



Maunu

243 Cemetery Road

Proudly marketed by Steve and Miriam Davis

Harcourts
Whangarei





“

...this stylish contemporary design takes advantage of its park like setting, and provides everything you need.

”

4 3 4 3 4

Grand Family Lifestyle Living!

FOR SALE

FLOOR AREA 291sqm

LAND AREA 1.256 ha

A hidden gem, privately positioned in the heart of Whangarei's most popular suburb. Complete and ready to move in today. Offering all the modern conveniences that a busy lifestyle demands, this stylish contemporary design takes advantage of its park like setting, and provides everything you need.

- Modern northerly facing, 2 level home (291m2 approx) - 4 bedrooms, 2 bathrooms including ensuite.
- Open plan with 2 living areas connecting the formal dining room to a sunny lounge, and separate family space as well, opening out onto a al fresco covered outdoor entertaining area, that is bound to get plenty of use over summer, with third living area on the upper floor with a covered large deck, overlooking the parklike setting.
- Centrally appointed modern open plan kitchen, with walk-in butler pantry forms the hub of this beautiful home, and separate laundry for convenience.
- Double glazing with a closed wetback woodfire, and HRV, you'll always be comfortable, and a double garage with internal access.
- Dominator Shed - Hi stud 8x12 shed with living area, and storage room currently used as a bedroom, bathroom and small kitchenette.
- 5 fenced paddocks, 3 water troughs on 12,560m2 (approx.)
- Solar panels (17) and batteries providing economical power and heating.
- Water Tanks (2) 30,000 litres providing plenty of fresh water.
- Garaging (4) with a hi-stud carport to store caravan or motorhome.

With well-appointed flower and vegetable gardens, and fruit trees already established, peace and privacy abound. There is much more to see with this lifestyle property which is ready for the family who wants to live life to the full without all the work!

Perfectly located, close to the café, shops, schools, and hospital, and not far from the golf course, with a short drive into the city, everything is at your doorstep.

If this magnificent lifestyle property sounds like just what you are looking for then don't delay, call Steve 021820015 or Miriam 0275776335 now and we'll show you through.





Property Information

Property Type	Lifestyle Property
Other Rooms	Dining Room, Double Bedrooms, Living Rooms, Separate Laundry
Heating	Ceiling Fans, Closed Fire
Kitchen	Modern
Dining	Open Plan Dining
Bathrooms	Separate Shower
Lounge	Separate
Stove	Gas (bottled)
Interior Condition	Very Good
Exterior Condition	Excellent
Roof	Iron
Flooring	Carpet, Tiles
Garaging	Automatic Doors, Carport, Double, Internal Access, Off St Parking
Fencing	Fully Fenced
Aspect	Northerly
Views	Bush, Private, Rural
Sewage	Septic Tank
Water	Tank
Amenities	Close to Schools, Close to Shops, Close to Transport

Features & Chattels

Chattels	Bathroom Extractor Fan, Blinds, Cooktop, Dishwasher, Drapes, Rangehood
Other Features	HRV, Satellite dish, TV aerial, Garden Shed

Additional Information

More Details URL	harcourtswangarei.co.nz/property/WR45648
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Rates

Legal Description:	LOT 3 DP 346107 BLK XV PURUA SD			
Assessment Number:	0035025700			
Property ID:	6498			
Address:	243 Cemetery Road Whangarei 0179			
View Maps:	WDC Maps	Google Maps		
Land Area (hectares):	1.256			
Capital Value:	2023/2024	\$1,375,000	2024/2025	\$1,375,000
Land Value:	2023/2024	\$440,000	2024/2025	\$440,000
Record of Title:	189511			
Floor Area (square metres):	291			
Site Area (square metres):	291			
Improvements:	DBLEGGE DECK DWG OI SHED VERANDAH			
Land Use Code:	Lifestyle Single Unit			
Number of Units:	1			
Property Category:	LI201B			
Zone (view District Plan Map):	District Plan Map			

WDC			
General Residential - Lifestyle	Land Value	440000	\$1,026.34
Uniform Annual General Charge	SUIPs	1	\$701.00
Total			\$1,727.34
NRC			
NRC - Regional Council Services	SUIPs	1	\$180.61
NRC - Regional Economic Development	Land Value	440000	\$9.42
NRC - Regional Emergency & Hazard Management	SUIPs	1	\$50.50
NRC - Regional Emergency Services Rate	SUIPs	1	\$11.44
NRC - Regional Flood Infrastructure	SUIPs	1	\$36.56
NRC - Regional Land and Fresh Water Management	Land Value	440000	\$123.29
NRC - Regional Pest Management	SUIPs	1	\$88.06
NRC - Regional Sporting Facilities	SUIPs	1	\$16.37
NRC - Regional Transport Rate	SUIPs	1	\$43.17
Total			\$559.42
Total			\$2,286.76

Title



**RECORD OF TITLE
UNDER LAND TRANSFER ACT 2017
FREEHOLD
Search Copy**




R.W. Muir
Registrar-General
of Land

Identifier 189511
Land Registration District North Auckland
Date Issued 16 February 2005

Prior References
NA40A/1190

Estate Fee Simple
Area 1.2560 hectares more or less
Legal Description Lot 3 Deposited Plan 346107
Registered Owners
Gloria Lois Reid

Interests

Subject to a right of way over part marked B on DP 346107 created by Court Order 643890.1

Appurtenant hereto is a right of way and right to convey telecommunications and computer media created by Easement Instrument 6356637.3 - 23.3.2005 at 9:00 am

The easements created by Easement Instrument 6356637.3 are subject to Section 243 (a) Resource Management Act 1991
Appurtenant hereto is a right to convey water and a right to convey electricity created by Easement Instrument 9612350.1 - 10.1.2014 at 2:35 pm

Appurtenant hereto is a right of way and a right to convey electricity, telecommunications and computer media created by Easement Instrument 10804399.1 - 4.6.2019 at 9:19 am

12425295.1 Mortgage to Heartland Bank Limited - 20.4.2022 at 5:05 pm

Search Copy Dated 31/05/24 12:20 pm, Page 2 of 2
Register Only



Team

DAVIS

STEVE 021 820 015 | **MIRIAM** 027 577 6335
steve.davis@harcourts.co.nz | miriam.davis@harcourts.co.nz
www.teamdavis.co.nz | harcourtswhangarei.co.nz
Optimize Realty Ltd MREINZ | Licensed Agent REAA 2008

Your Salespeople

Steve & Miriam Davis

Steve & Miriam Davis are “hardworking”, “extremely professional”, “delightful to work with” and “achieve great results”, what our clients say.

For us real estate is all about the people, working and helping our clients to achieve major changes and or goals in their lives. We all come to the point where we need to sell a property for a variety of life-changing reasons. We love helping people to make that change, as smoothly and as successfully as possible, no matter what the challenges.

We work together as ‘Team Davis’ and sell homes with the promise to be ‘committed to working for our clients’. Our goal is to get the best result for you, as the seller. We use strategic marketing campaigns, active selling, clear communication and strong negotiation. With strict industry laws and rules, we do this while protecting all your interests through compliance.

We deliver great results as we aim to work for our clients to secure the best result as we are committed to working for clients. We also give back to our community, which is why we sponsor schools in our local area and find opportunities to get involved in community activities.

You can only sell your property once, so it’s important to do it well. The key to this is good marketing. Marketing is a bit like fishing; you need to cast your net well to find the best buyers who will pay the highest price for your property. When we have found the best buyers, we then focus on negotiating the best result. We are results-driven, with testimonials that testify to our success.

So, if you are looking for an experienced real estate sales team, with a commitment to work for you, providing you with a smooth journey through the process while securing the best result, then, please get in touch with us today.

Just a little more about Steve and Miriam:

Steve has acquired excellent skills in sales and marketing and negotiating major multi-million-dollar contracts in a long career in the printing, publishing and packaging industries. Becoming a National Sales Manager in his 20s, and then General Manager in his 30s. He held senior management positions in a variety of National and International companies with extensive overseas business experience.

Miriam’s past experience as a private teacher, facilitator, property manager and sales consultant has given her a clear business head, an eye for detail, oodles of patience, empathetic communication, and organisational skills.

In our spare time, we love spending time with our family and enjoy fishing and outdoor activities or just relaxing at our beach home.



Steve Davis

Licensed Real Estate Salesperson

M 021 820 015

steve.davis@harcourts.co.nz

Miriam Davis

Licensed Real Estate Salesperson

M 027 577 6335

miriam.davis@harcourts.co.nz

Harcourts
Whangarei



Property Documents

This information has been supplied by the Vendor or the Vendors agents. Accordingly, Optimize Realty Limited cannot guarantee its accuracy and reliability.

All intending Purchasers are advised to conduct their own due diligence investigation into the same. To the maximum extent permitted by law, Optimize Realty Limited do not accept any responsibility to any person for the accuracy of the information herein.



Form 7

Code Compliance Certificate BC1500173

Section 95, Building Act 2004

Issued: 11 September 2019

The Building

Street address of building: 243 Cemetery Road
Whangarei 0179

Legal description of land where building is located: LOT 3 DP 346107

LLP: 105583

Building name: N/A

Location of building within site/block number: N/A

Level unit number: N/A

Current, lawfully established use: Outbuildings

Year first constructed: 2015

The Owner

G L Reid
243 Cemetery Road
RD 9
Whangarei 0179

Phone number: 9460272

Mobile number: 0272550029

Facsimile number: N/A

Email address: on2itgran@gmail.com

Website: N/A

Street address/registered office: 243 Cemetery Road
Whangarei 0179

First point of contact for communications with the building consent authority:

Contact Person

G L Reid
243 Cemetery Road
RD 9
Whangarei 0179

Phone number: 9460272

Mobile number: 0272550029

Facsimile number: N/A

Email address: on2itgran@gmail.com

Website: N/A



DEC

Building Work

Building Consent Number:

Issued by:

New Garage with Bathroom

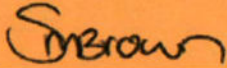
BC1500173

Whangarei District Council

Code Compliance

The building consent authority named below is satisfied, on reasonable grounds, that -

- (a) The building work complies with the building consent.



Stephanie Brown
Support Assistant – Building Processing
On behalf of Whangarei District Council

11 September 2019

Date

COPY

Private Bag 9023 | Whangarei 0148 | New Zealand
T: 09 430 4200 | 0800 WDC INFO | 0800 932 463 | F: 09 438 7632
W: www.wdc.govt.nz | E: mailroom@wdc.govt.nz



Building Consent No: BC1500173

Section 51, Building Act 2004

Issued: 8 April 2015

The Building

Street address of building:	243 Cemetery Road Whangarei 0179
Legal description of land where building is located:	LOT 3 DP 346107 LLP: 105583
Building name:	N/A
Location of building within site/block number:	N/A
Level/unit number:	N/A

The Owner

G L Reid
84 Ngunguru Road
RD 3
Whangarei 0173

Phone number:	4377668
Mobile number:	0212722619
Facsimile number:	N/A
Email address:	gandgg@clear.net.nz
Website:	N/A
Street address/registered office:	243 Cemetery Road Whangarei 0179

First point of contact for communications with Council/building consent authority

Contact Person

Plans4U
1946 State Highway 1
RD 2
Hikurangi 0182

Phone number:	4339774
Mobile number:	021433462
Facsimile number:	N/A
Email address:	info@plans4u.co.nz
Website:	N/A

Building Work

The following building work is authorised by this consent:

New Garage with Bathroom

This building consent is issued under section 51 of the Building Act 2004. This building consent does not relieve the owner of the building (or proposed building) of any duty or responsibility under any other Act relating to or affecting the building (or proposed building).

This building consent also does not permit the construction, alteration, demolition, or removal of the building (or proposed building) if that construction, alteration, demolition, or removal would be in breach of any other Act.

This building consent is subject to the following conditions:

Section 90 Building Act 2004

Under section 90 of the Building Act 2004, agents authorised by Council (acting as a Building Consent Authority) are entitled, at all times during normal working hours or while building work is being done, to inspect:

- ii) land on which building work is being or is proposed to be carried out; and
 - iii) building work that has been or is being carried out on or off that building site; and
 - iii) any building.
1. See attached schedule of site requirements for inspections and documentation required.
 2. A copy of your Electrical Certificate will be required.

Compliance Schedule

A compliance schedule is not required for the building.

Attachments

No attachments.

Additional Information

1. The applicant must control dust nuisance created by any site or building works.
2. Toilet facilities must be provided within reasonable distance of the construction site. Ground discharge is no longer acceptable.
3. Lapsing of building consent. For the purposes of S52(b) of the Building Act 2004, the period after which this consent will lapse if the building work to which it relates does not commence will be 12 months from the date of issue.



