



**LIM plus  
Safe & Sanitary Report**

**Statement of Passing over Information:**

This information has been supplied by a third party. Accordingly, the Vendor and Austar Realty Limited are merely passing over this information as supplied to us by others. While we have passed on this information supplied by a third party, we have not checked, audited or reviewed the records or documents and therefore to the maximum extent permitted by law neither the Vendor nor Austar Realty Limited or any of its' salespersons or employees accept any responsibility for the accuracy of the materials. Intending purchasers are advised to conduct their own investigation.

Austar Realty Ltd  
14 Todd Plaza  
New Lyn  
AUCKLAND 0891



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<b>Applicant</b>	Austar Realty Ltd
<b>LIM address</b>	146 Woodlands Park Road Titirangi
<b>Application number</b>	8270525598
<b>Customer Reference</b>	RAY WHITE TITIRANGI
<b>Date issued</b>	13-May-2024
<b>Legal Description</b>	LOT 36 DP 40976
<b>Certificates of title</b>	NA5D/845

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**Disclaimer**

This Land Information Memorandum (LIM) has been prepared for the applicant for the purpose of section 44A of the Local Government Official Information and Meetings Act 1987.

The LIM includes information which:

- Must be included pursuant to section 44A of the Local Government Official Information and Meetings Act 1987
- Council at its discretion considers should be included because it relates to land
- Is considered to be relevant and reliable

This LIM does not include other information:

- Held by council that is not required to be included
- Relating to the land which is unknown to the council
- Held by other organisations which also hold land information

Council has not carried out an inspection of the land and/or buildings for the purpose of preparing this LIM. Council records may not show illegal or unauthorised building or works on the land.

The applicant is solely responsible for ensuring that the land or any building on the land is suitable for a particular purpose and for sourcing other information held by the council or other bodies. In addition, the applicant should check the Certificate of Title as it might also contain obligations relating to the land.

The text and attachments of this document should be considered together.

This Land Information Memorandum is valid as at the date of issue only.

## s44A(2)(a) Information identifying any special feature or characteristics of the land

This information should not be regarded as a full analysis of the site features of this land, as there may be features that the Council is unaware of. The applicant is solely responsible for ensuring that the land is suitable for a particular purpose including development.

### Site Contamination

No land contamination data are available in Council's regulatory records.

### Wind Zones

Wind Zone(s) for this property: High wind speed of 44 m/s

The wind zones are based on wind speed data specific to all building sites as outlined in NZS 3604:2011. Other factors such as topographic classes, site exposure and ground roughness determine the actual wind bracing demands and bracing elements required for the building.

For further information refer to NZS 3604:2011 Section 5 — Bracing Design

### Soil Issues

Soil issues recorded. The land may not be suitable for particular development or land use purposes. A soil report may be required to/must be submitted with any building and/or resource consent application.

Effective Date	Description	Details
30/06/2000	Stability Sensitive	Please note this property was previously shown under the Transitional District Plan as being located in a Stability sensitive area.

If any soil information/reports have been prepared in relation to this property, they will be available in the property file. Please order a [property file online](#)

<https://www.aucklandcouncil.govt.nz/buying-property/order-property-report/Pages/order-property-file.aspx>

### Flooding

This statement entitled "Flooding" appears on all LIMs.

Known flooding information is displayed on the map attached to this LIM entitled "Special Land Features – Natural Hazards - Flooding".

The information shown in the "Special Land Features - Natural Hazards - Flooding" map is also shown on the Auckland Council online map viewer (Geomaps), at [www.aucklandcouncil.govt.nz](http://www.aucklandcouncil.govt.nz), which is updated from time to time.

Any proposed development may require a flooding assessment to be provided by the applicant.

The absence of flooding on the "Special Land Features - Natural Hazards - Flooding" map does not exclude the possibility of the site flooding, particularly from Overland Flow Paths which may be on other properties.

For further details please check [Flood Viewer](#)

## Exposure Zones

New Zealand Standard 3604:2011E classifies all properties in New Zealand into zones based on environmental features including wind, earthquake, snow load and exposure. These zones are relevant to building requirements, such as strength of buildings, materials that should be used and maintenance. All building sites are classified as being in Exposure Zones Extreme Sea Spray, B, C, or D, depending on the severity of exposure to wind driven salt.

This property is classified as: Unknown or Unassessed Corrosion Zone

Unknown or unassessed - No known information is available relating to these sites. Recommended that specific sites and/or product designed and to consult suppliers information for specific durability requirements.

## Coastal Erosion

This explanation appears on all LIMs, not just sites that may be susceptible to coastal erosion.

The map entitled "Natural Hazards - Coastal Erosion" shows information on potential coastal erosion and resulting land instability, if any, in relation to this site.

Coastal erosion is the wearing away of land due to coastal processes such as waves and currents. Coastal instability is the movement of land (typically as a landslide) resulting from the loss of support caused by coastal erosion.

Where applicable, the map shows lines that indicate areas susceptible to coastal instability and erosion (ASCIE) within the next 100 years. The lines do not show the future position of the coast. Rather, they show the landward edge of the area that might become unstable as a result of coastal erosion. The area between this line and the sea is considered to be potentially susceptible to erosion, or instability caused by erosion.

The lines represent three timescales, and take into account projected sea level rise based on carbon emission scenarios known as representative concentration pathways (RCP):

- 2050 (0.28 m of sea level rise; RCP 8.5)
- 2080 (0.55 m of sea level rise; RCP 8.5)
- 2130 (1.18 m of sea level rise; RCP 8.5)
- 2130 (1.52 m of sea level rise; RCP 8.5+)

The RCP projections are from the Intergovernmental Panel on Climate Change fifth assessment report (2015), and the related sea level rise values align with Ministry for the Environment Coastal Hazards and Climate Change Guidance for Local Government (2017).

The lines are based on data from a regional study ("Predicting Auckland's Exposure to Coastal Instability and Erosion", available on the Council website). The lines may not take into account local variability, and are not intended for site-specific use.

Development on sites affected by potential coastal erosion may be subject to Auckland Unitary Plan activity controls and may require a detailed coastal hazard assessment report to be completed by a qualified expert.

**s44A(2)(b) Information on private and public stormwater and sewerage drains**

Information on private and public stormwater and sewerage drains is shown on the **underground services map** attached.

Note: Private drainage is the responsibility of the land owner up to and including the point of connection to the public sewer or drain.

**s44(2)(ba) Information notified to Council by a drinking water supplier under Section 69ZH of the Health Act 1956**

Prospective purchasers should be aware of other drinking water systems connected to this property. There may also be private drinking water supply systems such as rainwater tanks or private water bores. You are advised to clarify the drinking water supply with the current landowner.

No Information has been notified to Council.

**s44A(2)(bb) Information Council holds regarding drinking water supply to the land**

For metered water information, please contact **Watercare (09) 442 2222** for services provided to this property.

**s44A(2)(c) Information relating to any rates owing in relation to the land**

<b>Billing Number/ Rate Account:</b>	12341693681
<b>Rates levied for the Year 2023/2024 :</b>	\$2,644.22
<b>Total rates to clear for the current year (including any arrears and postponed rates):</b>	\$549.42

The rates figures are provided as at 8 a.m. 13/05/2024. It is strongly advised these are not used for settlement purposes.

**s44A(2)(d) Consents, Certificates, Notices, Orders or Requisitions affecting the land or any buildings on the land(da) the information required to be provided to a territorial authority under section 362T(2) of the Building Act 2004:s44A and (2)(e) Information concerning any Certificate issued by a Building Certifier pursuant to the Building Act 1991 or the Building Act 2004**

Note: if the land is part of a cross lease title or unit title, consents and permits for the other flats or units may be included in this LIM. If the land has been subdivided there may be consents and permits included that relate to the original property.

It is recommended that the full property file is viewed and compared with the actual building and activities on the land to identify any illegal or unauthorised building works or activities.

**Financial / development contributions**

Financial and development contributions are relevant for recently subdivided land, vacant lots, new

residential unit(s) or where there is further development of a site. If any financial or development contribution has not been paid, Council can recover outstanding amount(s) from a subsequent owner of the land.

Please note that financial contributions and development contributions may be paid in land, cash or a combination of these. The form of payment of contributions may be subject to negotiation but final discretion remains with the Council.

## Resource Management

### Planning

There are **NO** Planning resource consents recorded.

### Subdivisions

There are **NO** Subdivision resource consents recorded.

### Engineering Approvals

There are **NO** Engineering approvals recorded.

If there are any conditions, please refer to the Property File. The applicant should satisfy themselves as to whether all conditions of resource consents for this property have been met. To obtain Resource Consent documents a Property File will need to be requested [How to order a property file \(aucklandcouncil.govt.nz\)](https://www.aucklandcouncil.govt.nz)

## Further Information

The Council may hold additional information for this property, for example concerning resource consents for discharges to air, land or water issued by the former Auckland Regional Council prior to 1 November 2010. If you would like Auckland Council to search for this type of information, please contact us.

## Building

146 Woodlands Park Road Titirangi

Application No.	Description	Issue Date	Status
BPM-1963-202643	Bach	31/12/1963	Issued (See Note 1)
BPM-1973-24842	Dwelling	31/12/1973	Issued (See Note 1)
ABA-1993-2587	Deck Addition To Dwelling	07/01/1994	CCC Issued 22/05/2002 (See Note 2)

Note	Description
1	Permit issued prior to the Building Act 1991 taking effect. Code Compliance Certificates (CCC) were not required.

Note	Description
2	Code Compliance Certificate (CCC) for this consent was issued.

Please note that prior to the Building Act 1991; Councils were not required to maintain full records of building consents [etc] issued under the Building Act. While Auckland Council has always endeavoured to maintain full records of pre-Building Act 1991 matters, not all records for this period have survived and in other cases where building work is documented, information may be incomplete. Council does not accept responsibility for any omission.

It is recommended that the Council property file is viewed and compared with the actual building and activities on site to identify any illegal or unauthorised building works or activities.

### Unauthorised Building Works

Prior to the Auckland Council amalgamation, legacy Councils had different processes for dealing with Unauthorised/Unconsented Work. These records are listed below.

From 1<sup>st</sup> August 2011, Independent Building reports or plans, for unauthorised work that was carried out without a permit prior to 1992, may be submitted to Council to be placed on the relevant Property File, subject to payment of a fee. These reports are not included in a LIM.

Effective Date	Reference	Description
15/07/2010	A reference number is not recorded by Council for this type of record	Council records show that no building consents have been granted under the Building Act 2004 or its predecessors for the following works at the property: (Following unauthorised building work: 1.,Fitting of a set of timber double doors (bedroom 3) 2.,Removal of toilet wall and installation of shower 3.,Laundry area with back door alteration 4.,Kitchen refit & sliding door closed off, and back door altered as per item No.3 5.,Lounge entrance dividing wall removed 6.,Carport location only These works are therefore unauthorised. The Council has determined not to take any action in respect of these works.
Not Recorded	REQ-2004-15	Unauthorised / Unconsented Work Safe & Sanitary report from independant bldg consultant - six items (see event).

### Compliance Schedules (Building Warrant of Fitness)

The Council has no record of a Compliance Schedule for this property/building.

If it is evident that any specified systems such as lifts or commercial fire alarms are present in the building, the owner must ensure there is a current compliance schedule or building warrant of fitness.

### Swimming/Spa Pool Barriers

The Council has no record of a swimming pool or spa pool being registered on this property. Swimming pools and spa pools must have a barrier that complies with the Building Act 2004.

Pool barrier information is available for viewing at <http://www.aucklandcouncil.govt.nz>

## Licences

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There are NO current licences recorded

### s44A(2)(ea) Information notified under Section 124 of the Weathertight Homes Resolution Services Act 2006

The Council has not been notified of any information under Section 124 of the Weathertight Homes Resolution Services Act 2006 relating to this property.

