

Information Services

15 Sep 2014

Palmer Theron Solicitors

Fax – Corporate Information: 262 8911

By Email

bmaynard@palmertheron.co.nz

0000

In your reply please quote:

LIM: 121283

PRN: H203084

EMAIL: lims@aucklandcouncil.govt.nz

LAND INFORMATION MEMORANDUM

For the attention of: Palmer Theron Solicitors

Property at: 16 Turnberry Drv
Wattle Downs

Client Name: MUT812/3

This Land Information Memorandum has been prepared for the purposes of Section 44A of the Local Government Official Information and Meetings Act 1987, and contains all the information known to the Manukau City Council to be relevant to the land as described in Subsection (2). It is based on a search of Council records only and there may be other information relating to the land which is unknown to the Council. The records may not show illegal or unauthorised building works on the property.

The Council has not undertaken an inspection of the land or any building on it for the purpose of preparing this LIM. The applicant is solely responsible for ensuring that the land is suitable for a particular purpose. Please consult Council if you have any questions.

There are no known requisitions or restrictions on this property except those listed in this report. Council, however, reserves the right to serve requisitions whenever found necessary.

Council will, upon request, provide additional information and inspections on the above property. There will generally be an additional fee payable, based on the amount of time required to provide the requested information.



LAND INFORMATION MEMORANDUM

Issued pursuant to Section 44A

Local Government Official Information and Meetings Act 1987

Date Issued: 15 Sep 2014

LIM No. 121283

Holding Number:H203084

Owner: MUTCH STEVEN JOHN
RAINBOW DANIELLE ELLEN
Property Address: 16 TURNBERRY DRV WATTLE DOWNS
Legal Description: LOT 50 DP 335872
Area: 596 Sq Metres
Planning Map: 31D

SECTION 1: MANDATORY INFORMATION

s44A(2)(a) Information Identifying Each (If Any) Special Feature or Characteristic of the Land

Register	LIR Number	Comments
C.6084	LIR_00071136	NO BUILDING SHALL BE PERMITTED NEARER TO RETAINING WALLS THAN THE RETAINED HEIGHT OF THE ADJACENT WALL WITHOUT SPECIFIC DESIGN BY A CHARTERED PROFESSIONAL ENGINEER.

For further information please contact a Resource Management Engineer or Resource Management Planner at the Auckland Council's Manukau Customer Centre on (09) 262-5104.

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.

s44A(2)(ba) Information Notified to Council by a Drinking Water Supplier Under Section 69ZH of the Health Act 1956

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 on (09) 442 2222 for services provided to this property.

Prospective purchasers should be aware that there may be 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.

s44A(2)(c) Information Relating to any Rates Owing In Relation to the Land

Auckland Council calculates rates based on the capital value of the land, as determined by an independent valuation company.

Rates Assessment No.:	61433852
Valuation Number:	3485046425
Date of Valuation:	1st July 2011
Land Value:	\$230,000.00
Improvement Value:	\$250,000.00
Capital Value:	\$480,000.00
Rates levied for the year: 2014/2015	\$2,143.89
Total Rates to Clear for Current Year (including any arrears):	\$1,608.89

For further information, please contact Auckland Council's Manukau **Rates team** on **(09) 301 0101**.

Retrofit Your Home Programme

The Retrofit Your Home programme provides financial assistance, advice and information to householders wanting to create an improved home environment. The scheme contributes to the achievement of the Air Quality National Environmental Standards encouraging the installation of clean heat and insulation in homes as well as supporting access to central government grants and subsidies. The programme offers homeowners a retrofit plan for their homes and financial assistance up to \$5000 repaid through a targeted rate.

Note: To find out if any outstanding rates owing in relation to this programme, please contact Auckland Council (09) 301 0101 or email retrofit@aucklandcouncil.govt.nz for more information.

s44A(2)(d) Consents, Certificates, Notices, Orders or Requisitions Affecting the Land or any Buildings on the Land

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.

Please contact Auckland Council on (09) 301 0101 for further information.

Resource Consents

Decision Date	Proposal No & Description	Applicant	Decision Type	Status	As at Date	Note(s)*
15/10/2003	22814 105 LOT FEE SIMPLE SD,ERTHWKS,ENG WKS(KIRKDALE STG 10&10A)	KIRKDALE INVESTMENTS LTD	Granted	Not Applicable		29

Note Ref LIM Note
#

- 29) There may be conditions at this resource consent that require compliance before the commencement of the use, or on an ongoing basis. Details of such conditions are embodied in the original consent.

Resource Consent documents are not attached. If you would like a copy of any resource consent or any further information, please contact the Auckland Council's Manukau Customer Centre on (09) 262-5104. An extra charge will apply. If you are enquiring about the status of a Resource Consent, please contact the Auckland Council's Manukau Resource Compliance Team on 262-8900 Ext 5455 or 5877.

Building Consents

Life span note:

For those building consents issued under the Building Act 1991, life span describes the intended life of an item or building, from CCC issue date, that has been granted approval to be installed, constructed or erected. After this time, the owner is to take the appropriate steps to replace, upgrade or maintain the item or building to the relevant standards that this building consent relates to.

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

Permit/ Consent Number	Date Issued	Work Description	Details	Area	LIM status	Note(s)
043005	16/07/2004	Dwellings	Dwelling/Garage	179 m2	CCC Issued 24/02/2005	2

Full copies of Building Consent documents are not attached. The enclosed building plans are provided to you under Part 2 of the Local Government Official Information and Meetings Act 1987. They do not form part of the Land Information Memorandum. Attachments are listed on the last page of this LIM. If you would like a copy of any building consent or any further information, please contact the Auckland Council's Manukau Customer Centre on (09) 301 0101. An extra charge will apply.

Definitions	CCC	Code Compliance Certificate. These were not required for permits issued under building bylaws prior to the Building Act.
	COA	Certificate of Acceptance

Note #	Details
2	Code Compliance Certificate (CCC) for this consent was issued on this date. Documents may be included in the attachment section.