Kylee Akast
Support Assistant – Building Processing
On behalf of Whangarei District Council

8 April 2015

Date



LT 346107 (Title Plan)

City of Auckland - 01/01/2004 11:50



APPROVED
REGISTERED OWNER
I HEREBY CERTIFY THAT THIS PLAN WAS
APPROVED BY THE NIMANGAREI DISTRICT
COUNCIL PURSUANT TO SECTION 223
OF THE RESOURCE MANAGEMENT ACT 1991
ON THE 25th DAY OF April 2002
SUBJECT TO THE GRANTING OR RESERVING
OF THE EASEMENT SET OUT IN THE
MEMORANDUM HEREON

MEMORANDUM OF EASEMENTS
PURPOSE SHOWN SERVIENT DOMINANT
TENEMENT TENEMENT
RIGHT OF WAY (A) LOT 2 LOT 3
EASEMENT HEREON HEREON

PANEL OF EXISTING EASEMENTS
PURPOSE SHOWN CREATED BY
RIGHT OF WAY (A) COAT OF ARMS 6638901
RIGHT OF WAY (B) COAT OF ARMS 6638901
WATER SUPPLY (C) B. 587 247.1

NOTE: EXTERNAL BOUNDARIES ADOPTED
ML. 14879

NEW CTs ALLOCATED
Lot 1 - 189509
Lot 2 - 189510
Lot 3 - 189511

CLASS OF SURVEY I

Total Area 3.7430 ha
Comprised in CT. 40A/1190

JOHN ALFRED SUMMERS COOK
being a person entitled to practice as a registered surveyor certify that
(a) The surveys to which this classed relates are accurate, and were undertaken by
me or under my direction in accordance with the Survey Act 1986 and the
Survey Regulations 1986.
(b) This classed is accurate and has been created in accordance with that Act and
those Regulations.

Signed *John Cook* Date 9/11/04

Field Book p. Traverse Book p.

Reference Plans

Examined Correct

Approved as to Survey by Land Information NZ on

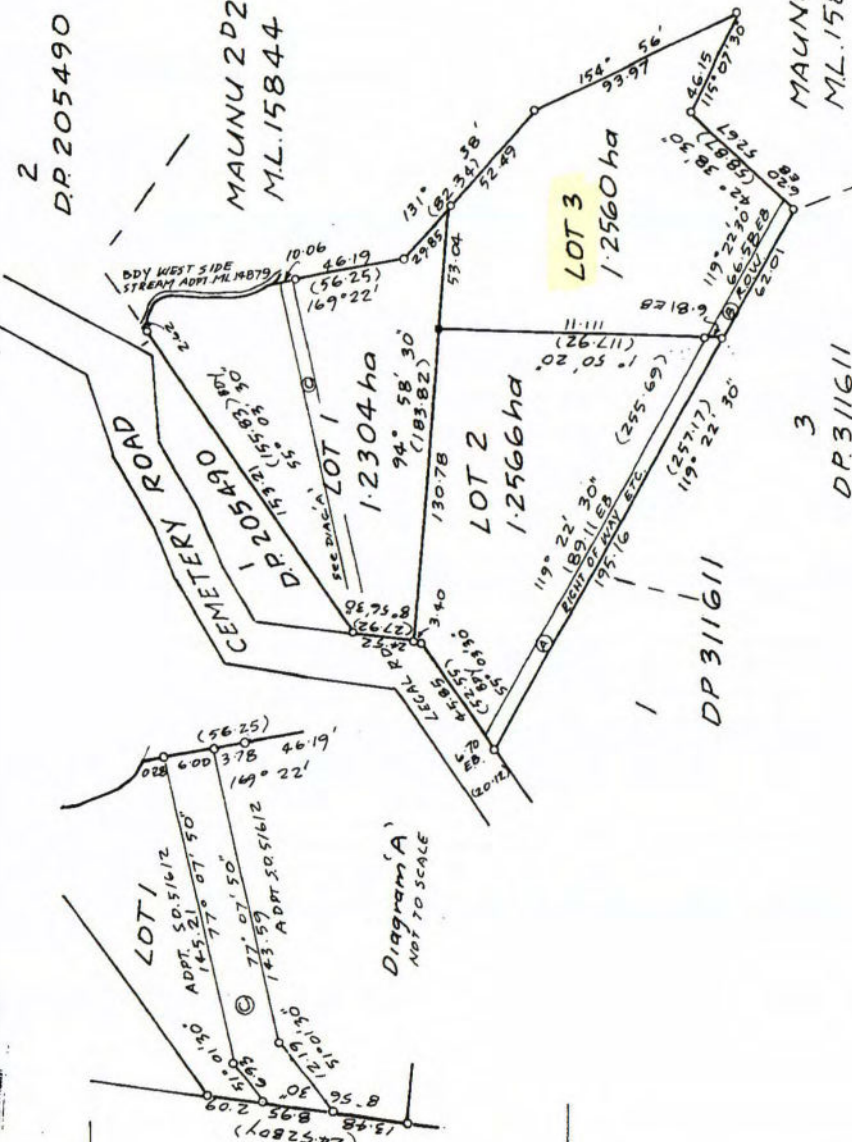
9/3/2005 Chief Surveyor

Deposited by Land Information NZ on

16.2.2005 Registrar General of Land

File Received 26/05/2004

Instructions DP 346107



2534005

2532005

LOTS 1, 2 & 3 BEING A SUBDN.
OF LOT 1 D.P. 83842

LAND DISTRICT NORTH AUCKLAND
Survey Blk. & Dist. XV PURUA
NZMS 261 Sheet 007 Record Map No. 3-1

TERRITORIAL AUTHORITY NIMANGAREI DISTRICT
Surveyed by J.A.S. COOK
Scale 1:1500 Date FEB 2002

SD1500029

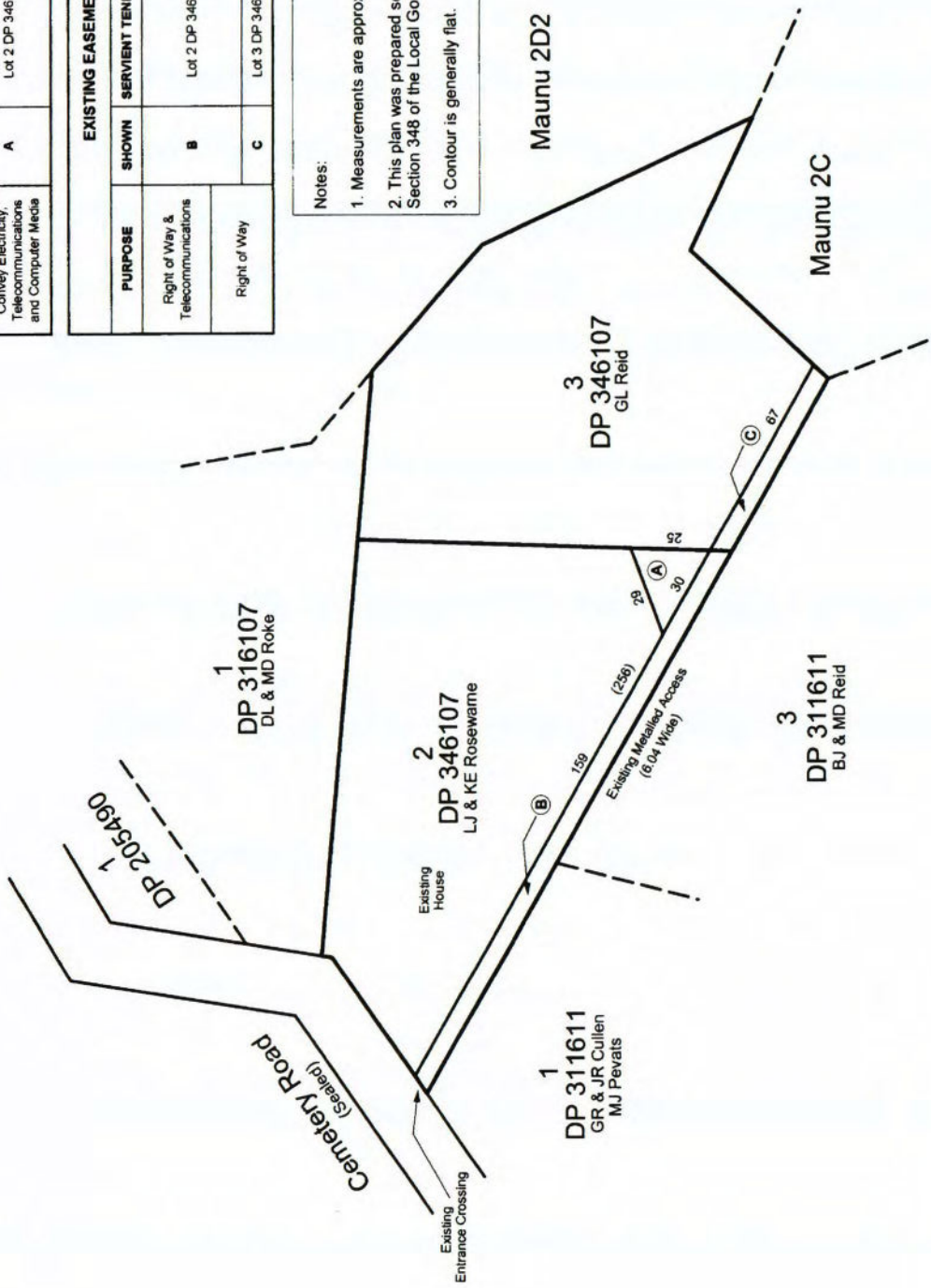


PROPOSED EASEMENT		
PURPOSE	SHOWN	SERVIENT TENEMENT
Right of Way, Right to Convey Electricity, Telecommunications and Computer Media	A	Lot 2 DP 346107
		Lot 3 DP 346107

EXISTING EASEMENTS		
PURPOSE	SHOWN	SERVIENT TENEMENT
Right of Way & Telecommunications	B	Lot 2 DP 346107
		Lot 3 DP 346107
Right of Way	C	Lot 3 DP 346107
		Maunu 2C

Notes:

1. Measurements are approximate and subject to final survey.
2. This plan was prepared solely for the purpose of obtaining a consent under Section 348 of the Local Government Act 1974 for the proposed right of way.
3. Contour is generally flat.



Proposed Right of Way Easement over Lot 2 DP 346107.

Prepared For:		GL Reid	
CFR: 189510 & 189511			
DATE	10/03/2015	DRAWN	Wayne Birt
SCALE	1:1500 (A3)	REF NO.	902

Birt and Currie
Surveyors Ltd

For Timely Friendly & Personal Service
Call Wayne Birt on 06 453 1547
Phone: 06 453 1547
info@birtandcurrie.co.nz
www.birtandcurrie.co.nz



WAYNE BIRT
MA215
Drafter

ENTERED
SCANNED

Private utility service as-built record

(Section 216, Building Act 2004)

PART A Consent details (to be completed in all cases)

Building consent no 1500173
Applicants name Lotoria Reed
Mailing address 243 Century Rd
Site address

PART B As-built services information (to be completed in relation to service provided, ✓ each box as appropriate)

Stormwater	Pipe material	Connection type
Pipe diameter		
☐ 80mm	☒ uPVC	☐ Public utility service connection
☒ 100mm	☐ Vitrified clay	☐ Soak hole
☐ 150mm	☐ Ductile iron	☒ Stream
☐ 225mm	☐ Concrete	☐ Drain
☐ Other _____ mm	☐ Other _____	☐ Other _____

Water supply	Hot water cylinder
Pipe material - cold	
☐ uPVC	☐ High pressure
☐ Copper	☐ Low pressure
☐ Polybutylene	Meter type
☐ Other _____	Make _____
Pipe material - hot	Model _____
☐ uPVC	Diameter _____ mm
☐ Copper	Serial no _____
☐ Polybutylene	Reading _____ m ³
☐ Other _____	(Quote all black figures inclusive of zeros only)

Note Part B As-built services information (continued on last page)



RECEIVED

23 JUL 2015

WHANGAREI DISTRICT COUNCIL
BUILDING CONTROL

Connection type

Wastewater - pressure (pump make/model) _____
Connection diameter

☐ 40mm ☐ uPVC ☐ Public utility service connection
☐ 50mm ☐ Vitrified clay
☐ 80mm ☐ Concrete ☐ Septic tank
☐ Other _____ mm ☐ Other _____

Wastewater - gravity
Connection diameter

☐ 65mm ☒ uPVC ☐ Public utility service connection
☐ 80mm ☐ Vitrified Clay
☒ 100mm ☐ Concrete ☒ Septic tank
☐ Other _____ mm ☐ Other _____

