

LAND INFORMATION MEMORANDUM NO: LM2400494

Received: 04 Apr 2024

Issued: 18 Apr 2024

**Section 44A, Local Government Official Information
And Meetings Act 1987**

APPLICANT

M J H Bagley & M G W Bagley
70 Norris Road
RD 9
Whangarei 0179

SITE INFORMATION

Property ID: 107224
Street Address: 70 Norris Road Whangarei 0179
Legal Description: LOT 2 DP 207555 - HAVING 1/16SH IN LOT 10 DP 195408 BEING 6393M2

This is a Land Information Memorandum only.

Full payment has been made for this Land Information Memorandum.

1: PROPERTY DETAILS.

- Location Map
- Aerial Photo
- Record of Title: NA136A/116
- Deposited Plan: DP 207555 & DP 195408

2: INFORMATION IDENTIFYING EACH (IF ANY) SPECIAL FEATURE OR CHARACTERISTIC OF THE LAND CONCERNED, INCLUDING BUT NOT LIMITED TO POTENTIAL EROSION, AVULSION, FALLING DEBRIS, SUBSIDENCE, SLIPPAGE, ALLUVION, OR INUNDATION, OR LIKELY PRESENCE OF HAZARDOUS CONTAMINANTS, BEING A FEATURE OR CHARACTERISTIC THAT IS KNOWN TO THE WHANGAREI DISTRICT COUNCIL.

Whangarei District Council holds indicative information on land stability hazard for Whangārei. Information on land stability, including an interactive web tool, can be found on the Council's website.

The Whangarei District Council may require site-specific investigations before granting future subdivision or building consent for the property, the level of investigation or assessment would depend on the level of stability risk of the area the property is in.

See map attached indicating this property is located within low zone and refer: <https://www.wdc.govt.nz/Services/My-property-and-rates/Natural-hazards>

Whangarei District Council notified Plan Change 1 - Natural Hazards (PC1) on the 31st of May 2023.

The Plan Change proposes to replace the existing Natural Hazards chapter in the District Plan Operative in Part 2022 with a new Natural Hazards chapter and new rules for subdivision and land use in hazard prone areas.

For more information on the proposed plan change please visit:

<https://www.wdc.govt.nz/Services/Planning/District-Plan-changes/Current-plan-changes>

This property has been identified as having information available under Stormwater Catchment and Flood Management.

Any overland flow path shown provides an indicative understanding of routes where surface stormwater may flow during rainfall events.

Any depression storage area/surface depression ponding area shown provides an indicative extent of ponding that may form occur if the outlet to the ponding area is blocked or where the outlet capacity is exceeded eg a pipe is either blocked or the design capacity of the pipe is exceeded during a rainfall event.

Refer Water, Wastewater and Stormwater map attached and for further information please contact the Waste and Drainage Department on 09 430 4200.

Whangarei District Council holds information on the liquefaction vulnerability of the district. The site is located within an area classified as Liquefaction vulnerability category: Unlikely.

The report was prepared by Tonkin & Taylor Ltd to provide WDC with a district wide liquefaction vulnerability assessment to help inform spatial planning and assessment of landuse, subdivision and building consents.

To view the report and access maps please use the following link:

<https://www.wdc.govt.nz/Services/My-property-and-rates/Natural-hazards>

Please note: To view the liquefaction layer your map scale must be greater than 1:5000.

Council records indicate that an activity listed on the Ministry for the Environment Hazardous Activities and Industries List (HAIL) may have been undertaken on this property. Therefore, this property has been identified as potentially meeting the criteria of Section 5(7)(c) of the Resource Management Act (National Environmental Standard for Assessing and Managing Contaminants in Soil to Protect Human Health) Regulation 2011, enacted on 1st January 2012.

- The HAIL category for this property is A10 - Persistent pesticide bulk storage – Orchards. Refer to Aerial Photography

For the HAIL list refer:

<https://environment.govt.nz/publications/hazardous-activities-and-industries-list-hail/#hazardous-activities-and-industries-list-hail-october-2011>

For the Regulations refer:

<https://www.legislation.govt.nz/regulation/public/2011/0361/latest/DLM4052228.html>

3: INFORMATION ON COUNCIL AND PRIVATE UTILITY (SEWERAGE, WATER & STORMWATER) SERVICES.

No Whangarei District Council services are available in this area.

4: INFORMATION RELATING TO VALUATION, LAND, AND WATER RATES. INFORMATION FROM WHANGAREI DISTRICT COUNCIL RECORDS.

Information on Valuation, Rates and Water Meter location (if applicable) for the current financial year, is attached.

5: INFORMATION CONCERNING ANY PERMIT, CONSENT, CERTIFICATE, NOTICE ORDER, OR REQUISITION AFFECTING THE LAND OR ANY BUILDING ON THE LAND PREVIOUSLY ISSUED BY THE WHANGAREI DISTRICT COUNCIL OR BUILDING CERTIFIER (WHETHER UNDER THE BUILDING ACT 1991 AND/OR 2004 OR ANY OTHER ACT).

After an extensive search of Council records, we were unable to locate the building file for the original dwelling.

Copy of Building Permit issued for this property is attached.

- Alterations – Permit Issued 17/11/1984

Please note, a Code Compliance Certificate (CCC) is NOT required for works subject to a Building Permit. Building Permits were issued up until 1993, prior to the Building Act 1991 coming into effect.

Building 'Permits' were subsequently replaced with 'Building Consents' by the Building Act. Building Consents introduced the CCC as formal confirmation that all building works have been completed in accordance with the consented documents.

Copy of an Application (e.g. Vehicle Crossing Permit and/or Public Utility Service) for this property is attached as listed below:

- Permit for Sanitary Plumbing or Drainage Work – Permit Dated 20/11/1984

Copy of a Building Consent and Code Compliance Certificate issued for this property is attached as listed below:

- BC96157174 – Fisher Conservatory
Building Consent – Issued 27/02/1996
Code Compliance Certificate – Issued 17/04/1996

6: INFORMATION RELATING TO THE USE TO WHICH THE LAND MAY BE PUT AND ANY CONDITIONS ATTACHED TO THAT USE.

This property is located in a Rural Production Zone.

See map attached and refer to Part 3: Area Specific Matters - Chapters - Rural zones.
<https://www.wdc.govt.nz/Services/Property/Planning/Operative-District-Plan>

This property is located in an Outstanding Natural.

- Whatitiri Shield Volcano

See map attached and refer to Part 2: District Wide Matters - Natural Environment Rules - Natural Features and Landscapes
<https://www.wdc.govt.nz/Services/Property/Planning/Operative-District-Plan>

7: INFORMATION WHICH IN TERMS OF ANY OTHER ACT HAS BEEN NOTIFIED TO THE WHANGAREI DISTRICT COUNCIL BY ANY STATUTORY ORGANISATION HAVING THE POWER TO CLASSIFY LAND OR BUILDINGS FOR ANY PURPOSE.

Whangarei District Council is not aware of any classification attached to the land or building/s.

8: OTHER INFORMATION CONCERNING THE LAND AS WHANGAREI DISTRICT COUNCIL CONSIDERS, AT COUNCILS DISCRETION, TO BE RELEVANT.

Whangarei District Council recommends that all Whangarei District residents visit the Northland Regional Council website, <https://www.nrc.govt.nz/> for information on Civil Defence hazard response. This information includes Tsunami evacuation zones, maps and community response plans for flooding and extreme weather events etc.

Copies of site plan, floor plan and elevations are attached for your information.

9: INFORMATION RELATING TO ANY UTILITY SERVICE OTHER THAN COUNCILS SUCH AS TELEPHONE, ELECTRICITY, GAS AND REGIONAL COUNCIL WILL NEED TO BE OBTAINED FROM THE RELEVANT UTILITY OPERATOR.

Further information may be available from other authorities; Northpower; Spark; Vector Limited; etc.

DISCLAIMER

Land Information Memoranda (LIM) are prepared under the provisions of Section 44A of the Local Government Official Information and Meetings Act 1987. An inspection of the land or building(s) has not been completed for the purposes of preparing the LIM. It has been compiled from the records held by Whangarei District Council. The information contained in the LIM is correct at the date of issue.

A LIM is prepared for the use of the applicant and may not be able to be relied on by other parties.

Advice from an independent professional such as a lawyer or property advisor should be sought regarding the contents of this LIM.

Additional information regarding the land or buildings (such as resource consents and other permissions and restrictions) not contained in this LIM may be held by Northland Regional Council. For further information contact Northland Regional Council on (09) 470 1200, 0800 002 004 or www.nrc.govt.nz.