### s44A (2)(f) Information relating to the use to which the land may be put and any conditions attached to that use

Purchasers or those intending to develop the land should satisfy themselves that the land is suitable for any intended use or future development proposal. In addition to any site specific limitations recorded below, general restrictions that apply across the region may be relevant to any development proposals on this property.

#### **Auckland Unitary Plan - Operative in Part (AUP:OP)**

The **Auckland Unitary Plan - Operative in part(AUP:OP)** applies to this property and should be carefully reviewed and considered, as it may have implications for how this property can be developed and/or used. Those parts of the Auckland Unitary Plan that are operative replace the corresponding parts of legacy regional and district plans. However, certain parts of the AUP:OP are the subject of appeals and have not become operative. If a property is subject to an appeal this will be identified on the attached Unitary Plan Property Summary Report. Where this is the case, both the Auckland Unitary Plan Decisions version and the legacy regional and district plans will need to be considered.

The AUP:OP zones, controls, overlays, precincts, and designations that apply to this property are set out in the Property Summary Report, which is attached to this memorandum.

The AUP:OP can be viewed here:

<https://www.aucklandcouncil.govt.nz/unitaryplan>

The legacy regional and district plans can be viewed here:

<https://www.aucklandcouncil.govt.nz/districtplans>

<https://www.aucklandcouncil.govt.nz/regionalplans>

The appeals to the AUP:OP can be viewed here:

<https://www.aucklandcouncil.govt.nz/unitaryplanappeals>

#### **Auckland Council District Plan - Hauraki Gulf Islands Section (Operative 2013) (DP:HGI)**

While the regional provisions in the AUP:OP apply to the Hauraki Gulf Islands, and are set out in the Property Summary Report attached to this memorandum, the AUP:OP does not contain any district provisions for the Hauraki Gulf Islands. If the Property Summary Report attached to this memorandum lists its zone as "Hauraki Gulf Islands", the district provisions that apply are in the Auckland Council District Plan Hauraki Gulf Islands Section (Operative 2013) (**DP:HGI**).

The relevant maps of the DP:HGI are attached to this memorandum, if applicable. The text of the DP:HGI can be found here:



<https://www.aucklandcouncil.govt.nz/aurakigulfislands>

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## **Plan Changes and Notices of Requirement**

Changes to the AUP:OP and DP:HGI may be proposed from time to time. These proposed plan changes may relate to either the maps or the text of those plans. Any proposed changes to the AUP:OP relevant to this property will be listed as a modification in the Property Summary Report attached to this memorandum. However, proposed changes to the DP:HGI will not appear on the Property Summary report. That information can be found on the Auckland Council website.

Please refer to the AUP:OP for information on any proposed Plan Changes or see the Auckland Council modifications website at:

<https://www.aucklandcouncil.govt.nz/unitaryplanmodifications>

Information relating to any proposed Plan Changes to DP:HGI can be found here:

<https://www.aucklandcouncil.govt.nz/aurakigulfislands>

From time to time a requiring authority, such as a Ministry of the Crown or a council controlled organisation, may notify Auckland Council that they require certain land to be designated for a certain purpose. If this property is the subject of such a notice of requirement, that notice may have implications for how this property can be developed or used from the date it is received by Council.

If this property is not on the Hauraki Gulf Islands, any notices of requirement applicable will be listed as a modification in the Property Summary Report attached to this memorandum.

If this property is on the Hauraki Gulf Islands, any notice of requirement will be available on the Auckland Council Website.

Information on all current notices of requirement can be found on the modifications page here:

<https://www.aucklandcouncil.govt.nz/unitaryplanmodifications>

Copies of the appeals to the Auckland Unitary Plan can be viewed online at:

<https://www.aucklandcouncil.govt.nz/unitaryplanappeals>

## **Auckland Unitary Plan**

Please note that the Auckland Unitary Plan (Operative in part) applies to this property. The Unitary Plan should be carefully reviewed and considered, as it may have implications for how this property can be developed or used. Parts of the Unitary Plan that are relevant to this property relating to zones, overlays, controls, designations and other restrictions are identified in the Property Summary Report attached to this LIM.

The Unitary Plan can be accessed at Council service centres and libraries and can be found on the following internet page:

<http://www.aucklandcouncil.govt.nz/EN/planspoliciesprojects/plansstrategies/unitaryplan/Pages/home.aspx>

## **Information concerning Caveat, Bond, Encumbrance, Consent Notice and Covenant**

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For any information concerning Caveats, Bonds, Encumbrances, Consent Notices or Covenants, please refer to the Certificate of Title for this property.

**s44A(2)(g) Information regarding the land which has been notified to Council by another statutory organisation**

**Waitākere Ranges Heritage Area**

This property is located within the Waitākere Ranges Heritage Area as defined in the Waitākere Ranges Heritage Area Act 2008. A link to the Act and further information on the heritage area can be found on the council's website at:  
<https://www.aucklandcouncil.govt.nz/arts-culture-heritage/heritage-walks-places/Pages/waitakere-ranges-heritage-area.aspx>

**s44A(2)(h) Information regarding the land which has been notified to Council by any network utility operator pursuant to the Building Act 1991 or Building Act 2004**

Underground Services and District Plan maps are attached.

Please note: Height restrictions apply where overhead power lines cross the site. Works near water services utilities may require approval. Works near high-pressure Gas, Oil or LPG pipelines create risk of damage and must first be approved. Please contact the relevant Utility provider in your area for further information.

Any escape of gas or liquid from the pipelines is potentially dangerous and requires immediate action as soon as discovered (Dial 111 and ask for the Fire Service).

## Attachments

As the placement of the building/s on the attached maps is based on aerial photography we cannot guarantee the accuracy. A formal survey will indicate the exact location of the boundaries.

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- Auckland Unitary Plan Property Summary Report
- Auckland Unitary Plan - Operative in part Maps and Map Legend
- Auckland Council District Plan - Hauraki Gulf Islands Section (if applicable)
- Underground Services & Utilities Map and Map Legend
- Special Land Features Map and Map Legend

Please note Map Legends have been created for use across the region and may contain features which were not captured by the previous legacy Councils; therefore the information may not be available for these maps. Please contact the Resource Management Planning Team in your area for further information on any features which may or may not appear on your map.

- As Built Drainage Plan : 146 Woodlands Park Road Titirangi

## Auckland Unitary Plan Operative in part (15th November 2016) Property Summary Report

### Address

146 Woodlands Park Road Titirangi

### Legal Description

LOT 36 DP 40976

### Appeals

### Modifications

Plan Changes - Plan Change 78 - Intensification - Multiple Layers - [View PDF](#) - Proposed - 18/08/2022

### Zones

Residential - Large Lot Zone

### Precinct

### Controls

Controls: Macroinvertebrate Community Index - Urban

Controls: Stormwater Management Area Control - TITIRANGI / LAINGHOLM 1 - Flow 1

### Overlays

Natural Heritage: Waitakere Ranges Heritage Area Overlay - Extent of Overlay

Natural Heritage: Waitakere Ranges Heritage Area Overlay - WRHA\_06 - Subdivision Schedule

Natural Resources: Significant Ecological Areas Overlay - SEA\_T\_5539 - Terrestrial

### Designations

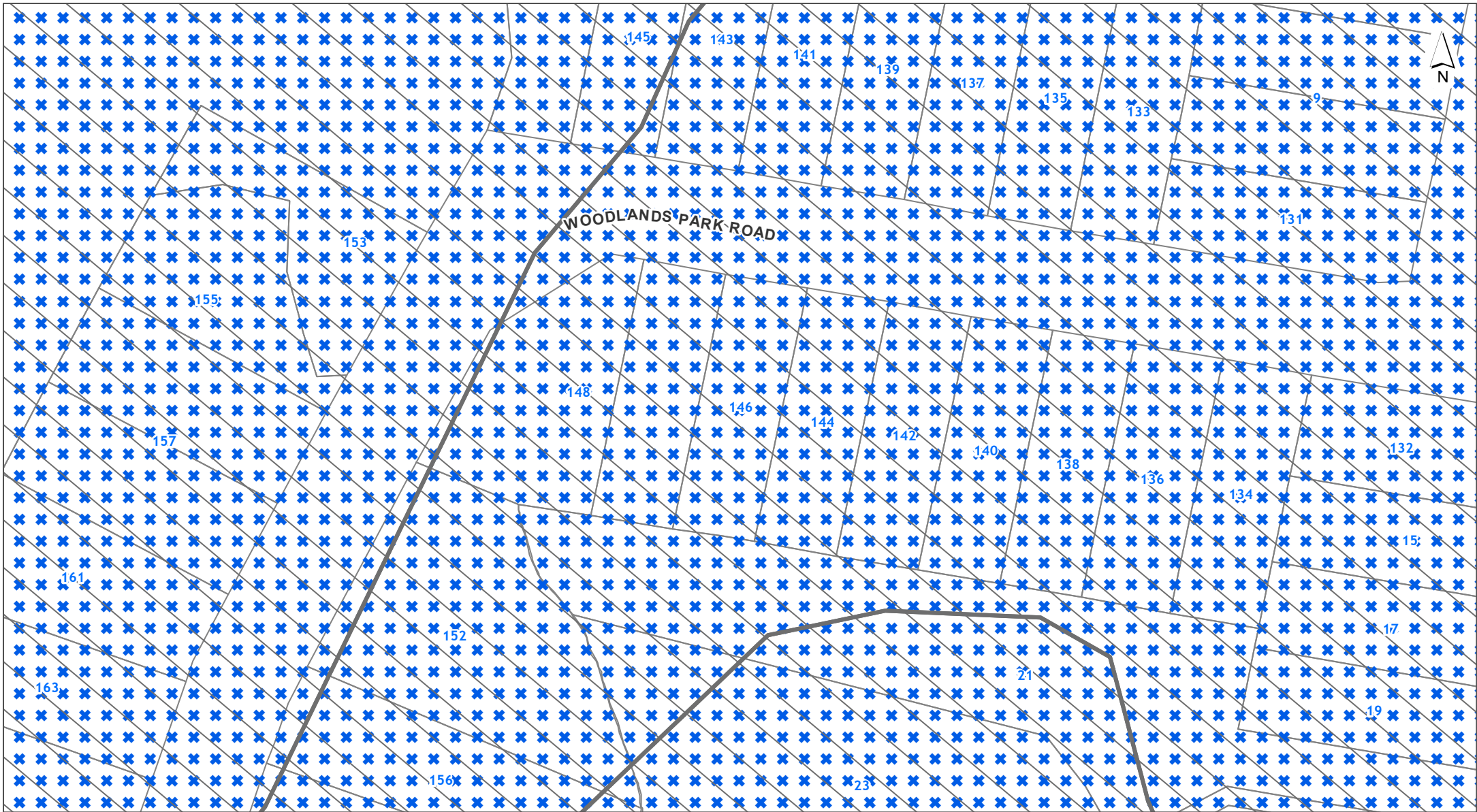


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**Built Environment**  
 146 Woodlands Park Road Titirangi  
 LOT 36 DP 40976