Compliance Schedules/Building Warrants of Fitness

Some buildings (usually those with Commercial or Industrial use) require a Building Warrant of Fitness (BWOFF) and a Compliance Schedule in accordance with the Building Act 2004. Where a building does require a BWOFF, specific safety systems and features of the building are required to be maintained to a specified standard.

A change of use of a building may mean that BWOFF and Compliance Schedule requirements may change. A building consent will usually be required.

For further information, please contact the Auckland Council's Manukau **BWOFF team** on **(09) 301 0101**

There are no Building Warrants of Fitness or Compliance Schedules recorded in regard to this land.

Building Warrant of Fitness – Notices to Fix

There are no Building Warrant of Fitness Notices to fix recorded in regard to this land.

Vehicle Crossings

The installation and maintenance of vehicle crossings is the responsibility of the owner of the land. Also see the Manukau City Council Consolidated Bylaw which sets out the standard required.

For further information, please contact Auckland Council's Manukau **District Plan Enforcement and Street Damage & Vehicle Crossing Inspections team** on **(09) 301 0101**

No vehicle crossing permits are recorded.

Swimming Pool and Spa Pool Fencing

Swimming pools and spa pools must be fenced as required by the Fencing of Swimming Pools Act 1987. Owners/ Purchasers are advised that a re-inspection of the swimming pools fencing should be undertaken every 3 years to ensure its ongoing compliance with the Fencing of Swimming Pools Act 1987.

The Council has no record of a swimming pool or spa pool being located on this property. If you think this is incorrect, please contact the Auckland Council's Pool Fencing team on (09) 353 9420.

WARNING

If the property has a Special Exemption under Section 6 of the Fencing of Swimming Pool Act 1987, you are advised that this exemption may not be transferable to any new owners of this property. Please contact a member of the Swimming Pool Inspections team in your area.

Licences/Environmental Health Issues

For licence expiry date please contact the Auckland Council's Manukau **Environmental Health team** on **(09) 301 0101**.

Any Other Notices, Issues or Actions Required

There are no other Notices, Issues or Actions recorded against this land.

s44A(2)(e) Information Concerning any Certificate Issued by a Building Certifier Pursuant to the Building Act 1991 or the Building Act 2004

There is no information concerning any Certification Issued by a Building Certifier available. For further information, please phone the Auckland Council's Manukau **Building team** on **(09) 301 0101**.

s44A(2)(ea) Information Notified Under Section 124 of the Weathertight Homes Resolution Services Act 2006

There is no information that has been notified to Council under Section 124 of the Weathertight Homes Resolution Services Act 2006.

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.

MAIN RESIDENTIAL

Attached is a **copy of an aerial photo** and the **relevant District Plan Map** relating to the land.

The Auckland Council District Plan (Manukau Section) and any proposed changes to it are available to view at all Council offices or on-line at Councils' website: www.aucklandcouncil.govt.nz.

Please note that the Proposed Auckland Unitary Plan applies to this property. This LIM report does not contain specific information about the Proposed Auckland Unitary Plan. The Proposed Auckland Unitary Plan should be carefully reviewed and considered, as it may have implications for how this property can be developed or used. The Proposed Auckland 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>

For further information, please contact a **Resource Management Planner** at the Auckland Council's Manukau **Customer Centre** on **(09) 301 0101**.

Special Housing Area (SHA)

Special Housing Areas are now in operation around Auckland. Being in a SHA enables land owners/developers to develop under the provisions of the Proposed Auckland Unitary Plan, which may be significantly different to the current 'operative' District Plans, and to access a fast-track development process.

Until 16 September 2016, the Council and Central Government may establish SHAs in accordance with the Housing Accords and Special Housing Areas Act 2013 and the Auckland Housing Accord for the purpose of accelerating Auckland's housing supply.

Maps and other information on SHAs can be found on the following internet page: <http://www.aucklandcouncil.govt.nz/EN/RATESBUILDINGPROPERTY/HOUSINGSUPPLY/Pages/specialhousingareas.aspx>

Contact the Housing Project Office (09) 373 6292 or specialhousingarea@aucklandcouncil.govt.nz for further information.

s44A(2)(g) Information Regarding the Land Which Has Been Notified to Council by Another Statutory Organisation

No information has been notified to Council.

s44A(2)(h) Information Regarding the Land Which Has Been Notified to Council by a Network Utility Operator Pursuant to the Building Act 1991 or the Building Act 2004

The items listed below **only apply** if they are identified on the attached underground service or district plan maps.

- 1) Height restrictions apply where overhead power lines cross the site. For further information, please contact the Transmission Lines Manager, Transpower, Auckland on (09) 589-2371.
- 2) ARC underground lines: For works within 10 metres of Watercare Services Utilities approval is required. Phone (09) 634-7840.

3) The property is affected by one or more high-pressure Gas, Oil or LPG pipelines. The pipelines locations are shown on the attached underground service maps. Any work within 6 metres of the pipelines creates a risk of damage and leaks and must first be approved. Approvals are given by the following providers:

- Oil and Gas pipelines - NGC New Zealand Limited. Phone (0800) 734-567.
- LPG pipelines - Liquigas Limited. Phone (09) 277-7042.

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).

SECTION 2: OTHER INFORMATION RELEVANT TO THE LAND

(1) Rubbish and recycling details:

WASTE WEDNESDAY, RECYCLE WEEK 1

For further information please phone **Auckland Council's Manukau Call Centre** on **(09) 301-0101** or refer to our website at www.aucklandcouncil.govt.nz.

(2) Tree protection:

Tree protection restrictions may apply to this site on all native and some exotic trees.

(3) Notified applications for resource consents that may be relevant to the land

The following applications for resource consent that relate to this land/that are relevant to this land have been publicly notified under the Resource Management Act 1991:

Decision Date	Proposal No & Description
07/10/2004	26127 WATTLE DOWNS PRIMARY SCH 209 WATTLE DOWNS FARM RD

For further information, please contact Auckland Council's Manukau Resource Compliance team on (09) 262-8900 Ext 5455.

