

Land Information Memorandum

Application

| | | |
|----------------|------------------|--------------|
| Jocelyn Hughes | No. | L240079 |
| 368 Pahi Road | Application date | 12/02/2024 |
| RD 1 | Issue date | 19/02/2024 |
| Paparoa 0571 | Phone | 021 166 4071 |
| | Fax | |

Please Note: This LIM report contains information for the entire legal description below.

Property

| | |
|-------------------|---------------------------------|
| Valuation No. | 0117014608 |
| Location | 368 Pahi Road, Paparoa |
| Legal Description | LOT 2 DP 388554 LOT 2 DP 106419 |
| Owner | Hughes Jocelyn Ann |
| Area (hectares) | 6.1777 |

Rates

| | |
|---|-------------|
| Government Valuation | |
| Land | \$575,000 |
| Capital Value | \$1,200,000 |
| Improvements | \$625,000 |
| Current Rates Year 2023 to 2024 | |
| Annual Rates | \$3,147.43 |
| Current Instalment | \$ 786.86 |
| Current Year - Outstanding Rates | \$ 36.86 |
| Arrears for Previous Years | \$ 0.00 |
| Next Instalment Due | 20/02/2024 |
| <p>Note: Rates are charged in four instalments for the period commencing 1 July and ending 30 June each year.</p> <p>Please refer to the Kaipara District Council Long Term Plan 2021/2031 and to the Kaipara District Council Development Contribution Policy 2021 which can be found at the Council website www.kaipara.govt.nz.</p> | |

Planning/Resource Management

| | |
|----------|---|
| Zoning: | Kaipara District Plan 2013: Rural – Kaipara Harbour Overlay. See attached information regarding the District Plan. |
| | Full details of the zone requirements are found in the current District Plan. Relevant zone ordinance can be found at the Council website . |
| 14/10/05 | RESOURCE CONSENT 050210: Boundary Adjustment between Lot 2 DP 143321 and Lot 2 DP 106419. Created DP 388554. Section 224 Issued 29/06/10: GRANTED UNDER DELEGATED AUTHORITY 23/09/05 (Found on parent property: 0117014702). |
| | RESOURCE CONSENT 050067: Subdivision of Lot 2 DP 143321 into 2 rural lots and the creation of a right of way over Lot 2 DP 106419 in favour of the proposed Lot 2 Deferred at Applicants Request 7/07/05. (Found on parent property: 0117014702). |

RESOURCE CONSENT 952037: SUBDIVIDE SEC 44 SUBS PAHI INTO 2 LOTS.
Created DP 106419 Section 306(LGA) Certificate Issued 6/08/85: APPROVED BY
 COUNCIL 20/02/85.

No other information located.

Building

7/07/23 BUILDING CONSENT 230229: Install Metro Xtreme Rad Woody on Custom Hearth: Code Compliance Certificate Issued 26/09/23.

1/04/05 BUILDING CONSENT 050156: Addition of Ensuites: Code Compliance Certificate issued 9/11/05.

30/06/04 BUILDING CONSENT 040521: ERECT NEW SHED FOR VEHICLE AND IMPLEMENT STORAGE: Code Compliance Certificate issued 9/11/05.

22/05/87 BUILDING PERMIT E 45260 P MORRISON APPLICANT GARAGE/STORAGE SHED: PERMIT ISSUED.

1/07/86 BUILDING PERMIT D 37691 P MORRISON APPLICANT AVIARIES: PERMIT ISSUED.

27/06/86 BUILDING PERMIT D 37682 P MORRISON APPLICANT GARAGE/WORKSHOP: PERMIT ISSUED.

18/02/83 BUILDING PERMIT P MORRISON APPLICANT DWELLING: PERMIT ISSUED.

No other information located.

Sewer and Water

Sewer Not available

Stormwater No information located.

Water Not available

Copy of drainage plan attached.

Any on-site wastewater system for the property may need to comply with Council inspection and maintenance regime under the Councils [Wastewater Drainage Bylaw 2016](#). This bylaw is located on [KDC website](#).

Record on file indicates inspection and clean was undertaken on 1st May 2018.

No other information located.

Land and Building Classifications

Part within Areas of Significance to Maori.

Refer to copy of map from District Plan for other classifications in the immediate vicinity.

No other information located.

Compliance with Swimming Pool Bylaw

No pool registered to this property.

Land Transport Requirements

No information located.

Special Land Features

River Flood Hazard Zone – **See map attached.**

Coastal Flood Hazard Zone – **See map attached.**

This identification may affect any proposed building work on the property in relation to both resource consent and building consent. For further information you may want to visit the [Natural Hazards website](#).

You may also wish to contact the Northland Regional Council on Freephone 0800 002 004 and ask to speak with the Natural Hazards Advisor.

Within Tsunami Hazard Evacuation Zone – **See map attached.**

For further information visit the [Northland Regional Council Natural Hazard website](#).

National Policy Statement on Highly Productive Land (NPS-HPL) – **See map attached.**

Information obtained by the Council from Manaaki Whenua (Landcare Research Data base) indicates that there may be LUC class 2 or 3 soils on this property. Accordingly, the National Policy Statement on Highly Productive Land (NPS-HPL) may potentially apply. A copy of the National Policy Statement Highly Productive Land is available [here](#). Soil classification maps are available from Manaaki Whenua (Landcare Research) [here](#). You are encouraged to seek professional advice in relation to this matter.

No other information located.

Licences/Environmental Health

No information located.

Network Utility Operators

Information related to the availability of supply, authorisations etc (eg, electricity or gas) can be obtained from the relevant Network Utility Operator.

Other Information

No title search has been done on this property.

Notes

1. Final inspections on buildings were not mandatory prior to 1 January 1993. Should an evaluation of the building be required an independent qualified person should be consulted. In the interests of safety, an inspection of any fireplace within the dwelling may be requested of Council at any time, after paying the appropriate fee.
2. Every care has been taken to ensure that the information supplied by the Council on this form is accurate. The Council relies on information available to it and will not be held responsible for incomplete or inaccurate information provided, or for any errors or omissions made in good faith.
3. Please note that the property was neither inspected nor visited in the course of the preparation of this Land Information Memorandum.
4. Other information may be held by other authorities, for example the [Northland Regional Council](#) or [Heritage New Zealand](#).
5. This Land Information Memorandum is a disclosure of information (which may be historical) held by the Council at the time of application and is subject to change.
6. Any enquiry not accompanied by a fee will be invoiced separately. (All prices are GST inclusive).
7. No Record of Title was supplied with this application for this Land Information Memorandum. The Council therefore does not warrant that the information supplied is related to the correct property.
8. Any Resource or Building consents run with the land; if the project is incomplete, there may be existing/additional charges to pay for which the new owner will be liable.

9. A Development Contribution and or Financial Contribution may be payable if development is carried out, the effect of which is to require new or additional assets or assets of increased capacity and as a consequence Council incurs capital expenditure to provide appropriately for those assets and that capital expenditure is not otherwise funded or provided for. Future rating policies are outlined in Council's Long Term Plan 2021-2031.

Name:  Date: 19/02/2024.

Performance Standards of the Kaipara District Plan 2013

To view the performance standards (rules) for each zone please refer to the relevant chapter of the Kaipara District Plan 2013:

Rural - Chapter 12

Residential - Chapter 13

Business: Commercial and Industrial - Chapter 14

Maori Purposes: Maori Land – Chapter 15A

Maori Purposes: Treaty Settlement Land – Chapter 15B

Estuary Estates – Chapter 16

All Zones - Chapter 10 Network Utilities and Chapter 11 Transport Network

How can I view the Kaipara District Plan 2013?





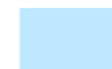

If you have access to the internet and want access to the most up to date information, visit the website

www.kaipara.govt.nz


If you do not have access to a computer you can visit one of the following locations to view a hard copy of the Plan:

| Venue | Opening Hours | |
|--|--|---|
| Kaipara District Council Office - Dargaville 32 Hokianga Road Dargaville Telephone (09) 439 7059 | Monday - Tuesday Wednesday Thursday - Friday | 8.00am to 4.30pm 9.00am to 4.30pm 8.00am to 4.30pm |
| Kaipara District Council Office - Mangawhai Unit 5, The Hub 6 Molesworth Drive Telephone (09) 431 3161 | Monday - Tuesday Wednesday Thursday - Friday | 8.30am to 4.30pm 9.00am to 4.30pm 8.00am to 4.30pm |
| Kaiwaka Library Corner State Highway 1 and Kaiwaka Mangawhai Road Kaiwaka Telephone: (09) 431 2539 | Sunday -Tuesday Wednesday – Saturday | Closed 10:00am to 2:00pm |
| Maungaturoto Library Centennial Building Hurdall Street Maungaturoto Telephone: (09) 431 8811 | Monday to Thursday Friday Saturday Sunday | 10:30am to 12:00 noon 10:30am to 4:00 pm 10:00am to 1:00pm Closed |
| Paparoa Library Brook House State Highway 12 Paparoa Telephone: (09) 439 2216 | Monday Wednesday Friday Tuesday / Thursday Saturday / Sunday | 1:30pm to 4:30pm 10:00am to 12:00 noon 9:30am to 1:00pm Closed Closed |
| Ruawai Library Ruawai College State Highway 12 Ruawai Telephone: (09) 439 2216 | Monday to Friday Saturday / Sunday | 8:45am to 3:15pm Closed |
| Dargaville Library Corner Poto and Normanby Streets Dargaville Telephone: (09) 439 3150 | Monday to Friday Saturday Sunday | 9.30am to 5.30pm 9.30am to 12.30pm Closed |





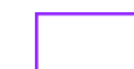




All Maps

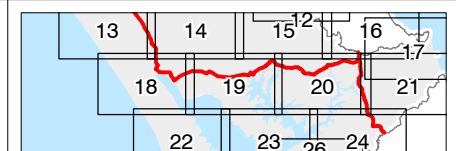
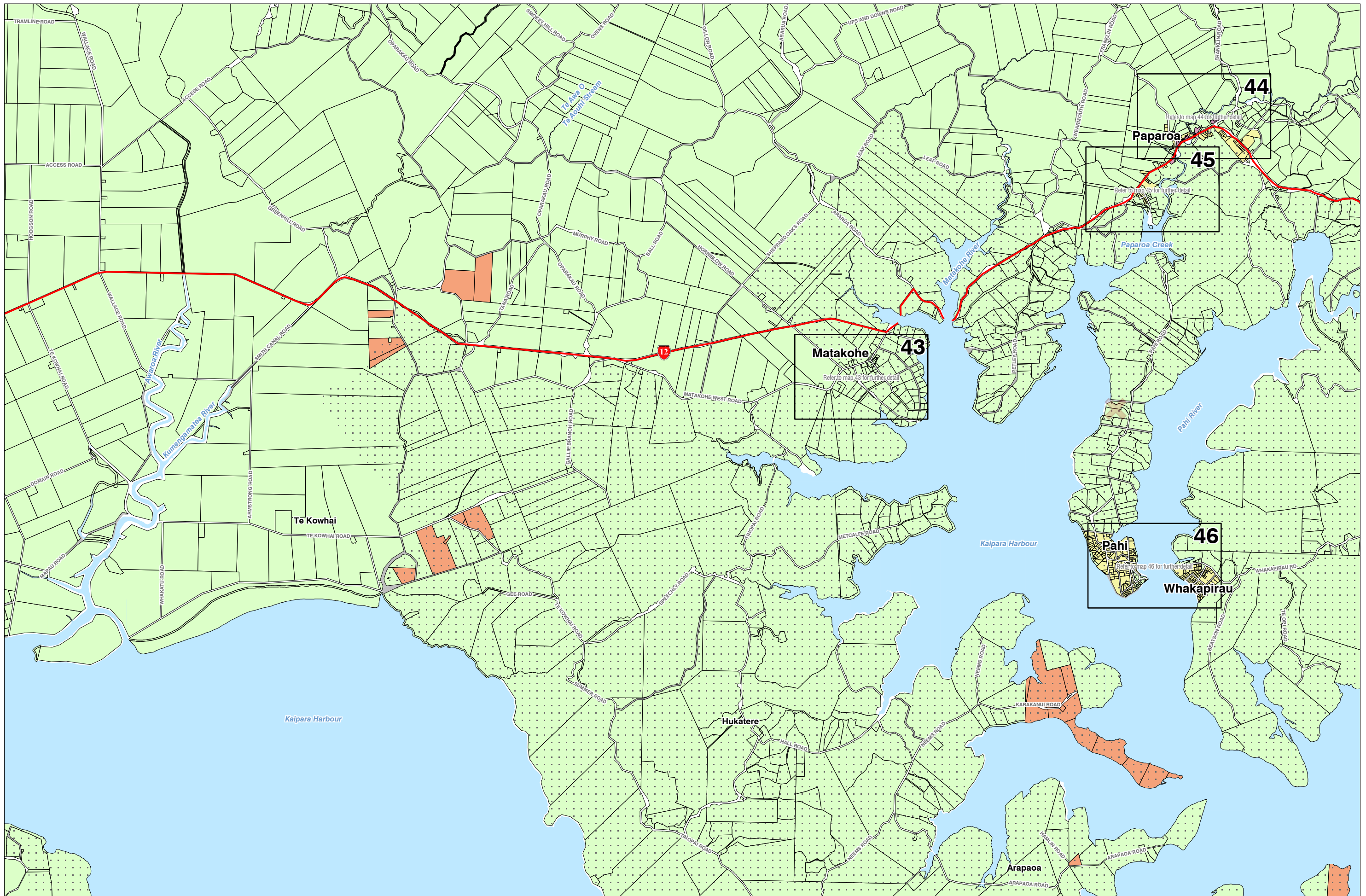
-  State Highway
-  Railway
-  Bridge or Causeway
-  Unformed Road
-  Sea, Lakes and Rivers
-  Parcel Boundary

Map Series One - Land Use

-  Estuary Estates
-  Rural
-  8m Height Restriction
-  Business: Commercial
-  Business: Industrial
-  Residential
-  Maori Land
-  Treaty Settlement
-  Estuary Estates
-  East Coast Overlay
-  Harbour Overlay
-  Kai Iwi Lakes Overlay
-  West Coast Overlay

Map Series Two - Sites, Features and Units

-  Heritage Resource
-  Notable Tree
-  Maungaturoto Dairy Factory Wastewater Pipeline
-  110-220 kV Electricity Transmission Line
-  50 kV Electricity Transmission Line
-  Designation Areas
-  Outstanding Natural Landscape
-  Reserve Management Units
-  Areas of Significance to Maori
-  Maungaturoto Dairy Factory Noise Contour Boundary (45dBA leq)



Rates Information - 2023/24

Valuation ID 0117014608

Property Description

Location (GIS) 368 Pahi Road, Paparoa

[View in Google Maps](#)

Legal Description LOT 2 DP 388554 LOT 2 DP 106419

Certificate of Title 354156

| | | | |
|---------------|--|----------------|---|
| Use | 21 Lifestyle: Single Unit | Category | LI198 |
| TORAS | 111000 | Category Group | Lifestyle Improved with Residential Accommodation |
| Tenure | Property is not leased. Owner is also occupier. | Ward | 4 |
| Ownership | Private: Individual | Region | 1 |
| Rateability | Rateable | Zone | 1A |
| Apportionment | Std property - Not Applicable, Not apportionment | | |

Valuations

| | Current | | New |
|------------------------|----------------------|----------------|-----------|
| Area (Hectares) | 6.1777 | | |
| Land Value | 405,000 | Land Value | 575,000 |
| Improvements | 505,000 | Improvements | 625,000 |
| Nature of Improvements | (BLDG DWG FG OBS OI) | | |
| Capital Value | 910,000 | Capital Value | 1,200,000 |
| Valuation Date | 1/09/20 | Valuation Date | 1/09/23 |

Rates for Current Year - 2023/24

| Type | Description (Basis) | Factor | Amount \$ |
|------|---|------------|-----------------|
| 002 | Uniform Annual General Charge - Rating Unit | 1.00 | 800.00 |
| 231 | General Rate Other - (L) | 405,000.00 | 1,791.32 |
| | ** Kaipara District Council Sub-Total | | 2,591.32 |
| 250 | NRC Targeted Council Services Rate - (U) | 1.00 | 186.25 |
| 253 | NRC Pest Management Rate - (U) | 1.00 | 91.68 |
| 254 | NRC Targeted Flood Infrastructure Rate - (U) | 1.00 | 36.56 |
| 255 | NRC Targeted Emergency and Hazard Management Rate - (U) | 1.00 | 52.58 |
| 256 | NRC Targeted Emergency Services Rate - (U) | 1.00 | 11.44 |
| 257 | NRC Targeted Regional Sporting Facilities Rate - (U) | 1.00 | 16.37 |
| 259 | NRC Targeted Land and Freshwater Management Rate - (L) | 405,000.00 | 149.81 |
| 260 | NRC Targeted Regional Economic Development Rate - (L) | 405,000.00 | 11.42 |
| | ** Regional Council Sub-Total | | 556.11 |
| | Total Rates Levied 2023/24 | | 3,147.43 |
| | (GST on Rates Levied) | | 410.53 |
| | Rates Last Year 2022/23 | | 3,031.48 |
| | Last Year's Final Instalment | | 757.87 |

Rates Last Year 3,031.48 Instalments YTD 2,360.58 Current Instalment 786.86

History

| Year | Land Value | Capital Value | Annual Rates |
|---------|------------|---------------|--------------|
| 2022/23 | 405,000 | 910,000 | 3,031.48 |
| 2021/22 | 405,000 | 910,000 | 2,909.86 |
| 2020/21 | 365,000 | 820,000 | 2,726.16 |
| 2019/20 | 365,000 | 820,000 | 2,606.59 |
| 2018/19 | 365,000 | 820,000 | 2,424.44 |
| 2017/18 | 255,000 | 590,000 | 2,145.16 |
| 2016/17 | 255,000 | 590,000 | 2,140.82 |
| 2015/16 | 255,000 | 590,000 | 2,088.65 |
| 2014/15 | 270,000 | 600,000 | 2,083.77 |
| 2013/14 | 270,000 | 600,000 | 2,033.95 |

Form 7 Code compliance certificate

Section 95, Building Act 2004

The building

Street address of building: 368 Pahi Road, Pahi
Legal description of land where building is located: Lot 2 DP 106419 and Lot 2 DP 388554
Building name: N/A
Location of building within site/block number: 368 Pahi Road
Pahi
Level/unit number: 0
Current, lawfully established, use: 2.0 Housing: 2.0.2 Detached Dwelling
Year first constructed: 1980

The owner

Name of owner: Jocelyn Hughes
Contact person: Jocelyn Hughes
Mailing address: 368 Pahi Road, Pahi
Street address/registered office: N/A
Phone number: Landline: N/A Mobile: 0211664071
Daytime: Landline: N/A Mobile: 0211664071
After hours: Landline: N/A Mobile: 0211664071
Facsimile number: No information provided
Email address: N/A
Website: No information provided
First point of contact for communications with the council/building consent authority:
Sue Williams (Flaming Fires Northland); Mailing Address: 26 Commerce Street
Whangarei 0110; Phone: 099727932; Email: bookings@flamingfires.co.nz

Building work

Building consent number: BC230229
Description: Install Metro Xtreme Rad Woody on Custom Hearth
Issued by: Kaipara District Council

Code compliance

The building consent authority named below is satisfied, on reasonable grounds, that -
the building work complies with the building consent.

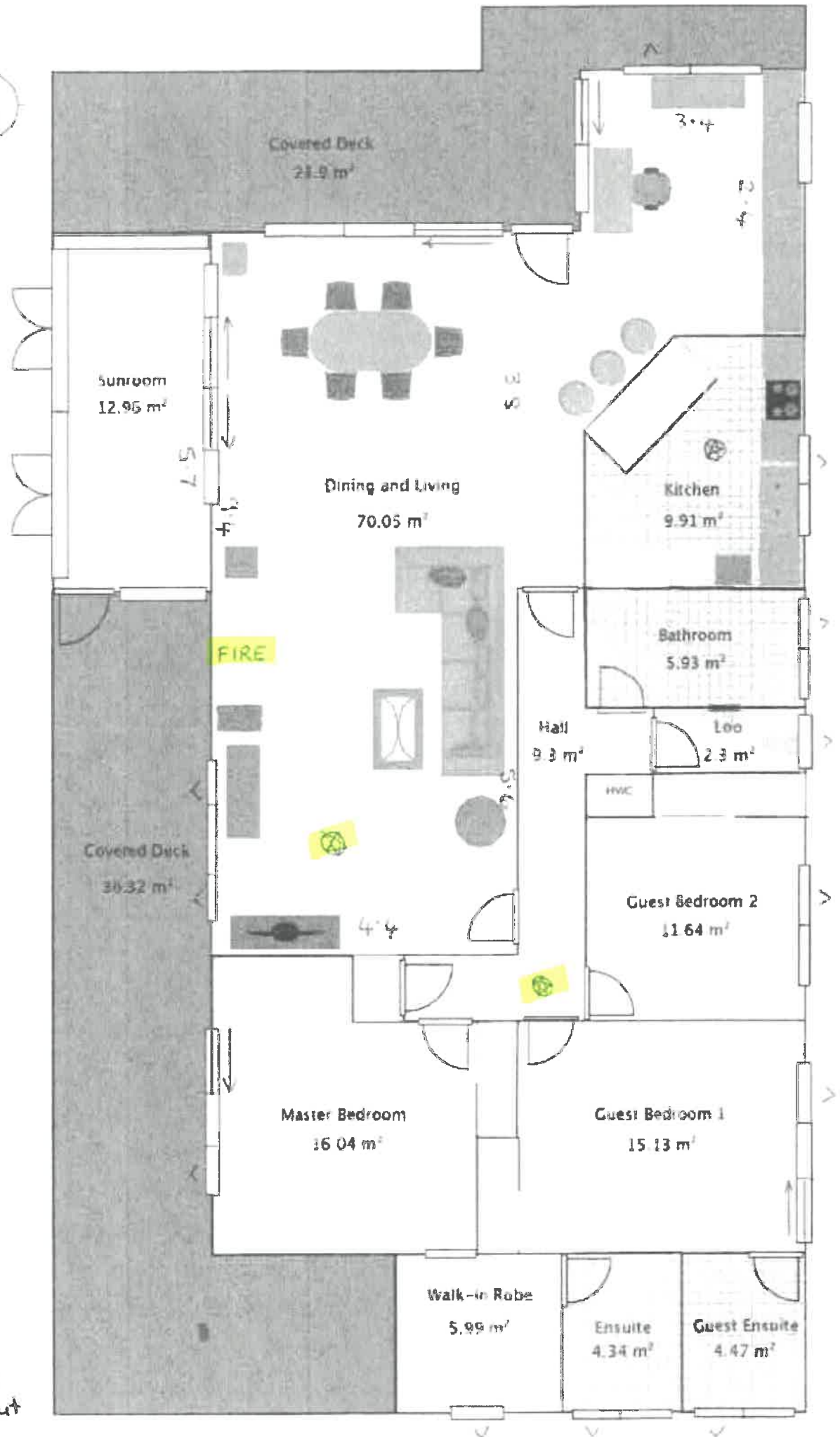
A handwritten signature in black ink, appearing to read 'K Bylo'. The signature is stylized with a large, sweeping 'K' and a cursive 'Bylo'.

Signature: Keeley Bylo

Position: Building Services Officer

On behalf of: Kaipara District Council

Date: 26 September 2023



- Smoke alarm
- window opens out

Code Compliance Certificate

Section 43(3), Building Act 1991

Application

| | | |
|--|-------------------|-------------------|
| Charlotte Trust c/- RG Hooker 368 Pahi Road R D 1 Paparoa | No. Issue date | 050156 9/11/05 |
|--|-------------------|-------------------|

Project

| | |
|-------------------|---|
| Description | 3100 - DWELLINGS-ALTERATIONS & ADDITIONS Being Stage 1 of an intended 1 Stages Addition of Ensuites |
| Intended Life | Indefinite, but not less than 50 years |
| Intended Use | Private |
| Estimated Value | \$5,000 |
| Location | PAHI ROAD, PAPAROA |
| Legal Description | LOT 2 DP 106419 |
| Valuation No. | 0117014608 |

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 the Council:

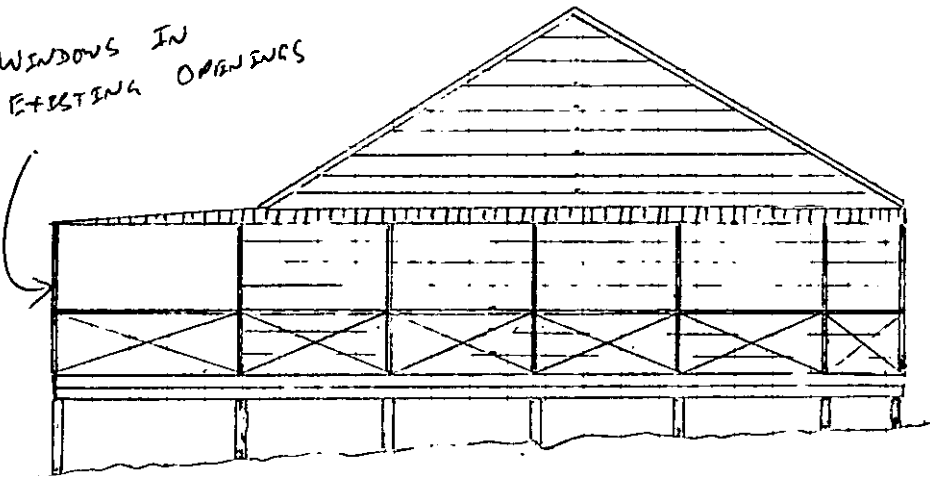
Name:



Date: 9-11-05

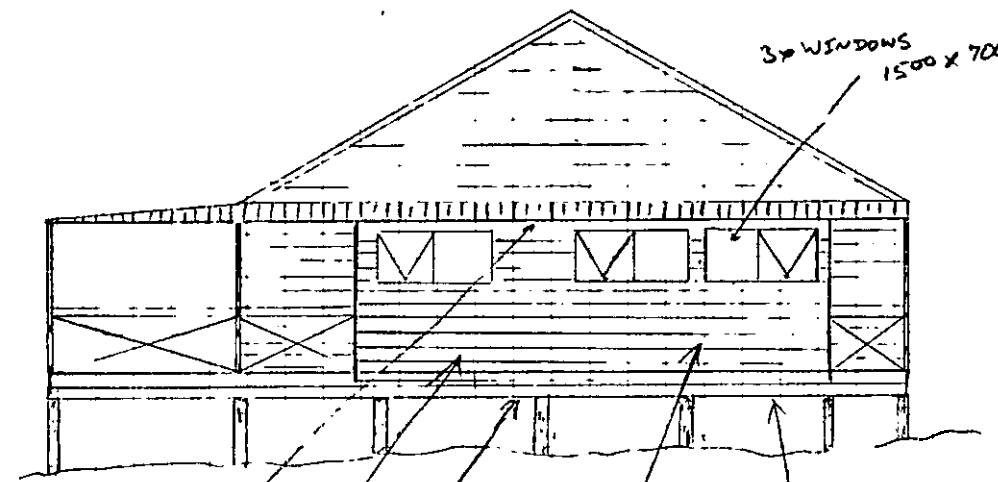
SOUTH - EXISTING

WINDOWS IN
EXISTING OPENINGS



SOUTH - PROPOSED

3x WINDOWS
1500 x 700



CEILING BATTES
FITTED BETWEEN
SOSTS. GFB
BOARD LINED

40mm POLYSTYRENE
FITTED BETWEEN
DECK SOSTS.

BUSBENK PAPER
BETWEEN DECKING
AND PARTICLE (20mm)
BOARD FLOORING.

WALL BATTES TO
OUTSIDE WALLS

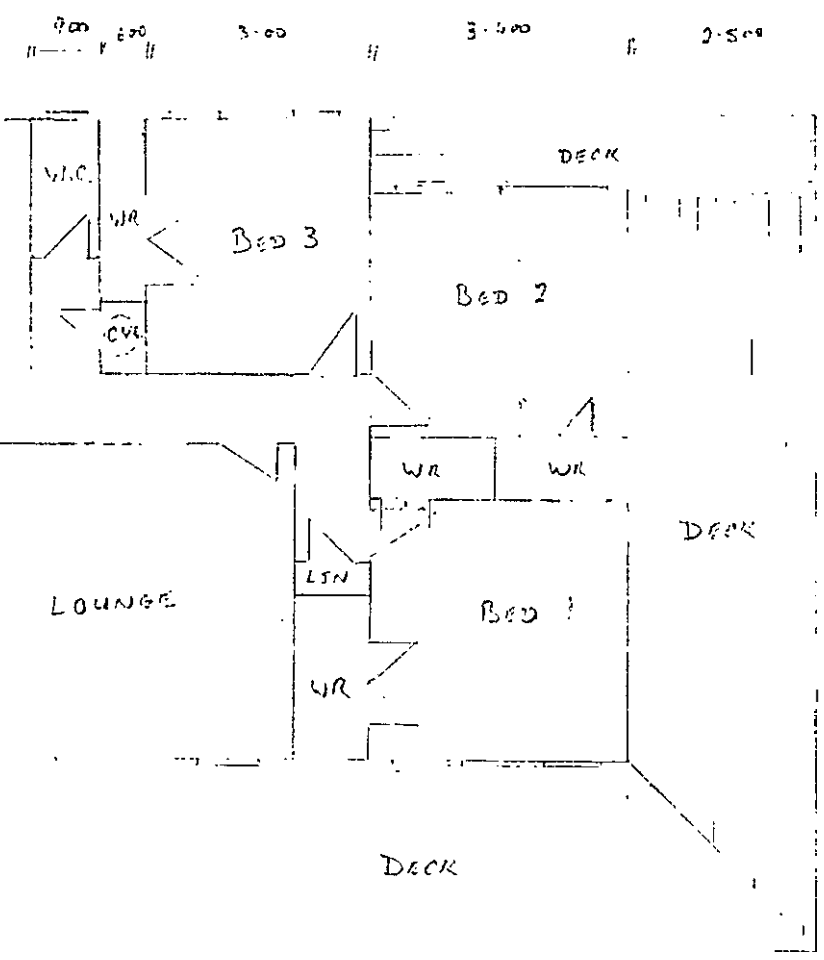
CLADDING FIBRO WEATHERSIDE.