0 7 14 21  
 Meters  
 Scale @ A4  
 = 1:1,000  
 Date Printed:  
 13/05/2024



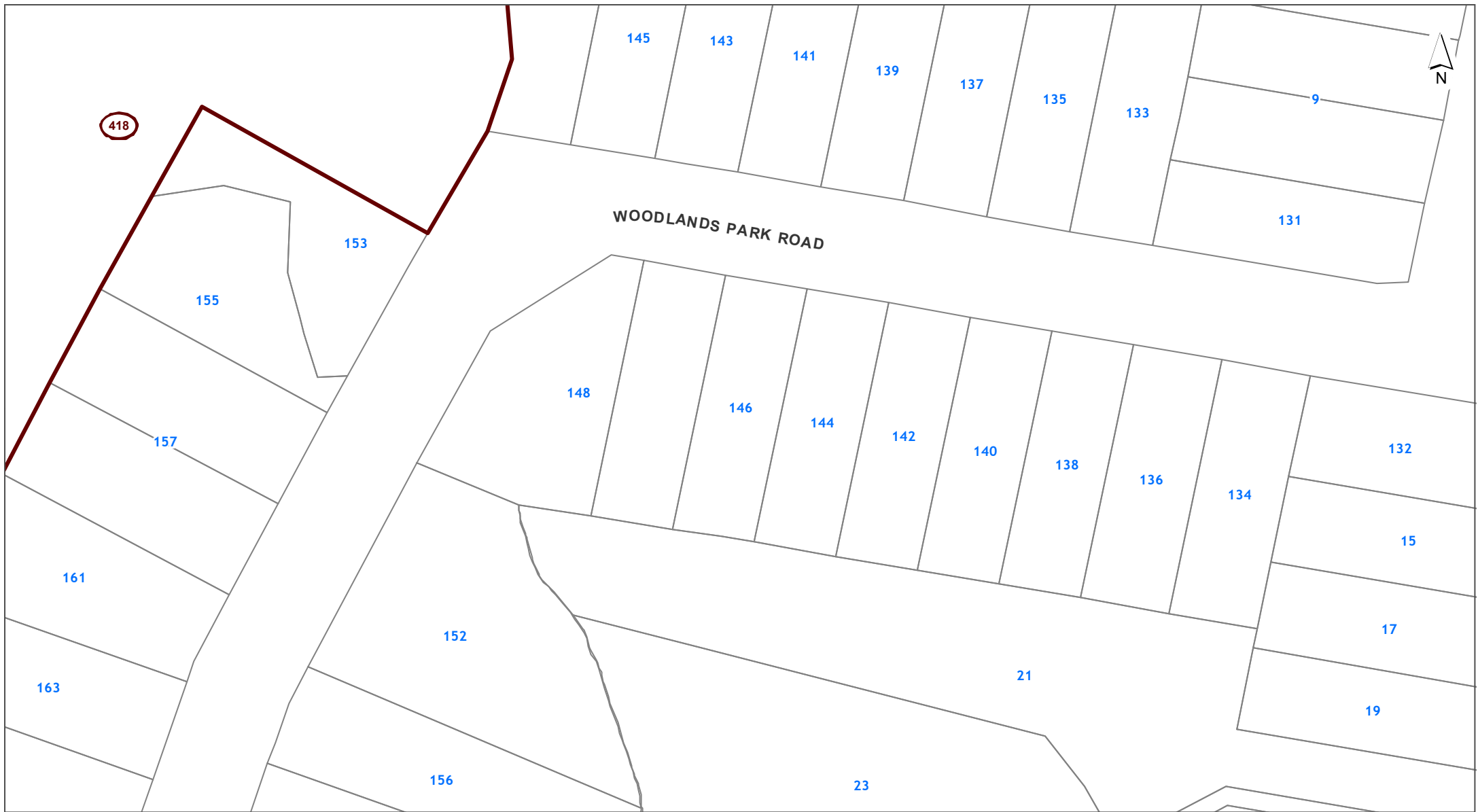


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Controls  
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Historic Heritage and Special Character

146 Woodlands Park Road Titirangi

LOT 36 DP 40976



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Infrastructure  
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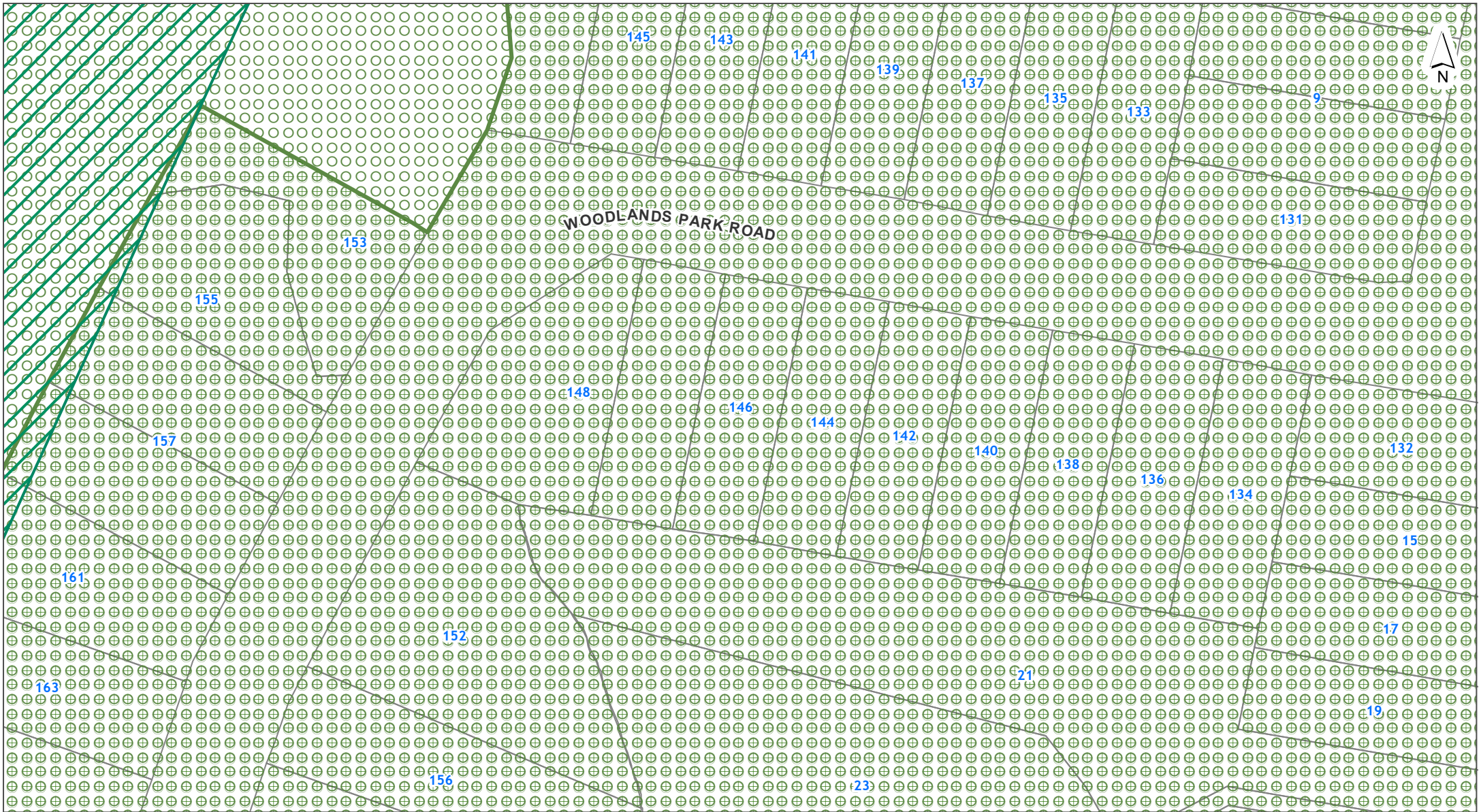


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Mana Whenua  
146 Woodlands Park Road Titirangi  
LOT 36 DP 40976