ATTACHMENTS

- Location Map
- Map Key
- Overland Flowpath/Flood area Map
- Map Key

Building Plans

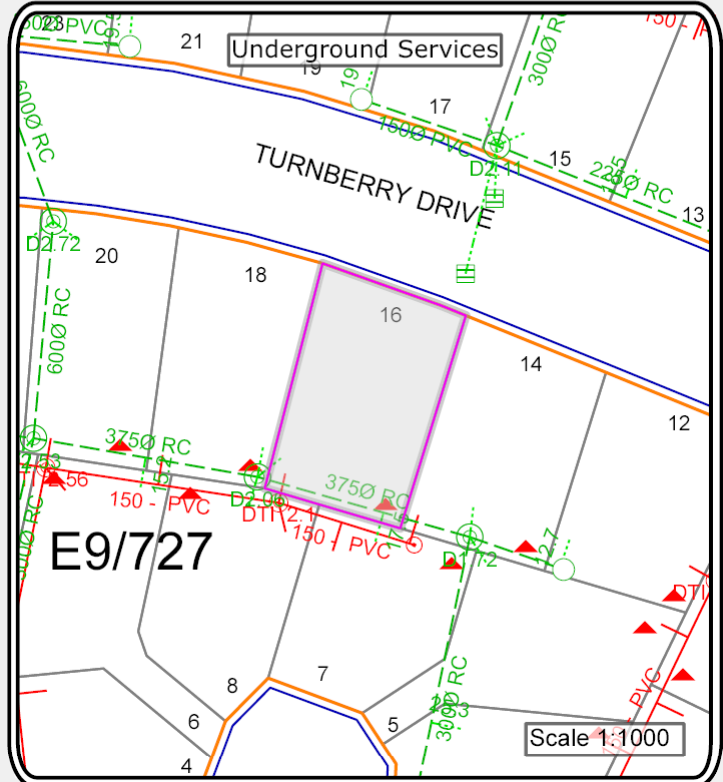
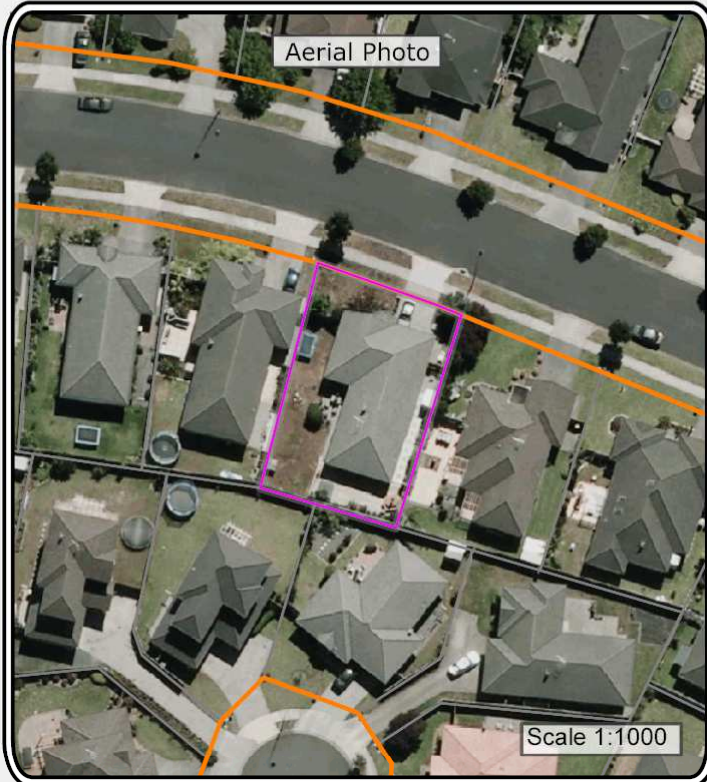
- Site
- Floor
- Drainage

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 the Council to search for this type of information, please call (09)301 0101.

Historic Heritage - The Council holds information on historic heritage places, including archaeological sites, on the Cultural Heritage Inventory (CHI) database. These places may or may not be identified in district or regional plans and may be protected under the Historic Places Act. If you would like the Council to search for this type of information, please call (09)301 0101.

Auckland Council Location Map

16 TURNBERRY DRV WATTLE DOWNS 2103
LOT 50 DP 335872



Manukau Operative District Plan

 Business 1 Zone	 Flat Bush Residential 2 Zone	 Flat Bush Countryside Transition Zone - Gracechurch Heights Area	 Coastal Marine Boundary
 Business 2 Zone	 Papakaiainga Zone	 Future Development (Stage 1)	 Coastal Marine Boundary in Dispute
 Business 3 Zone	 Maori Purpose Zone	 Hospital Zone	 Recreational Walkway
 Business 4 Zone	 Public Open Space 1 Zone	 Community Health Facility Zone	 Recreational Trail
 Business 5 Zone	 Public Open Space 2 Zone	 Community Health Support Zone	 Building Line Limitation
 Business 6 Zone	 Public Open Space 3 Zone	 Animal Village Zone	 Zone Boundary (unrelated to lot boundary)
 Business Kirkbride	 Public Open Space 4 Zone	 Education	 Area affected by Non Aeronautical Ground Light Requirement (Designation 232)
 Business Oruarangi	 Public Open Space 5 Zone	 Quarry Zone	 View Shaft
 Business Ihumatao	 Public Open Space 6 Zone	 Explosives Zone	 Overhead Transmission Line (applying to Favona Structure Plan Area only)
 Rail Zone	 Public Open Space 6 Overlying Area	 Designated Area	 Airport Noise Notification Area (refer Appendix 2F)
 Flat Bush Town Centre Zone	 Rural 1 Zone	 Stormwater Management Area	 Medium Aircraft Noise Area (refer Appendix 2F)
 Flat Bush Neighbourhood Centre Zone	 Rural 2 Zone	 Stormwater Management Area (Proposed Stormwater Pond)	 High Aircraft Noise Area (refer Appendix 2F)
 Main Residential Zone	 Rural 3 Zone	 Mooring Management Area	 Geological Area
 Residential Settlement Serviced Zone	 Rural 4 Zone	 Coastal Marine Area	 Waahi Tapu
 Residential Settlement Unserved Zone	 Special Rural 1 Zone	 Surface Of Rivers	 Special Policy Area Boundary
 Integrated Intensive Housing	 Whitford Rural A	 Boat Harbour Zone	 Tree
 Residential Heritage 1 Zone	 Whitford Rural B	 Primary Road Zone	 Proposed Tree (Proposed Plan Change 37 Effective from 1 January 2012 Decision No. [2011] NZEnvC388)
 Residential Heritage 2 Zone	 Whitford Residential Zone	 Secondary Road Zone	 Building
 Residential Heritage 3 Zone	 Whitford Business Zone	 Stability Area	 Archaeological Sites
 Residential Heritage 4 Zone	 Whitford Saleyard Residential Zone	 Manukau Rapid Transit Link Overlying Zone	
 Residential Heritage 6 Zone	 Pine Harbour Marina Zone	 Sensitive Ridge or Coastal Margin Area	
 Residential Heritage 7 Zone	 Mangere Puhinui Rural Zone	 Mineral Extraction Buffer Area Refer Appendix 9	
 Residential Heritage 8 Zone	 Mangere Puhinui Heritage Zone	 Conservation/Stormwater Management Policy Area	
 Flat Bush Residential 1 Zone	 Flat Bush Countryside Transition Zone	 Proposed Road, Service Lane and Road Widening	