Wastewater - disposal system description
Septic tank

Size _____ litres Effluent field _____ m
Type ☐ Ecotank ☐ Trench ☐ Deep soak hole
☐ Biocycle Depth _____ m
☐ Other No of holes _____ m
Other _____ m

Sanitary facilities

☐ Toilet no _____ Waste Disposal Unit
☐ Bidet no _____ No
☐ Urinal no _____ Yes - type _____

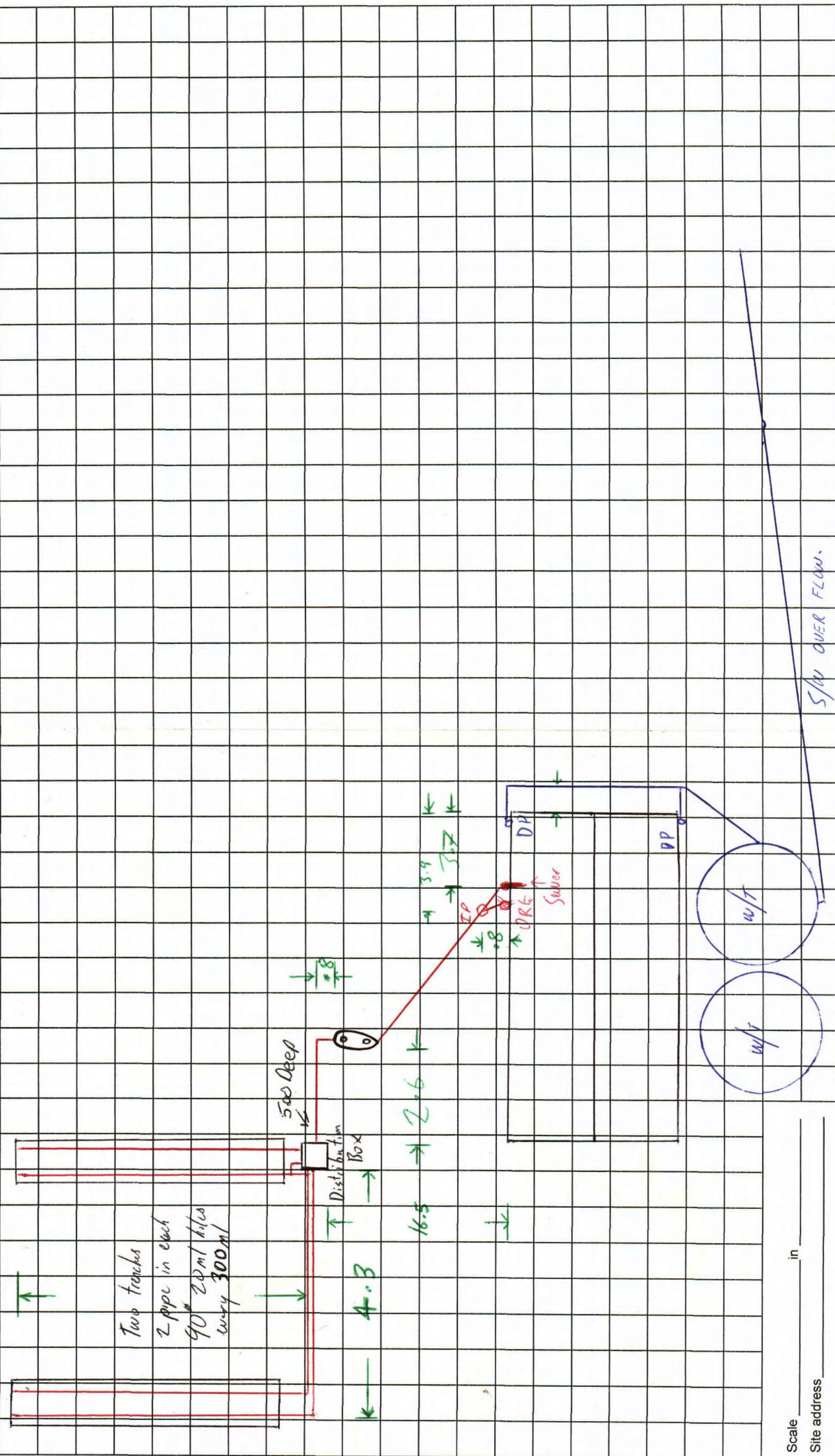
I KW Smith
Being the ☐ Owner ☐ Occupier
☐ Certifying plumber Reg no _____
☒ Certifying drainlayer Reg no 07206

Certify that this private utility service as-built record is an accurate representation of the work carried out

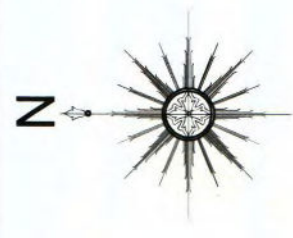
KW Smith Signature _____ Date _____

PART C As-built services plan

(to be completed in all cases. If details are already noted on separate drawings then provide copies in duplicate as appropriate and attach to this sheet. Ensure that drawing numbers, etc, is noted below)



RECEIVED
23 MAR 2015
WHANGAREI DISTRICT COUNCIL
BUILDING CONTROL



LOT 3
DP 346107

LEGAL DESCRIPTION
LOT 3
DP 346107
243 Cemetery Road, Maunu
Land area 1.256ha
Proposed Shed 88m²
Total coverage 0.76 %
FFL = 10.225

Risk Matrix - North, South, East & West

	North	South	East	West
Wind zone	1	0	0	0
Number of storeys	0	0	0	0
Roof/wall junction	0	0	0	0
Eaves width	2	0	0	0
Envelope complexity	0	0	0	0
Decks	0	0	0	0
Total	3	0	0	0

H1 Energy efficiency
Utilizing Northland altered schedule R values
Roof = R2.9
Walls = R1.9
Floors = R1.3
Windows = R0.17 (Double glazing optional)

Contours
Minimal change to land contours, 300-400 variance max.
therefore contours have not been shown

Earthworks
Site is flat. Only topsoil to be removed.
Site is 12000m², soil removal approximate volume
is 17m³ over an area of 88m².
No NES triggers reached.
Top soil to be kept for local gardens.

Indicative
location of tree
lines on site

Indicative location
of septic system.
See engineers
report for details.

Shallow trench to be filled
approximately 500 fill with 150
compacted layers of clean metal,
strip back topsoil prior to filling

Proposed
water tanks

Indicative location of
flow dispersal trench.
See engineers report
for details

Overhead powerlines

Indicative access to power
telephone and internet
from boundary.



NOTES

Contractor to check all dimensions and conditions on site before commencing work.

Work only from figured dimensions.

In the event of a discrepancy consult the designer.

If in doubt ASK.

All timber is to be SG8 unless specified.

Construction shall comply with NZS 3604:2011 & NZS 4229:2013 unless noted otherwise.

All fastenings and fixtures 600 or less from finished ground level shall be Type 304 SS.

All exposed fastenings above 600 from finished ground level shall be Type 304 SS.

APPROVED 2015
BC NUMBER IDAY IMTH
00173 0804
WHANGAREI DISTRICT COUNCIL
BCA

REV	REF	BY	CHK	APR	DATE	This drawing is based on the ISO standard			
Dimensional Tolerance									
0± 0.5, 0.0± 0.05, 0.00± 0.005									
	2003 UNAUTHORISED USE PROHIBITED								
	SCALE	1:500							
						DIMENSIONS IN MILLIMETERS			
									
PLANS 4 U									
021 433 462									
Your Vision On Paper									
Drawn	Checked		Approved		Bryce Reid Cemetery Rd				
SITE PLAN									
Date	13/01/2015					A3			
File No						Job No			
Drawing No	L101								

Received
Customer Services
12 MAR 2015
Whangarei District Council

LEGEND

- 140x45 Stud 3.6m
- 90x45 Stud 3.6m
- Indicative location of smoke detector
- Indicative location of mechanical extraction
- O DP Ø100 Downpipe

Contractor to check all dimensions and conditions on site before commencing work.

Work only from figured dimensions.

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If in doubt ASK.

All timber is to be SG8 unless specified.

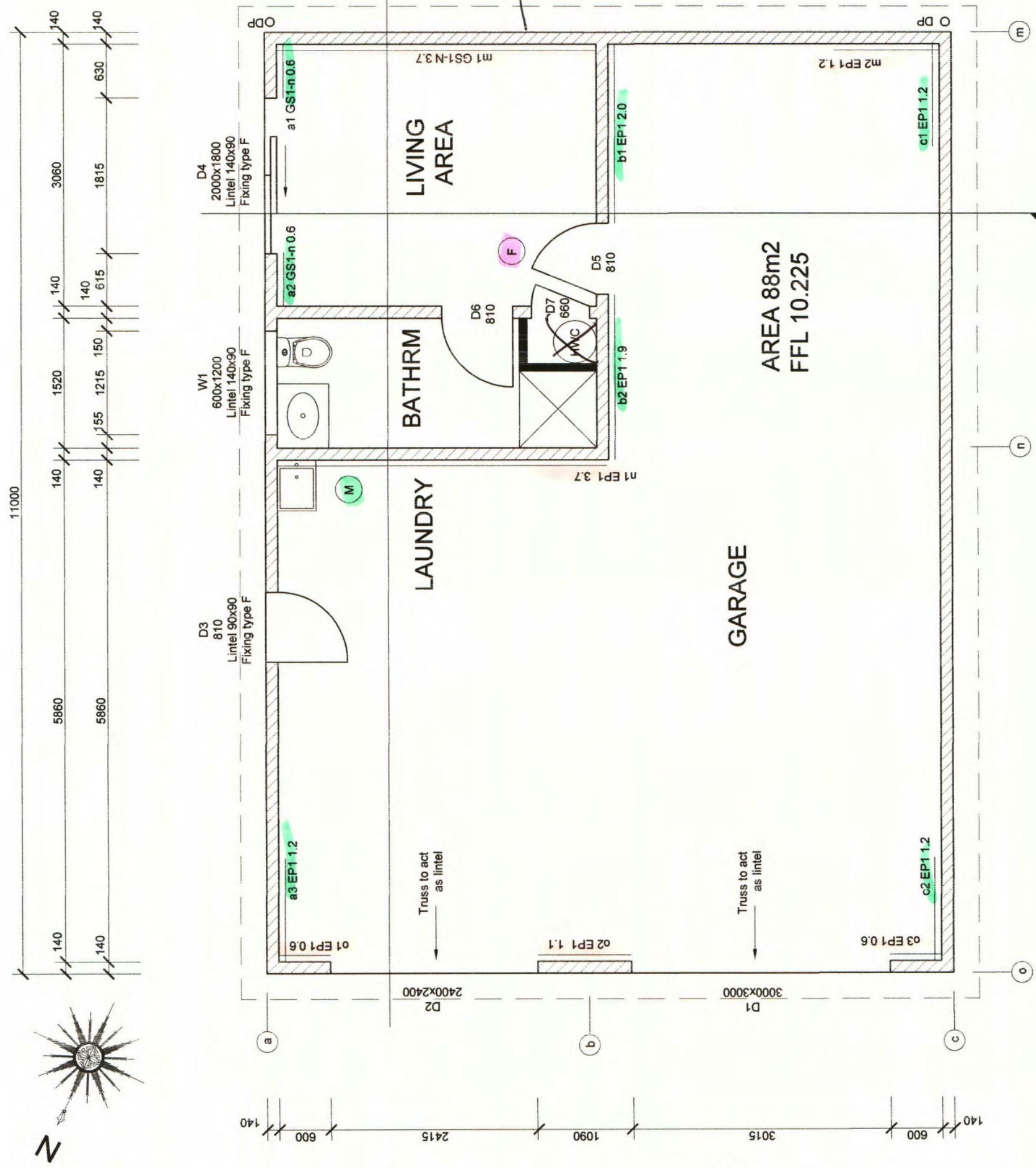
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BC NUMBER IDAY IMTH
00173 0804
WHANGAREI DISTRICT COUNCIL
BCA

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Received
Customer Services
12 MAR 2015
NOTES
Whangarei District Council
Contractor to check all dimensions and conditions on site before commencing work.