KAPAPA DISTRICT COUNCIL
BC 235151
~~R. Greaves~~
BUILDING INSPECTOR

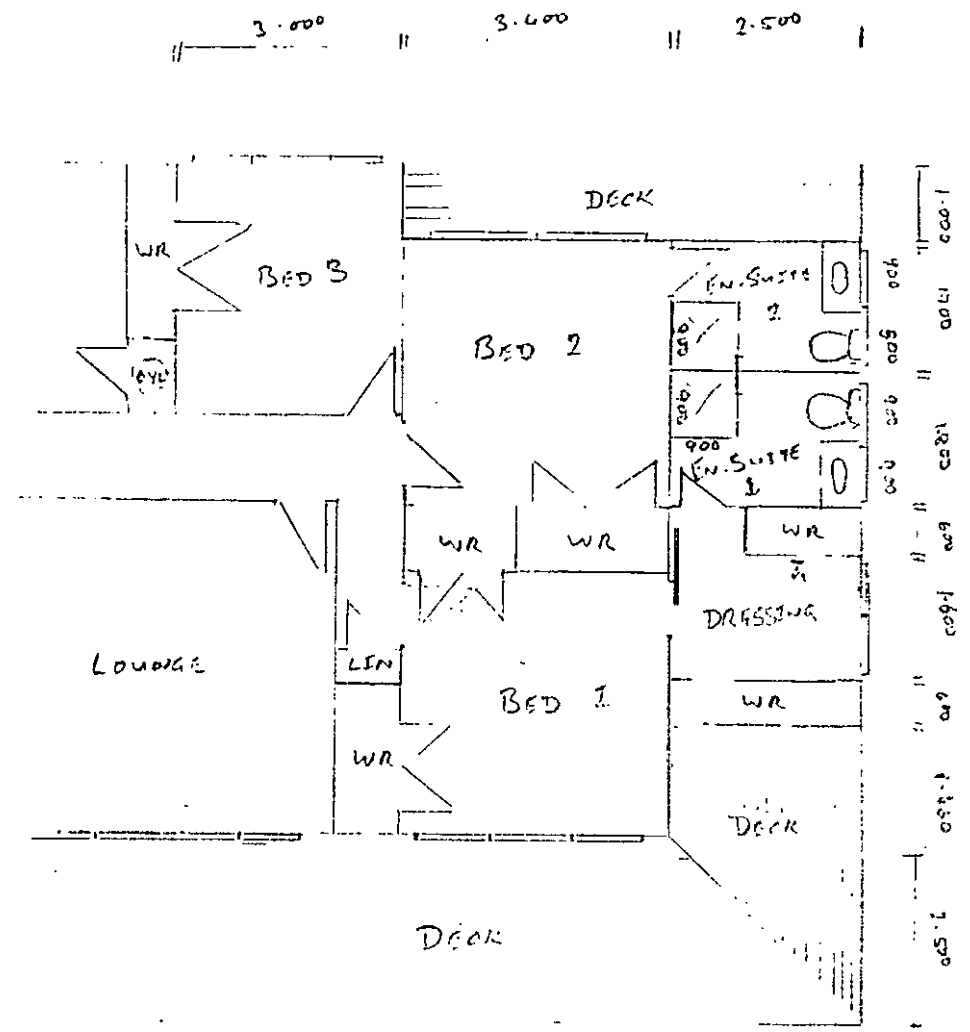
SCALE 1:100

24-2-05

PROPOSED ALTERATIONS FOR R. + E. HOOKER 368 PAWE ROAD
PAPAROA.



EXISTING



PROPOSED

SCALE 1:100
24-2-05

PROPOSED ALTERATIONS TO N. 4 E. HOOKER 368 DANZ RD
PARAROA

Code Compliance Certificate

Section 43(3), Building Act 1991

Application

| | | |
|--|-------------------|-------------------|
| RG and EM Hooker c/- Totalspan Buildings PO Box 687 Warkworth | No. Issue date | 040521 9/11/05 |
|--|-------------------|-------------------|

Project

| | |
|-------------------|--|
| Description | 3359 - OTHER OUTBUILDINGS EG SHED, WORKSHOP, SLEEPOUT Being Stage 1 of an intended 1 Stages ERECT NEW SHED FOR VEHICLE AND IMPLEMENT STORAGE |
| Intended Life | Indefinite. but not less than 50 years |
| Intended Use | PRIVATE |
| Estimated Value | \$57,466 |
| Location | 368 PAHI ROAD PAPAROA |
| Legal Description | LOT 2 DP 106419 |
| Valuation No. | 0117014608 |

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

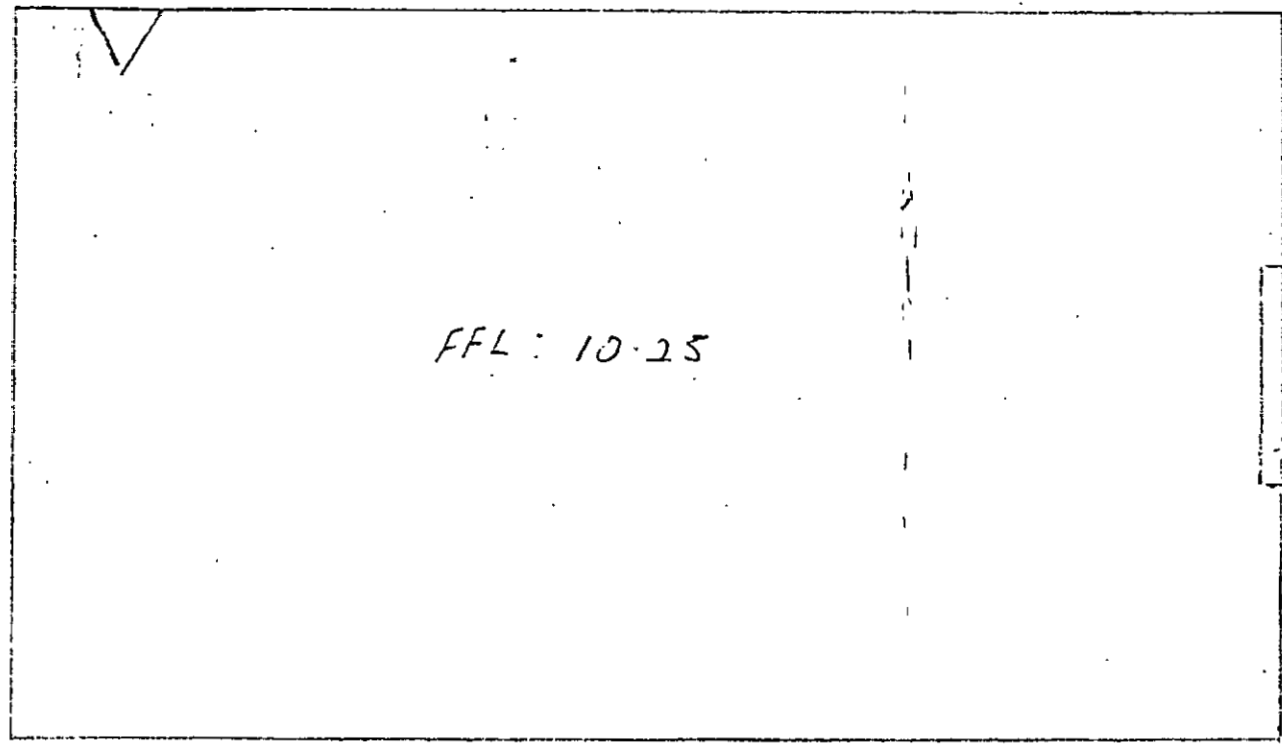
Signed for and on behalf of the **Council**:

Name: _____

Date: 9-11-05

10.0m

12.0m



KAIPARA DISTRICT COUNCIL

BC 12/12/07

B. Croaves
BUILDING INSPECTOR

SITE DETAILS
LOT: 2
DP: 106419
CT: NA 59 B/756



HEAD OFFICE:
112 WATERLOO ROAD
PH: (03) 349-2555
FAX: (03) 349-1286

PROJECT TITLE
Proposed Building for:
SHED FOR CHARLOTTE TRUST 368 PAHI RD
PAPAROA

DRAWING TITLE
SITE PLAN

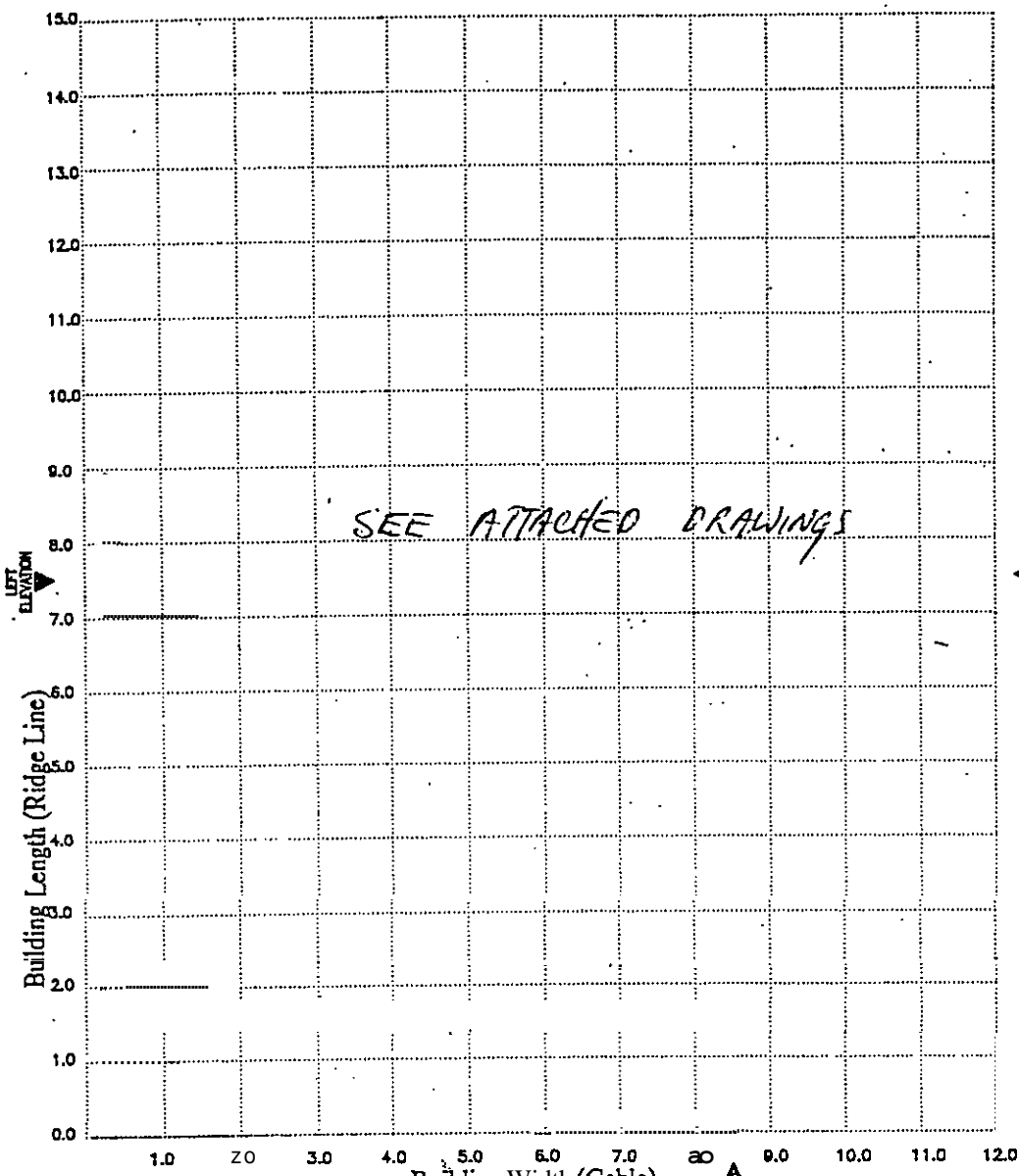
NOTES:
1 AZ/NZS4600:1996, NZS3101 and the
New Zealand Building Code.
Refer to Producer Statement TS3000.
Copyright: These drawings must not be
reproduced without express permission of
Versatile Buildings Ltd.

SCALE: 1:1250
DATE: 28/5/04
DRAWN: V.B. Ltd
FILE: TS3000/A

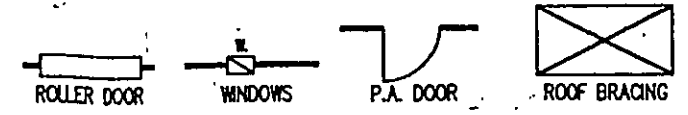
SHEET: 1
OF: 2

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

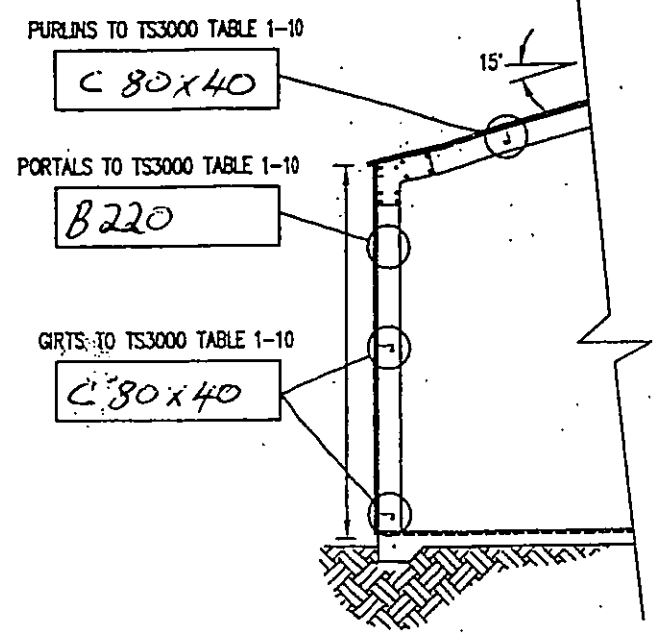
FLOOR PLAN



LEGEND Plan



LEGEND Elevation



TYPICAL SECTION

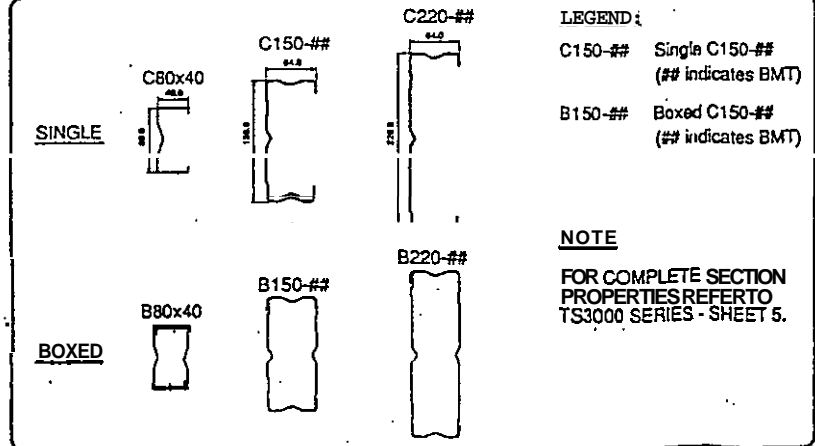
NOTES:

Construction to comply with NZS4203:1992, AZ/NZS4600:1996, NZS3101 and the Refer to Producer Statement TS3000. Copyright: These drawings must not be reproduced without express permission of

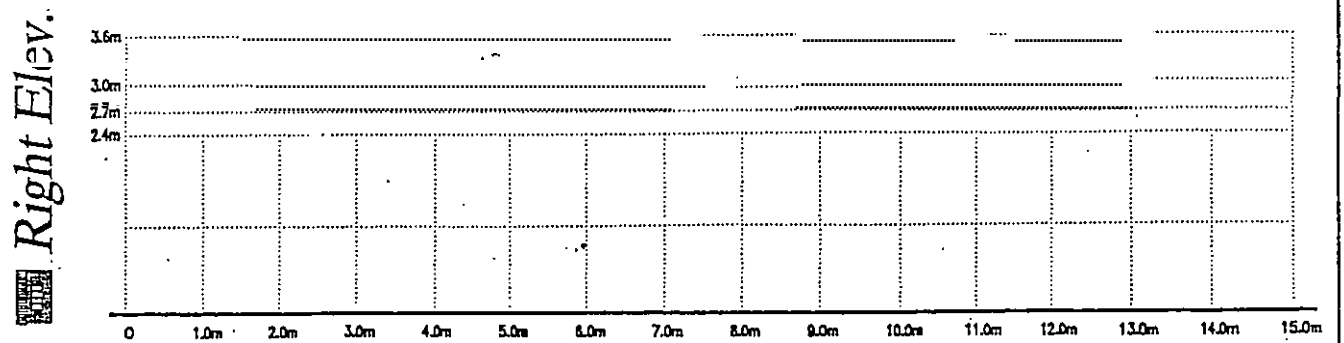
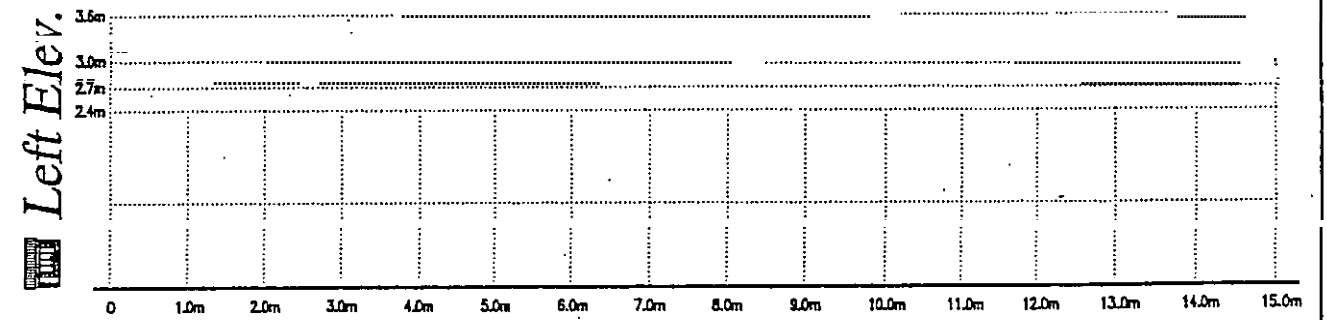
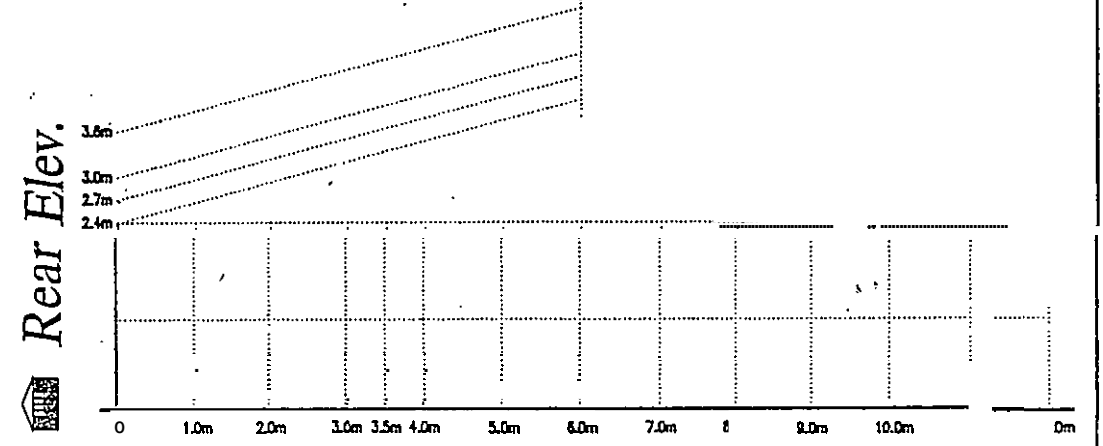
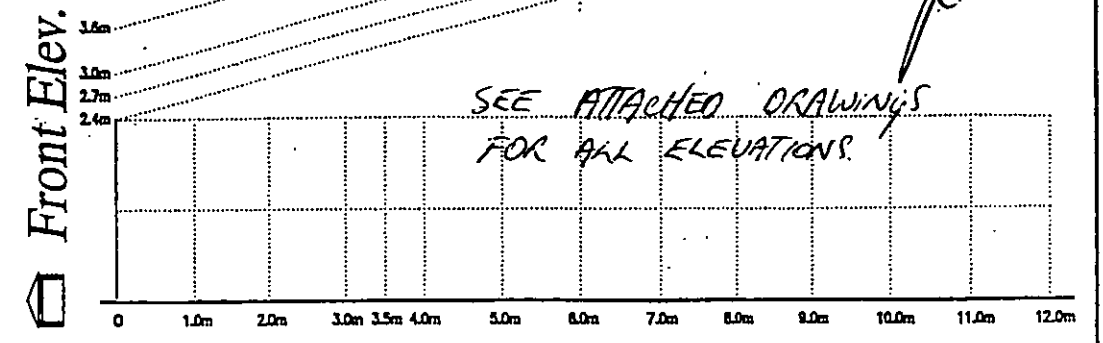
BUILDING DATA

| | | | | | |
|---------------|--|-------|--------|------|--------------------|
| Length | 21.0 m | Width | 12.0 m | Area | 252 m ² |
| PORTAL HEIGHT | <input type="checkbox"/> 2.4m <input type="checkbox"/> 2.7m <input type="checkbox"/> 3.0m <input type="checkbox"/> 3.6m <input checked="" type="checkbox"/> 4.2m <input type="checkbox"/> 4.8m | | | | |
| CLADDING | <input type="checkbox"/> Unpainted <input type="checkbox"/> Prepainted <input checked="" type="checkbox"/> Other | | | | |
| WIND ZONE | <input type="checkbox"/> Med <input type="checkbox"/> High <input checked="" type="checkbox"/> V.High | | | | |

SECTION DETAILS (N.T.S.)



R. Greaves



SPECIFICATIONS

GENERAL
All work to comply with the New Zealand Building Code. This specification and drawings shall be read in conjunction with Versatile Buildings Ltd/Mitek Producer Statement for Design TS3000 Series Durability requirements for wall cladding detailed in Producer Statement-Durability, Producer Statement TS3000 SERIES, Sheet 2

FOUNDATIONS
Concrete floor shall be 20 MPA, 100mm thick. Footing as detailed in TS3000 SERIES

ROOFING
Shall be Steel longrun rib roofing, fixed with #10 x 16 Tek screws

WALL CLADDING
Fix in accordance with Producer Statement Design TS3000 SERIES.

ROOF BRACING
For all buildings fix Lumberlok roof plane strap bracing in accordance with TS3000 SERIES Producer Statement

WALL BRACING
Fix Bracing per TS3000 SERIES Sheet 8



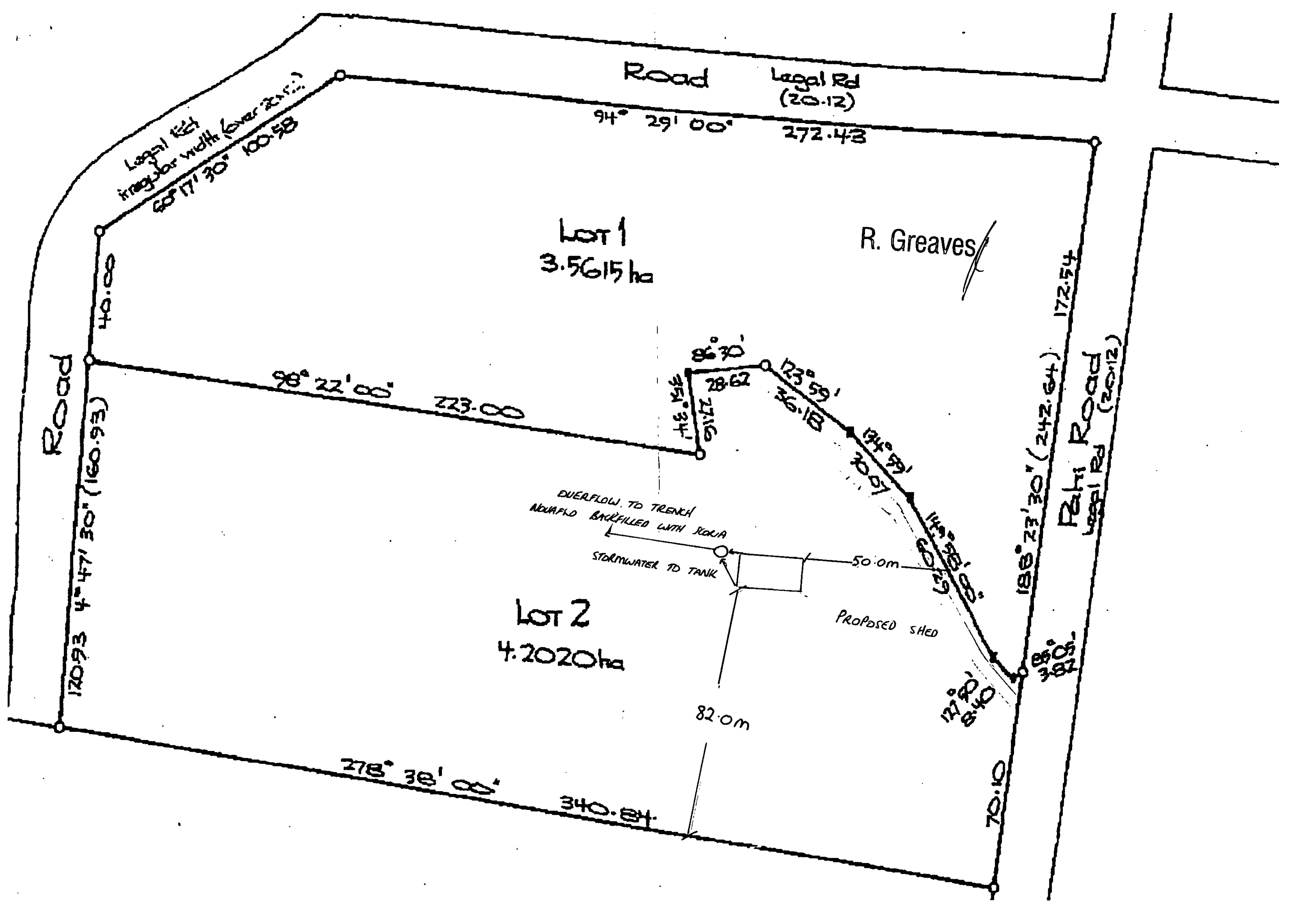
COPYRIGHT: THESE DRAWINGS MUST NOT BE REPRODUCED WITHOUT EXPRESS PERMISSION OF VERSATILE BUILDINGS LTD.

PROJECT TITLE
Proposed Building for:
SHED FOR CHARLOTTE TRUST 368 PAHI RD
PAPAROA

DRAWING TITLE
Construction Details
TOTALSPAN BUILDINGS

SCALE: 1:100 DATE: Jan 02
DRAWN: V.B. Ltd FILE: TS3000-B

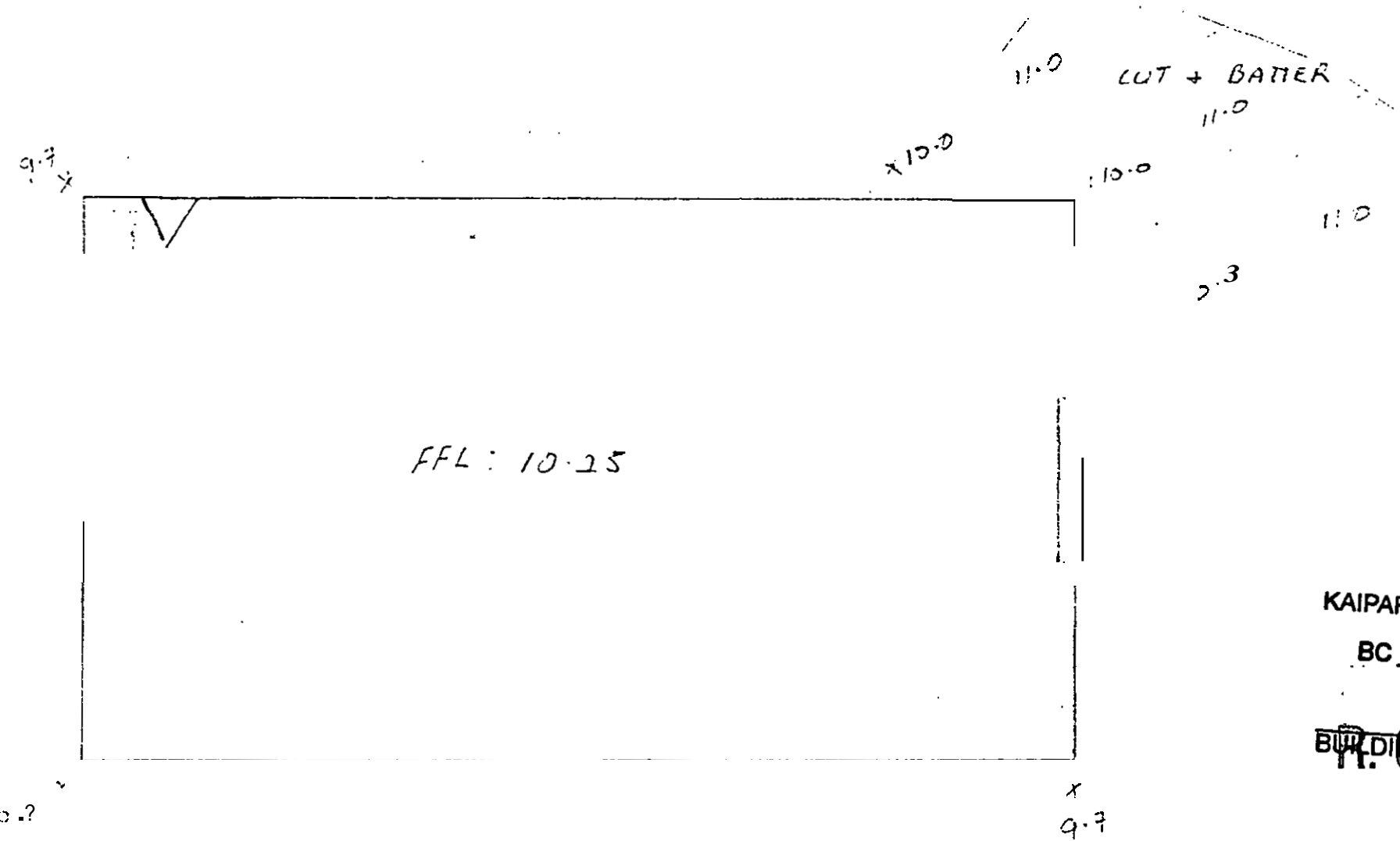
SHEET: 2
OF: 2



21.0 m

OFFICE COPY

CUT + BATTER



12.0 m

FFL: 10.25

Kaipara District Council

BC 040 521

~~Building Inspector~~

SITE DETAILS
 LOT: 2
 DP: 106419
 CT: NA 59 B/756



HEAD OFFICE:
 112 WATERLOO ROAD
 PH: (03) 349-2555
 FAX: (03) 349-1286

NOTES:

AZ/NZS4600:1996, NZS3101 and the New Zealand Building Code. Refer to Producer Statement TS3000. Copyright: These drawings must not be reproduced without express permission of Versatile Buildings Ltd.