Underground Services Key

Water

- Tap
- Hydrant Air
- Hydrant Scour
- Air Valve
- Butterfly Valve
- Control Valve
- Gate Valve
- Reflux Valve
- Node
- Nodal Change
- Cross Junction
- End Cap
- Horizontal Bend
- Vertical Bend
- T-Junction
- Reducer
- Test Point Pressure
- Test Point WQ
- Water Retail Hydrant
- Air
- Ball
- Butterfly
- Control
- Non Return
- Peet
- Scour
- Sluice
- Unknown
- Access Hole Bolt Down
- Access Hole Weld Down
- End Cap
- Joint
- Probe Flow Point
- Pump
- Sample Point
- Strainer
- Water Wholesale Meter
- Powerline Points
- Powerlines
- Gas Pipeline
- Oil Pipeline

Watermains

- Treated Built
- Raw Built
- Proposed
- Out of Service
- Tunnel
- Main / Service Line
- Bulk Water
- Abandoned

Water Structures

- Water Wholesale Source
- Water Wholesale Reservoir
- Water Wholesale Pump Station
- Water Wholesale Chamber
- Pump Station
- Reservoir
- Treatment Plant
- Other

Storm Water

- Capped End
- Catchpit
- Chamber
- Connection Point
- Detention Pond
- Inlet or Outlet
- Manhole
- Node
- Rodding Eye
- Soakage
- Catchpit or Connection Lead
- Support Device
- Watercourse or Open Drain
- Main

Parcel

- Land Information Register
- Easement Boundary
- Stream / Lake/ Coastal Boundary
- Lot Boundary
- Road Corridor

Wastewater

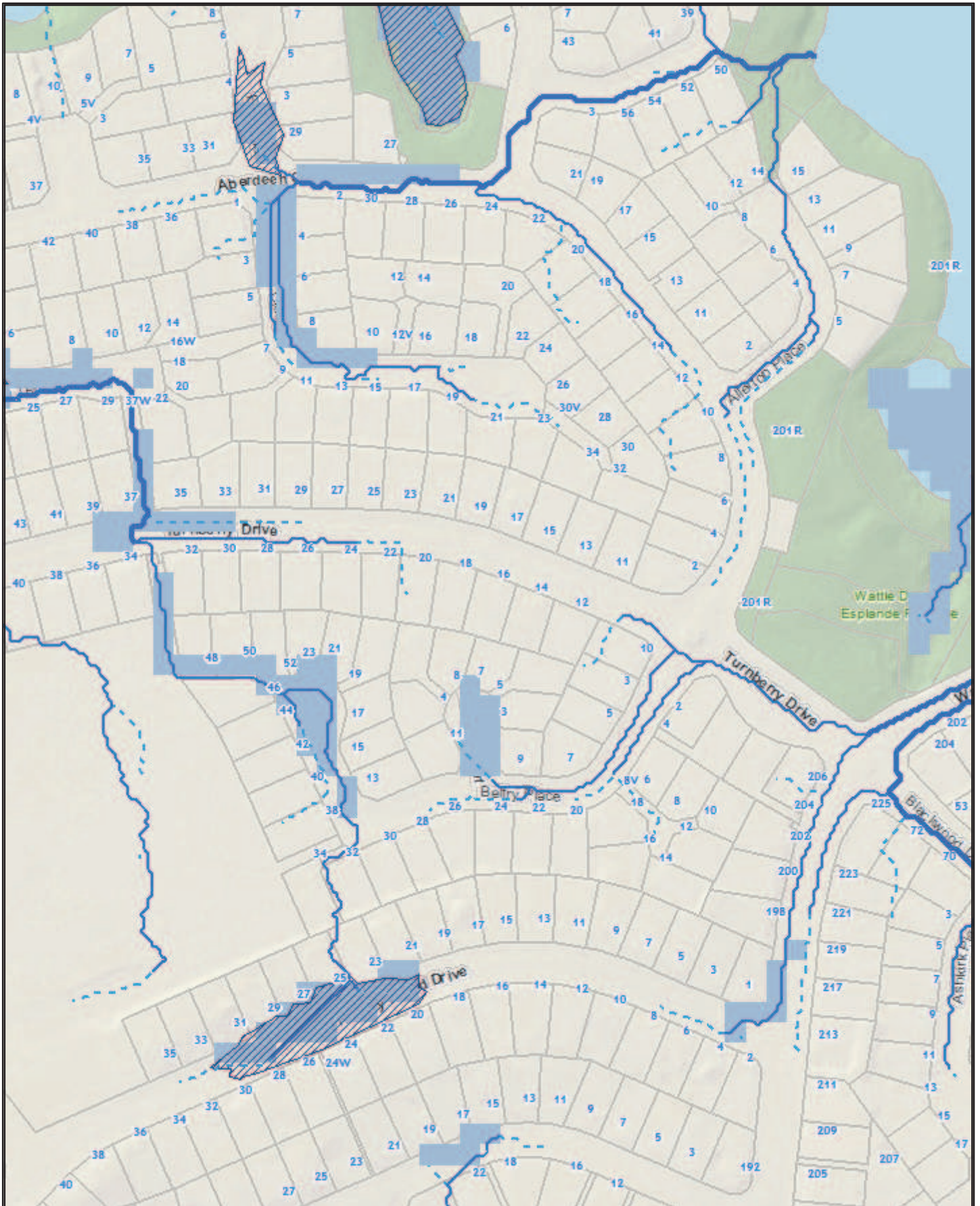
- Node
- Nodal Change
- Horizontal Bend
- Vertical Bend
- Reducer
- Anti Vacuum
- Scour Valve
- T Junction
- End Of Line Cap
- Backflow Preventor
- London Junction
- Air Valve
- Online Valve
- Air Vent
- Pressurised Sewer Boundary Kit
- Other
- Wastewater Retail Manhole
- Connection
- Joint
- Lamp Hole
- Meter
- Strainer
- Control Valve
- Gate Valve
- Reflux Valve