Colorsteel Longrun Endura roofing

Corrugated
colorsteel Endura
cladding

Garage doors to be roller doors

FFL: 10.225

FGF: 10.000

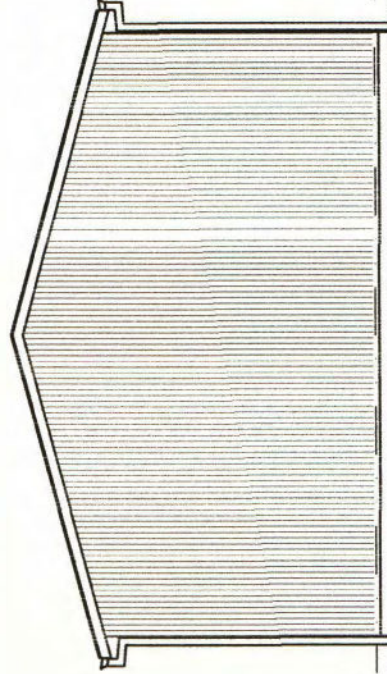
WEST

SOUTH

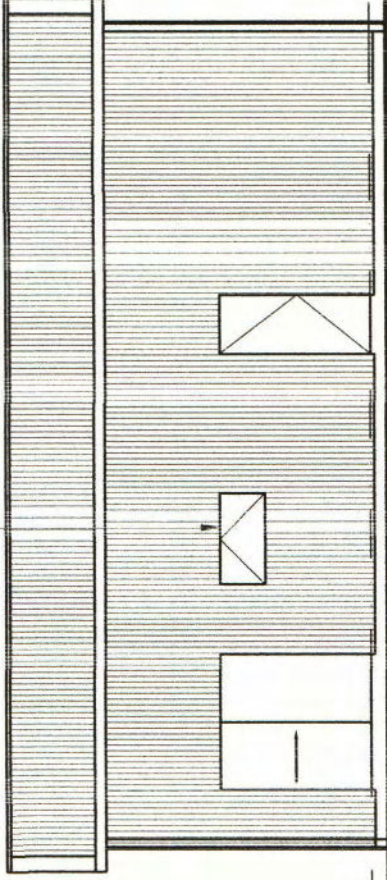
08
A102

APPROVED 2015
BC NUMBER IDAY IMTH
00173 0804
WHANGAREI DISTRICT COUNCIL
BCA

Powder coated aluminium joinery



EAST



NORTH

ALL GLAZING TO COMPLY WITH NZS4223

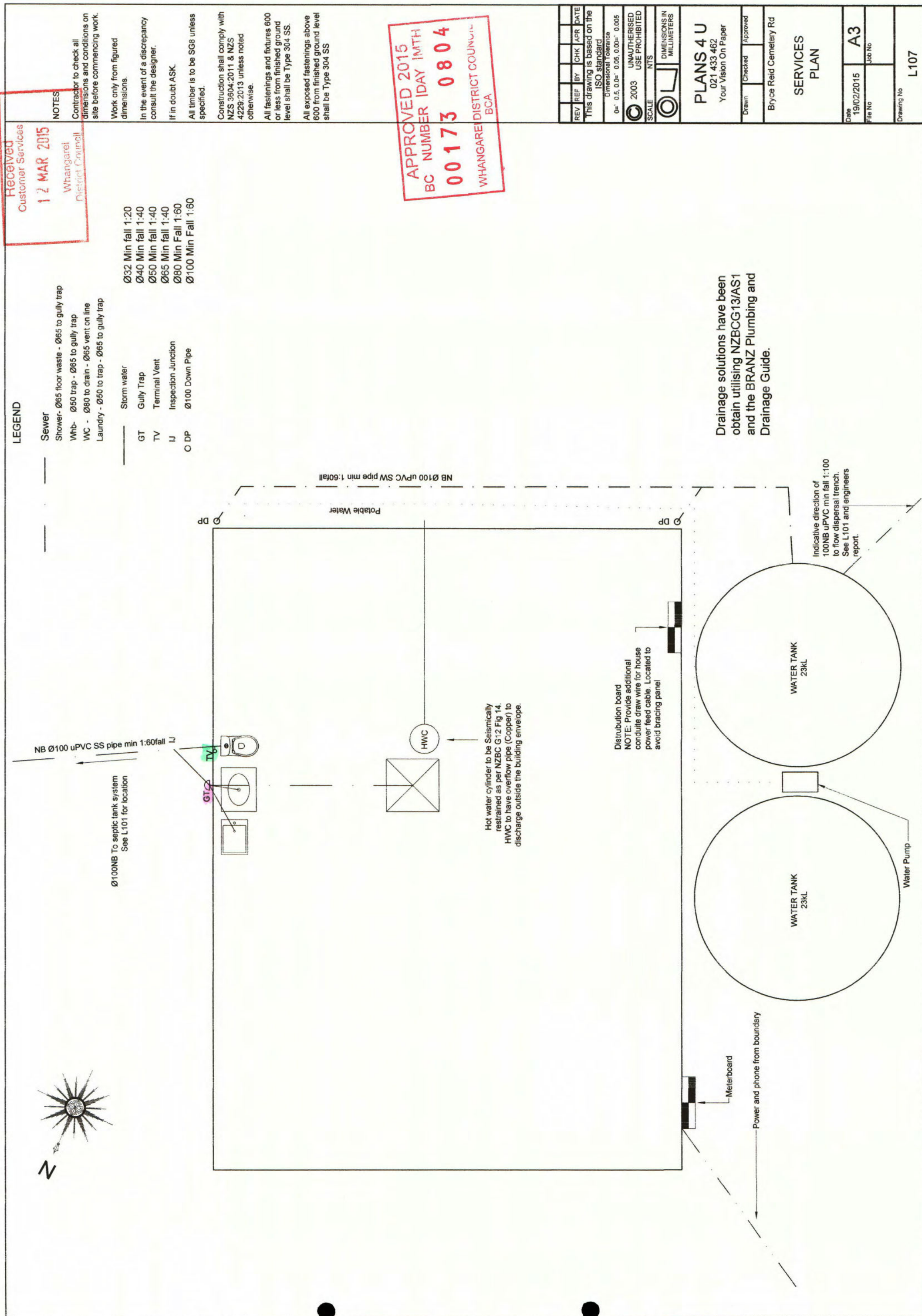
ELEVATIONS

Date	14/01/2015	A3
File No		Job No
Drawing No		L105

REV	REF	BY	CHK	APR	DATE
This drawing is based on the ISO standard					
Dimensional Tolerance					
0- 0.5, 0.0- 0.05, 0.00- 0.005					
UNAUTHORISED USE PROHIBITED					
SCALE 1:100					
DIMENSIONS IN MILLIMETERS					

PLANS 4 U
021 433 462
Your Vision On Paper

Drawn	Checked	Approved
Bryce Reid Cemetery Rd		



Form 7

Code Compliance Certificate BC1500633

Section 95, Building Act 2004

Issued: 17 July 2019

The Building

Street address of building: 243 Cemetery Road
Whangarei 0179

Legal description of land where building is located: LOT 3 DP 346107
LLP: 105583

Building name: N/A

Location of building within site/block number: N/A

Level unit number: N/A

Current, lawfully established use: Detached Dwelling

Year first constructed: 2015

The Owner

G L Reid
243 Cemetery Road
RD 9
Whangarei 0179

Phone number: N/A

Mobile number: 0272550029

Facsimile number: N/A

Email address: on2itgran@gmail.com

Website: N/A

Street address/registered office: 243 Cemetery Road
Whangarei 0179

First point of contact for communications with the building consent authority: Owner



Building Work

Building Consent Number:

Issued by:

New Dwelling

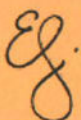
BC1500633

Whangarei District Council

Code Compliance

The building consent authority named below is satisfied, on reasonable grounds, that -

- (a) The building work complies with the building consent.



Enka Stephenson
Support Assistant – Building Processing
On behalf of Whangarei District Council

17 July 2019

Date

Building Consent No: BC1500633

Section 51, Building Act 2004

Issued: 16 September 2015

COPY

The Building

Street address of building: 243 Cemetery Road
Whangarei 0179

Legal description of land where building is located: LOT 3 DP 346107
LLP: 105583

Building name: N/A

Location of building within site/block number: N/A

Level/unit number: N/A

The Owner

G L Reid
243 Cemetery Road
RD 9
Whangarei 0179

Phone number: N/A

Mobile number: 0212722619

Facsimile number: N/A

Email address: on2itgran@gmail.com

Website: N/A

Street address/registered office: 243 Cemetery Road
Whangarei 0179

First point of contact for communications with Council/building consent authority

Contact Person

Plans4U
1946 State Highway 1
RD 2
Hikurangi 0182

Phone number: 4339774

Mobile number: 021433462

Facsimile number: N/A

Email address: info@plans4u.co.nz

Website: N/A

Building Work

The following building work is authorised by this consent:

New Dwelling

This building consent is issued under section 51 of the Building Act 2004. This building consent does not relieve the owner of the building (or proposed building) of any duty or responsibility under any other Act relating to or affecting the building (or proposed building).

This building consent also does not permit the construction, alteration, demolition, or removal of the building (or proposed building) if that construction, alteration, demolition, or removal would be in breach of any other Act.

This building consent is subject to the following conditions:

Section 90 Building Act 2004

Under section 90 of the Building Act 2004, agents authorised by Council (acting as a Building Consent Authority) are entitled, at all times during normal working hours or while building work is being done, to inspect:

- ii) land on which building work is being or is proposed to be carried out; and
 - iii) building work that has been or is being carried out on or off that building site; and
 - iiii) any building.
1. See attached schedule of site requirements for inspections and documentation required.
 2. A copy of your Electrical Certificate will be required.

Compliance Schedule

A compliance schedule is not required for the building.

Attachments

No attachments.

Additional Information

1. The applicant must control dust nuisance created by any site or building works.
2. Toilet facilities must be provided within reasonable distance of the construction site. Ground discharge is no longer acceptable.
3. Lapsing of building consent. For the purposes of S52(b) of the Building Act 2004, the period after which this consent will lapse if the building work to which it relates does not commence will be 12 months from the date of issue.



Enka Boylan
Support Assistant – Building Processing
On behalf of Whangarei District Council

16 September 2015

Date

PART B As-built services information (continued)

Wastewater - pressure (pump make/model)

Connection diameter	Pipe material	Connection type
☐ 40mm	☐ uPVC	☐ Public utility service connection
☐ 50mm	☐ Vitrified clay	
☐ 80mm	☐ Concrete	☐ Septic tank
☐ Other _____ mm	☐ Other _____	☐ Other _____

Wastewater - gravity

Connection diameter	Pipe material	Connection type
☐ 65mm	☒ uPVC	☐ Public utility service connection
☐ 80mm	☐ Vitrified Clay	
☒ 100mm	☐ Concrete	☒ Septic tank
☐ Other _____ mm	☐ Other _____	☐ Other _____

Wastewater - disposal system description

Septic tank

Size _____ litres

Type ☐ Ecotank ☐ Deep soak hole

☐ Biocycle

☐ Other _____

Effluent field

☐ Trench _____ m

☐ Depth _____ m

☐ No of holes _____ m

☐ Other _____

Sanitary facilities

☐ Toilet no _____

☐ Bidet no _____

☐ Urinal no _____

Waste Disposal Unit

☐ No

☐ Yes - type _____

I Kevin Feickert

Being the ☐ Owner ☐ Occupier

☐ Certifying plumber

☒ Certifying drainlayer

Reg no _____

Reg no 07206

Certify that this private utility service as-built record is an accurate representation of the work carried out

Kevin Feickert Signature

14-6-16 Date

Private utility service as-built record

(Section 216, Building Act 2004)

PART A Consent details (to be completed in all cases)

Building consent no 1500633

Applicant's name AL Reid

Mailing address 243 Cemetery Road Whangarei 0179

Site address 243 Cemetery Road Maunu RD 9 Whangarei 0179

PART B As-built services information (to be completed in relation to service provided, ✓ each box as appropriate)

Stormwater

Pipe diameter	Pipe material	Connection type
☐ 80mm	☒ uPVC	☐ Public utility service connection
☒ 100mm	☐ Vitrified clay	☐ Soak hole
☐ 150mm	☐ Ductile iron	☐ Stream
☐ 225mm	☐ Concrete	☐ Drain
☐ Other <u>900</u> mm	☐ Other _____	☐ Other _____

Water supply

Pipe material - cold	Hot water cylinder
☐ uPVC	☐ High pressure _____ Litre
☐ Copper	☐ Low pressure _____ Litre
☐ Polybutylene	Meter type _____
☐ Other _____	Make _____
Pipe material - hot	Model _____
☐ uPVC	Diameter _____ mm
☐ Copper	Serial no _____
☐ Polybutylene	Reading _____ m³
Other _____	(Quote all black figures inclusive of zeros only)

Note Part B As-built services information (continued on last page)