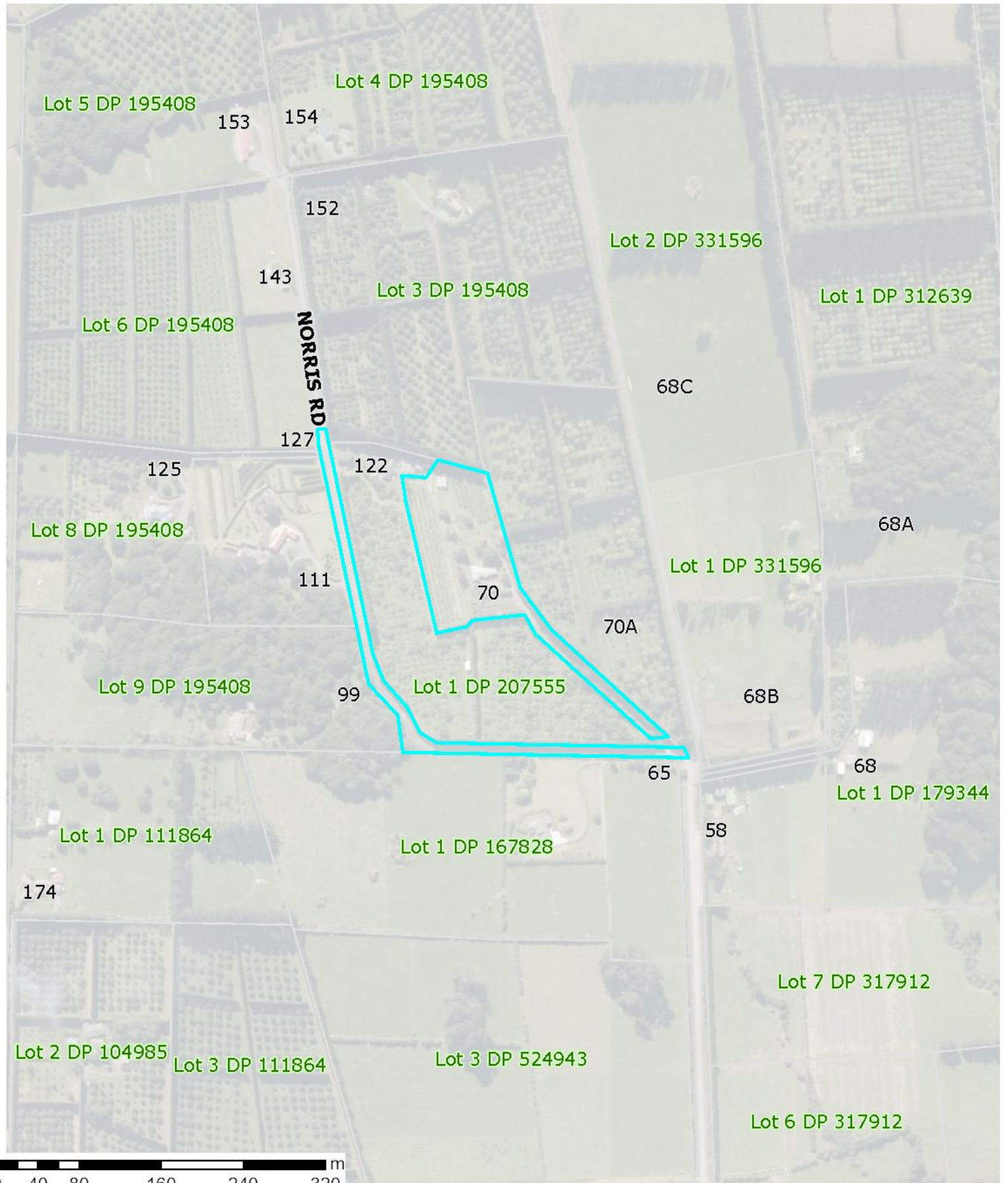
A LIM is not a suitable search of Council's records for the purposes of the National Environmental Standards (NES) for soil contamination of a potentially contaminated site.

Signed for and on behalf of Council:



Elle Swanson
Property Assessment Officer

Property Map



New Subdivisions

- Proposed Pre-223
- 223 Certificate

New subdivisions: Proposed as accepted, pre-223 and 223 Certificate with set Conditions.

Land Parcel boundaries are indicative only and are not survey accurate. Area measurement is derived from the displayed geometry and is approximate. True accurate boundary dimensions can be obtained from LINZ survey and title plans

18 April 2024
Scale 1:5,000



Aerial Photography



This map was last updated in 2018. It includes New Zealand's most current publicly owned aerial imagery and is sourced from the LINZ Data Service.

18 April 2024
Scale 1:5,000



The information displayed is schematic only and serves as a guide. It has been compiled from Whangarei District Council records and is made available in good faith but its accuracy or completeness is not guaranteed. Parcel Information is sourced from the Land Information New Zealand (LINZ) Data Service. CROWN COPYRIGHT RESERVED. © Copyright Whangarei District Council.



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




R.W. Muir
Registrar-General
of Land

Identifier NA136A/116
Land Registration District North Auckland
Date Issued 03 April 2002

Prior References

NA124B/436

Estate Fee Simple
Area 1.5705 hectares more or less
Legal Description Lot 2 Deposited Plan 207555

Registered Owners

Michael George Whittingham Bagley and Marina Janet Hazel Bagley

Estate Fee Simple - 1/16 share
Area 6393 square metres more or less
Legal Description Lot 10 Deposited Plan 195408

Registered Owners

Michael George Whittingham Bagley and Marina Janet Hazel Bagley

Interests

Subject to Section 241(2) Resource Management Act 1991 (affects DP 207555)

Subject to Part IV A Conservation Act 1987

Subject to Section 11 Crown Minerals Act 1991

Subject to a right to convey water over part marked U on DP 195408 created by Transfer D407278.12 - Produced 7.7.1999 at 2.00 pm and entered 16.7.1999 at 9.00 am (Affects Lot 10 DP 195408)

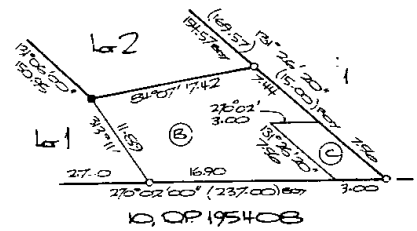
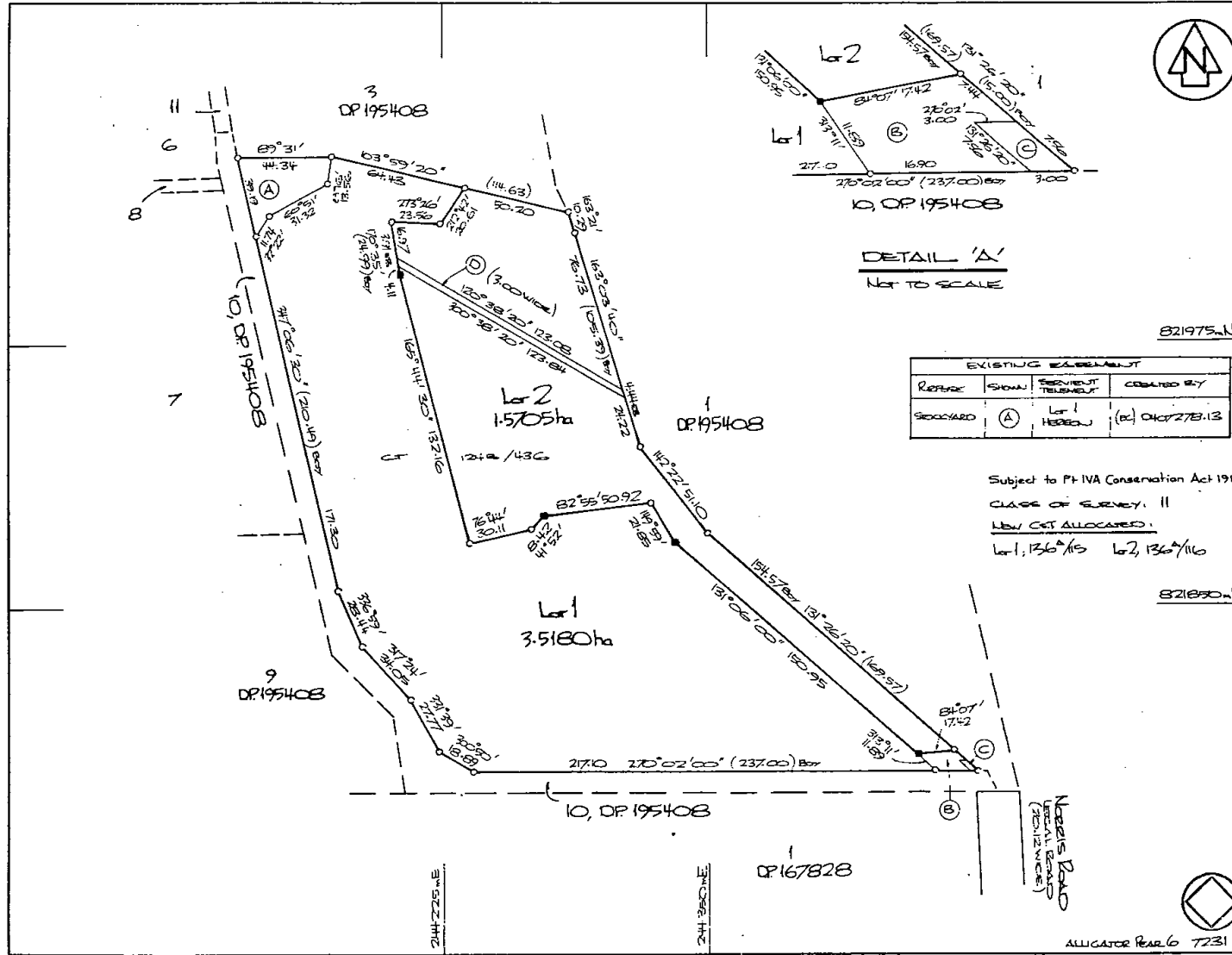
Appurtenant hereto is an electricity right specified in Easement Certificate D407278.13 - Produced 7.7.1999 at 2.00 pm and entered 16.7.1999 at 9.00 am

Appurtenant hereto is a right of way, a right to convey water and a telecommunications right specified in Easement Certificate D695003.6 - 3.4.2002 at 3.21 pm

Subject to a right to transmit electricity over part marked D on DP 207555 specified in Easement Certificate D695003.6 - 3.4.2002 at 3.21 pm

The easements specified in Easement Certificate D695003.6 are subject to Section 243 (a) Resource Management Act 1991

Subject to a right (in gross) to convey water over Lot 2 DP 207555 marked B on DP 337033 in favour of Maungatapere Water Company Limited created by Easement Instrument 9341969.1 - 18.3.2013 at 8:58 am



EXISTING EASEMENT			
REFERENCE	SHOW	SEWENT TOLERANT	CREATED BY
SECCARD	(A)	Lot 1 HEROLD	(R) 01/07/27B.13

Subject to Pt IVA Conservation Act 1987
 CLASS OF SURVEY: II
 NEW COT ALLOCATED:
 Lot 1, 136⁴/15 Lot 2, 136⁴/16

LAND DISTRICT... NORTH AUCKLAND...
 SURVEY BLK. & DIST... XIII... R2UA...
 NZMS 261 SHT... RECORD MAP No...

