as relates to the act or omission.
- (b) Where there is a conflict between the provisions of the Fourth Schedule to the Land Transfer Regulations 2002 and the Ninth Schedule to the Property Law Act 1952, the provisions of the Ninth Schedule must prevail.
- (c) Where there is a conflict between the provisions of the Fourth Schedule and/or the Ninth Schedule and the modifications in this Easement Instrument, the modifications must prevail.

**If this Annexure Schedule is used as an expansion of an instrument, all signing parties and either their witnesses or their solicitors must put their signatures or initials here.**



Your Ref  
C 21

In reply please quote  
70 04 029

If calling, please ask for  
Typhina Carppe



26 November 2003

McCracken Surveys Limited  
P O Box 19-182  
HAMILTON

**District Office**  
15 Galileo Street, Private Bag 544  
Ngaruawahia, New Zealand  
Ph 07 824 8633  
Fax 07 824 8091  
Call free 0800 492 452  
[www.waikatodistrict.govt.nz](http://www.waikatodistrict.govt.nz)

**Area Offices**  
Huntly Ph 07 828 7551  
Raglan Ph 07 825 8129

Attention Gary Warner

Dear Mr Warner

**APPLICATION FOR RESOURCE CONSENT: G L & J M DRYLAND,  
411 & 441 MARYCHURCH ROAD, TAMAHERE**

You are advised that at a meeting held on 19 November 2003 at which the Hearings Committee of the Waikato District Council considered this application, it was resolved:

"Pursuant to sections 104(B, C and D), 104(5), 108 and 220 of the Resource Management Act 1991 the Waikato District Council grants subdivision consent for a restricted discretionary activity under Plan Change Seven to the Waikato District Plan, and as a non-complying activity under the Operative District Plan to undertake a subdivision to create three additional lots from two existing certificates of title legally described as Lot 7 DPS 68346, comprised in Certificate of Title 54D/550; and Lot 10 DPS 68346, comprised in Certificate of Title 54D/553, South Auckland Land Registry, subject to the following conditions:

**GENERAL**

- 1 The Land Transfer plan to give effect to this Resource Consent shall be generally consistent with the approved plan 02321C prepared by McCracken Surveys Limited submitted with application 70 04 029, received by Council on 8 August 2003. A copy of the approved plan is attached.

**ARCHAEOLOGICAL**

- 2 The consent holder shall ensure that, should any human remains or archaeological items be exposed while undertaking works to give effect to conditions of this consent, works in that area will cease immediately. The Police, New Zealand Historic Places Trust, and Kaumatua representing the local Tangata Whenua shall be contacted and work shall not recommence in the affected area until any necessary statutory authorisations or consents have been obtained.

## FINANCIAL CONTRIBUTIONS

### 3 Rooding

Pursuant to section 108(2)(a) of the Resource Management Act 1991 a financial contribution for rooding of \$13,893.00 (Thirteen Thousand Eight Hundred and Ninety Three Dollars) inclusive of GST, shall be paid to the Council for the additional lots. This is based on a Rooding Contribution of \$4,631.00 (Four Thousand Six Hundred and Thirty One Dollars), inclusive of GST, for each additional lot.

### 4 Reserves Contribution

Pursuant to section 108(2)(a) of the Resource Management Act 1991, a reserve contribution of \$3,375.00 (Three Thousand Three Hundred and Seventy Five Dollars) inclusive of GST, shall be paid to the Council in lieu of vesting land. This is based on a Reserve Contribution of \$1,125.00 (One Thousand One Hundred and Twenty Five Dollars), inclusive of GST for each additional lot.

## ROADING

- 5 The proposed right-of-way servicing lots 1,2,3 and 4, located at 441 Marychurch Road shall be designed and constructed in accordance with Section 36.5, Table 5, of the District Plan and the minimum specifications set out in Waikato District Council's Engineering Code of Practice – Part Two - Rooding. Stormwater is to be dealt with by way of kerb and channel or an alternative approved by Council to accommodate the under width right-of-way.  
  
One sealed passing bay sufficient to allow a car and trailer to pull off the traffic lane is to be included centrally in the right-of-way.
- 6 Two producer statements shall be submitted to Council. The first shall cover the design, including drainage of the proposed right-of-way servicing Lots 1, 2, 3 and 4, and the second shall cover the construction of the right-of-way. In addition the Confirmation form ROW-01 and Confirmation form ROW-02 shall be completed and submitted to Council, prior to issuing of the Section 224 certificate.
- 7 The easement document shall make provision for the ongoing maintenance of the proposed right of way servicing Lots 1, 2, 3 and 4, to the satisfaction of Council.
- 8 The existing entrance to the proposed right-of-way servicing lots 1, 2, 3 and 4, shall be upgraded to a sealed standard commercial vehicle entrance located as indicated on the approved plan, and constructed in accordance with Waikato District Council plan TSG-E2 to the satisfaction of Council.
- 9 The existing entrance to Lots 6 and 7 shall be upgraded to a sealed standard commercial vehicle entrance located as indicated on the approved plan at 413 Marychurch Road and constructed in accordance with Waikato District Council plan TSG-E2 to the satisfaction of Council.
- 10 The surface of the sealed entrances, shall be two coat chip seal, constructed with 180/200 grade bitumen and G3 and G5 chip. The seal shall extend not less than 5 metres from the edge of the existing seal, or to the property boundary if that is more than 5 metres.



- 11 Written confirmation shall be received from the Regional Manager, Transit New Zealand, Hamilton, advising that the upgrading of the existing entrances has been carried out to their satisfaction.

## **UTILITIES**

- 12 Drainage easements, in gross, in favour of the Waikato Regional Council shall be duly granted, reserved and shown on the survey plan as follows:
- i) All frontages of Lots 1 to 4 along their respective northeastern boundary.
  - ii) The southwestern boundary of lot 1
  - iii) The portion of drain that runs parallel to the entranceway to lot 6.
  - iv) The culverts placed under the right of way and the access leg to Lot 6.

The width of the easement shall include the width of the drain and include a seven metre strip along the drain.

### **Advisory Notes:**

- i) Appropriate gates of a minimum width of 3.6 metres shall be installed along all lateral fences to facilitate the movement of drain maintenance machinery and for the purposes of spraying. These works shall be undertaken in consultation with the Waikato Regional Council.
- ii) Condition 12 shall be undertaken in consultation with the Waikato Regional Council to the satisfaction of Waikato District Council. Written confirmation from the Waikato Regional Council shall be submitted prior to Council issuing the 224(c) certificate

## **PLANNING**

- 13 Lots 2, 3 and 4 shall not exceed 1.6 hectares (net area) in size.

### **Advisory Notes:**

- 1 When Building Consents are applied for the following matters will need to be addressed in any applications:
  - (i) For some building sites a Registered Engineer may be required to confirm that ground conditions are suitable for building.
  - (ii) For some sites a suitably qualified person will be required to design a suitable effluent disposal system.
- 2 Any construction works within the road reserve shall be carried out in accordance with Transit New Zealand's "CODE OF PRACTICE FOR TEMPORARY TRAFFIC MANAGEMENT"

Transit New Zealand requires their Network Consultant to be contacted before any physical work is undertaken.

The Consultant is:

Duffill Watts & King Ltd, PO Box 950, 1<sup>st</sup> Floor, 18 Rostrevor St, Hamilton  
Attn Mr Clement Fernando

- 3 Lots 6 and 7 are not permitted to gain access to Marychurch Road via vehicle entrance number 441.
- 4 Correspondence has been received from WEL Networks (dated 28 April 2003) regarding provision of electricity to the lots, and from Telecom (dated 4 June 2003) which indicate that these services will need to be extended to the boundaries of each of the lots.
- 5 Due to the width of the right-of-way some activities such as home occupations or businesses may not be able to be operated from the lots due to the potential increase in traffic safety issues.

**The reasons for this decision are:**

- a) The subdivision satisfies the Standards and Terms for restricted discretionary activities pursuant to Plan Change 7. The provisions of proposed Plan Change 7 have been given effect to under the provisions of section 19 of the Resource Management Act 1991 when assessing this application and little weight has been given to the rural subdivision provisions of the Waikato District Plan when determining this application.
- b) This application was processed as a non-notified application under the provisions of Rule 9S.2.4.1 of proposed Plan Change 7 and was considered without the need to obtain the written approval of affected parties.
- c) A reserve contribution is required for each lot created by subdivision upon which a dwellinghouse or dwellinghouses are authorised by this District Plan. The subdivision will result in the provision for three additional titles to be created upon which a dwellinghouse could be constructed. Therefore three reserve contributions can be required.
- d) Financial contributions for roading have been included as a condition of the consent in accordance with the provisions of section 42 of the Waikato District Plan. The purpose of the financial contributions is to mitigate the effects of the increased development generated by this subdivision on Council's existing infrastructure.
- e) Council is satisfied that the adverse effects of the subdivision are minor and can be mitigated by the inclusion of the above conditions.
- f) The application is only non-complying in terms of the Operative District Plan which has been given less weight. Having regard to section 104(D) of the Resource Management Act 1991, the applicant has demonstrated that the tests can be met. The actual and potential adverse effects on the environment of granting consent to this subdivision have been mitigated by the inclusion of the above conditions of consent.
- g) Lots 2, 3 and 4 are restricted to 1.6 hectares (net area) in size as this is the maximum size permitted for additional lots.
- h) Dispensation has been granted for allowing the right-of-way width to be only 7.2 metres for the following reasons:
  - The expected traffic volumes using the right-of-way will be low;
  - There is little potential for widening the access through acquisition of adjacent land which is in private ownership;
  - The formed right-of-way will be constructed to a sealed standard with kerb and channelling (or other form approved by Council) which will reduce the effects of dust on amenity values.

- i) An advisory note has been included to the effect that future activities on the Lots may be restricted to activities which do not create additional traffic effects due to traffic safety issues. If a future activity is anticipated, then the owner of the Lot may be required to upgrade the right-of-way to a road standard at their expense."

## **A Lapsing of Consents**

Your attention is drawn to section 125 of the Resource Management Act 1991. A summary of that section is that a resource consent lapses on the expiry of five years after the date of commencement of the consent, or after the expiry of such shorter or longer period as is expressly provided for in the consent, unless

- (a) The consent is given effect to, before the end of that period; or
- (b) An application which meets the criteria specified in section 125 is made to the Council.

## **B Compliance with Conditions**

Please note that unless a specific time limit is stated in the conditions imposed by the Council when granting this consent, all conditions must be complied with before the use to which the consent relates is established.

## **C Changes to Conditions**

Your attention is drawn to section 127 of the Resource Management Act 1991 which enables an application to be made at any time to Council to change or cancel any condition of this consent.

## **D Right of Appeal**

Your attention is drawn to the Resource Management Act 1991 sections 120 and 121 and also the Resource Management (Forms, Fees, and Procedure) Regulations 2003/153, Regulations 16 – 19. Some key provisions to note are as follows:

- i) You may appeal against the decision of the Council by lodging a Notice of Appeal in the prescribed form with the Registrar of the Environment Court and with the Council within 15 working days of the receipt by you, or the person who filed the application on your behalf, of the Council's decision. The address of the Environment Court is as follows:

The Registrar  
Environment Court  
P O Box 7147  
Wellesley Street  
AUCKLAND

8<sup>th</sup> floor, District Court Building  
3 Kingston Street  
AUCKLAND

Telephone: 09 916 9091  
Fax: 09 916 9090

- ii) The appeal must be in the form prescribed by the Resource Management (Forms, Fees, and Procedure) Regulations 2003/153 or to like effect. The regulations may be purchased from Bennetts Government Bookshop, or they (and the RMA itself) are accessible on-line at [www.legislation.govt.nz](http://www.legislation.govt.nz). The form is identified as Form 34 in the regulations.

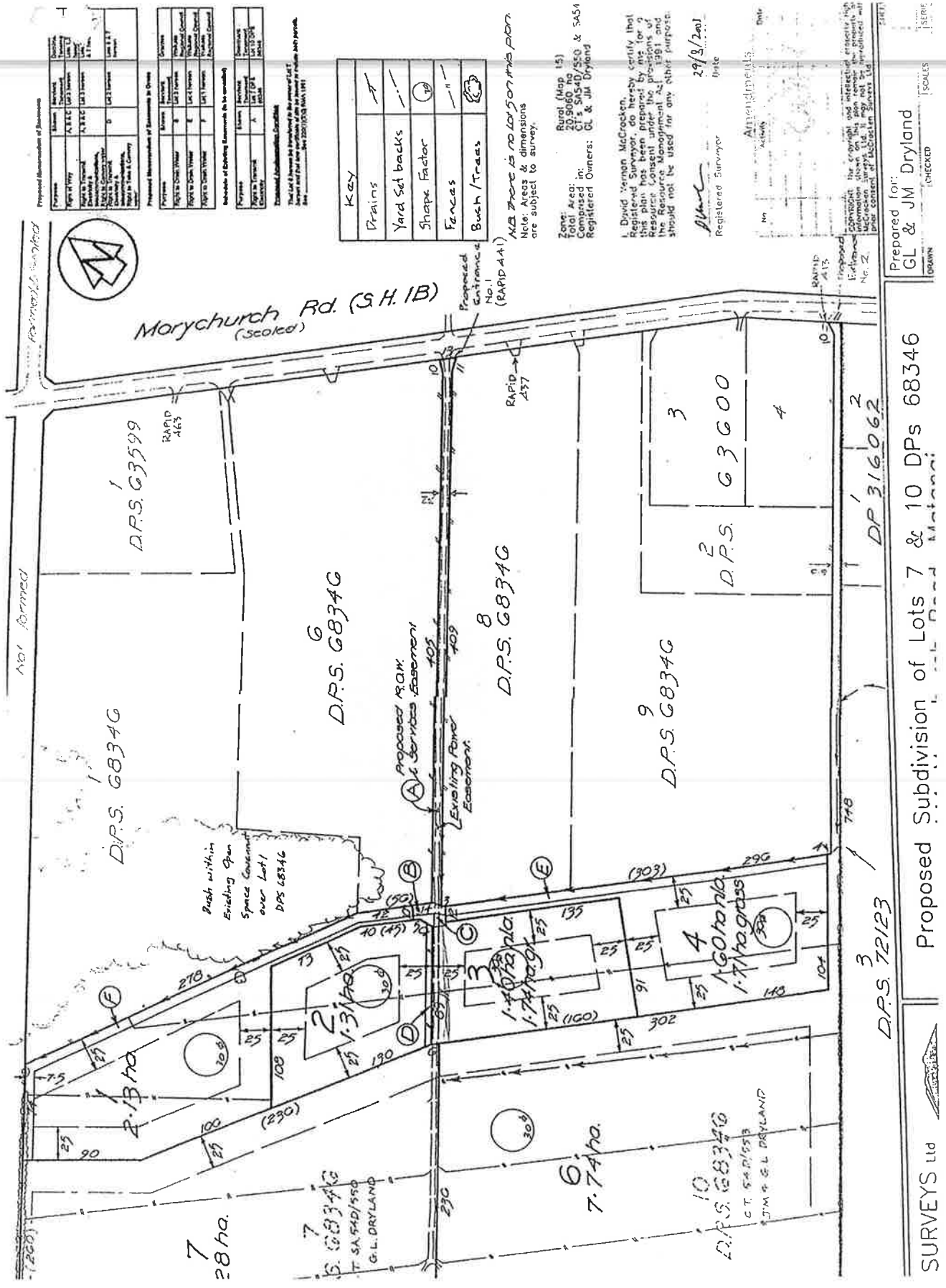
- iii) A filing fee of \$55.00 GST inclusive must accompany every document by which appeal proceedings are commenced.
- iv) Section 121 of the Resource Management Act 1991 sets out important information as to the persons upon whom the appeal must be served and the time when service must take place. It is essential that these provisions be adhered to. Failure to do so may result in your appeal being struck out.

If you are in any doubt as to the procedures to be followed it is strongly recommended that you consult a lawyer.

Yours faithfully



Shelley Wood  
**ENVIRONMENTAL ADMINISTRATION**



Proposed Interpretation of Boundaries

Feature	Symbol	Interpretation
Right of Way	A, B, C, D	Right of Way
Right of Way	E, F, G, H, I, J, K, L, M, N, O, P, Q, R, S, T, U, V, W, X, Y, Z	Right of Way
Right of Way	AA, BB, CC, DD, EE, FF, GG, HH, II, JJ, KK, LL, MM, NN, OO, PP, QQ, RR, SS, TT, UU, VV, WW, XX, YY, ZZ	Right of Way

Proposed Interpretation of Boundaries in Dimes

Feature	Symbol	Interpretation
Right of Way	A, B, C, D, E, F, G, H, I, J, K, L, M, N, O, P, Q, R, S, T, U, V, W, X, Y, Z	Right of Way
Right of Way	AA, BB, CC, DD, EE, FF, GG, HH, II, JJ, KK, LL, MM, NN, OO, PP, QQ, RR, SS, TT, UU, VV, WW, XX, YY, ZZ	Right of Way

Proposed Interpretation of Boundaries in Dimes

Feature	Symbol	Interpretation
Right of Way	A, B, C, D, E, F, G, H, I, J, K, L, M, N, O, P, Q, R, S, T, U, V, W, X, Y, Z	Right of Way
Right of Way	AA, BB, CC, DD, EE, FF, GG, HH, II, JJ, KK, LL, MM, NN, OO, PP, QQ, RR, SS, TT, UU, VV, WW, XX, YY, ZZ	Right of Way

Key

Drains	—
Yard Set backs	—
Shape Factor	—
Fences	—
Bush / Trees	—

NOTE: THERE IS NO LOT 5 ON THIS PLAN.  
 Note: Areas & dimensions are subject to survey.

Zone: Rural (Map 15)  
 Total Area: 20,806.0 ha  
 Comprised in: CT's S4540/550 & S454  
 Registered Owners: GL & JM Dryland

David Vernon McCracken,  
 Registered Surveyor, hereby certifies that the information shown on this plan, except the provisions of the Resource Management Act 1991 and the Resource Management Act 1991 and should not be used for any other purpose.

29/8/2017  
 Registered Surveyor

Amendments:  
 No. \_\_\_\_\_ Date \_\_\_\_\_  
 Activity \_\_\_\_\_

Prepared for:  
 GL & JM Dryland

Proposed Subdivision of Lots 7 & 10 DPs 68346  
 D.P.S. 72123  
 SURVEYS Ltd

# Resource Consent

(Resource Management Act 1991)

## DECISION ON APPLICATION LUC0382/06

Pursuant to Sections 34A(1), Section 104B and 108 of the Resource Management Act 1991, the Waikato District Council, under delegated authority, grants Land Use Consent for a Discretionary Activity to:

**Activity:** Construct a shed up to 9 metres into a 25 metre yard setback requirement

**Consent Holder:** Christopher Noel Pyke, Elizabeth Anne McGuigan

**Location Address:** 441 B Marychurch Road, Tauwhare

**Legal Description:** Lot 3 Deposited Plan 335708

**Certificate of Title:** 146382

This consent is subject to the conditions detailed in the attached Schedule 1.

The reasons for this decision are detailed in the attached Schedule 2.

Dated at Ngaruawahia this 6th day of June 2006.

For and on behalf of Waikato District Council



Nath Pritchard

**ENVIRONMENTAL SERVICES GROUP MANAGER**



## Schedule I

# Conditions of Consent

Resource Consent No: LUC0382/06

### Planning Conditions

- PC1 The location and size of the garage shall be generally in accordance with the information and plans submitted by the consent holder for application number LUC0382/06 and received by Council on 9th May 2006. A copy of the approved plan is attached.
- PC2 The consent holder shall ensure that, should any human remains or archaeological items be exposed while undertaking works to give effect to conditions of this consent, works in that area will cease immediately. The Police, New Zealand Historic Places Trust, and Kaumatua representing the local Tangata Whenua shall be contacted and work shall not recommence in the affected area until any necessary statutory authorisations or consents have been obtained.
- PC3 Pursuant to section 36 of the Resource Management Act 1991 the consent holder shall pay the actual and reasonable costs incurred by the Council when monitoring the conditions of this consent.

## Schedule 2

# Reasons for Decision

Resource Consent No: LUC0382/06

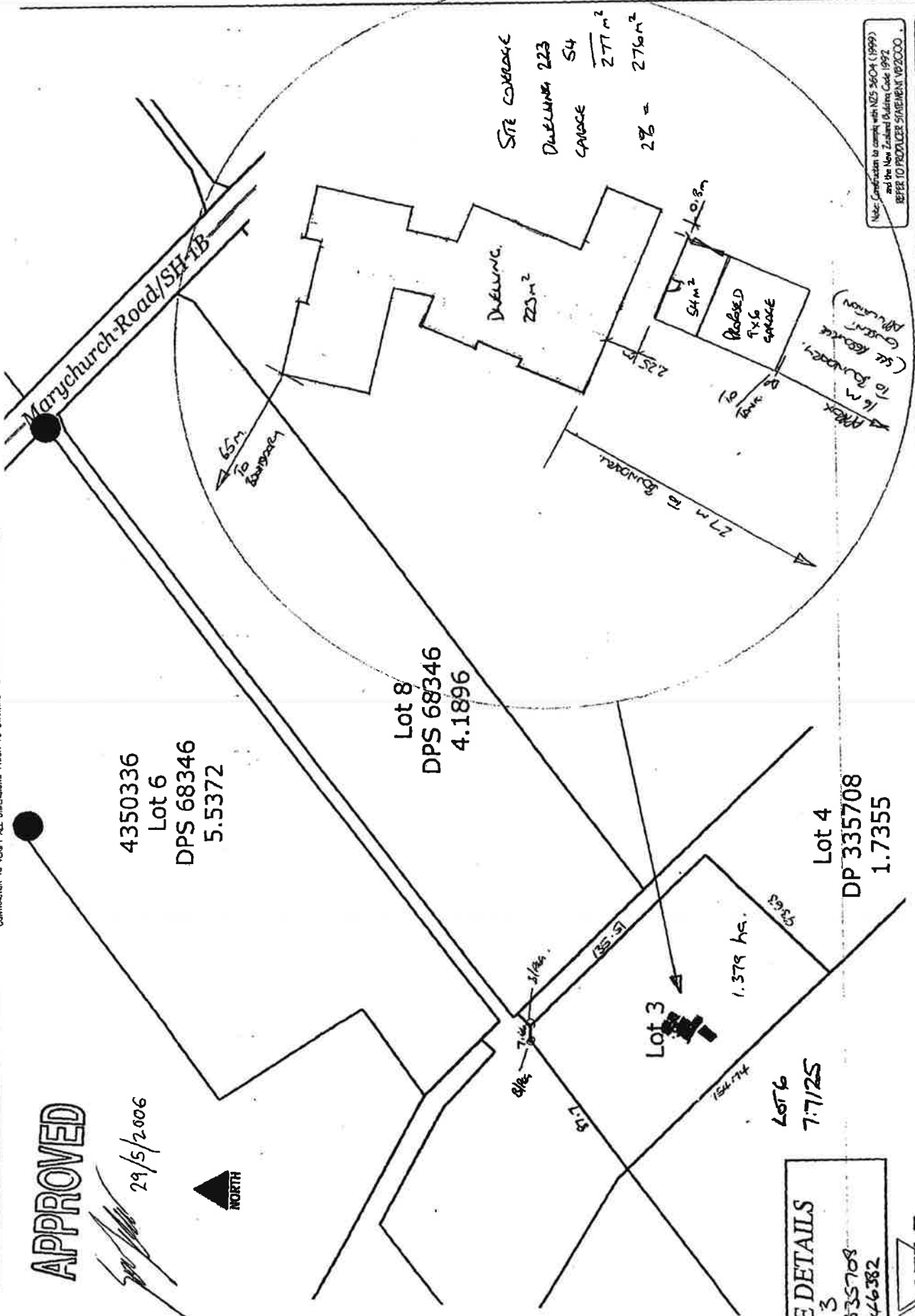
- 1 Written approval has been obtained from all persons Council considers may be adversely affected by the granting of the consent. The property is also prone to drainage which requires a shed to be sited closer to this Affected Party's boundary.
- 2 The scale of the yard encroachment and exceedance of site coverage will not have an adverse effect on the visual, daylight or sunlight amenity values of the abutting properties. The shed will therefore have no more than minor adverse effects on the surrounding environment and should be granted under section 104B.
- 3 The Proposed Waikato District Plan was notified on 25th September 2004 and submissions closed on 11th February 2005. The initial Summary of Submissions has been released, however submissions made on the rules contained within the Proposed Plan relevant to this application are still under consideration. Therefore when assessing this application little weight has been given to the provisions of the Proposed District Plan when determining this application.