Wastewater Pipes

- Trunk
- Main/Service Line
- Abandoned
- Built
- Out of Service
- Proposed

Wastewater Structures

- Wastewater Retail Pump Station
- Septic Tank
- Other
- Wastewater Wholesale Chamber
- Wastewater Wholesale Pumping Station








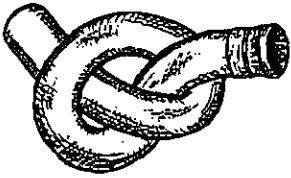
This map/plan is illustrative only and all information should be independently verified on site before taking any action. Copyright Auckland Council. Boundary information from LINZ (Crown Copyright Reserved). Whilst due care has been taken, Auckland Council gives no warranty as to the accuracy and completeness of any information on this map/plan and accepts no liability for any error, omission or use of the information. Height datum: Auckland 1946.

16 Turnberry Drv, Wattle Downs



Auckland Council
Te Kaurihera o Tāmaki Makaurau

-  Flood Prone Area
-  Flood Plains
-  Overland Flow Paths -3ha and above
-  Overland Flow Path - 4000m^{m2} to 3ha
-  Overland Flow Path - 2000^{m2} to 4000^{m2}

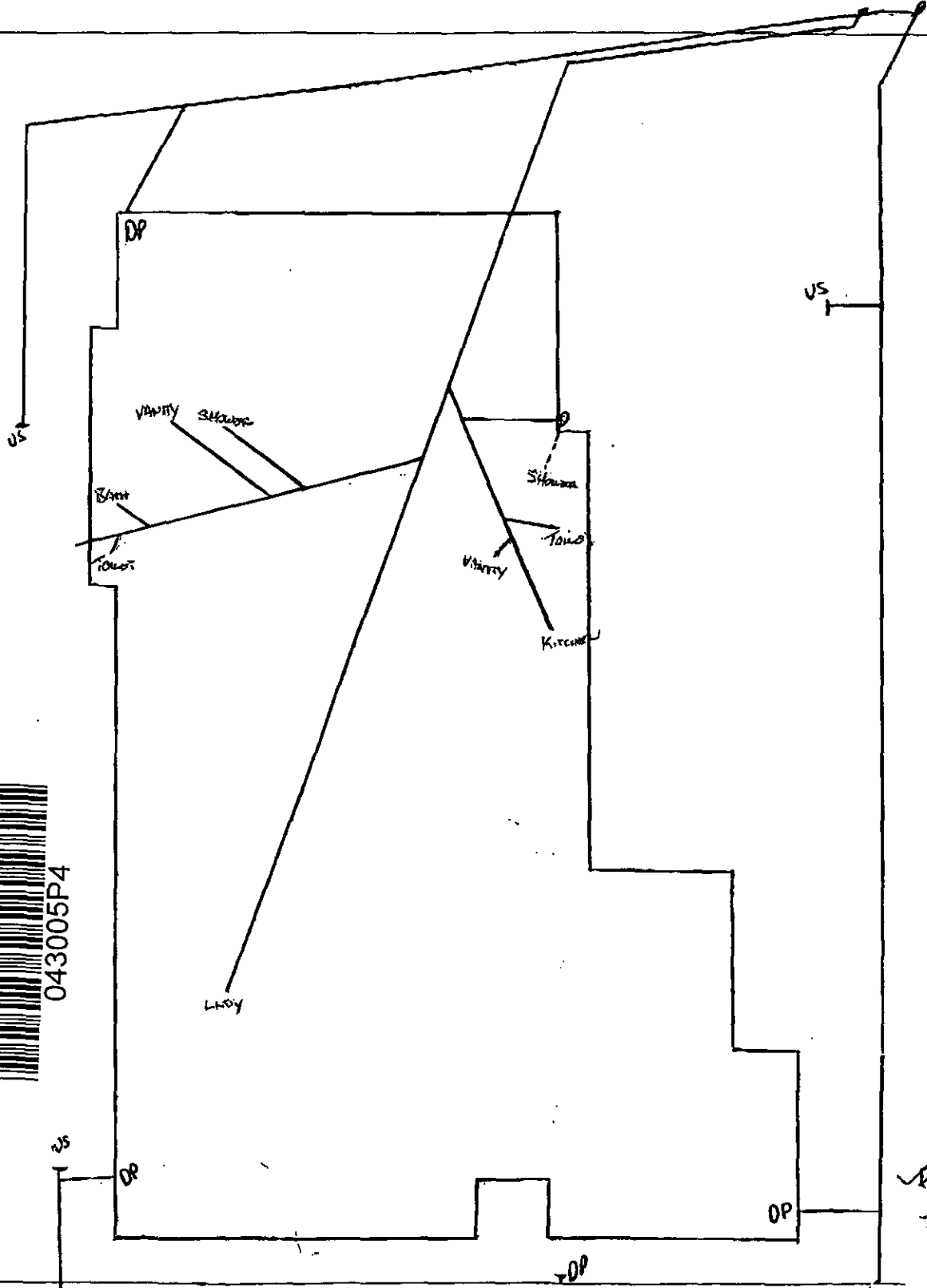


R. D. WILLIAMSON
CONTRACTORS LTD

Phone 09-267-8299
 Fax 09-267-8779
 Email: rdw.drains@xtra.co.nz
 Registration # 11215