LOTS 1, 2 BEING A SUBDIVISION
 OF LOT 2, DP 19540B

TERRITORIAL AUTHORITY... WHANGAREI DISTRICT...
 Surveyed by... REYER & REYER...
 Scale... 1:1250... Date... MARCH 2001...

Approvals Approved
 Registered Owners

I hereby certify that this plan was approved by the Whangarei District Council pursuant to Section 223 of the Resource Management Act 1991 on the 23rd day of April 2001 subject to the amputation condition set out hereon and subject to the granting or reserving of the easement set out with Memorandum hereon

Authorised Officer - Whangarei District Council
 Amputation Condition: That Lot 10, DP 19540B (legal owner) be held as to two undivided one-eighth shares by the owners of lots 1, 2 hereon as tenants in common in the said shares and that individual certificates of title be issued in accordance therewith. See A. 035663

MEMORANDUM OF EASEMENTS			
REFERENCE	SHOW	SEWENT TOLERANT	ORIGINAL TOLERANT
RIGHT OF WAY & RIGHT TO CONDUIT WATER	(B) (C)	Lot 1 HEROLD	Lot 2 HEROLD
TOLERANT - MULTICASTE	(B)	Lot 1 HEROLD	Lot 2 HEROLD
RIGHT TO TOLERANT ELECTRICITY	(D)	Lot 2 HEROLD	Lot 1 HEROLD
EXISTING EASEMENT (U) CROSS			
REFERENCE	SHOW	SEWENT TOLERANT	GRANTER
RIGHT TO CONDUIT WATER	(C)	Lot 1 HEROLD	Mangotopu Water Company

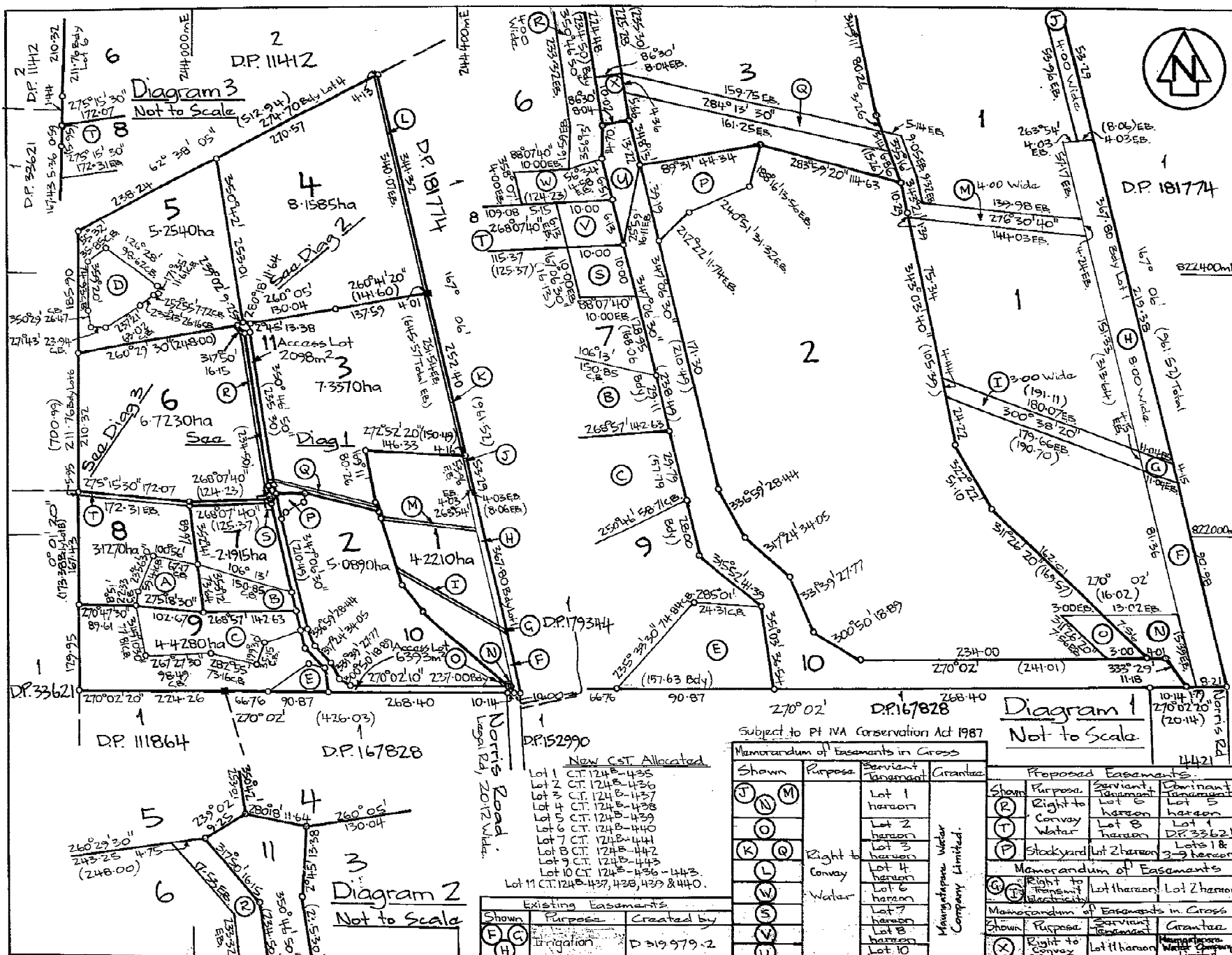
Total Area... 5.0885 ha
 Comprised in... CT. 1248/436 (A1)

I, Peter Beckwith Woodward of Whangarei, being a person entitled to practice as a registered surveyor, certify that -
 (a) The surveys to which this document relates are accurate, and were undertaken by me or under my direction in accordance with the Survey Act 1988 and the Survey Regulations 1989;
 (b) This document is accurate, and has been created in accordance with that Act and those Regulations.
 (Signature) [Signature] 11-07-01 (Date)

Field Book... Inverse Book...
 Reference Plans...
 Examined... Correct

Approved as to Survey
 11.7.2001
 Chief Surveyor

Deposited this 23 day of April 2001
 Registrar-General of Land
 DP 207555



Approvals
 Approved: *[Signature]*
 L.M. Bloore
 P.F. Fischer
 Registered Owner

I hereby certify that this plan was approved by the Whangarei District Council pursuant to section 223 of the Resource Management Act 1991 on the 19th day of May 1999, subject to the granting or resurveying of the easements set out in the memorandum heron and subject to the amalgamation conditions set out hereon and for the purposes of Section 224(6) of the Resource Management Act 1991, that all of the conditions of the subdivision consent have been complied with to the satisfaction of the said Council and that a completion certificate has been issued.

Authorised officer: *[Signature]*

Proposed Conservation Covenant Schedule

Shown	Description	Area
(A)	Pt Lot 8 hereon	6562m ²
(B)	Pt Lot 7 hereon	7144m ²
(C)	Pt Lot 9 hereon	15158ha
(D)	Pt Lot 5 hereon	8480m ²
(E)	Pt Lot 9 hereon	2531m ²

Amalgamation Conditions

That Lot 10 hereon (Legal Access) be held as to eight undivided one-eighth shares by the owners of Lots 2-9 hereon as tenants in common in the said shares and that individual Certificate of Titles be issued in accordance therewith. See A 633775

That Lot 11 hereon (Legal Access) be held as to four undivided one-fourth shares by the owners of Lots 3, 4, 5, & 6 hereon as tenants in common in the said shares and that individual Certificate of Titles be issued in accordance therewith. See A 633775

Total Area... 47.3781ha

Comprised in C.T. 86P-383

I, Michael John Erick of Whangarei Registered Surveyor and holder of an annual practising certificate for who may act as a registered surveyor pursuant to section 25 of the Survey Act 1986 hereby certify that this plan has been made from surveys executed by me or under my directions, that both plan and survey are correct and have been made in accordance with the Survey Regulations 1992 or any regulations made in substitution thereof

Dated of 19th day of May 1999. Signature: *[Signature]*

Field Book P.

Reference Plans DP 111864, DP 152990, DP 118644, S.O. 67520, S.O. 36280, S.O. 22620, S.O. 22621

Examined & Accredited: *[Signature]*

Approved as to Survey *[Signature]*

16/7/1999

Deposited this 16th day of July 1999

For Registrar General of Lands

Received 7 JUL 1999

D.P. 152990

DP 167828
 Subject to Pt IVA Conservation Act 1987
 Diagram 1
 Not to Scale

Memorandum of Easements in Cross

Shown	Purpose	Benefit	Grantor
(J)	Right to Convey	Lot 1 hereon	Mingorocean Water Company Limited.
(M)	Right to Convey	Lot 2 hereon	
(O)	Right to Convey	Lot 3 hereon	
(K)	Right to Convey	Lot 4 hereon	
(Q)	Right to Convey	Lot 6 hereon	
(L)	Right to Convey	Lot 7 hereon	
(W)	Right to Convey	Lot 8 hereon	
(S)	Right to Convey	Lot 9 hereon	
(U)	Right to Convey	Lot 10 hereon	
(V)	Right to Convey	Lot 11 hereon	
(X)	Right to Convey	Lot 11 hereon	

Proposed Easements

Shown	Purpose	Benefit	Grantor
(R)	Right to Convey	Lot 5 hereon	Mingorocean Water Company Limited.
(T)	Right to Convey	Lot 6 hereon	
(P)	Stockyard	Lot 2 hereon	Mingorocean Water Company Limited.
(G)	Right to Convey	Lot 2 hereon	

New C.T. Allocated

Lot 1 C.T. 124B-435

Lot 2 C.T. 124B-436

Lot 3 C.T. 124B-437

Lot 4 C.T. 124B-438

Lot 5 C.T. 124B-439

Lot 6 C.T. 124B-440

Lot 7 C.T. 124B-441

Lot 8 C.T. 124B-442

Lot 9 C.T. 124B-443

Lot 10 C.T. 124B-444

Lot 11 C.T. 124B-437, 438, 439 & 440.