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13/05/2024



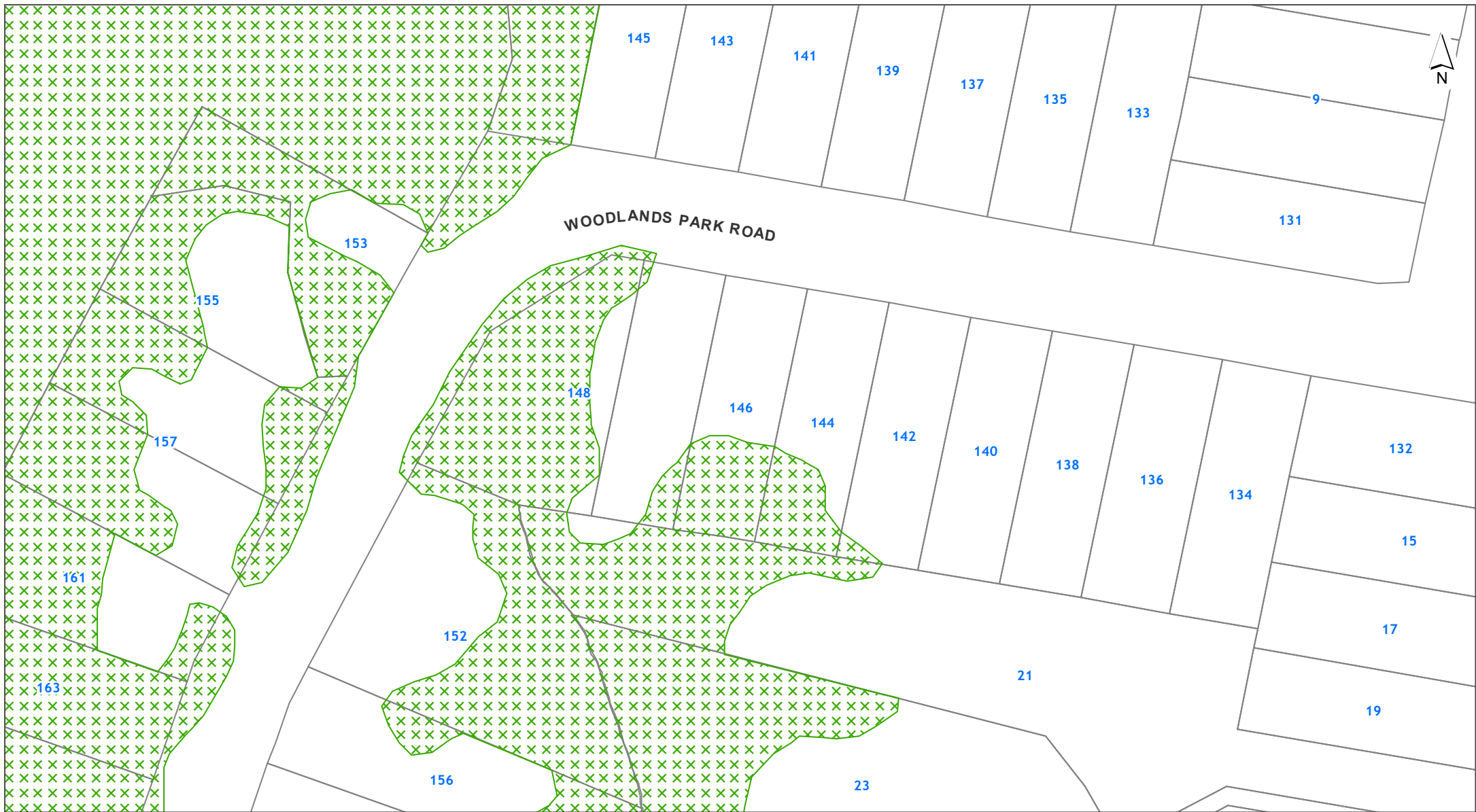


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Natural Heritage  
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Natural Resources  
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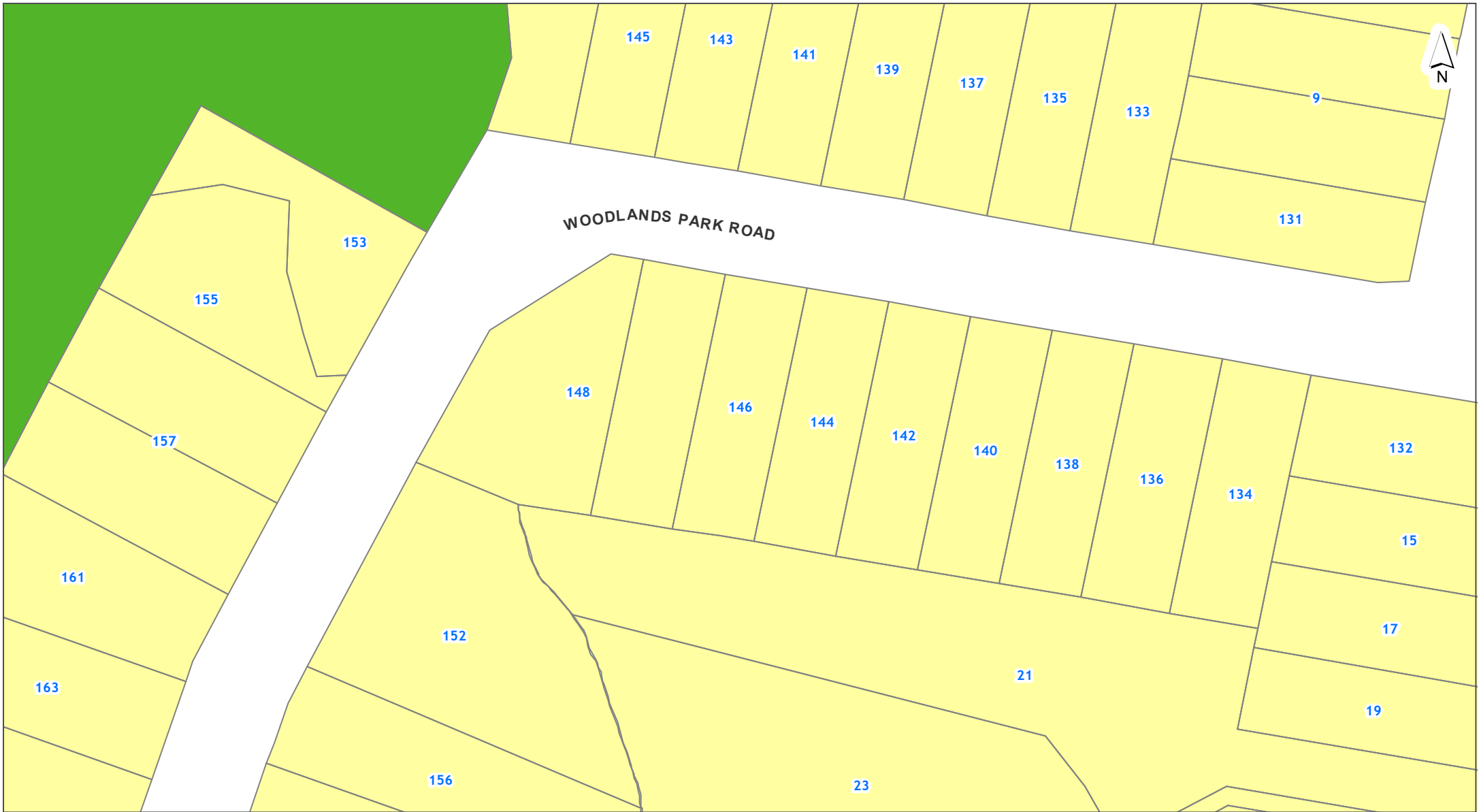


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Precincts  
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**Zones and Rural Urban Boundary**  
 146 Woodlands Park Road Titirangi  
 LOT 36 DP 40976

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## NOTATIONS

### Appeals to the Proposed Plan

 Appeals seeking changes to zones or management layers

### Proposed Modifications to Operative in part Plan

 Notice of Requirements

 Proposed Plan Changes

### Tagging of Provisions:

[ i ] = Information only

[ rp ] = Regional Plan




[ rcp ] = Regional Coastal Plan

[ rps ] = Regional Policy Statement

[ dp ] = District Plan (only noted when dual provisions apply)

## ZONING


### Residential

-  Residential - Large Lot Zone
-  Residential - Rural and Coastal Settlement Zone
-  Residential - Single House Zone
-  Residential - Mixed Housing Suburban Zone
-  Residential - Mixed Housing Urban Zone
-  Residential - Terrace Housing and Apartment Buildings Zone








### Business

-  Business - City Centre Zone
-  Business - Metropolitan Centre Zone
-  Business - Town Centre Zone
-  Business - Local Centre Zone
-  Business - Neighbourhood Centre Zone
-  Business - Mixed Use Zone
-  Business - General Business Zone
-  Business - Business Park Zone
-  Business - Heavy Industry Zone
-  Business - Light Industry Zone

### Open space

-  Open Space - Conservation Zone
-  Open Space - Informal Recreation Zone
-  Open Space - Sport and Active Recreation Zone
-  Open Space - Civic Spaces Zone
-  Open Space - Community Zone
-  Water [i]



### Rural

-  Rural - Rural Production Zone
-  Rural - Mixed Rural Zone
-  Rural - Rural Coastal Zone
-  Rural - Rural Conservation Zone
-  Rural - Countryside Living Zone
-  Rural - Waitakere Foothills Zone
-  Rural - Waitakere Ranges Zone

### Future Urban

-  Future Urban Zone
-  Green Infrastructure Corridor (Operative in some Special Housing Areas)

### Infrastructure

-  Special Purpose Zone - Airports & Airfields  
Cemetery  
Quarry  
Healthcare Facility & Hospital  
Tertiary Education  
Māori Purpose  
Major Recreation Facility  
School
-  Strategic Transport Corridor Zone

### Coastal

-  Coastal - General Coastal Marine Zone [rcp]
-  Coastal - Marina Zone [rcp/dp]
-  Coastal - Mooring Zone [rcp]
-  Coastal - Minor Port Zone [rcp/dp]
-  Coastal - Ferry Terminal Zone [rcp/dp]
-  Coastal - Defence Zone [rcp]
-  Coastal - Coastal Transition Zone



Precincts

--- Rural Urban Boundary

--- Indicative Coastline [i]

# Overlays

## Natural Resources

- Terrestrial [rp/dp]
  - Marine 1 [rcp]
  - Marine 2 [rcp]
  - Water Supply Management Areas Overlay [rp]
  - Natural Stream Management Areas Overlay [rp]
  - High-Use Stream Management Areas Overlay [rp]
  - Natural
  - Urban
  - High-Use Aquifer Management Areas Overlay [rp]
  - Quality-Sensitive Aquifer Management Areas Overlay [rp]
  - Wetland Management Areas Overlay [rp]
- } Significant Ecological Areas Overlay

## Natural Heritage

- Verified position of tree
  - Unverified position of tree
  - Group of Trees
  - Outstanding Natural Features Overlay [rcp/dp]
  - Outstanding Natural Landscapes Overlay [rcp/dp]
  - Outstanding Natural Character Overlay [rcp/dp]
  - High Natural Character Overlay [rcp/dp]
  - Viewshafts
  - Height Sensitive Areas
  - Regionally Significant Volcanic Viewshafts Overlay Contours [i]
  - Locally Significant Volcanic Viewshafts Overlay [rcp/dp]
  - Locally Significant Volcanic Viewshafts Overlay Contours [i]
  - Modified
  - Natural
  - Local Public Views Overlay [rcp/dp]
  - Extent of Overlay
  - Subdivision Schedule
- } Notable Trees Overlay
- } Regionally Significant Volcanic Viewshafts & Height Sensitive Areas Overlay [rcp/dp]
- } Waitakere Ranges Heritage Area Overlay

## Infrastructure

- Airport Approach Surface Overlay
  - Aircraft Noise Overlay
  - City Centre Port Noise Overlay [rcp / dp]
  - Quarry Buffer Area Overlay
  - National Grid Subdivision Corridor
  - National Grid Substation Corridor
  - National Grid Yard Compromised
  - National Grid Yard Uncompromised
- } National Grid Corridor Overlay

## Historic Heritage & Special Character

- Historic Heritage Overlay Place [rcp/dp]
- Historic Heritage Overlay Extent of Place [rcp/dp]
- Special Character Areas Overlay Residential and Business
- Auckland War Memorial Museum Viewshaft Overlay [rcp/dp]
- Auckland War Memorial Museum Viewshaft Overlay Contours [i]
- Stockade Hill Viewshaft Overlay – 8m height area
- Stockade Hill Viewshaft [i]

## Mana Whenua

- Sites & Places of Significance to Mana Whenua Overlay [rcp/dp]

## Built Environment

- Identified Growth Corridor Overlay

# Controls

- Key Retail Frontage
  - General Commercial Frontage
  - Adjacent to Level Crossings
  - General
  - Motorway Interchange Control
  - Centre Fringe Office Control
  - Height Variation Control
  - Parking Variation Control
  - Level Crossings With Sightlines Control
  - Arterial Roads
  - Business Park Zone Office Control
- } Building Frontage Control
- } Vehicle Access Restriction Control

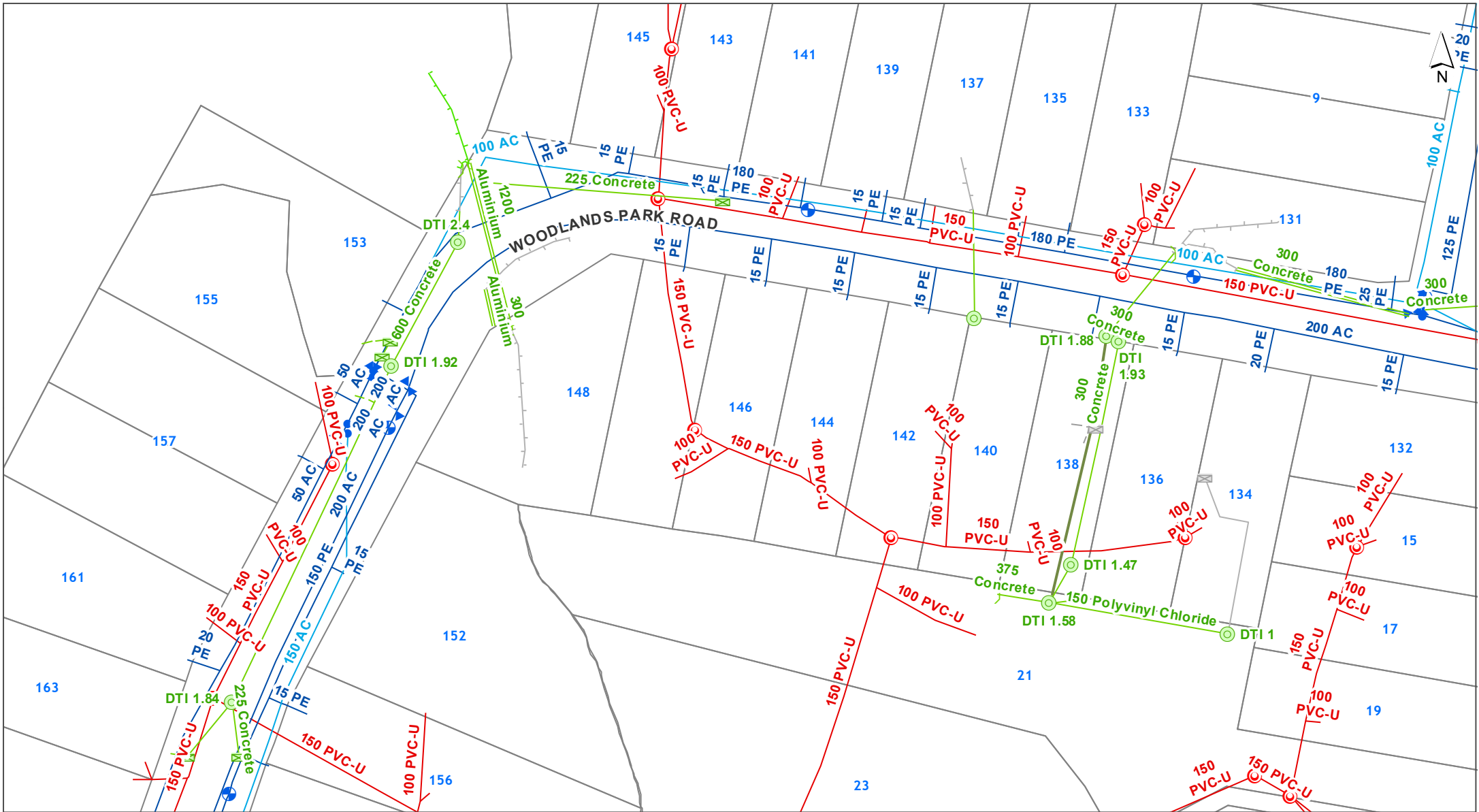
- Hazardous Facilities
  - Infrastructure
  - Macroinvertebrate Community Index
  - Flow 1 [rp]
  - Flow 2 [rp]
  - Subdivision Variation Control
  - Indigenous Vegetation 749.7 ha
  - Freshwater Wetland 14.6 ha
  - Surf Breaks [rcp]
  - Cable Protection Areas Control [rcp]
  - Coastal Inundation 1 per cent AEP Plus 1m Control
- } Emergency Management Area Control
- } Stormwater Management Area Control
- } Kawau Island Rural Subdivision SEAs Control