PROJECT TITLE
 Proposed Building for:
 SHED FOR CHARLOTTE TRUST 368 PAHI RD
 PAPAORA

DRAWING TITLE
 SITE PLAN

SCALE: 1:1250
 DATE: 28/5/04
 DRAWN: V.B. Ltd
 FILE: TS3000/A

SHEET: 1
 OF: 2

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

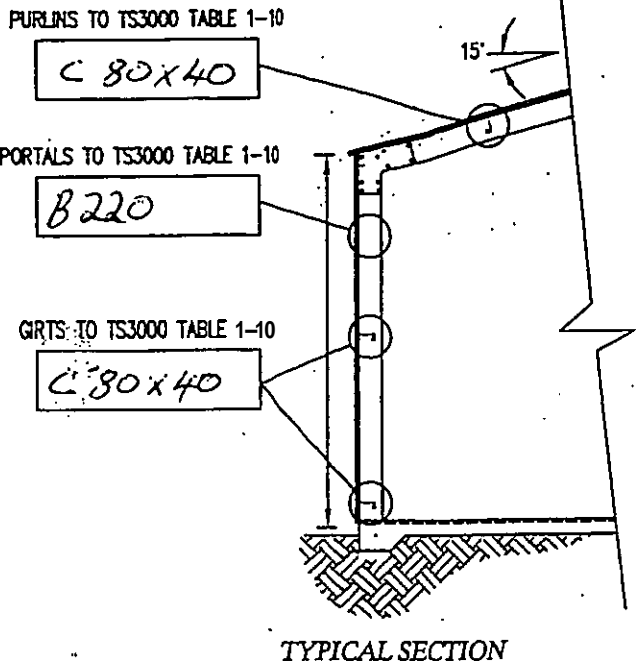
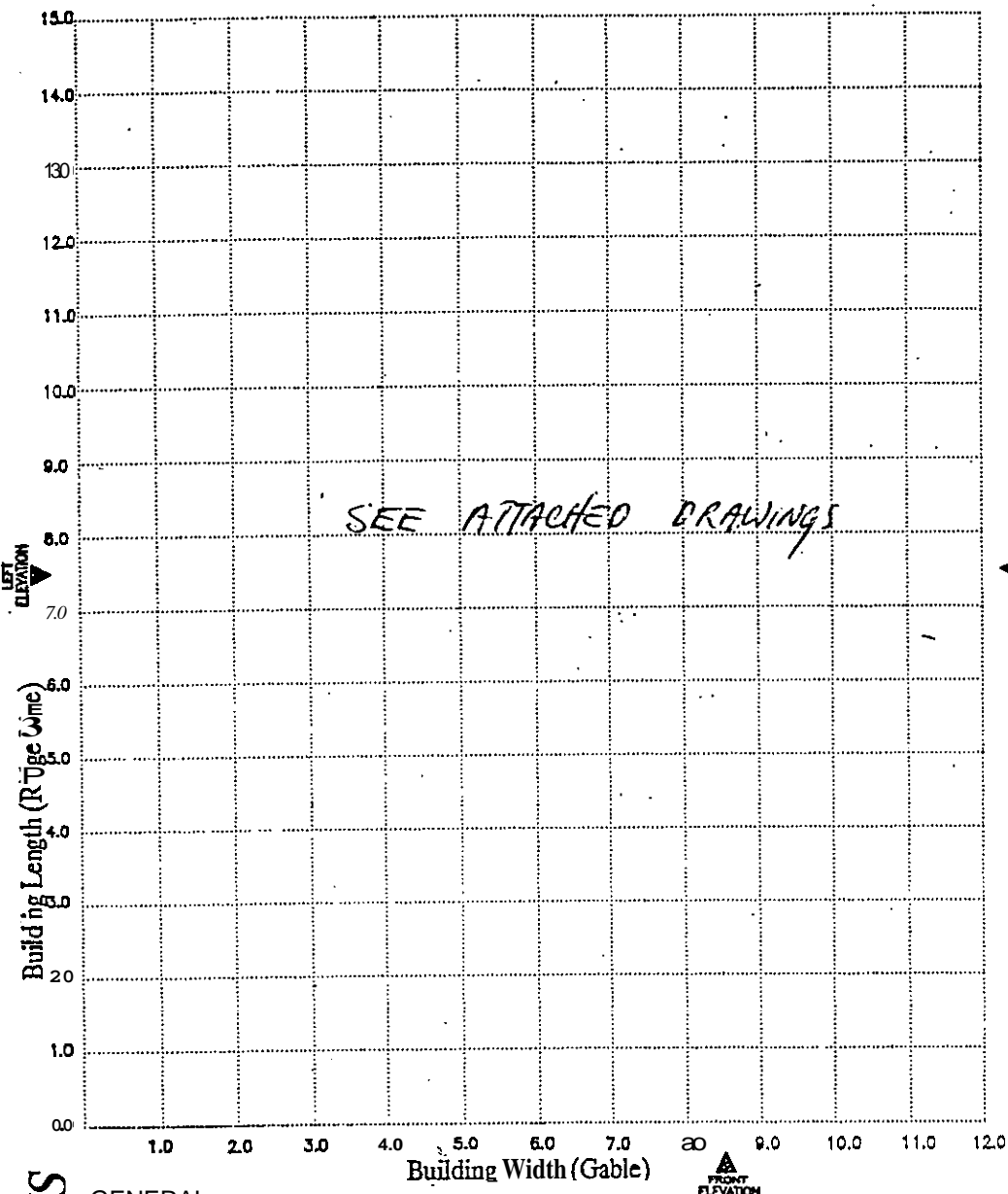
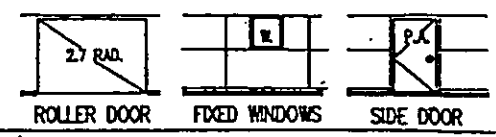
FLOOR PLAN



LEGEND Plan



LEGEND Elevation

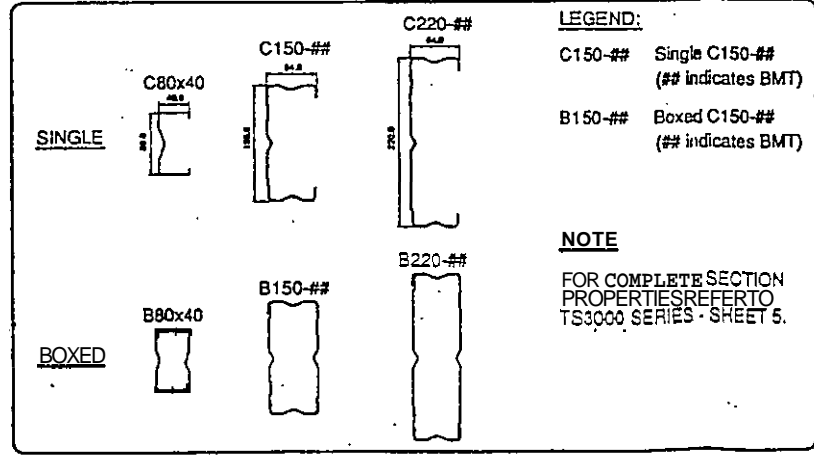


NOTES:
Construction to comply with NZS4203:1992, AZ/NZS4600:1996, NZS3101 and the New Zealand Building Code. Refer to **Producer Statement TS3000**. Copyright: These drawings must not be reproduced without express permission of **Versatile Buildings Ltd.**

BUILDING DATA

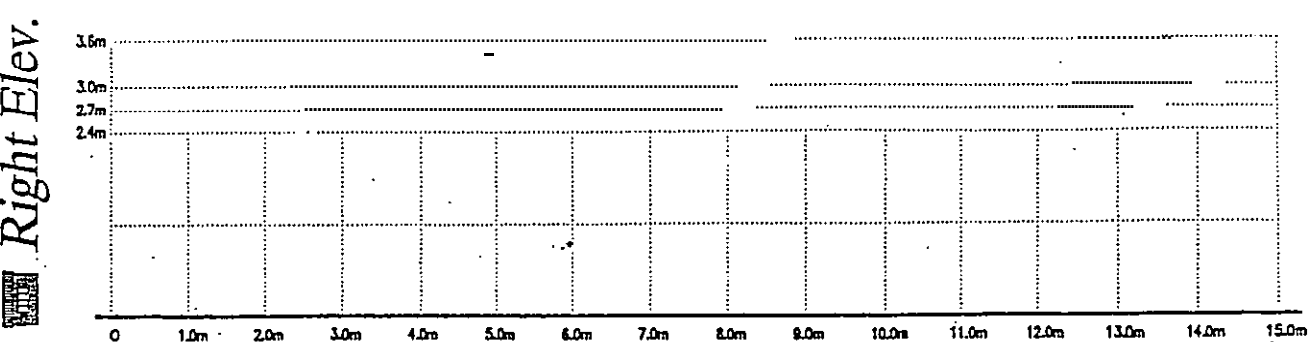
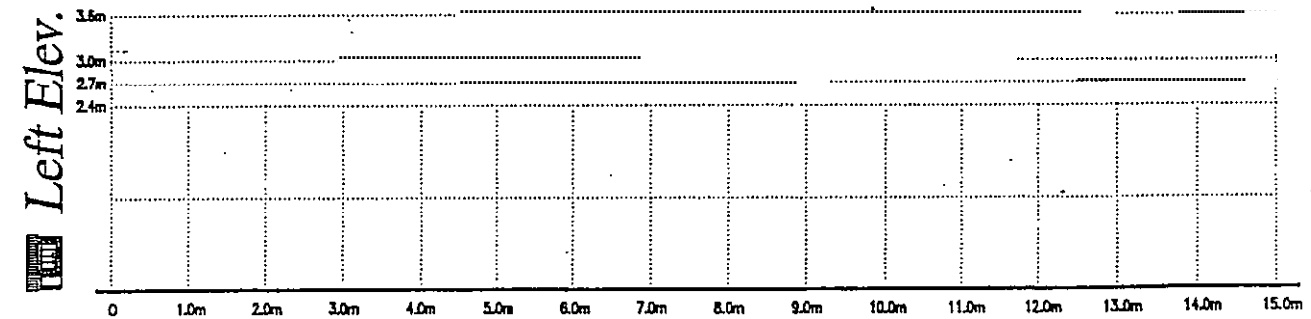
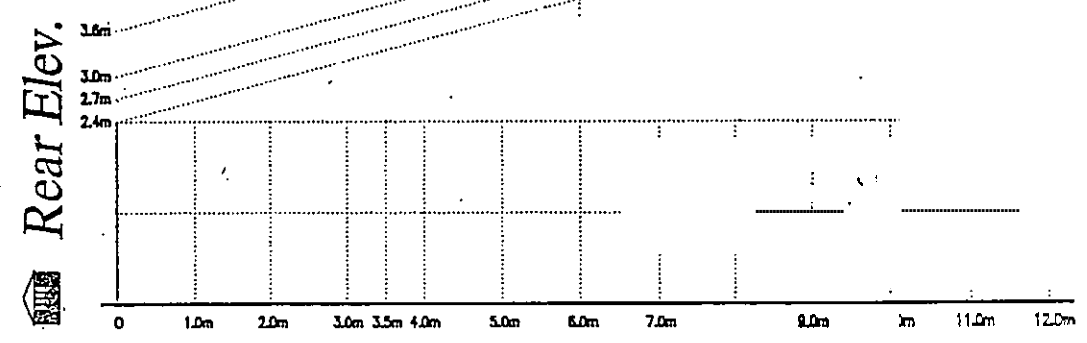
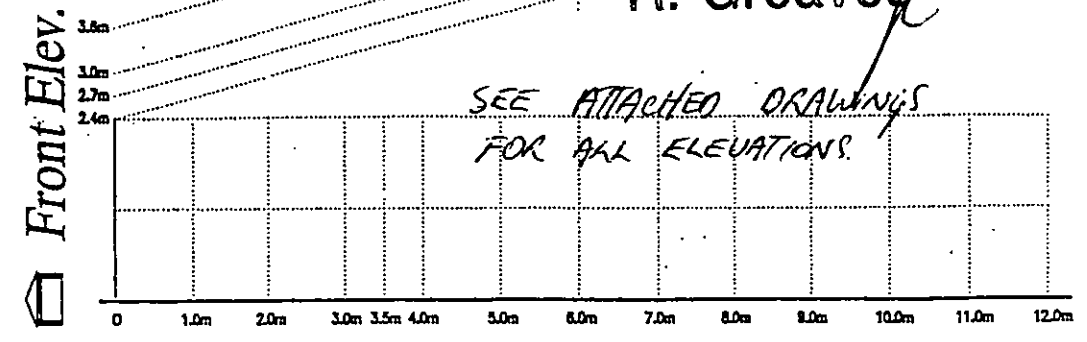
Length m Width m Area m²
 PORTAL HEIGHT 2.4m 2.7m 3.0m 3.6m 4.2m 4.8m
 CLADDING Unpainted Prepainted Other
 WIND ZONE Med. High V.High

SECTION DETAILS (N.T.S.)



R. Greaves

SEE ATTACHED DRAWINGS FOR ALL ELEVATIONS.



SPECIFICATIONS

GENERAL
All work to comply with the New Zealand Building Code. This specification and drawings shall be read in conjunction with Versatile Buildings Ltd/Mitek Producer Statement for Design TS3000 Series.
Durability requirements for wall cladding detailed in Producer Statement-Durability, Producer Statement TS3000 SERIES, Sheet 2.

FOUNDATIONS
Concrete floor shall be 20 MPA, 100mm thick. Footing as detailed in TS3000 SERIES.

ROOFING
Shall be Steel longrun rib roofing, fixed with #10 x 16 Tek screws.

WALL CLADDING
Fix in accordance with Producer Statement Design TS3000 SERIES.

ROOF BRACING
For all buildings fix Lumberlok roof plane strap bracing in accordance with TS3000 SERIES Producer Statement.

WALL BRACING
Fix Bracing per TS3000 SERIES Sheet 6.



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PROJECT TITLE Proposed Building for:
SHED FOR CHARLOTTE TRUST 368 PAHI RD PAPAORA

DRAWING TITLE Construction Details
TOTALSPAN BUILDINGS

SCALE: 1:100 DATE: Jan 02
DRAWN: V.B. Ltd FILE: TS3000-B

SHEET: 2
OF: 2

TOTALSPAN™

STEEL BUILDINGS

THE SMARTER WAY TO BUILD

Engineered by:

F R Smith Consultant

consulting engineer, civil - structural

**Producer Statement
Structural Details**

7.5m to 12.0m Span

Steel Framed Enclosed Buildings

Notes:

Copyright: These drawings must not be reproduced without express permission from Fred R. Smith Consultants and Versatile Buildings Ltd

Index:

Producer Statement: F. R. Smith Consultants- Design
Producer Statement: Versatile Buildings/BHP - Durability

7.5m Span High Wind

75/S45/1 A
75/S45/2 A
75/S45/3 A
75/S45/4 A

7.5m Span Very High Wind

75/S50/1 A
75/S50/2 A
75/S50/3 A
75/S50/4 A

9.0m Span High Wind

90/S45/1 A
90/S45/2 A
90/S45/3 A
90/S45/4 A

9.0m Span Very High Wind

90/S50/1 A
90/S50/2 A
90/S50/3 A
90/S50/4 A

12.0m Span High Wind

12/S45/1 A
12/S45/2 A
12/S45/3 A
12/S45/4 A
12/S45/5 A

Design Features 7.5m to 12.0m Spans

Garaports
6m Lintels
Firewalls/36 & 48
Bracing/1 & 2

R. Greaves

97057NZ SERIES

June 2003 Version 1.0



PRODUCER STATEMENT - DESIGN

Issued by: Frederick Roland Smith
 to: Totalspan Buildings
 a Division of Versatile Buildings Ltd
 for the: Local Territorial Authority
 in respect of: steel framed Totalspan buildings

FR Smith Consulting Engineer has been engaged to provide design services in respect of the requirements of Clause B1 of the Building Regulations 1992 for all of the work as specified of the building work.

The design has been checked in accordance with B1/VM1, B1/VM4, NZS 4203, NZS 3101 and AS/NZS 4600 of the approved documents issued by the Building Industry Authority and the work is described on drawings prepared by Frederick R Smith Consulting Engineer as:-

Enclosed Buildings

97057NZ 75/S45/1 to 4 75/S50/1 to 4
 90/S45/1 to 4 90/S50/1 to 4
 12/S45/1 to 5 12/S50/1 to 5
 Garaports
 Firewalls up to 3.6m and 4.8m high
 Bracing sheets 1 and 2
 6m Lintels

Farmsheds

97057NZ 60/S45/1 to 4
 75/S45/1 to 4
 90/S45/1 to 4

Gable Roofed Carport

TSG93046NZ TSGRC/S45/1 and 2
 93-69NZ GRC/S45/1 and 2

Dutch Gable Carport

TSDC93046NZ TSDGC/S45/1 and 2

Flat Roofed Carports

TSFS93046NZ TSFRCS/S45/1
 TSF93046NZ TSRC/S45/1 and 2
 93046NZ FRC/S45/1 and 2

Heritage Barn

00045NZ HB/S45/1 to 4 HB/S50/1 to 3

As a designer I have taken all reasonable steps to verify design assumptions. I am satisfied on reasonable grounds that in relation to the building work specified above the provisions of the Building Code would be met if the building work were properly completed in accordance with the drawings, specifications and other documents according to which the building is proposed to be constructed and which have been submitted with the application. I understand this Producer Statement if accepted may be relied upon for the purpose of establishing compliance with the Building Code.

signed.....
 BE(civil), MPENZ, MACENZ, MIE Aust
 Registered Engineer, No. 257 (1957)

Date 30 June 2003

PRODUCER STATEMENT - DURABILITY

The building designs 97057NZ have been designed using the external metal cladding on the roof to assist in their structural stability.

To satisfy the requirements of Clause B2: "Durability" of the NZBC 1992 and to ensure the cladding material meets a 50-year durability life the following provisions must apply:

Range of Product and Use

- Specification: AS1397: 1994
- Coating Type: Zinalume & G2z
- Steel thickness range: 0.35mm - 0.95mm BMT
- Steel grade range: C3W - G550
- Application: Standard Totalspan Roof Cladding on Class V Building category as per NZS4203: 1992 and AS11702:1989 Table 3.2.9
- Fasteners: screws to be #10 x 16 Tek screws, Class 3 zinc plated to comply with AS1111
 Bolts to be M10 & M12- 4.6.3 Hex commercial zinc plated to comply with AS 1111
 Screwbolts to be M10x75 zinc plated complying with AS 3566

Requirements, Limitations and Exclusions

- Applicable to buildings in Coastal Very Severe, Coastal Severe, Coastal Moderate and Inland Moderate environments as described in BHP New Zealand Steel Environment Categories March 2000.
- Fixing and installation of the cladding must be done exactly in accordance with Totalspan Buildings Fixing Guide
- Normal and regular maintenance must be carried out on the exterior surface of the cladding and the following guide must be followed to ensure the durability requirements are met.

Regular Maintenance

- Moderate Marine Environment
 Rain washing only required on exposed sections, sheltered or protected areas require washing every 3 months.
- Severe and Very Severe Environment
 Rain-washing only required on exposed areas. Sheltered and protected areas require washing down every month and whenever corrosive salts are present.

Extended Maintenance, Paintina or Repainting

- Extended Durability
 Once the metallic coating or the paint system has weathered away, signs of red rust for bare material or signs of the metallic coating for painted material. painting of the entire surface is required to extend the life of the cladding product. Paint manufacturers recommendations are to be followed for surface preparation and paint type to be used.
- Evident Corrosion
 Areas that show signs of white or red rust/corrosion (typically in unwashed areas) require cleaning back with a stiff brush and cleaner to remove all dust, surface contaminants and corrosion products and present a sound substrate for painting. Priming of the surface and application of two coats of paint as per the Paint Manufacturer's recommendations is then required.
 Particular attention needs to be paid to laps (side, end, flashing etc) where earlier corrosion may start due to moisture and dirt entrapment.
 If evident corrosion is not treated quickly rapid deterioration of the sheet may occur which could result in perforation. At this stage replacement of the affected sheet is the best option.

References

1. BHP New Zealand Steel
 'Environmental Categories' March 2000
2. Totalspan Buildings Assembly Instructions
3. New Zealand Building Code 1992
4. Australian Building Code 1989

Brett Waterfield

for Totalspan Buildings Ltd
 112 Waterloo Road
 Christchurch

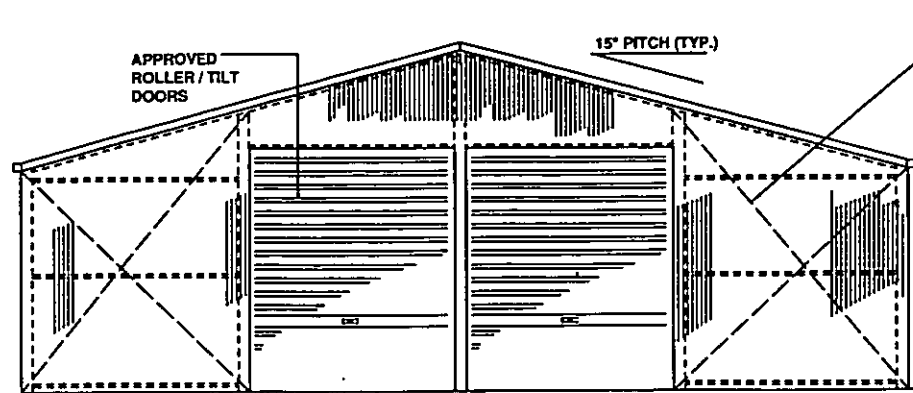
NEW ZEALAND

Dated: 2nd April 2001

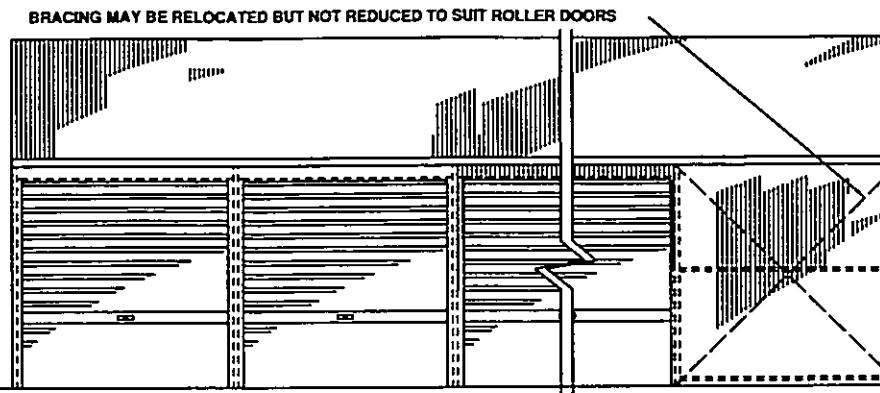
Gary Bonniface

for BHP New Zealand Steel
 Private Bag 92121
 Auckland

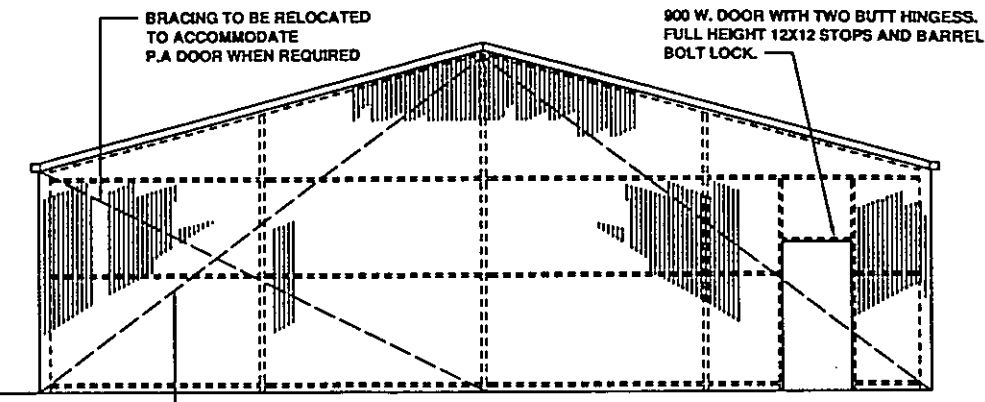
NEW ZEALAND



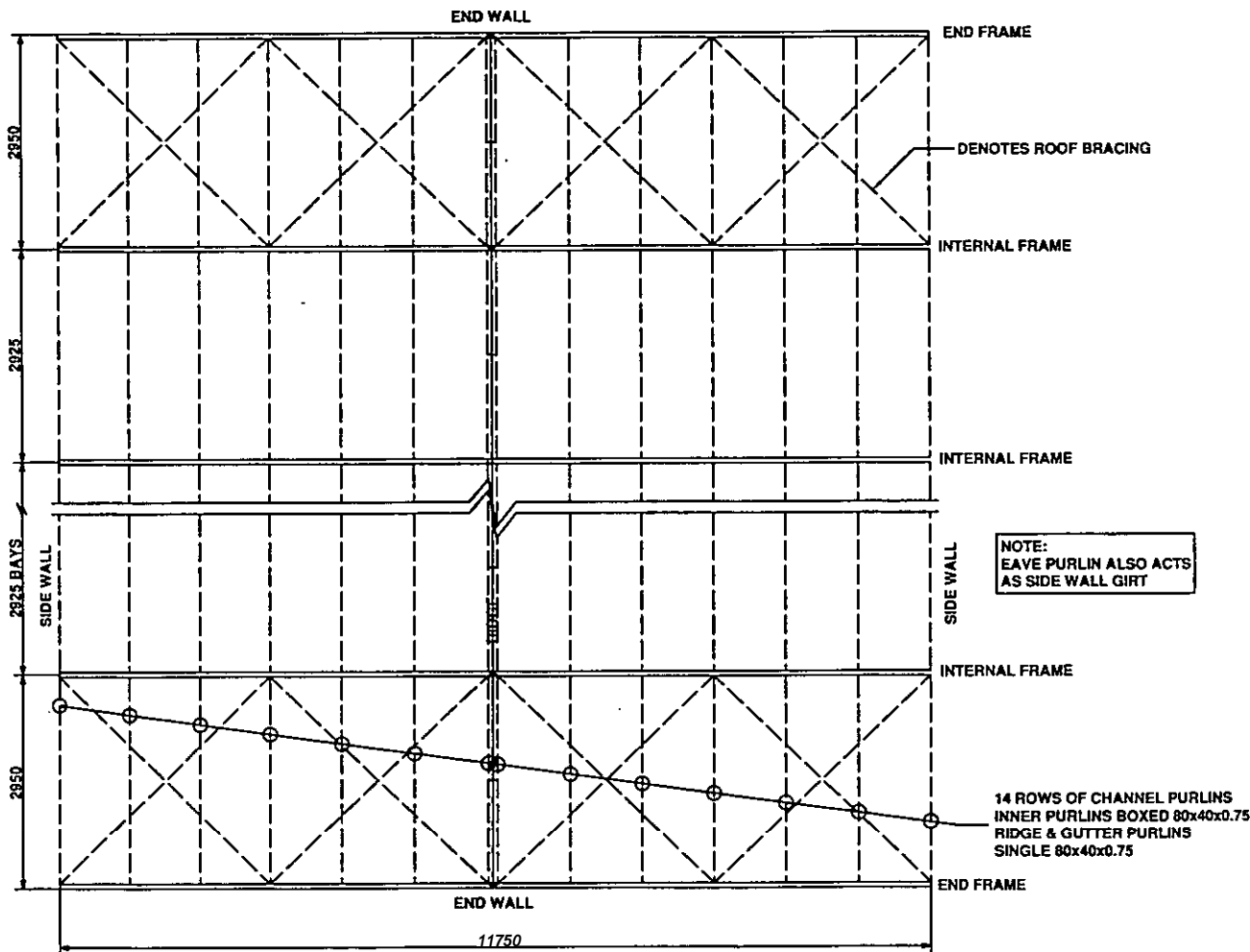
END WALL ELEVATION - FRONT FIT ONLY 1:100



TYPICAL SIDE WALL ELEVATION - SIDE FIT ONLY 1:100



END WALL ELEVATION - 1:100



FRAMING PLAN

PURLIN SCHEDULE

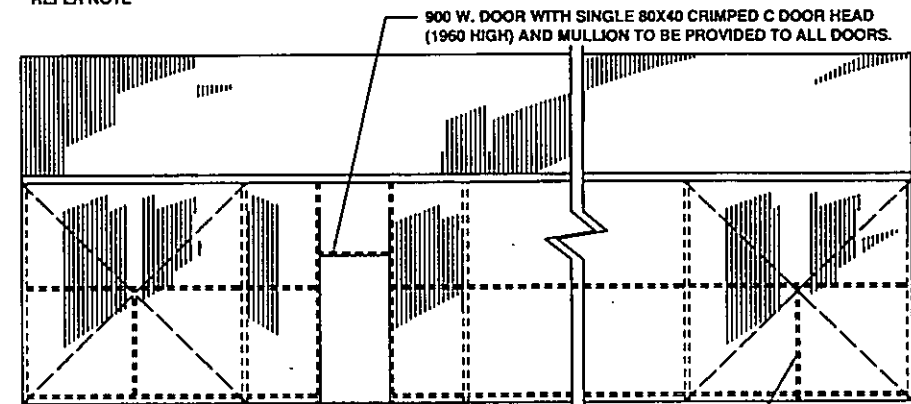
1. PURLINS TO BE 0.75 BMT BOXED CRIMPED UPPED CHANNELS FIXED WITH #10 TEKs AT 600 CENTRES THROUGH FLANGES.
2. FIX 7 PURLINS EQUALLY SPACED FROM EAVES TO 80MM APPROX FROM RIDGE TO EACH SIDE OF ROOF.
3. NO. OF PURLINS INCLUDES EAVES/GIRT PURLIN
4. DURING ROOF CONSTRUCTION STEP ON PURLINS NOT CLADDING

WALL AND ROOF BRACING

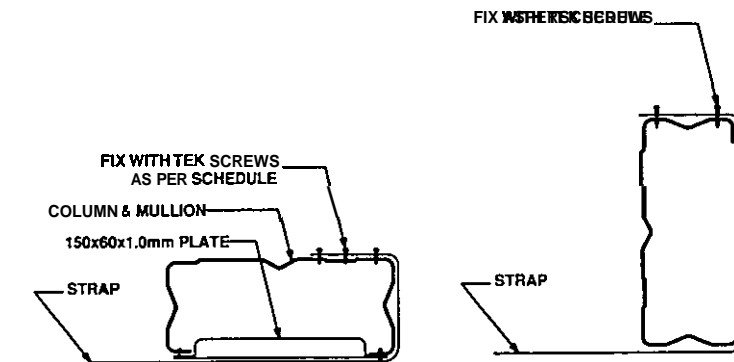
1. BRACING SHALL BE 27X0.6MM G550 Z275 STEEL STRAP FIXED WITH 6 #10 TEK SCREWS EACH END.
2. BRACING MAY BE WRAPPED AROUND ROOF FRAME COLUMNS TO SPACE SCREWS APART.