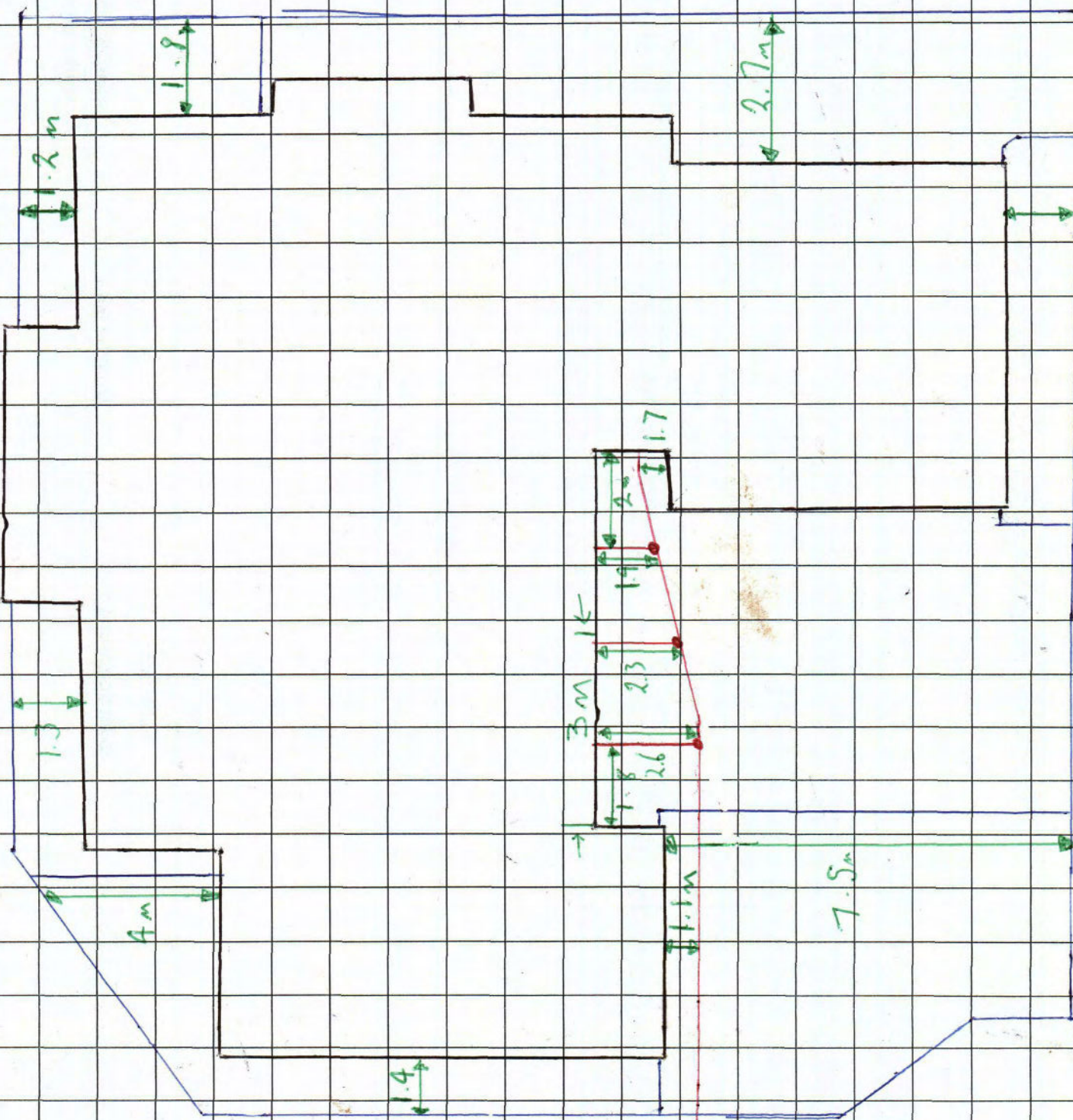
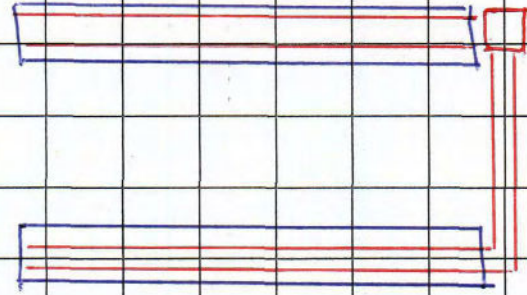
PLAN

ENTERED

AS 15/6/16

PART C As-built services plan

(to be completed in all cases. If details are already noted on separate drawings then provide copies in duplicate as appropriate and attach to this sheet. Ensure that drawing numbers, etc, is noted below)



AS BUILT INCLUDED
IN SHED PERMIT # 1500173

Scale _____ in _____
Site address _____

SHED

RECEIVED

28 JUN 2019

WHANGAREI DISTRICT COUNCIL
BUILDING CONTROL

NOTES

Contractor to check all dimensions and conditions on site before commencing work.

Work only from figured dimensions.

In the event of a discrepancy consult the designer.

If in doubt ASK.

All timber is to be MSG8 unless specified.

Construction shall comply with NZS 3604:2011 & NZS 4229:1999 unless noted otherwise.

All fastenings and fixtures 600 or less from finished ground level shall be Type 304 SS.

All exposed fastenings above 600 from finished ground level shall be either Type 304 SS; or Hot dipped galvanised with additional protection

Job Title

CONCEPT

For

GLORIA

At CEMETARY ROAD
MAUNU

PLANS 4 U

021 433462

Drawn A Te Brake

Checked G Smith

Creation Date 01/04/2015

Plot Date 26/06/2015

Drawing Title

FLOOR PLAN

Drawing Number

L102

Scale

1:100

ALL DIMENSIONS TO BE VERIFIED ON SITE

LINTEL FIXING TABLES

WINDOW LINTEL	FIXING
D10	2/300x45 H
D11	190x90 G
D12-D13	140x90 E
D14	300x90x90 H
D15	140x90 E
D16-D17	200x90x90 G
D18-D24	45x90 N/A
D25-D26	150x90x90 F
D27-D28	45x90 N/A
D29	140x90 F
D30	140x90 E
D31-32	45x90 N/A
D33	300x90x90 H
W12-W13	140x90 F
W14	90x90 E
W15	200x90x90 G
W16-W17	90x90 E
W18	150x90x90 F
W19	2/300x45 H
W20	2/240x45 H
W21-W22	140x90 E
W23-W24	150x90x90 F
W25-W26	90x90 E

Lintel Fixings Typed E, F, G & H are as per the lumberlok lintel fixing chart in the specification.
ENG Means an engineered beam
N/A Represents header beam only

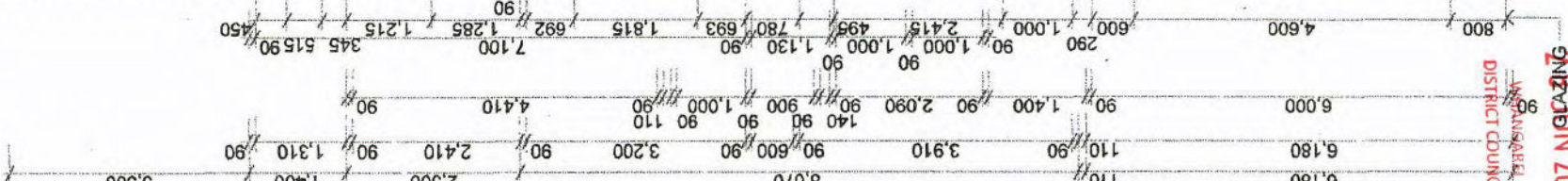
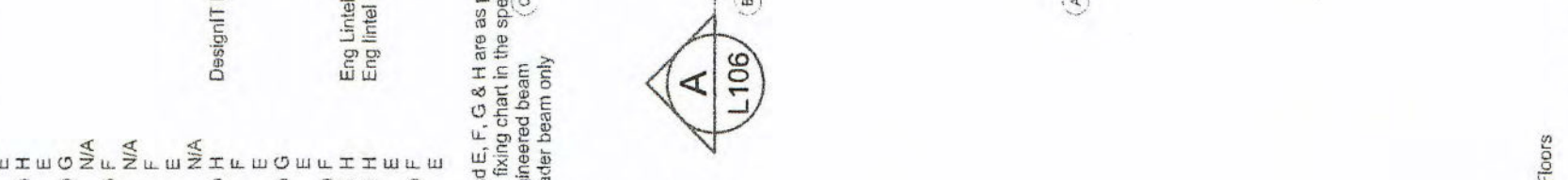
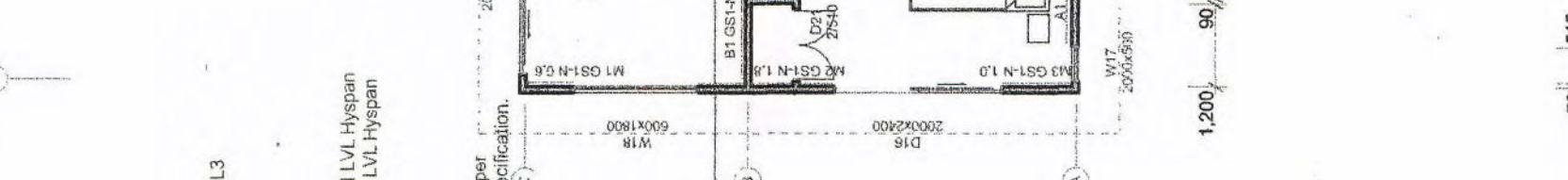
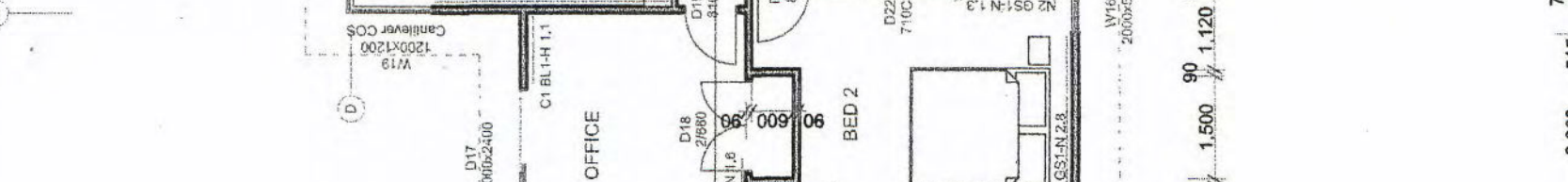
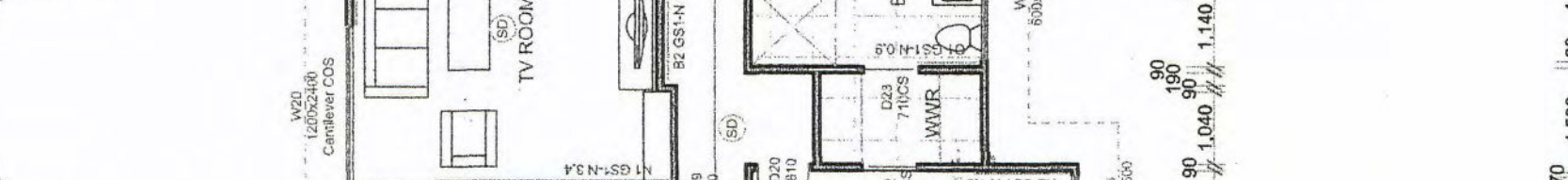
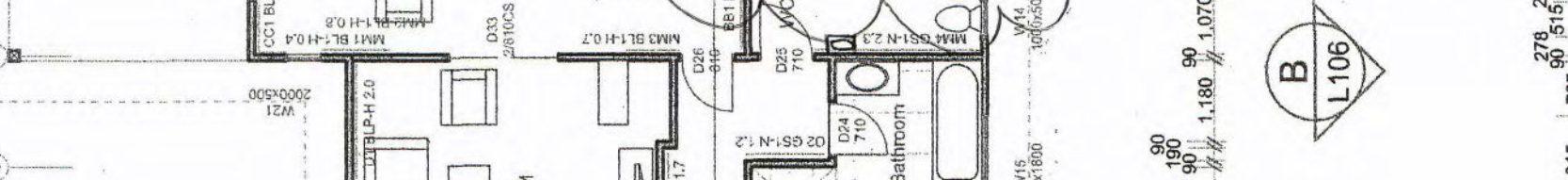
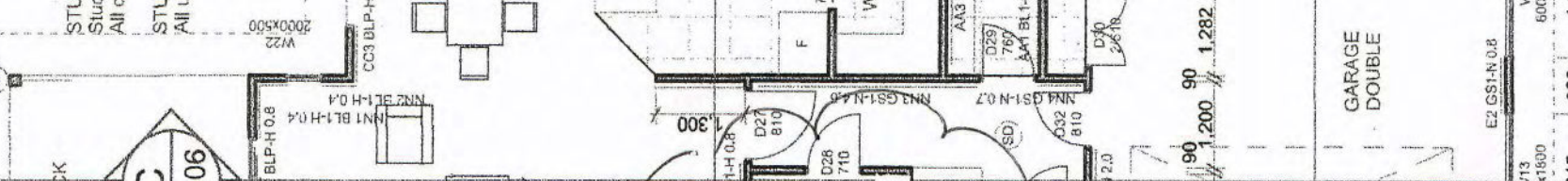
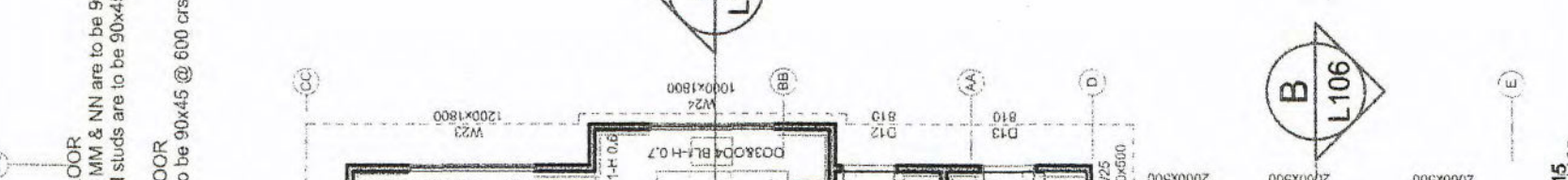
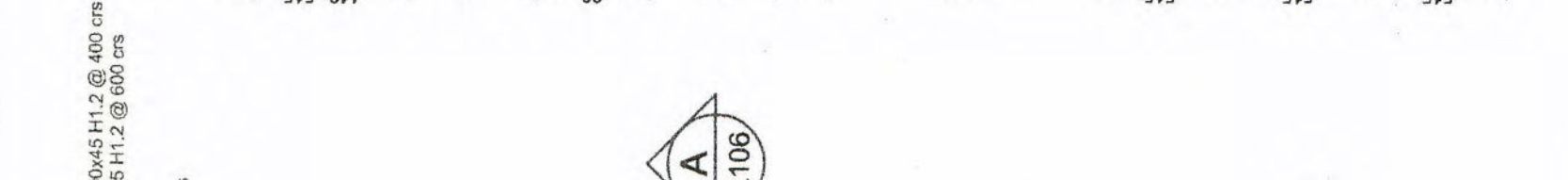
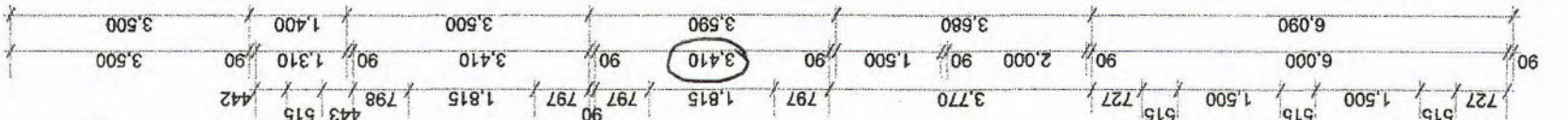
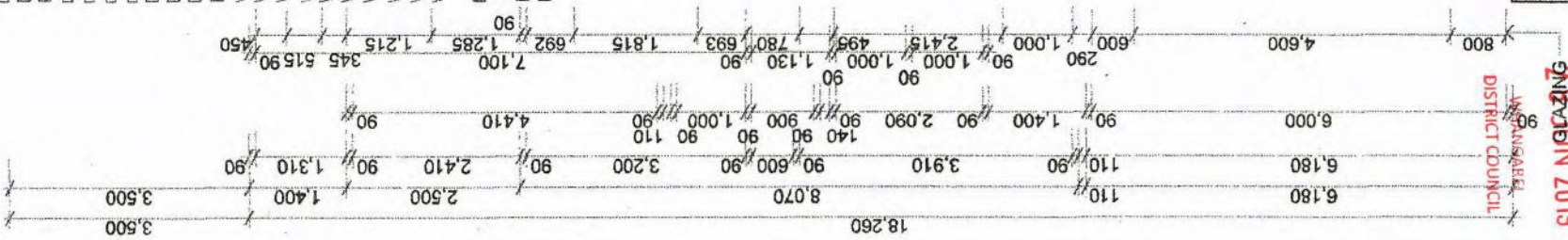
NOTES