Existing Easements

Shown	Purpose	Created by
(E)	Irrigation	D 319 979.2
(G)		
(H)		

LAND DISTRICT North Auckland

SURVEY BLK. & DIST. XIII Purua

NZMS 261 SHT RECORD MAP No

Lots 1-11 being a Subdn of Sec 33

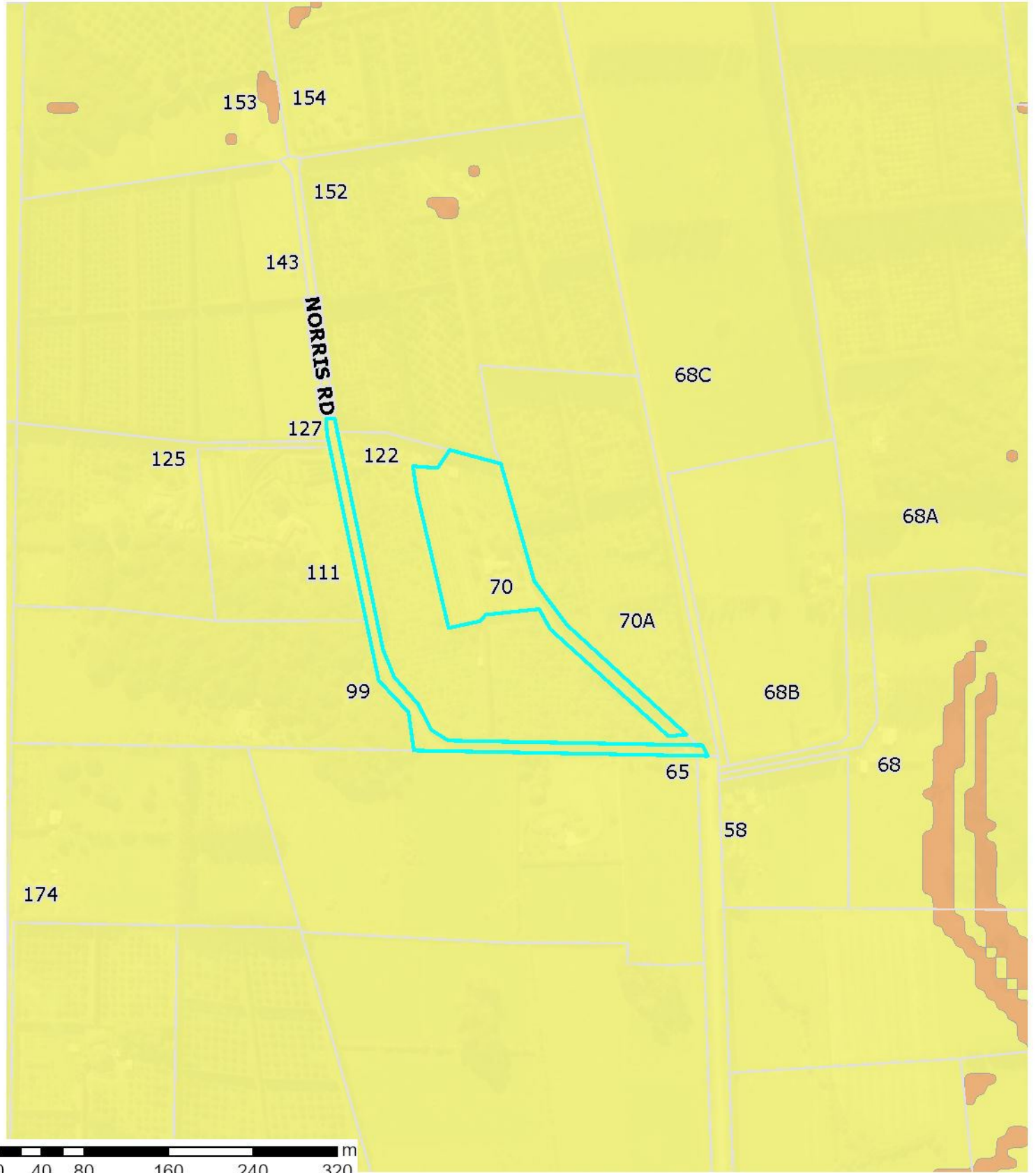
Blk XIII Purua S.D.

TERRITORIAL AUTHORITY Whangarei District



Surveyed by Hodges & Erick

Scale 1:1000 Date March 1999

Land Stability



Landslide Susceptibility Zone

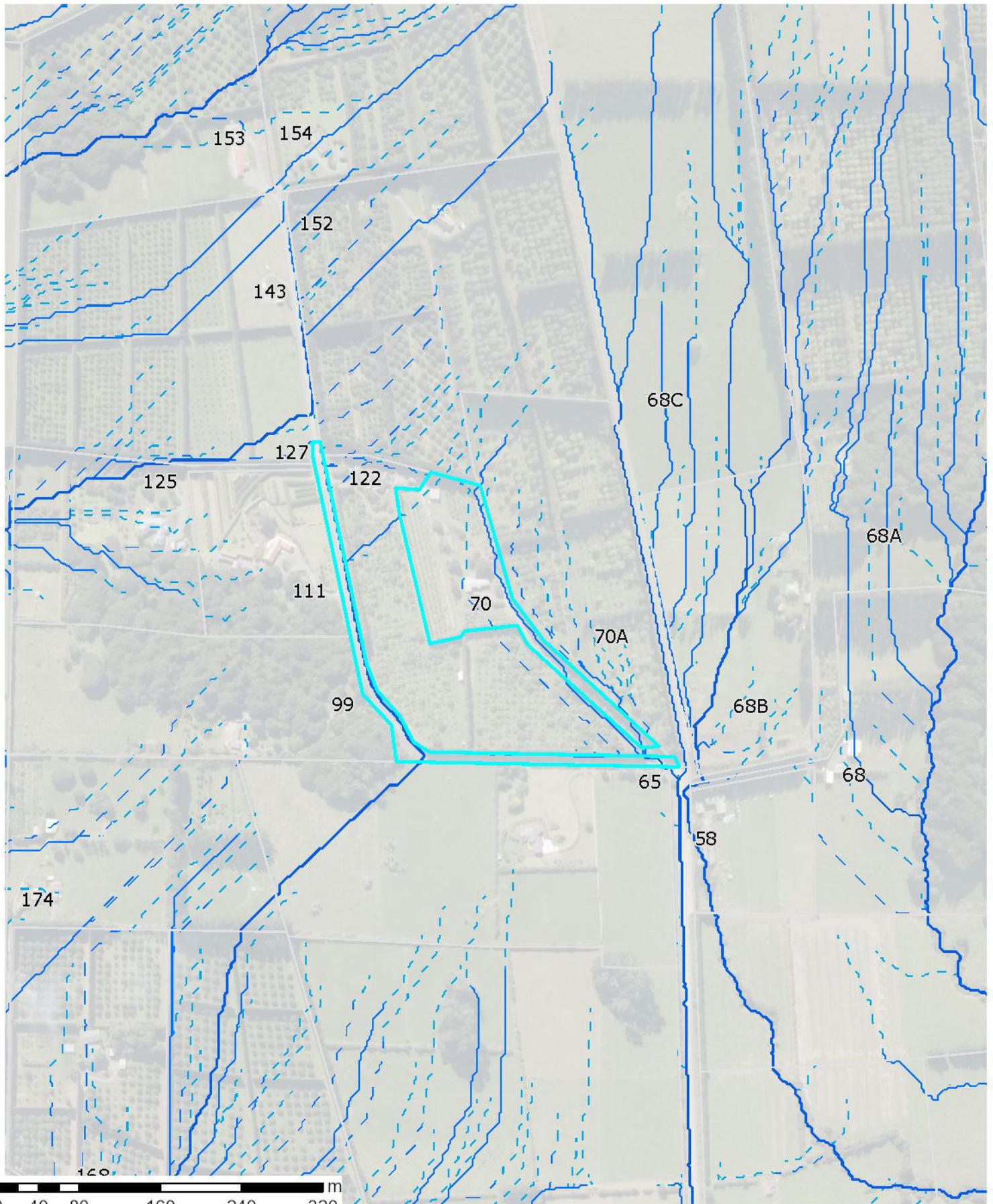
-  High
-  Moderate
-  Low

Whangārei District Council holds indicative information on land stability hazard for Whangārei. The Whangārei District Council may require site-specific investigations before granting future subdivision or building consent for the property, depending on the level of stability risk of the area the property is in. Tonkin + Taylor Ltd Landslide Susceptibility assessment report: <https://www.wdc.govt.nz/files/assets/public/documents/council/reports/hazard-reports/land-stability/landslide-susceptibility-technical-report.pdf>

18 April 2024
Scale 1:5,000



Water, Wastewater and Stormwater



This information is generalized and shows the approximate location of the Public pipeline services.
For digging, the As-Built engineering drawings must be used to accurately locate the services.
See WDC Customer Services.