NOTE: EAVE PURLIN ALSO ACTS AS SIDE WALL GIRT

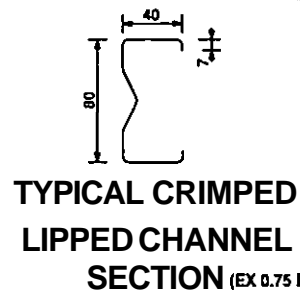
14 ROWS OF CHANNEL PURLINS
INNER PURLINS BOXED 80x40x0.75
RIDGE & GUTTER PURLINS
SINGLE 80x40x0.75



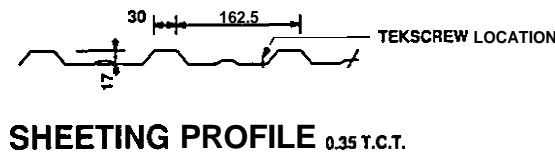
TYPICAL SIDE WALL GIRT & BRACING LAYOUT- 1:100



BRACING STRAP FIXING DETAIL (FOR ALL CASES PER STRAP)



TYPICAL CRIMPED LIPPED CHANNEL SECTION (EX 0.75 BMT)



SHEETING PROFILE 0.35 T.C.T.

A: June 2003 Revised

FREDERICK R SMITH

Registered Consulting Engineer
504 Blenheim Road
Christchurch
Phone 033481521

I certify that buildings erected in accordance with these drawings will comply with the New Zealand Building Code.

[Signature]
F R Smith
BE (civil) MIPENZ MACENZ MIEAust
Regd Eng No 2576 CPEng RPEQ (6225)

TOTALSPAN BUILDINGS

A Division of VERSATILE BUILDINGS LTD

112 Waterloo Road, Hornby
P.O. Box 11-013, Christchurch
PH: (03) 349 1285 FAX: (03) 349 1286

STEEL FRAMED GARAGES

S45 (HIGH)

BASIC WIND SPEED

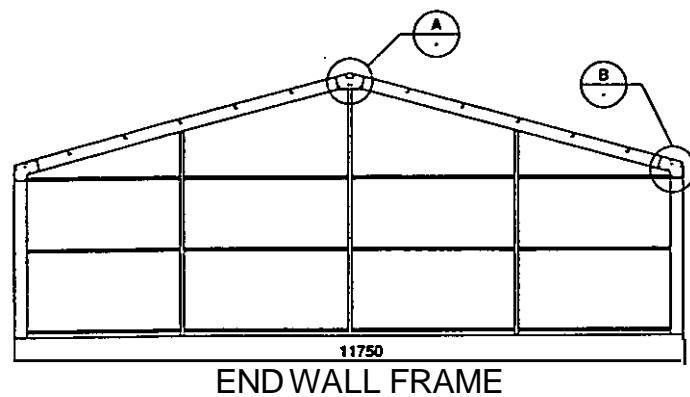
V = 45 m/s TC2

12.0m SPAN PORTALS

JOB NO. **97057NZ**

DRAWING No. **12/S45/1**

REVISION SUFFIX **A**



END WALL UPRIGHTS

1. END WALL UPRIGHTS TO BE FIXED ON EDGE.
2. 2.4mH - 2 x BOXED C15010
- 2.7mH - BOXED C15010
- 3.0mH - BOXED C15010
- 3.6mH - BOXED C15010
- 4.2mH - BOXED C15010
- 4.8mH - BOXED C15010

GIRT SCHEDULE:

1. GIRT LAYOUT SAME FOR END AND SIDE WALL.
2. ALL GIRTS 80x40x0.75 CRIMPED C CHANNELS.
3. NUMBER OF GIRTS INCLUDES EAVE GIRT / PURLIN.
4. GIRTS 2.4m LONG OR LESS NEED NOT BE BRIDGED.
5. ALL END WALL GIRTS TO BE SINGLE 80x40 CRIMPED C UNLESS NOTED OTHERWISE.
6. 2.4mH - 3 GIRT ROWS
- 2.7mH - 3 GIRT ROWS
- 3.0mH - 3 GIRT ROWS WITH BRIDGING
- 3.6mH - 4 GIRT ROWS
- 4.2mH - 4 GIRT ROWS WITH BRIDGING
- 4.8mH - 5 GIRT ROWS

FRONT FIT ROLLER DOORS:

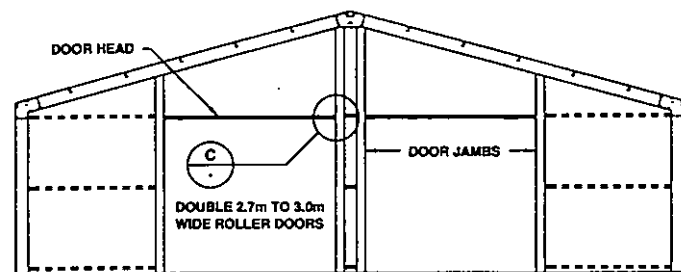
1. ROLLER DOOR OPTIONS AVAILABLE :
DOUBLE 2.7m TO 3.0m WIDE DOORS.
CENTRED 2.7m TO 4.8m WIDE DOORS.
OFFSET 2.7m TO 4.8m WIDE DOORS.
2. JAMB TYPES:
2.4mH - BOXED C15010 ON FLAT OR BOXED C22012 ON FLAT
2.7mH - BOXED C15010 ON FLAT OR BOXED C22012 ON FLAT
3.0mH - BOXED C15015 ON FLAT OR BOXED C22012 ON FLAT
3.6mH - BOXED C22019 ON FLAT
4.2mH - BOXED C22019 ON FLAT
4.8mH - BOXED C22019 ON FLAT

SIDE FIT ROLLER DOORS:

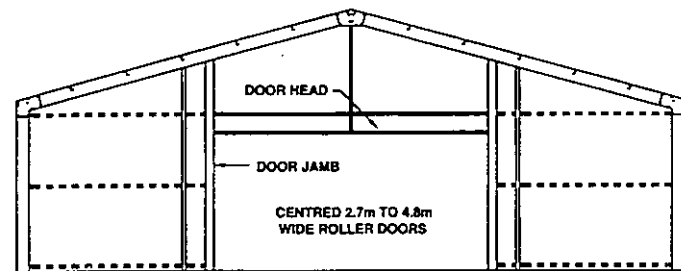
1. ROLLER DOOR OPTIONS AVAILABLE :
3.0m SINGLE BAY 2.7m WIDE DOOR.
6.0m LINTEL BAY 2.7m TO 4.8m WIDE DOORS.
2. TRACK JAMB TYPES 3.0m SINGLE BAY:
2.4mH - SINGLE C80X40 ON EDGE
2.7mH - BOXED C80X40 ON EDGE
3.0mH - BOXED C80X40 ON EDGE
3.6mH - BOXED C80X40 ON EDGE
4.2mH - BOXED C80X40 ON EDGE
4.8mH - BOXED C80X40 ON EDGE
3. JAMB TYPES UNDER 6.0m LINTEL:
2.4mH - C15010 ON FLAT OR C22012 ON FLAT
2.7mH - C15010 ON FLAT OR C22012 ON FLAT
3.0mH - BOXED C15010 ON FLAT OR BOXED C22012 ON FLAT
3.6mH - BOXED C15010 ON FLAT OR BOXED C22012 ON FLAT
4.2mH - BOXED C15010 ON FLAT OR BOXED C22012 ON FLAT
4.8mH - BOXED C15015 ON FLAT OR BOXED C22012 ON FLAT

DOOR HEADS:

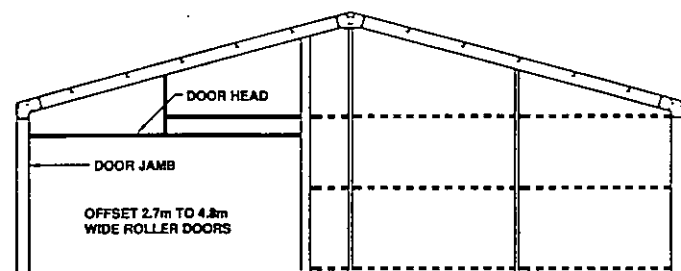
1. 2.7m to 3.6m Wide - SINGLE C80X40 ON EDGE
4.2m to 4.8m Wide - BOXED C80X40 ON EDGE



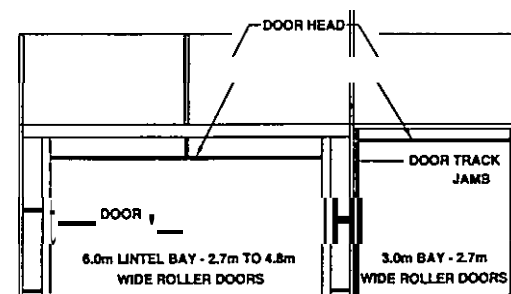
END WALL FRAME - FRONT FIT



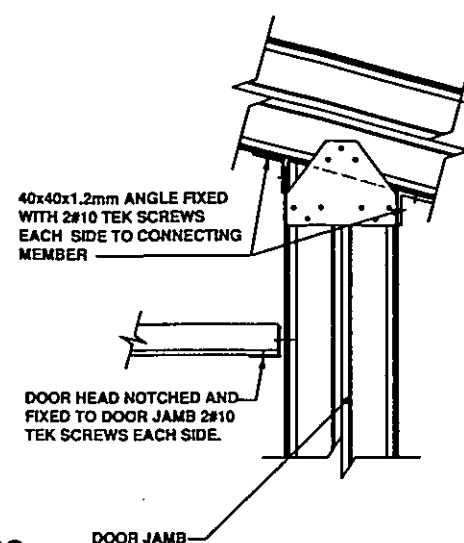
END WALL FRAME - FRONT FIT



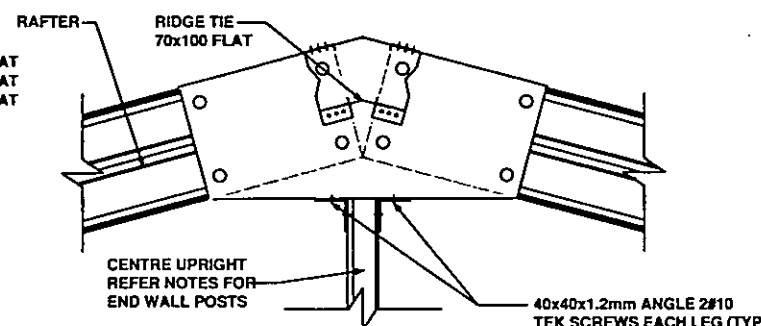
END WALL FRAME - FRONT FIT



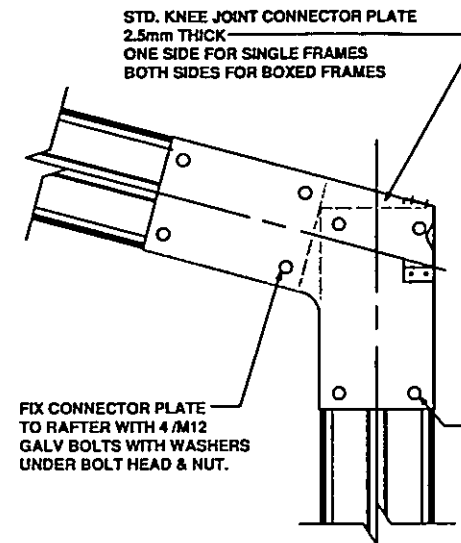
END WALL FRAME - SIDE FIT



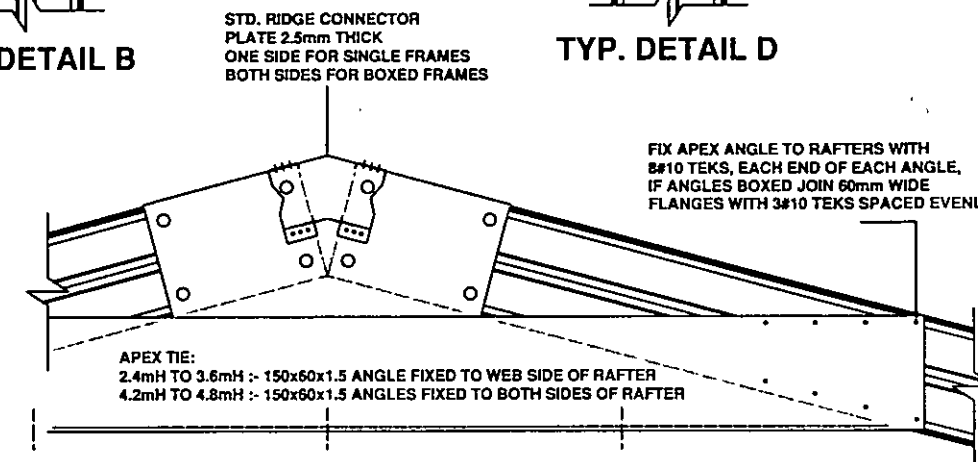
DOOR HEAD / JAMB CONNECTION DETAIL



TYP. DETAIL A



TYP. DETAIL B

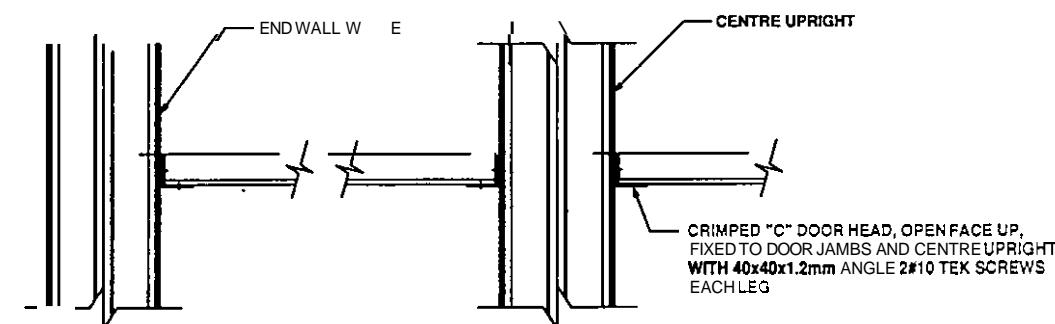


TYP. DETAIL E

PURLIN TO WEB

PURUN TO PLATE

TYPICAL PURLIN T RAFTER DETAILS



TYP. DETAIL C

FREDERICK R SMITH

Registered Consulting Engineer
504 Blenheim Road
Christchurch
Phone 03 348 1521

I certify that buildings erected in accordance with these drawings will comply with the New Zealand Building & C.

F.R. Smith
BE (civil) MIPENZ MACENZ MIEAust
Regd Eng No 2576 CPEng RPEQ (6225)

TOTALSPAN BUILDINGS

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PH: (03) 349 1285 FAX: (03) 349 1286

STEEL FRAMED GARAGES

S45 (HIGH)

BASIC WIND SPEED

V = 45 m/s T.C.2

12.0m SPAN PORTALS

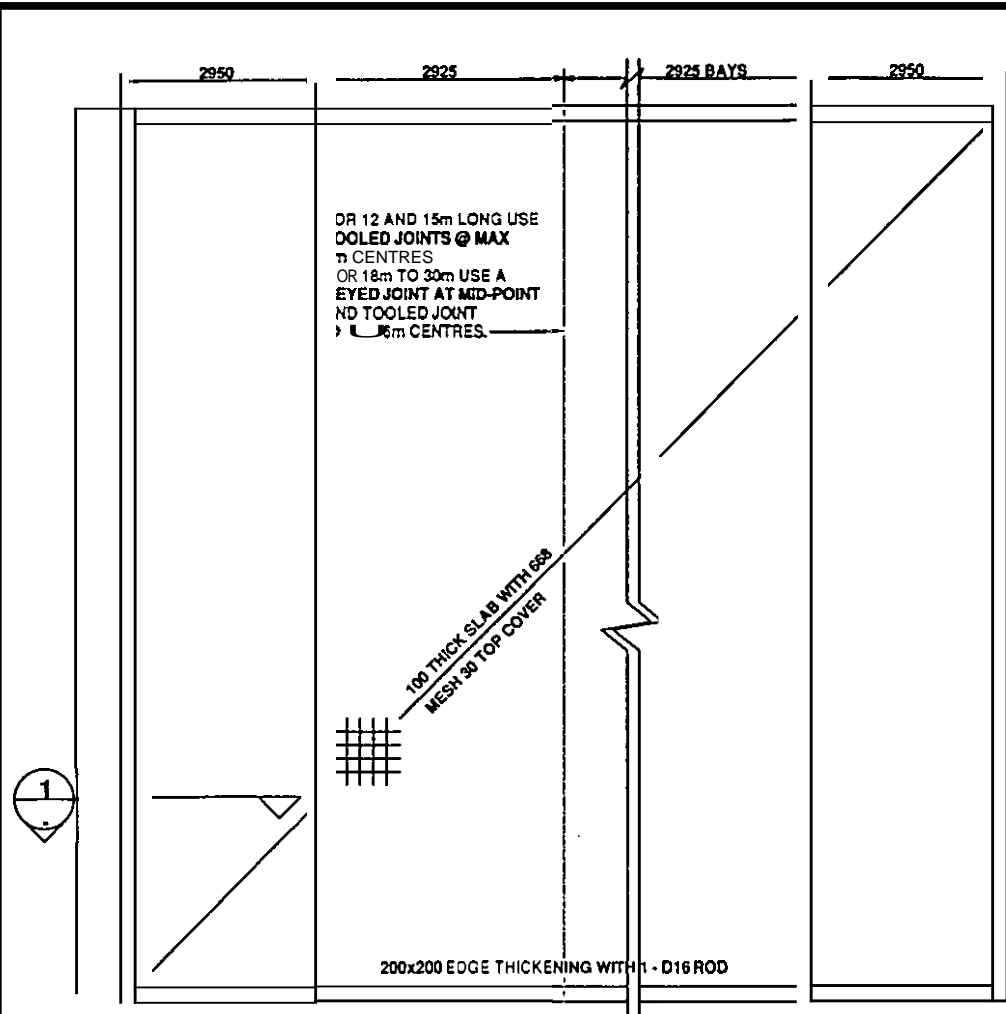
A June 2003 Revised

JOB NO. **97057NZ**

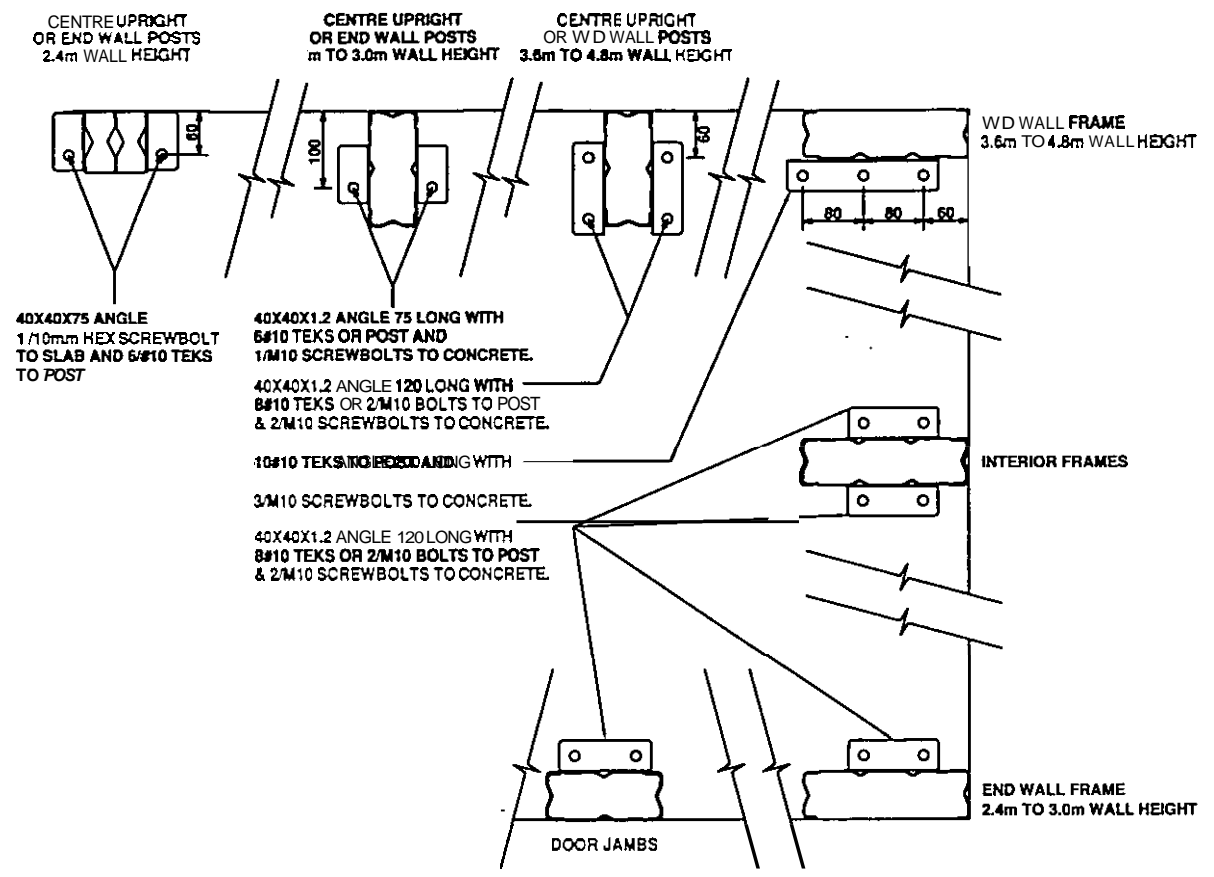
DRAWING No. **12/S45/2**

REVISIONS

A

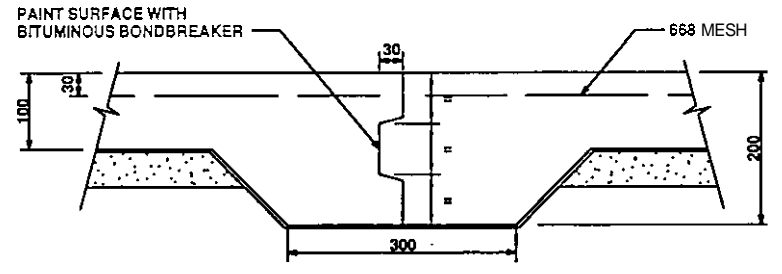


TYPICAL CONCRETE SLAB PLANS 1:100



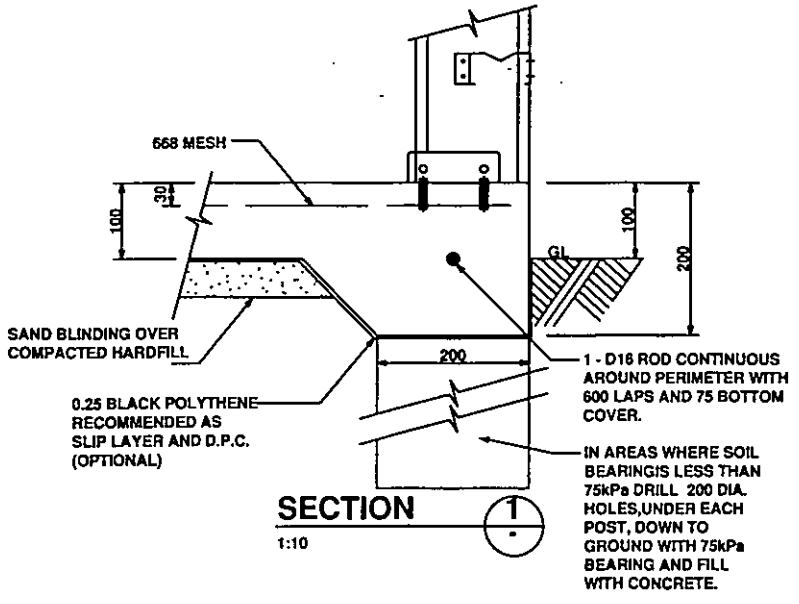
POST FIXING DETAILS 1:10

SCREWBOLT NOTE
 1 EMBEDMENT DEPTH OF SCREW BOLTS = 70mm
 2 SCREWBOLTS SHALL BE RAWL EXCALIBUR OR APPROVED SIMILAR M10 75 ZINC PLATED IN 10DIA. HOLES 80 DEEP IN CONCRETE SLAB EDGE THICKENING.

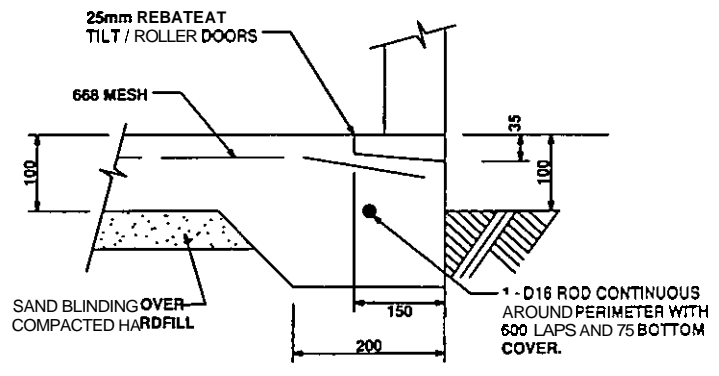


KEY JOINT

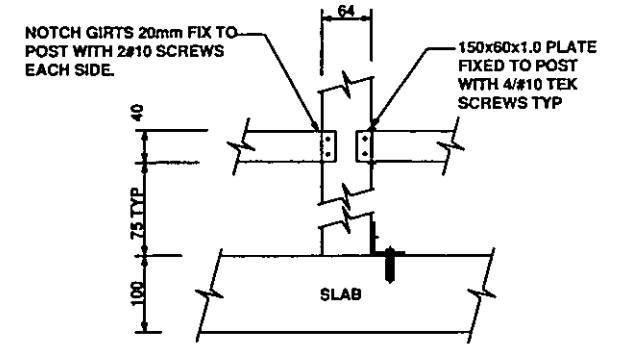
(ALTERNATIVE USE PROPRIETARY JOINTING SYSTEM)



SECTION 1:10



P.A. DOOR & GARAGE ENTRY SLAB EDGE DETAIL (TYP.) 1:10



TYP. GIRTS TO POST DETAIL 1:10

- GENERAL**
- All work shall conform to the New Zealand Building Code. Check diagonals to ensure building is square.
- LOADINGS**
- Buildings are designed to NZS 4203 for NZS 3604 HIGH and VERY HIGH. Design Wind Speeds to limit state levels of 45 and 50m/s, T.C.2 roof live load of 0.25kPa, and basic Roof Snow loads of 1.2kPa (600mm thick snow). Heavier Snow loads will be specific design as will buildings for sites above 1000m altitude and for buildings to be used for habitable purposes. The roofing is not designed for paint loads of 1 Kn.
- FOUNDATIONS**
- Support ground to have a safe bearing capacity of at least 75 kPa. In weaker ground building loads to be taken to subsoil which has a bearing capacity of at least 75 kPa.
- CONCRETE**
- Remove vegetation and loose material from the site of the building, backfill with compacted hardfill, if required, and lay a blinding of sand to the underside of the concrete slab. Ensure the surface of the slab will be at least 100mm above the highest level of cleared ground around the slab.
 - Concrete shall have a maximum aggregate size of 20mm, slump of 80mm maximum and a 20 MPa compression strength at 20 days.
 - The concrete floor slab shall be 100mm thick with a 200 x 200 mm edge thickening and a D16 rod continuous around the perimeter of the slab with 600 laps and 75 bottom cover.
 - Concrete slab to be reinforced with 668 mesh placed 30mm maximum below the slab surface with 225mm laps.
 - Provide a 0.25mm black polythene damp proof and slip layer under the slab taped with 100mm laps (optional but recommended).
 - Fix roof frames to concrete with M10 galvanised screw bolts screwed into holes drilled in the slab.
- STEELWORK**
- All structural framing members shall be G550-1.0mm BMT, G500-1.2mm BMT, G450-1.5mm, 1.9mm BMT grade steel galvanised to Z200 (G550 for 80 x 40 boxed and single channels). Cleats to be G450.2200.
 - Purlins and girts shall be 80 x 40 x 0.75 B.M.T. lipped, crimped channel located at centres shown on the drawings.
 - Boxed members to be flange fixed with #10 Tek screws Class 3 zinc plated.
 - Screws to be #10 x 16mm long Tek screws Class 3 zinc plated, fixed at a minimum edge distance of 6mm and to a 12mm minimum pitch.
 - Girts to be connected with 2 #10 Tek screws each side of girt.
 - Steelwork shall conform to:
 NZS 4203 Loadings Code
 NZ/AS 4600 Cold Formed Steel Structures Code
 NZ/AS 13971993
 AS 1562:1962 Design and Installation of Metal Roofing
 AS 1111/1 112 Hex Commercial Bolts and Screws
 AS 3566 Self Drilling Screws for Building
- CLADDING**
- Roof and wall sheeting shall be 0.35 B.M.T.. G550 grade Steel zincalume to AZ150 and rolled to profile as detailed.
 - Roof sheets shall be fixed to ridge and eaves purlins with a Tek screw at the third point of each pan, as shown elsewhere, and the Tek screw to third points of alternate pans at intermediate fixings, all complete with neoprene washers tightened firmly but not to form depressions in the roof cladding. Ensure all roof fixings are waterproof.
 - Wall sheeting shall be fixed to the eave purlins and to the rafters of the end wall frames with a Tek Screw at third points of each pan and to third points of alternate pans at other girts and fixings.
 - Ridges, gables and all penetrations to be flashed with similar sheet steel.
 - Guttering to be fixed with Tek screws and joint sealed with silicone. Fit downpipes to guttering to discharge to an approved Stormwater drainage system, provided by the Owner.
 - Frame for personnel door and windows with 80 x 40 x 0.75 unlippped channels. Flange connect members with 2 screws to each flange. Fix jambs to floor with 40x40x1.2 angle cleat having 1#M10 screw bolt to concrete and 2 Tek screws to jamb.

