

22 July 2010

LAND INFORMATION MEMORANDUM

35 Coles Crescent
Private Bag 7
Papakura,
New Zealand
Telephone: (09) 295 1300
Facsimile: (09) 298 1906
www.papakura.govt.nz

APPLICANT: James Buchan
7B Trentham Road
Papakura

PROPERTY ADDRESS: Flat 1 / 11 Clevedon Road
Papakura

VALUATION REFERENCE: 35020/23600A

LEGAL DESCRIPTION: FLAT 1 DP 92363-1/2 INT IN 1075 M2 BEING LOT 6 DP
34905

This Land Information Memorandum contains only information held by Council required to be provided by section 44A of the Local Government Official Information and Meetings Act 1987. Other information relating to the property may exist and the applicant should undertake further independent investigations. The Council has compiled the information from its records and in preparing the Memorandum has not inspected the property. In providing the information, the Council does not guarantee the property is suitable for any particular purpose. The information is provided for the use of the applicant only and is current as at the above date.

1. **Government Valuation**

- a) Land Value: **\$160,000.00**
- b) Capital Value **\$275,000.00**
- c) Date of Valuation: **September 2009**

2. **Papakura District Council Land Rates**

- a) Annual rates levy: **\$1169.80 – 2009/2010 rating year, current years rates not yet struck.**
- b) Rates owing: **See attached Rate Account Summary**

3. **Water Rates**

Refer to: United Water
132 Great South Road, Papakura Telephone 295 0515

4. **Auckland Regional Council Rates**

Refer to: Auckland Regional Council
PO Box 92012, Auckland Telephone 366 2000

5. **Planning**

- a) Zone: **Papakura Operative District Plan zone: Residential 2**
Operative District Plan map showing the different zones in the vicinity is attached.
- b) Relevant application or consent conditions which affect this property
- Flat 2 – Waiver to allow the erection of home unit and carport within the rear boundary requirement approved 14.8.1980.**
- Flats plan approval - 1980**
- c) Public Works/Designations affecting the property or vicinity:
- Designation for Papakura High School is in the vicinity.**
- d) Protected items: **General list of trees to be protected (urban area only) and Guidelines for tree trimming attached.**
- e) Restrictions affecting the property: **Council's bylaws and zoning requirements of the Operative District Plan.**

6. **Requisitions**

- a) Building: **No information known**
- b) Health & Drainage: **No information known**
- c) Other: **No information known**

7. **Services**

For information regarding water supply, wastewater (sewerage), please contact United Water International Ltd, 116 Great South Road Papakura (09 295 0515).

Papakura District Council is aware of three gas suppliers and operators operating within its jurisdictional boundaries. They are the National Gas Corporation, United Networks Ltd and Nova Gas Ltd. You should contact these organisations to determine whether any gas facilities are located on the property and whether these will affect any works or development you intend for the property. You should also contact these organisations prior to carrying out any work on the property.

Power supply: see attached Intramap for the power supplier to this property.

Note: Public services works & contributions may also be required pursuant to the Operative District Plan and as prescribed under the Annual Plan if/when this site is subject to further development.

Potable water supply

- a) Drinking water supplied by networked supplier: **Yes**
(Papakura network supplier is United Water Ltd, see above)
- b) Drinking water supplied by the owner of property: **No information known**
- c) Any known conditions in regard to drinking water supply: **No information known**

8.	<u>Building Permits</u>	<u>Permit No</u>	<u>Building Permit Completed</u>
	Flat 1 – Conservatory Dwelling & garage	38335 216 Permit issued 3.11.1955 completion date not recorded	23.3.1989
	Flat 2 – Conservatory	126350	30.9.1985
	Add bedroom	95680	31.5.1983
	Home unit	48827	31.12.1980
	<u>Building Consents</u>	<u>Consent No.</u>	<u>Code Compliance Certificates Issued</u>
	No information known		<u>Specified life</u> (If less than 50years)

<u>Certificate of Acceptance</u>	<u>Certificate No.</u>	<u>Date issued</u>
No information known		

9. Compliance Schedule

- a) Is any building(s) on the property subject to a Compliance Schedule: **No**
- b) Is there a current Building Warrant of Fitness issued in respect of the Buildings: **No**
- c) On what date is the Building Warrant of Fitness due to expire: **N/A**

10. Swimming/Spa Pools

- a) Does one exist: **No information known.**
- b) Has Council inspected and approved the pool fencing: **N/A**
(pool fencing is to be inspected every 3 years)

11. Special features or characteristics of the land

Flooding: Supporting technical data indicates this property is in a 100 year Flood Hazard Area. Future construction within this area may require Resource Consent and floor level restrictions may apply, due to Section 71 of the Building Act 2004.

Instability: This property is situated within a broad geographical area which is known to contain organic soil. However, records do not definitely confirm the presence or otherwise of organic soil on this property. Any future construction may require foundation investigation and special foundations designed by a suitably qualified Engineer. .

12. Other matters relating to this property.

This property is within the Old Wairoa Road – Clevedon Road Stormwater Catchment area, future development may require specific designed stormwater detention designed by a suitably qualified Engineer

Council is currently undertaking a preliminary Mill Road corridor study that potentially provides for a new north to south route through the Papakura District. For further information contact Papakura District Council Customer Services or visit www.papakura.govt.nz.

If you have any further queries in this regard please contact Papakura District Council Customer Services on phone (09) 295 1300



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TO:

FROM:

RATE ACCOUNT SUMMARY

RID ID **4784**

AS AT **22-Jul-10**

FINANCIAL SUMMARY

Rates per Annum	0.00
Current Balance	0.00 [Includes instalments invoiced to date]
Amount to Clear to 30/06/2011	\$0.00 [Net of available discount]
+Postponed Rates	[Postponed rates to be settled in full upon sale of property]

OWNER DETAILS

6785 Fraser Patricia Keir

PROPERTIES INCLUDED IN THIS STATEMENT

Valuation Ref	DVR ID	Address / Legal Description		
35020 23600	4784	11 F1	Clevedon Rd	PAPAKURA
FLAT 1 DP 92363-1/2 INT IN 1075 M2 BEING LOT 6 DP 34905				

Papakura District Council

Rates/Property Enquiry for RID 4784

For year ended 30 June 2011

CURRENT YEAR RATES NOT YET STRUCK

DVR Data

DVR Id	Valuation Number	Address	Area(ha)	LV	CV	Rateable
4784	35020-23600 A	11 F1 Clevedon Rd, PAPAURA	0.0000	160000	275000	Yes
Legal Desc	FLAT 1 DP 92363-1/2 INT IN 1075 M2 BEING LOT 6 DP 34905					
Improvements	FLAT OBS OI	Cats / Factors	Residential, District Wide			

Levy Details

Code	Levy Description	Rate	Basis	Levied
				0.00

Categories and Factors

DVR Id	4784	35020-23600	11 F1 Clevedon Rd, PAPAURA
			District Wide
			Residential

CT's

DVR Id	4784	35020-23600 A	11 F1 Clevedon Rd, PAPAURA		
Reg No	NA	Volume No	Folio No	Legal Description	
		48D	1068	FLAT 1 DP 92363-1/2 INT IN 1075 M2 BEING LOT 6 DP 34905	

SRA's

Property: 3502023600. Property level report.