# Designations

- Designations

- Airspace Restriction Designations





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**Underground Services**  
 146 Woodlands Park Road Titirangi  
 LOT 36 DP 40976

0 7 14 21  
 Meters  
 Scale @ A4  
 = 1:1,000  
 Date Printed:  
 13/05/2024



Stormwater

Note: Unless otherwise specified in the text below, the *colour* of a Stormwater symbol is determined by the ownership or usage status, using the following colour scheme:

**Public**, **Private** or **Abandoned**

- |  |                               |  |   |
|--|-------------------------------|--|---|
|  | Treatment Device              |  | Overland Flowpath (Public)                |
|  | Septic Tank                   |  | Overland Flowpath (Private)               |
|  | Septic Tank (Hi-Tech)         |  | Forebay (Public)                          |
|  | Soakage System                |  | Forebay (Private)                         |
|  | Inspection Chamber            |  | Treatment Facility (Public)               |
|  | Manhole (Standard / Custom)   |  | Treatment Facility (Private)              |
|  | Inlet & Outlet Structure      |  | Pump Station                              |
|  | Inlet & Outlet (No Structure) |  | Planting                                  |
|  | Catchpit                      |  | Embankment                                |
|  | Spillway                      |  | Viewing Platform                          |
|  | Safety Benching               |  | Bridge                                    |
|  | Culvert / Tunnel              |  | Erosion & Flood Control (Other Structure) |
|  | Subsoil Drain                 |  | Erosion & Flood Control (Wall Structure)  |
|  | Gravity Main                  |  |   |
|  | Rising Main                   |  |   |
|  | Connection                    |  |   |
|  | Fence                         |  |   |
|  | Lined Channel                 |  |   |
|  | Watercourse                   |  |   |

Water

- |  |  |
|--|--|
|  | Valve                                      |
|  | Hydrant                                    |
|  | Fitting                                    |
|  | Other Watercare Point Asset                |
|  | Other Watercare Linear Asset               |
|  | Local Pipe (Operational-NonPotable)        |
|  | Local Pipe (Operational-Potable)           |
|  | Local Pipe (Operational Not Vested)        |
|  | Local Pipe (Abandoned / Not Operational)   |
|  | Transmission Pipe (Operational-NonPotable) |
|  | Transmission Pipe (Operational-Potable)    |
|  | Transmission Pipe (Not Operational)        |
|  | Transmission Pipe (Proposed)               |
|  | Pump Station                               |
|  | Reservoir                                  |
|  | Other Structure (Local)                    |
|  | Chamber (Transmission)                     |
|  | Water Source (Transmission)                |
|  | Other Watercare Structures and Areas       |

Wastewater

- |  |  |
|--|--|
|  | Fitting                                  |
|  | Fitting (Non Watercare)                  |
|  | Manhole                                  |
|  | Pipe (Non Watercare)                     |
|  | Local Pipe (Operational)                 |
|  | Local Pipe (Operational Not Vested)      |
|  | Local Pipe (Abandoned / Not Operational) |
|  | Transmission Pipe (Operational)          |
|  | Transmission Pipe (Not Operational)      |
|  | Transmission Pipe (Proposed)             |
|  | Chamber                                  |
|  | Structure (Non Watercare)                |
|  | Pump Station                             |
|  | Wastewater Catchment                     |

Utilities

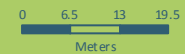
- |  |   |
|--|---|
|  | Transpower Site                         |
|  | Pylon (Transpower)                      |
|  | 110 kv - Electricity Transmission       |
|  | 220 kv - Electricity Transmission       |
|  | 400 kv - Electricity Transmission       |
|  | Aviation Jet A1 Fuel Pipeline           |
|  | Liquid Fuels Pipeline [Marsden to Wiri] |
|  | Gas Transmission Pipeline               |
|  | High-Pressure Gas Pipeline              |
|  | Medium-Pressure Gas Pipeline            |
|  | Indicative Steel Mill Slurry Pipeline   |
|  | Indicative Steel Mill Water Pipeline    |
|  | Fibre Optic Cable (ARTA)                |
|  | Contour Interval                        |

Legend updated: 21/09/2020



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**Hazards**  
146 Woodlands Park Road Titirangi  
LOT 36 DP 40976



Scale @ A4  
= 1:1,000

Date Printed:  
13/05/2024



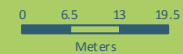


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**Natural Hazards - Coastal Erosion ASCIE**

**146 Woodlands Park Road Titirangi**

**LOT 36 DP 40976**



**Scale @ A4  
= 1:1,000**

**Date Printed:  
13/05/2024**



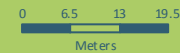


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**Natural Hazards - Coastal Inundation**

**146 Woodlands Park Road Titirangi**

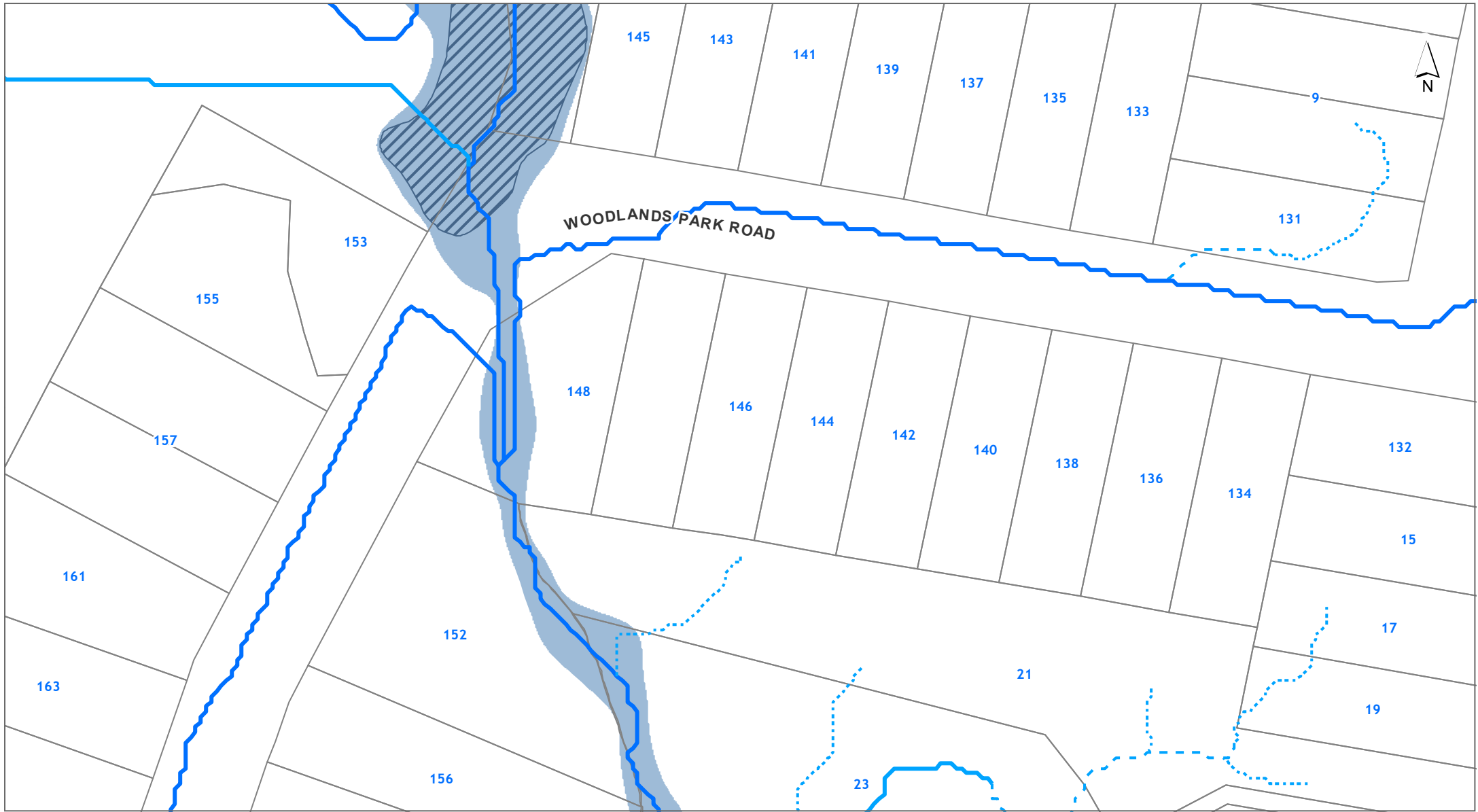
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**Date Printed:  
13/05/2024**





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Natural Hazards - Flooding  
146 Woodlands Park Road Titirangi  
LOT 36 DP 40976

0 6.5 13 19.5  
Meters  
Scale @ A4  
= 1:1,000  
Date Printed:  
13/05/2024





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Natural Hazards - Sea Spray  
146 Woodlands Park Road Titirangi  
LOT 36 DP 40976



Scale @ A4  
= 1:1,000

Date Printed:  
13/05/2024



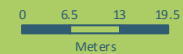


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**Natural Hazards - Volcanic Cones**

**146 Woodlands Park Road Titirangi**

**LOT 36 DP 40976**



**Scale @ A4**  
**= 1:1,000**

**Date Printed:**  
**13/05/2024**

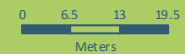






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**Other**  
146 Woodlands Park Road Titirangi  
LOT 36 DP 40976



Scale @ A4  
= 1:1,000

Date Printed:  
13/05/2024







Hazards

Soil Warning Area

-  Fill (Franklin District only)
-  Advisory (Franklin District only)
-  Contamination (Franklin District only)
-  Erosion (Franklin District only)
-  Hazardous Activities & Industries List (HAIL) (Franklin District only)
-  Inundation (Franklin District only)
-  Rainfall Event (Franklin District only)
-  Slippage (Franklin District only)
-  Subsidence (Franklin District only)
-  Slippage / Subsidence / Erosion etc (Auckland City and Papakura District only)
-  Uncertified Fill (Auckland City and Papakura District only)
-  Organic Soil (Auckland City and Papakura District only)
-  Filled / Weak Ground (Auckland City and Papakura District only)
-  Refuse Tips Site / Weak Area (Auckland City and Papakura District only)
-  Unstable / Suspected Ground (Auckland City and Papakura District only)
-  Allochthon Waitemata (Rodney District only)
-  Motatau Complex (Rodney District only)
-  Puriri Mudstone (Rodney District only)
-  Mahurangi Limestone (Rodney District only)
-  Mangakahia Complex (Rodney District only)
-  Hukerenui Mudstone (Rodney District only)
-  Whangai Formation (Rodney District only)
-  Tangihua Complex (Rodney District only)
-  within 150m of Northland Allochthon (Rodney District only)