A: June 2003 Revised

FREDERICK R SMITH
 Registered Consulting Engineer
 504 Blenheim Road
 Christchurch
 Phone 033481521

I certify that buildings erected in accordance with these drawings will comply with the New Zealand Building Code.

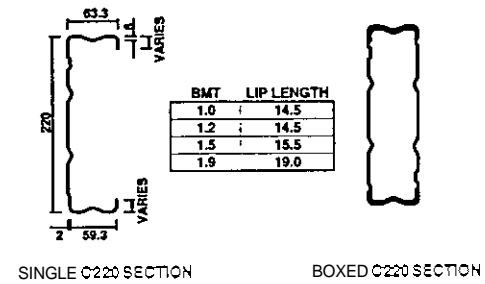
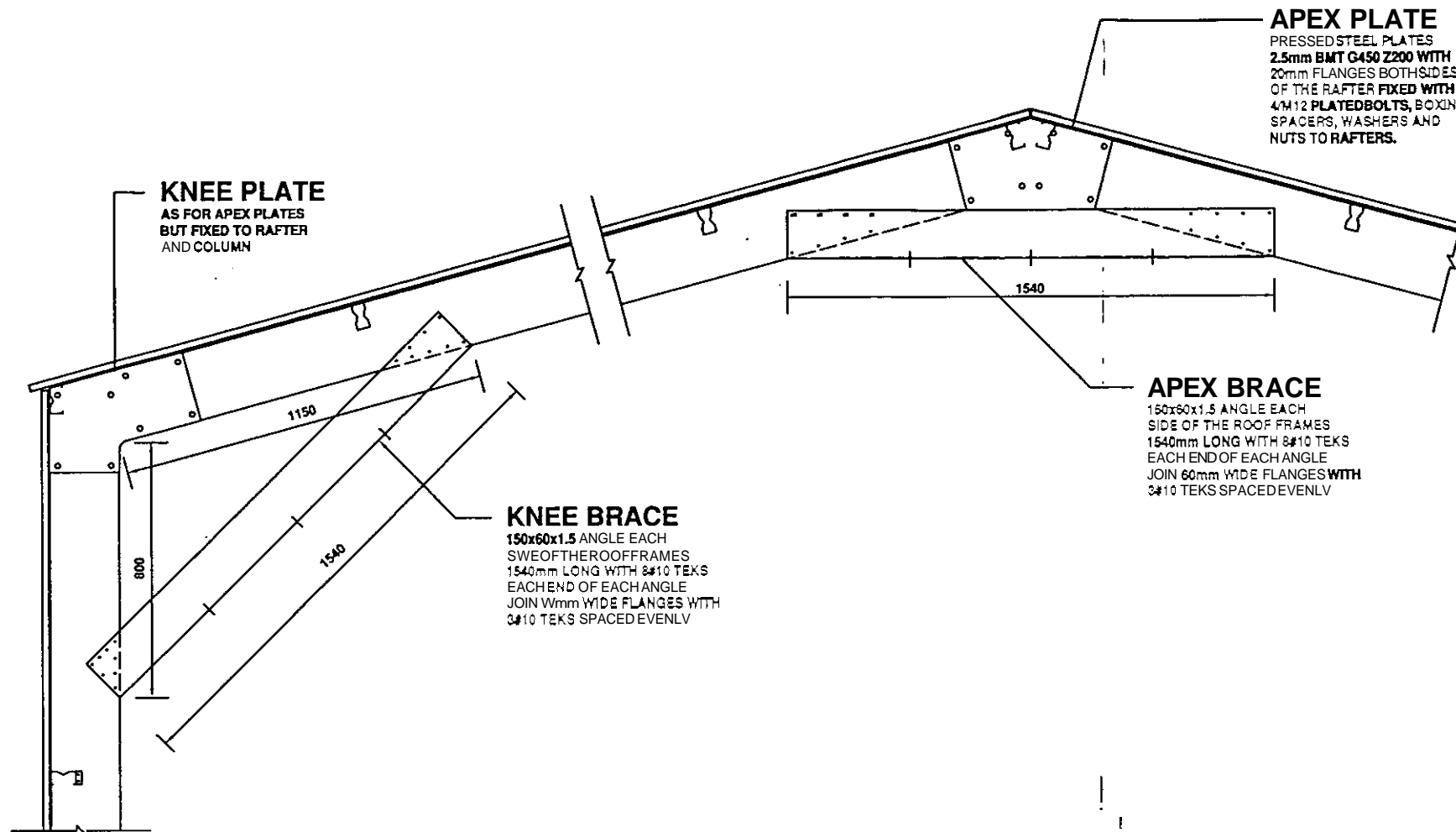
 F.R. Smith
 BE (civil) MIPENZ MACENZ MIEAust
 Regd Eng No 2576 CPEng RPEO (6225)

TOTALSPAN BUILDINGS
 A Division of VERSATILE BUILDINGS LTD
 112 Waterloo Road, Hornby
 P.O. Box 11-013, Christchurch
 PH: (03) 349 1285 FAX: (03) 349 1286

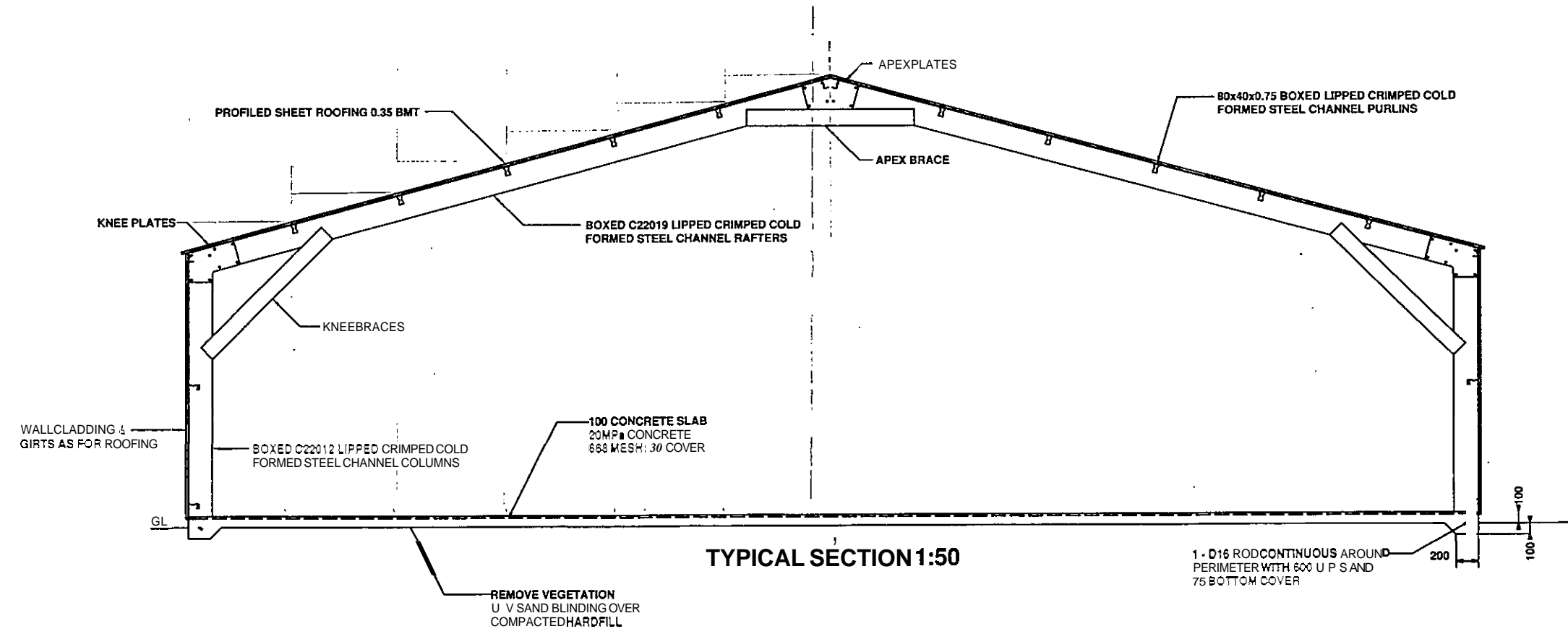
STEEL FRAMED GARAGES
S45 (HIGH)
 BASIC WIND SPEED
 V = 45 m/s T.C.2

12.0m SPAN PORTALS

JOB No. **97057NZ**
 DRAWING No. **12/S45/3**
 REVISIONS SUFFIX
 A



| WALL HEIGHT | APEX HEIGHT |
|-------------|-------------|
| 2.400m | 3.974m |
| 2.700m | 4.274m |
| 3.000m | 4.574m |
| 3.600m | 5.174m |
| 4.200m | 5.774m |
| 4.800m | 6.374m |



FREDERICK R SMITH
Registered Consulting Engineer
504 Blenheim Road
Christchurch
Phone 03 348 1521

I certify that buildings erected in accordance with these drawings will comply with the New Zealand Building Code.

[Signature]
F.R. Smith
BE (civil) MIPENZ MACENZ MIEAust
Regd Eng No 2576 CPEng RPEQ (6225)

TOTALSPAN BUILDINGS
A Division of **VERSATILE BUILDINGS LTD**

112 Waterloo Road, Hornby
P.O. Box 11413, Christchurch
PH: (03) 349 1285 FAX: (03) 349 1286

STEEL FRAMED GARAGES
S45 (HIGH)

BASIC WIND SPEED
V = 45 m/s T.C.2

12.0m SPAN PORTALS

A June 2003 Revised

JOB NO
97057NZ

DRAWING No.
12/S45/4

REVISIONS
A | | | | |

GARAGES • SHEDS • CARPORTS

BRANCH:

OR DISTRIBUTOR:

TRADING AS:

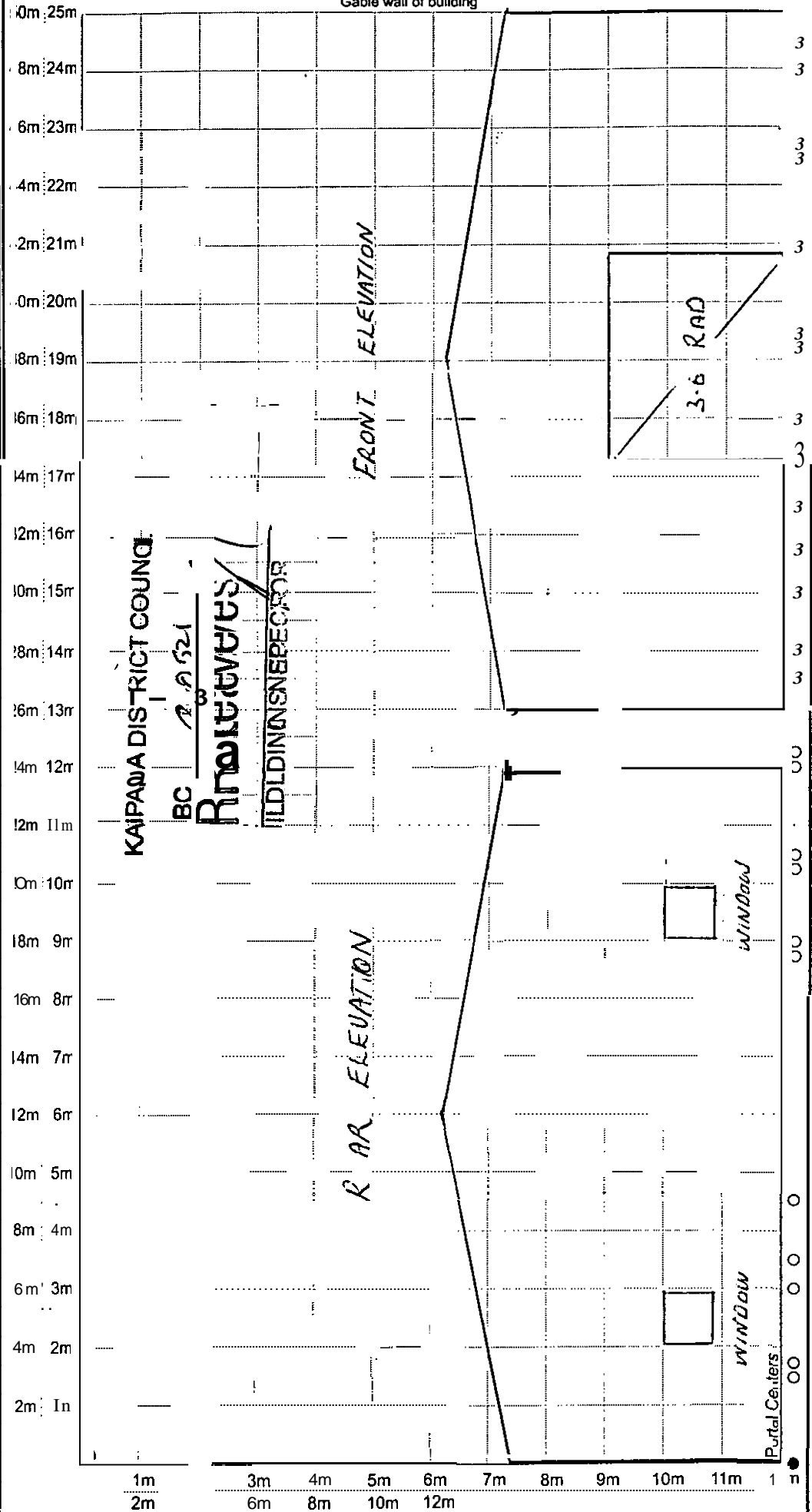
CLIENT

ADDITIONAL INFORMATION

FLOOR PLAN AND ELEVATIONS FOR SHED FOR CHARLOTTE TRUST

FLOOR PLAN

Gable wall of building



Note: Floor plan dimensions are shown as nominal measurements

SCALE 1: 100 / 1: 200

OFFICE USE ONLY

ORDER No:

CODE:

Production week starting:

| | | | | |
|--|--|--|--|--|
| | | | | |
|--|--|--|--|--|



GARAGES • SHEDS • CARPORTS

BRANCH:

OR DISTRIBUTOR:

TRADING AS:

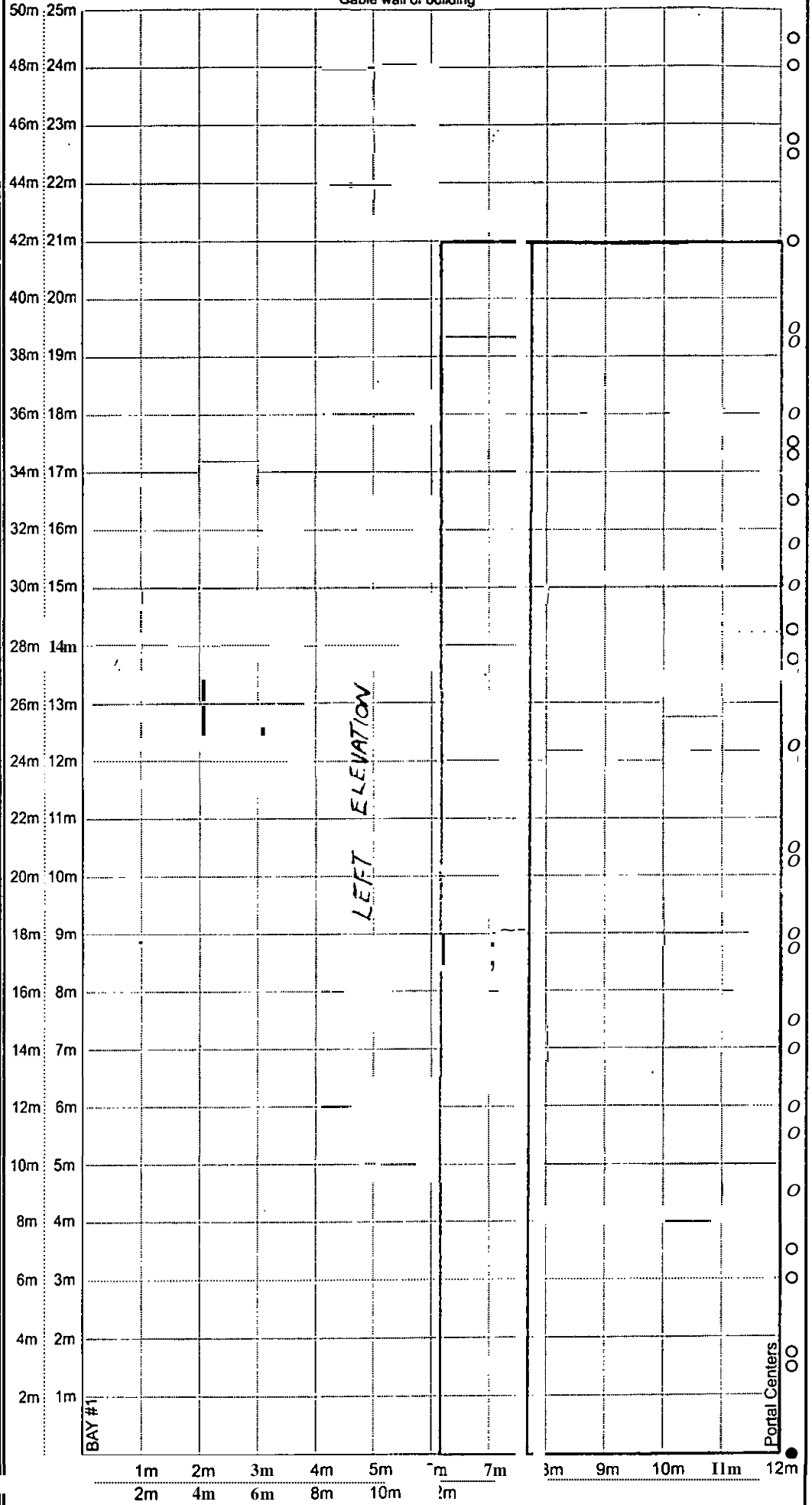
CLIENT

ADDITIONAL INFORMATION

Blank lines for additional information.

FLOOR PLAN

Gable wall of building



Note: Floor plan dimensions are shown as nominal measurements

SCALE 1 : 100 / 1 : 20

OFFICE USE ONLY

ORDER No:

CODE:

Production week starting:

Blank box for ORDER No.

Blank box for CODE.

Blank boxes for Production week starting.



GARAGES • SHEDS • CARPORTS

BRANCH:

OR DISTRIBUTOR:

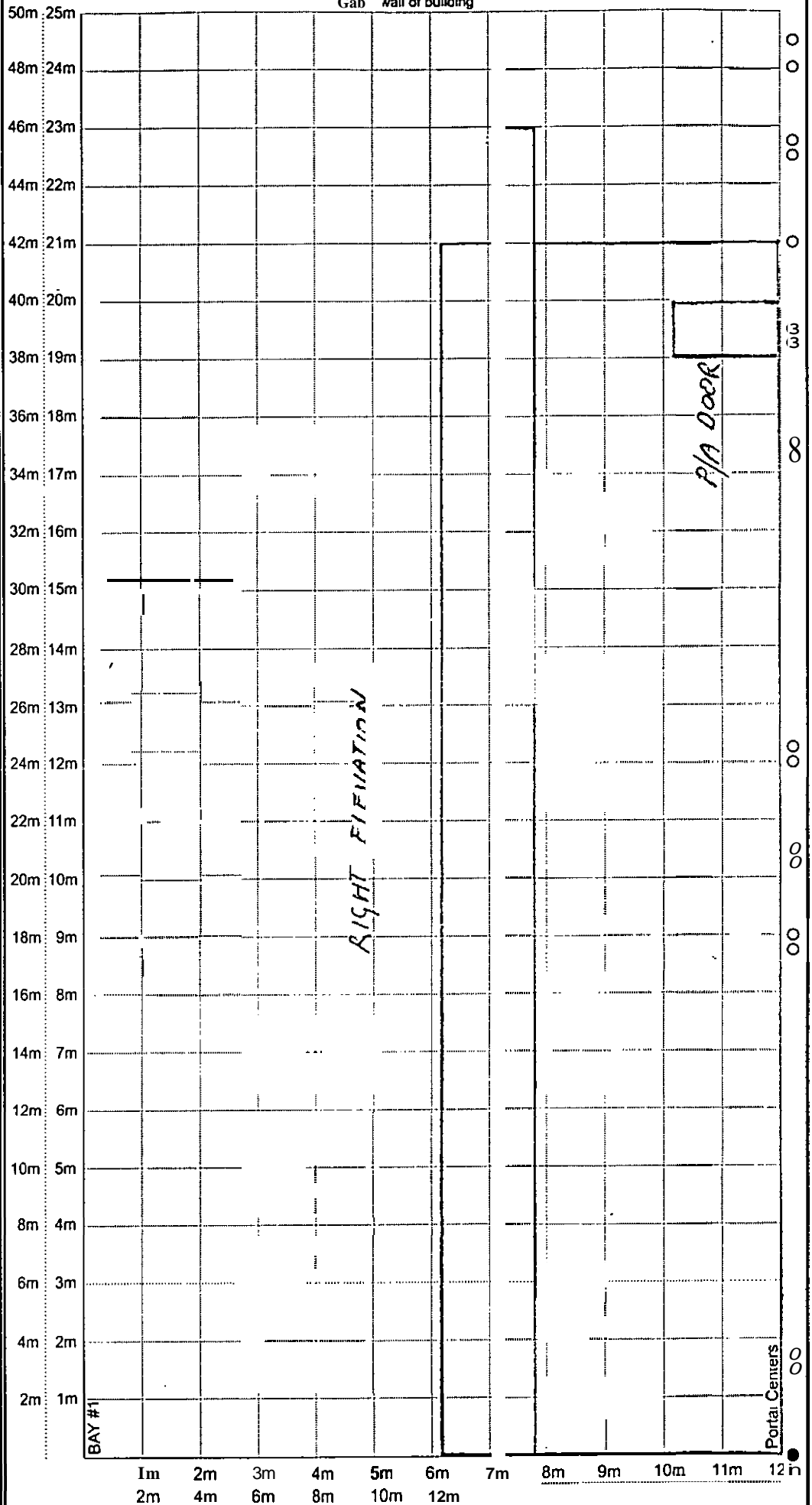
TRADING AS:

CLIENT

ADDITIONAL INFORMATION

FLOOR PLAN

Gab wall of building



Note: Floor plan dimensions are shown as nominal measurements

SCALE 1 : 100 / 1 : 20

OFFICE USE ONLY

ORDER No:

CODE:

Production week starting:

TOTALSPAN

GARAGES • SHEDS • CARPORTS

BRANCH:

OR DISTRIBUTOR:

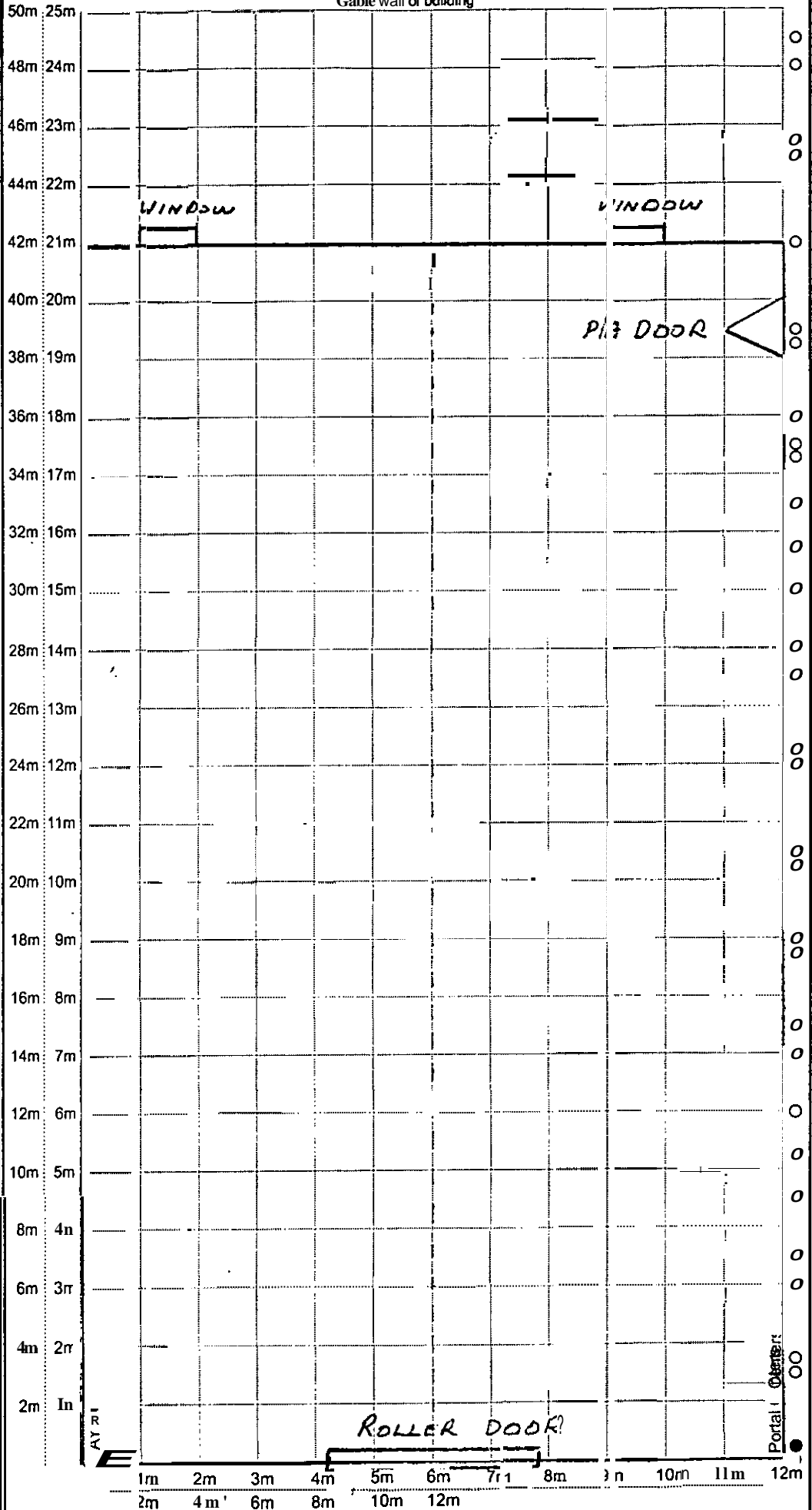
TRADING AS:

CLIENT

ADDITIONAL INFORMATION

FLOOR PLAN

Gable wall of building



Note: Floor plan dimensions are shown as nominal measurements

SCALE 1 : 100 / 1 : 200

OFFICE USE ONLY

ORDER No:

CODE:

Production week starting:

| | | | |
|--|--|--|--|
| | | | |
|--|--|--|--|

OTAMATEA COUNTY COUNCIL

APPLICATION FOR A BUILDING PERMIT



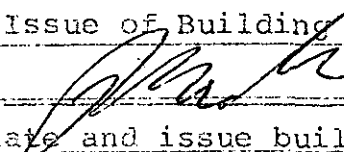
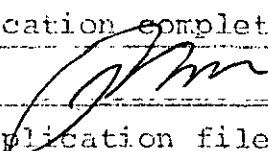
BC 0117014608

Valuation reference : 117 / 146 / 8

Name of Applicant : P. M. MORRISON.

Address of Property : Pahi Rd, Pahi.

Permit required for : Storage Shed.

| | | | | | |
|-----|---|-----|----|---|------|
| 1. | Application received and numbered | | 11 | 5 | 1987 |
| 2. | Further details sought (if required) | | | | 19 |
| 3. | Vehicle Crossing application required | Y/N | | | 19 |
| 4. | Application accepted for processing | | | | 19 |
| 5. | Presiting Inspection carried out by County Inspector | | | | |
| | Issue of Building Permit approved | | | | |
| |  (signed) County Inspector | | 13 | 5 | 1987 |
| 6. | Collate and issue building permit | | | | 19 |
| | (a) Building Permit | ✓ | | | |
| | (b) Plumbing and Drainage Permit | | | | |
| | (c) Receipts (various) | ✓ | | | |
| | (d) One copy of plan submitted with application | ✓ | | | |
| | (e) One copy of specification submitted with application | ✓ | | | |
| | (f) One copy of advice to applicant of inspection procedure | ✓ | | | |
| | (g) Other (eg. copy of Design Certificate, calculations etc) | | | | |
| 7. | Collate and prepare application for filing as per item no 6 | | 25 | 5 | 1987 |
| 8. | Foundation inspection requested | | | | 19 |
| 9. | Foundation inspection carried out by County Inspector | | | | 19 |
| 10. | Prelining inspection requested | | | | 19 |
| 11. | Prelining inspection carried out by County Inspector | | | | 19 |
| 12. | Plumbing and drainage inspection requested | | | | 19 |
| 13. | Plumbing and Drainage inspection carried out by County Inspector | | | | 19 |
| 14. | County Inspector's comments | | | | 19 |
| | Application completed and approved for filing | | | | |
| |  (signed) County Inspector | | | | 19 |
| 15. | Date application filed | | | | 19 |

16191-94

16/9/87

OTAMATEA COUNTY COUNCIL

P.O. Box 1,
Paparoa.

(Office, Paparoa)

Phone 1
Paparoa

APPLICATION FOR BUILDING PERMIT

TO THE BUILDING INSPECTOR

Sir,

I hereby make application to ~~erect~~~~re-erect~~~~extend~~~~alter~~~~repair~~ the building(s) according to the site plan (overleaf) detailed plans, elevations, cross sections and specifications deposited herewith in duplicate.

Particulars of the land and buildings are:—

OWNER Name PHILIP MORRISON
 Postal Address PO Box 50 PAPAROA Phone 37-454

BUILDER Name AS ABOVE
 Postal Address _____ Phone _____

EXISTING USE OF SITE AND BUILDINGS _____

NATURE OF PROPOSED BUILDING WORK GARAGE 5450
e.g. additions to Dwelling, Bedroom, Lounge extensions etc.

VALUATION DEPT. ASSESSMENT No.: (from rate demand) 117/146/8

LEGAL DESCRIPTION OF SITE: (from rate demand or title deeds) LOT 2 DP106419
BLK XV Matakohe SD

Road or Street : PAHI RD.