Summary

Property 3502023600

Assessments (1) 3502023600A
Addresses (1) 1/11 Clevedon Rd PAPA KURA
Contacts (1) Fraser Patricia Keir



0 10 20 meters

7.0 cm on page at 1: 286

Address Section

Property: 3502023600

Address

1/11 Clevedon Rd PAPA KURA

Contact Section

Property: 3502023600

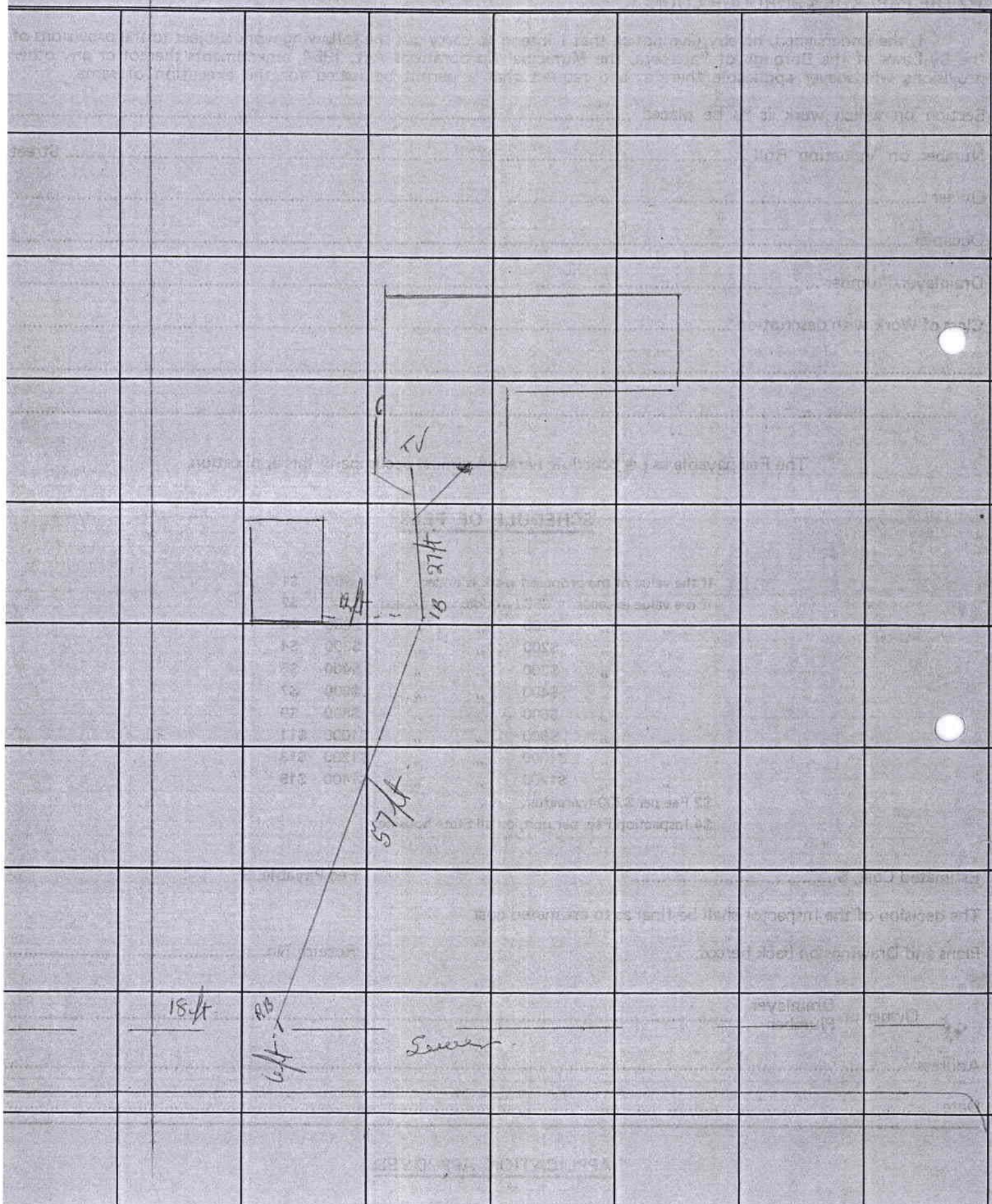