Hazards

Soil Warning Area continued









-  Soil D (Rodney District only)
-  within 150m of Soil D (Rodney District only)
-  Soil C (Rodney District only)
-  within 150m of Soil C (Rodney District only)
-  Soil B (Rodney District only)
-  within 150m of Soil B (Rodney District only)
-  Soil A (Rodney District only)
-  Gas Main Pipeline
-  Petroleum Pipeline
-  Closed Landfill (Auckland Council owned)
-  Closed Landfill (Privately owned)
-  Air Discharge (Franklin District only)
-  No Soakage (Franklin District only)
-  Indicative Steel Mill Slurry Line 20m Buffer (Franklin District only)
-  Indicative Steel Mill Water Line 20m Buffer (Franklin District only)

Natural Hazards

Overland Flow Path








-  Catchment area 100 Ha and above
-  Catchment area 3 Ha to 100 Ha
-  Catchment area 1 Ha and 3 Ha
-  Catchment area 4000 m<sup>2</sup> to 1 Ha
-  Catchment area 2000 m<sup>2</sup> to 4000 m<sup>2</sup>
-  1% AEP Flood Plain
-  Flood Prone Areas
-  Flood Sensitive Areas
-  Sea Spray
-  Volcanic Cones

Coastal Inundation

-  1% AEP
  -  1% AEP plus 1m sea level rise
  -  1% AEP plus 2m sea level rise
- Areas Susceptible to Coastal Instability and Erosion (ASCIE)**
-  ASCIE 2050 (RCP8.5)
  -  ASCIE 2080 (RCP8.5)
  -  ASCIE 2130 (RCP8.5)
  -  ASCIE 2130 (RCP8.5+)
  -  Marine Area (Based on MHWs10, from Unitary Plan)

Other

Cultural Heritage Index

-  Archaeological Site
-  Hayward and Diamond
-  Historic Botanical Site
-  Historic Structure
-  Maori Heritage Area
-  Maritime Site
-  Reported Historic Site

The information Council holds in relation to Special Land Features differs based on the area a property is located in. Those areas where information is held on a Special Land Feature is denoted in the legend above.

Legend updated: 22/07/2021

COPY



Waitakere City Council

: Civic Centre : HVB  
(Environmental Administration)

**'AS BUILT' DRAINAGE PLAN**

Drainage plans are necessary for all new work and extensions to drains, including septic tank effluent disposal systems. The plan is to be completed accurately to scale in ink, and must show clearly street boundary, property boundaries, outline of buildings as well as layout of ALL drains and inspection fillings.

Owner's Name: TIGLES

The scale of the 'As Built' Plan is to be 1:200. Please indicate on the 'As Built' plan if any other scale is used. Please refer to additional notes

Address of Property: (No.) 146 (Street) WOODLAKE PARK

Lot 36 D.P. 40976

Drainlayer's Name: G. T. P. H. W.

For Office Use Only:—

Drainage Permit No. \_\_\_\_\_

Building Permit No. \_\_\_\_\_

Date Inspected 23/8/94 Inspector [Signature]

**NOTE**

1. Please ensure that this 'As Built' Plan is completed prior to the inspection of the drainage work by the Inspector.
2. Failure to comply may delay the approval of your work.

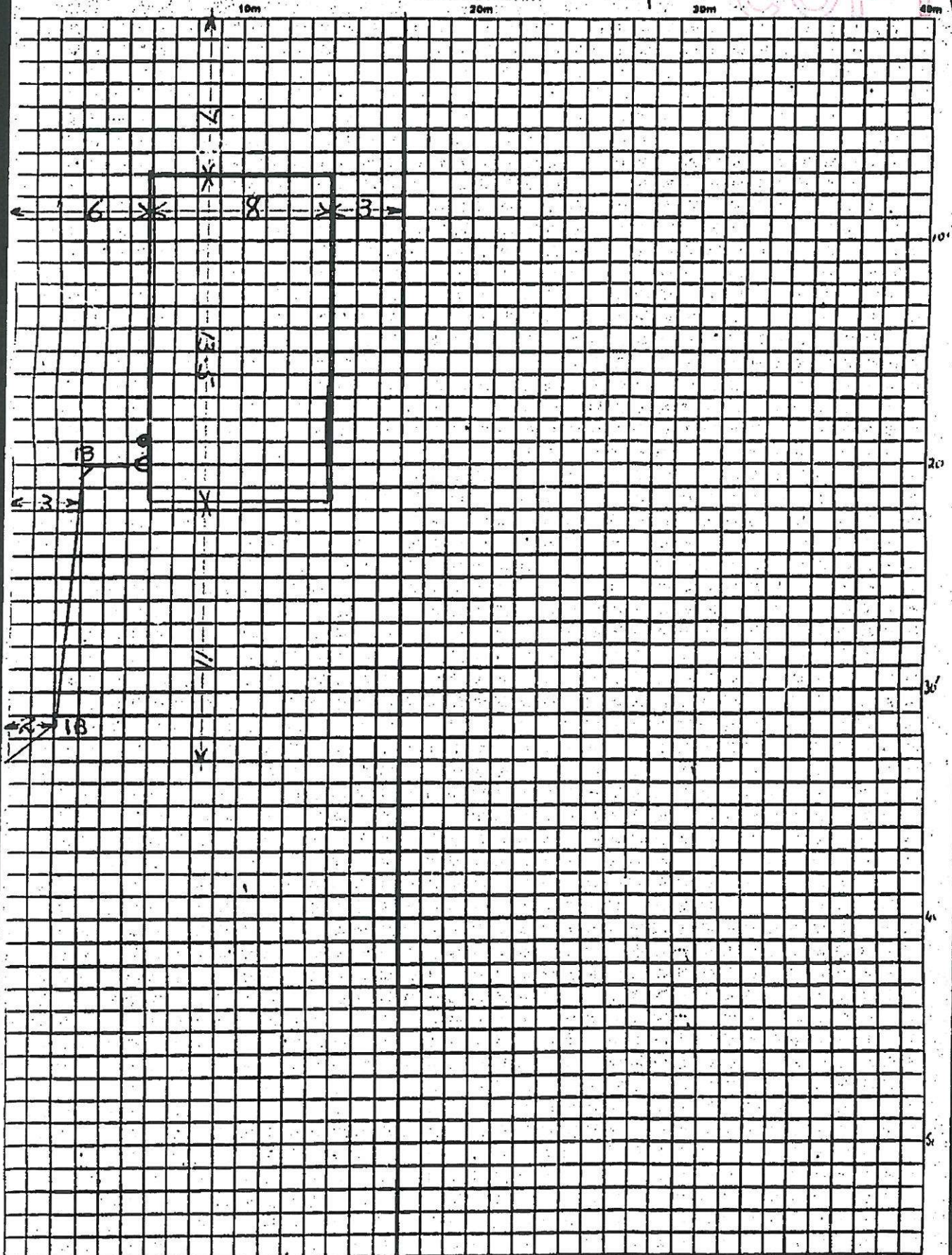
146

WOODLERNCH

PAER  
ROAD BOUNDARY

Ref

COPY



NO INSPECTION KEQ'D 741801  
With the compliments of...  
attached Phoned

WAITAKERE CITY COUNCIL

29 DEC 200



**PROPERTY SOLUTIONS**

- Property Inspections
- Safe & Sanitary Inspections
- Final Sign-Offs
- Reports to Council
- Land Information Search
- Structural Reports
- Engineers Reports

589219

Reax note - a copy of report to clients re dwelling which was found not to have been signed off. Council will need to do a "final inspection". Vendors have been advised as such - please contact John or Trestin Forbes on 816 8520 or 027-222-4866 (John).  
K.N.B. Contract on this property due to settle 30/1/04)

29F Cartwright Rd, Glen Eden  
Box 20586, Glen Eden

☎ 0800 00 73 76, Fax: (09) 836 5796

Email: info@propertyolutions.co.nz

Website: www.propertyolutions.co.nz

**Members Building Officials Institute of New Zealand**



# Property Solutions Inspections (NZ) Ltd

AUCKLAND:  
29F Cartwright Rd, Glen Eden  
P.O. Box 20586, Glen Eden  
Telephone: 0800 00 7376  
Fax: (09) 836-5796  
Email: info@propertyolutions.co.nz  
Website: www.propertyolutions.co.nz

Registered Owner: John and Tresta Forbes

# COPY

Date of Inspection: 23<sup>rd</sup> December, 2003

To whom it may concern;

INSPECTION OF PERMITTED WORKS, NOT SIGNED OFF BY COUNCIL  
146 Woodlands Park Road, Waima, Auckland  
DWELLING – BUILDING CONSENT NO. 24842  
Lot 36 DP 40976

## 1.0

### PRE 1 JULY 1992 (BUILDING PERMITS)

Closure reports are for buildings issued a building permit prior to the introduction of the Building Act and the permits have not been Signed Off as completed. Some of these buildings may have had a number of inspections already completed others may not. Some buildings may be so old that there may only be limited information available on record. Accessory buildings may have had a Building Permit issued with no inspections being completed. Council must be satisfied that the buildings have been inspected and have been constructed in accordance with the original approved plans.

Where there is no filed plans or obvious minor changes from the approved plan were made during construction Council request as built drawings for filing that identifies the building as inspected.

- Property Inspections • Building Maintenance Programmes • Sign Off Reports • Safe & Sanitary Reports
- Local Council Reports • Facilities Management • Independent Consultants

ECO WATER	
Strategic Group	
Consent Services	✓
Field Services	

## 2.0

### HISTORY

Standard Keith Hay Homes dwelling built in 1973 and found to have no final sign off and unauthorised works that have been carried out pre 1991.

## 3.0

### STRUCTURE

#### Foundations & Subfloor

Precast concrete piles set into a 150 concrete pad. DPC and 100x75 timber jacks are installed and wired in place, to support the 100x75 bearers with 150x50 joists attached with flooring fixed. No foil is fitted as this was not a requirement when built.

No movement or structural stress was evident.

#### Cladding & Joinery

Shadowline compressed sheeting fixed to light timber framing. It was not possible to view the bracing due to linings but no stress was evident to the interior linings.

Timber joinery fitted appears sound and well fitted and all flashings are in place.

#### Roofing & Spouting

Trough section Colorsteel roofing has been fitted which appears to be a re-roof from the original. PVC spouting is fitted with down pipe connected and fitted to the storm water drainage system.

Roof support system consists of gang nail trusses at 900 centres with building paper fitted beneath the iron.

#### Drainage & Plumbing

Drainage appeared sound with terminal venting and sewer connections compliant.

Underbench waste and water reticulation piping appeared compliant and consistent with sound Trade Practice.

#### Electrical

Standard electrical system with no evidence of fault.

## Gas

Fitted to LPG bottled gas. Gas Certificate: NO225388. No faults or gas odour were evident.

## 4.0

### CONCLUSION

Generally the dwelling has been well constructed with no signs of stress or structural movement.

Works are completed in accordance with the relevant requirements of the day and workmanship and materials used are to an acceptable standard.

## 5.0

### LIMITATIONS OF THIS REPORT

This report has been prepared on the basis of a visual inspection of the building works using normal readily available access and without testing of components for the assessment of the overall structural condition of it and associated items, and without recourse to the construction drawings.

It is confirmed that no detailed geotechnical investigation has been included in this brief. An investigation of the condition and location of underground drainage and services and of electrical, gas and plumbing (except as otherwise may be described in this report) is not included in the brief.

No warranty can be given as to other defects not apparent to visual inspection at the time.



We trust this information is sufficient for your requirements but should you have any query regarding this report, or should there be any matter arising, feel free to contact the writer.