AREA OF SITE: _____ Acres _____ Roods _____ Perches
_____ Hectares _____ sq. metres.

NATURE OF SOIL: (rock, clay, sand, loam, etc.) CLAY

FLOOR AREA: (proposed work — square measure)

| | Basement | Ground Floor | Other Floors | Total |
|---------------------|----------|----------------------|--------------|-------|
| Main Building | _____ | _____ | _____ | _____ |
| Accessory Buildings | _____ | <u>86.4 sq mtrs.</u> | _____ | _____ |

ESTIMATED VALUE OF WORK & FEES

| | Value | Fees |
|---|----------------|-------------------------|
| Main Buildings (excluding plumbing and drainage) | \$ _____ | \$ _____ |
| Accessory Buildings (excluding plumbing and drainage) | \$ <u>5000</u> | \$ <u>100.00</u> |
| Plumbing | \$ _____ | \$ _____ |
| Drainage | \$ _____ | \$ _____ |
| Building Levy Fee (on total value) | \$ _____ | \$ _____ |
| TOTAL FEE | | \$ <u>100.00</u> |

CERTIFICATE : I hereby certify that the above information is correct in every respect and do hereby agree to abide by all provisions of the Otamatea County Council by-laws governing and regulating all matters the subject of the foregoing.

Signature of Applicant P. Morrison
Date 8/5/87



FOR OFFICE USE ONLY

| | | |
|--------------------------------|------------------|------------|
| Fee Paid — Building | Receipt No. | Date |
| Building Research Levy | Receipt No. | Date |
| Fee Paid — Plumbing | Receipt No. | Date |
| Fee Paid — Drainage | Receipt No. | Date |
| Vehicle Crossing Deposit | Receipt No. | Date |
| Vehicle Crossing Payment | Receipt No. | Date |

TO HEALTH INSPECTOR:

Checked and approved Signature : Date :

TO BUILDING INSPECTOR:

Checked and approved Signature : *[Signature]* Date *15.5.87*

TO TOWN PLANNING OFFICER:

Checked and approved Signature : Date :

REMARKS :

PERMIT TO BE ISSUED SUBJECT TO:—

PERMITS :

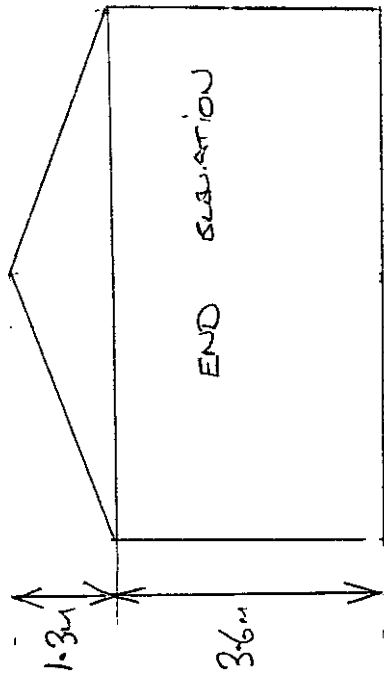
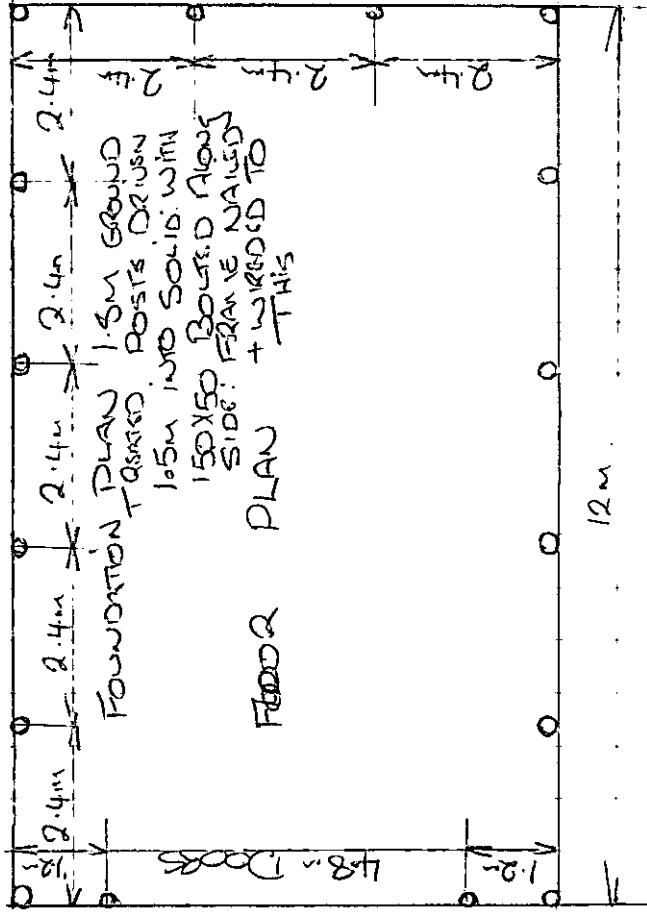
| | | |
|-----------------------------------|------------------------------------|---------------------|
| Building Permit No. <i>E45260</i> | Signature <i>M. Q. [Signature]</i> | Date <i>22.5.87</i> |
| Plumbing Permit No. | Signature | Date |
| Drainage Permit No. | Signature | Date |

GENERAL INFORMATION

(1) The following MUST accompany this Application :

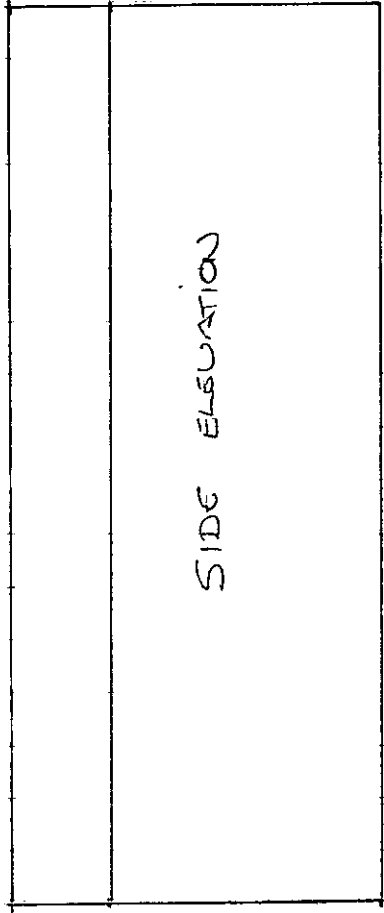
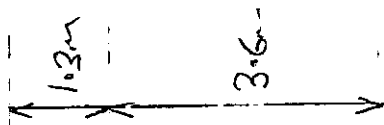
PLANS AND SPECIFICATIONS TO BE SUBMITTED IN DUPLICATION (in ink or on print paper) including—

- (a) Ground plans of proposed work showing position of all sanitary fittings and names and sizes of various rooms.
- (b) Where the building is on a sloping site the correct height of foundations must be shown.
- (c) Front and side elevations.
- (d) Cross section showing framing with bracing.
- (e) Where a building requires Plumbing and Drainage work a **separate Application Form must be filled in** and fee paid before a **Building Permit can be** issued.
- (f) Application for entrance crossing from road.
- (g) Such drawings and information in detail as may be necessary to indicate that the proposed building or other work or change of use of land or buildings will comply in all respect with the District Planning Scheme and with the By-laws.
- (h) A report and calculations showing how the design complies with the By-laws in the case of building requiring specific design.



MATERIALS FOR SHED

SIDE + END CLADDING 7.5 TAN PLY.
 FRAMING 50X75 R/S STUDS AT 600CENTERS.
 TRUSSES: BOTTOM CHORD 100X50 TOP
 CHORD 75X50; WIND BRACING: 100X25 R/S
 ROOF: 50X50 PURLINS @ 900MM CENTERS
 WITH CORRUGATED IRON AS ROOF CLADDING.



STORAGE SHED FOR R MORRISON
 PAHI RD.
 PAPAROA.

PH. 37-454

OTAMATEA COUNTY COUNCIL

APPROVED S. 87
 BUILDING INSPECTOR

PAHI RD.

→ TO PAHI

EXISTING CROSSING

3 CAR CAR PARK

92m

300 gal.
SEPTIC TANK

3 BM

110m

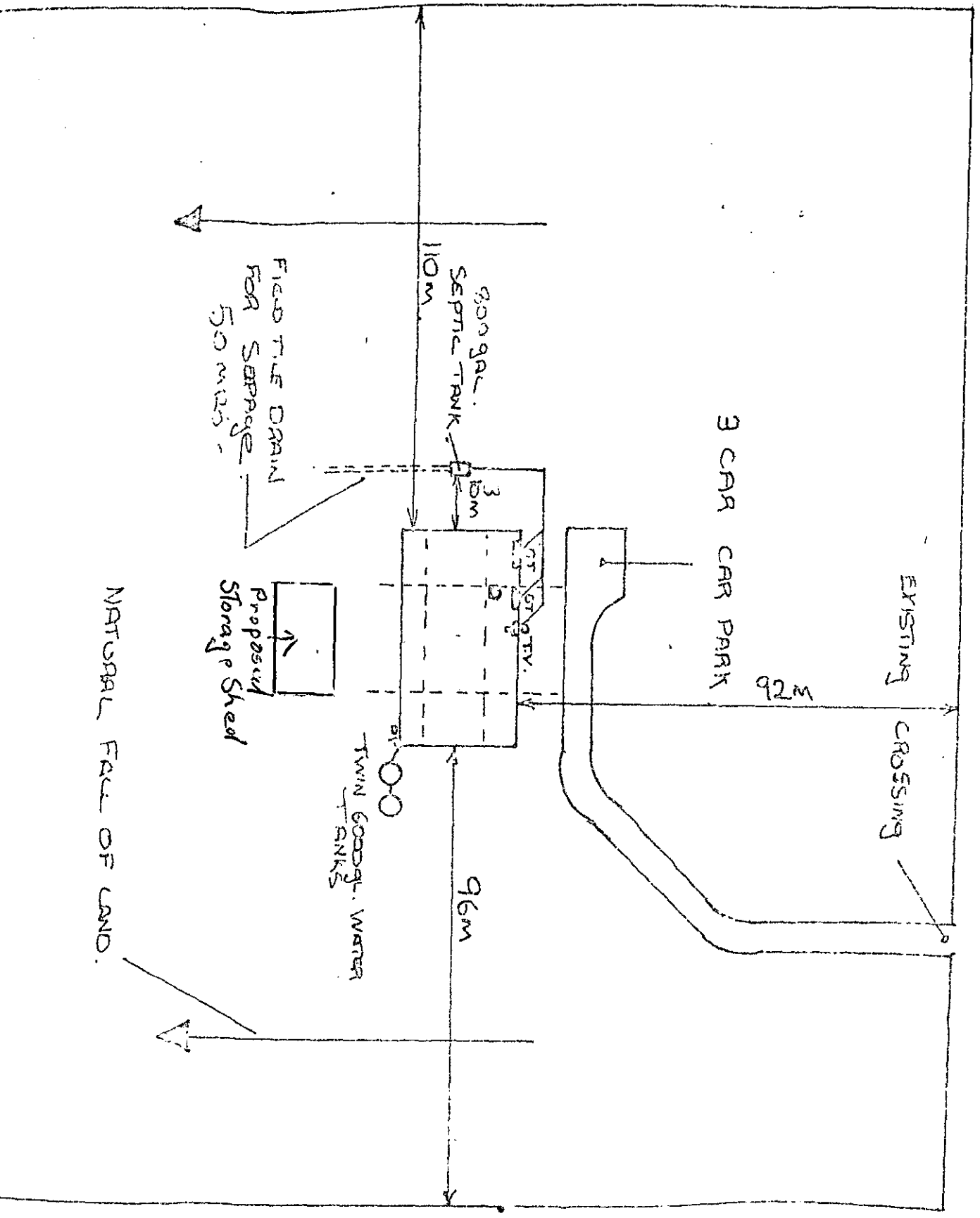
96m

TWIN GOODQ. WATER
TANKS

FIELD TIE DRAIN
FOR SEPTAGE
50 mtrs.

Proposed
Storage Shed

NATURAL FALLOF LAND.



16193

OTAMATEA COUNTY COUNCIL

P.O. Box 1,
Paparoa.

(Office, Paparoa)

Phone 1
Paparoa

APPLICATION FOR BUILDING PERMIT

TO THE BUILDING INSPECTOR

Sir,

I hereby make application to erect/re-erect/extend/alter/repair the building(s) according to the site plan (overleaf) detailed plans, elevations, cross sections and specifications deposited herewith in duplicate.

Particulars of the land and buildings are:—

OWNER

Name Philip Morrison

Postal Address Box 50 PAPAROA Phone 37 454

BUILDER

Name As Above

Postal Address _____ Phone _____

EXISTING USE OF SITE AND BUILDINGS

NATURE OF PROPOSED BUILDING WORK Alterations

e.g. additions to Dwelling, Bedroom, Lounge extensions etc.

VALUATION DEPT. ASSESSMENT No. : (from rate demand) 117/146/8.

LEGAL DESCRIPTION OF SITE: (from rate demand or title deeds) _____

Sec 44 Blk XV Matakohu SD

Road or Street : Pahi RD PAPAROA

AREA OF SITE : 2 Acres _____ Roods _____ Perches _____
_____ Hectares _____ sq. metres.

NATURE OF SOIL: (rock, clay, sand, loam etc.) clay + loam

FLOOR AREA: (proposed work — square measure)

| | Basement | Ground Floor | Other Floors | Total |
|---------------------|-------------------|--------------|--------------|-------|
| Main Building | _____ | _____ | _____ | _____ |
| Accessory Buildings | <u>24 sq mts.</u> | _____ | _____ | _____ |

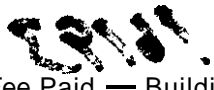
ESTIMATED VALUE OF WORK & FEES

| | Value | Fees |
|---|---------------|----------------|
| Main Buildings (excluding plumbing and drainage) | \$ _____ | \$ _____ |
| Accessory Buildings (excluding plumbing and drainage) | \$ <u>600</u> | \$ <u>6 00</u> |
| Plumbing | \$ _____ | \$ _____ |
| Drainage | \$ _____ | \$ _____ |
| Building Levy Fee (on total value) | \$ - | \$ _____ |
| TOTAL FEE \$ | | <u>374</u> |

CERTIFICATE : I hereby certify that the above information is correct in every respect and do hereby agree to abide by all provisions of the Otamatea County Council by-laws governing and regulating all matters the subject of the foregoing.

Signature of Applicant P. Morrison

Date 9/11/83



FOR OFFICE USE ONLY

| | | |
|--------------------------------|------------------|------------|
| Fee Paid — Building | Receipt No. | Date |
| Building Research Levy | Receipt No. | Date |
| Fee Paid — Plumbing | Receipt NO. | Date |
| Fee Paid — Drainage | Receipt No. | Date |
| Vehicle Crossing Deposit | Receipt No. | Date |
| Vehicle Crossing Payment | Receipt No. | Date |

TO HEALTH INSPECTOR:

Checked and approved Signature : Date :

TO BUILDING INSPECTOR:

Checked and approved Signature : *[Signature]* Date *31-10-86*

TO TOWN PLANNING OFFICER:

Checked and approved Signature : Date :

REMARKS :

.....

PERMIT TO BE ISSUED SUBJECT TO:—

.....

PERMITS :

| | | |
|---|------------------------------------|--------------------------|
| Building Permit No. <i>D34691</i> | Signature <i>[Signature]</i> | Date <i>1-7-86</i> |
| Plumbing Permit No. | Signature | Date |
| Drainage Permit No. | Signature | Date |

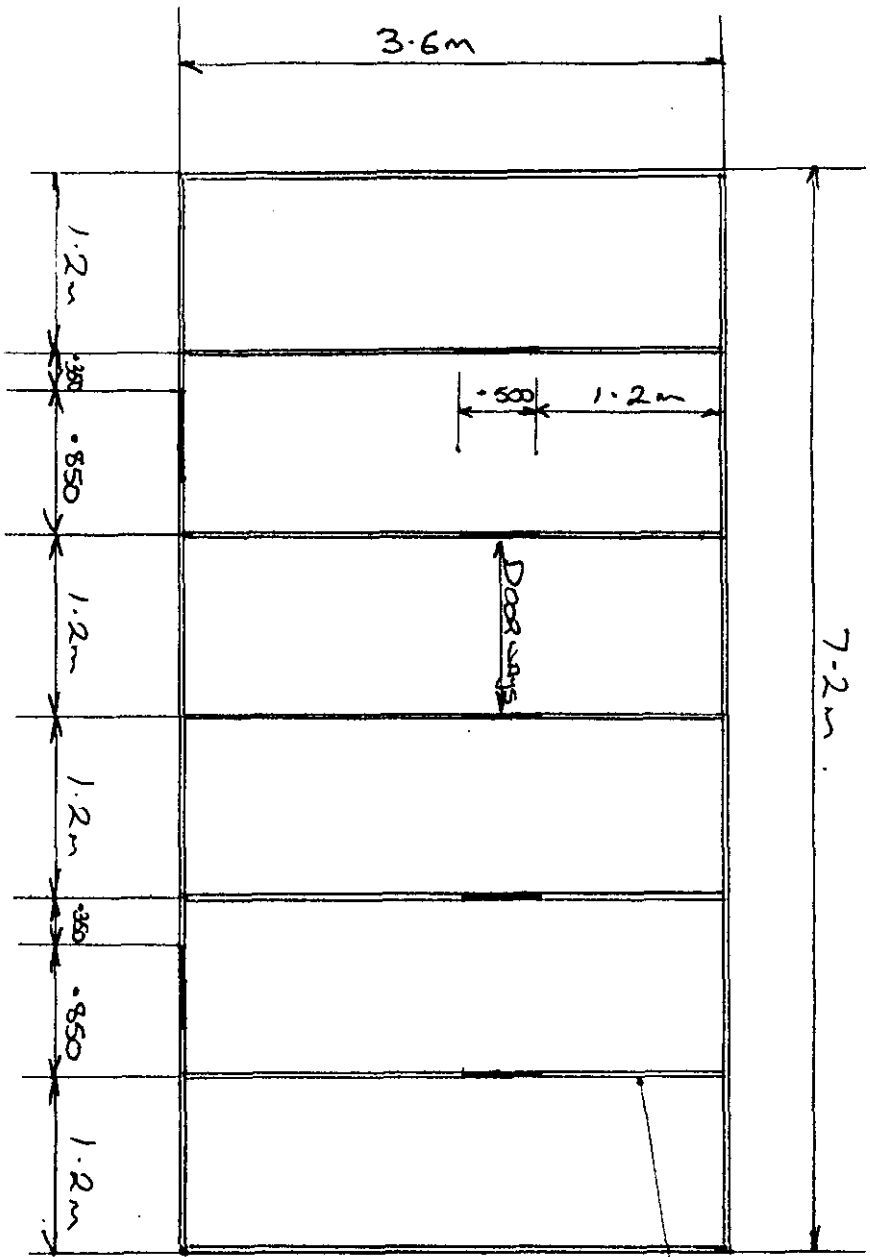
GENERAL INFORMATION

(1) The following MUST accompany this Application :

PLANS AND SPECIFICATIONS TO BE SUBMITTED IN DUPLICATION (in ink or on print paper) including —

- (a) Ground plans of proposed work showing position of all sanitary fittings and names and sizes of various rooms.
- (b) Where the building is on a sloping site the Correct height of foundations must be shown.
- (c) Front and side elevations.
- (d) Cross section showing framing with bracing.
- (e) Where a building requires Plumbing and Drainage work a separate **Application Form must be filled in and fee paid before a Building Permit can be issued.**
- (f) Application for entrance crossing from road.
- (g) Such drawings and information in detail as may be necessary to indicate that the proposed building or other work or change of use of land or buildings will comply in all respect with the District Planning Scheme and with the By-laws.
- (h) A report and calculations showing how the design complies with the By-laws in the case of building requiring specific design.

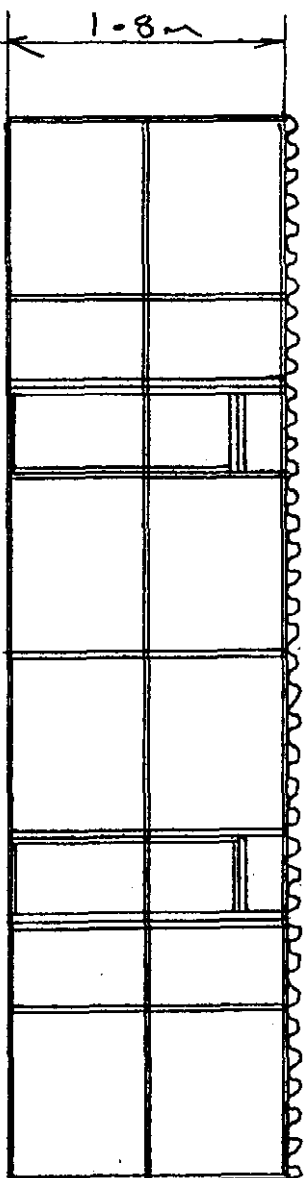
BIRD AVERIES FOR P. MORRISON PAHI RD PAPAROA



FLOOR PLAN

All Framing No 75x50
M.G. Framing No 75x50
Foundations:
1.8m TANKPOLE DRIVEN
INTO SOLID AT EACH
CORNER THEN WELDED TO
BOTTOM PARTS.

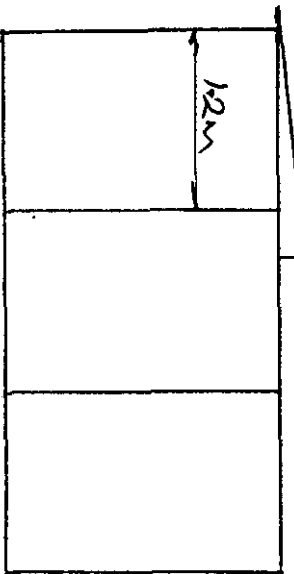
7.5 TAN PLY
SHEET BRACED
TOP + BACK



FRONT ELEVATION

All PARTITIONS SHEET BRACED OUT TO
1.2m WITH 7.5m TAN PLYWOOD

CORRUGATED IRON ROOF



END ELEVATION

SCALE 1-50

OTAMATEA COUNTY COUNCIL

APPROVED
BUILDING INSPECTION
31.10.84

16/92

OTAMATEA COUNTY COUNCIL

P.O. Box 1,
Paparoa.

(Office, Paparoa)

Phone 1
Paparoa

APPLICATION FOR BUILDING PERMIT

TO THE BUILDING INSPECTOR

Sir,

I hereby make application to erect/re-erect/extend/alter/repair the building(s) according to the site plan (overleaf) detailed plans, elevations, cross sections and specifications deposited herewith in duplicate.

Particulars of the land and buildings are:—

OWNER Name Philip Morrison
 Postal Address Box 50 PAPAROA Phone 37-454

BUILDER Name As Above
 Postal Address _____ Phone _____

EXISTING USE OF SITE AND BUILDINGS _____

NATURE OF PROPOSED BUILDING WORK Garage + workshop,
e.g. additions to Dwelling, Bedroom, Lounge extensions etc.

VALUATION DEPT. ASSESSMENT No. : (from rate demand) _____

LEGAL DESCRIPTION OF SITE: (from rate demand or title deeds) _____

Road or Street : PAHI RD PAPAROA

AREA OF SITE : 20 Acres _____ Roods _____ Perches _____
_____ Hectares _____ sq. metres.

NATURE OF SOIL: (rock, clay, sand, loam, etc.) CLAY + loam

FLOOR AREA: (proposed work — square measure)

| | Basement | Ground Floor | Other Floors | Total |
|---------------------|----------|------------------|--------------|-------|
| Main Building | _____ | _____ | _____ | _____ |
| Accessory Buildings | _____ | <u>64 sq mts</u> | _____ | _____ |

ESTIMATED VALUE OF WORK & FEES

| | Value | Fees |
|---|----------------|-----------------|
| Main Buildings (excluding plumbing and drainage) | \$ _____ | \$ _____ |
| Accessory Buildings (excluding plumbing and drainage) | \$ <u>1500</u> | \$ <u>16.00</u> |
| Plumbing | \$ _____ | \$ _____ |
| Drainage | \$ _____ | \$ _____ |
| Building Levy Fee (on total value) | \$ _____ | \$ _____ |
| TOTAL FEE | | \$ <u>374</u> |

CERTIFICATE : I hereby certify that the above information is correct in every respect and do hereby agree to abide by all provisions of the Otamatea County Council by-laws governing and regulating all matters the subject of the foregoing.

Signature of Applicant P. Morrison
Date 9/11/83

57131

FOR OFFICE USE ONLY

| | | |
|--------------------------------|------------------|------------|
| Fee Paid — Building | Receipt No. | Date |
| Building Research Levy | Receipt No. | Date |
| Fee Paid — Plumbing | Receipt No. | Date |
| Fee Paid — Drainage | Receipt No. | Date |
| Vehicle Crossing Deposit | Receipt No. | Date |
| Vehicle Crossing Payment | Receipt No. | Date |

TO HEALTH INSPECTOR:

Checked and approved

Signature :

Date :

TO BUILDING INSPECTOR:

Checked and approved

Signature : 

Date: 31-10-84

TO TOWN PLANNING OFFICER:

Checked and approved

Signature :

Date:

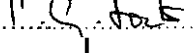
REMARKS :

.....
.....
.....

PERMIT TO BE ISSUED SUBJECT TO:—

.....

PERMITS :

| | | |
|----------------------------|--|-------------|
| Building Permit No. D37682 | Signature  | Date 1-7-86 |
| Plumbing Permit No. | Signature | Date |
| Drainage Permit No. | Signature | Date |

.....

GENERAL INFORMATION

(1) The following MUST accompany this Application :

PLANS AND SPECIFICATIONS TO BE SUBMITTED IN DUPLICATION (in ink or on print paper) including —

- (a) Ground plans of proposed work showing position of all Sanitary fittings and names and sires of various rooms.
- (b) Where the building is on a sloping site the Correct height of foundations must be shown.
- (c) Front and side elevations.
- (d) Cross section showing framing with bracing.
- (e) Where a building requires Plumbing and Drainage work a separate **Application Form must be filled in** and **fee paid before a Building Permit can be issued.**
- (f) Application for entrance crossing from road.
- (g) Such drawings and information in detail as may be necessary to indicate that the proposed building or other work or change of use of land or buildings will comply in all respect with the District Planning Scheme and with the By-laws.
- (h) A report and calculations showing how the design complies with the By-laws in the case of building requiring specific design.

OTAMATEA COUNTY COUNCIL

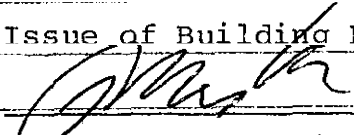
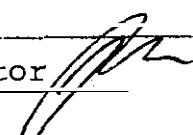
APPLICATION FOR A BUILDING PERMIT

Valuation reference : 117 / 146 / 8

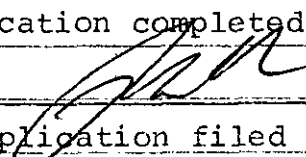
Name of Applicant : P. MORRISON

Address of Property : Pahi Rd Paparua.