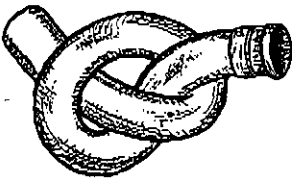
AS - BUILT PLAN

Lot: 1650 DP: _____ Consent #: 04/3005 Date: 6-7-04
 Street # and Name: TURN BERRY DR WATTIE COVE
 Client: DEMPSEY MORTON Territorial Authority: MCC (RAY)
 Completed by Crew: BAZ - EVAN Scale: 1:100



043005P4

Dempsey + MCL

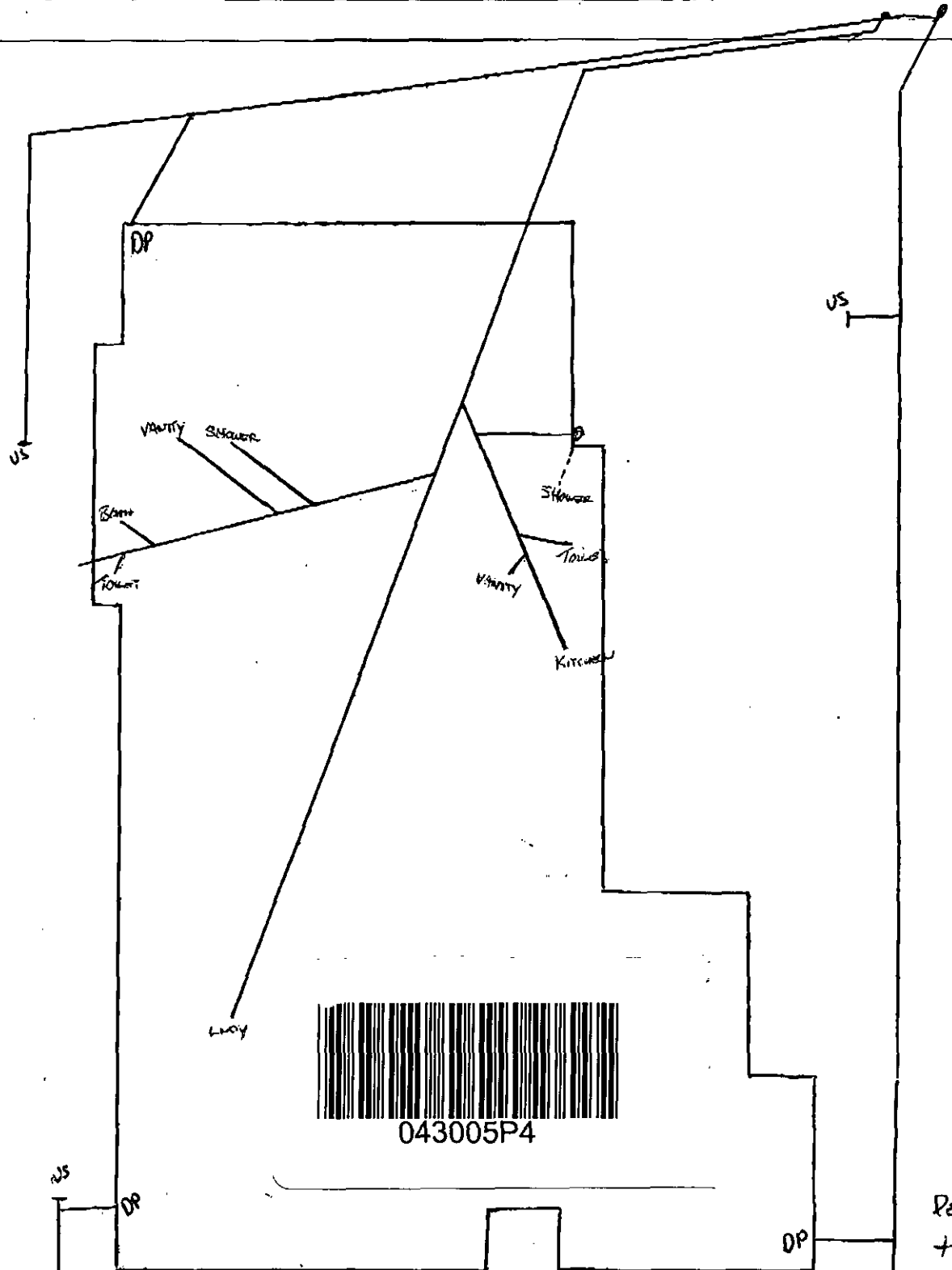


R. D. WILLIAMSON
CONTRACTORS LTD

Phone 09-267-8299
 Fax 09-267-8779
 Email: rdw.drains@xtra.co.nz
 Registration # 11215

AS - BUILT PLAN

Lot: 50 DP: _____ Consent #: 04/3005 Date: 6-7-04
 Street # and Name: TURN BERRY DR WATTIE COVE
 Client: DEMPSEY MORTON Territorial Authority: MCC (RAY)
 Completed by Crew: BAZ - EVAN Scale: 1:100

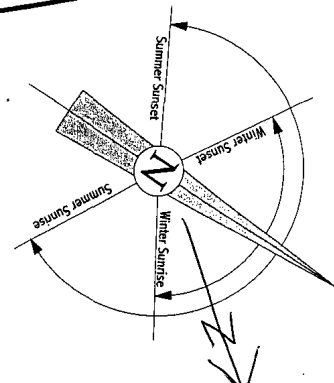


*Dempsey
 + MCL*

R D WILLIAMSON



043005P3



SITE PLAN SCALE 1:100

Manurewa City Council
Building Approved
 16 JUL 2004
 refer: Conditions of Consent
 Building official: K Samasuntharam