18 April 2024
Scale 1:5,000



The information displayed is schematic only and serves as a guide. It has been compiled from Whangarei District Council records and is made available in good faith but its accuracy or completeness is not guaranteed. Parcel Information is sourced from the Land Information New Zealand (LINZ) Data Service.
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Water, Wastewater and Stormwater – Map Legend

Water

Water Point

Actuator

-  WDC
-  Private



Backflow Device

-  WDC
-  Private

Bore

-  WDC
-  Private



End Structure

-  WDC
-  Private


Fitting Node

-  WDC
-  Private

Hydrant

-  WDC
-  Private



Meter

-  WDC

Meter Manifold

-  WDC
-  Private

Pump

-  WDC
-  Private

Valve

-  WDC
-  Private

Water Line



Abandoned Pipe

- 



Trunk Main

-  WDC
-  Private

Other Main

-  WDC
-  Private



Process Pipework

-  WDC
-  Private

Reticulation

-  WDC
-  Private

Service Line



-  WDC
-  Private

Water Area

Chamber

-  WDC
-  Private



Reservoir

-  WDC
-  Private



Stormwater

Stormwater Point

End Structure

-  WDC
-  Private



Fitting Node

-  WDC
-  Private



GPT

-  WDC
-  Private



Manhole

-  WDC
-  Private



Pump

-  WDC
-  Private

Stormwater Inlet

-  WDC
-  Private

Valve



-  WDC
-  Private

Stormwater Line



Abandoned Pipe

- 

Culvert

-  WDC
-  Private


Drainage

-  WDC
-  Private



Main

-  WDC
-  Private

Service Line

-  WDC
-  Private

Surface Drain



-  WDC
-  Private

Stormwater Area

Basin

-  WDC
-  Private






Chamber

-  WDC
-  Private






Stormwater Catchment and Flood Management

Overland Flow Paths 2021

Modelled Catchment Flowpaths 2021




-  0.2 ha to 0.4 ha
-  0.4 ha to 1.0 ha
-  1.0 ha to 3.0 ha
-  3.0 ha to 100.0 ha
-  100.0 ha and above

Surface Depression Ponding Areas 2021


-  0.200000 - 0.600000 m
-  0.600001 - 1.200000 m
-  1.200001 - 2.000000 m
-  2.000001 - 4.000000 m
-  4.000001 - 9.910000 m

Overland Flow Paths 2017

Catchment Area 2017

-  0.2 - 1.0 Ha
-  1.0 - 2.0 Ha
-  2.0 - 5.0 Ha
- > 5.0 Ha symbol" data-bbox="447 431 473 448"/> > 5.0 Ha



Depression Storage Areas 2017

-  Depression Storage Areas



Wastewater

Wastewater Point



Backflow Device

-  WDC
-  Private



End Structure

-  WDC
-  Private



Fitting Node

-  WDC
-  Private



Manhole

-  WDC
-  Private



Meter

-  WDC
-  Private



Motor Control Centre

-  WDC
-  Private

Pump

-  WDC
-  Private

Valve





-  WDC
-  Private

Wastewater Line



Abandoned Pipe

- 



Main

-  Rising Main (Pressure)
-  Sewer Gravity Main
-  Private
-  Other

Process Pipework


-  WDC
-  Private

Service Line

-  WDC
-  Private

Wastewater Area

Chamber

-  WDC
-  Private

Pressure Sewer System

-  Public
-  Private



Whangarei District Council
Private Bag 9023, Te Mai
Whangarei 0143
Ph:0-9-430 4200
Email: mailroom@wdc.govt.nz

Rates LIM Report

As at: Thursday, 18 April, 2024

Property Number 107224
Legal Description LOT 2 DP 207555 - HAVING 1/16SH IN LOT 10 DP 195408 BEING 6393M2
Assessment Number 0035035011
Address 70 Norris Road Whangarei 0179
Record of Title(s) 136A/116
Land Value \$400,000
Capital Value \$940,000
Date of Valuation 01-July-2021
Effective Date (used for rating purposes) 01-July-2022
Meter Location

Rates Breakdown (up to 30 June 2024)

Rates Charge	Charge Total
General Residential - Lifestyle	\$933.04
Uniform Annual General Charge	\$701.00
Regional Council Services	\$180.61
Regional Economic Development	\$8.56
Regional Emergency & Hazard Management	\$50.50
Regional Emergency Services Rate	\$11.44
Regional Flood Infrastructure	\$36.56
Regional Land and Fresh Water Management	\$112.08
Regional Pest Management	\$88.06
Regional Sporting Facilities	\$16.37
Regional Transport Rate	\$43.17
Annual Charge Total	\$2,181.39

Opening Balance as at 01/07/2023 **\$0.00**

Rates Instalments	Total
20/07/2023 Instalment	\$546.39
20/10/2023 Instalment	\$545.00
20/01/2024 Instalment	\$545.00
20/04/2024 Instalment	\$545.00

Rates Total **\$2,181.39**

Balance to Clear **\$-0.02**

Due 15 OCT 1984
 Issued 17 NOV 1984

No. 35,350

WHANGAREI COUNTY COUNCIL - PERMIT NO 90
 (P.O. BOX 4102, KAMO, NORTHLAND COUNTY ENGINEERS OFFICE)

Application for Building Permit and Notice of Development* (Where applicable see Third Page)
 TO THE ENGINEER,

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

Particulars of the notice and application are:

06690

OWNER Name GARY + ROWENA GUNSON
 Postal Address NO 9 R.D. WHANGAREI Phone MPE 609
BUILDER Name DAVID HARROD
 Postal Address NO 9 R.D. WHANGAREI Phone MPE 6537

EXISTING USE OF SITE AND BUILDINGS DWC
NATURE OF PROPOSED BUILDING WORK ALTERATIONS
 e.g. additions to Dwelling, Bedrooms, Lounge extensions, etc.

VALUATION DEPT. ASSESSMENT No. (from rate demand) 350.350.

LEGAL DESCRIPTION OF SITE (from rate demand or title deeds)
RLF 696 - Sec 33 BIKI XIII PURUA SD

Road or Street NORRIS RD Town or Locality MAUNATAPERE

AREA OF SITE 47.3760 ha Hectares Square Metres ✓

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

FLOOR AREA (Proposed work—square metres).

	Basement	Ground floor	Other floors	Total
Main Building		<u>67.2m²</u>		
Accessory Buildings				

ESTIMATED VALUE OF WORK

Main Building (excluding plumbing and drainage)	\$ <u>30,000</u>	
Accessory Building (excluding plumbing, drainage)	\$ <u> </u>	Total Buildings \$ <u>30,000</u>
Plumbing		\$ <u>3,000</u>
Drainage		\$ <u>750</u>
		TOTAL \$ <u>33,750</u>
Value of additional fixed plant and machinery or other development work		\$ <u> </u>
TOTAL VALUE OF DEVELOPMENT		\$ <u>33,750</u>

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

Signature of Applicant [Signature] Date 23-9-84

FOR OFFICE USE ONLY

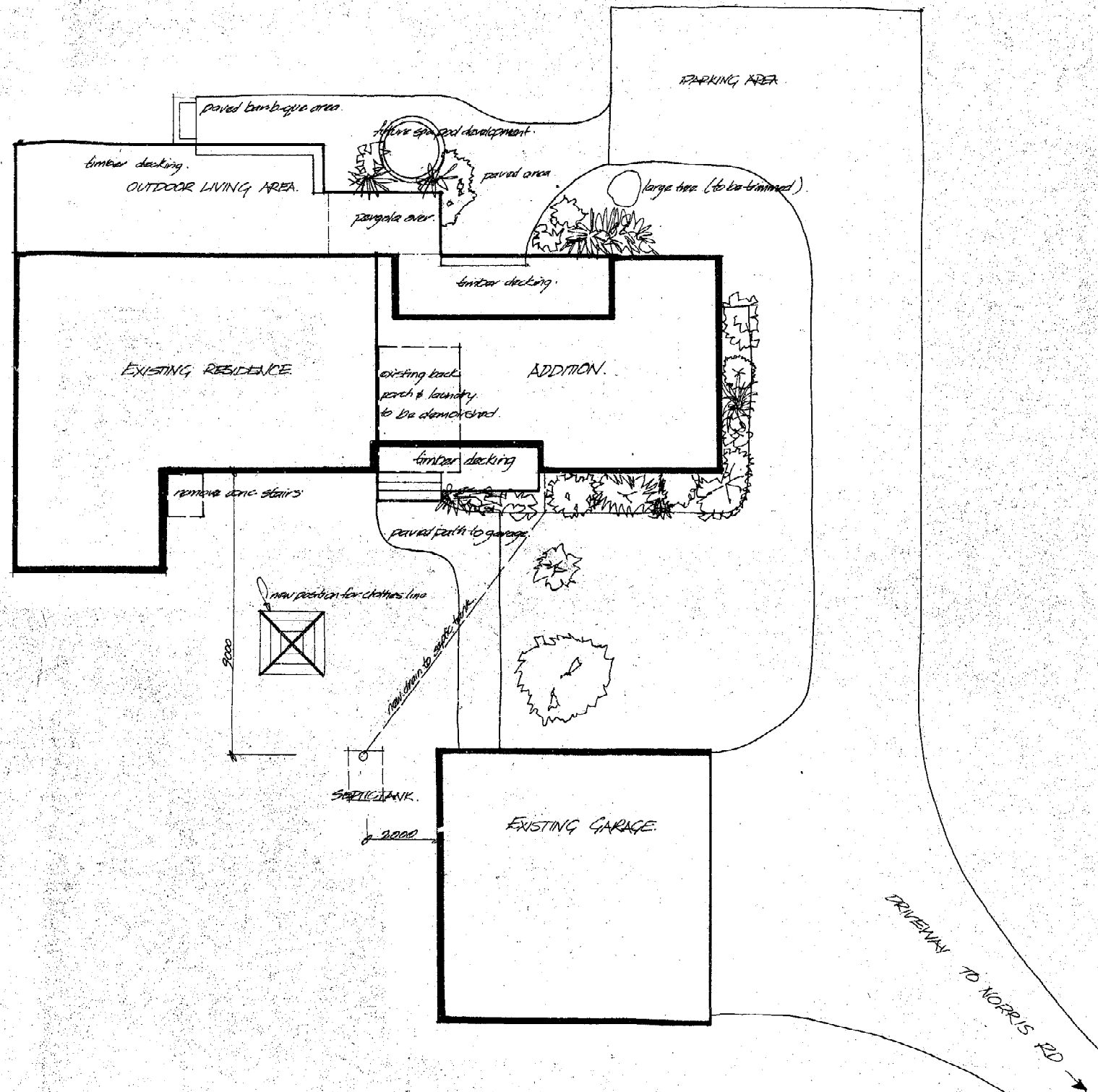
FEES:

10-030-12 Building Permit	\$ <u>219.00</u>	Receipt No. <u>7284</u>	Date <u>19.11.84</u>	Permit No. <u>20570</u>
22-005-20 Building Research Levy	\$ <u>34.00</u>	Receipt No. <u>7285</u>	Date <u>"</u>	
10-031-12 Plumbing Permit	\$ <u>72.00</u>	Receipt No. <u>7286</u>	Date <u>"</u>	Permit No. <u>3605</u>
10-031-12 Drainage Permit	\$ <u>18.00</u>	Receipt No. <u>"</u>	Date <u>"</u>	Permit No. <u>3604</u>
10-018-05 Footpath Crossing Permit	\$ <u> </u>	Receipt No. <u> </u>	Date <u> </u>	Permit No. <u> </u>
22-002-20 Deposit against Damage to Street Road or Footpath	\$ <u> </u>	Receipt No. <u> </u>	Date <u> </u>	
16-004-05 Water Connection	\$ <u> </u>	Receipt No. <u> </u>	Date <u> </u>	
10-031-12 Sewer Connection	\$ <u> </u>	Receipt No. <u> </u>	Date <u> </u>	
Miscellaneous	\$ <u> </u>	Receipt No. <u> </u>	Date <u> </u>	
*Development Levies				
Reserves	\$ <u> </u>	Receipt No. <u> </u>	Date <u> </u>	
Others (state)	\$ <u> </u>	Receipt No. <u> </u>	Date <u> </u>	
	\$ <u> </u>	Receipt No. <u> </u>	Date <u> </u>	
TOTAL	\$ <u>343.00</u>	Receipt No. <u> </u>	Date <u> </u>	

Fees Paid by GW + RA GUNSON
 (*Development levies apply only to projects covered by Section 271A of the Local Government Act 1974—see Third Page)

1/4

06690



NOTIFIABLE INSPECTIONS —

- Footing Inspection
- Pre-concrete Floor Slab Inspection
- Land Beam Inspection
- Foundation Inspection

APPROVED - PERMIT NO. _____
 COUNTY ENGINEERS OFFICE
 WHANGAREI COUNTY COUNCIL

06690 1/4

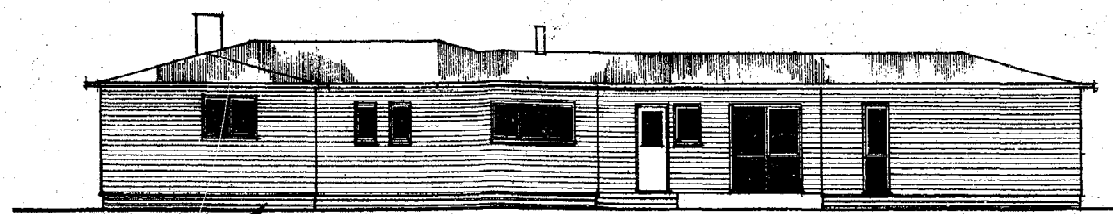
PROPOSED ALTERATIONS AND ADDITIONS TO EXISTING RESIDENCE
 FOR MR & MRS G. GUNSON, NORRIS RD, WHANGAREI COUNTY.

SITE PLAN scale 1:100

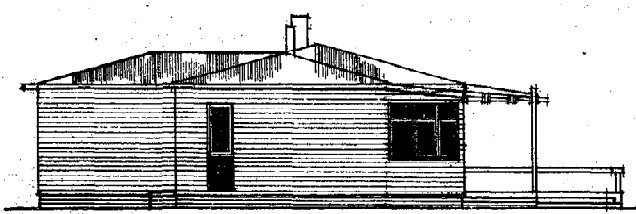
DRAWN BY: 1/4
 DEBBI MORISON
 'GLENOWER GROVE'
 WHATATARI RD., R.D. 8,
 MAUNGATAPERE,
 WHANGAREI Ph MPE 537
 DRAWING NO 102/1.

2/4

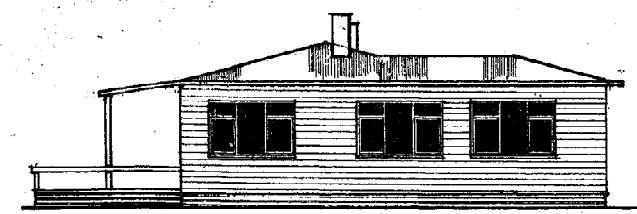
06690



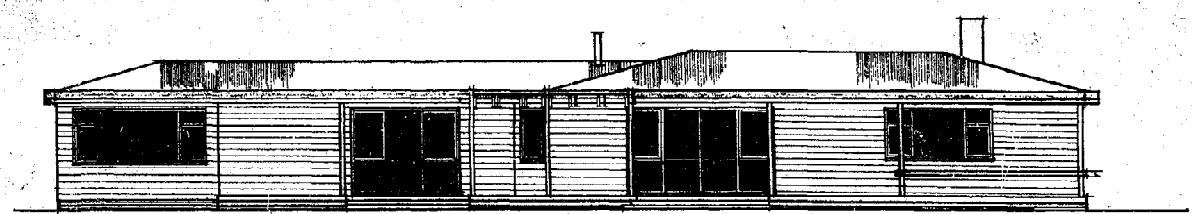
SOUTH ELEVATION



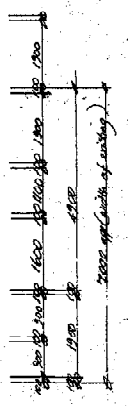
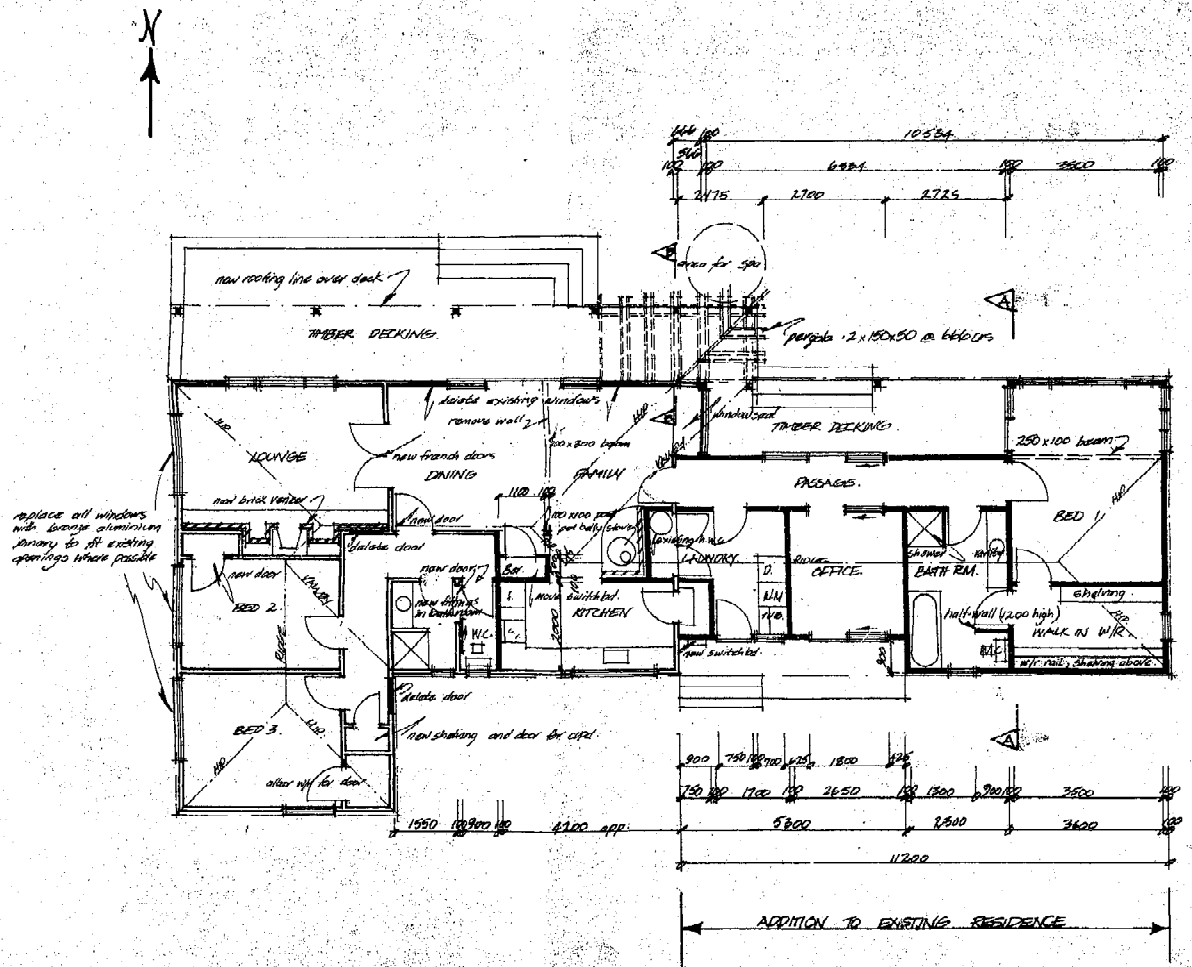
EAST ELEVATION



WEST ELEVATION



NORTH ELEVATION



WHANGAREI COUNTY COUNCIL
INSTALL ALL PVC TO NZS 7643 1978

AREA OF ADDITION & FLOOR AREA = 48.7 m²
DECK AREA = 18.5 m² app.
TOTAL = 67.2 m²

- NOTIFIABLE INSPECTIONS —
- Footing Inspection
 - Pre-concrete Floor Slab Inspection
 - Load Beam Inspection
 - Pre-lining Inspection

APPROVED PERMIT NO. 06690
CO. ENGINEERS OFFICE
WHANGAREI COUNTY COUNCIL

PROPOSED ALTERATIONS AND ADDITIONS TO EXISTING RESIDENCE
FOR MR & MRS G. GUNSON, NORRIS RD, WHANGAREI COUNTY.