Permit required for : Garage/Workshop & Avaries.

| | | | | | |
|-----|---|---|----|----|------|
| 1. | Application received and numbered | | 10 | 11 | 1987 |
| 2. | Application to A.O. or C.I. for checking | | | | 19 |
| 3. | Further details sought (if required) | | | | 19 |
| 4. | Application accepted for processing | | 24 | 5 | 1988 |
| 5. | Presiting Inspection carried out by County Inspector | | | | |
| | Issue of Building Permit approved | | | | |
| |  (signed) County Inspector | | 30 | 10 | 1988 |
| 6. | Collate and issue building permit | | | | 19 |
| | (a) Building Permit | ✓ | | | |
| | (b) Plumbing and Drainage Permit | | | | |
| | (c) Receipts (various) | | | | |
| | (d) One copy of plan submitted with application | ✓ | | | |
| | (e) One copy of specification submitted with application | ✓ | | | |
| | (f) One copy of advice to applicant of inspection procedure | | | | |
| | (g) Other (eg. copy of Design Certificate, calculations etc) | | | | |
| 7. | Collate and prepare application for filing as per item no 6 | | 9 | 4 | 1988 |
| 8. | Foundation inspection requested | | | | 19 |
| 9. | Foundation inspection carried out by County Inspector  | | | | 19 |
| 10. | Prelining inspection requested | | | | 19 |
| 11. | Prelining inspection carried out by County Inspector | | | | 19 |
| 12. | Plumbing and drainage inspection requested | | | | 19 |
| 13. | Plumbing and Drainage inspection carried out by County Insoector | | | | 19 |
| 14. | County Inspector's comments | | | | 19 |

Application completed and approved for filing

 (signed) County Inspector

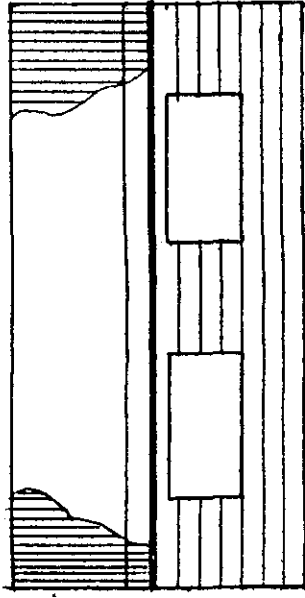
15. Date application filed

3 7 1988

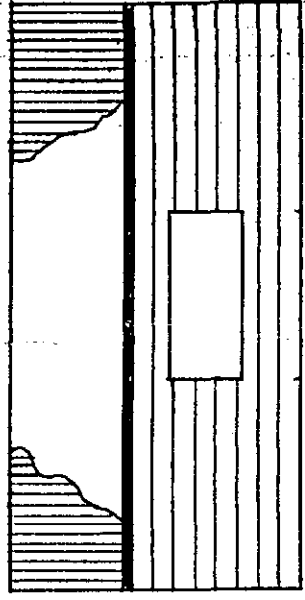
19

GARAGE + WORKSHOP FOR P. MORRISON SECTION 44 : PAHI RD : PAPAROA

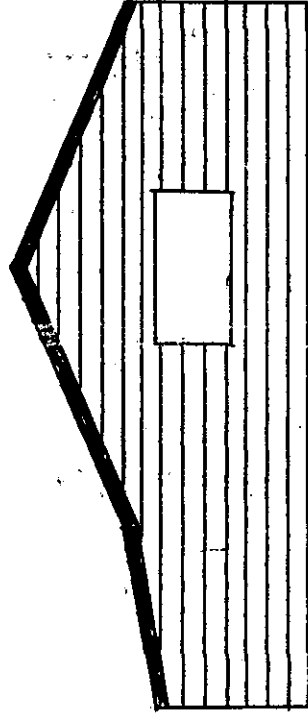
SCALE 1:100



SOUTH

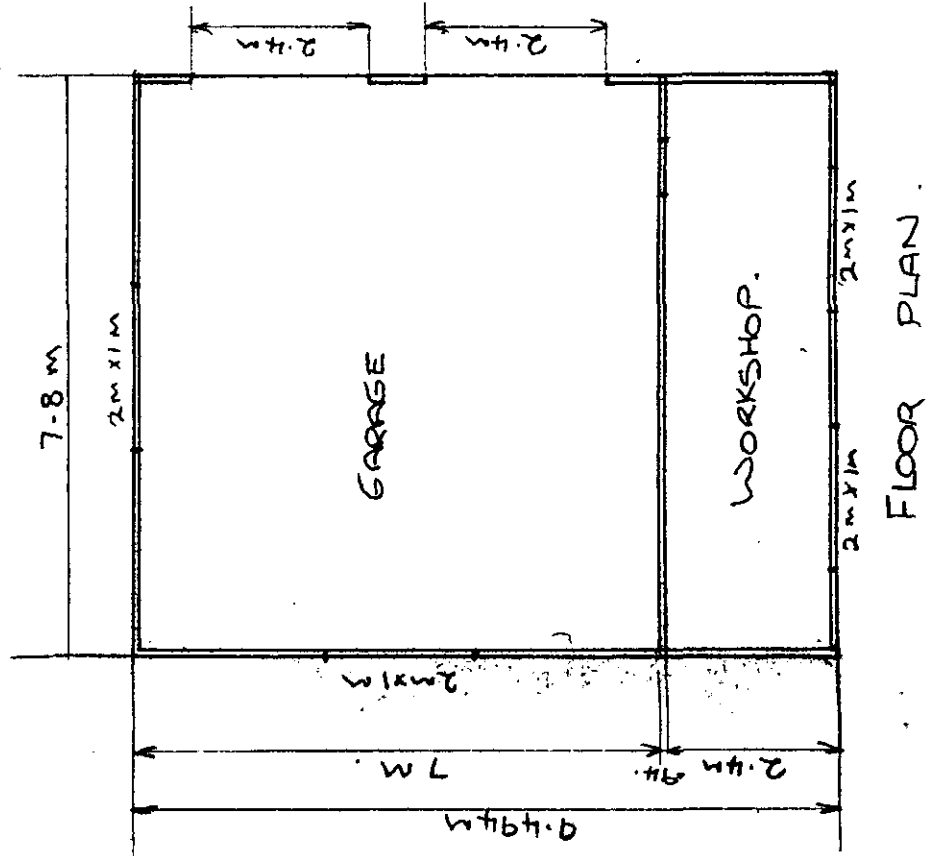


NORTH

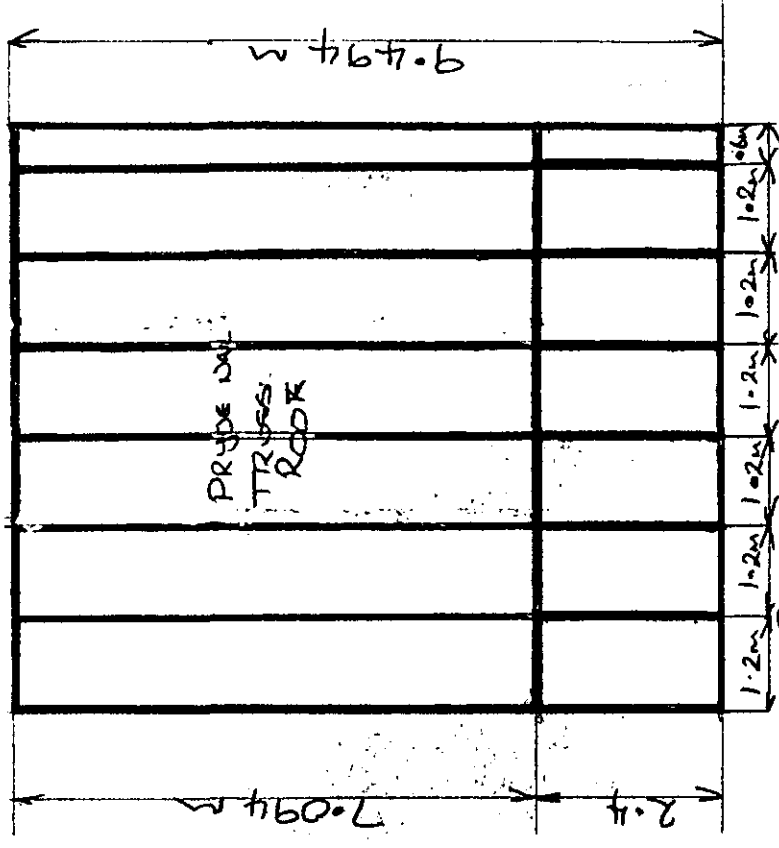


WEST

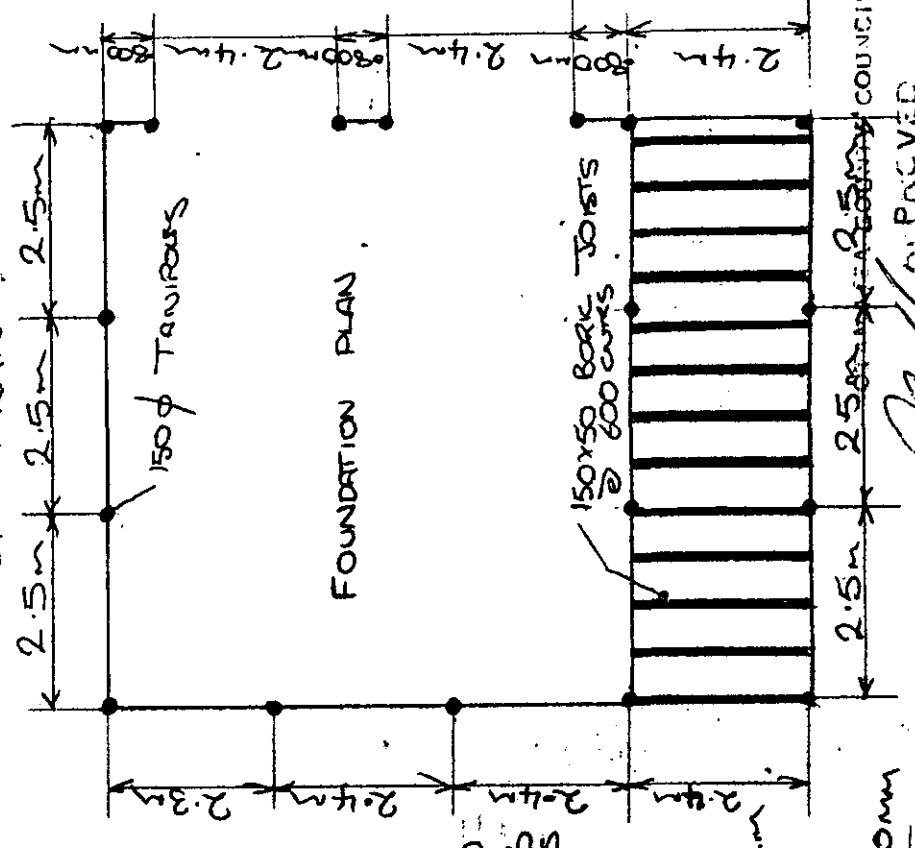
ALL BRACING TO LOCAL CODES.
ROOF IRON: SPANDECK SAME AS HOUSE.
FIBROLITE WEATHERSIDE CLADDING SAME AS HOUSE.
ALL WALL FRAMING 2 ROWS OF 100x50 BERIC STUDS @ 600mm + 2 ROWS OF 100x50 BERIC JOISTS @ 600mm.



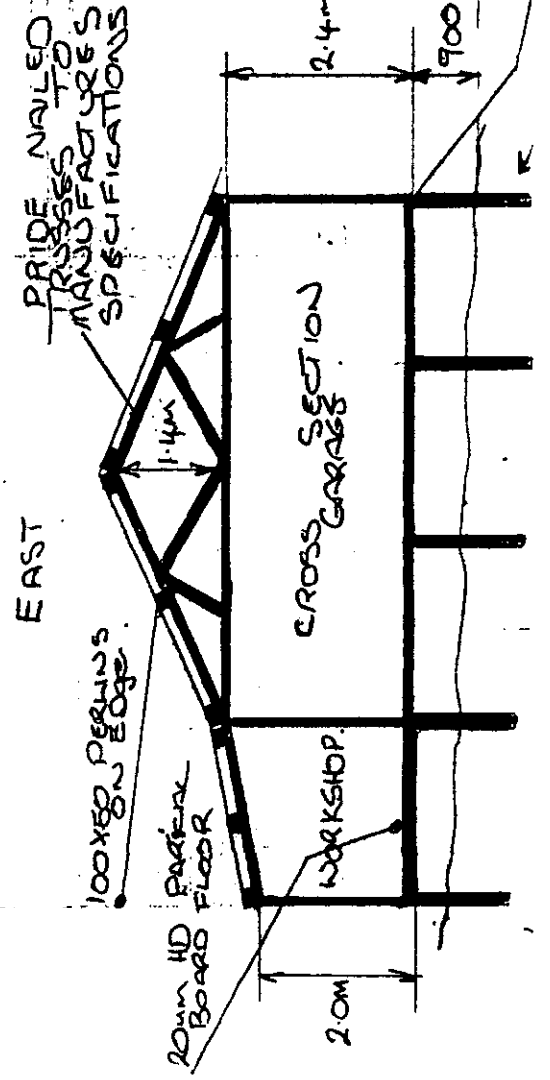
FLOOR PLAN



ROOF PLAN



FOUNDATION PLAN



EAST

CROSS SECTION

APPROVED
31.10.84
BUILDING INSPECTOR

16/1

Case

OTANATEA COUNTY COUNCIL

P.O. Box 1,
Paparoa.

(Office, Paparoa)

Phone 1
Paparoa

APPLICATION FOR BUILDING PERMIT

TO THE BUILDING INSPECTOR

Sir,

I hereby make application to erect/re-erect/extend/alter/repair the building(s) according to the site plan (overleaf) detailed plans, elevations, cross sections and specifications deposited herewith in duplicate.

Particulars of the land and buildings are:—

OWNER

Name MR + MRS P. MORRISON
Postal Address 15 HAMILTON RD AUCKLAND Phone 2787541

BUILDER

Name P. MORRISON
Postal Address 15 HAMILTON RD AUCKLAND Phone 2787541

EXISTING USE OF SITE AND BUILDINGS LAND NOT BEING USED

NATURE OF PROPOSED BUILDING WORK New Dwelling
e.g. additions to Dwelling, Bedroom, Lounge extensions etc.

VALUATION DEPT. ASSESSMENT No. : (from rate demand) 117/146

LEGAL DESCRIPTION OF SITE: (from rate demand or title deeds) SECTION 44
SUBURBS OF PAPAROA CT. 243/87

Road or Street : PAHI RD PAPAROA

AREA OF SITE : _____ Acres _____ Roods _____ Perches
7.7598 Hectares _____ sq. metres.

NATURE OF SOIL: (rock, clay, sand, loam etc.) BLACK LOAM

FLOOR AREA: (proposed work — square measure)

| | Basement | Ground Floor | Other Floors | Total |
|---------------------|----------|----------------------|--------------|-------|
| Main Building | _____ | <u>154.5 sq mtrs</u> | _____ | _____ |
| Accessory Buildings | _____ | _____ | _____ | _____ |

ESTIMATED VALUE OF WORK & FEES

| | Value | Fees | |
|---|------------------|-------------------------|-------------|
| Main Buildings (excluding plumbing and drainage) | \$ _____ | \$ _____ | |
| Accessory Buildings (excluding plumbing and drainage) | \$ <u>39,000</u> | \$ <u>196</u> | <u>5892</u> |
| Plumbing | \$ <u>3,500</u> | \$ <u>60.80</u> | <u>5893</u> |
| Drainage | \$ <u>1,200</u> | \$ _____ | |
| Building Levy Fee (on total value) | \$ <u>47,700</u> | \$ <u>44.06</u> | |
| TOTAL FEE | | \$ <u>300.80</u> | |

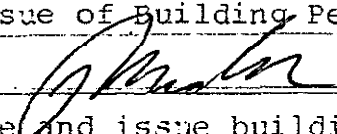
CERTIFICATE : I hereby certify that the above information is correct in every respect and do hereby agree to abide by all provisions of the Otamatea County Council by-laws governing and regulating all matters the subject of the foregoing.

Signature of Applicant P. Morrison
Date 16/1/83

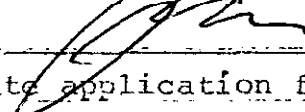
OTAMATEA COUNTY COUNCIL

APPLICATION FOR A BUILDING PERMIT

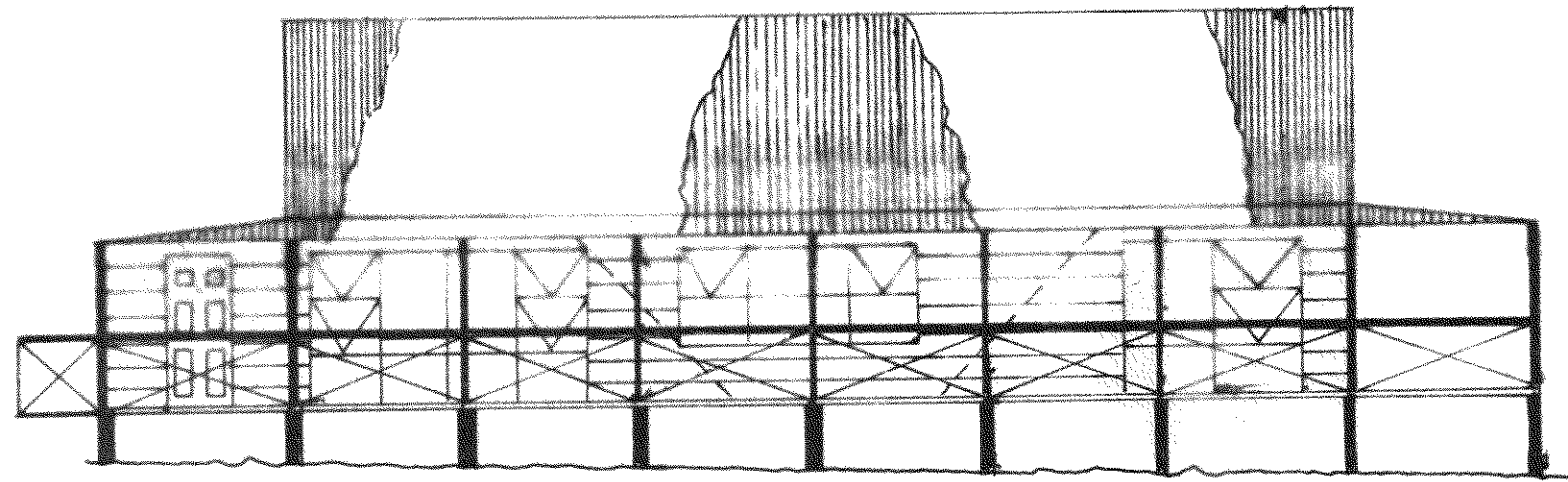
Valuation reference. : 117/146/8
 Name of Applicant : P. MORRISON
 Address of Property : Pahi Rd, Paparua.
 Permit required for : Dwelling

| | | | | |
|-----|---|----|----|------|
| 1. | Application received and numbered | 17 | 1 | 1983 |
| 2. | Application to A.O. or C.I. for checking | | | 19 |
| 3. | Further details sought (if required) | 16 | 2 | 1983 |
| 4. | Application accepted for processing | 22 | 2 | 1982 |
| 5. | Presiting Inspection carried out by County Inspector | | | |
| | Issue of Building Permit approved | | | |
| |  (signed) County Inspector | 18 | 2 | 1983 |
| 6. | Collate and issue building permit | | | 19 |
| | (a) Building Permit | | | ✓ |
| | (b) Plumbing and Drainage Permit | | | ✓ |
| | (c) Receipts (various) | | | ✓ |
| | (d) One copy of plan submitted with application | | | ✓ |
| | (e) One copy of specification submitted with application | | | ✓ |
| | (f) One copy of advice to applicant of inspection procedure | | | ✓ |
| | (g) Other (eg. copy of Design Certificate, calculations etc) | | | |
| 7. | Collate and prepare application for filing as per item no 6 | 25 | 2 | 1983 |
| 8. | Foundation inspection requested | | | 19 |
| 9. | Foundation inspection carried out by County Inspector | 16 | 3 | 1983 |
| 10. | Prelining inspection requested | | | 19 |
| 11. | Prelining inspection carried out by County Inspector | 19 | 8 | 1983 |
| 12. | Plumbing and drainage inspection requested | | | 19 |
| 13. | Plumbing and Drainage inspection carried out by County Inspector | 23 | 8 | 1983 |
| | | 4 | 10 | 1983 |
| 14. | county Inspector's comments | | | 19 |

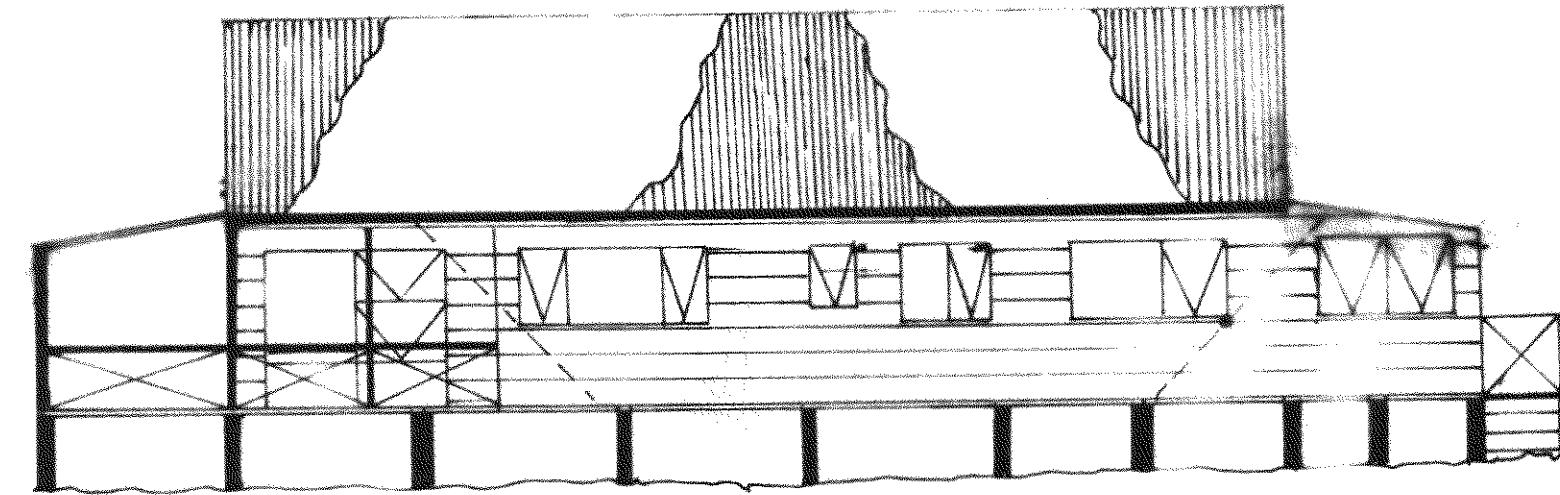
Application completed and approved for filing

 (signed) County Inspector. 10 2 1983

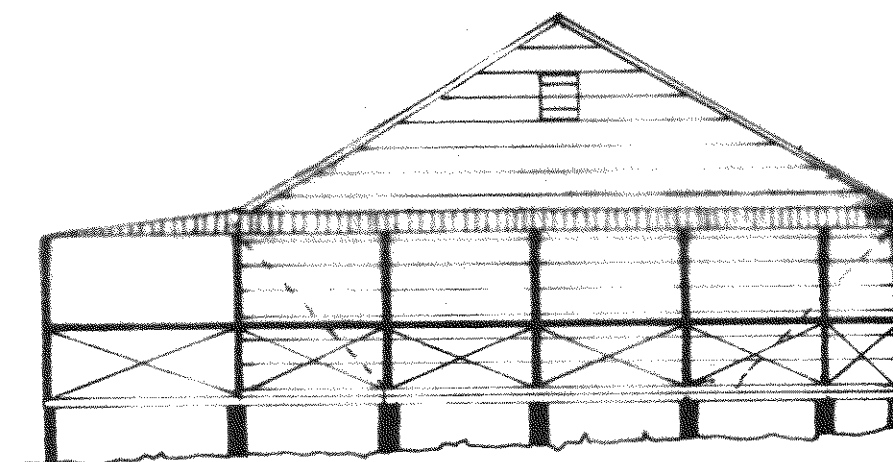
15. Date application filed 19



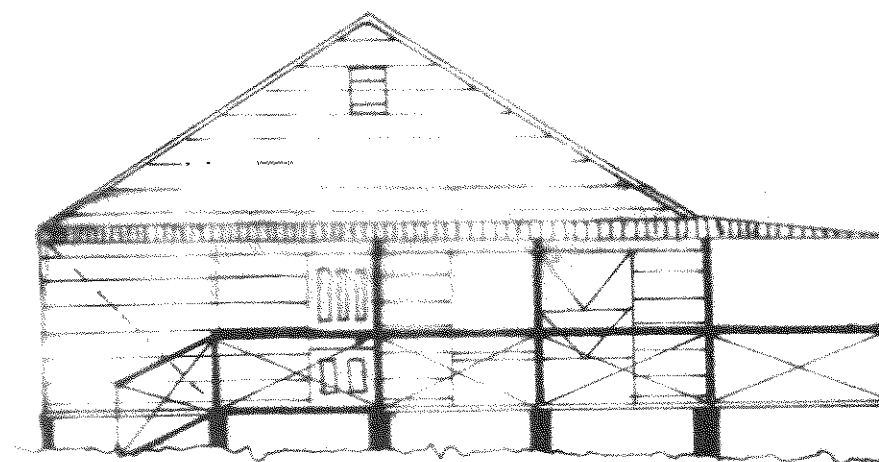
WEST needs two doors between WC and kitchen



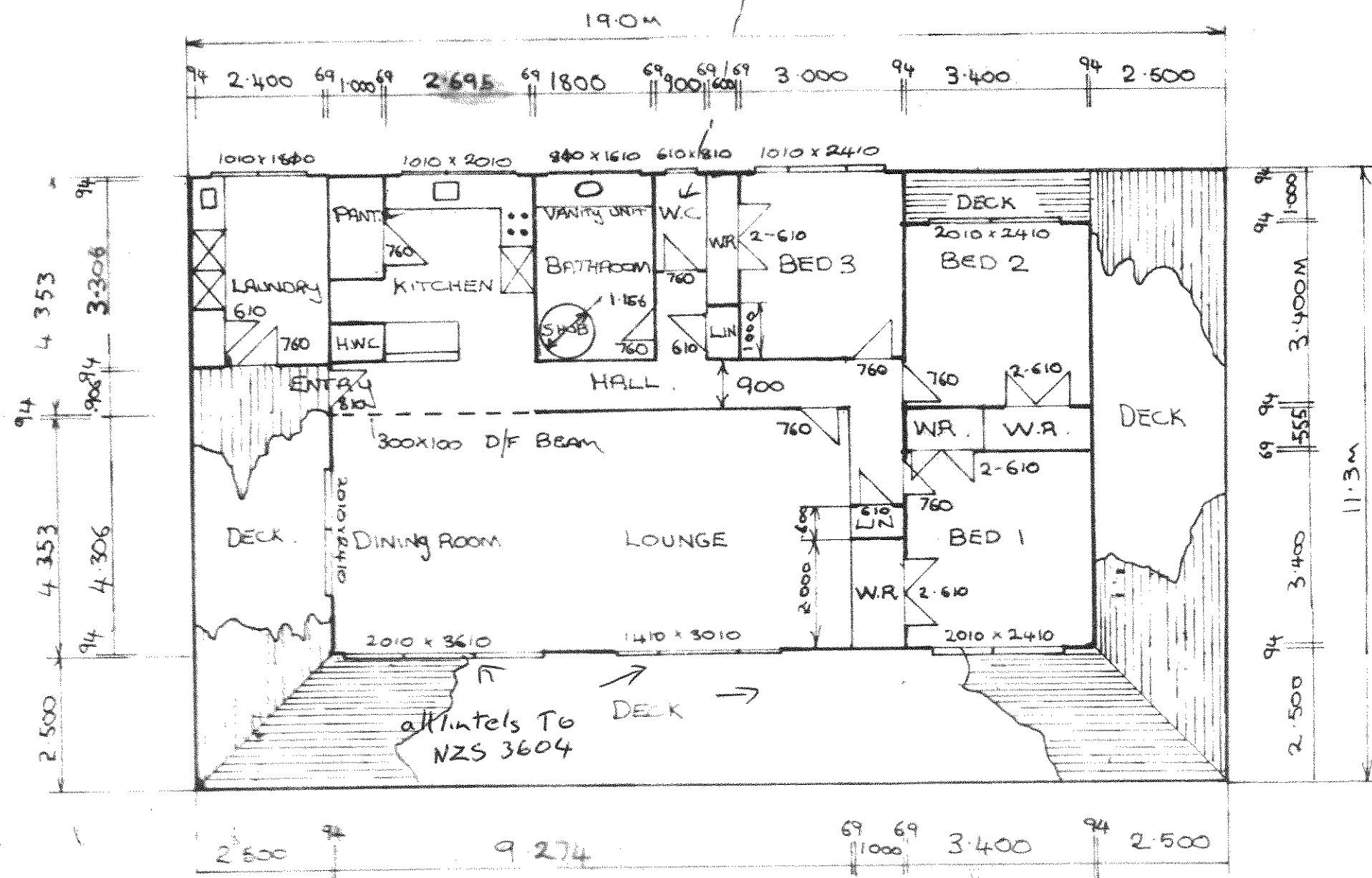
EAST



SOUTH



NORTH



FLOOR PLAN

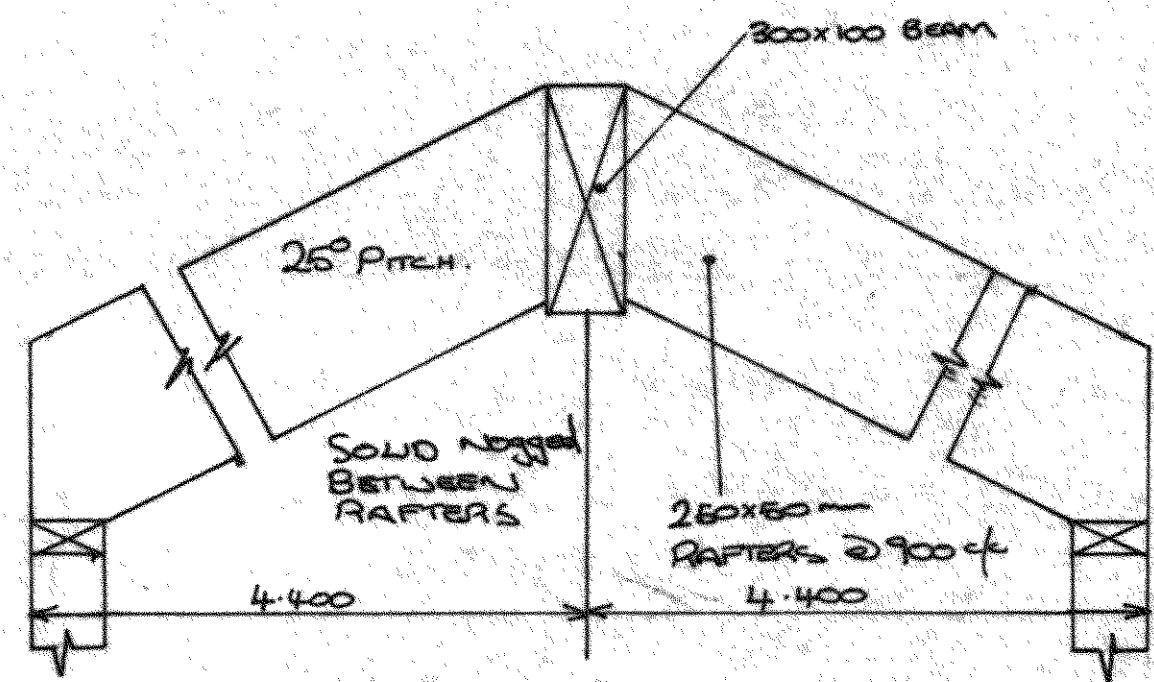
OTAMATEA COUNTY COUNCIL

APPROVED

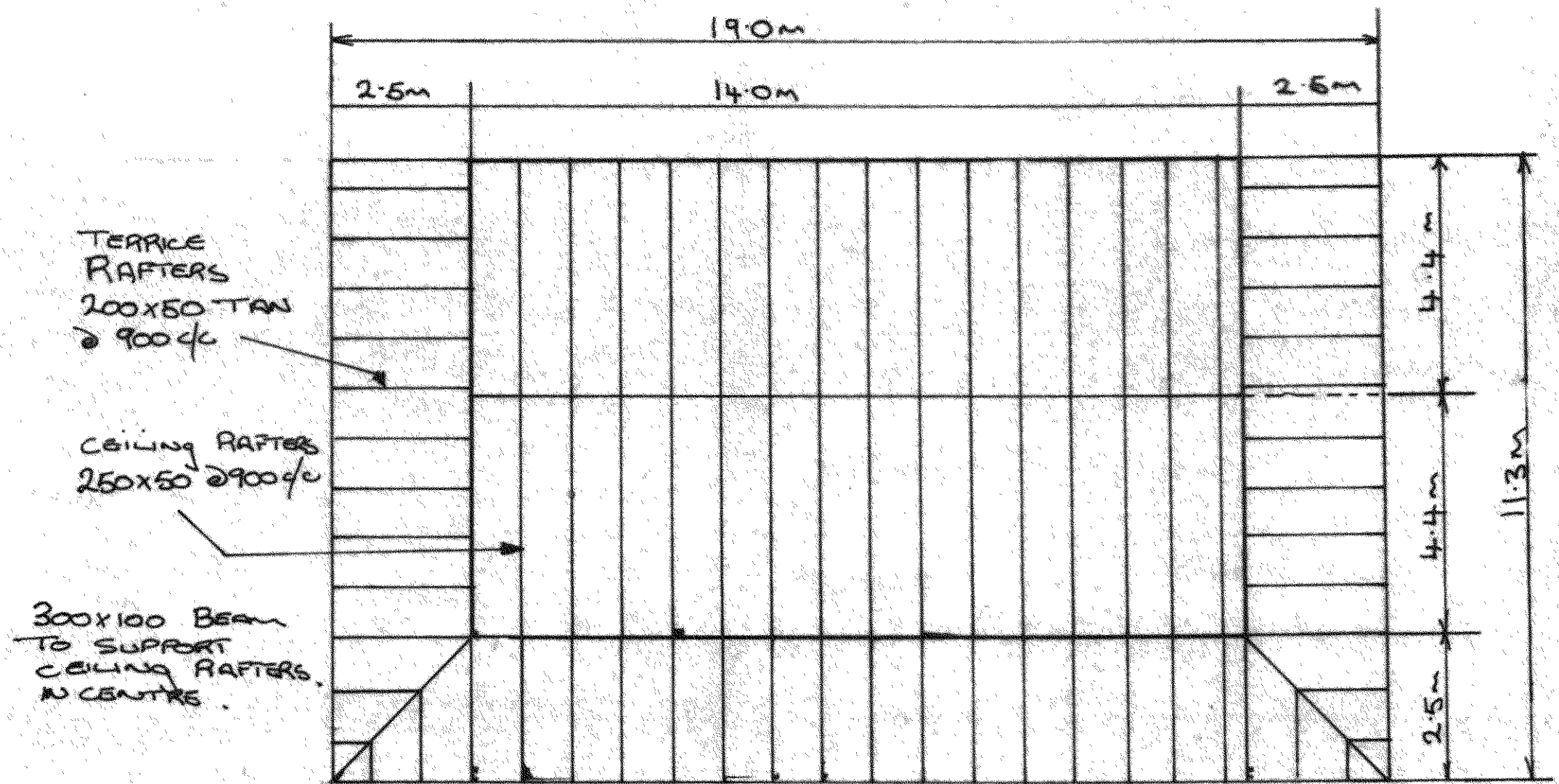
Paul 18/2/93
BUILDING INSPECTOR

PROPOSED RESIDENCE FOR MR + MRS P MORRISON
SECTION 44 PAHI ROAD SUBURBS OF PAPAROA

| | | | |
|--------|------|-------------|-------------|
| DRAWN | DATE | SCALE 1-100 | SHEET 1 |
| TRACED | | | SERIES OF 3 |
| | | | REF |