CONTRACTOR TO VERIFY ALL DIMENSIONS PRIOR TO STARTING • ALL DIMENSIONS IN mm UNLESS OTHERWISE STATED

**APPROVED**

29/5/2006



SITE COVERAGE  
Dwelling 223  
Garage 54  
277 m<sup>2</sup>  
2% = 276 m<sup>2</sup>

Note: Construction to comply with NZS 3604 (1999) and the New Zealand Building Code 1992. REFER TO PRODUCER STATEMENT VB2000.

SCALE: 1:50 DATE: 04/06  
DRAWN: Jm  
SHEET: 1 OF 1

**SITE PLAN**

DRAWING TITLE

Proposed Building for:  
CHRISTOPHER PYKE + ELIZABETH MCGUISAN

PROJECT TITLE

3 SATILE BUILDINGS  
3  
335708  
446382

3 SATILE BUILDINGS  
PH: (03) 348-2555  
FAX: (03) 348-1285

**FINAL CODE COMPLIANCE CERTIFICATE FILE**

Section 94(1) Building Act 2004  
ISSUED BY THE WAIKATO DISTRICT COUNCIL  
BUILDING CONSENT NUMBER: BLD0457/06

BUILDING LOCATION:	BUILDING WORK
441 B Marychurch Road TAUWHARE	new dwelling
<b>APPLICANT:</b>	<b>PROJECT</b>
C N Pyke, E A McGuigan PO Box 488 Cambridge 3450	Dwelling
<b>CONTACT:</b>	
C N Pyke PO Box 488 Cambridge 3450	Intended Life, not less than 50 years
<b>LEGAL DESCRIPTION:</b>	
Property Number: 2007871  Valuation Roll Number: 04441/524.23  Legal Description: LOT 3 DP 335708 INT IN VARIOUS ESMTS	

This is a final Code Compliance Certificate issued in respect of all the building work under the above building consent.

Signed for and on behalf of Council:

Signature:




Name: David Johnstone  
Position: **Building Control Officer**  
Date: 12 December 2008

**BUILDING CONSENT NO: BLD0457/06**

Section 51, Building Act 2004

ISSUED BY: WAIKATO DISTRICT COUNCIL

BUILDING LOCATION	BUILDING WORK
441 B Marychurch Road TAUWHARE	New dwelling
APPLICANT	CATEGORY
C N Pyke, E A McGuigan P O Box 488 P O Box 488 Cambridge 2351	Dwelling
CONTACT	Indefinite but not less than 50 years  Total Estimated Value: \$ 300000
C N Pyke P O Box 488 P O Box 488 Cambridge 2351	
LEGAL DESCRIPTION	
Property Number: 2007871  Valuation Number: 04441/524.23  Legal Description: LOT 3 DP 335708 INT IN VARIOUS ESMTS	
COUNCIL CHARGES	
The balance of Council's charges payable on uplifting of this building consent, in accordance with the tax invoice are:  Total: \$1,451.00  <b>ALL FEES ARE GST INCLUSIVE</b>	Signed for and on behalf of the Council:    Beryl McCauley <b>ENVIRONMENTAL ADMINISTRATION</b> Date: 17 October 2005

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 issued subject to the conditions specified in the attached pages headed "Conditions of Building Consent BLD0457/06".

**Waikato District Council**  
**Conditions of Building Consent Certificate No: BLD0457/06**

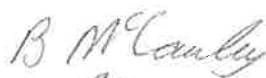
**The Building Consent Certificate is issued subject to the following conditions:**

- 1 Owner/Builder MUST locate boundary pegs prior to Council carrying out a foundation inspection.
- 2 Outside sheathing shall be installed behind the terrace to protect the sub floor framing from the weather.
- 3 Fibreglass insulation shall be a minimum of 75mm in walls and 100mm in ceilings or shall comply with the requirements of E3 AS1 of the New Zealand Building Code 1991.
- 4 Footings shall be a minimum of 200mm below cleared ground level.
- 5 The building consent may not authorise you to build. You are advised to read carefully the Project Information Memorandum issued with this building consent to find out if there are other consents required before you start to build. Failure to do so could result in enforcement action being taken.
- 6 Lapse and cancellation of building consent. This building consent shall lapse and be of no effect if:  
  
The building work concerned has not been commenced within 6 calendar months after the date of issue of the consent; or  
  
Reasonable progress on the building work has not been made within 12 calendar months after work has commenced.  
  
The Council can exercise its discretion in either case.
- 7 24 hours' notice shall be required for all mandatory inspections including:  
  
Foundation (prior to pouring concrete)  
  
Bond Beam (prior to pouring concrete)  
  
Floor (prior to pouring concrete)  
  
Prelining  
  
Insulation  
  
Final Inspection to be called for (the owner or builder shall be on site at the time of inspection)  
  
Owner/builder to locate boundary pegs prior to council carrying out a foundation inspection.
- 8 All drainage and plumbing shall comply with the New Zealand Building Code 1991.

- 9 At least 24 hours' notice shall be required for plumbing and drainage inspections. Plumbing preline inspection shall be required.
- 10 Plumbing inspection shall be required before pouring floor slab.
- 11 An as built drainage plan and an electrical certificate of compliance is required on completion.
- 12 Verandah posts shall comply with Figure 9.2 and 9.3 NZS 3604, 1999.
- 13 Septic tank and effluent disposal shall comply with AS/NZS 1547: 2000.
- 14 Stormwater shall be disposed of in an approved manner.
- 15 All roof trusses shall be designed and fabricated by a certified manufacturer.
- 16 No hot and cold water pipes shall be laid under concrete floors unless they are accessible after the job is completed.
- 17 Pile footings shall comply with Table 6.1 NZS 3604, 1999.
- 18 All timber treatment shall comply with NZS 3602;2003.
- 19 Wall framing shall comply with table 8.2, 8.14, 8.18, 10.9, 10.10 or 10.13 figure 8.12 NZS 3604: 1999.
- 20 Trusses or rafters shall be fixed at tails to top plate with wire dogs at each end.
- 21 Gas certificate to be forwarded to council on completion.
- 22 Domestic smoke alarms must be installed before a final inspection is requested. The number of alarms required and their location in the dwelling is to be in accordance with the New Zealand Building Code.
- 23 The roof shall be braced to comply with Table 10.1 NZS 3604, 1999.
- 24 The moisture barrier beneath the floor shall comply with the New Zealand Building Code 1991.
- 25 Provide breather type building paper on outside of frame, to extend to top plate level.

**Date: 17 October 2005**

**Signed:**



**Mervyn Balloch**  
**Waikato District Council**

*A Council*

444/52403

ONDULINE  
PO BOX 684  
HAMILTON  
SALES ☎ 8584 107  
121 CLYDE ST

**FILE**

Waikato District Council
Mail Ref... <i>B12/0056</i> .....
- 2 DEC 2008
Referred to: .....
<b>MAIL</b>

***PRODUCER STATEMENT ONDULINE CLADDING***

*C PIKE*  
*MARYCHURCH RD*  
*MATANGI*

*B12 0457/06*

April 3, 2006

**SCOPE OF WORK**

The supply and fixing of, Onduline to the above address has been completed in March-2006 in accordance with the fixing requirements of Onduline Building Products New Zealand, Waikato District Council Approved Documents, Plans and Specifications.

**VARIATIONS NOTED**

Standard PPHR black Onduline has been fixed over 75x25 H4 r/s battens and fixed with 25mm galv tech screws @ every 2<sup>nd</sup> trough intermediates and every trough @ ends and 65mm screws on laps. Powder coated aluminium flashings to soffit, head (wanz system), joints, internal corner, sill and base. External corner and jamb flashings are approved pvc back flashings.

Glyn Hodgson



ONDULINE CLADDING REGISTERED APPROVED FIXERS



## OBSERVATION STATEMENT ( CONSTRUCTION ) PS 4

This is to confirm that we have observed construction of the various elements of the project as listed below.

OWNER.... Mr & Mrs C. Pyke

AT .... 441b Marychurch Road, Matangi.

LOT.. DPS.. SO..

IN RESPECT OF ....( description of work )

..  
Excavation for foundation pad.( contractor's PS 3 is attached )

Effluent Field ( drainlayer's PS 3 is attached )

Ranjit Wanigasekera Ltd.

Director.

Date.. 22 July, 2008



# Electrical Certificate of Compliance

No. **2003064**

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

No. of attachments **X**

To be completed whether or not an inspection is required.

### CUSTOMER INFORMATION - PLEASE PRINT CLEARLY

Name of customer **Chris Pyke** Phone: **0774 722884**

Address of installation: **441 B Marshwood Road Matangi**

Postal address of customer (if not as above) **as above**

### WORK DETAILS

**66** No. of lighting outlets      **1** No. of ranges  
**38** No. of socket outlets      **1** No. of water heaters  
 Was any installation work carried out by the homeowner? **-** Yes **✓** No

Please tick (✓) as appropriate where work includes:  
 Mains       Main earthing system  
 Switchboard       Electric lines

Description: **New house including powerpoints, lighting, hotwater cylinder, wall oven pump + septic tank pump**

It is recommended that test results be recorded here:

Visual Examination   
 Earth Continuity   
 Bonding   
 Polarity   
 Insulation Resistance **100+** Mohm  
 Other \_\_\_\_\_

If necessary attach any pages with sketches of work done

### CERTIFICATION OF WORK

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

#### ELECTRICAL WORKER DETAILS

Name: **Robbie Lyle**  
 Registration no.: **E15357**  
 Company: **Robbie Lyle Electrical**  
 Signature: **[Signature]**  
 Date: **18-5-06**  
 Contact Ph No.: **021 398 534**

#### CERTIFICATION OF ELECTRIC LINES

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

Name: \_\_\_\_\_  
 Registration no.: \_\_\_\_\_  
 Company: \_\_\_\_\_  
 Signature: \_\_\_\_\_  
 Date: \_\_\_\_\_  
 Contact Ph No.: \_\_\_\_\_

### INSPECTION DETAILS Electrical work requiring inspection by a registered electrical inspector

New mains **Internal / > 50m**       Switchboard **M.S.N**       Earthing system **0-0-0**       Installation work in hazardous areas

Verify that the inspection has been carried out in accordance with the requirements of regulation 41 of the Electricity Regulations 1997.  
 Name: **Cain Manley**      Registration no.: **12980**  
 Signature: **[Signature]**      Date: **18-05-06 at 12:45 pm**  
 Contact Ph No.: **X**

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

This form is approved by the Electrical Workers Registration Board (PO Box 10-156, Wellington. Freephone 0800 66-1000) for the purposes of the Electricity Regulations 1997.



CONSUMERS COPY



**PLUMBERS, GASFITTERS AND DRAINLAYERS BOARD**  
**GASFITTING CERTIFICATION CERTIFICATE**  
 (Pursuant to the Gas Act 1992 and the Gas Regulations 1993 and amendments)  
**ENERGY WORK CERTIFICATE**  
 (Pursuant to the Building Act 1991)

Certificate No

393916

9th Floor, 70 The Terrace  
 PO Box 10655  
 WELLINGTON  
 Tel 04 494 2970  
 Fax 04 494 2975  
 website www.pgdb.co.nz

Plumbers,  
 Gasfitters and  
 Drainlayers Board

Installation address:

(Box No's, not applicable)

Please complete in block letters

**THIS CERTIFICATE IS NOT TRANSFERABLE**

(Number)

(Street name)

4418 MARYCHURCHILL  
 MATAHIKI  
 (Suburb)

CAMBRIDGE  
 (Town/City)

Consumer:

(Title)

(Family/Business name)

L M GURAU / C. PYKE

**DESCRIPTION OF GASFITTING TO WHICH THIS CERTIFICATE APPLIES**

Qty	Type	Location	Appliance			Flue		Ventilation	
			Make/model	Input rate	Type	Location	Type	Location	
1	PIPE	LOUNGE, ZERO CLEARANCE	BRUNNAY LUMINA	38	TWO SKIN THROUGH ROOF	COMPLETE			
1	PIPE	KITCHEN, WESTINGHOUSE	WESTINGHOUSE	52	ROOF	COMPLETE			

Category

- Domestic
- Commercial
- Industrial
- Temporary
- Other

Type (Regulation 24(1))

- New
- Addition
- Extension
- Replacement
- Alteration
- Repair following accident

Gas Type

- NG
- LPG
- TLP
- Bio

Name of Gas Supplier

ROCKGAS

Pipework Installed

- YES
- NO

Test Results

Duration 10 min  
 Test pressure 2.8 kPa  
 Loss / gain - kPa  
 Working pressure 2.8 kPa

Other Testing

- Combustion  Yes  No
- Ventilation  Yes  No

Test Date

17/5/06

I certify that :-

- All appliances and fittings worked on by me or by persons working under my supervision are safe and that all work carried out was in accordance with all applicable requirements of the Gas Act 1992 and Gas Regulations 1993 as amended.
- The gasfitting to which this certificate applies does not make other parts of the installation unsafe or otherwise non-compliant with the Gas Act 1992 and Gas Regulations 1993 as amended.
- Gasfitting work to which this certificate applies **does**  **does not** include work on an appliance or fitting imported or manufactured by a person for their own use.

Certifiers Name

G. GARDNER

Address

707 VICTORIA RD  
 RD 1  
 CAMBRIDGE

Registration No

11558

Signature

*Gardner*

Date

23/5/06

Registered Gasfitter/s Supervised by certifier

Name  
 Registration No  
 Name  
 Registration No

Certificate owner  
 Registration No  
 On behalf of  
 Address

(If other than certifying gasfitter)

*A Council*

444/52423

ONDULINE  
PO BOX 684  
HAMILTON  
SALES ☎ 8584 107  
121 CLYDE ST

**FILE**

<b>Waikato District Council</b>
Mail Ref: <i>B12/0056</i> .....
- 2 DEC 2008
Referred to: .....
<b>MAIL</b>

***PRODUCER STATEMENT ONDULINE CLADDING***

*C PIKE*  
*MARYCHURCH RD*  
*MATANGI*

*B12 0457/06*

April 3, 2006

**SCOPE OF WORK**

The supply and fixing of, Onduline to the above address has been completed in March-2006 in accordance with the fixing requirements of Onduline Building Products New Zealand, Waikato District Council Approved Documents, Plans and Specifications.

**VARIATIONS NOTED**

Standard PPHR black Onduline has been fixed over 75x25 H4 r/s battens and fixed with 25mm galv tech screws @ every 2<sup>nd</sup> trough intermediates and every trough @ ends and 65mm screws on laps. Powder coated aluminium flashings to soffit, head (wanz system), joints, internal corner, sill and base. External corner and jamb flashings are approved pvc back flashings.

**Glyn Hodgson**



ONDULINE CLADDING REGISTERED APPROVED FIXERS



## OBSERVATION STATEMENT ( CONSTRUCTION ) PS 4

This is to confirm that we have observed construction of the various elements of the project as listed below.

OWNER.... Mr & Mrs C. Pyke

AT .... 441b Marychurch Road, Matangi.

LOT.. DPS.. SO..

IN RESPECT OF ....( description of work )

Excavation for foundation pad. ( contractor's PS 3 is attached )

Effluent Field ( drainlayer's PS 3 is attached )

Ranjit Wanigasekera Ltd.

Director.

Date.. 22 July, 2008

SIXTH SCHEDULE

FORM OF PRODUCER STATEMENT - CONSTRUCTION

ISSUED BY: Jonathan Bussell, TA Cambridge Plumbing Ltd  
(Contractor)

TO: C. Lyke  
(Principal)

IN RESPECT OF: [Redacted]  
(Description of Contract Works)

AT: [Redacted]  
(Address)

Cambridge Plumbing Ltd has contracted to C. Lyke  
(Contractor) (Principal)

to carry out and complete certain building works in accordance with a contract, titled Septic Tank  
Installation and septic tank design (the contract)

Jonathan Bussell a duly authorized representative of Cambridge Plumbing Ltd  
(Duly Authorized Agent) (Contractor)

believes on reasonable grounds that Cambridge Plumbing Ltd has carried out  
and completed (Contractor)

Part only as specified in the attached particulars of the building works in accordance  
with the contract.

[Signature]  
(Signature of Authorized Agent on behalf of)

Date 22/10/08

Contractor

20 Thornton Road  
Cambridge  
(Address)

PLEASE RETURN TO:

RAMIT WANGASEKER LTD  
CONSULTING, STRUCTURAL AND CIVIL ENGINEERS  
3 HERITAGE AVENUE  
HAMILTON  
Telephone (07) 822 2979

SIXTH SCHEDULE

FORM OF PRODUCER STATEMENT - CONSTRUCTION P.S. 3

ISSUED BY: IMLM Contractors  
(Contractor)

TO: C. Pike  
(Principal)

IN RESPECT OF: Foundation pad for house. 27/10/05  
(Description of Contract Works)

AT: 441B Marychurch Rd.  
(Address)

IMLM has contracted to C. Pike  
(Contractor) (Principal)

to carry out and complete certain building works in accordance with a contract, titled Foundation pad for house. 27/10/05 ("the contract")  
(Project)

I D. Berendt a duly authorized representative of IMLM  
(Duly Authorized Agent) (Contractor)

believe on reasonable grounds that IMLM has carried out  
and completed (Contractor)

All  Part only as specified in the attached particulars of the building works in accordance with the contract.

[Signature]  
(Signature of Authorized Agent on behalf of)

Date 12/7/08

IMLM Contractors  
(Contractor)

Po box 1109  
Cambridge  
(Address)

PLEASE RETURN TO:

RANJIT WANIGASEKERA LTD.  
CONSULTING, STRUCTURAL AND CIVIL ENGINEERS

3 HERITAGE AVENUE  
HAMILTON  
Telephone: (07) 855 3377

# LARNACH ROOFING

Member of the Roofing Association of NZ

35/7 SILVERWOOD LANE

R D 3

CAMBRIDGE

GST: 19-421-042

Phone: 07 827 5730

FAX: 07 827 5760

MOBILE: 0274 845 251

## Producer Statement – Construction

Issued by LARNACH ROOFING.....

of 35/7 SILVERWOOD LANE R D 3 CAMBRIDGE.....

to C PYKE & L MCGUIGAN.....

in respect to TO SUPPLY & LAY 1MM BLACK BUTYLCLAD  
MEMBRANE TO FRONT PORCH AREA ACCORDING TO THE  
MANUFACTURERS SPECIFICATIONS.....

at 441B MARYCHURCH ROAD R D 4 HAMILTON.....

has contracted to C PYKE & L MCGUIGAN

to carry out and complete certain building works in accordance with a  
contract titled:

C PYKE & L MCGUIGAN.....

I BRUCE JOHN LARNACH.....

a duly authorised representative of LARNACH ROOFING.....

believe on reasonable grounds that:

all



part only as specified in the attached particulars

of the building contract works have been carried out and completed in

accordance with "the contract"

Signed: B. Larnach Date: 20 - 5 - 08

(Signature of the Duly Authorised Agent on behalf of "The  
Roofing Company")

# PRODUCER STATEMENT

## PLUMBING SYSTEM PRESSURE TEST

OWNER: *Chris Pyke*

ADDRESS: *Margchurch Road*  
*Matangi*

CONSENT NO:

I Jonathan Powell of Cambridge Plumbing Ltd certify that a pressure test for watertightness has been carried out in accordance with:

- NZ Building Code G12/AS1 – 1500kPa for a period of not less than 15 minutes
- AS/NZ 3500.1.2003 – 1500kPa for a period of not less than 30 minutes

Jonathan Powell  
Craftsman Plumber, Craftsman Gasfitter, Reg. Drainlayer  
220 Thornton Road  
Cambridge

Reg No: 11673

Signed: *[Signature]*

Dated:



Hamilton City Council

# REGULATORY BUILDING CONTROL PRODUCER STATEMENT - DESIGN

(Guidance notes on the use of this form are printed on the reverse side)

ISSUED BY: RANJIT WANIGASEKERA LTD.

CONSULTING STRUCTURAL AND CIVIL ENGINEERS  
(Suitably qualified Design Professional)

TO: 1. C. Pyke and L. McGaughey

(Owner)

IN RESPECT OF: Effluent Design

(Description of Building Work)

AT: 4055 Marychard Road

Mt. Asgard

(Address)

LOT 2 DPS 68346 SO

**RANJIT WANIGASEKERA LTD.**

CONSULTING STRUCTURAL AND CIVIL ENGINEERS  
(Design Firm)

has been engaged by

Mr. C. Pyke

(Owner/Developer/Contractor)

to provide ENGINEERING CONSULTANCY services in respect of the requirements of Clause(s) B (1) of the Building Regulations 1992 for the building work.

The following specific design elements have been considered:

Effluent System

Drawing by: this office

Titled:

The following specific design elements have not been considered:

All items NOT LISTED ABOVE

Drawing No. 05/152

Structure Class	<u>I</u>	II	III
Verification level	<u>1</u>	2	3

(refer reverse of page for explanation of verification)

Verification to be carried out by ..... (if known)

Design prepared in accordance with M25 16/97 (Codes of Practice used)

As an independent design professional covered by a current policy of Professional Indemnity Insurance to a minimum value of \$200,000, I BELIEVE ON REASONABLE GROUNDS that subject to:

(i) the site verification of the following design assumptions .....

and (ii) all proprietary products meeting the performance specification requirements, the drawings, specifications, and other documents according to which the building is proposed to be constructed comply with the relevant provisions of the building code.

Ranjit Wanigasekera

Date 8/9/05

**RANJIT WANIGASEKERA LTD.**  
CONSULTING, STRUCTURAL AND CIVIL ENGINEERS

5 HERITAGE AVENUE  
HAMILTON  
Telephone: (07) 855 8377

ERB/AERB | 086158

Member ACENZ  IPENZ



Job: PYKE

Client: C PYKE & L MCGUIGAN  
Phone:

Site: MARYCHURCH ROAD  
CAMBRIDGE

Description:

Phone:

MITek 20/20 - Engineering 4.3 Gamma4 (Build 1228)

MITek New Zealand Ltd

Printed: 08:09:36 13 Mar 2008

**PRODUCER STATEMENT**  
**MITek 20/20™ TRUSS DESIGN PROGRAM**

**Certification of MITek 20/20™ Truss Design Program**

The MITek 20/20™ truss design program has been developed by MITek New Zealand Ltd for the design of GANG-NAIL timber roof, floor and attic trusses in New Zealand. The truss designs computed by this program are prepared using sound and widely accepted engineering principles, and in accordance with NZS 4203, NZS 3603 and NZS 3604 as verification methods and acceptable solutions of the approved documents issued by the Building Industry Authority to satisfy the requirements of Clause B1: Structure of the Building Regulations 1992. This computer design for the proposed building complies with the relevant provisions of the NZ Building Code. This is subject to all proprietary products meeting their performance specification requirements, the provision of adequate bracing, fixings and the correct input of design data carried out by suitably trained personnel.