ENG Lintel LVL Hyspan

Design IT L3

Eng Lintel LVL Hyspan

Eng Lintel LVL Hyspan



LEGAL DISCRPTION
LOT 3
DP 346107
243 Cemetery Road, Maunu
Land area 1.258ha
EXISTING SHED 88m2

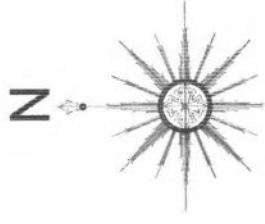
PROPOSED HOUSE
Upper Floor 79.4m2 m2
Lower Floor 211.3 m2
Covered Decks 18.8 m2
Total House Floor Area 290.7m2
House Building Coverage 230.1m2

Total coverage 2.53%

FFL = 10.325
Original Ground 10.100
CGL For Rib Raft 9.920 (180mm cut)

WIND ZONE - HIGH

LOT 3
DP 346107

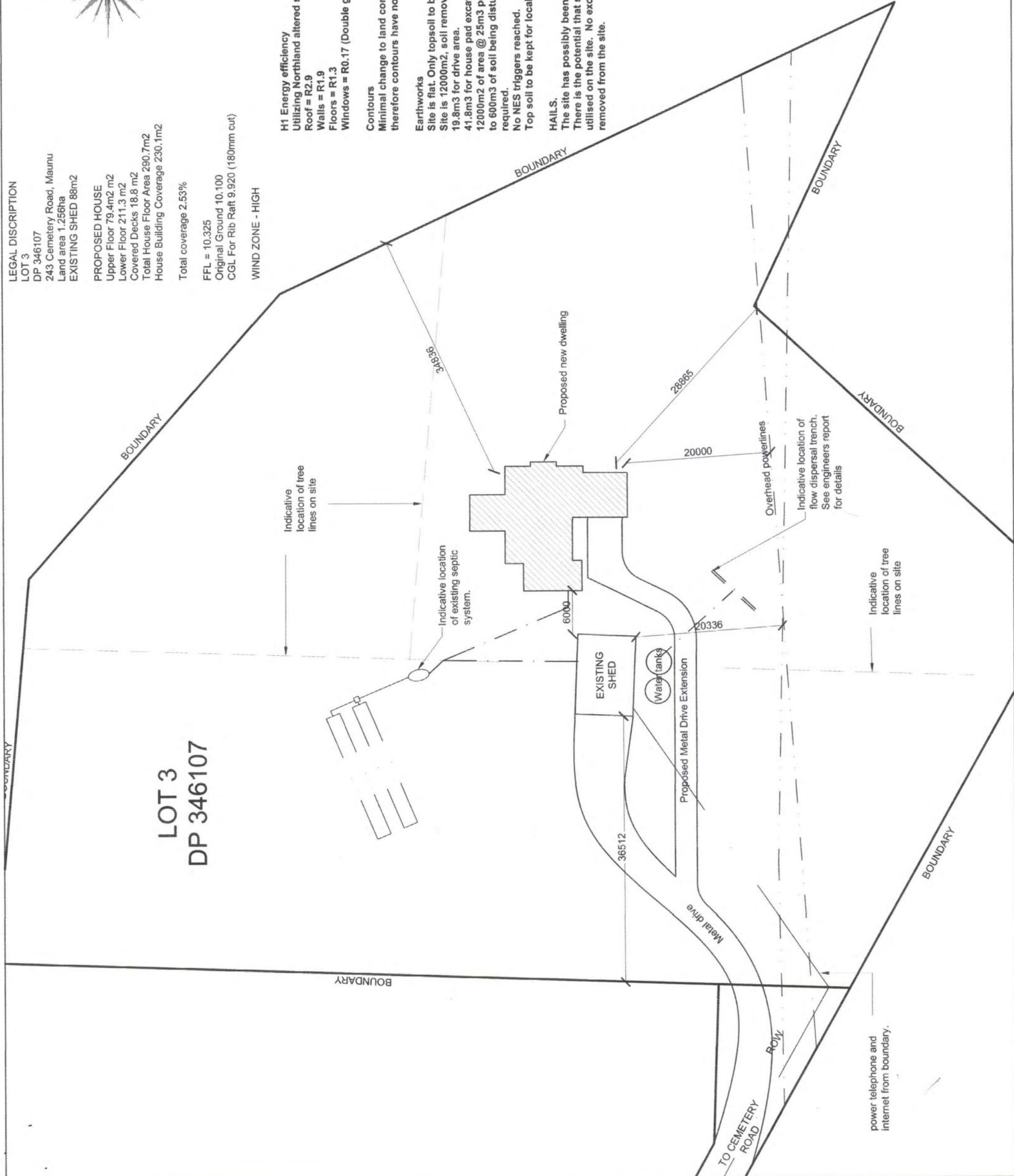


H1 Energy efficiency
Utilizing Northland altered schedule R values
Roof = R2.9
Walls = R1.9
Windows = R0.17 (Double glazing optional)

Contours
Minimal change to land contours, 300-400 variance max.
therefore contours have not been shown

Earthworks
Site is flat. Only topsoil to be removed.
Site is 12000m2, soil removal approximate volume
19.8m3 for drive area.
41.8m3 for house pad excavation.
12000m2 of area @ 25m3 per 500m2 allows for up
to 600m3 of soil being disturbed before NES review
required.
No NES triggers reached.
Top soil to be kept for local gardens.

HALLS.
The site has possibly been an orchard in the past.
There is the potential that sprays may have been
utilised on the site. No excavated soil is to be
removed from the site.



NOTES
Contractor to check all dimensions and conditions on site before commencing work.
Work only from figured dimensions.
In the event of a discrepancy consult the designer.
If in doubt ASK.
All timber is to be SG8 unless specified.
Construction shall comply with NZS 3604:2011 & NZS 4229:2013 unless noted otherwise.
All fastenings and fixtures 600 or less from finished ground level shall be Type 304 SS.
All exposed fastenings above 600 from finished ground level shall be Type 304 SS

RECEIVED
CUSTOMER SERVICES
09 JUL 2015
WHANGAREI
DISTRICT COUNCIL

REV	REF	BY	CHK	APR	DATE
This drawing is based on the ISO standard					
Dimensional Tolerance					
0+/- 0.5, 0.0+/- 0.05, 0.00+/- 0.005					
2003 UNAUTHORISED USE PROHIBITED					
SCALE 1:500					
DIMENSIONS IN MILLIMETERS					

PLANS 4 U
021 433 462
Your Vision On Paper

APPROVED 24 JUL 2015
BC NUMBER 00633
IDAY IMTH
SITE PLAN
0809
WHANGAREI DISTRICT COUNCIL
Date 12/05/2015
File No
Job No
Drawing No