name

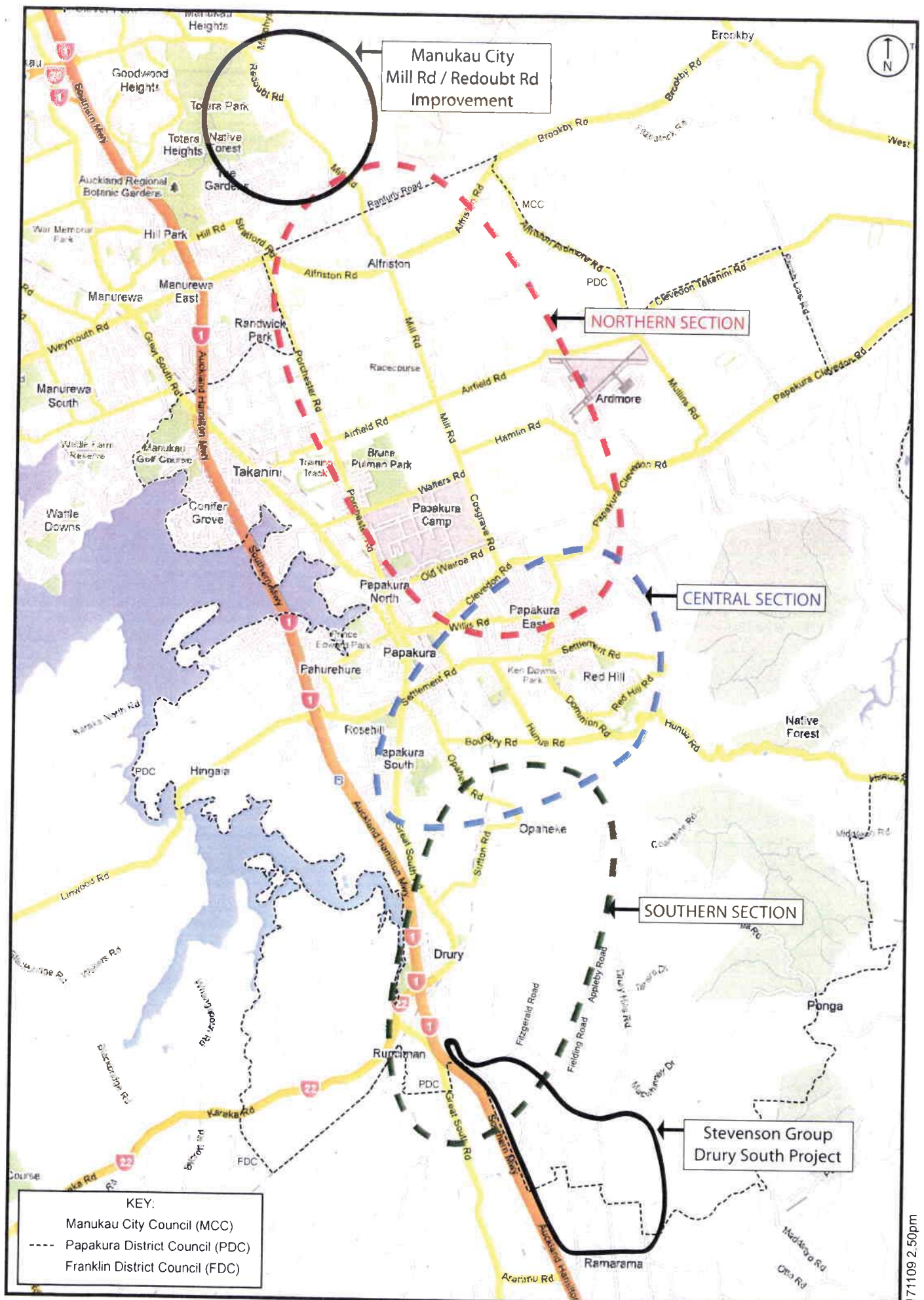
Fraser Patricia Keir

Parcel Section

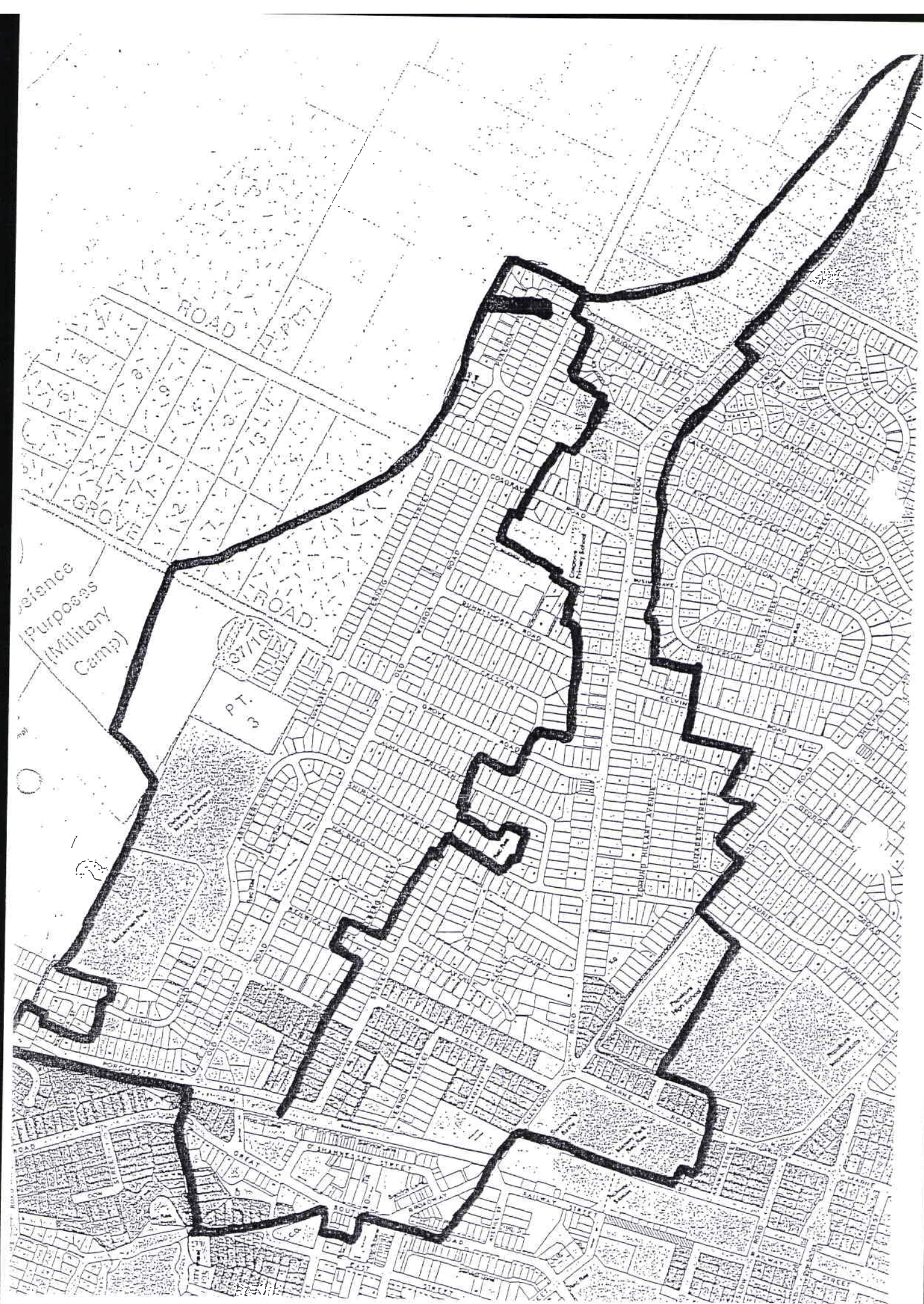
Property: 3502023600

NOTE:—For drainage work a scale plan in ink showing street line, section boundaries, buildings in outline, lines of drains, inspection pipes, etc., must be supplied.