**Summary of MITek 20/20™ Truss Design Data and Output**

The MITek 20/20™ computer design output for this job titled and located at the site identified on the top of this page is based on the following parameters entered into the program. The owner must ensure that the following job details below are current and relevant to the project before fabrication and erection of the GANG-NAIL trusses.

**Job Details**

**Roof Truss**

Timber Group: -MGPx45  
Material: Light  
Dead Load: 0.250 kPa  
Restraints: 900 mm centres  
Live Load: Q<sub>r</sub> = 0.250 kPa  
Q<sub>c</sub> = 1.000 kN

Pitch: 8.00 deg  
Ceiling Material: Standard  
Dead Load: 0.200 kPa  
Restraints: 400 mm centres

Std Overhang: 600 mm  
Wind Area: Medium (37.0 m/s)  
Pressure Coeff: C<sub>pe</sub> = varies; C<sub>pi</sub> = -0.30, 0.20

These trusses must be fabricated and erected in accordance with the GANG-NAIL manual. Proper erection bracing must be installed to hold the components true and plumb and in a safe condition until permanent bracing is fixed. All permanent bracing and fixing must be installed before any loads are applied. The specifications for timber shall be as shown on the output. The timber shall be standard gauged and treated to the requirements of NZMP 3640. Unless otherwise noted, this design assumes that the steel fixings and timber connectors are situated in a closed environment, as defined by NZS3604:1999 Section 4.

**Truss List**

Legend: \* = detail only, ? = input only, ~~xxx~~ = failed design, Unmarked trusses = designed successfully

Truss	Qty	Span (mm)	Pitch (deg)	Spacing (mm)	Truss	Qty	Span (mm)	Pitch (deg)	Spacing (mm)	Truss	Qty	Span (mm)	Pitch (deg)	Spacing (mm)
*R01	8	3655	8.00	900	*R12	5	1349	0.00	890	*R26	7	1300	0.00	890
*R02	1	5390	8.00	900	*R13	3	645	0.00	890	*R27	1	1700	8.00	900
*R02A	5	1455	0.00	800	*R14	4	4190	8.00	900	T01	1	2500	0.00	900
*R03	15	1455	0.00	890	*R15	1	4263	7.88	900	T02	5	4190	8.00	900
*R04	1	10290	8.00	900	*R16	23	1200	8.00	900	T02A	5	4190	8.00	900
*R04A	1	1305	0.00	800	*R17	4	2110	-8.00	900	T03	5	4055	8.00	900
*R05	11	1445	0.00	890	*R18	1	1525	7.88	900	T03A	5	9090	8.00	900
*RC	3	3690	8.00	982	*R19	1	7890	8.00	900	T04	1	2200	0.00	900
*RC	8	1150	0.00	800	*R20	1	2200	8.00	900	T05	1	2190	0.00	900
*R07	1	600	-8.00	982	*R21	2	700	0.00	890	T06	3	6590	8.00	900
*R08	2	1200	8.00	982	*R22	5	5690	8.00	900	T07	5	9090	8.00	900
*R09	4	2400	8.00	688	*R23	5	6190	8.00	900	T08	3	5355	8.00	900
*R10	4	600	8.00	688	*R24	1	2790	8.00	900	T09	1	5910	0.00	900
*R11	1	7790	8.00	900	*R25	1	2400	8.00	900	T10	4	6690	8.00	900

Total quantity : 169

Job: PYKE

Client: C PYKE & L MCGUIGAN  
Phone:

Site: MARYCHURCH ROAD  
CAMBRIDGE

Description:

Phone:

MITek 20/20 - Engineering 4.3 Gamma4 (Build 1226)

MiTek New Zealand Ltd

Printed: 08:09:44 13 Mar 2006

**PRODUCER STATEMENT**  
**MITek 20/20™ TRUSS DESIGN PROGRAM**

**Certification of MITek 20/20™ Truss Design Program**

The MITek 20/20™ truss design program has been developed by MiTek New Zealand Ltd for the design of GANG-NAIL timber roof, floor and attic trusses in New Zealand. The truss designs computed by this program are prepared using sound and widely accepted engineering principles, and in accordance with NZS 4203, NZS 3603 and NZS 3604 as verification methods and acceptable solutions of the approved documents issued by the Building Industry Authority to satisfy the requirements of Clause B1:Structure of the Building Regulations 1992. This computer design for the proposed building complies with the relevant provisions of the NZ Building Code. This is subject to all proprietary products meeting their performance specification requirements, the provision of adequate bracing, fixings and the correct input of design data carried out by suitably trained personnel.

**Summary of MITek 20/20™ Truss Design Data and Output**

The MITek 20/20™ computer design output for this job titled and located at the site identified on the top of this page is based on the following parameters entered into the program. The owner must ensure that the following job details below are current and relevant to the project before fabrication and erection of the GANG-NAIL trusses.

**Job Details**

**Roof Truss**

Timber Group: ~MGPx45  
Material: Light  
Dead Load: 0.250 kPa  
Restraints: 900 mm centres  
Live Load: Q<sub>ur</sub> = 0.250 kPa  
Q<sub>c</sub> = 1.000 kN

Pitch: 8.00 deg  
Ceiling Material: Standard  
Dead Load: 0.200 kPa  
Restraints: 400 mm centres

Std Overhang: 600 mm  
Wind Area: Medium (37.0 m/s)  
Pressure Coeff: C<sub>pe</sub> = varies; C<sub>pi</sub> = -0.30, 0.20

These trusses must be fabricated and erected in accordance with the GANG-NAIL manual. Proper erection bracing must be installed to hold the components true and plumb and in a safe condition until permanent bracing is fixed. All permanent bracing and fixing must be installed before any loads are applied. The specifications for timber shall be as shown on the output. The timber shall be standard gauged and treated to the requirements of NZMP 3640. Unless otherwise noted, this design assumes that the steel fixings and timber connectors are situated in a closed environment, as defined by NZS3804:1999 Section 4.

**Truss List**

Legend: \* = detail only, ? = input only, Txx = failed design, Unmarked trusses = designed successfully

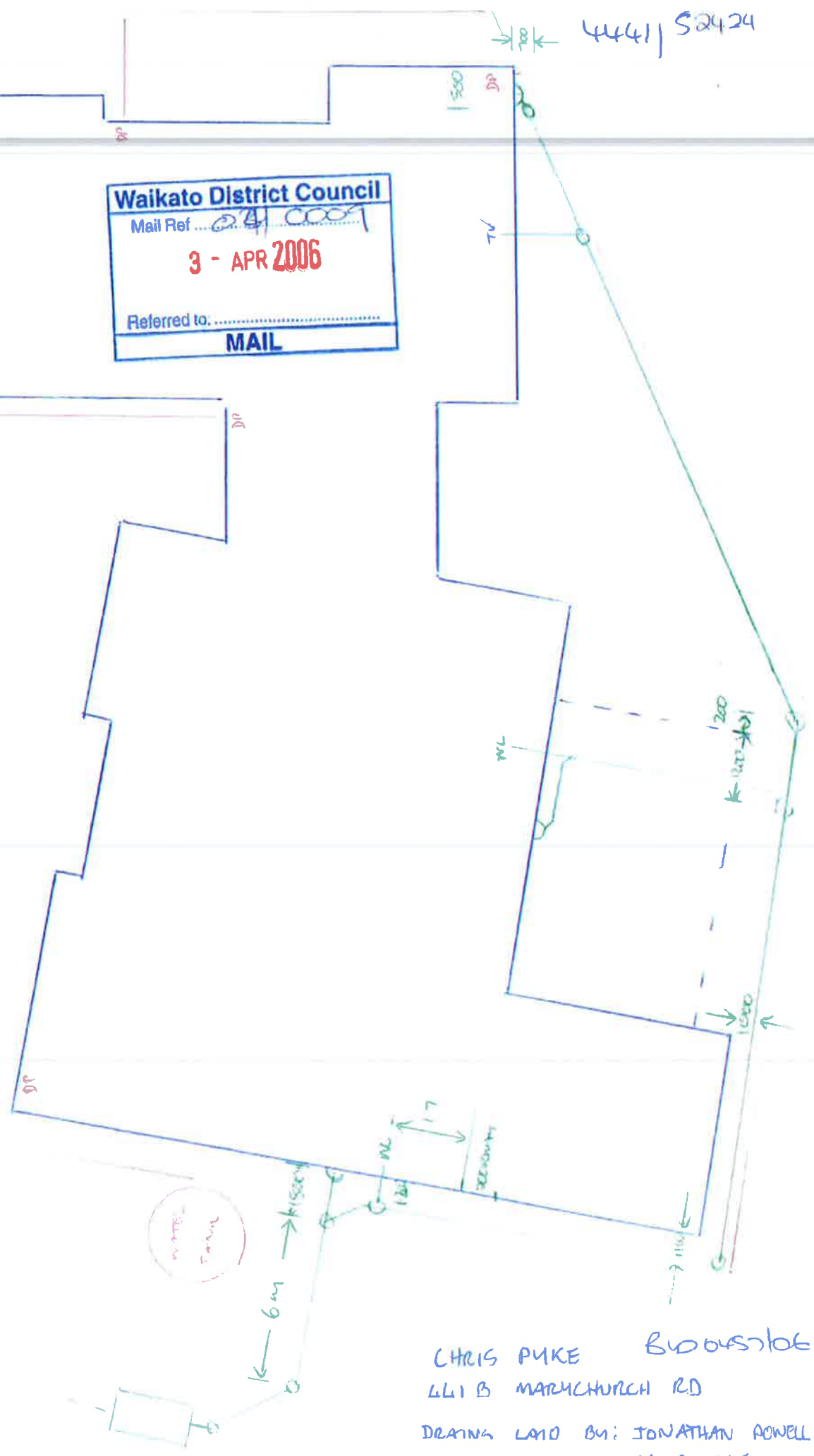
Truss	Qty	Span (mm)	Pitch (deg)	Spacing (mm)	Truss	Qty	Span (mm)	Pitch (deg)	Spacing (mm)	Truss	Qty	Span (mm)	Pitch (deg)	Spacing (mm)
*R01	8	3655	8.00	900	*R12	5	1349	0.00	890	*R26	7	1300	0.00	890
*R02	1	5390	8.00	900	*R13	3	645	0.00	890	*R27	1	1700	8.00	900
*R02A	5	1455	0.00	800	*R14	4	4190	8.00	900	T01	1	2500	0.00	900
*R03	15	1455	0.00	890	*R15	1	4263	7.88	900	T02	5	4190	8.00	900
*R04	1	10290	8.00	900	*R16	23	1200	8.00	900	T02A	5	4190	8.00	900
*R04A	1	1305	0.00	800	*R17	4	2110	-8.00	900	T03	5	4055	8.00	900
*R05	11	1445	0.00	890	*R18	1	1525	7.88	900	T03A	5	9090	8.00	900
*R06	3	3690	8.00	982	*R19	1	7890	8.00	900	T04	1	2200	0.00	900
*RL	8	1150	0.00	800	*R20	1	2200	8.00	900	T05	1	2190	0.00	900
*R07	1	600	-8.00	982	*R21	2	700	0.00	890	T06	3	6590	8.00	900
*R08	2	1200	8.00	982	*R22	5	5690	8.00	900	T07	5	9090	8.00	900
*R09	4	2400	8.00	688	*R23	5	6190	8.00	900	T08	3	5355	8.00	900
*R10	4	600	8.00	688	*R24	1	2790	8.00	900	T09	1	5910	0.00	900
*R11	1	7790	8.00	900	*R25	1	2400	8.00	900	T10	4	6690	8.00	900

Total quantity : 169

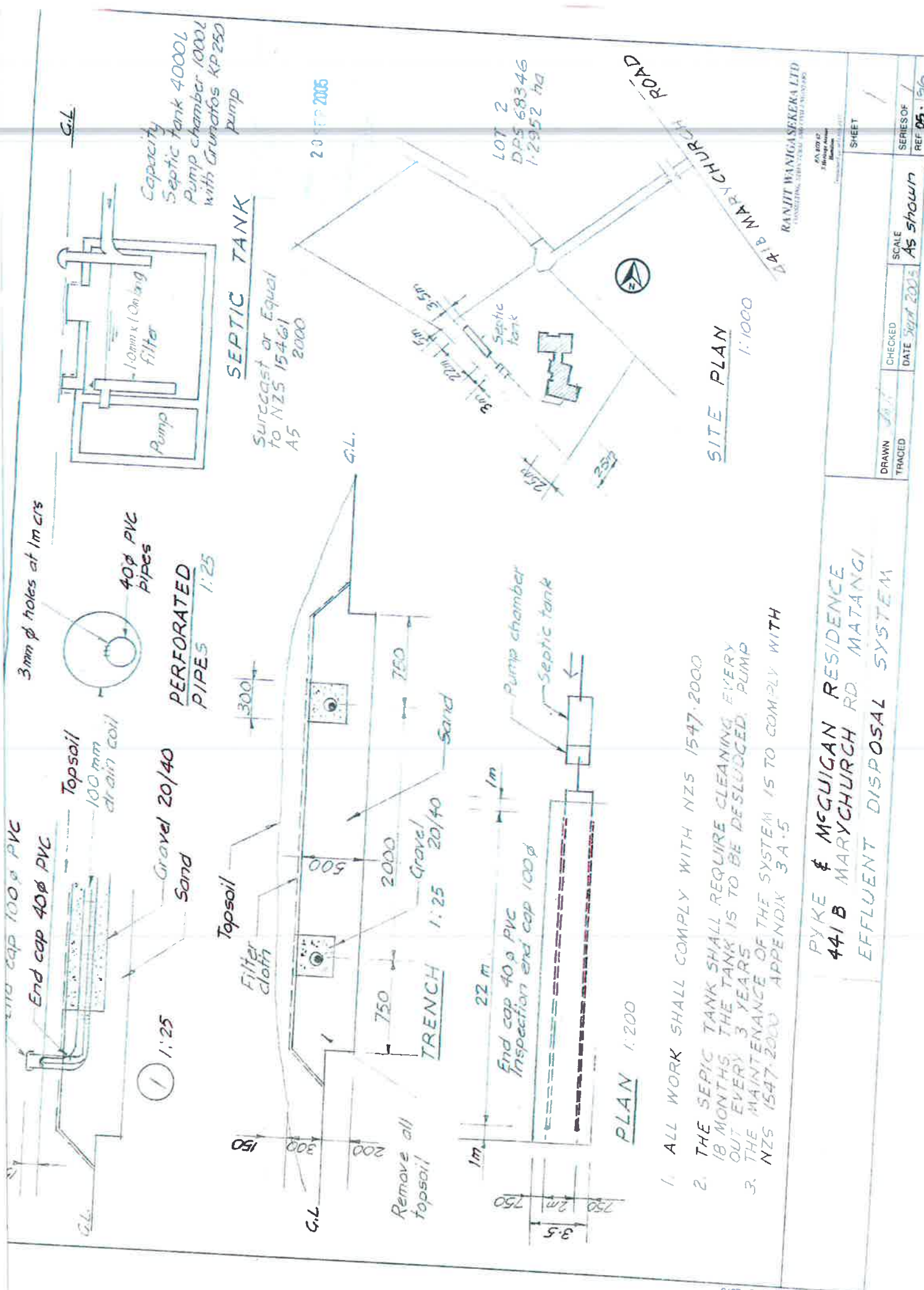
4441 | S2424

**Waikato District Council**  
 Mail Ref ... 24/0007  
**3 - APR 2006**  
 Referred to: .....  
**MAIL**

TO RAISED SAND BED



CHRIS PYKE BUOYSTOCK  
 441 B MARYCHURCH RD  
 DRAINS LAND BY: JONATHAN POWELL  
 CAMBRIDGE



**SEPTIC TANK**

Surcast or Equal to NZS 1546:1 A5 2000

**PERFORATED PIPES** 1:25

**PLAN** 1:200

**SITE PLAN** 1:1000

1. ALL WORK SHALL COMPLY WITH NZS 1547.2000
2. THE SEPIC TANK SHALL REQUIRE CLEANING EVERY 18 MONTHS. THE TANK IS TO BE DESLUDGED EVERY OUT EVERY 3 YEARS
3. THE MAINTENANCE OF THE SYSTEM IS TO COMPLY WITH NZS 1547.2000 APPENDIX 3A.5

**PYKE & MCGUIGAN RESIDENCE**  
**441 B MARYCHURCH RD. MATANGI**  
**EFFLUENT DISPOSAL SYSTEM**

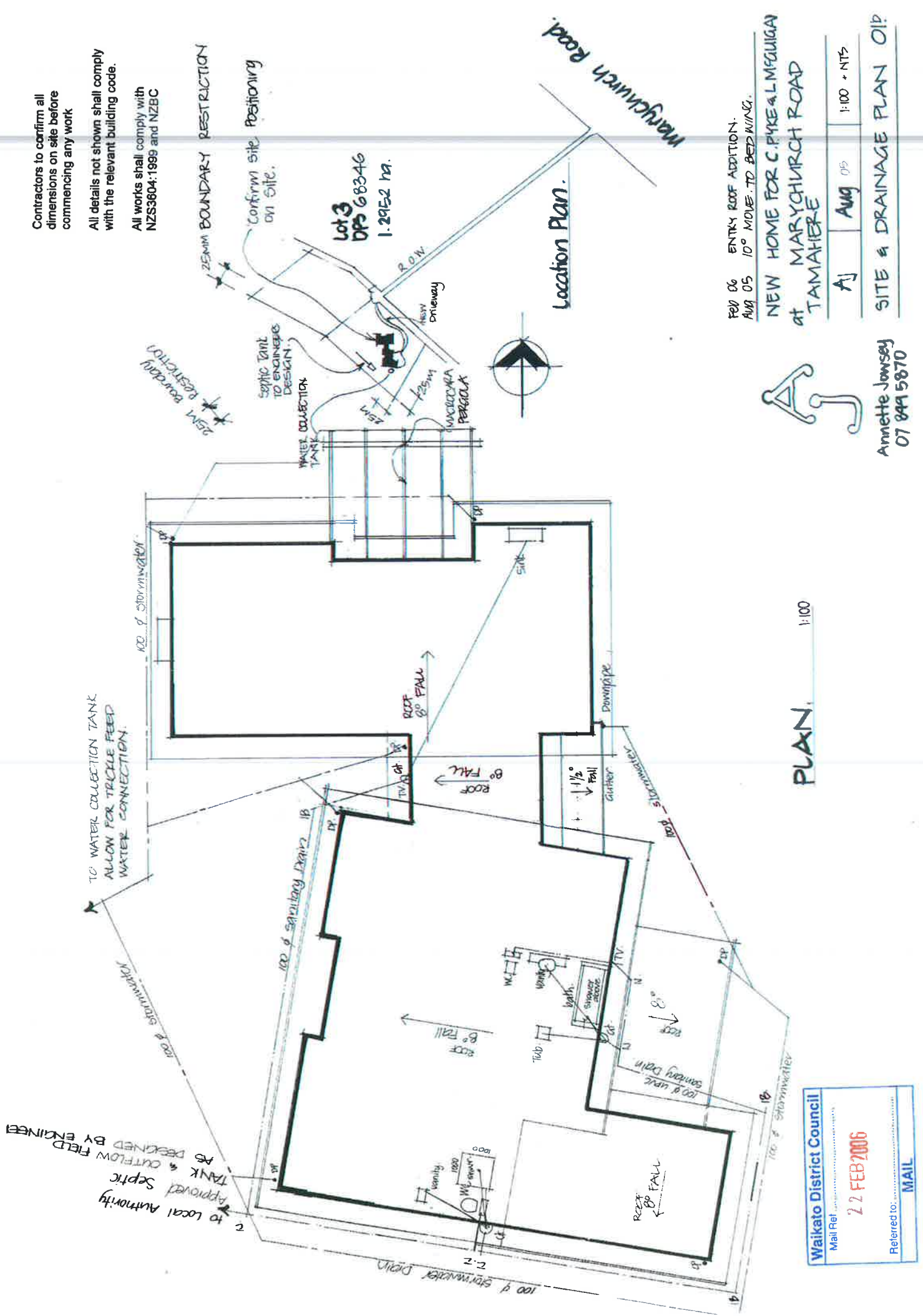
RANJIT WANIGASEKERA LTD  
 CONSULTING ENGINEERS AND ARCHITECTS

DRAWN	CHECKED	SCALE	SHEET
TRACED	DATE 5/11/2015	A5 shown	1
SERIES OF			REF D5.15/6

Contractors to confirm all dimensions on site before commencing any work

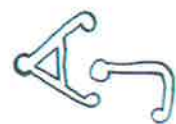
All details not shown shall comply with the relevant building code.

All works shall comply with NZS3604:1989 and NZBC



Margychurch Road.  
Location Plan.