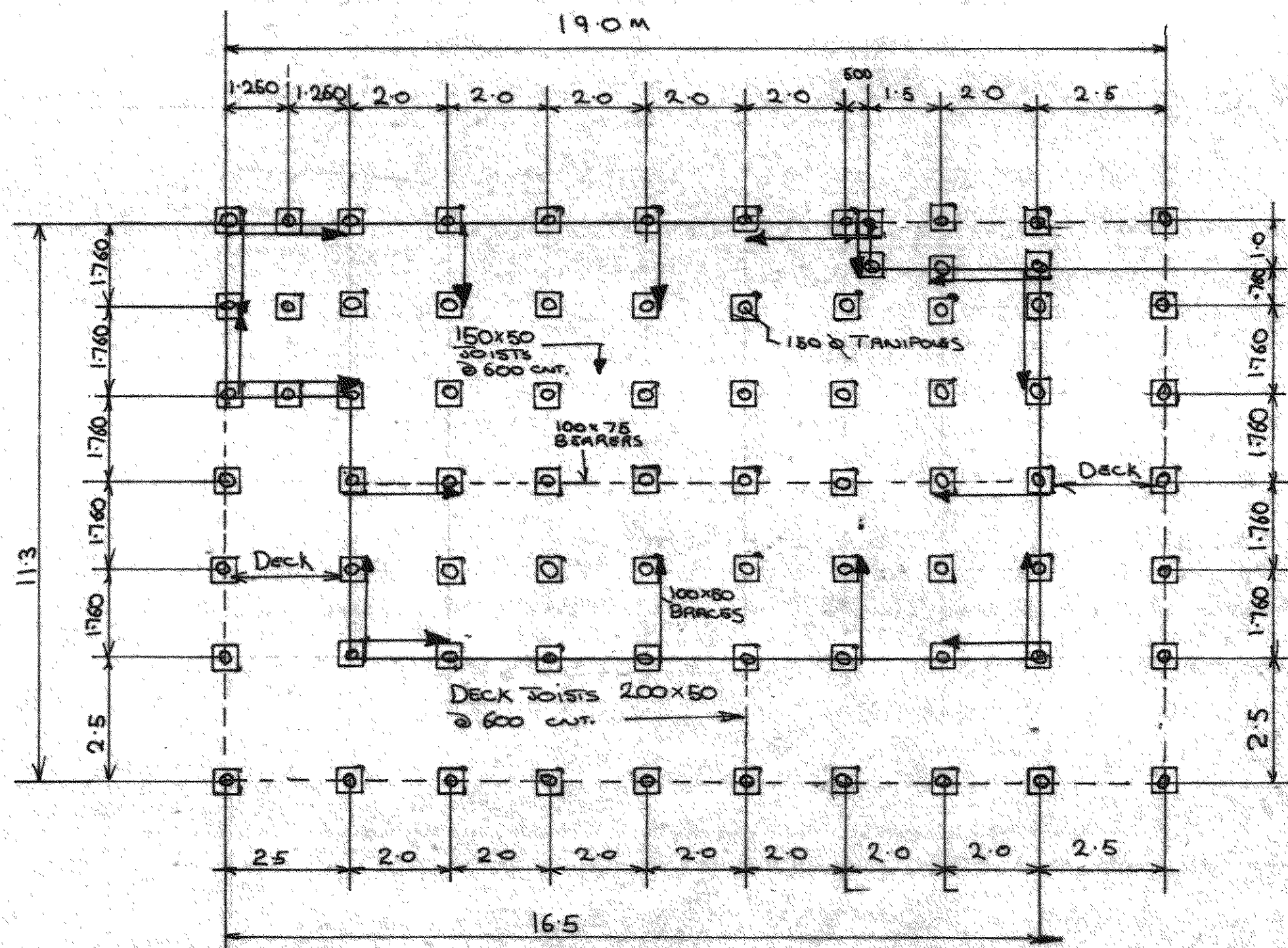
ROOF DETAIL.



TERACE RAFTERS
200x50 TAN
@ 900 c/c

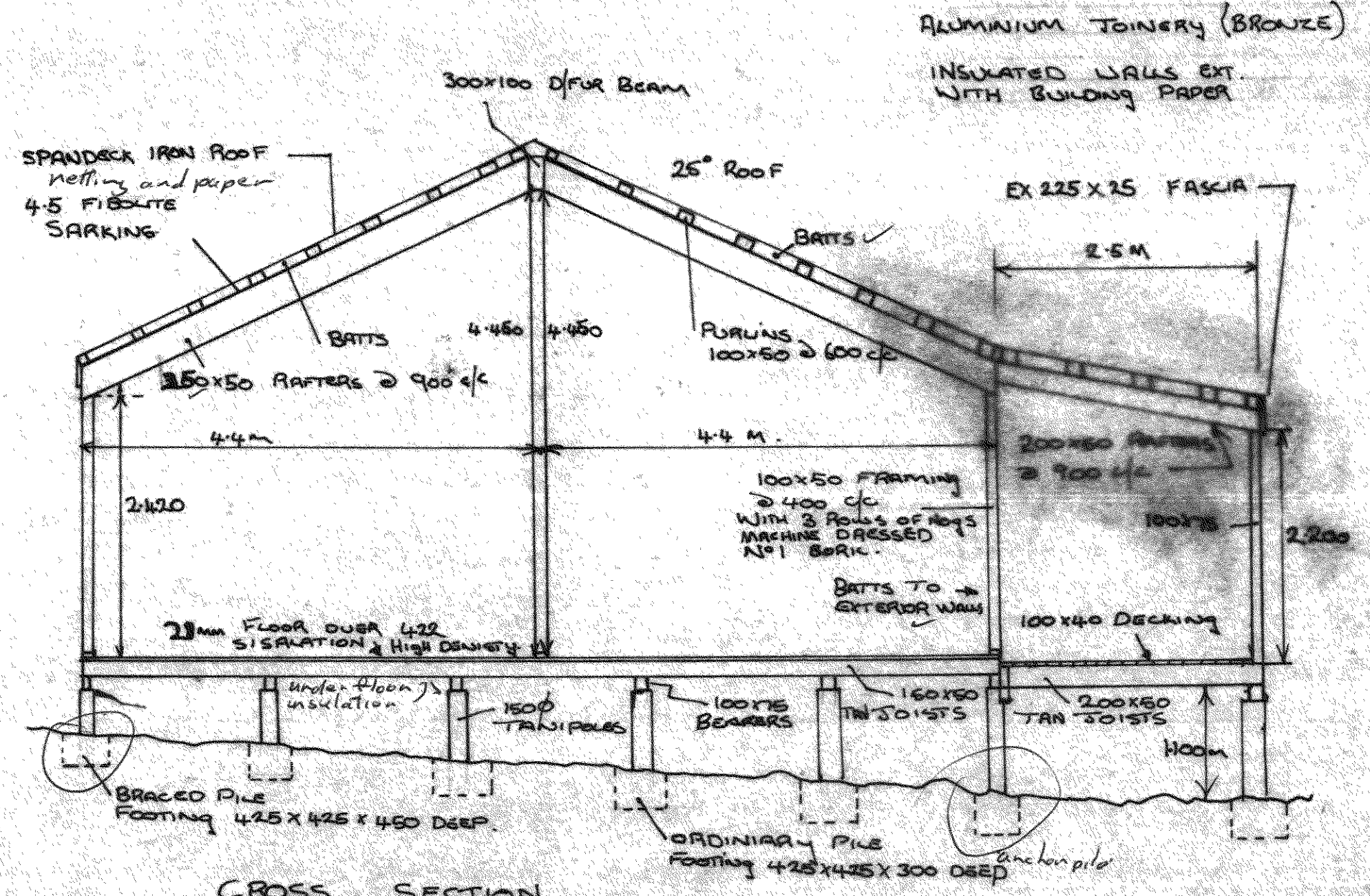
CEILING RAFTERS
250x50 @ 900 c/c

300x100 BEAM
TO SUPPORT
CEILING RAFTERS
IN CENTRE.



FOUNDATION PLAN.

FIBROLITE WEATHERSIDES FOR OUTSIDE ROOF PLAN
CLADDING. ALL BRANDED TO N.Z.
CODES. ALL TIMBER NOT BORIL
+ TANNILIZED.

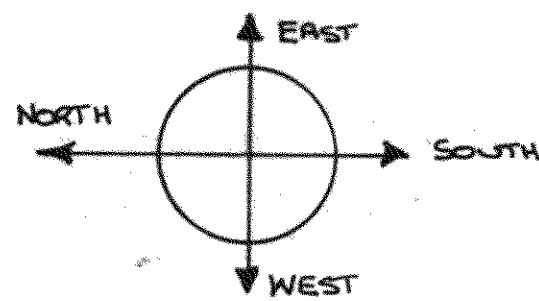


CROSS SECTION

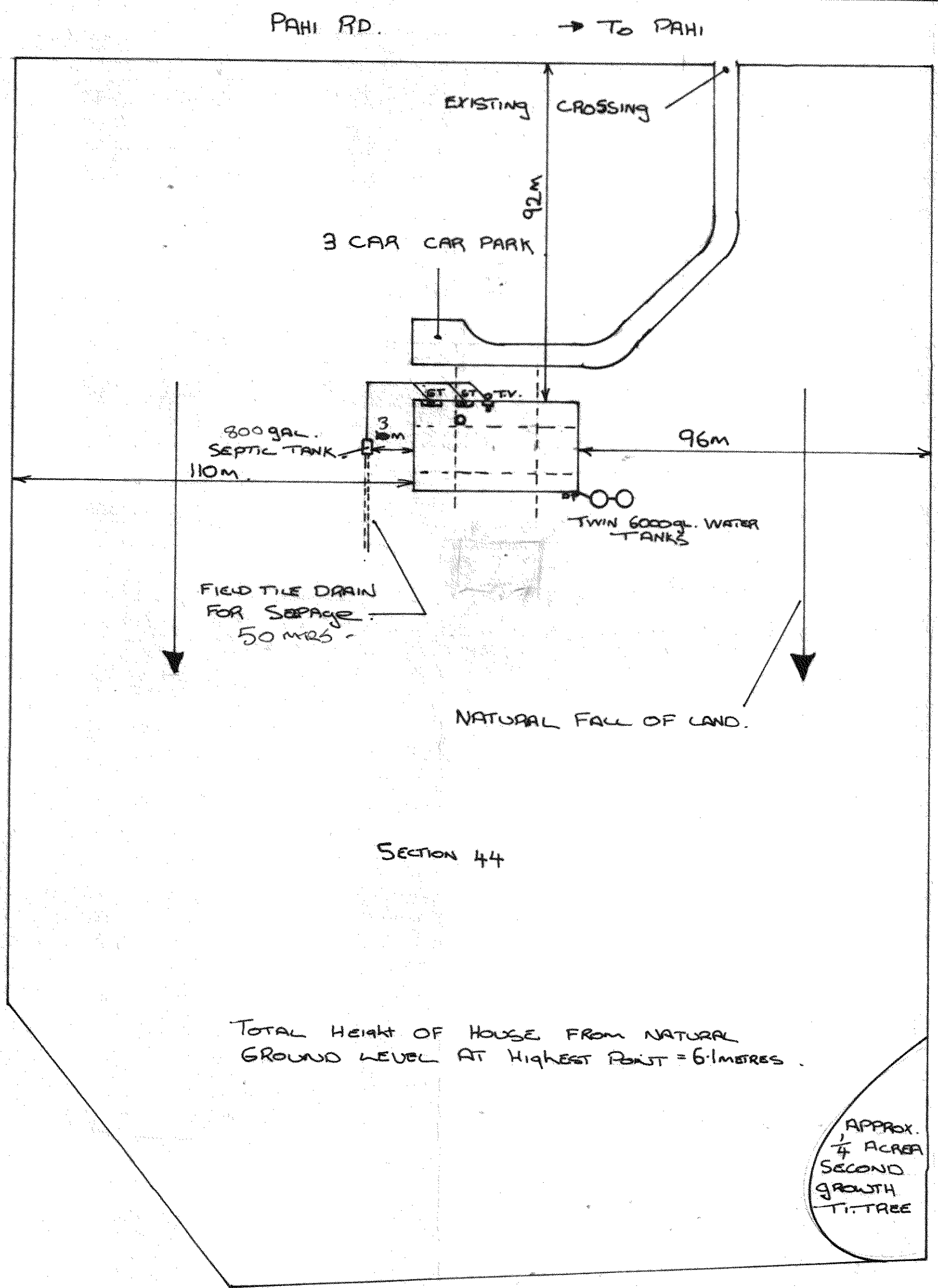
ALUMINIUM JOINERY (BRONZE)
INSULATED WALLS EXT
WITH BUILDING PAPER

PROPOSED RESIDENCE FOR MR + MRS P MORRISON
SECTION 44 PAHI ROAD SUBURBS OF PAPAROA

| | | | | |
|--------|--|---------|-------------|-------------|
| DRAWN | | CHECKED | SCALE 1:100 | SHEET 2 |
| TRACED | | DATE | 1:50 | SERIES OF 3 |
| | | | | REF |



TOTAL LAND AREA 7.7598 HECTARES.
TOTAL BUILDING COVERAGE 214.7 sq. METRES.



SITE PLAN.

PROJECT
PROPOSED RESIDENCE FOR MR+MRS P. MORRISON
SECTION 44 PAHI ROAD SUBURBS OF PAPAROA

SCALES. PROPERTY BOUNDARIES 1mm = 1000mm
HOUSE SITE PLAN 1m = 500mm

| | | |
|--------|---------|--------|
| DRAWN | CHECKED | SCALES |
| TRACED | DATE | |

SHEET
3
SERIES OF
3
REF.

Disclaimer

Coastal hazard maps

Northland Regional Council's coastal hazard maps have been compiled using best practice, and in accordance with policy #24 of the New Zealand Coastal Policy Statement (2010). These maps have been created from analysis of information using modern techniques and based on the best information currently available. However, they do not necessarily show the greatest extent of coastal flooding or erosion suffered in the past, or likely to be suffered in the future.

The coastal hazard maps indicate the extent of land that has been assessed as likely or potentially at risk of flooding or erosion by the sea, currently and over the next 50 and 100 years, taking into account coastal processes and potential sea level rise. The maps cover a number of sites along the Northland coastline where survey information is available. Outside of these surveyed areas, coastal hazard has not been assessed or mapped. For areas where only one type of coastal hazard (flooding / erosion) has been mapped, it should be assumed that any unmapped coastal hazard has not been assessed. For instance, the mapping of coastal erosion hazard is limited to open coast sites. Where only coastal flood risk has been mapped it should not be assumed that no coastal erosion hazard exists, and vice versa.

The extent of coastal flooding and wave run-up shown in the maps is based on the coastal topography at the time of survey. Changes in coastal landform that have occurred since the date of survey, as well as potential future landform change are not reflected in the coastal flood mapping. It is anticipated that if shorelines retreat, then wave run-up will extend further inland than the run-up extents shown in the maps.

The maps reflect flooding and erosion associated with coastal processes, and as such do not represent flooding and erosion caused by storm rainfall, including: surface run off, storm water network overflow, and river flooding. Furthermore, the coastal flood maps are based on an assessment of current and future storm surge risk, and do not show potential coastal inundation from tsunamis.

While the maps have been quality controlled, their accuracy cannot be guaranteed. Accordingly, these maps should not be relied upon as the sole basis for the making of any decision in relation to potential coastal hazard risk. Further, the maps should be interpreted only by an expert duly qualified to interpret these maps and when so interpreted, should not be utilised without reference to other source information and data.

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Legend

- Coastal Flood Hazard Zone 0 (Current)
- Coastal Flood Hazard Zone 1 (50 years)
- Coastal Flood Hazard Zone 2 (100 years)
- Coastal Flood Hazard Zone 3 (100 years + Rapid SLR Scenario)

Parcels

Erosion Protection Structures

Baseline Shoreline 2019

Coastal Erosion Hazard Zone 3 (100 years + Rapid Sea Level Rise Scenario)

CEHZ 3 - uncertain

CEHZ 3

Coastal Erosion Hazard Zone 2 (100 years)

CEHZ 2 - uncertain

CEHZ 2

Coastal Erosion Hazard Zone 1 (50 years)

CEHZ 1 - uncertain

CEHZ 1

CEHZ 0



Natural Hazards

Disclaimer

Flood maps

Northland Regional Council's flood maps have been compiled using an assessment of best available information.

The maps indicate the outer extent of the flooding from analysis of information only and do not necessarily reflect the greatest extent of flooding suffered in the past, or likely to be suffered in the future.

The design storms used to generate flood plain maps are based on HIRDS v3 datasets, provided by NIWA. It should not be assumed without further investigation that land outside of the boundary is not susceptible to flooding.

The flood maps reflect flooding originating from the river, and as such may not represent flooding caused by ponding or runoff of local water or overflow of stormwater networks.

The flood plain mapping within each catchment extends to only those areas covered by LIDAR survey; areas outside of the LIDAR survey may, or may not be, at risk from river flooding. Within the areas of LIDAR coverage, the emphasis has been on capturing the extent and level of flood overflow from the main stream and river channels. Flooding from surface run off, and storm water networks, is not always reflected in the flood maps.

When using these flood maps, users shall clearly identify that the results may be subject to change at the discretion of the Northland Regional Council.

While the maps have been quality controlled, their accuracy can not be guaranteed. Accordingly, these maps should not be relied upon as the sole basis for the making of any decision in relation to potential flood risk. Further, the maps should be interpreted only by an expert duly qualified to interpret these maps and when so interpreted, should not be utilised without reference to other source information and data.

The information contained in these flood maps is provided for general information purposes only. While the authors have done their best to provide accurate information, users are requested to inform Northland Regional Council of any suspected errors in the maps and/or electronic files.

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A tsunami may arrive soon after a major earthquake. Don't wait for an official warning.

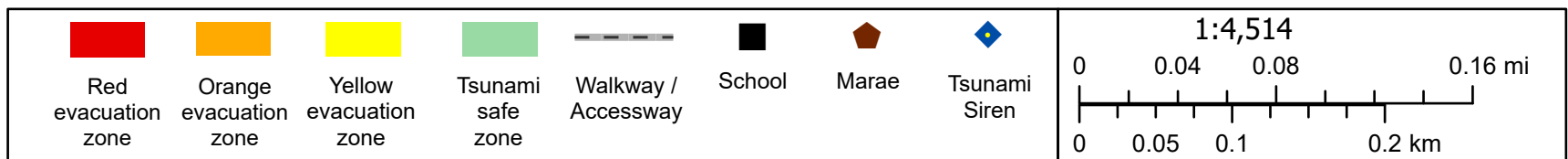
Walk inland or to high ground. Use the map to identify your nearest safe zones and safe locations ahead of time.

Evacuate on foot if possible. Roads will block very quickly. Take essential items - tsunami flooding can last for many hours

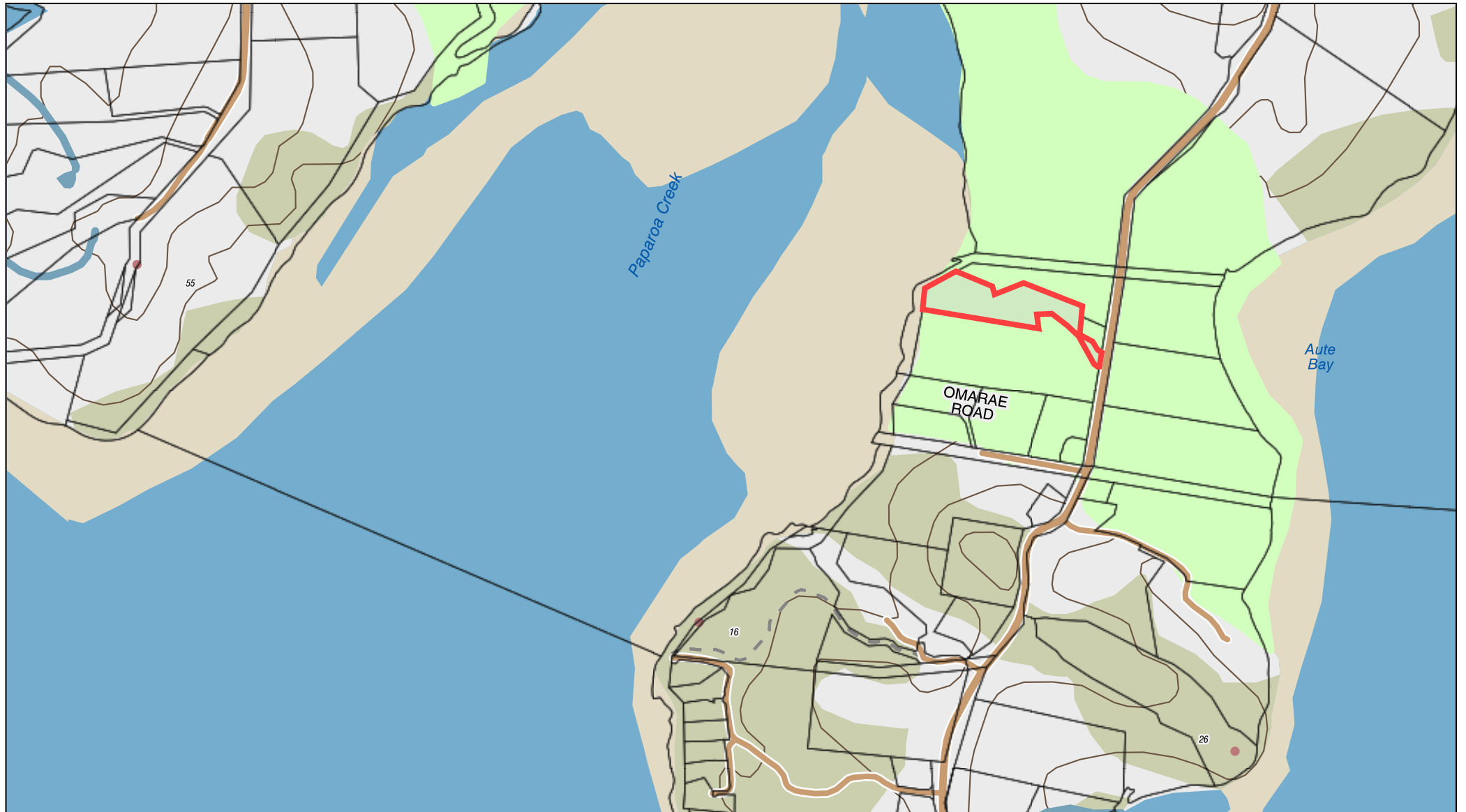
More maps and info at:
www.nrc.govt.nz/tsunami



Natural Hazards



Highly Productive Land

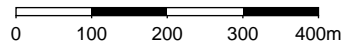


OURENVIRONMENT



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Scale: 1:10,000



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Printed: 13:02:58 PM Mon, 19 Feb 2024

Legend

Baseline Highly Productive Land

 HPL - LUC Class 1

 HPL - LUC Class 2

 HPL - LUC Class 3

OURENVIRONMENT



Manaaki Whenua
Landcare Research

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Printed: 13:02:58 PM Mon, 19 Feb 2024

Asset Map 0117014608

Legend

- Property Boundaries (Internal)
- Parcel Boundaries



Eagle Technology, Land Information New Zealand, GEBCO, Community maps contributors



Scale: 1:4,514
Original Sheet Size: A4

Projection: NZGD 2000 New Zealand Transverse Mercator
Bounds: 1709489.236197E 6000676.526089N
1710777.068146E 5999905.649668N

The information provided is an indication only and needs to be validated in the field. Kaipara District Council accepts no responsibility for errors or omissions for loss or damage resulting from the reliance or use of this information. Cadastral information is derived from LINZ's Digital Cadastral Record System (CRS) CROWN COPYRIGHT RESERVED.

Asset Map 0117014608

Legend

- Property Boundaries (Internal)
- Parcel Boundaries



Roads and driveways

District councils are responsible for local roads and Transit New Zealand is responsible for state highways. Private driveways are the responsibility of private landowners.

Check whether the access driveway from the public road is part of the property or crosses other land.

Make sure any right of way is recorded on the title.

Check that any right of way shown on paper matches up with the formed access.

Check the location of any dwelling in relation to other people's or shared driveways – vehicles using driveways can cause dust.

Will my green rural outlook change?

The rural landscape is constantly changing. Change is a necessary and inevitable part of living in the country -

- farming methods change
- new types of rural production will occur
- crops (including trees) will be harvested
- land may be subdivided
- new people and new ideas will come

The council's rules are not intended to preserve things as they are now but to manage the environmental effects of ongoing changes.

Ask the council about its rules for rural subdivision and the location of buildings on adjoining land.



Other things to check:

- Requirements for controlling serious weeds
- Responsibilities to control dogs and livestock
- The use of chemical sprays
- The location of emergency services (doctor, rural fire service)
- Power connection to the property



How can I find out about all of that?

Visit your district council – they will be able to answer many of your questions.

The district council can give you a Land Information Memorandum (a 'LIM') which describes important details about any property. There will usually be a small fee – but it is a small price to pay for accurate information.

You might also like to talk to the regional council.

Published by the
Ministry for the Environment
Manatū Mō Te Taiao
PO Box 10362, Wellington
Tel: (04) 917 7400, www.mfe.govt.nz

Thinking about living in the country?

Some things to check
This brochure answers some of the frequently asked questions about living in the country



it's paradise – right?

It can be but remember - the rural environment is where people live and work. That means it's both a beautiful landscape and a place of production.

Some production activities create effects that are noticeable on adjoining properties. Many of these effects are a necessary and legitimate part of rural production. Maybe not all day or all year – but sometimes, depending on the season, there might be:

- Noise** Dogs barking, farm machinery operating, planting or harvesting activities, stock being moved, bird scaring devices, truck movements in the early or late hours, stock noise at weaning time, helicopters
- Smell** Animal enclosures, silage, effluent disposal
- Smoke** Stubble burn-off or other fires
- Dust** Cultivation, planting and harvesting, vehicles on unsealed roads and driveways
- Spray** Agrichemical spraying of crops and paddocks

Look around the rural neighbourhood and see what's there. Think about how established activities might affect you.

Ask around – find out what day-to-day life is like in that rural area in all seasons.

Spend some time there – check it out in good weather and bad weather days and all wind directions.

Can I do anything I want on my land?

It might pay to check. Usually you can – provided your activities don't cause adverse environmental effects.

Councils are responsible for managing the effects of activities and may have rules and bylaws controlling things like:

- house location and number of houses
- location of farm buildings and stock yards
- disposal of household sewage and stock effluent
- taking water from the ground or rivers
- discharges to ground and water
- burning of open fires
- distance of shelter belts and plantation forestry from boundaries
- noise
- removal of scrub or trees
- earthworks to build access tracks

There may be particular or additional controls in areas that have special landscape or ecological importance.

Ask the council for a copy of the rules applying to your property and rural neighbourhood.

Just as in town, it's important to get on with neighbours. The council can set basic guidelines or standards but, when it comes to managing minor matters, it's up to you and your neighbours.

Make sure you can get hold of your neighbours if anything happens on their property that might affect you.

Why not tell your neighbours about anything you plan to do that might affect them?



Water and sewerage

Most rural properties have to provide for their own water supply and sewage disposal.

This usually means rain water has to be collected in tanks or water has to be pumped from waterways or an underground bore. If water is already piped onto the property from elsewhere, find out where it comes from and check that there is an easement or permission that allows this to continue – even in summer dry periods.

Sewage disposal is often to a septic tank. Septic tanks need to be emptied periodically.

It may be that you will need to install a new water supply or sewage disposal system – especially if the property is bare land.

water supply and sewage disposal systems meet required standards and actually work.

Rural landowners are responsible for the ongoing maintenance of water supply and sewage disposal systems – you'll need to know how to maintain pumps and clear blocked drains.