Yours faithfully

PROPERTY SOLUTIONS INSPECTIONS (NZ) LTD



ROD PRATT (BOINZ AAINZ)

BUILDING INSPECTOR/ CONSULTANT

Limitations Note:

- 1) Prices given for remedial work on faulty items are to serve as a guide only and it is recommended that quotations be obtained from suitably qualified trades persons for the areas identified. If required we are able to recommend approved contractors for the described works. Although these costings may be used in negotiations with vendors we do not accept responsibility for variation in prices received by contractors tendering for the work.
- 2) The inspection is restricted to areas that have available access and will not include the removal of wall linings, building paper or insulation or any other covering or lining material. It cannot include CONCEALED plumbing, piping or drainage and electrical items. Flintcoat waterproofing or underground sealants commonly used in basement developments and associated drainage below ground level cannot be accurately assessed.
- 3) If ready access was not possible into ceiling or subfloor areas, they will be identified and excluded from the report.
- 4) This report does not provide any guarantee whatsoever that items surveyed i.e. structures, services, fittings fixed or otherwise will not fail at some later date and information herein pertains strictly to observations on the day of inspection and accessibility.
- 5) This report does not purport to certify the soil stability or conditions of underground services including underground protective coatings are not able to be included. It assumes compliance in all aspects with Territorial Authority Ordinances/ the Building Act 1991, and does not certify that all building improvements lie within title boundaries. Furthermore this report assumes that a Territorial Authority Land Information Memorandum/ Project Information Memorandum would not reveal any non-complying features and/ or requisitions.
- 6) The positioning of the building or improvements in relation to the site boundaries are excluded but can be checked upon request.

18.3.74

Riding **TITIRANGI**

County of Waitemata

Roll No. **3370 4861**

No 24842

**BUILDING PERMIT**

Date **29.6.73**

Owner of Section **Miss K. Hill**  
Address **46 Harbour View Rd, Titirangi**

**This Permit** is granted to the undermentioned person authorising the following building work on

Lot No. **36 D.P. 40976**  
*Woodlands Park*  
on ~~46 Harbour View~~ Road

**Titirangi**

in accordance with the plans lodged and

subject to the following conditions: **Subject to the provisions of Sec. 22(5) of the Counties Amendment Act, 1961. Plumbing and drainage to be arranged on job with**

Nature of proposed work **DRETLING** Inspector.

Value of work, \$ **12,062**

Fee \$ **43.00** Rec. No. **60865 31.7.73**

For the Waitemata County Council



Duly Authorised Officer.

**Keith Ray Brown Ltd**  
**P.O. Box 27078,**  
**MT. ALBERT.**

Riding **TITIRANGI**

County of Waitemata

Roll No. **3370/ 426/**

No **24842**

56/8

**BUILDING PERMIT**

Date **29.8.73**

Owner of Section **Miss K. Hill**  
Address **46 Harbour View Rd, Titirangi**

**This Permit** is granted to the undermentioned person authorising the following building work on

Lot No. **36 D.P.40976**

on **46 Harbour View**, Road **Titirangi** in accordance with the plans lodged and

subject to the following conditions: **Subject to the provisions of Sec.22(5) of the Counties Amendment Act, 1961. Plumbing and drainage to be arranged on job with**

Nature of proposed work **DWELLING** Inspector.

**Keith Hay Homes Ltd  
P.O. Box 27078,  
MT. ALBERT.**

Value of work, \$ **12,062**

Fee \$ **48: 00:** Rec. No. **60865 31.7.73**

For the Waitemata County Council

**FOR FURTHER CONDITIONS SEE OVER.**

Duly Authorised Officer.



# KEITH HAY HOMES LTD.

8146

73 CARR ROAD, MT. ROSKILL, AUCKLAND, 4, N.Z.  
P.O. BOX 27-078 MT. ROSKILL. TELEPHONE 699-199

Branches at:  
KAIKOHE  
WHANGAREI  
WARKWORTH  
NORTH SHORE  
AVONDALE  
MT. ROSKILL

DRURY  
HAMILTON  
ROTORUA  
TAUPO  
NEW PLYMOUTH  
PALMERSTON NORTH  
CHRISTCHURCH

CENTRAL FILE	REF.	NO
1B3/1, T <sub>2</sub> 9 / 1		

3 August 1973

The Building Inspector,  
Waitemata County Council,  
P.O. Box 5440 Wellesley Street,  
Auckland 1.

Dear Sir,

re: Miss K. HILL : HARBOUR VIEW ROAD, TITIRANGI  
Lot/No.46 D.P.40976

Enclosed please find amended plan for substitution of those sent previously dated 14/5/73.

Kindly attach these plans to the application for Building Permit which has already been sent to your office.

Yours faithfully,  
KEITH HAY HOMES LIMITED

  
B.R. SELLAR  
for HOUSING

APPLICATION NO. 56/B

PERMIT NO. 24842

DISTRICT OFFICE NO. 169/21

DATE ISSUED 29.8.73

LODGED AT DISTRICT OFFICE DATE 31 JUL 1973

DISTRICT TE. ATATU D. O.

HEAD OFFICE DATE STAMP RECEIVED 13 AUG 1973

WAITEMATA COUNTY COUNCIL (INSPECTORS DEPT.)

GLEN IDEM 15/12/73

# WAITEMATA COUNTY COUNCIL

68 GREYS AVENUE (P.O. BOX 5440), AUCKLAND. PHONE 33-419.

146 Woodlands Park Rd

## BUILDING PERMIT APPLICATION

OWNER OF SECTION: NAME HILL Miss Kiri PHONE NO. \_\_\_\_\_

PRESENT POSTAL ADDRESS 46 HARBOUR VIEW RD. TITIRANGI 7

BUILDER: NAME KEITH HAY HOMES LTD PHONE NO. 699-199

POSTAL ADDRESS P.O. BOX 27-078 AUCKLAND 4

SIGNATURE OF APPLICANT for Keith Hay

NATURE OF PROPOSED BUILDING WORK

3 b.r. dwellinghouse

FLOOR AREA OF PROPOSED WORK

Basement: \_\_\_\_\_

Ground Floor: \_\_\_\_\_

First Floor: \_\_\_\_\_

Others: \_\_\_\_\_

Total: 934 sq ft

PAYABLE ON APPLICATION.

VALUE OF WORK \$ 12,062:00 FEE \$ 48:00

FULL LEGAL DESCRIPTION OF SECTION (as appears on either rate demand or title deeds)

46 HARBOUR VIEW RD. TITIRANGI 7

LOT 36 ✓ D.P. 40976

BUILDING RESEARCH ACT 1969 Levy on Buildings Valued at \$3,000 or over

Amount of Levy \$6:50

Receipt No. 60864 ✓

Date 31.7.73

VALUATION ROLL NO. 3370/426/

NAME OF PREVIOUS OWNER OF SECTION HILL

AREA OF SECTION 32 p Acre(s) FRONTAGE 52'10" Feet

ROAD NAME 46 HARBOUR VIEW ROAD LOCALITY TITIRANGI

IMPORTANT — SEE INSTRUCTIONS ON PAGE FOUR

REMARKS: 1. WC \$35.25 Rec: 60866 31.7.73

~~Change of plans to consist of plumbing drainage to be arranged on job with Inspector~~

Permit Issued Subject to the Following Conditions

Approved by [Signature] Building Inspector 9/8/73 Date

Approved by [Signature] Plumbing/Drainage Inspector 7-8-73 Date

Approved by [Signature] Health Inspector [Signature] Date

Town Planning Zoning [Signature] Town Planning Officer [Signature] Date

Building Permit Fee \$ 48.00 Receipt No. 60865 Date 31.7.73

Road Damage Deposit Fee \$ 10.00 Receipt No. 60862 Date 31.7.73

Road Damage Deposit Refund \$ 40 To Bdr Date 17 APR 1974

Cost of Vehicular Crossing \$ 85.00 60863 Date 31.7.73

Electricity Transmission Lines: Present/Not Present over property\* Location of ARA or NSDB Trunk Sewers Checked — Release/Hold\*

\*Delete not applicable. Initials \_\_\_\_\_ Date \_\_\_\_\_

PLEASE REFER TO INSTRUCTIONS ON PAGE FOUR

# SPECIFICATION TO BE COMPLETED BELOW FOR MINOR BUILDINGS ONLY

(Full specifications are required for all other work)

## FOUNDATIONS

If solid concrete. Size of footings ..... Walls ..... Reinforcing .....

If concrete blocks. Size ..... Spacing .....

N.B. All blocks must be at least 12" in to ground and set on a 12" x 12" x 4" concrete pad.

## FRAMING

	Size	Spacing	Span	Timber
Jack Studs	.....	.....	.....	.....
Bearer Plates	.....	.....	.....	.....
Floor Joists	.....	.....	.....	.....
Outer Studs	.....	.....	.....	.....
Inner Studs	.....	.....	.....	.....
Ceiling Joists	.....	.....	.....	.....
Bottom Plates	Size .....			Top Plates. Size .....
Noggins	Size .....		Number of rows of noggins .....	

N.B. (a) Minimum stud height for dwellings is eight feet.  
(b) Top window trimmers must be checked  $\frac{1}{2}$ " or otherwise supported.

## ROOF

Covering ..... Ridges. Size ..... Purlins. Size .....

Sarking. Size ..... Under Purlins .....

	Size	Spacing	Span	Timber
Rafters	.....	.....	.....	.....

## MISCELLANEOUS

Flooring. Size ..... Exterior Sheathing .....

Inside Lining .....

Is any second-hand material to be used in the proposed construction? ..... If YES, then a separate application must accompany this form.

## SANITATION

Privy Type ..... e.g. water closet, chemical pan or night soil?

N.B. If chemical pan or night soil pan, the privy building must be at least 15' away from dwelling.

### LOCALITY SKETCH TO SHOW LOCATION OF BUILDING SITE

### DRAINAGE AND PLUMBING

All drainage and plumbing must be carried out by registered tradesmen. If it is intended to install a septic tank, now or in the future, the site must be inspected by the Health Inspector before building is commenced.

IT IS MOST IMPORTANT that buildings should not be occupied before complete plumbing and drainage systems have been installed and officially approved.

# KEITH HAY HOMES LTD.

Head Office: 73 CARR ROAD, MOUNT ROSKILL, AUCKLAND 4.  
P.O. BOX 27078, MOUNT ROSKILL, TELEPHONE 699-199

## BRANCHES ALSO AT:

KAIKOHE	AVONDALE	TAUPO
WHANGAREI	DRURY	NEW PLYMOUTH
WARKWORTH	HAMILTON	PALMERSTON NO
NORTH SHORE	ROTORUA	CHRISTCHURCH

OWNER: .. MISS. K. Hill .....

SIGNED KEITH HAY HOMES LTD: p.p. [Signature] .....

## SPECIFICATION:

of work done and materials used in the construction of  
"Ready-Built" Homes, designed and built to conform with  
N.Z.S.S.1900 Building Code Standards, by KEITH HAY HOMES LIMITED,  
Building Contractors.

GENERAL: "Ready-Built" Homes are stoutly constructed by thoroughly competent tradesmen, and under the constant supervision of the principals, and to the true intent and meaning of these plans and specifications and to the complete satisfaction of the Local Body and Lending Institution Inspectors.

"Ready-Built" Homes are completed in every detail at the Assembly Yards of the Contractors and are delivered to the Purchaser, level and plumb, on concrete blocks with all necessary jack-studding and bracing to height not exceeding 2'3" from ground to underside of flooring at any point.

All measurements on plan, materials and fittings used and quoted in the following specifications are standard and any deviation from measurements, fittings, furnishings, etc. as scheduled in these Specifications must be by arrangement with the Builders and to the approval of the Local Body concerned.