FEB 06 ENTRY ROOF ADDITION.  
AUG 05 10° MOVE TO BED ROOMING.  
NEW HOME FOR C. FYKE & L. McQUIGAN  
AT MARYCHURCH ROAD  
TAMAHIERE  
AJ Aug 05 1:100 + NTS  
SITE & DRAINAGE PLAN OIP



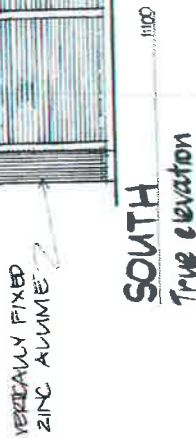
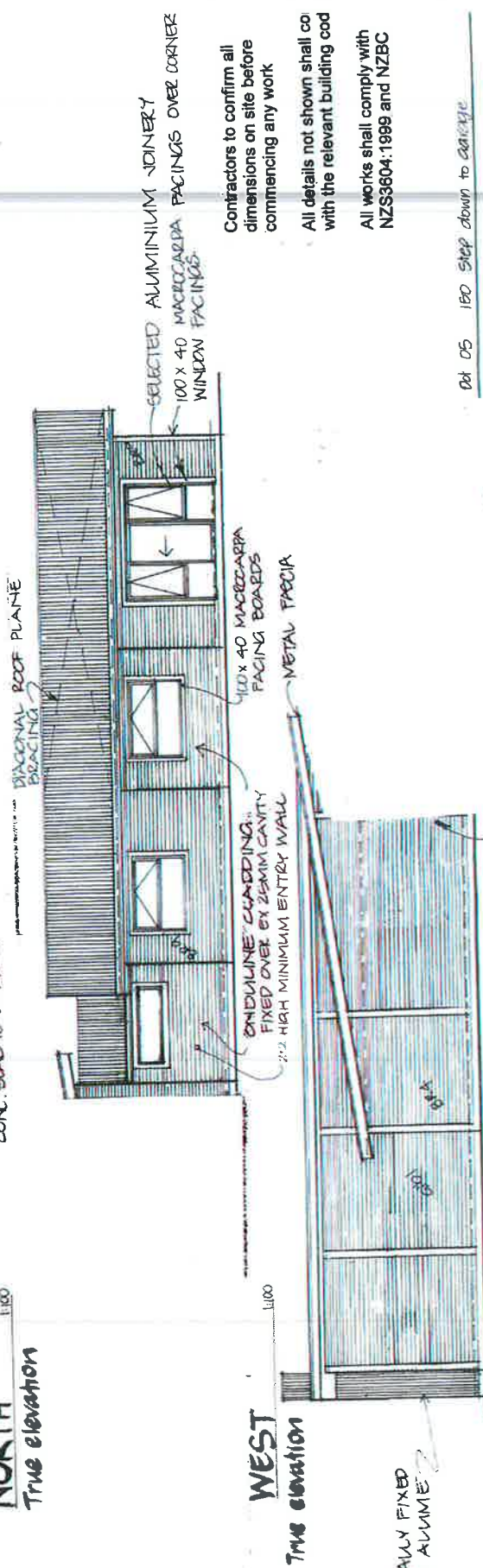
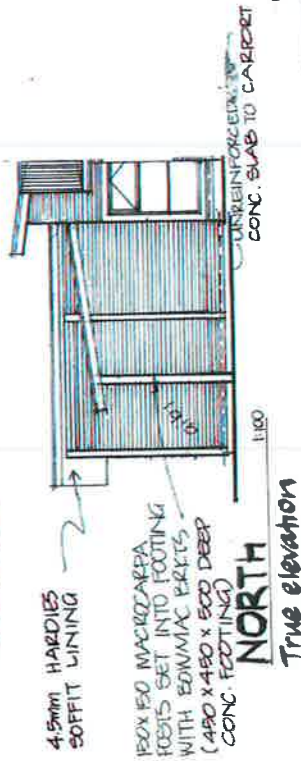
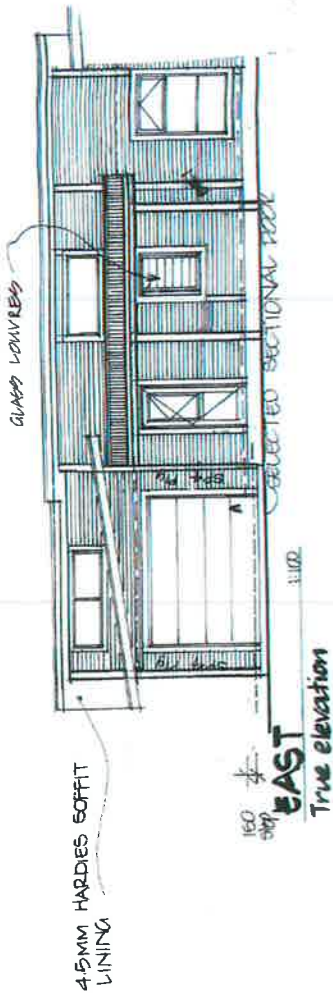
Annette Jowsey  
07 849 5870

TO WATER COLLECTION TANK  
ALLOW FOR TRICKLE FEED  
WATER CONNECTION.

TO LOCAL AUTHORITY  
Approved Septic  
TANK & OUTFLOW FIELD  
AS DESIGNED BY ENGINEER

PLAN 1:100

Waikato District Council  
Mail Ref: .....  
22 FEB 2006  
Referred to: ..... MAIL



ON-DUTLINE FIXED IN STRICT ACCORDANCE WITH MANUFACTURERS SPECIFICATIONS OVER H31 EX 50x25 BATTENS.

Contractors to confirm all dimensions on site before commencing any work

All details not shown shall comply with the relevant building code

All works shall comply with NZS3604:1999 and NZBC

Dr 05 150 Step down to carpark

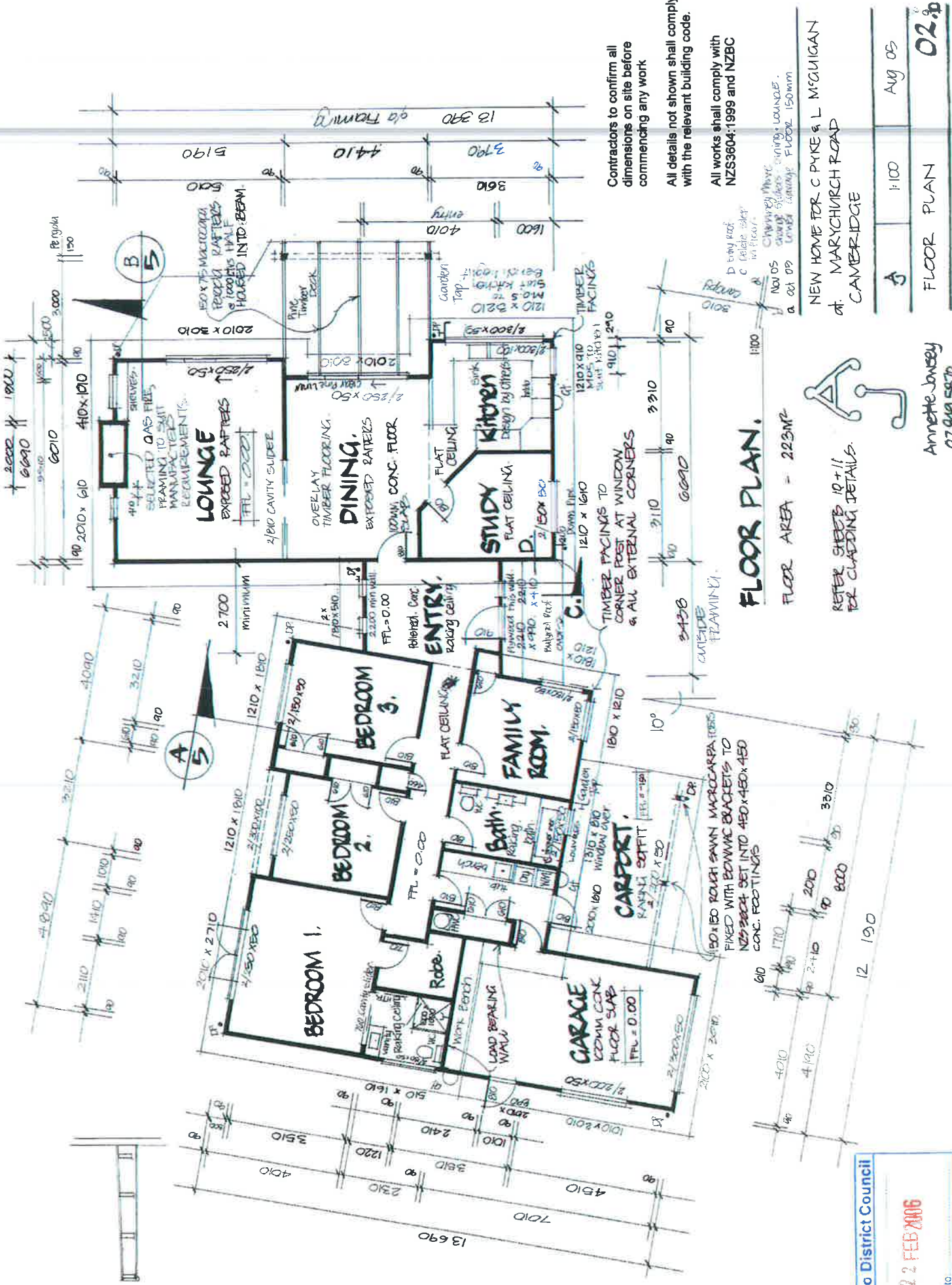
NEW HOME FOR C PIKE  
of MARYCHURCH ROAD  
of MATANGI

A1 Aug 05 1:100

TRUE ELEVATIONS

Annette Jowsey  
07 849 5870

1 - MAY 2015  
8:40



Contractors to confirm all dimensions on site before commencing any work

All details not shown shall comply with the relevant building code.

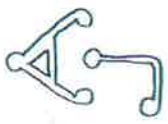
All works shall comply with NZS3604:1999 and NZBC

Checked by: *Phyllis*  
 Date: *NOV 05*  
 Checked by: *Phyllis*  
 Date: *02 09*

NEW HOME FOR C PYKE & L M'GUIGAN  
 at: MARYCHURCH ROAD  
 CAMBERIDGE

### FLOOR PLAN.

FLOOR AREA = 223M<sup>2</sup>



REFER SHEETS 10 + 11 FOR CLADDING DETAILS.

Annette Jansley  
 07 849 5870

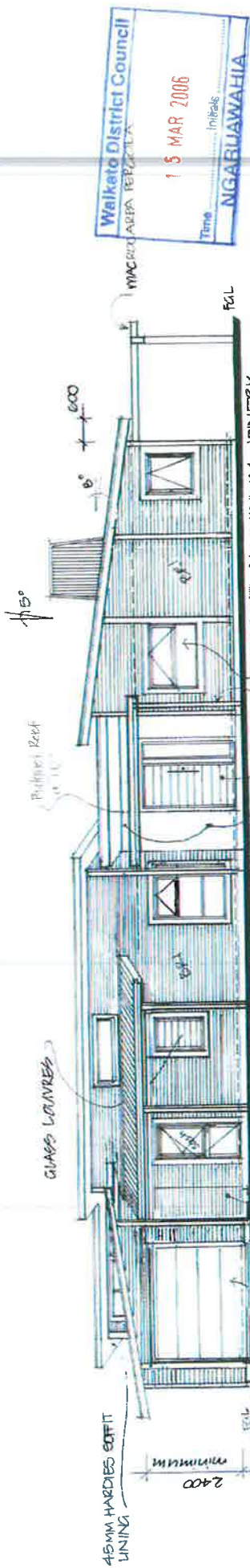
1:100

FLOOR PLAN

02.9

Waikato District Council  
 Mail Ref  
 22 FEB 2006  
 Returned to: MAIL

Waikato District Council  
 MACRO AREA FEEDBACK  
 15 MAR 2006  
 Time Initials  
 NGABIJAWAHIA

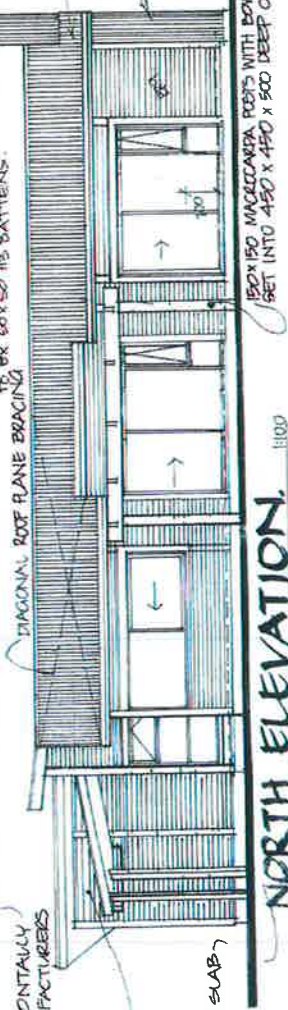


**EAST ELEVATION.**

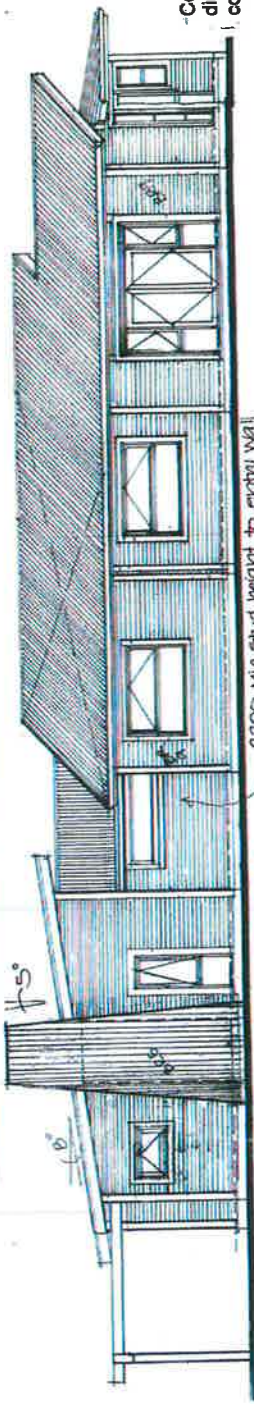
SELECTED SECTIONAL DOORS

ONDULINE CLADDING FIXED HORIZONTALLY OVER BUILDING PAPER TO MANUFACTURERS SPECIFICATIONS OVER H3.1 EX 50 X 25 BATTENS.

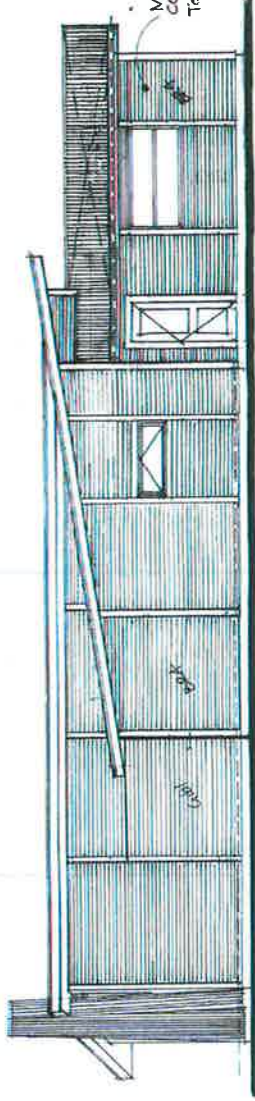
UNREINFORCED CONC. CARPET SLAB @ 150 BELOW FFL.



**NORTH ELEVATION.**



**WEST ELEVATION.**



**SOUTH ELEVATION.**

-Contractors to confirm all dimensions on site before commencing any work  
 All details not shown shall comply with the relevant building code.

All works shall comply with NZS3604:1999 and NZBC

- c. Delete step in floor.
- b. Change doorway.
- a. Change door to garage.

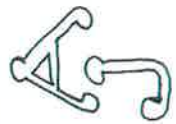
Oct 05.

Date Received By

15 MAR 2006

Environmental Services

NEW HOME FOR C PYKE & L M'GUIGAN  
 at MARYCHURCH ROAD, CAMBRIDGE.

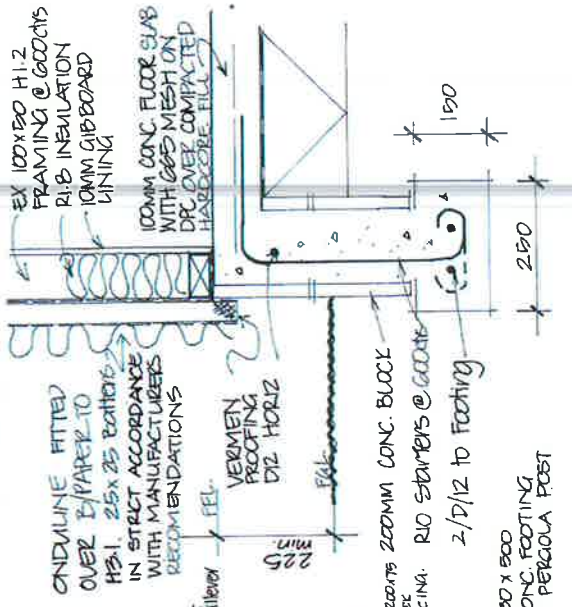


AJ	Aug 05	1:100
ELEVATIONS		03C



**TIMBER DECK SPEL.**

- EX 100x40 PINE DECKING.
- 2/EX 150x50 H3 BEARERS - 2000 MAX SPACING.
- EX 100x50 H3 DECK JOISTS @ 450 CTS
- 2000 MAX SPAN.
- H3 125x125 TIMBER POST SET INTO
- 900 x 300 x 200 DEEP CONC. FOOTINGS
- @ 2.0 M CTS MAX.

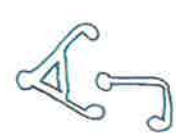


**DETAIL 1. typical footing 1:10**

Contractors to confirm all dimensions on site before commencing any work

All details not shown shall comply with the relevant building code.

All works shall comply with NZS3604:1999 and NZBC

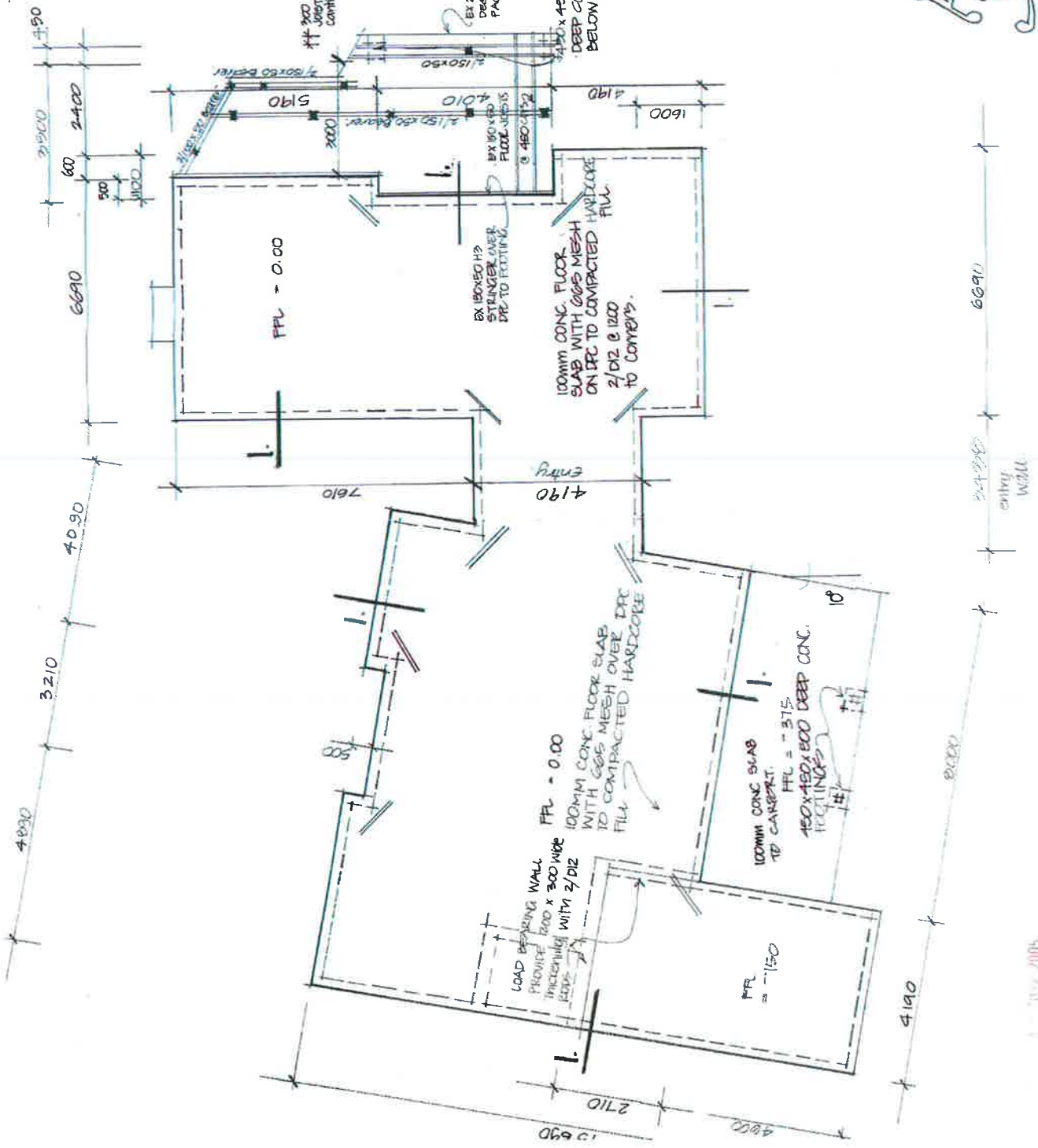


b. Carport Shed/awn  
a. Aug 05 Swire Bed counts around 10

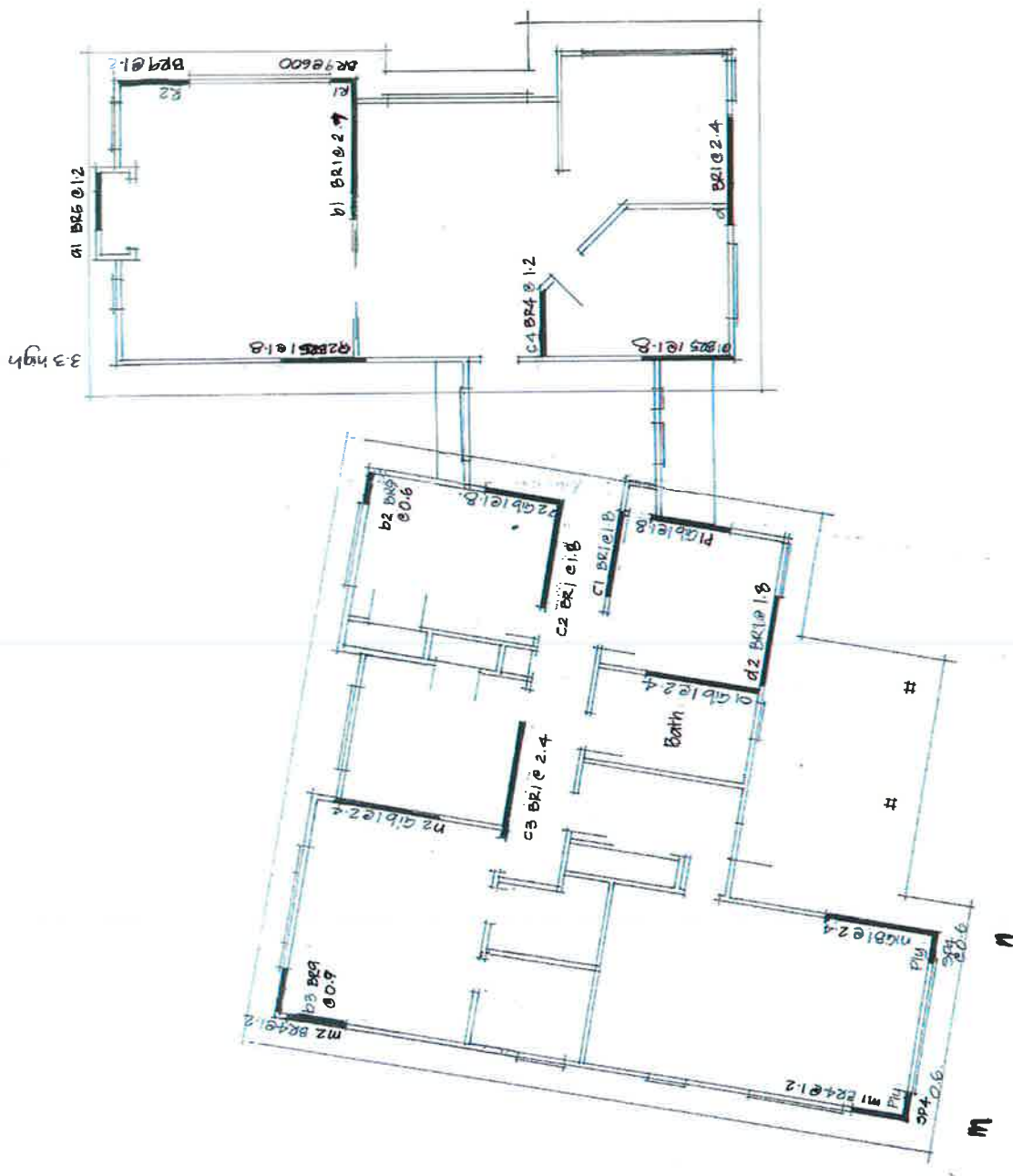
**NEW HOME FOR C PYKE & L MUAHA  
at MARYCHURCH ROAD  
MATANGI**

AJ	AUG 05	1:10, 1:100
<b>FOUNDATION PLAN 06a</b>		

Annette Jowsey  
07 849 5870



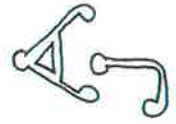
Waikato District Council  
 15 MAR 2006  
 Time 10:10  
 Inhibitor  
 NGARUAWAHIA



R NOV 05 - MOVE CHIMNEY ALTER A1 - REMOVE A2  
 AFTER A LINE TO 3.3 STUD.