Chartered Professional Engineer

Hot dipped galvanised with additional protection

At
CEMETARY ROAD
MAUNU

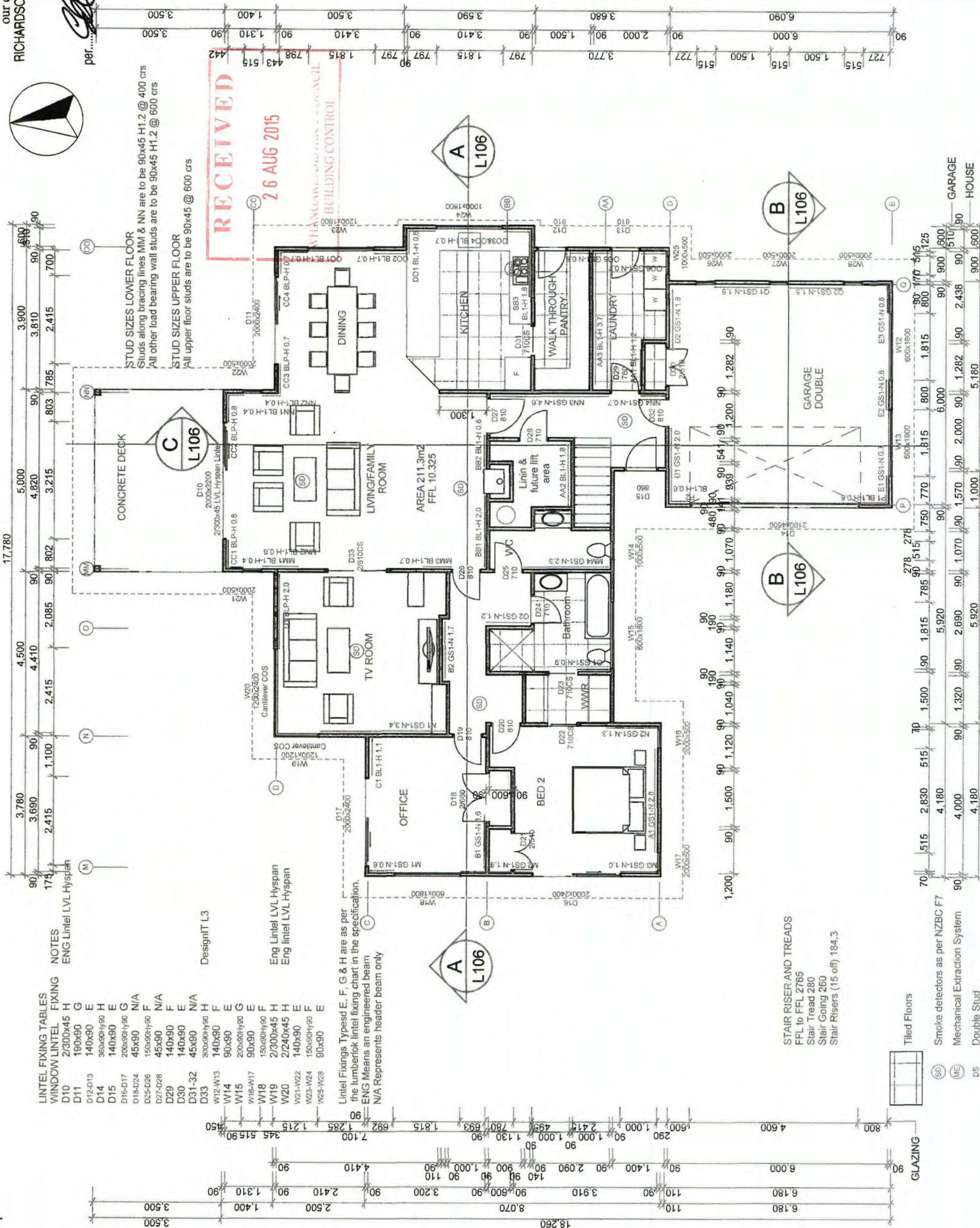
021 433462

Drawn	A Te Brake
Checked	G Smith
Creation Date	01/04/2015
Plot Date	18/08/2015

er	Scale
----	-------

Drawing Number
L102

ALL DIMENSIONS TO BE VERIFIED ON SITE



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WHANGAREI DISTRICT COUNCIL
BUILDING CONTROL

NOTES

Contractor to check all dimensions and conditions on site before commencing work.

Work only from figured dimensions.

In the event of a discrepancy consult the designer.

If in doubt ASK.

All timber is to be MSG8 unless specified.

Construction shall comply with NZS 3604:2011 & NZS 4229:1999 unless noted otherwise.

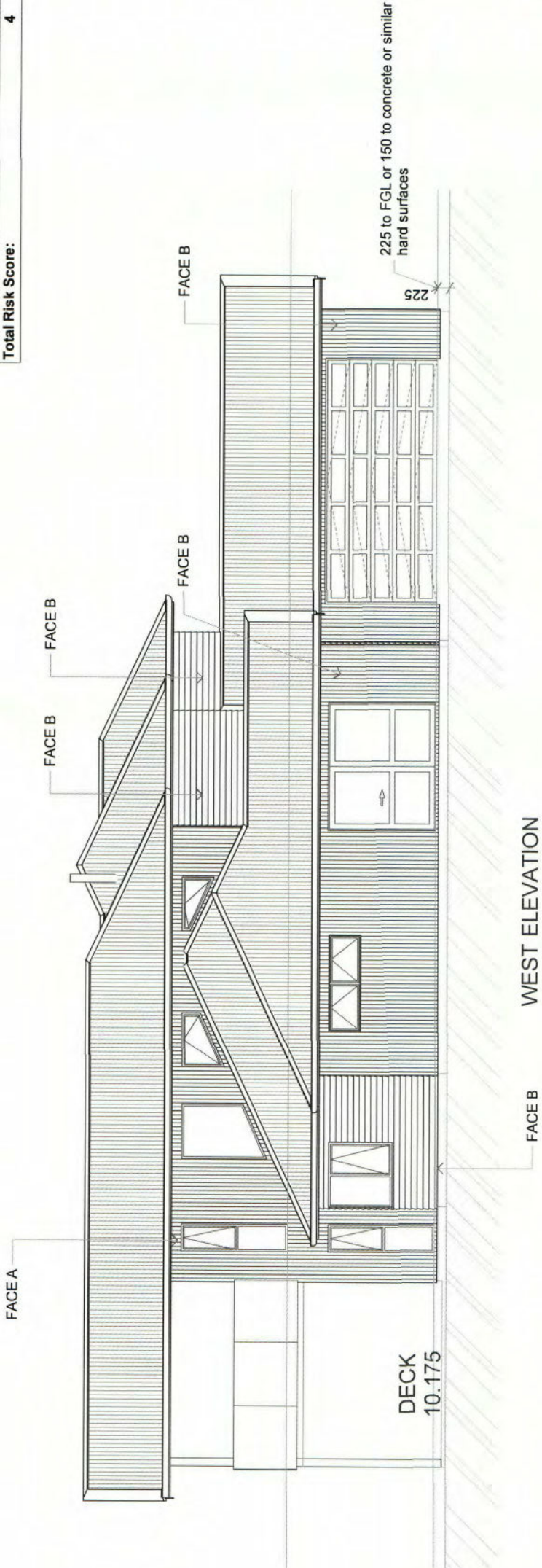
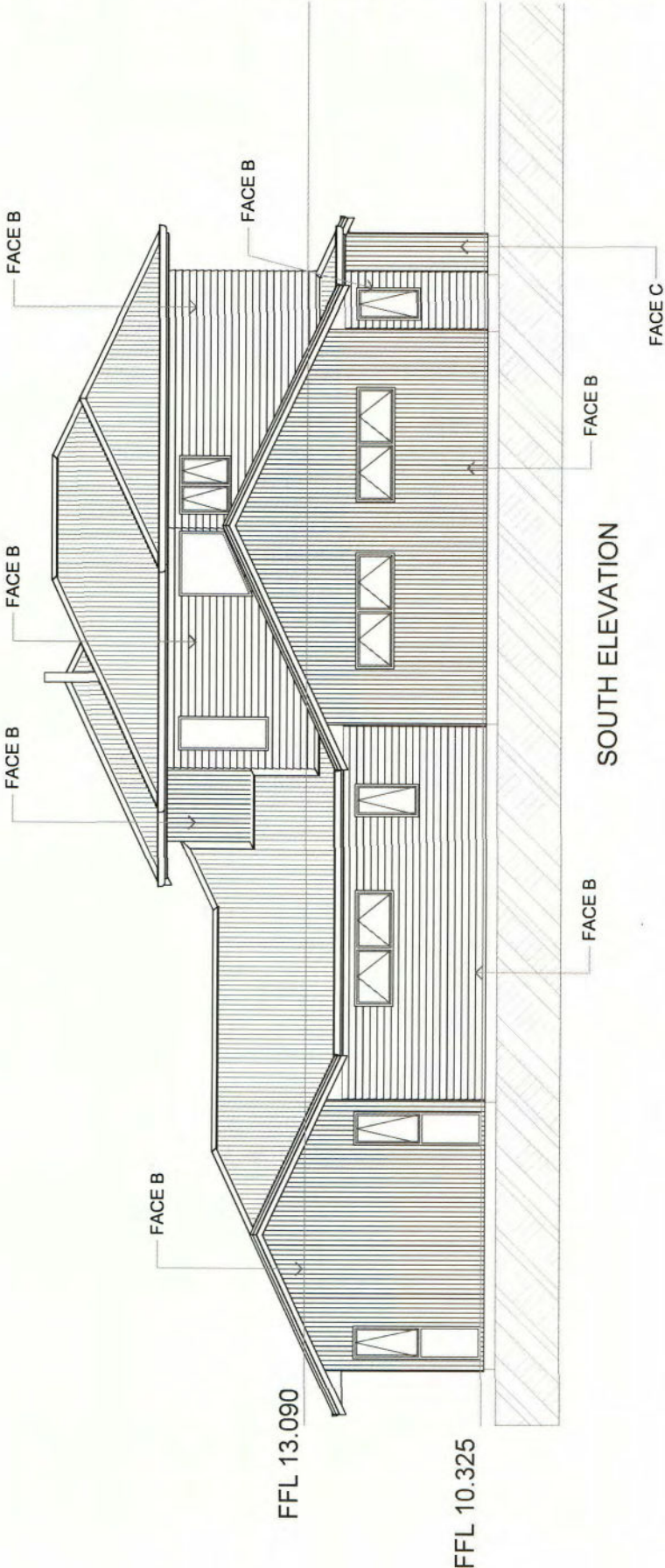
All fastenings and fixtures 600 or less from finished ground level shall be Type 304 SS.

All exposed fastenings above 600 from finished ground level shall be either Type 304 SS: or Hot dipped galvanised with additional protection

BUILDING ENVELOPE RISK MATRIX		
FACE A		
Risk Factor	Risk Severity	Risk Score
Wind zone (per NZS 3604)	High risk	1
Number of storeys	High risk	2
Roof/wall intersection design	Low risk	0
Eaves width	Very high risk	5
Envelope complexity	Medium risk	1
Deck design	Medium risk	2
Total Risk Score:		11

BUILDING ENVELOPE RISK MATRIX		
FACE B		
Risk Factor	Risk Severity	Risk Score
Wind zone (per NZS 3604)	High risk	1
Number of storeys	Low risk	0
Roof/wall intersection design	Low risk	0
Eaves width	Low risk	0
Envelope complexity	Medium risk	1
Deck design	Low risk	0
Total Risk Score:		2

BUILDING ENVELOPE RISK MATRIX		
FACE C		
Risk Factor	Risk Severity	Risk Score
Wind zone (per NZS 3604)	High risk	1
Number of storeys	Low risk	0
Roof/wall intersection design	Low risk	0
Eaves width	High risk	2
Envelope complexity	Medium risk	1
Deck design	Low risk	0
Total Risk Score:		4