PLAN & ELEVATIONS. scale 1:100.

DRAWN BY: 2/4
DEBBI MORISON
GLENOWER GROVE
WHANGAREI RD., N.D.
MANGATAPERE,
WHANGAREI P.O. MFE 627
DRAWING N° 102/2.

06990

Whangarei County Council

PERMIT FOR SANITARY PLUMBING OR DRAINAGE WORK

PERMIT No 3605

(Building Permit No. 20570)

M M. GRANGE

of (full address) 27 West End Ave Whangarei is hereby authorised to carry out the work described herein, as set forth in the plans deposited with me, in the premises owned (or occupied) by

M G. GUNSON and

situated in NORRIS RD Street, Valuation No. 35/350

Lot No. Section No. 33 D.P.

Block XIII or S.D. PURUA or S.O.

Description of Work Plumbing

Estimated value of work,

Total Cost \$ 2000 Labour only \$ 1200

Permit Fee \$ 72 Receipt No. 7286

The work is to be carried out in strict accordance with the Drainage and Plumbing Regulations, 1978, and shall be completed on or before the 20

day of May 19 85

Date 20.11.84 For Engineer

PLUMBER— Refer to approved Plan and Specifications.

DRAINLAYER— Refer to approved Plan and Specifications.

Whangarei County Council

PERMIT FOR SANITARY PLUMBING OR DRAINAGE WORK

PERMIT No 3604

(Building Permit No. 20570)

M L. CLARKSON

of (full address) 70 P.O. TITOKI is hereby authorised to carry out the work described herein, as set forth in the plans deposited with me, in the premises owned (or occupied) by

M G. GUNSON and

situated in NORRIS RD Street, Valuation No. 35/350

Lot No. Section No. 33 D.P.

Block XIII or S.D. PURUA or S.O.

Description of Work Drainage

Estimated value of work,

Total Cost \$ 750 Labour only \$ 300

Permit Fee \$ 18 Receipt No. 7286

The work is to be carried out in strict accordance with the Drainage and Plumbing Regulations, 1978, and shall be completed on or before the 20

day of May 19 85

Date 20.11.84 For Engineer

PLUMBER— Refer to approved Plan and Specifications.

DRAINLAYER— Refer to approved Plan and Specifications.

**Issue Document**

BUILDING CONSENT No: 15174
Section 35, Building Act 1991
Issued: 27Feb96
Project Information Memorandum No: 15121

15174

Applicant

JOHN LLOYD FISCHER
NORRIS RD
R D 9
WHANGAREI

Agent

NORTHLAND WROUGHT IRON
PO BOX 4067
KAMO
WHANGAREI

Site Information

PROPERTY ID: 06690
ASSESSMENT NO: 00350/350.00
STREET ADDRESS: NORRIS RD, R D 9, WHANGAREI
LEGAL DESCRIPTION: SEC 33 BLK XIII PURUA SD

Project Information

PROJECT IS FOR: Alteration
INTENDED USE(S): FISHER CONSERVATORY
INTENDED LIFE: Indefinite but not less than 50 years
VALUE OF WORK: \$4,834.00
NUMBER OF STAGES: 1

Fees

COUNCIL'S TOTAL CHARGES FOR THIS BUILDING CONSENT ARE: \$165.00
PAYMENTS RECEIVED TO DATE:
Receipt number: 786737 Date: 26Feb96 Amount: \$165.00

This Consent is issued subject to the following conditions:
=====

1: General

No Requirements.

Signed for and on behalf of the Council

Name:.....G. Byers.....

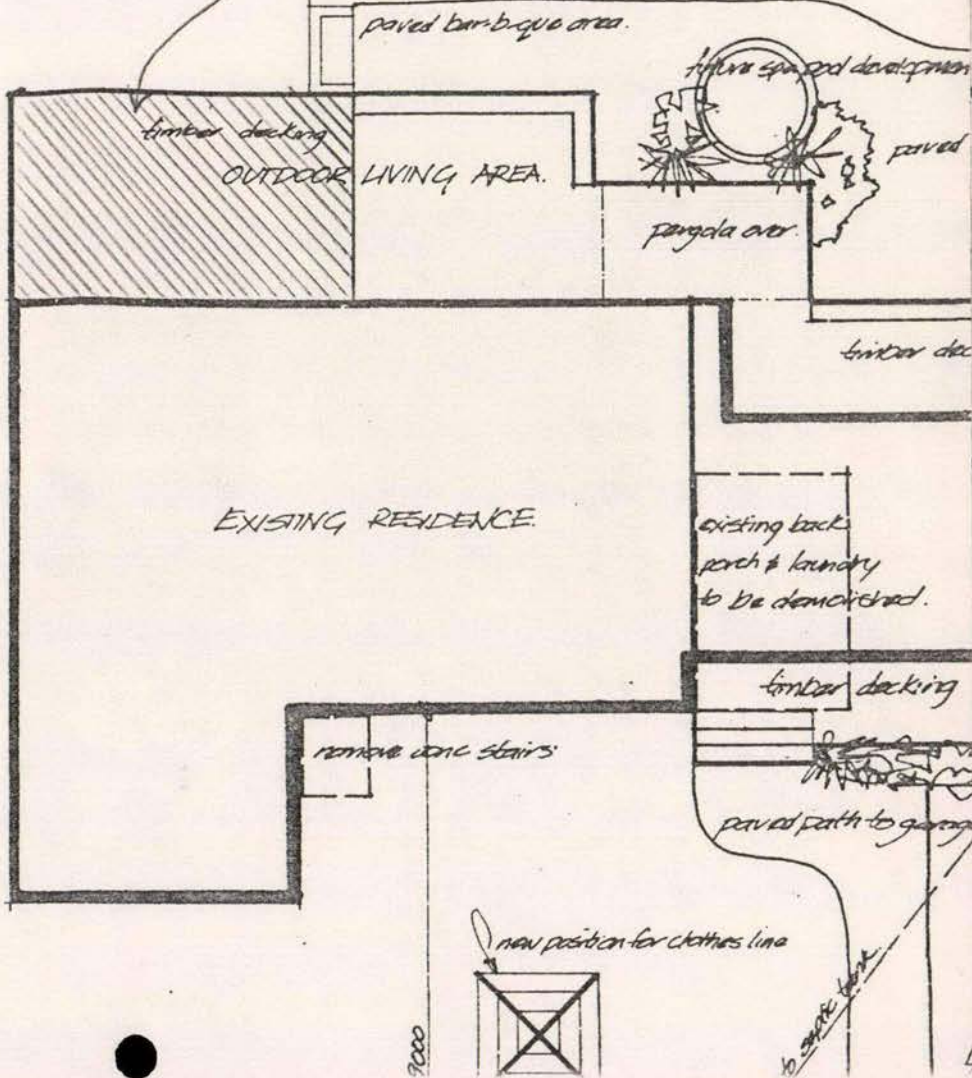
Signature:.....*G. Byers*..... Date: 27/2./96.



PLAN

1/4

'FISHER'
CONSERVATORY

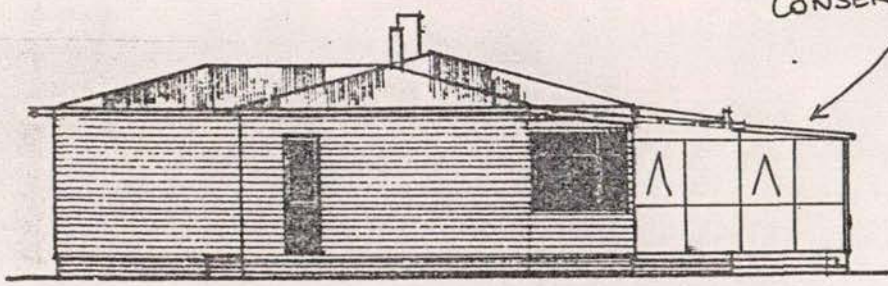


RECEIVED
 20 FEB 1996
 Whangarei District Council

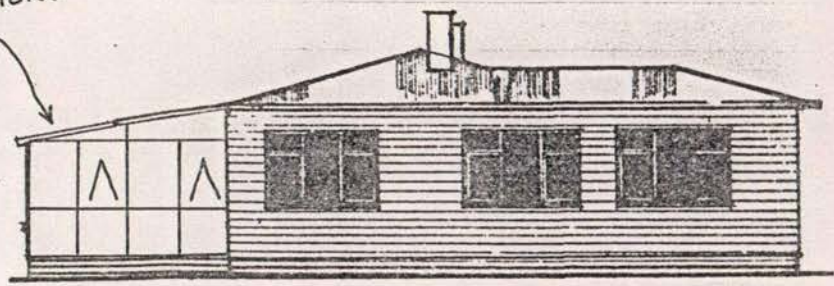
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RECEIVED
20 FEB 1996
Whangarei District Council

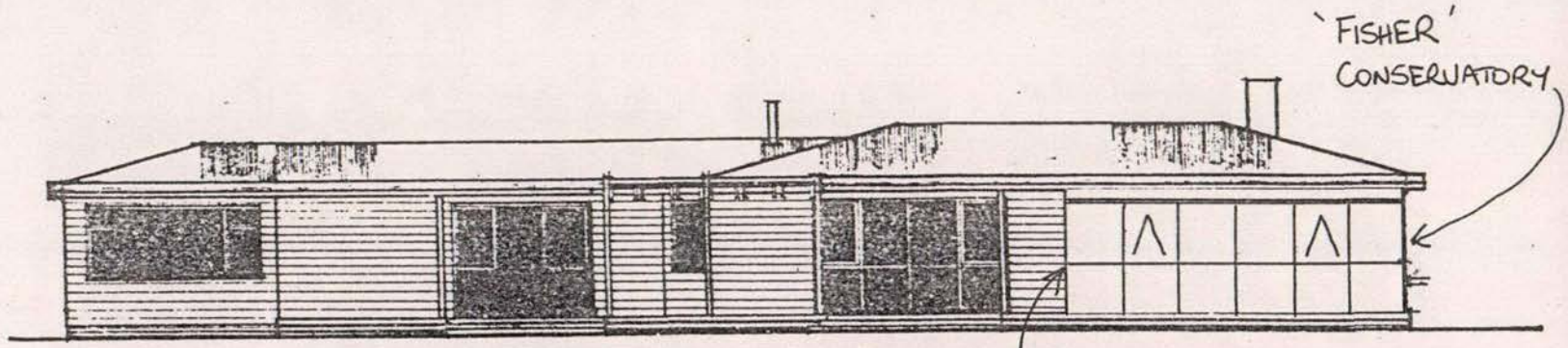
PROPOSED 'FISHER'
CONSERVATORY



EAST ELEVATION



WEST ELEVATION



'FISHER'
CONSERVATORY

OPEN AT THIS END.