NEW HOME FOR C. PIRE & L. MCGUGAN  
 of MARYCHURCH ROAD  
 HAMILTON.

AJ	1:100	AUG 05
BRACING PLAN		07.4



Annette Jonsey  
 07 849 5870

P R

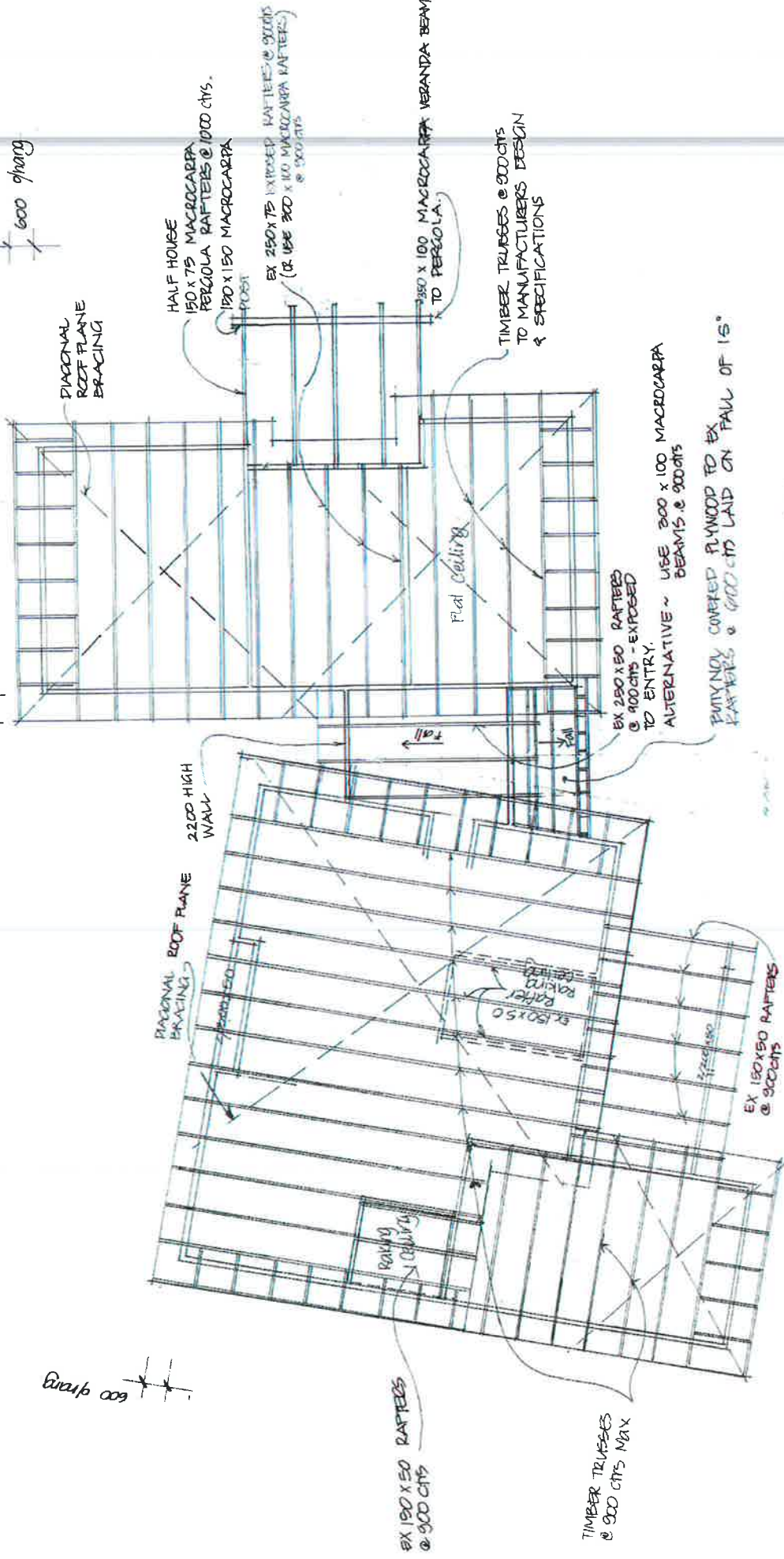
Contractors to confirm all dimensions on site before commencing any work  
 All details not shown shall comply with the relevant building code.  
 All works shall comply with NZS3604:1999 and NZBC

Date Received by  
 15 MAR 2006  
 Environmental Services

600 ghang

600 ghang

600 ghang



# ROOF FRAMING PLAN

- 1:100 REVISION
- A EIGHTY
- B CUT OFF VERANDA BEAM TO PEGOLA SIZE CHANGE
- C AUG 05 10° SWING TO BEDS - Pegola CHANGE



NEW HOME FOR C PYKE & LINGLIAN  
 OF MARCHURCH ROAD,  
 OF MATANGI

AJ	AUG 05	1:100
ROOF FRAMING PLAN. 08c		

Contractors to confirm all dimensions on site before commencing any work

All details not shown shall comply with the relevant building code.

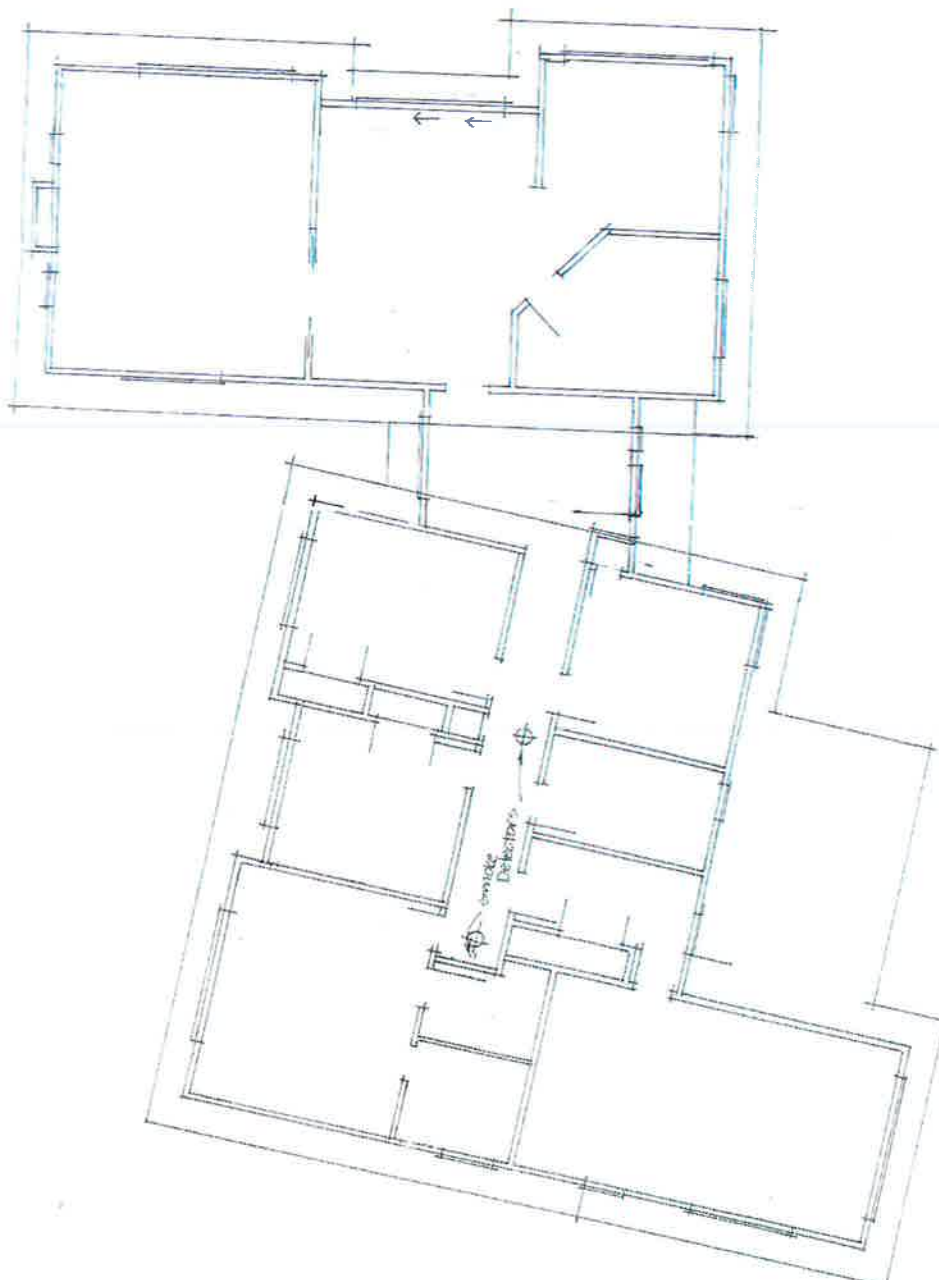
All works shall comply with NZS3604:1999 and NZBC

Annette Jowsey  
 07 849 9070

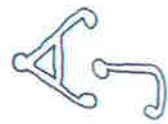
Waikato District Council	
Mail Ref	2.2 FEB 2006
Referred to:	MAIL

20 SEP 2006

10:00

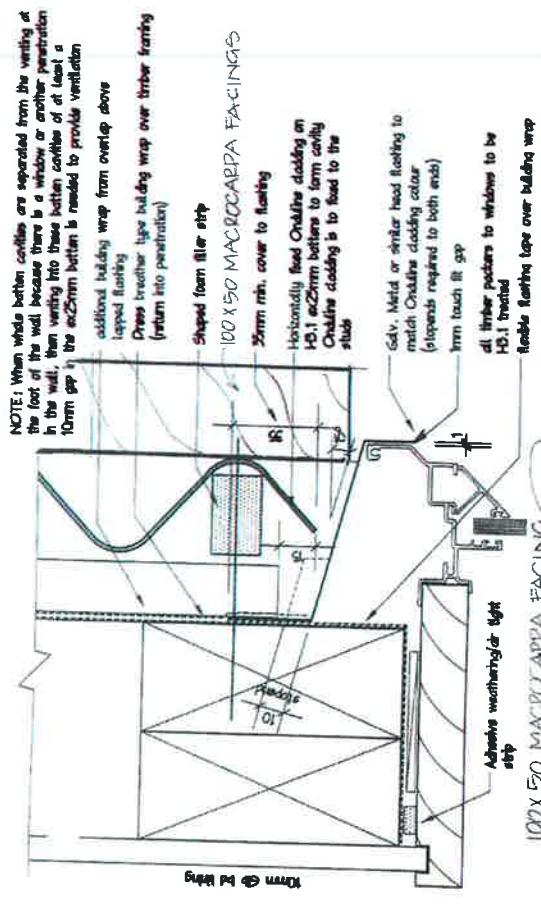


**ELECTRICAL PLAN**

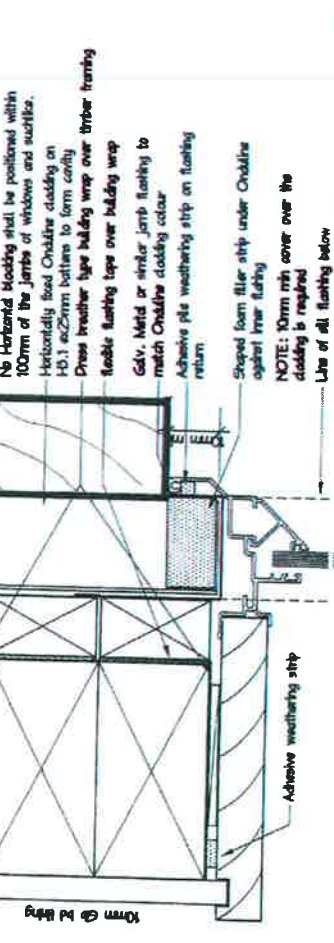


Annette-Jansky  
07 848 5870

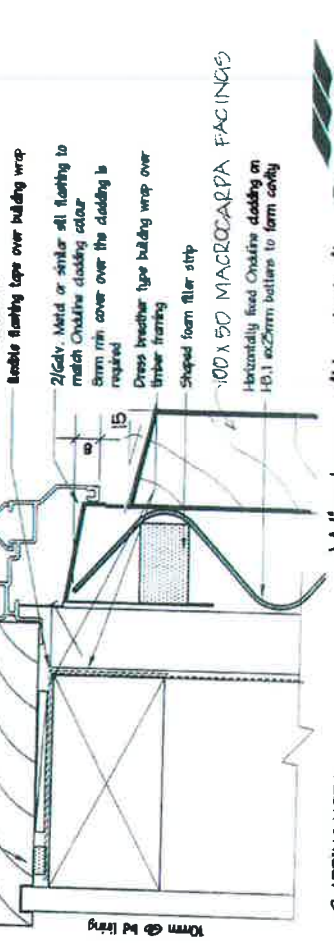
9 AUG 05 Bed Area moves 10°  
 NEW HOME C. PYRE & L. MCGUIGAN  
 97 MARYCHURCH ROAD  
 MATANGI  
 AJ Aug 09 1:100  
 ELECTRICAL PLAN 09



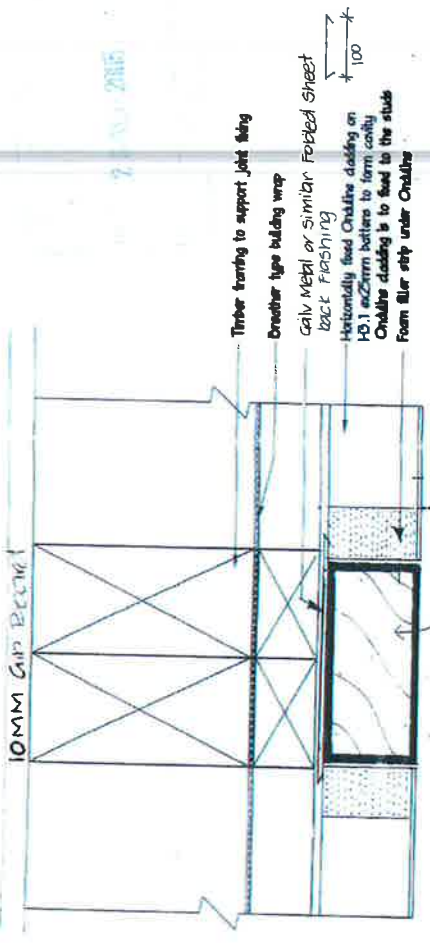
**Window head detail**  
scale 1:2



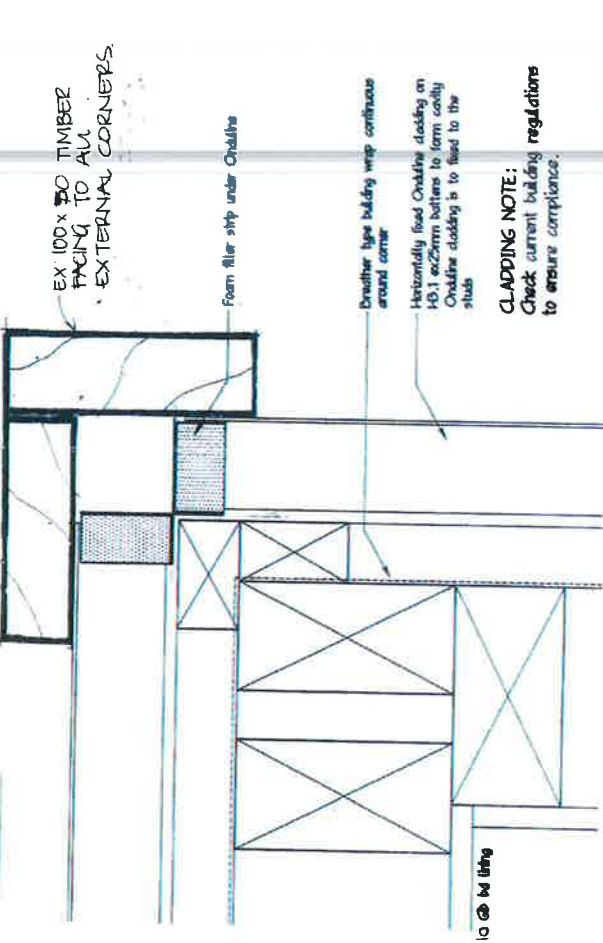
**Window jamb detail**  
scale 1:2



**Window sill detail**  
scale 1:2



**SHEET JOIN DETAIL**  
1:2



**external boxed corner detail**  
scale 1:2

NEW HOME FOR C PYKE & L M'GUIGAN  
of MARYCHURCH ROAD  
MATANGI



AnneHC Jowsey  
07 894 5870

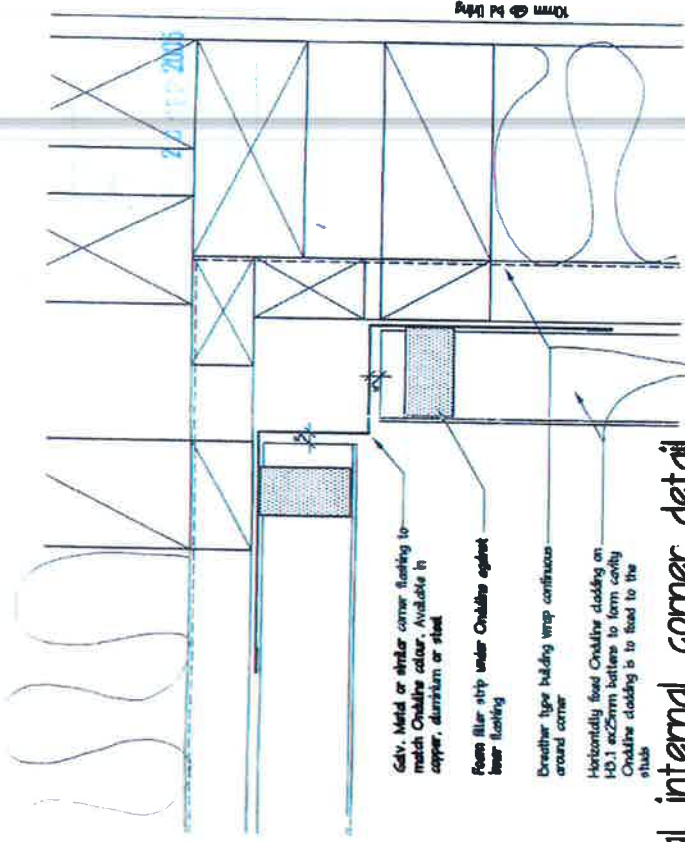
A  
Aug. 07

ONDULINE DETAILS 10



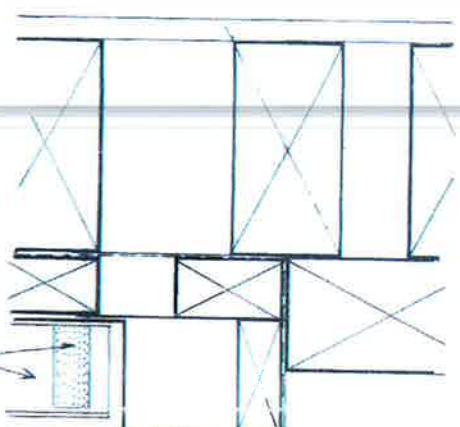
**CLADDING NOTE:**  
Check current building regulations to ensure compliance.