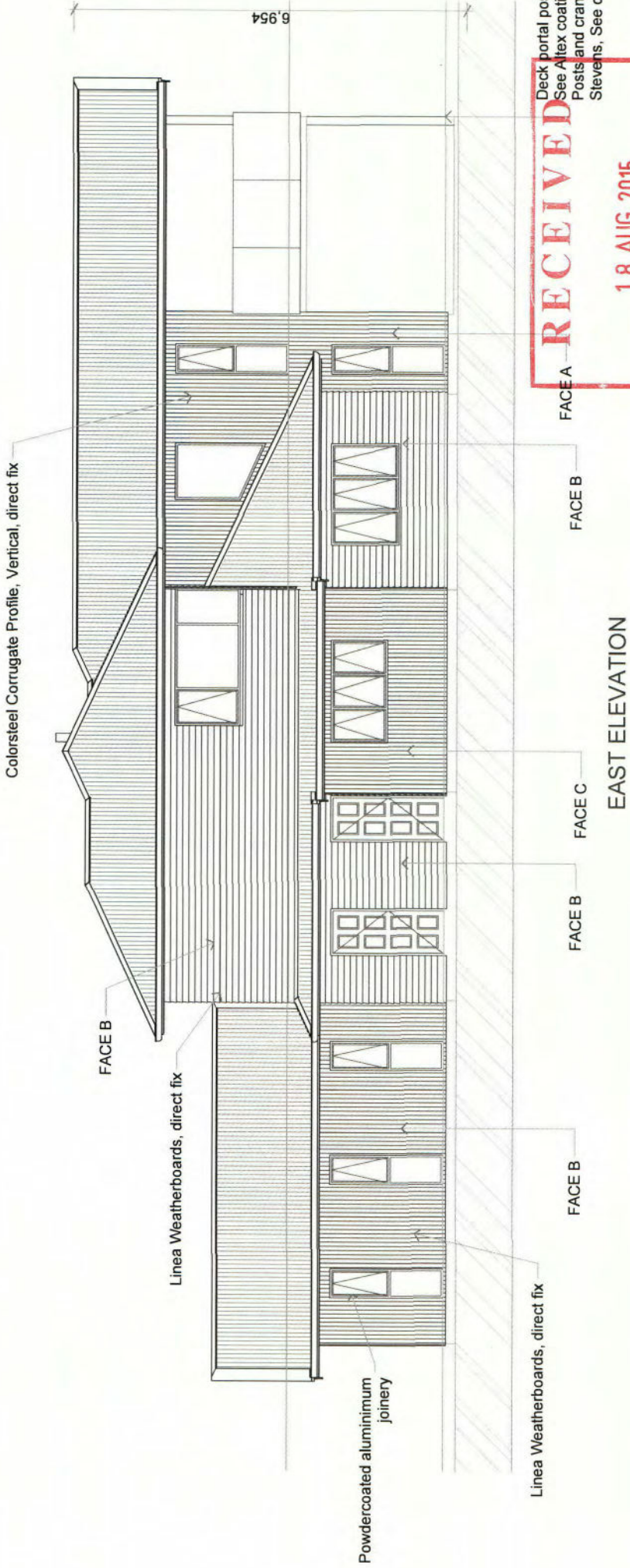
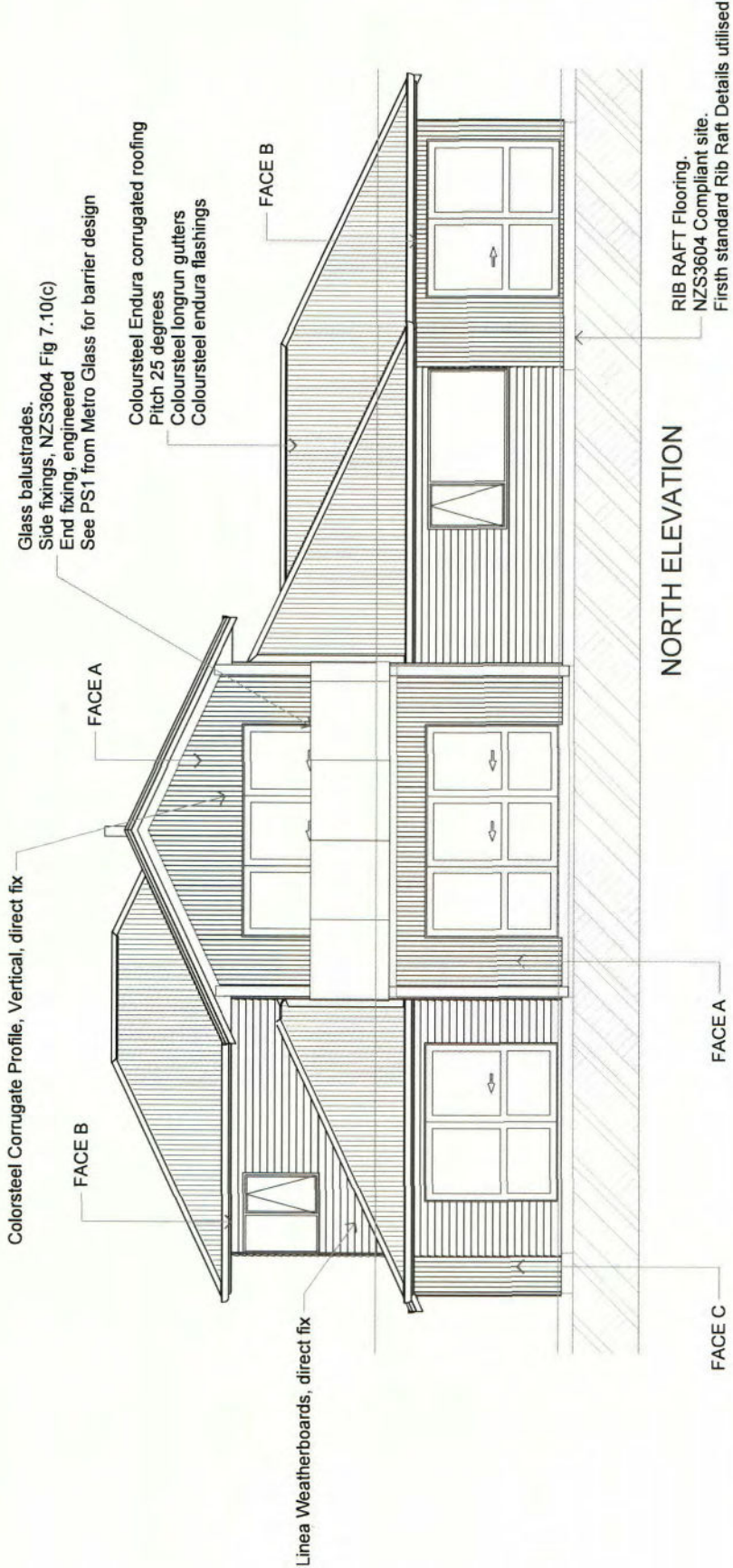


Job Title CONCEPT	
For GLORIA	
At CEMETARY ROAD MAUNU	
PLANS 4 U 021 433462	
Drawn A Te Brake	Checked G Smith
Creation Date 01/04/2015	Plot Date 18/08/2015
Drawing Title CONCEPT ELEVATIONS	
Drawing Number 00633	Scale 0809
Project Name WHANGAREI DISTRICT COUNCIL	
Project Code 1045	
Project Location BCA	
ALL DIMENSIONS TO BE VERIFIED ON SITE	

BUILDING ENVELOPE RISK MATRIX		
FACE A		
Risk Factor	Risk Severity	Risk Score
Wind zone (per NZS 3604)	High risk	1
Number of storeys	High risk	2
Roof/wall intersection design	Low risk	0
Eaves width	Very high risk	5
Envelope complexity	Medium risk	1
Deck design	Medium risk	2
Total Risk Score:		11

BUILDING ENVELOPE RISK MATRIX		
FACE B		
Risk Factor	Risk Severity	Risk Score
Wind zone (per NZS 3604)	High risk	1
Number of storeys	Low risk	0
Roof/wall intersection design	Low risk	0
Eaves width	Low risk	0
Envelope complexity	Medium risk	1
Deck design	Low risk	0
Total Risk Score:		2

BUILDING ENVELOPE RISK MATRIX		
FACE C		
Risk Factor	Risk Severity	Risk Score
Wind zone (per NZS 3604)	High risk	1
Number of storeys	Low risk	0
Roof/wall intersection design	Low risk	0
Eaves width	High risk	2
Envelope complexity	Medium risk	1
Deck design	Low risk	0
Total Risk Score:		4



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WHANGAREI DISTRICT COUNCIL
BUILDING CONTROL

Deck portal posts 150x150 SHS posts.
See Alex coating in specification for paint finish.
Posts and cranked portal engineered by Richardson Stevens, See details

NOTES

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Job Title
CONCEPT

For
GLORIA

At
**CEMETARY ROAD
MAUNU**

PLANS 4 U

021 433462

APPROVED 2015 Te Brake

BC NUMBER IDAY IMTHG Smith

Creation Date 01/04/2015

Plot Date 08/08/2015

00 6 33 08 08

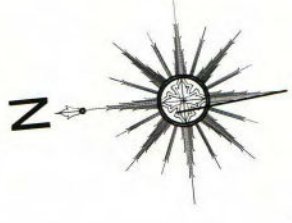
WHANGAREI DISTRICT COUNCIL

BCA ELEVATIONS

Drawing Number
L104B

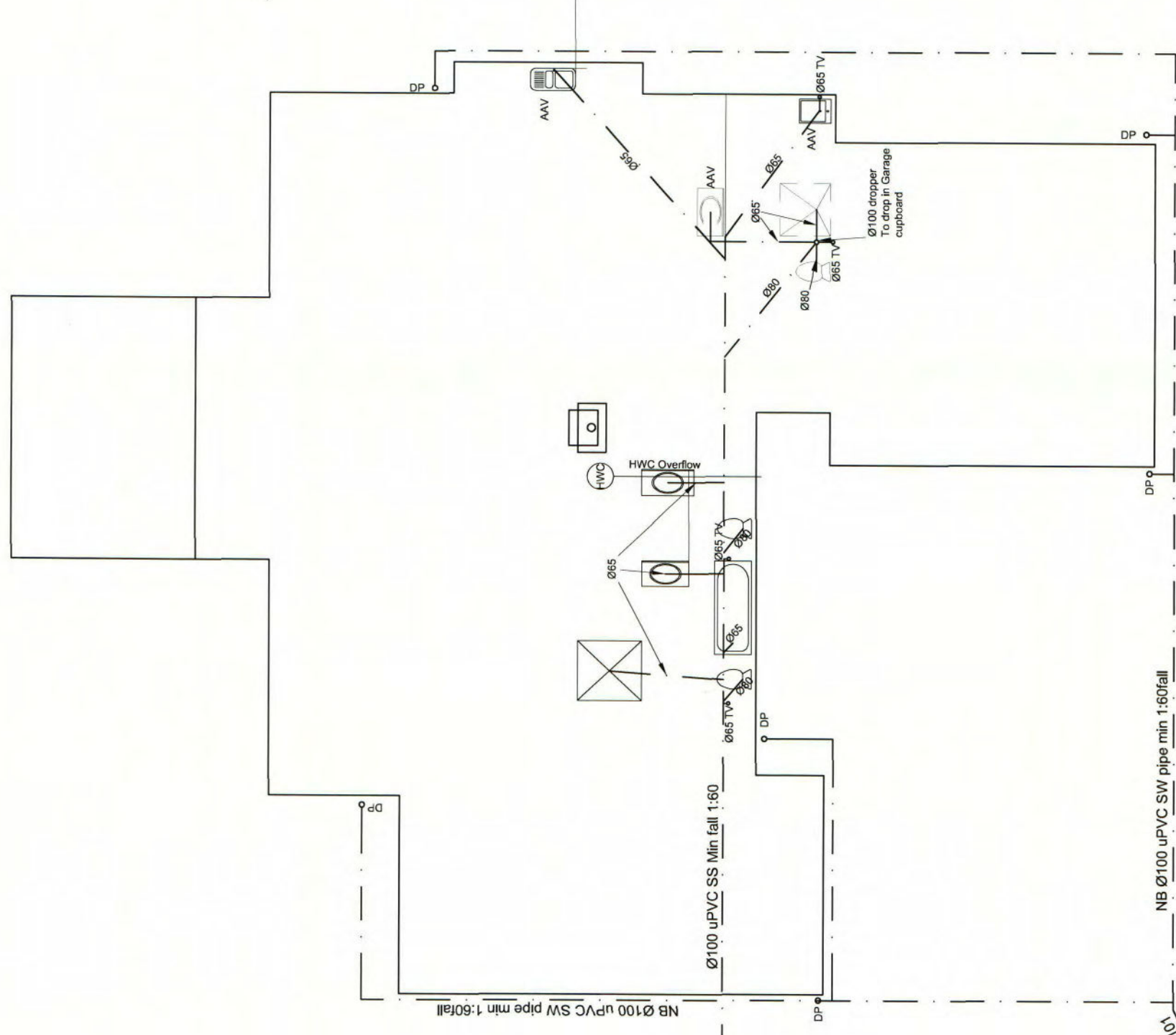
Scale
1:100

ALL DIMENSIONS TO BE VERIFIED ON SITE



To septic system as shown on L101

To water tanks Location as noted on L101



LEGEND

- Shower- Ø65 floor waste - Ø65 to drain
- Bath- Ø50 trap - Ø65 to drain
- Whb- Ø40 trap - Ø65 to drain
- WC - Ø80 to drain
- Laundry - Ø50 to trap - Ø65 to drain
- Kitchen- Ø50 to trap - Ø65 to drain
- Allow for dishwasher
- Allow for washing machine

- Stormwater
- TV Terminal Vent
- AAV Air Admittance Valve
- DP Down Pipe
- IB Inspection Bend

- Ø32 Min fall 1:20
- Ø40 Min fall 1:40
- Ø50 Min fall 1:40
- Ø65 Min fall 1:40
- Ø80 Min Fall 1:60
- Ø100 Min Fall 1:60

DETAILS

- 15/A103 Small Roof Penetration
- 37/A108 HWC Seismic Restraint
- 38/A108 Pipe Penetration Detail

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BUILDING CONTROL

Drainage solutions have been obtained utilising NZS3500.2 and the BRANZ Plumbing and Drainage Guide.

REQUIREMENT TO PROVIDE POTABLE WATER
1 micron filters are to be installed on all drinking water taps to provide a clean potable drinking supply.

NOTES

- Contractor to check all dimensions and conditions on site before commencing work.
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- If in doubt ASK.
- All timber is to be SG8 unless specified.
- Construction shall comply with NZS 3604:2011 & NZS 4229:2013 unless noted otherwise.
- All fastenings and fixtures 600 or less from finished ground level shall be Type 304 SS.
- All exposed fastenings above 600 from finished ground level shall be Type 304 SS

APPROVED 2015

BC NUMBER IDAY IMTH

00633 0809

WHANGAREI DISTRICT COUNCIL

BCA

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