Mill Road Corridor Study Area



SCHEDULE 3E

SPECIES OF TREES TO BE PROTECTED

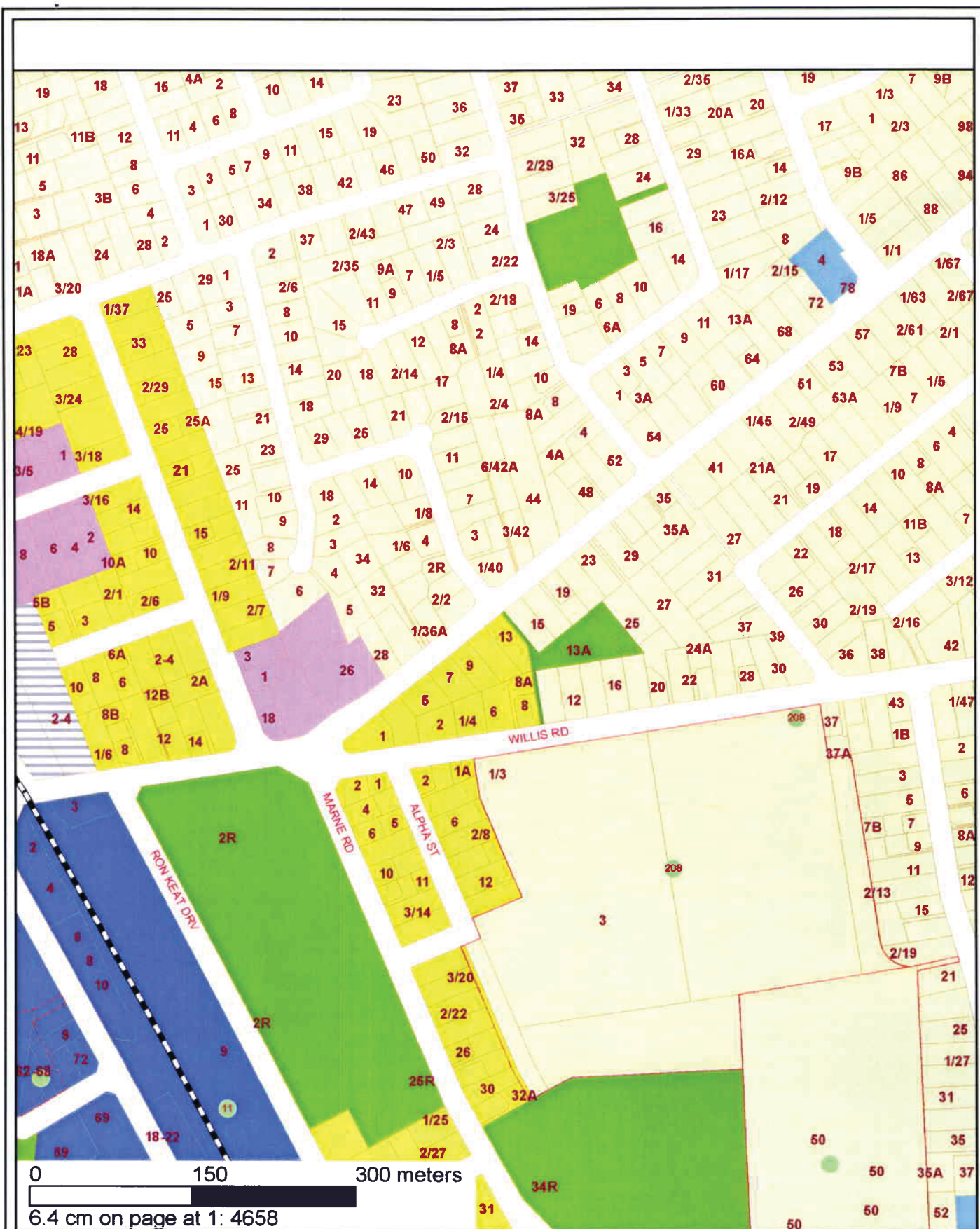
NATIVE TREES

Beech	<i>Nothofagus truncata</i>
Hinau	<i>Elaeocarpus dentatus</i>
Horoeaka (Lancewood)	<i>Pseudopanax crassifolius</i>
Kahikatea	<i>Dacrycarpus dacrydioides</i>
Karaka	<i>Corynocarpus laevigatus</i>
Kauri	<i>Agathis australis</i>
Kohekohe	<i>Dysoxylum spectabile</i>
Kowhai	<i>Sophora microphylla</i>
Maire	<i>Nestegis</i> spp.
Matai	<i>Prumnopitys taxifolia</i>
Miro	<i>Prumnopitys ferrugitea</i>
Pigeonwood	<i>Hedycarya arborea</i>
Pohutukawa	<i>Metrosideros excelsa</i>
Pukatea	<i>Laurelia novae-zelandiae</i>
Puriri	<i>Vitex lucens</i>
Rata	<i>Metrosideros robusta</i>
Rewarewa	<i>Knightia excelsa</i>
Rimu	<i>Dacrydium cupressinum</i>
Tanekaha	<i>Phyllocladus trichomanoides</i>
Taraire	<i>Beilschmiedia tarairi</i>
Tawa	<i>Beilschmiedia tawa</i>
Ti Kouka (cabbage)	<i>Cordyline australis</i>
Titoki	<i>Alectryon excelsus</i>
Toro	<i>Myrsine salicina</i>
Totara	<i>Podocarpus totara</i>
Towhai/tawhero	<i>Weinmannia silvicola</i>

EXOTIC TREES

Sweet Chestnut	<i>Castanea sativa</i>
Atlantic Cedar	<i>Cedrus atlantica</i>
Beech	<i>Fagus sylvatica</i>
Maidenhair Tree	<i>Ginkgo biloba</i>
Walnut	<i>Juglans nigra</i>
Sweet Gum	<i>Liquidambar styraciflua</i>
Tulip	<i>Liriodendron tulipifera</i>
Bull Bay Magnolia	<i>Magnolia grandiflora</i>
	<i>Magnolia campbellii</i>
Plane	<i>Platanus</i> spp.
Oak	<i>Quercus</i> spp.
Variegated Elm	<i>Ulmus carpinifolia</i> 'variegata'
Golden Elm	<i>Ulmus procera</i> 'Louis van Houtte'

All species, sub-species and cultivars of the above native and exotic species shall be taken as read.



PAPAKURA
DISTRICT COUNCIL

DISCLAIMER This plan represents the information held by Council. Verification may be necessary before taking any action, or entering into or exiting from any commitment.

Coordinates are NZGD 2000.
Projection is NZ Transverse
Mercator.