10mm @ 100mm



- Galv. Metal or similar corner flashing to match Chalkline colour. Available in copper, aluminium or steel
- Foam filler strip under Chalkline against floor flashing
- Breather type building wrap continuous around corner
- Horizontally fixed Chalkline cladding on H3.1 or 25mm battens to form cavity. Chalkline cladding is to fixed to the studs

**Metal internal corner detail**  
scale 1:2



COLORSTEEL CORNER FLASHING  
(50 x 50 WITH 50MM 'LEGS')

40MM TITAN BOARD TO H3.1 EX 90x25  
PATTENS TO STUDS OVER B/PANEL  
@ 600 CYS

R.1.9 WALL INSULATION



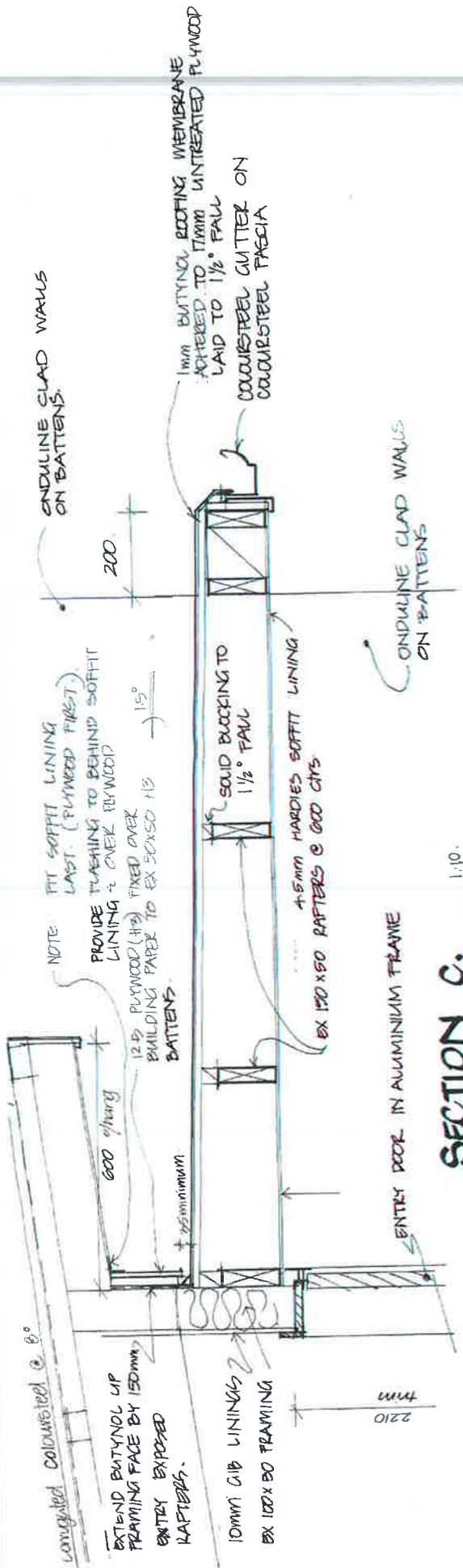
NEW HOME FOR CHRIS PIKE  
at MARYCHURCH ROAD  
MATANGI

A Aug 09 1:2

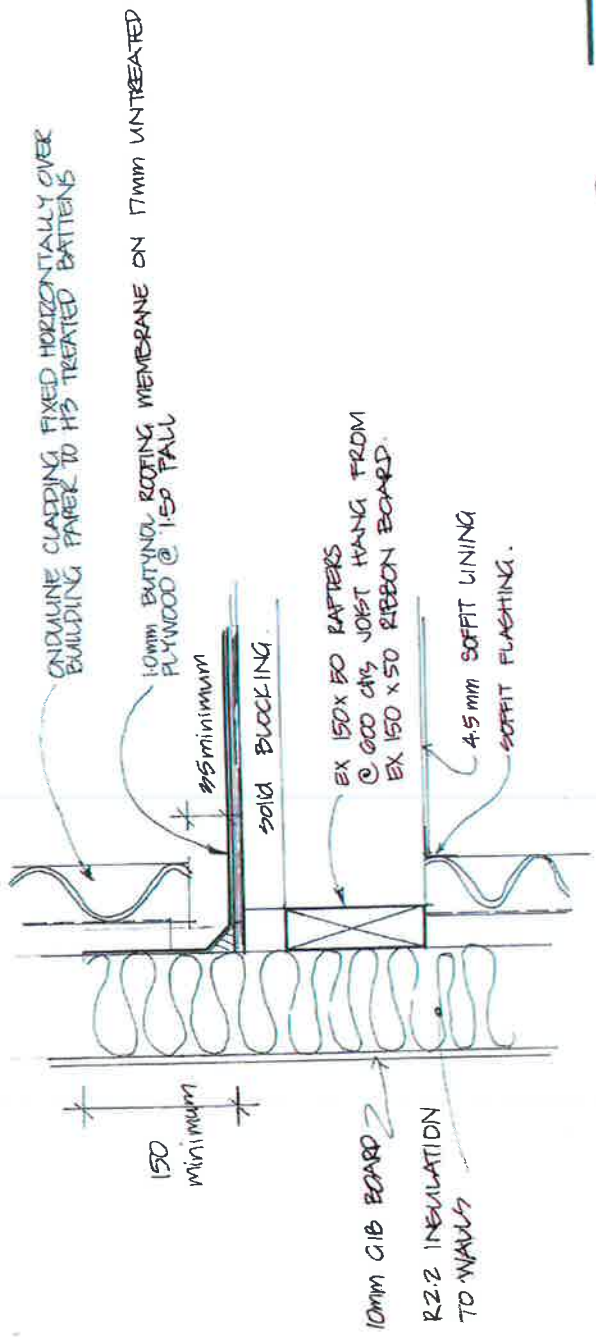
CLADDING DETAILS

Annette Jowsey  
07 849 5870

11



**SECTION C.** 1:10.



**SECTION D.** 1:5

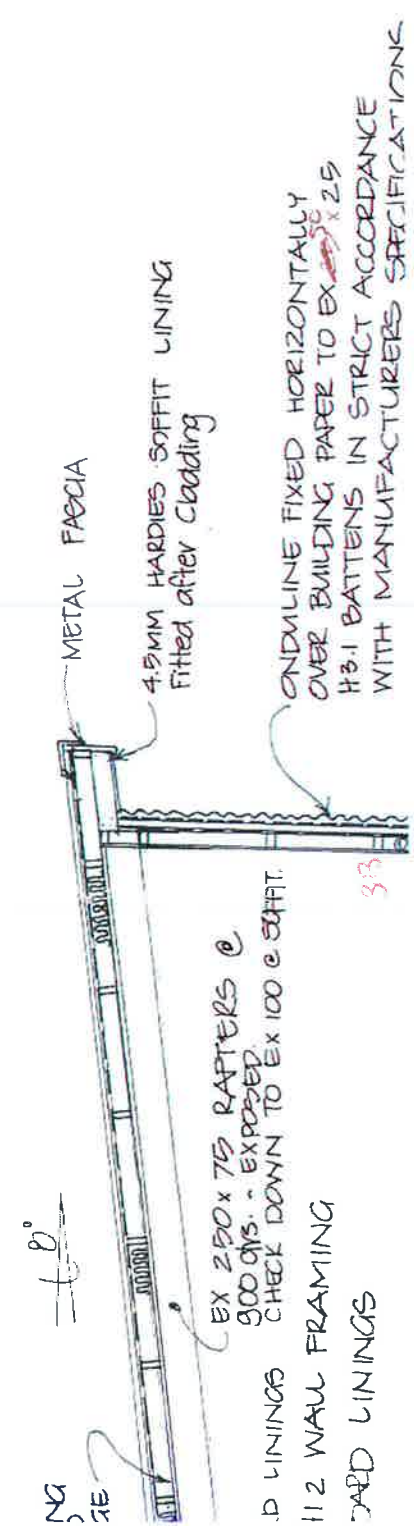
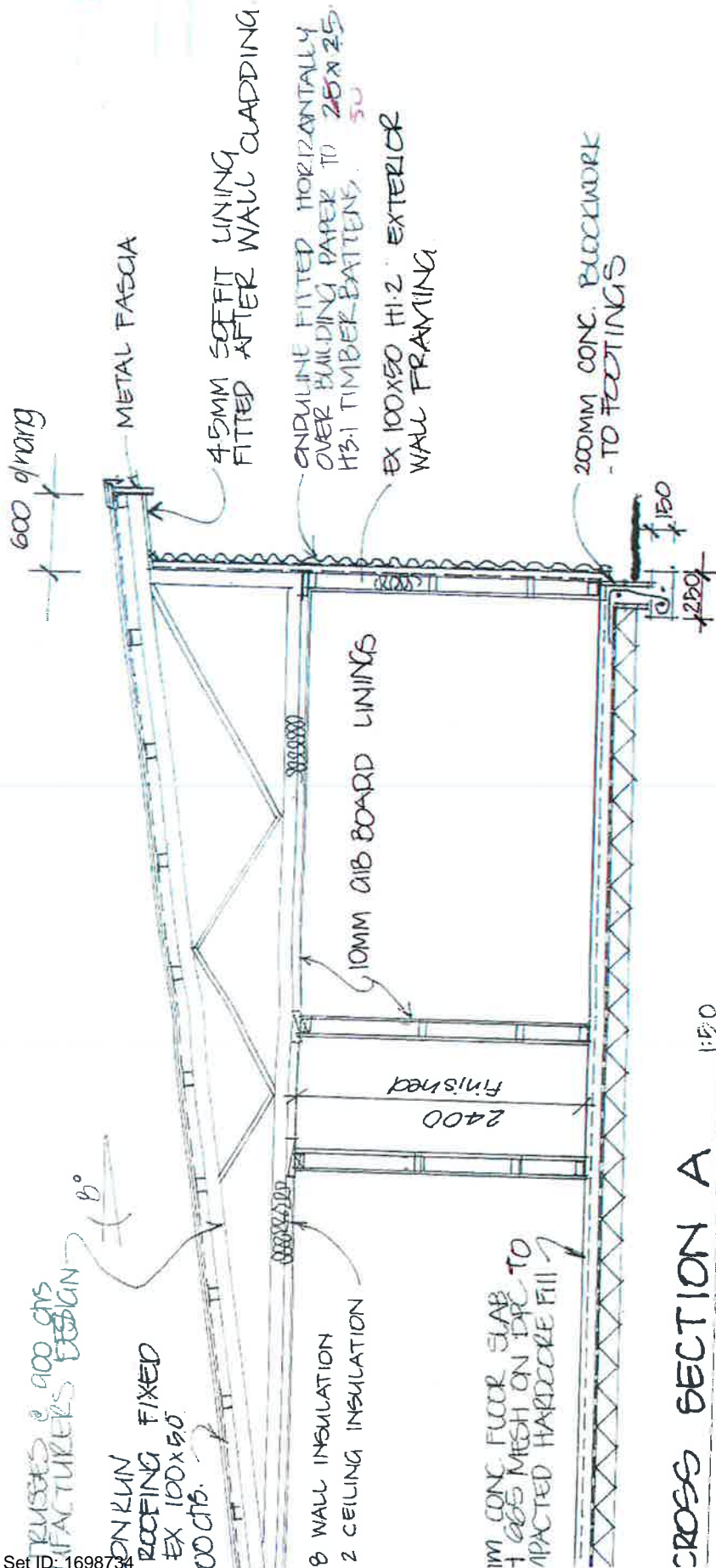


Arnette-Jewsey  
07 049 5870

NEW HOME FOR C. PIKE & LMSUIDIAN  
of MARCHURCH ROAD.  
MATANGI.

AJ	Feb 06	1:10, 1:5
ENTRY ROOF DETAILS		





Contractors to confirm all dimensions on site before commencing any work

All details not shown shall comply with the relevant building code.



**FINAL CODE COMPLIANCE CERTIFICATE**

Section 94(1) Building Act 2004  
ISSUED BY THE WAIKATO DISTRICT COUNCIL  
BUILDING CONSENT NUMBER: BLD1477/06

**FILE**

BUILDING LOCATION:	BUILDING WORK
441 B Marychurch Road TAUWHARE	3 bay garage
<b>APPLICANT:</b>	<b>PROJECT</b>
C N Pyke, E A McGuigan, Vosper Trustees Limited PO Box 488 Cambridge 3450	Garage
<b>CONTACT:</b>	Intended Life, not less than 50 years
QPS 2007 Ltd PO Box 5398 Frankton Hamilton 3242	
<b>LEGAL DESCRIPTION:</b>	
Property Number: 2007871	
Valuation Roll Number: 04441/524.23	
Legal Description: LOT 3 DP 335708 INT IN VARIOUS ESMTS	

This is a final Code Compliance Certificate issued in respect of all the building work under the above building consent.

Signed for and on behalf of Council:

Signature:




Name: David Johnstone  
Position: **Building Control Officer**  
Date: 02 September 2008

**BUILDING CONSENT NO: BLD1477/06**

Section 51, Building Act 2004

**ISSUED BY: WAIKATO DISTRICT COUNCIL**

<b>BUILDING LOCATION</b>	<b>BUILDING WORK</b>
441 B Marychurch Road TAUWHARE	erect a 3 bay garage
<b>APPLICANT</b>	<b>CATEGORY</b>
C N Pyke, E A McGuigan, Vosper Trustees Limited P O Box 488 Cambridge 2351	Garage
<b>CONTACT</b>	Indefinite but not less than 50 years  Total Estimated Value: \$ 12180
Versatile Buildings Limited P O Box 5398 Hamilton 2031	
<b>LEGAL DESCRIPTION</b>	
Property Number: 2007871  Valuation Number: 04441/524.23  Legal Description: LOT 3 DP 335708 INT IN VARIOUS ESMTS	
<b>COUNCIL CHARGES</b>	Signed for and on behalf of the Council:   Jessica Thomas <b>ENVIRONMENTAL ADMINISTRATION</b> Date: 22 June 2006
The balance of Council's charges payable on uplifting of this building consent, in accordance with the tax invoice are:  Total: \$0.00  <b>ALL FEES ARE GST INCLUSIVE</b>	

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 issued subject to the conditions specified in the attached pages headed "Conditions of Building Consent BLD1477/06".

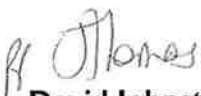
**Waikato District Council**  
**Conditions of Building Consent Certificate No: BLD1477/06**

**The Building Consent Certificate is issued subject to the following conditions:**

- 1 Owner/Builder **MUST** locate boundary pegs prior to Council carrying out a foundation inspection.
  
- 2 The building consent may not authorise you to build. You are advised to read carefully the Project Information Memorandum issued with this building consent to find out if there are other consents required before you start to build. Failure to do so could result in enforcement action being taken.
  
- 3 Lapse and cancellation of building consent. This building consent shall lapse and be of no effect if:  
  
The building work concerned has not been commenced within 6 calendar months after the date of issue of the consent; or  
  
Reasonable progress on the building work has not been made within 12 calendar months after work has commenced.  
  
The Council can exercise its discretion in either case.
  
- 4 24 hours' notice shall be required for all mandatory inspections including:  
  
Siting, foundation (prior to pouring concrete)  
  
Stormwater, Final Inspection to be called for (the owner or builder shall be on site at the time of inspection)  
  
Owner/builder to locate boundary pegs prior to council carrying out a foundation inspection.
  
- 5 Soils may be soft in this area. Foundations shall sit on soils capable of supporting 100kpa. If soft soils are encountered an engineer's design of the foundations will be required.
  
- 6 All drainage and plumbing shall comply with the New Zealand Building Code 1991.
  
- 7 Stormwater shall be disposed of in an approved manner.
  
- 8 All timber treatment shall comply with NZS 3602;2003.

**Date: 22 June 2006**

**Signed:**



**David Johnstone**  
Waikato District Council



# Electrical Certificate of Compliance

Ref: No. **2633997**

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

No. of attachments

13 AUG 2008

Referral to:

MAIL

## CUSTOMER INFORMATION - PLEASE PRINT CLEARLY

Name of customer **Chris Pyke** Phone: \_\_\_\_\_

Address of installation **441 B. Mary Church Rd Matangi**

Postal address of customer (if not as above) \_\_\_\_\_

## WORK DETAILS

<input checked="" type="checkbox"/> 4	No. of lighting outlets	<input type="checkbox"/>	No. of ranges	Please tick (✓) as appropriate where work includes:	
<input checked="" type="checkbox"/> 2	No. of socket outlets	<input type="checkbox"/>	No. of water heaters		<input type="checkbox"/> Mains <input type="checkbox"/> Main earthing system
Was any installation work carried out by the homeowner?		<input type="checkbox"/> Yes	<input type="checkbox"/> No		<input type="checkbox"/> Switchboard <input type="checkbox"/> Electric lines

Description  
**Circuit To workshop.**  
**R.C.D. Protected.**

\_\_\_\_\_

\_\_\_\_\_

**Installation wired by R. Colle**  
**W/Shop on original Hse. CoE.**

It is recommended that test results be recorded here:

Visual Examination	<input checked="" type="checkbox"/>
Earth Continuity	<input checked="" type="checkbox"/>
Bonding	<input checked="" type="checkbox"/>
Polarity	<input checked="" type="checkbox"/>
Insulation Resistance	<b>1001</b> Mohm
Other	_____

If necessary attach any pages with sketches of work done

## CERTIFICATION OF WORK

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

### ELECTRICAL WORKER DETAILS

Name **R. Madsen**

Registration no. **I 1242**

Company **Self**

Signature **[Signature]**

Date **19.6.08**

Contact Ph No. **0274194042**

### CERTIFICATION OF ELECTRIC LINES

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

Name \_\_\_\_\_

Registration no. \_\_\_\_\_

Company \_\_\_\_\_

Signature \_\_\_\_\_

Date \_\_\_\_\_

Contact Ph No. \_\_\_\_\_

## INSPECTION DETAILS

Electrical work requiring inspection by a registered electrical inspector

New mains  Switchboard  Earthing system  Installation work in hazardous areas

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

Name \_\_\_\_\_ Registration no. \_\_\_\_\_

Signature \_\_\_\_\_ Date \_\_\_\_\_

Daytime Contact Ph No. \_\_\_\_\_

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

This form is approved by the Electrical Workers Registration Board (PO Box 10-156, Wellington. Freephone 0800 66-1000) for the purposes of the Electricity Regulations 1997.



HOME OF GANG-NAIL® BUILDING SYSTEMS

## MiTek New Zealand Ltd.

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PO Box 58-014, Greenmount  
Phone: (09) 274 7109  
Fax: (09) 274 7100

**CHRISTCHURCH**  
20 Kotzikas Place, Sockburn  
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Phone: (03) 348 8691  
Fax: (03) 348 0314

[www.mitek.nz.co.nz](http://www.mitek.nz.co.nz)

### Producer Statement - Design

MiTek New Zealand Ltd has been engaged by Versatile Buildings Limited to provide engineering design services in respect of the requirements of clause(s) B1 of the Building Regulations 1992 for that part of the building work as specified. The design has been prepared in accordance with NZS4203, NZS3603, NZS3604, and approved documents of the NZ Building Code and the work as described on the MiTek New Zealand Ltd drawings titled Stand-Fast Farm Buildings and numbered Sheets 1 to 6 Above Ground, Sheets 1 to 5 Below Ground.

As an independent design professional covered by a current policy of Professional Indemnity Insurance to a minimum value of \$500,000, I believe on reasonable grounds that subject to:

1. The verification of the following design assumptions within the Stand-Fast Farm Building documentation
2. All proprietary products meeting the performance specification requirements,

the drawings, specifications, and other documents according to which the building is proposed to be constructed, comply with the relevant provisions of the building code.

For and on behalf of MiTek Zealand Ltd.

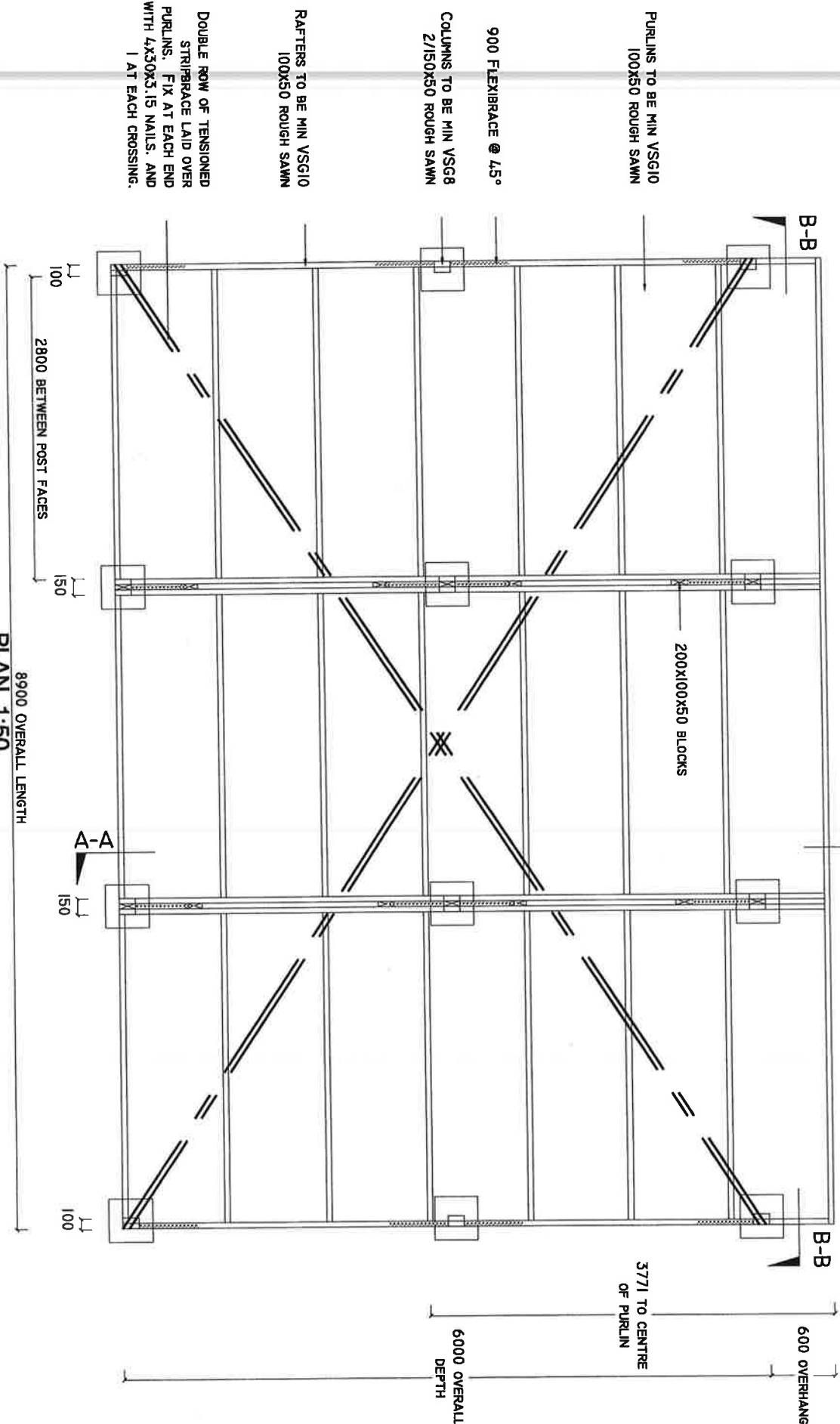
Claude Antony Carter Cook  
B.E. (Hons) MIPENZ (Structural)  
CPEng, IntPE  
Member ID:240891

GANG-NAIL®

LUMBERLOK®

BOWMAC®

CONTRACTOR TO VERIFY ALL DIMENSIONS PRIOR TO STARTING • ALL DIMENSIONS IN MM UNLESS STATED



- PURLINS TO BE MIN VSG10  
100X50 ROUGH SAWN
- 900 FLEXIBRACE @ 45°
- COLUMNS TO BE MIN VSG8  
2/150X50 ROUGH SAWN
- RAFTERS TO BE MIN VSG10  
100X50 ROUGH SAWN
- DOUBLE ROW OF TENSIONED  
STRAPPING LAID OVER  
PURLINS. FIX AT EACH END  
WITH 4X30X5.15 NAILS, AND  
1 AT EACH CROSSING.

**LOAD CONDITIONS:**

- WIND: V/HIGH
- SNOW: 1.0kPa

8900 OVERALL LENGTH  
**PLAN 1:50**



PROJECT TITLE  
**Stand-Fast Farm Building**

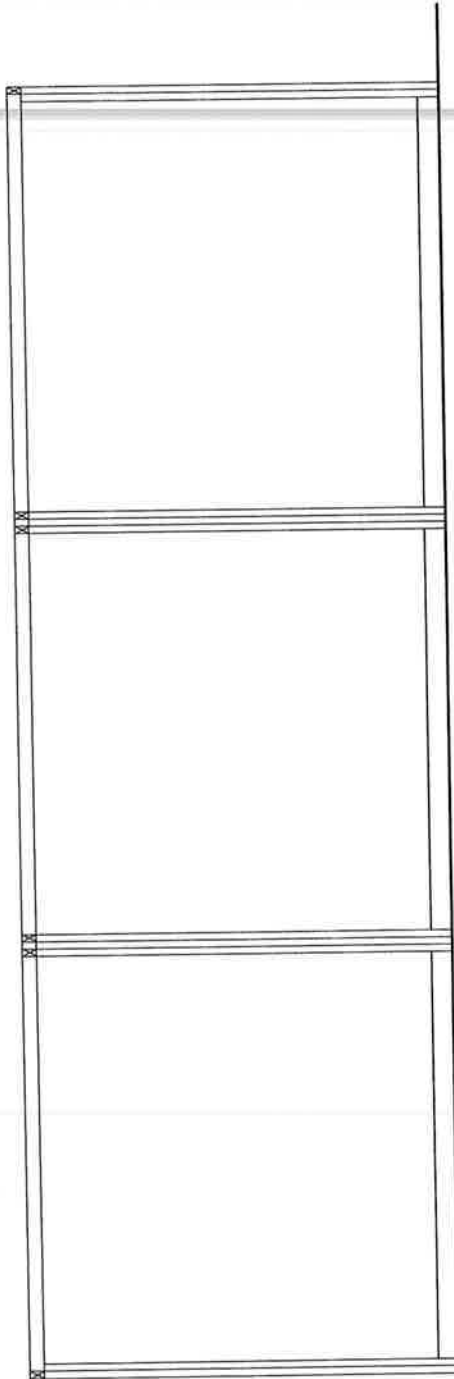
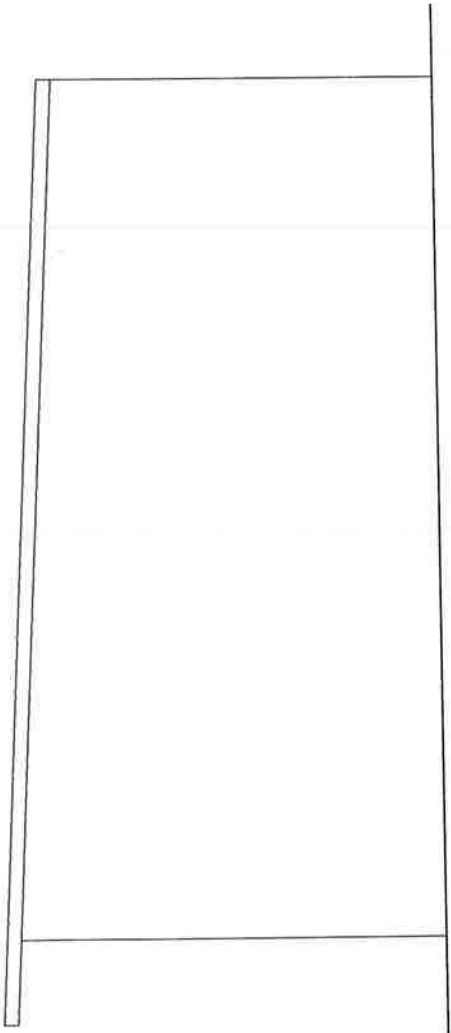
DRAWING TITLE  
**6m Deep - 3 Bay - 3.6m High  
Balc 3roun Model**

SCALE: As Shown  
REVISION: FILE:  
DATE: Jan 06  
Ver 1.0 SFB - 8000

SHEET: **1**  
OF: 5

Note: Construction to comply with NZS 3804 (1999) and the New Zealand Building Code 2004.