DEC

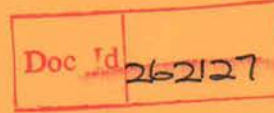


Issue Document

CODE COMPLIANCE CERTIFICATE No:15174

Section 43(3), Building Act 1991

Building Issued: 27/02/96
Consent No: 15174



Applicant

JOHN LLOYD FISCHER
NORRIS RD
R D 9
WHANGAREI

Agent

NORTHLAND WROUGHT IRON
PO BOX 4067
KAMO
WHANGAREI

Site Information

PROPERTY ID: 06690
ASSESSMENT NO: 00350/350.00
STREET ADDRESS: NORRIS RD, R D 9, WHANGAREI
LEGAL DESCRIPT: SEC 33 BLK XIII PURUA SD

Project Information

PROJECT IS FOR: Alteration
INTENDED USE(S): FISHER CONSERVATORY
INTENDED LIFE: Indefinite but not less than 50 years
NUMBER OF STAGES: 1

Fees

There are no outstanding fees.

This is a final code compliance certificate issued in respect of all of the building work under the above building consent.

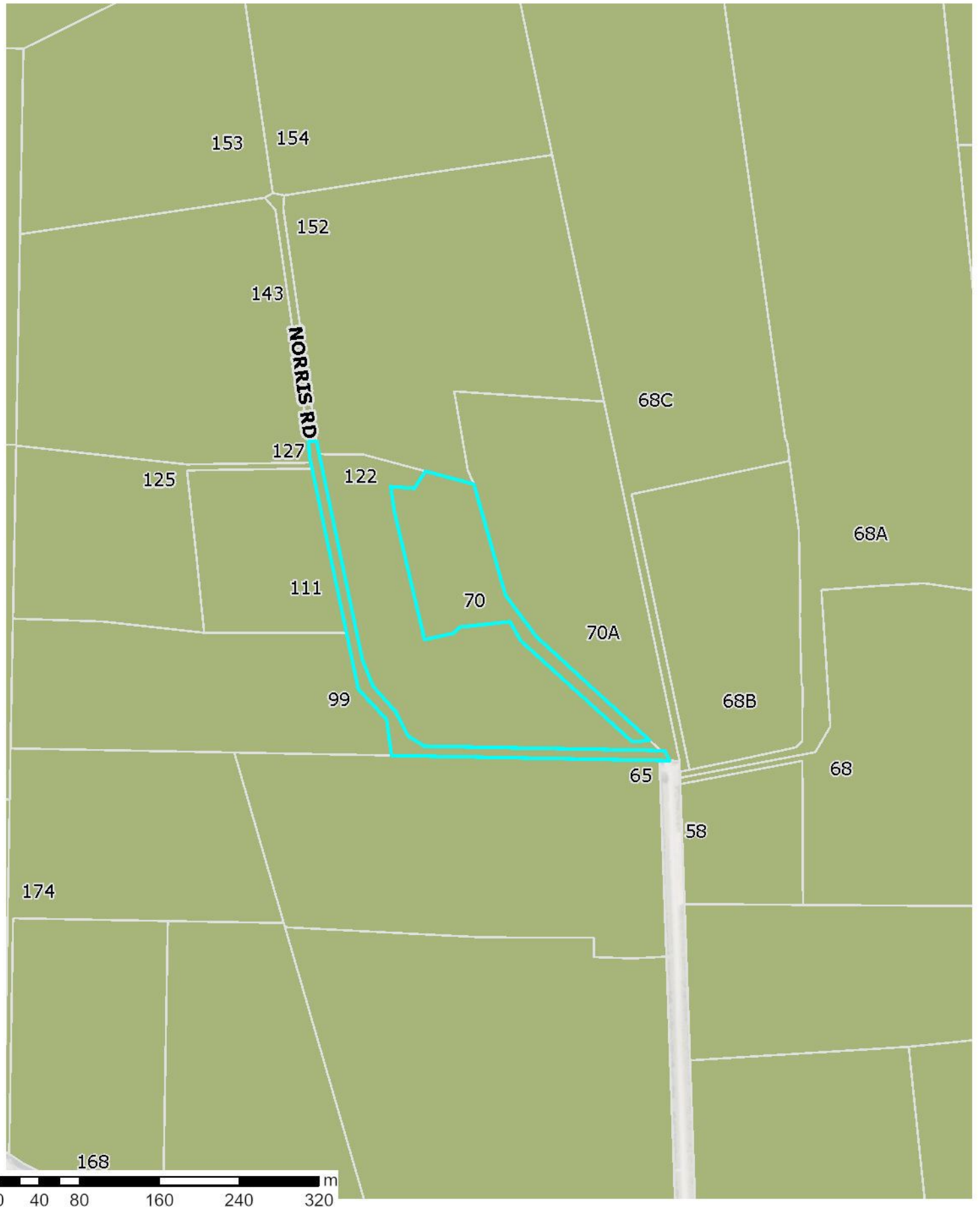
Signed for and on behalf of the Council

Name:.....

Signature:.....

Date: 17.1.4.196

Operative District Plan - Area Specific Matters



The information displayed is schematic only and serves as a guide. It has been compiled from Whangarei District Council records and is made available in good faith but its accuracy or completeness is not guaranteed.

18 April 2024
Scale 1:5,000

Parcel Information is sourced from the Land Information New Zealand (LINZ) Data Service.
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Operative District Plan - District-Wide Matters



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18 April 2024
Scale 1:5,000



















Parcel Information is sourced from the Land Information New Zealand (LINZ) Data Service.
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Operative District Plan – Map Legend

District-Wide Matters







Energy, Infrastructure and Transport

-  Airport Runway
-  Indicative Road
-  National Road
-  Regional Road
-  Arterial Road
-  Primary Collector Road
-  Secondary Collector Road
-  Access Road
-  Low Volume Road
-  Strategic Road Protection Area
-  Strategic Railway Protection Line
-  Rescue Helicopter Flight Path
-  National Grid Tower
-  Northpower Tower CEL-Cat1
-  National Grid Line
-  Northpower Overhead Critical Line Cel-Cat1
-  Northpower Critical Overhead Lines CEL
-  Northpower Critical Underground Lines CEL




Hazards and Risks

-  Coastal Erosion Hazard 1
-  Coastal Erosion Hazard 2
-  Flood Susceptible Areas
-  Mining Hazard Area 1
-  Mining Hazard Area 2
-  Mining Hazard Area 3

Historical and Cultural Values

-  Notable Tree Overlay
-  Heritage Item Overlay
-  Heritage Area Overlay
-  Sites of Significance to Maori
-  Areas of Significance to Maori
-  Papakāinga

Natural Environment Values

-  Esplanade Priority Area
-  Coastal Marine Area (CMA) boundary
-  Goat Control Areas
-  QRA Quarrying Resource Area
-  QRA Mining Area
-  QRA Buffer Area
-  QRA 500m Indicative Setback
-  Outstanding Natural Feature
-  Outstanding Natural Landscape

General District-Wide Matters

-  Air Noise Boundary
-  Outer Control Boundary
-  Helicopter Hovering Area
-  Noise Control Boundary Overlay
-  Rail noise alert area
-  Rail vibration alert area
-  Coastal Environment Overlay
-  Outstanding Natural Character Area
-  High Natural Character Area

Area Specific Matters

-  Multi Title Site
-  Designation
-  Precinct
-  Development Area

Residential Zones

-  Large Lot Residential Zone
-  Low Density Residential Zone
-  General Residential Zone
-  Medium Density Residential Zone


Rural Zones

-  Settlement Zone Residential Sub-Zone
-  Settlement Zone Centre Sub-Zone
-  Settlement Zone Industry Sub-Zone
-  Rural Production Zone
-  Rural Lifestyle Zone
-  Future Urban Zone
-  Strategic Rural Industries Zone
-  Fonterra Kauri Milk Processing SRIZ – Ancillary Irrigation Farms

Commercial and Mixed Zones

-  Local Centre Zone
-  Neighbourhood Centre Zone
-  Commercial Zone
-  Mixed Use Zone
-  Town Centre Zone
-  City Centre Zone
-  Waterfront Zone
-  Shopping Centre Zone

Industrial Zones

-  Light Industrial Zone
-  Heavy Industrial Zone

Open Space and Recreation Zones

-  Natural Open Space Zone
-  Open Space Zone
-  Sport and Active Recreation Zone

Special Purpose Zones

-  Airport Zone
-  Hospital Zone
-  Port Zone
-  Ruakaka Equine Zone

The information displayed is schematic only and serves as a guide.

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The Whangarei District Council district plan GIS data was created at a specific point in time.

Land parcel Information is sourced from the Land Information New Zealand (LINZ) Data Service. The LINZ land parcel information may be updated by LINZ at any time from that time, which may result in misalignments with Whangarei District Council information.

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