SITE: Clearing and preparation of the site on which the "Ready-Built" Home is to be placed, is the responsibility of the Purchaser unless arrangements to the contrary are made. The site must be clearly marked with pegs, indicating the position that the building is to be placed. Boundary pegs must also be clearly marked. The Builder will not be responsible for the placing of a building on a wrong section, too near or over a boundary line.

INSURANCES: It is clearly understood that the Builder is fully responsible for any damage to the house during delivery and until the house is fastened to the concrete blocks. It is the Purchaser's liability to arrange Insurance on the building as soon as it is on his property. If the Purchaser so desires, the Builders can make arrangements for Hartford Monarch Insurance Group to take over the Insurance on behalf of the Purchaser.

BUILDING PERMIT: The Building Permit is to be obtained by the Purchaser and lodged at the Office before the building is commenced, with all fees payable by the Purchaser unless contrary to the terms of the contract.

DAMAGE TO PROPERTY: The Contractors cannot be held responsible for any damage to property other than that of careless workmanship. The Builders will, if necessary, adjust doors or windows up to thirty-one days after delivery, at no extra charge.

## ROCK & SUBSTANDARD BEARING GROUND:

No allowance has been made for excavation and removal of rock. Any encountered in excavating for drainage or foundations will be removed at cost plus 10% Contractors margin. No allowance has been made for any extra foundations required by Building or Institution Inspectors should fill or Substandard bearing ground be encountered.



TIMBER SCHEDULE: The Contractors reserve the right to change the timber used in any building, but in all cases these changes will comply with the Local By-Laws. Any change will be subject to an increase or decrease in the price originally quoted, and the Purchaser informed accordingly.

Concrete Pile Foundation. 8"x8" Piles on 12"x12"x4" Concrete Pads as required.			
Jack Studs at 4'6" crs.	B.Ht. Rimu, B.Ht.Matai or T.Pine.		4" x 3"
Jack Stud Block Plates.	" " "		6"x6" x 2"
Sleeper Plates.	" " "		4" x 3"
Floor Joists at 18" crs.	Treated Pine.		6" x 2"
Exterior Framing.	Treated Pine, B.A.R. or D.Fir.		4" x 2"
Braces checked into exterior walls.	" " "		4" x 1"
Dragon Ties 6' return to corner checked in.			4" x 1"
Trimmers to openings.	Treated Pine or B.A.R.	up to 4'6"	4" x 3"
		4'6" to 6'0"	6" x 2"
		6'0" to 8'0"	8" x 2"
		8'0" to 10'0"	8" x 4"
Trimmer Studs:	Opening under 4'6" check ½".		4" x 2"
	Opening over 4'6" double studs.		4" x 2"
	Spiked together, one supporting lintel.		
Trusses at 3'0" crs. Bottom cords.	T.Pine or D.Fir.		4" x 2"
-or-at-4'6"-crs.			
Braces, struts and Hangers.	T.Pine, B.A.R. or D.Fir,		3" x 1"
Rafters at 3'0", 4'0" or 4'6" crs.			6" x 2"
<del>Purlins at 3'0" crs. on edge or flat.</del>	<del>T.Pine, B.A.R. or D.Fir.</del>		<del>3" x 2"</del>
2 x 1½ Battens if Bituminous Metal Tile Roof.			
Internal Framing.	T.Pine, B.A.R. or D.Fir.		3" x 2"
Ceiling Battens at 12" & 18" crs.	T.Pine, B.A.R. or D.Fir.		2" x 1½"
			or 3" x 1½"
Flooring.	¾" High Density Particle Board.		
Laminated Beams, as per plan to N.Z.S.R.34.			

EXTERIOR SHEATHING:

WEATHERBOARDS Treated Hutlock, Rebated. 6" x 1"

HIGHLINE / 9½"/12" WEATHERSIDE - fixed to Manufacturers specifications over Building Paper.

All interior finishing timbers - Untreated Pine Joinery Grade.

Any timbers not mentioned in above schedule are of same class as timbers in similar position.

.....  
For KEITH HAY HOMES LIMITED.

May 1973.



JOINERY:

DOORS, SASHES AND FRAMES: Of materials as previously specified, and as shown on plan.

ALL INTERIOR DOORS: Clean flush type Hardboard doors 7'10"/6'6" x 2'6" to main rooms. 7'10"/6'6" x 2'2" to utility rooms, Wardrobes, Linen, H.W.C., Coats, etc. 7'10" x 1'6", 1'11" or 2'6" hung or sliding as shown on plan.

FRONT AND BACK DOORS: Cedar, Redwood or Tanalised Pine. Obscure Glass.

Front Door: 7'0" x 2'8". 2 Lt.

Back Door: 7'0" x 2'8". 2 Lt.

~~French Doors: as per plan.~~

~~Aluminium Sliders: as per plan.~~

PLUMBING: All plumbing work to be carried out under strict supervision by reputable and registered Contractors. Standard fittings where applicable.

BATHROOM AND W.C.: ~~Stainless steel shower base with Lamiwall lining—selected from standard colour range, and/or~~ Vitrous enamel 5' pressed steel bath. Rickstan 'Marblelustre' vanity top and bowl on wooden unit, ~~or White Porcelain hand basin on brackets,~~ all complete with plug and waste and hot and cold water taps. Water Closet complete with low water cistern, white flexible nylon seat, terminal vent as required, and ready for outflow to sewerage.

LAUNDRY: 22" x 16" single stainless steel seamwelded wash tub with wooden unit. Hot and cold water taps to tub and washing machine.

KITCHEN: 30/40 gallon hot water cylinder to be installed in airing cupboard. Formica sink bench, selected from standard colour range, with Stainless steel bowl central, complete with plug and waste, hot and cold water taps. All hot and cold water run in concealed copper pipe to a point ready to be connected to main supply, P.V.C. pipe may be used for cold water. 1. Hose tap fitted adjacent to back door.

ROOF: (A) ~~Long Run Corrugated Iron roofing to be fitted over building paper supported on galvanised netting. All ridges, valleys, guttering and downpipes in Galvanised Iron, securely fixed ready for outflow to soakholes or drain. All laps of iron to be painted.~~

OR

(B) ~~Bitumous Tiles fitted to manufacturers specifications. Valleys, guttering and downpipes in Galvanised Iron securely fixed ready for outflow to soakholes or drain.~~

PAINTING: All painting work to be carried out under strict supervision, with high grade materials. Exterior and interior colour schemes may be selected by the Purchaser. Generally the paintwork is as follows:-

.....  
For KEITH HAY HOMES LIMITED.

Exterior: ~~Roofing is unpainted. Prime all Weatherboards 1 coat of GENERAL PURPOSE priming before fixing.~~ All other exterior timbers to be primed. Then stop with first grade putty to all nail holes scribes and any defects. Then apply to all exposed woodwork, 1 coat of approved undercoat followed by 1 coat of High Gloss. Galvanised Iron spouting and downpipes to receive 2 coats of Acrylic paint. One coat of sealer to fibrolite wall sheathing, soffit lining and gable ends, followed by one coat of P.V.A. plastic paint.

Interior: Ceilings to bedrooms, hall and lounge, etc. to receive 2 coats of P.V.A. plastic paint. All woodwork to above rooms etc. to receive 3 good coats of paint. Walls to same to receive 2 coats of P.V.A. plastic paint or flat enamel paint, paint to any approved colour.

In lieu of paint to walls in bedroom, hall and lounge, paper will be supplied and fixed to the value of \$2.00 per standard roll. The Purchaser is required to pay travelling time and vehicle hire to site for paperhanger. When papered all plaster joints, etc., to receive 1 coat of sealer.

Doors - all interior hardboard doors to have standard paint finish to selected colours. Paint 3 coats of paint. Interior wardrobes, 1 coat of P.V.A. plastic paint.

Kitchen, Bathroom, Toilet and Laundry walls, ceilings, and inside of cupboard doors, to receive 1 coat of sealer, 1 coat of enamel undercoat, and 1 coat of approved enamel. Interior of all cupboards are unpainted.

ELECTRICIAN: (Note: Owner must requisition for power supply in certain areas).

All electrical work and installations to be executed by reputable and registered Contractors and the following details are standard. All circuits to be run in approved cable. Main switchboard located in back porch or alternate position decided by Contractor and serviced from outside of building. Sub-boards where required are to be located by the Contractor.

TOTAL of lights and power points are as follows:-

Interior ceiling or wall lights. (One to each room). Number: 10

Power Points. (One to each main room, 2 to lounge & kitchen). Number: 9  
T.V. Point to Lounge.

Exterior Lights. (One to front and rear entrances). Number: 2

Point for Hot Water Service.

Stove wiring for 4 plate supply.

(All lights complete with plain opal shades, except wall lights).

1 Hot Water element of 1000 watts. and thermostat supplied.

1 Full size ATLAS EMBASSY stove.

STANDARD FITTINGS AND FIXTURES SUPPLIED:

KITCHEN: 5'6" Sink Bench Unit, 4 Drawers, 3 Cupboard Doors and chopping board.

Dresser Units with Formica surfaced dresser top.

~~6'0"~~ 4 Hung Doors.

4'6" 3 " "

3'0" 2 " "

*Lawe*

For KEITH HAY HOMES LIMITED.

Top Cupboards.									
<del>6'0"</del>	<del>4</del>	Hung	Doors	&	2	Hardboard	sliding	doors	below.
4'6"	3	"	"	"	"	"	"	"	"
<del>3'0"</del>	<del>2</del>	"	"	"	"	"	"	"	"
2'3"	2	"	"	"	"	"	"	"	"
Floor-to-ceiling Fly-proof Safe. <del>3</del> Doors.									
"	"	"	Airing	Cupboard.	1	"			
"	"	"	Broom	"	<del>1</del>	"			
"	"	"	Pantry	"	<del>1</del>	"			

BATHROOM: Built-in Shaving Cabinet with mirror and accessory shelves, toilet roll fixture, towel rail, soap recesso, tooth brush rack, 3'0"/2'6" wooden unit with Rickstan 'Marblelustre' top.

LAUNDRY: Wash tub with cupboard under, built-in ironing board where possible. Soap recesso over tub.

SUNDRY: Nightlatch to front door.  
 Lockset to back door.  
 Lockset to french doors.  
 Latchsets to interior doors.  
 Awning windows with C.P. catches.  
 1½" C.P. concave type handles to wardrobes and cupboard doors where applicable.

BASE SHEATHING: Base of dwelling to be sheathed with 3/16" or ¼" flat asbestos cement sheets suitably battened at joints and corners. Fibrolite unpainted. Adequate ventilation to sub-floor.

STEPS: Pre-cast concrete steps fitted to <sup>front</sup> front/back door.  
 Wooden steps to ~~front~~/back door.

HANDRAILS: N/A.

LANDINGS/DECKS: N/A.

WASTE PIPES: Carry waste pipes from fittings to gulley traps with all necessary fittings, etc. to conform to any governing regulations or by-laws.

WATER CONNECTION: Run feeder supply from main supply in ½" copper or alkathene tube.

WATER SUPPLY: Town -

DRAINAGE: Install complete sanitary and stormwater drainage system in accordance with best trade practice to the satisfaction of any governing authority.

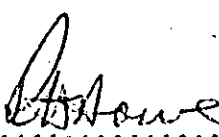
*R. Howe*  
 .....  
 For KEITH HAY HOMES LIMITED.  
 May 1973.

PAGE SEVEN.

ELECTRICAL MAINS: Electrical mains connected from switchboard to power point of entry on House. Overhead power connection from pole to point on House to a maximum distance of 60'. No allowance for underground mains.

HEATING: N/A .

FLOOR SANDING: At completion all floors to be treated with electric sanding machine with a standard cut.

  
.....  
For KEITH HAY HOMES LIMITED.

May 1973.