CONTRACTOR TO VERIFY ALL DIMENSIONS PRIOR TO STARTING • ALL DIMENSIONS IN MM UNLESS STATED



### ELEVATIONS

#### LOAD CONDITIONS:

- WIND: V/HIGH
- SNOW: 1.0KPA

Note: Construction to comply with NZS 3604 (1999) and the New Zealand Building Code 2004

SHEET: **2**  
OF: 5

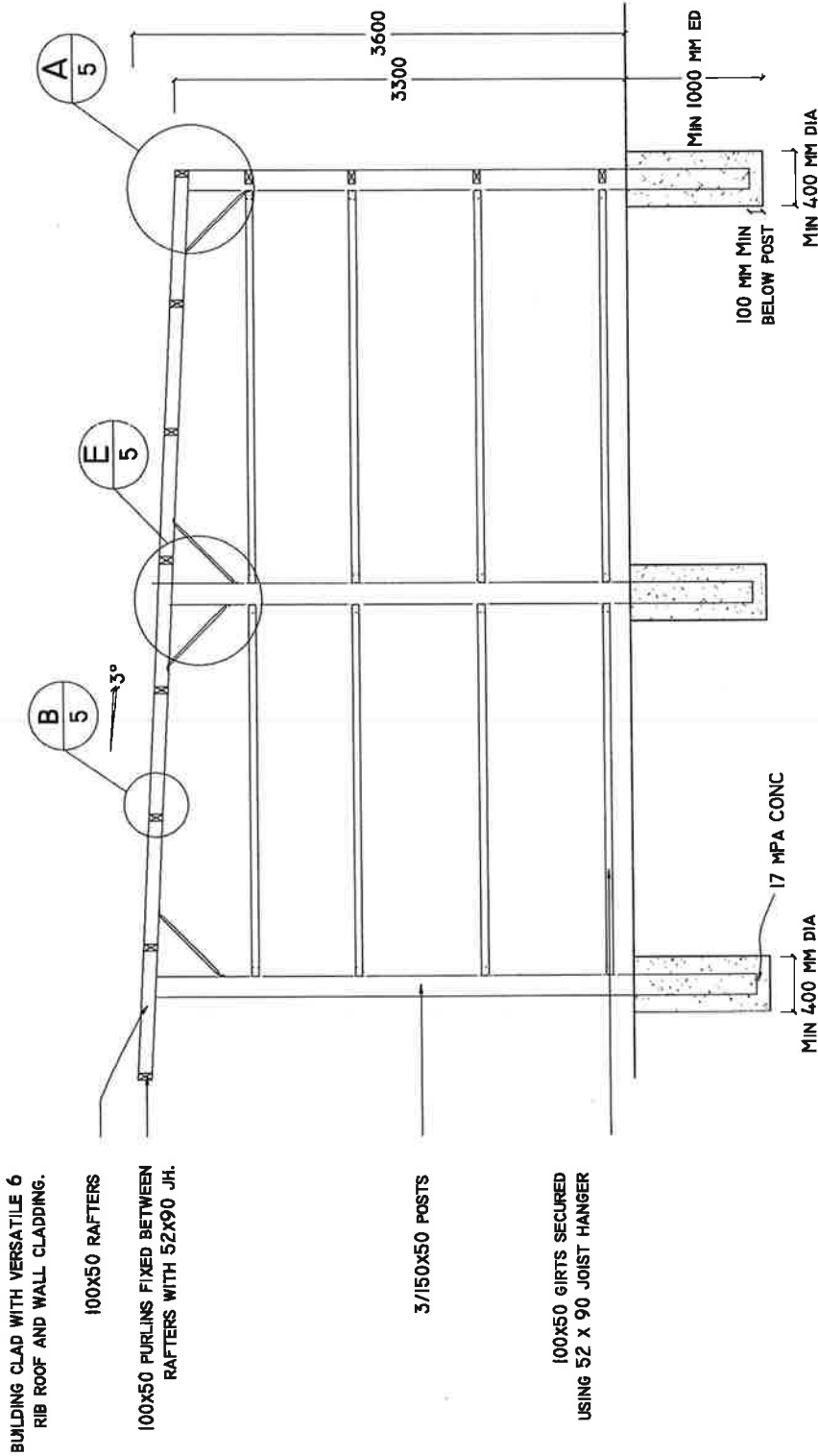
SCALE: As Shown      DATE: Jan 06  
 REVISION: Ver 1.0      FILE: SFB - 8000

DRAWING TITLE      **6m Deep - 3 Bay - 3.6m High**  
 Belc      Ground Model

PROJECT TITLE  
**Stand-Fast Farm Building**



CONTRACTOR TO VERIFY ALL DIMENSIONS PRIOR TO STARTING • ALL DIMENSIONS IN MM UNLESS STATED



BUILDING CLAD WITH VERSATILE 6 RIB ROOF AND WALL CLADDING.

100X50 RAFTERS

100X50 PURLINS FIXED BETWEEN RAFTERS WITH 52X90 JH.

3/150X50 POSTS

100X50 GIRTS SECURED USING 52 X 90 JOIST HANGER

SECTION A-A  
SCALE 1:50

LOAD CONDITIONS:

- WIND: V/HIGH
- SNOW: 1.0KPA

Note: Construction to comply with NZS 3604 (1999) and the New Zealand Building Code 2004

SHEET: 3  
OF: 5

SCALE: AS SHOWN  
DATE: Jan 06  
REVISION: Ver 1.0  
FILE: SFB - 8000

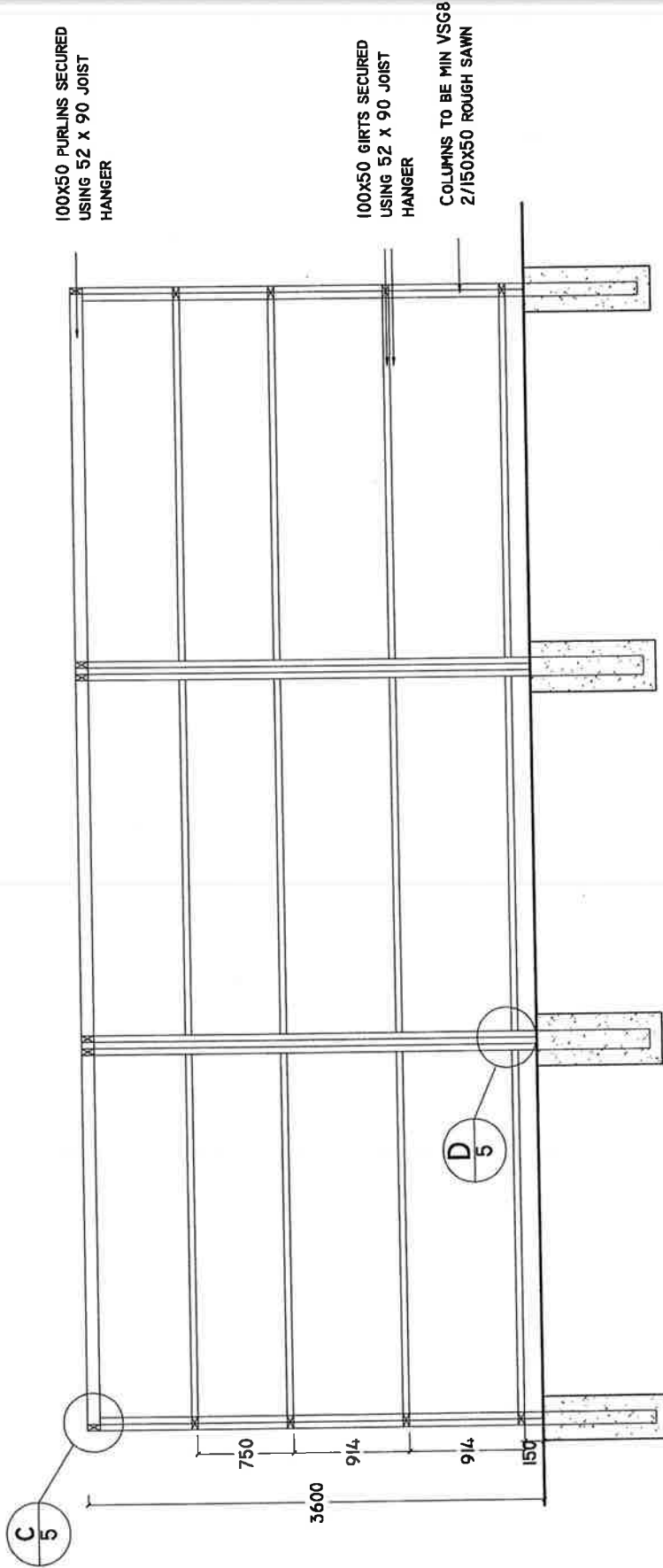
DRAWING TITLE: 6m Deep - 3 Bay - 3.6m High  
Belc 3roun-1 Model

PROJECT TITLE: Stand-Fast Farm Building





CONTRACTOR TO VERIFY ALL DIMENSIONS PRIOR TO STARTING • ALL DIMENSIONS IN MM UNLESS STATED



100X50 PURLINS SECURED  
USING 52 X 90 JOIST  
HANGER

100X50 GIRTS SECURED  
USING 52 X 90 JOIST  
HANGER

COLUMNS TO BE MIN VSG8  
2/150X50 ROUGH SAWN

SECTION B-B  
SCALE 1:50

**LOAD CONDITIONS:**

- WIND: V/HIGH
- SNOW: 1.0KPA

Note: Construction to comply with NZS 3604 (1999)  
and the New Zealand Building Code 2004

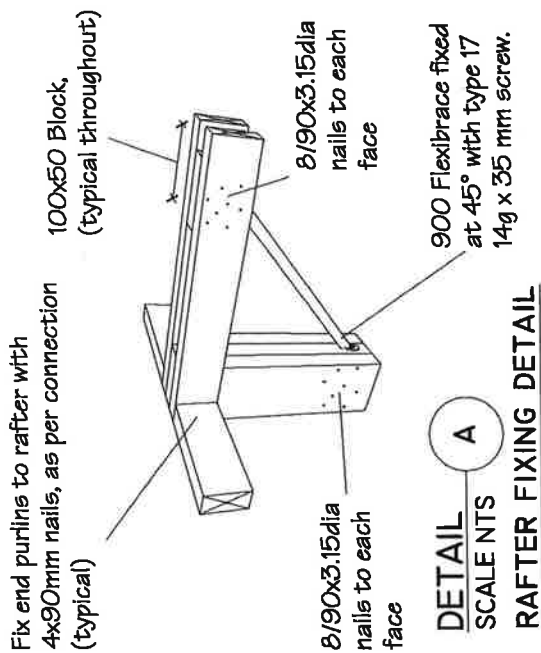
SCALE: As Shown DATE: Jan 08  
REVISION: Ver 1.0 FILE: SFB - 8000  
Ver 1.0 SFB - 8000

SHEET: 4  
OF: 5

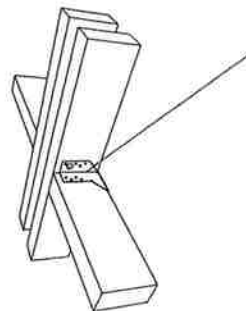
DRAWING TITLE 6m Deep - 3 Bay - 3.6m High  
Belc Surround Model

PROJECT TITLE  
Stand-Fast Farm Building

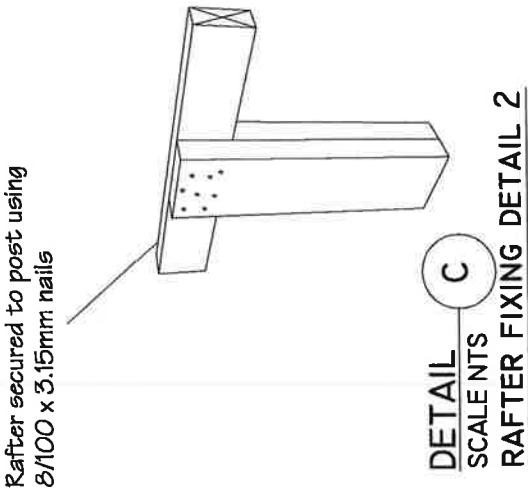




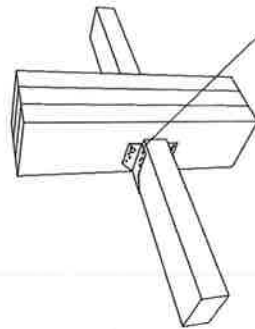
**DETAIL B**  
SCALE NTS



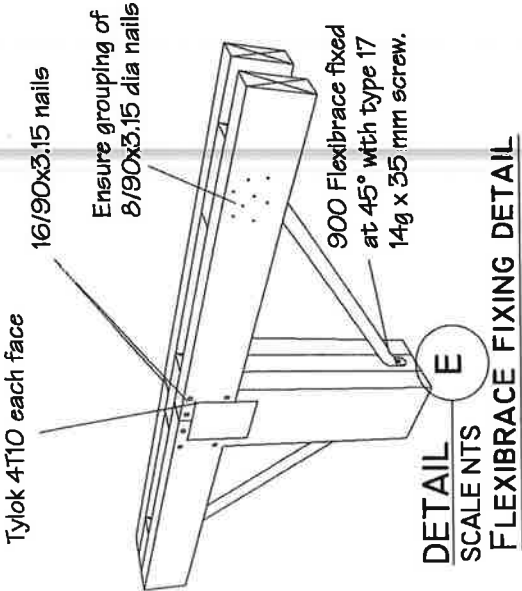
**PURLIN FIXING DETAIL**



**DETAIL D**  
SCALE NTS



**GIRT FIXING DETAIL**



PROJECT TITLE  
**Stand-Fast Fin Binding**

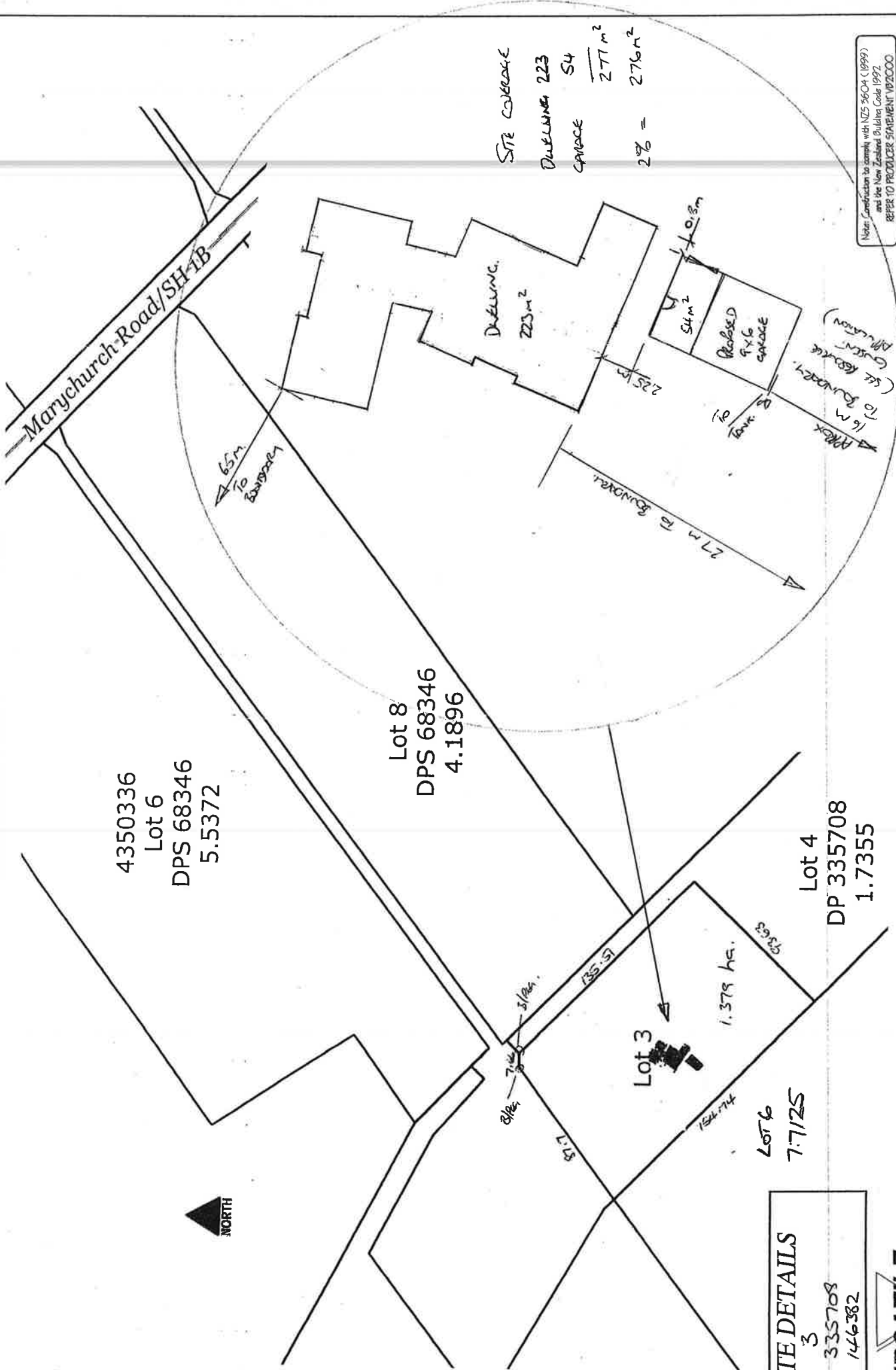
DRAWING TITLE  
**Farm Building Details  
Below, Gro Model**

Note: Construction to comply with NZS 9004 (1999) and the New Zealand Building Code 2004

SCALE: As Shown  
DATE: Jan 06  
REVISION: FILE:  
Ver 1.0 SFB-8000

SHEET: 5  
OF: 5

CONTRACTOR TO VERIFY ALL DIMENSIONS PRIOR TO STARTING • ALL DIMENSIONS IN MM UNLESS STATED



SITE COVERAGE  
 DWELLING 223  
 GARAGE 94  
 277 m<sup>2</sup>  
 2% = 276 m<sup>2</sup>

Note: Construction to comply with NZS 3604 (1999) and the New Zealand Building Code 1992. REFER TO PRODUCER STATEMENT V02000.

SCALE: 1:250 DATE: 04/06  
 1:2000 FILE:  
 DRAWN: Jm  
 SHEET: 1 OF 1

DRAWING TITLE: **SITE PLAN**

PROJECT TITLE: **CHARISTABEL PYKE + ELIZABETH MCGUIREAN**  
 Proposed Building for:

**SITE DETAILS**  
 LOT: 3  
 DP: 335708  
 CT: 146382

**VERSATILE BUILDINGS**  
 PH: (03) 349-2555  
 FAX: (03) 349-1286  
 112 WATERLOO ROAD



# Ranjit Wanigasekera Ltd

Consulting Civil and Structural Engineers

5 Heritage Avenue  
P.O. Box 67  
Hamilton

Phone: (07) 855-3377  
Fax: (07) 855-3377

7 September, 2005

Mr. C. Pyke  
5 Hall Street  
Cambridge.

**Re. 441 b Marychurch Road, Matangi**

## **Introduction.**

Lot 2 DPS 68346 comprising some 1.29 Ha, is down a right of way off Marychurch Road and is generally flat. We were requested to undertake a soil investigation to ascertain the nature of the subsoil, beneath the proposed light timber framed house on a concrete slab.

## **Soil Investigations**

A soil investigation comprising three Scala penetrometer soundings and three posthole bores were carried out at locations 1, 2 & 3, as shown on the plan. In addition a percolation test was carried out to determine the permeability.

## **Conclusions and Recommendations**

At locations 2&3, approximately 800mm of soft silts overly firmer clay/ sandy silts.  
At location 1, firm gravely sands lie beneath 300mm of softer silts.  
We recommend that the top 800mm generally of soil, rising perhaps to 300mm towards location 1, be replaced with compacted sand as per the attached specification  
Percolation rate is good, but the water table is quite high, for a standard effluent system.

The recommendations and opinions contained in this report are based on the data from the boreholes. Inferences about the nature and the continuity of the subsoil away from the boreholes cannot be guaranteed.

The report has been prepared for the Owner and the District Council. No responsibility is accepted by the writer for the use of any part of this report in any context or for any purpose, without reference to this office.

Yours faithfully  
**Ranjit Wanigasekera Ltd.**

**Director.**

Director - R. Wanigasekera, B.Sc (Eng), M.L.C.E., C.Eng, M.I.P.E.N.Z., M.A.C.E.N.Z

# CALCULATION SHEET

Percolation yields good percolation but due to the high water table it is recommended a 2 bed effluent field be incorporated.

Design bed loading rate = 2 l/m<sup>2</sup>/d

House has 3 bed + alter

Number of persons = 1200 l/d/p

Minimum usage = 1200 l.

F.S = 2.5

use 4000 litre tank with 1000l pump chamber

$$\text{Area of field} = \frac{1200}{2.5} = 48 \text{ m}^2$$

use 3.5 x 10 m field

## Summary

use 4000 l septic tank with a 1000 l pump chamber

provide a 3.5 m x 10 m long sand bed with 2 pipes

SOIL DESCRIPTION	SCALA PENETROMETER 2 Blows / 100mm	SOIL DESCRIPTION	SCALA PENETROMETER 1 Blows / 100mm	
Dark brown SILT, wet, soft, non plastic		Dark brown SILT, wet, soft, non plastic		
Light brown orange flecked SILT, very moist, soft, non plastic.		Light grey orange flecked SILT, very moist, soft, non plastic		Orange brown med SAND some fine Gravel, wet, dense, non plastic.
Light grey orange flecked pumiceous Silty SAND, very moist, med dense, non plastic.		Orange brown med SAND some fine Gravel, saturated, dense, non plastic.		End of Auger - Unable to retain wet sand.
End of Auger - Unable to retain wet sand.				