Map produced from Intraparc on:
Thu Jul 22 08:46:16 2010



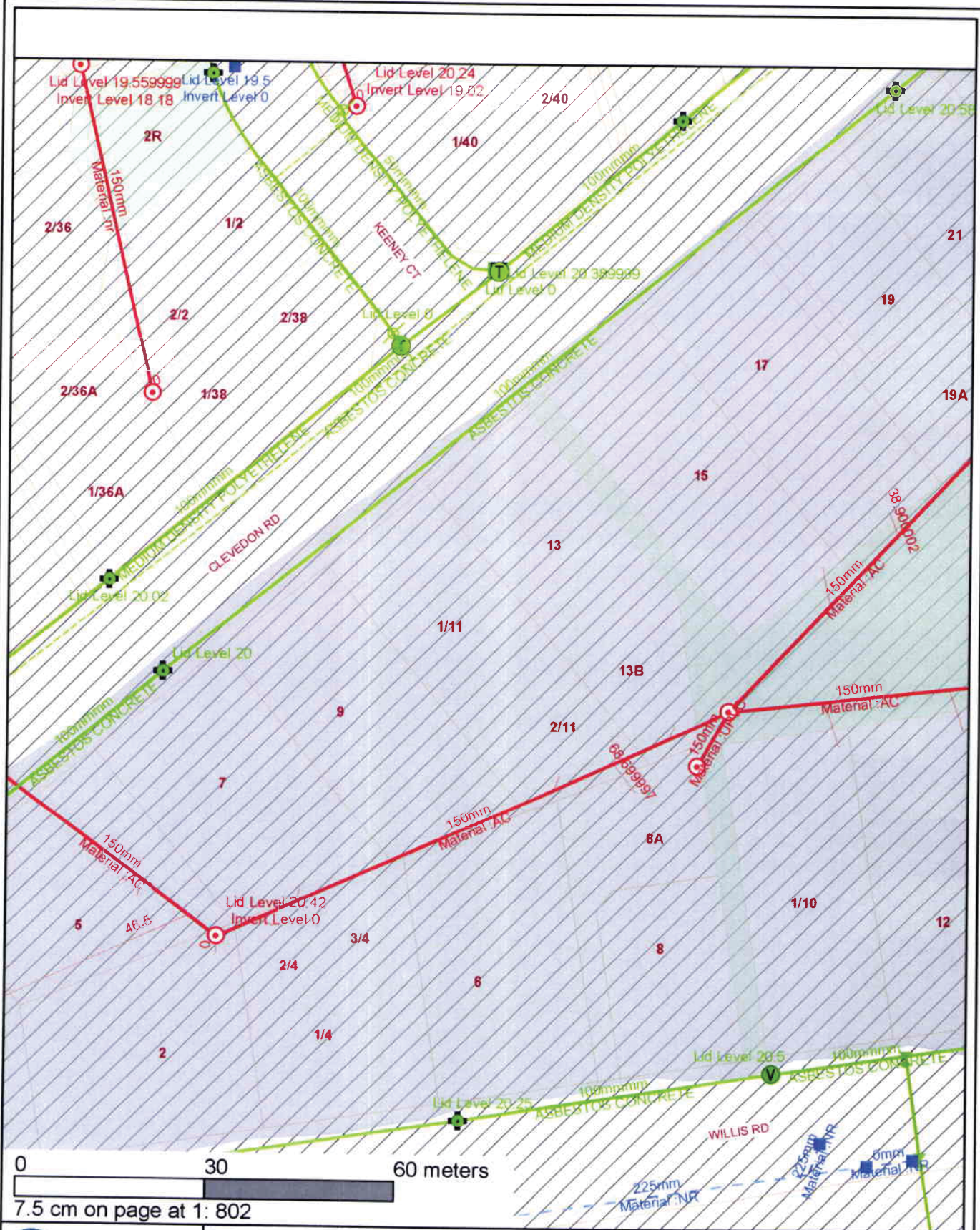
- District Boundary
- Building
- Parcel Boundaries
- Temp 224 Parcels
- Parks Reserves General
- Motorway Boundaries
- Railway Line
- CHI 100m Buffer
- CHI Database
- Road Widening
- Esplanade Reserves
- District Plan Reserves

- Flood**
- High
- Low
- Design Boundary between design 222 and 223
- Private Land - Not Part of any Designation
- Designation Boundary
- Designations
- Aggregate Resource Protection Area
- Quarry Effects Line
- No Build Zone - Ardmore
- Interim Non-Aviation Industrial Uses within Precinct A

- Zone Parcels**
- Ardmore
- Urban Commercial 1
- Urban Commercial 2
- Urban Commercial 3
- Urban Commercial 4
- Urban Industrial 1
- Urban Industrial 2
- Urban Industrial 3
- Urban Industrial 4
- Urban Residential 1
- Urban Residential 2

- Urban Residential 3
- Residential 3 Ridgeline
- Urban Residential 4
- Urban Residential 5
- Urban Residential 6
- Urban Residential 7
- Urban Residential 8
- Residential 9
- Urban Community Services
- Urban Special Purpose 1
- Urban Special Purpose 2
- Special Purpose and Recreation Zone

- Mixed Use 1
- Quarry
- Rural Papakura
- Rural Takanini - Drury
- Rural Papakura (Hill Subdivision Area)
- Rural Papakura (Drury Subdivision Area)
- Rural Residential
- Nature Conservation Area
- Karaka Centre
- Hingaia Education Zone
- Schedule Items**
- Rural
- Urban



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Coordinates are NZGD 2000. Projection is NZ Transverse Mercator.

Map produced from Intraparc on: Thu Jul 22 08:41:09 2010

- District Boundary
- Railway Line
- Parks & Reserves
- Building
- Kerb Lines
- Railway Line
- Parcel Boundaries
- Temp 224 Parcels
- 1 Metre Contours
- 5 Metre Contours
- Organic Soils
- Protected Areas

- Sewer**
- WSL Sewer Pump Station
- WSL Sewer Pipes
- WSL Sewer Manholes
- Sewer Connections
- Rising Main
- Sewer Main
- Private Pipe
- Abandoned
- Blank Cap
- Air Valve
- Chamber
- Lamp Pole
- Pump Station
- Vent
- Not Found / Unknown
- Join
- Inlet / Outlet
- Manhole

- Water**
- WSL Water Chambers
- WSL Water Pump Station
- WSL Water Meter
- WSL Water Pipes
- Water Connections
- Water Main
- Abandoned
- T Junction
- Blank Cap

- Hydrant
- Reducer
- Bulk Meter
- Valve
- Sluice Valve
- Air Valve
- Fire Service Valve
- Foot Valve
- Shut Valve
- Scour Valve
- Chamber

- Pump Station
- Not Found
- Stormwater**
- SW Connections
- SW Main
- Cesspit Lead
- Drain / Watercourse
- Private Pipe
- Abandoned Main
- Culverts
- SW Detention Ponds
- Recharge Pit

- MH Precast
- MH Formed In-Situ
- Cesspit
- Double Cesspit
- Chamber
- Inlet/Outlet
- Lamp Pole
- Soakhole
- Blank Cap
- Join