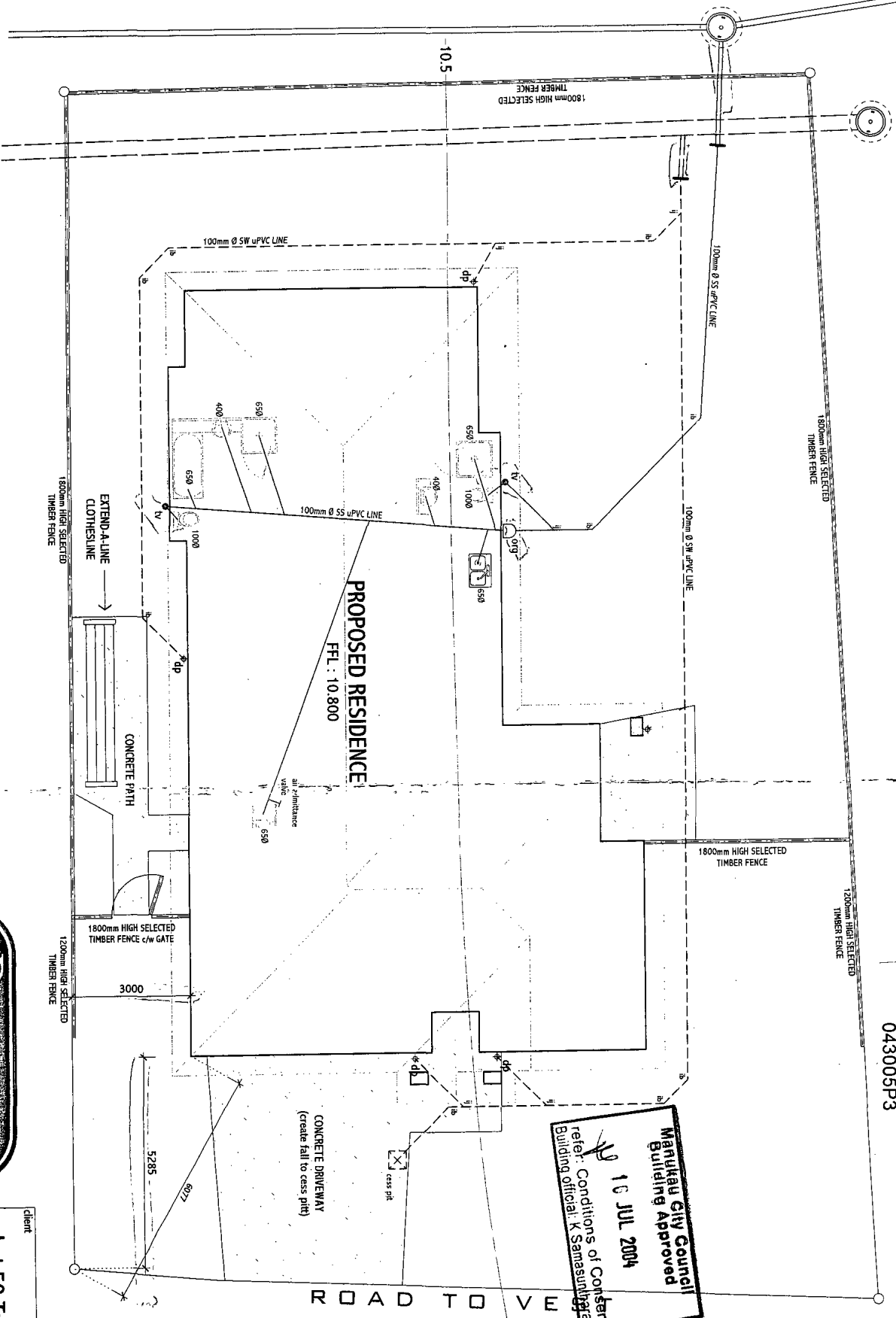
LOT : 50
 DP :
 AREA : 596 m²

SITE COVERAGE: (building)
 HOUSE AREA : 178.6m² / SITE AREA
 : 596m² = 29.9% site coverage

SITE COVERAGE: (paving)
 HOUSE AREA : 33.6m² / SITE AREA
 : 596m² = 5.6% site coverage

FINISHED FLOOR LEVEL TO ADJACENT GROUND LEVEL.
 BRICK VENEER : 100mm (PAVED)
 : 150mm (UNPAVED)
 OTHER CLADDINGS : 150mm (PAVED)
 : 225mm (UNPAVED)

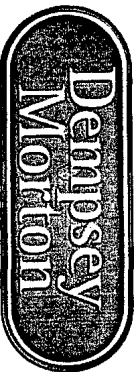
ALL PLUMBING AND DRAINAGE TO BE IN ACCORDANCE WITH NZBC G.13
 NZ STD minimum GRADIENT 1:100
 AS 3500 minimum GRADIENT 1:50



PROPOSED RESIDENCE
 FFL : 10.800

SITE & DRAINAGE PLAN

MANUREWA CITY COUNCIL
 28 JUN 2004
 BUILDING CONSENT APPROVAL
 see conditions of consent