DETERMINATION OF THE PENETRATION RESISTANCE OF A SOIL  
 HAND METHOD USING A DYNAMIC CONE PENETROMETER  
 (TEST METHOD : NZS 4402 : 1986 TEST 6.5.2)

Project : No 441 b Marychurch Rd  
 Location : Matangi  
 Date Tested : 22/08/05

SOIL DESCRIPTION	SCALA PENETROMETER 4 Blows / 100mm Depth (m)	SOIL DESCRIPTION	SCALA PENETROMETER 3 Blows / 100mm Depth (m)
		Dark brown SILT, wet, soft, non plastic	
		Light brown orange flecked SILT, very moist, soft, non plastic.	
		Orange brown Silty Sand with a trace of Clay, wet loose, sl plastic.	
		End of Auger - Unable to retain wet sand.	

Project : No 441 b Marychurch Rd  
 Location : Matangi  
 Date Tested : 22/08/05

DETERMINATION OF THE PENETRATION RESISTANCE OF A SOIL  
 HAND METHOD USING A DYNAMIC CONE PENETROMETER  
 (TEST METHOD : NZS 4402 : 1988 TEST 6.5.2)

PERCOLATION 1 Minutes	SOIL DESCRIPTION	SOIL DESCRIPTION	PERCOLATION 2 Minutes		
	<p>Dark brown SILT, weakly structured, very moist, non plastic.</p> <p>Yellowish brown orange flecked SILT, weakly structured, very moist, soft, non plastic.</p>				
	<p>Yellowish brown orange flecked SILT minor fine Sand, we Sand, weakly structured, very moist, soft, non plastic.</p>				
	<p>Orange brown med SAND some fine rounded Gravel, non structured, wet, dense, non plastic.</p>				
	<p>Orange brown med SAND some fine rounded Gravel, non structured, saturated, dense, non plastic.</p> <p>Water Level</p>				
	<p>Orange brown med - coarse SAND fine Gravel, minor SILT, non structured, saturated, med dense, non plastic.</p>				<p>End of Auger</p>

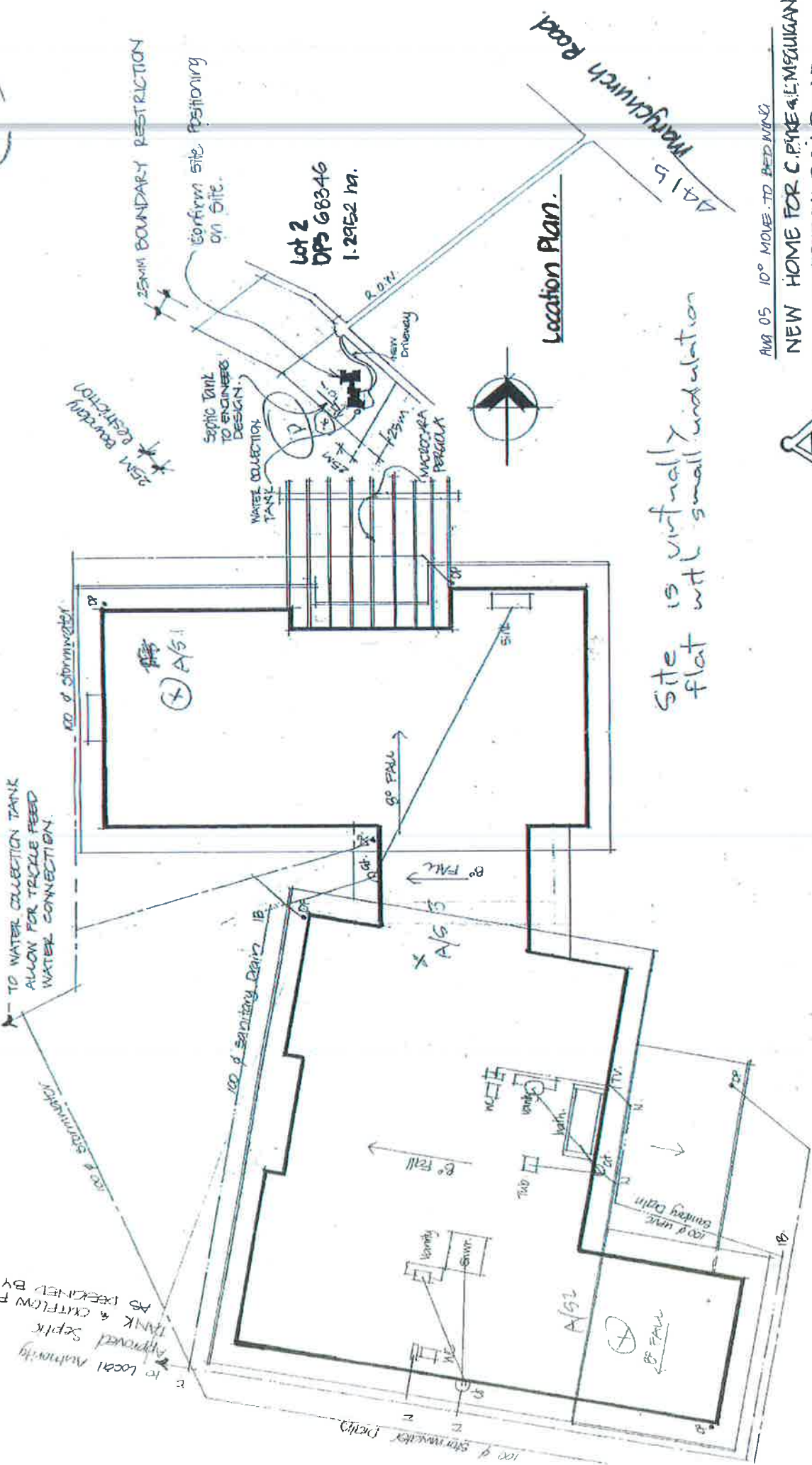
Project : No 441 b Marychurch Rd  
 Location : Matangi  
 Date Tested : 22/08/05

DETERMINATION OF THE PENETRATION RESISTANCE OF A SOIL  
 HAND METHOD USING A DYNAMIC CONE PENETROMETER  
 (TEST METHOD : NZS 4402 : 1988 TEST 6.5.2)



Approved Septic Tank & Outflow Field AS DESIGNED BY ENGINEER TO LOCAL AUTHORITY

TO WATER COLLECTION TANK ALLOW FOR TRUCKLE FEED WATER CONNECTION.



Site is virtually undulation flat with small undulation

Location Plan.



Lot 2  
DP# 68346  
1.2952 ha.

25mm BOUNDARY RESTRICTION

Confirm site positioning on site.

Septic Tank TO ENGINEER DESIGN.

WATER COLLECTION TANK

25mm BOUNDARY RESTRICTION

25mm BOUNDARY RESTRICTION

25mm BOUNDARY RESTRICTION

25mm BOUNDARY RESTRICTION

25mm BOUNDARY RESTRICTION

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25mm BOUNDARY RESTRICTION

25mm BOUNDARY RESTRICTION

25mm BOUNDARY RESTRICTION

25mm BOUNDARY RESTRICTION

PLAN

1:100



AVG 05 10<sup>th</sup> MOVE TO BEDDING  
NEW HOME FOR C. PIRE & L. MCGUIGAN  
AT MARYCHURCH ROAD  
AT TAMAHERE

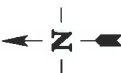
AJ April 05 1:100 + NTS

Site & Drainage Plan 019



# Utilities Plan

441 B Marychurch Road, Tauwhare  
LOT 3 DP 335708 INT IN VARIOUS ESMTS



SCALE 1:2440

Cadastral sourced from Land Information New Zealand under CC-BY.  
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Projection: New Zealand Transverse Mercator  
Datum: New Zealand Geodetic Datum 2000

Print Date: 23/03/2017

A4

# UTILITIES

- Storm Water**
- Storm Water
  - SW Point
  - Catchpit
  - Inlet
  - Manhole
  - Valve
  - Other
  - SW Plant
  - SW Pumpstation
  - SW Line
  - Catchpit Lead
  - Gravity Main upto 200
  - Gravity Main upto 300
  - Gravity Main > 300
  - Service
  - Other
  - Rising Main
  - Drainage District Boundary

## Storm Water

- Waste Water**
- Waste Water
  - WW Point
  - Flow Meter
  - Flush Point
  - Chamber
  - Manhole
  - WWTP Pond
  - TP WW Pump Station
  - Fittings
  - WW Treatment Plant
  - WW Valves
  - Air Valve
  - Check & Non Return Valve
  - FLUSHING Scour
  - Gate & Bypass Valve
  - Sluice Valve
  - Valve
  - Valve - Butterfly
  - Valve Chamber
  - WW Pumpstation
  - WW Line
  - Gravity 100
  - Gravity 200
  - Gravity 300
  - Rising Main 100
  - Rising Main 200
  - Rising Main 300
  - Service
  - Aerial main
  - Other
  - WW Plant

## Waste Water

- Water Supply**
- Water Supply
  - WS Pumpstation
  - WS Valves
  - AIR
  - BUTTERFLY
  - CHECKNON RETURN
  - CLAYTON+PR
  - FLUSHING Scour
  - GATE or PEET
  - SLUICE
  - Other Valve
  - WS Point
  - Chamber
  - Connection
  - Dummy Node
  - Meter
  - Sampling Point
  - Toby
  - Water Treatment
  - Fittings
  - Flush Point
  - Hydrant
  - WS Line
  - Mains 100
  - Mains 200
  - Mains 300
  - Suction Duct Scour
  - Aerial Main
  - Service
  - WS Plant

## Water Supply

# Introduction to the **PLANNING MAPS**

These planning maps are part of the Waikato District Plan. The maps are referred to in the text volumes.

## Map layout

The maps are arranged to show zones and policy or other special controls. Important to note is the delineation between the Waikato Section and the Franklin Section as shown on Map i and Map ii. This delineation is necessary due to the different zones between the two sections and development controls such as policy and overlay areas. Various colours, shadings and lines on the maps represent these zones, policy areas and special controls. The maps also include information such as the alignment of the major electricity and gas transmission corridors and designations. See the map legend for details.

## Zones

Except for roads in the Franklin Section all land in the Waikato District is in a zone. Land uses within each zone are expected to generate a compatible range of effects and provide a similar level of amenity.

Roads in the Waikato Section appear white in the maps, as the zone shading has been left off to assist map users with orientation. Although the roads are not shaded, they are in a zone, which is the zone of the land nearest to each point of the road. Where the zone is different on each side of the road, the boundary between the zones is the centre line of the road. Unformed roads are shown with zone shading.

Roads in the Franklin Section are not in a zone and appear white in the maps. This applies to both formed and unformed roads. For activities affecting roads in the Franklin Section refer to Part 15 or seek advice from the appropriate department within Council.

With the exception of the Waikato River and some of its tributaries within the Franklin Section, lakes and rivers appear with blue shading to assist map users with orientation. Although these rivers and lakes are not given any zone shading, they are in a zone, which is the zone of the land nearest to each point of the river or lake. Where the zone is different on each side of the river or lake, the boundary between the zones is the centre of the river or lake.

Activities on the surface of rivers, lakes and other water bodies are subject to the ordinary zone rules, for example the noise rules. A person wanting to build a structure in the water, such as jetty, would also have to observe the zone building standards (regional council consents may also be required).

## Policy and Special Control Areas

These areas are mapped areas of the district where certain resource management issues are addressed in the plan, such as heritage, conservation areas, landscapes and ecological features. Some land in the district is not in any of these areas, while others may be affected by a number of these controls. If a site is in any of these areas various rules will apply to that particular activity. For example, the earthworks standards are stricter in a Landscape Policy Area.

## Information items

Some of the notations on the maps are included for information and to assist orientation of map users, and may not be referred to in the text of the plan. These items include the Te Araroa National Walkway, the landfill site and the motorsport park at Hampton Downs, marae, urupa and various retirement homes. Identification of these sites on the planning maps does not change the legal or planning status of activities on the land.

## Numbered sites

Some sites are shown on the maps with a number and symbol. These sites contain a Heritage Item, Maaori Site of Significance, Notable Tree, Outstanding Natural Feature or Designation. The rules that refer to these items are included in the rules for the zone that the site is in or the relevant chapter.

The numbers refer to the text in the plan: Appendices C and F and Chapter 30 of the Waikato Section, and Part 5, Part 8, Appendix Two and the Schedule of Designations of the Franklin Section. Refer to these sections to confirm the identity of the site and to find further information.

For designations in the Waikato Section, the letter before the number identifies the requiring authority that is responsible for the designation. For example, the letter J identifies all designations of New Zealand Transport Agency. See chapter 30 for more details.

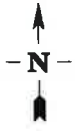
For designations in the Franklin Section, numbers run in numerical order and do not identify the requiring authority that is responsible for the designation. See Schedule of Designations for more details.

Where land is designated, the legal rights and responsibilities of the requiring authority (e.g. New Zealand Transport Agency) and the landowner are set out in the Resource Management Act.

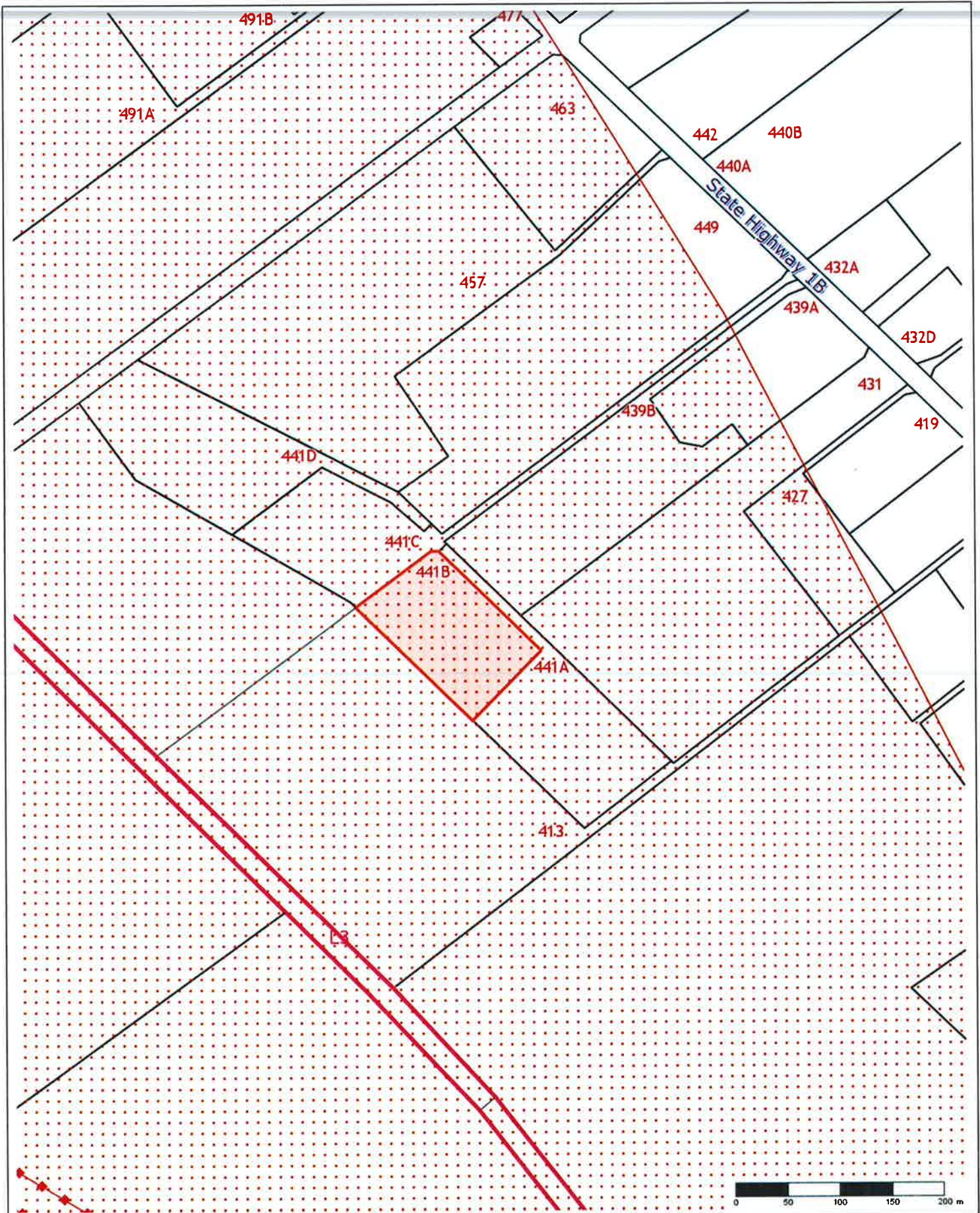
## Hazards

Hazard areas shown on the planning maps are not exhaustive. Extensive areas of the district are subject to some flood, erosion, contaminated land or subsidence hazards, but not all these areas are shown on the planning maps. The Council does not have specific knowledge of all sites within the district. Applicants for resource consent will be required to identify relevant hazards in their locality.

Selected areas in the Living Zone of Huntly have been mapped as flood risk areas because of the particular risks in those areas and the availability of a Regional Council flood management plan. Note that the maps are at a scale of either 1:5,000 or 1:10,000; this means that precise detail for each property cannot be inferred from the maps. The maps are intended only to indicate general areas within which special enquiry about flood risks needs to be made. Within the mapped flood risk areas, there will be land that is not affected by the hazard. These areas can only be identified by a site-specific survey.



# Waikato District Plan



# Legend

<p>Plan Section Divide</p> <p>State Highway</p> <p>Rail</p> <p>Land Parcel</p> <p>Water Body</p> <p>Reserve</p>		<p>Designation</p> <p>Gas Line</p> <p>Transmission Line</p> <p>Indicative Road Intent Important</p> <p>Indicative Road Intent Important Local A</p> <p>Indicative Road Intent Important Local B</p> <p>Indicative Road Location Important</p> <p>Indicative Road Location Important Collector</p> <p>Indicative Road Location Important Service Lane</p> <p>National Walkway</p> <p>Ragian Navigation Beacon</p> <p>Segregation Strip</p> <p>Walkway Cycleway Bridleway</p>	
<p>Airport Inner Noise Control Boundary</p> <p>Airport Outer Noise Control Boundary</p> <p>Airport SEL 95 Noise Control Boundary</p> <p>Background Noise Area</p> <p>High Background Noise Area</p> <p>Noise Control Boundary</p> <p>Noise Boundary Distance: (m)</p>		<p>Coastal Marine Area</p> <p>Conservation Policy Area</p> <p>Ecological Corridor</p> <p>Environmental Enhancement Overlay Area</p> <p>Environmental Protection Policy Area</p> <p>Gully Area</p> <p>Hauraki Gulf Catchment Area</p> <p>Identified Significant Natural Feature</p> <p>Landscape Policy Area</p> <p>Management Area</p> <p>Proposed Esplanade Reserve</p> <p>Ridgeline Policy Area</p> <p>Schedule 5A Site of Special Wildlife Interest</p> <p>Threatened Species Serious Decline</p> <p>Threatened Species Gradual Decline</p> <p>Whaanga Coast Policy Area</p>	
<p>Airport Obstacle Limitation Surface</p> <p>Area A and B (Pokeno)</p> <p>Area of Interest / Scheduled Area</p> <p>Business Centre Classification</p> <p>Housing Restriction Area</p> <p>Front Yard Control Line</p> <p>Main Frontage Control Line</p> <p>Mixed Use Policy Area</p> <p>Tamahere Commercial Area</p> <p>Town Centre</p> <p>Town Centre Overlay Area</p> <p>Verandah</p>		<p>Amenity Planting Requirement</p> <p>Anticipated Dwelling Number</p> <p>Concept Plan</p> <p>Papakainga Policy Area</p> <p>Residential Large Lot Overlay Area</p> <p>Residential Medium Lot Overlay Area</p> <p>Structure Plan Boundary</p> <p>Urban Expansion Policy Area</p> <p>Village Growth Area</p>	
<p>Catchment Management Plan Area</p> <p>1% Design Flood Level</p> <p>Flood Limit</p> <p>Flood Risk</p> <p>Huntly East Mine Subsidence</p> <p>Huntly South Assessment 1</p> <p>Land Stability Policy Area</p> <p>Remediation Policy Area</p> <p>River Stability Policy Area</p>		<p>Commercial</p> <p>Open Space</p> <p>Industrial</p> <p>Cultural</p> <p>Residential (High Density)</p> <p>Residential (Low Density)</p> <p>Agriculture Production</p>	
<p>Battlefield View Shaft</p> <p>Heritage Area</p> <p>Heritage Item</p> <p>Notable Tree</p> <p>Schedule 8A</p> <p>Site of Significance</p> <p>Urupa</p> <p>Waikato River Catchment</p>		<p>Aggregate Extraction Policy Area</p> <p>Aggregate Resource Policy Area</p> <p>Coal Mine Policy Area</p> <p>Zones</p> <p>Village Business (Franklin)</p> <p>Business (Waikato)</p> <p>Business (Franklin)</p> <p>Forest Conservation (Franklin)</p> <p>Queen's Redoubt Heritage (Franklin)</p> <p>Recreation (Franklin)</p> <p>Wetland Conservation (Franklin)</p> <p>Recreation (Waikato)</p> <p>Heavy Industrial (Waikato)</p> <p>Industrial 2 (Franklin)</p> <p>Industrial Services (Franklin)</p> <p>Light Industrial (Franklin)</p> <p>Industrial Park (Waikato)</p> <p>Light Industrial (Waikato)</p> <p>Industrial (Franklin)</p> <p>Maioro Mining (Franklin)</p> <p>Aggregate Extraction (Franklin)</p> <p>Timber Processing (Franklin)</p> <p>Pa (Waikato)</p> <p>Residential (Franklin)</p> <p>Living (Waikato)</p> <p>Residential 2 (Franklin)</p> <p>New Residential (Waikato)</p> <p>Living Zone Te Kauwhata Ecological (Waikato)</p> <p>Living Zone Te Kauwhata West (Waikato)</p> <p>Village (Franklin)</p> <p>Rural-Residential (Franklin)</p> <p>Country Living (Waikato)</p> <p>Coastal (Franklin)</p> <p>Coastal (Waikato)</p> <p>Rural (Franklin)</p> <p>Rural (Waikato)</p>	

**Map Information**

Copyright & Disclaimer - Cadastre boundaries sourced from Land Information New Zealand under CC-BY. Graphical representations of the District Plan rules have been derived from various sources; the representations are to the best of knowledge. Exact boundaries may require further investigation, please direct enquiries to the Planning and Strategy Team, [districtplan@waikot.govt.nz](mailto:districtplan@waikot.govt.nz)

Map Coordinates - the grid coordinates, provided as easting and northing values, measured in metres, use the New Zealand Transverse Mercator 2000 projection grid coordinates. Eastings are labelled on the top and bottom margins, their values increase towards the east. Northings are labelled on the lateral margin. Their values increase towards the north. For example, the value 5884321 is read as 5884 km and 321 m. 1:50 000 maps are marked at 4 km intervals, the area of a grid is 16 square km or 1600 hectares.

On the overview map the following town abbreviations have been used: Pokeno as Pok, Te Kauwhata as TeK, Huntly as Hun, Ngaruawahia as Nga and Raglan as Rag