1/11 Clevedon Road




PAPAKURA
DISTRICT COUNCIL













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-  District Boundary
 Railway Line
 Parks & Reserves
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 Parcel Boundaries
 Temp 224 Parcels
 CHI 100m Buffer
 1 Metre Contours
 5 Metre Contours
 Organic Soils
 Protected Areas

- Sewer**
- | | | | |
|---|------------------------|---|--------------|
|  | WSL Sewer Pump Station |  | Pump Station |
|  | WSL Sewer Pipes |  | Vent |
|  | WSL Sewer Manholes |  | Not a Sewer |
|  | Sewer Connections |  | Unknown |
|  | Rising Main |  | Join |
|  | Sewer Main |  | Inlet |
|  | Private Pipe |  | Outlet |
|  | Abandoned |  | Manhole |
|  | Blank Cap | | |
|  | Air Valve | | |
|  | Chamber | | |
|  | Lampole | | |

-  Overflow Chamber
 -  Scoria Chamber
 -  Storage Chamber
- Water**
-  WSL Water Chambers
 -  WSL Water Pump Station
 -  WSL Water Meter
 -  WSL Water Pipes
 -  Water Connections
 -  Water Main
 -  Abandoned
 -  T Junction
 -  Blank cap

-  Hydrant
-  Reducer
-  Bulk Meter
-  Valve
-  Sluice Valve
-  Air Valve
-  Fire Service Valve
-  Peat Valve
-  Shut Valve
-  Scour Valve
-  Chamber

-  Pump Station
-  Not Found
- Stormwater**
 -  SW Connections
 -  SW Main
 -  Cesspit Lead
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 -  Culverts
 -  SW Detention Pond
 -  Recharge Pit

- | | |
|--|-------------------|
| | MH Precast |
| | MH Formed In-Situ |
| | Cesspit |
| | Double Cesspit |
| | Chamber |
| | Inlet/Outlet |
| | Lamphole |
| | Soakhole |
| | Blank Cap |
| | Join |

4.10 RESIDENTIAL 2 ZONE

4.10.1 INTRODUCTION

This zone enables the establishment of more intensive residential activities as well as a limited range of non-residential activities within close proximity to the Central Business Area.

4.10.2 OVERVIEW

The Residential 2 Zone covers selected areas of Central Papakura adjacent to the Central Business Area. It includes some of the established parts of Central Papakura and is close to principal transport facilities.

The zone is comprised of single family homes and a range of medium-intensity residential activities such as multi-unit developments, travellers' accommodation, boarding houses and private hospitals. Extensive multi-unit development has occurred in recent years with many sites being re-developed.

The principal objective of the provisions for these areas is to retain the existing quality of amenities while enabling a range of non-residential activities. Accordingly, all activities are subject to rules which are aimed at achieving the principal objective.

4.10.3 RESOURCE MANAGEMENT ISSUES

- The retention and enhancement of local environmental qualities and amenity.
- The establishment of a range of residential activities.
- The provision of a limited range of non-residential activities.

4.10.4 RESOURCE MANAGEMENT STRATEGY

The resource management strategy for this zone is:

- to enable a wide range of residential activities of differing intensities and a limited range of non-residential activities to develop subject to controls on environmental effects.

4.10.5 OUTCOMES

The outcome of this strategy is expected to be the retention of good quality residential environments which also include some non-residential activities.

4.10.6 OBJECTIVES AND POLICIES

Objective

4.10.6.1 *To provide for residential development of varying intensities.*

Policies

4.10.6.1.1 To enable a range of intensity of residential activities.

4.10.6.1.2 To enable the establishment of higher density multiple household units (Apartment building only) in the Central Area (refer to Part 10 of Section One).

Objective

4.10.6.2 *To enable residential activities which maintain neighbourhood amenities and local environmental quality.*

Policies

4.10.6.2.1 To control the density of development in order to preserve amenity and retain an open urban landscape.

4.10.6.2.1 To enable the establishment of a range of housing types which do not compromise environmental quality.

Objective

4.10.6.3 *To enable the establishment of a limited range of non-residential activities.*

Policies

4.10.6.3.1 To enable non-residential activities which are complementary yet subordinate to residential activities.

4.10.6.3.2 To enable non-residential activities which meet performance standards aimed at retaining and enhancing residential environments.

4.10.7 EXPLANATION

The Residential 2 Zone is adjacent to the Central Business Area of Papakura. In recognition of this, the objectives and policies for the zone are designed to allow a range of more intensive, yet residentially-based, activities.

4.10.8 RULES

4.10.8.1 Permitted Activities

Any activity shall be regarded as a permitted activity where it meets the performance standards set out below.

1. Use of Buildings

No building shall be used for other than residential activities or home enterprises. Household units shall be limited to two per lot.

2. Bulk and Location

Maximum height	buildings	9 metres
	accessory buildings	4 metres

Height in relation to boundary

No part of any building shall exceed a height of 2 metres plus the shortest horizontal distance between that part of the building and the nearest lot boundary, provided that

- i) the height shall be measured from the ground level at the point on the lot boundary to which the measurement is taken;
- ii) this rule shall not apply to the apex of the gable ends of a roof (including dormers) being no more than 1 m² in area; and
- iii) the height of 2 metres may be increased to 2.7 metres for a length of 8 metres on a side and/or rear boundary where the consent of the adjoining owner is obtained.
- iv) Where a point on the boundary immediately adjoins an Entrance Strip, Access Lot or a Council Pedestrian Access way, the further lot boundary of that Entrance Strip, Access Lot or Council Pedestrian Access way may be deemed to be the nearest boundary for the purposes of this rule.
- v) No account shall be taken of radio and television aerials, solar heating devices and chimneys not exceeding 1.1m in any horizontal direction.

Front yard arterial/principal roads: (refer Schedule 11A) 10 metres
all other roads: 3 metres

Side yards one of 3 metres

Rear yards 1.2 metres

All yards, rear sites 3 metres; provided that the yard of 3 metres may be reduced to 1.2 metres for a maximum length of 8 metres of a side and/or rear boundary where the consent of the adjoining owner is obtained

Coastal protection yard 25 metres from Mean High Water Spring Tide

Site coverage Building coverage: 40%
Access drives, manoeuvring areas, carparking (not covered by buildings), or other sealed surfaces shall not exceed 25% of net lot area

Density/

delineated area	A delineated area of at least 350m ² shall be provided for each household unit. Such delineated area shall be shown on plans submitted to the Council in support of a building consent. It shall be retained for the exclusive use of the occupier and comprise the household unit, required parking, private open space and service court but no common driveway or manoeuvring area.
Private open space	75 m ² and no less than 45% to be north-facing and capable of containing a shape factor of one circle with a diameter of 6 metres.
Service court	10m ²
Landscaping	2 metres between buildings; not less than 30% of the lot to be laid out in grass and plantings including trees
Carparking	For every household unit suitable parking for one motor vehicle plus an additional visitor space shall be provided on site.
Access way	For every household unit an access way of minimum overall width in accordance with Schedule 9A shall be provided.