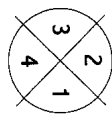


16 Jul 2004

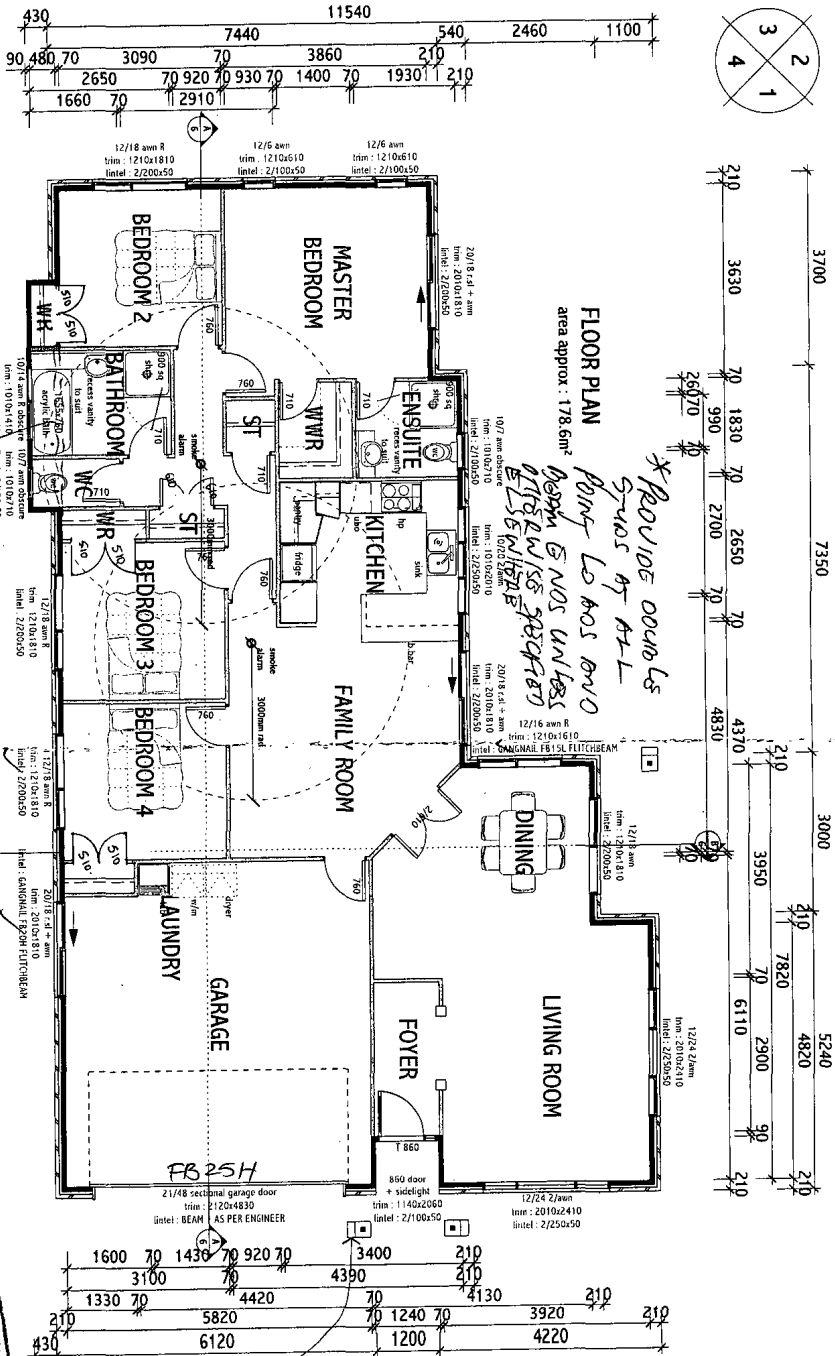
client	Lot 50 Turn Berry Dr. Wattle Cove Manurewa
drawn	Adam Neate
date	08-06-04
scale	1:100
sheet	1 of 7
drawing no.	BELM50

H'201822 pin : 043005

FLOOR PLAN SENT TO QV



ELEVATION KEY



ALL TIMBER FRAMES TO EXTERNAL WALLS TO BE MIN H1.2 TREATED.

TIMBER FRAMES TO INTERNAL WALLS IN WET AREAS TO BE MIN H1.2 TREATED.

TIMBER FRAMES TO INTERNAL WALLS NOT IN WET AREAS TO BE KONG.

LOAD BEARING TIMBER FRAMES, INTERNAL & EXTERNAL, TO BE 100x50mm STUDS @ 600mm c/s (LINEA @ & SINGLE STOREY BRICK) 90TH WITH N0665 @ 800mm c/s. INTERNAL NON - LOAD BEARING TIMBER FRAMES, TO BE 75x50mm STUDS @ 600mm c/s & N0665 @ 800mm c/s. 100x50mm STUDS MAY BE USED WHERE DESIRED.

ALL JOINTS IN TOP PLATES PARALLEL & PERPENDICULAR TO HAVE MIN 6 MM CAPACITY i.e. 150x25x4mm HT STEEL STRIP WITH 6 PRODUCT WALLS TO EACH MEMBER.

90mm sq H4 POSTS WITH POLYSTYRENE COLUMN AROUND TO SUIT. PLASTERED. ENSURE CORRECT FLASHINGS ARE USED.

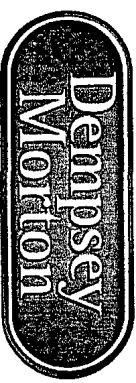
STUD SPACING IN TILED WALLS TO BE 400c/s max.

ALL GLAZING TO NZS4223 CHAPTERS 2 & 3. SAFETY CATCHES MAY BE REQUIRED.

10 JUL 2004
ALL SERVICE AREAS TO BE PROTECTED BY IMPERVIOL MEMBRANE.
Manukau City Council Building Approver
refer: Conditions of Change with suitable Building official. X-Samas or JAMES HARDIE WILLA BOARD.

an automatic smoke detection and alarm system is required in each sleeping room or within 3.0m of each sleeping room door and be able to be heard from the other side of the closed door, only where one is not required by table 4.1 of (Cas). refer approved document F7 nzdc. smoke alarms shall be listed or approved by a recognized authority as complying with least one (1) of: ul 217, ulc 5531, as 3786, bs 5446 part 1.

APPROVED
[Signature]
PP (STRUCT ENG.)
DATE 30/6/2004



Client	Manurewa
Lot 50 Turn Berry Dr.	
Wattle Cove	
Manurewa	
drawn	Adam Neate
date	08-06-04
scale	1:100
sheet	3 of 7
drawing no	BE150

FLOOR PLAN