3. Glare

- (a) At no time between the hours of 0700 and 2200 shall any outdoor lighting be used in a manner that causes an added illuminance in excess of 125 lux measured horizontally or vertically at any point 2 metres within the boundary of any adjoining site which is zoned Residential.
- (b) At no time between the hours of 2200 and 0700 shall any outdoor lighting be used in a manner that the use of such lighting causes:
 - an added illuminance in excess of 10 lux measured horizontally or vertically at any window of an adjoining building within a Residential Zone;
 - an added illuminance in excess of 20 lux measured horizontally or vertically at any point along any adjacent boundary of any adjacent land used for residential purposes, except for those in the Business Zones.
- (c) Where measurement of any added illuminance cannot be made because any person refuses to turn off outdoor lighting, measurements may be made in locations of a similar nature which are not affected by such outdoor lighting. These measurements may be used to determine the added luminance, if any, of such outdoor lighting.
- (d) The outdoor lighting on any site adjoining any site zoned Residential or adjacent to land in which there is a residential activity shall be so selected, located, aimed, adjusted and screened as to ensure that glare resulting from the lighting does not cause a significant level of discomfort to any occupants of the residential sites.

4. Noise

The following noise controls apply to limit the effect of any noise generated.

- (i) The noise level (L10) as measured at or within the boundary of any residentially zoned site (other than the site from which the noise is emanating) shall not exceed the following limits:

Monday to Friday	0700 – 1800 hours	45dBA
Saturday	0800 – 1200 hours	45dBA

At all other times including Sundays and public holidays 40dBA

- (ii) The noise levels shall be measured and assessed in accordance with the requirements of NZS 6801: 1991 Measurement of Sound and NZS 6802 1991 Assessment of Environmental Sound.
- (iii) The noise shall be measured by a sound level meter complying with the International Standard IEC 651 (1979): Sound Level Meters, Type 1.

Should Council adopt instruments or standards that supersede these then they will be used in place of the standards.

Notwithstanding the noise standards stated above, the Council reserves the power conferred on it under the relevant section of the Resource Management Act 1991 and the Health Act 1956 to control any noise which has become an objectionable element of nuisance.

4.10.8.2 A. Controlled Activities

The following activity shall be regarded as a controlled activity where it meets the performance standards set out below.

- Multiple Household Units (Apartment building only) within the Central Area (refer to Part 10 of Section One).

1. Use of Buildings

No building shall be used for other than household units at a density of 1 household unit per 150sqm of site area.

2. Bulk and Location

Maximum height: 12 metres

Height in relation to boundary: No part of any building shall exceed a height of 2 metres plus the shortest horizontal distance between that part of the building and the nearest lot boundary, *provided that*

- i) the height shall be measured from the ground at the point on the lot boundary to which the measurement is taken;

- ii) this rule shall not apply to the apex of the gable ends of a roof (including dormers) being no more than 1sqm in area.
- iii) the height of 2 metres may be increased to 2.7 metres for a length of 8 metres on a side and/or rear boundary where the consent of the adjoining owner is obtained.

Front yard:

- i) 6 metres arterial/principal roads: (refer Schedule 11A)
3 metres all other roads
- ii) at least 50% should be landscaped.

All yards, Front/Rear sites: 3 metres

Site coverage:

Building coverage: 45%

Access drives, manoeuvring areas, carparking (not covered by buildings), or other sealed surfaces shall not exceed 25% of net lot area.

Private Open Space:

For household units at ground level

- i. An area at ground level of 40sqm and a minimum width of 3 metres which has convenient access from a living room and subject to the following:
 - Adjoining private open spaces are to be screened by screen fencing to be constructed of permanent materials to a height of not less than 1.6 metres or more than 1.8 metres above ground level.
 - One specimen tree should be provided for each private open space;

For household units not at ground level

- ii. A balcony with an area of 10sqm and a minimum width of 2.5m which has a convenient access from a living room.

Carparking, access and On-site Manoeuvring:

- i. Provision shall be made for carparking and on-site manoeuvring of vehicles subject to the dimension requirements of Rule 15.8.13.
- ii. One covered carparking (covered garage) for every household unit and one uncovered visitor carparking for every 2 household units shall be provided on site.

Storage:

Each covered carparking (enclosed garage) shall include an area of 7.5sqm for storage purposes.

3. Glare

Refer to 4.10.8.1 Permitted Activities 3. Glare (a), (b), (c), (d).

4. Noise:

- i. Noise control between Sites - Refer to 4.10.8.1 Permitted Activities 4. Noise (i), (ii), (iii).

- ii. Noise control between Units - An acoustic design certificate shall demonstrate that the unit has been designed in such a manner as to comply with the following internal noise levels (L10):

Bedrooms	35dBA
Habitable Rooms	45dBA

B. Matters for Discretion

1. Council has restricted the exercise of its discretion for the above controlled activity to the following matters and may impose conditions in relation to these (refer to 4.16.4.2 for criteria):

- Building position and orientation
- Interface with adjoining sites and road
- Private Outdoor Spaces
- Parking, Access and On-site manoeuvring
- Landscaping

2. A Controlled Activity which infringes one or more of the stated performance standards is a Discretionary Activity.

Council has restricted the exercise of its discretion to the extent of the infringed standard and its specific effects with reference to the Assessment Criteria contained in 4.16.4.2.

4.10.8.3

Discretionary Activities

Any residential activity which meets the performance standards set out below shall be deemed to be a discretionary activity for which a resource consent must be obtained.

Other activities as specified in Rule 4.16.4.2 shall be deemed to be discretionary activities for which a resource consent must be obtained. In assessing such discretionary activity resource consent applications, the Council will use the performance criteria set out below and those in Rule 4.16.4.2 as a guide.

1. Use of Buildings

No building providing for residential activities shall be used for more than 10 household units or provide accommodation for more than 10 people subject to common management or custodial arrangements.

Buildings to be used for Community Facilities, Entertainment Facilities, Educational Facilities or Hospitals and other Residential Medical Facilities shall be limited to accommodating no more than 100 persons.

2. Bulk and Location

Maximum height	buildings	9 metres
	accessory buildings	4 metres

Height in relation to

boundary	<p>No part of any building shall exceed a height of 2 metres plus the shortest horizontal distance between that part of the building and the nearest lot boundary, <i>provided that</i></p> <ul style="list-style-type: none"> i) the height shall be measured from the ground level at the point on the lot boundary to which the measurement is taken; ii) this rule shall not apply to the apex of the gable ends of a roof (including dormers) being no more than 1 m² in area; and iii) the height of 2 metres may be increased to 2.7 metres for a length of 8 metres on a side and/or rear boundary where the consent of the adjoining owner is obtained. iv) Where a point on the boundary immediately adjoins an Entrance Strip, Access Lot or a Council Pedestrian Access way, the further lot boundary of that Entrance Strip, Access Lot or Council Pedestrian Access way may be deemed to be the nearest boundary for the purposes of this rule. v) No account shall be taken of radio and television aerials, solar heating devices and chimneys not exceeding 1.1m in any horizontal direction.
Front yard	<p>arterial/principal roads: (refer Schedule 11A) 10 metres</p> <p>all other roads: 3 metres</p>
Side yards	one of 1.2 metres
Rear yards	1.2 metres
All yards, rear sites	3 metres; provided that the yard of 3 metres may be reduced to 1.2 metres for a maximum length of 8 metres of a side and/or rear boundary where the consent of the adjoining owner is obtained
Coastal protection yard	25 metres from Mean High Water Spring Tide
Site coverage	<p>Building coverage: 40%</p> <p>Access drives, manoeuvring areas, carparking (not covered by buildings), or other sealed surfaces shall not exceed 25% of net lot area</p>
Private open space/ outdoor living court	75 m ² and no less than 20% to be north facing
Service court	20 m ²
Landscaping	2 metres between buildings; not less than 30% over lot to be laid out in grass and plantings.

- Where there are three or more household units on a lot, a landscape plan in accordance with Rule 13.8 of this Plan shall be submitted. The plan shall make provision for at least one specimen tree for each household unit with additional landscaping as is appropriate for the lot.
- Screening
- Where two units are provided on a lot, the private open space and service courts are to be screened by screen fencing to be constructed of permanent materials to a height of not less than 1.5 metres not more than 2 metres above ground level.
- A well-maintained hedge of not less than 1.5 metres constitutes a screen fence for the purposes of this rule. Such screen fencing shall apply in respect to any common access way, adjacent ~~units~~ or public place.
- Carparking
- For every household unit suitable parking for one motor vehicle plus an additional visitor space shall be provided on site.
- For all other activities, sufficient parking shall be provided to ensure that the ratio of on-site to off-site parking is not less than 10:1.
- Access way
- For every household unit an access way of minimum overall width of three metres with a minimum impermeable surface of two strips each having a width no less than 600mm shall be provided.

3. Glare

- (a) Any operation or activity on residential lots shall be conducted so that direct or indirect illumination measures not more than 8 lux (lumens per square metre) on residential boundaries.

Glare shall be measured on an instrument meeting the requirements of NZ Standards Institute CP 22 (1962) and amendments.

Should the Council adopt instruments or standards that supersede these then they will be used in place of the Standards above.

- (b) All outdoor lighting shall be directed away from adjoining residential properties.

4. Noise

The following noise controls apply to limit the effect of any noise generated.

- (i) The noise level (L10) as measured at or within the boundary of any residentially zoned site (other than the site from which the noise is emanating) shall not exceed the following limits:

Monday to Friday	0700 – 1800 hours	45dBA
Saturday	0800 – 1200 hours	45dBA

At all other times including Sundays and
public holidays 40dBA

- (iii) The noise levels shall be measured and assessed in accordance with the requirements of NZS 6801: 1991 Measurement of Sound and NZS 6802 1991 Assessment of Environmental Sound.
- (iii) The noise shall be measured by a sound level meter complying with the International Standard IEC 651 (1979): Sound Level Meters, Type 1.

Should the Council adopt instruments or standards that supersede these then they will be used in place of the standards.

Notwithstanding the noise standards stated above, the Council reserves the power conferred on it under the relevant section of the Resource Management Act 1991 and the Health Act 1956 to control any noise which has become an objectionable element of nuisance.

Phone: 2784089ADD/CONVERT/ERECT: A CONSERVATORYDate: 17-10- 1988

OTHER: _____

at 1/11 CLEVEDON RDfor MRS WALLIS (Owner)of 11 CLEVEDON RD

(state present address)

according to site plan, floor plan (which must show positions of all Sanitary fittings, foundation plan, elevations, cross sections and specifications), DEPOSITED HERewith IN DUPLICATE.

Frontage 20.00 m Depth 50.10 m Area 1002 haPARTICULARS OF LAND: Valuation No. 35020/236A Lot No. 6 D.P. 34905

N.B. The above particulars are shown on Valuation Notices and Rate Demands.

NATURE OF GROUND CLAYFoundation EXIST. CONCRETE DECK Area of Ground Floor 7.79 m²Foundation Walls _____ Area of 1st Floor _____ m²Walls ALUMINIUM & GLASS Area of 2nd Floor _____ m²of ALUMINIUM & POLYCARB Area of outbuildings _____ m²TOTAL: 7.79 m²N.B. Has an approved Vehicle Crossing been installed: YES/~~NO~~

ESTIMATED VALUES:

Building \$4500.00

Plumbing \$.00

Drainage \$.00

Levy

\$ 4500.00

=====

Plan Review Fee \$

Fees \$ 112.00

Fees \$

Fees \$

Fees \$

\$ 112.00

=====

Plan Review Receipt No.

And Date.

B/F \$.

W. Connection \$.

Private Crossing \$.

Damage Deposit \$.

\$.

=====

State clearly purpose for which every part of building or outbuilding is to be used or occupied (describing separately each part intended for use or occupation for a separate purpose) CONSERVATORY

Signature of Applicant Delmar HuntBuilder/~~Owner~~Name and Address of Builder NU STYLE WINDOWS. P.O. BOX 23350 PAPATOETOE.

Site plan to show road frontage and positions of all existing buildings on the property. Proposed Building(s) to be shown in RED (or other distinctive colour). Existing building(s) in BLACK. Distance of building from all boundaries to be clearly shown in figured measurements. NORTH point to be shown. The position of the sewer connection and any sewer drain, or stormwater drain passing through the property must be shown clearly and accurately in relation to the proposed siting of the building.

(FOR OFFICE USE ONLY)

This application is approved by:-

PERMIT NO. .

ISSUED ON

DATE

Building Insp. [Signature] 28/10/88Health Insp. [Signature] 28/10/88T. Planning [Signature] 28/10/88

Engineer _____

Building Receipt No. 21461 28-10-

Crossing Receipt No. _____

Connection Receipt No. _____

Damage Dep. Receipt No. _____

G038355
31/10/88