

LAND INFORMATION MEMORANDUM NO: LM2001404**Received: 07 Dec 2020****Issued: 17 Dec 2020****Section 44A, Local Government Official Information
And Meetings Act 1987****APPLICANT**Harcourts - Paul Sumich
33-35 Robert Street
Whangarei 0110**SITE INFORMATION**Property ID: 18657
Street Address: 1 Drummond Street
Whangarei 0112
Legal Description: LOT 14 DEED 54

This is a Land Information Memorandum only.

Full payment has been made for this Land Information Memorandum.

1: PROPERTY DETAILS.

- * Location Map.
- * Aerial Photo.
- * Deposited Plan: DEED 54 dated 08/12/1919.
- * Record of Title: NA525/5 issued 16/07/1930.

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.

This property is located in an area that is included in a report by Tonkin & Taylor Ltd on stability hazard potential, see map attached and refer <http://wdc.govt.nz/Services/Property/Planning/Property-Hazard-Reports-and-Map>

- * Stability Hazards map - showing low, moderate and high stability hazard.

This property is in an area identified as a Flood Susceptible Area, see map attached and refer <http://www.wdc.govt.nz/Services/Property/Planning/Property-Hazard-Reports-and-Map>

Regional Policy Statement

The Regional Policy Statement's role is to promote sustainable management of Northland's natural and physical resources. It does this by:

- Providing an overview of the region's resource management issues; and
- Setting out policies and methods to achieve integrated management of Northland's natural and physical resources.

Refer

<https://www.nrc.govt.nz/resource-library-summary/plans-and-policies/regional-policy-statement>

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

Information relating to Council Utility Services for this property is attached.

- * Pipeline Asset Services Map.

For further information regarding Council Water Supply please refer <http://www.wdc.govt.nz/Services/Water-services/Water-Supply/Water-supply-network>

**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.

Outstanding water balance as at today's date is \$0.00.
A final reading of the water meter will be required.

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 original dwelling information

Copy of Building Consent/s and Code Compliance Certificate/s issued for this property is/are attached.

- BC08107172 Alterations and Additions to existing Dwelling and Garage – issued 23/05/2008.
Code Compliance Certificate issued 21/09/2010.

Stormwater attenuation may be required on this property for new building work that results in an increase of > 30m² in impervious area including paving, driveways etc.

For the Stormwater Attenuation guidance notes refer
<http://www.wdc.govt.nz/WaterandWaste/Stormwater/Stormwater-Attenuation/Pages/Default.aspx>

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

ENVIRONMENT:

Living 1 Environment, see map attached and refer to Part G Environments
<http://www.wdc.govt.nz/Services/Property/Planning/Operative-District-Plan>

Urban areas within Whangarei District are currently going through a proposed plan change to create new zones in Whangarei's urban areas. Please see link below to see how this affects your property.
<https://planchanges.heretowhere.co.nz/>

- General Residential Zone

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.

The 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, 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; Northland Regional Council; 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 the LIM report is issued.

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 and the information contained herewith.

Additional information regarding the land or buildings (such as resource consents and other permissions and restrictions), which is not contained in this LIM, may also be held by the Northland Regional Council. The Northland Regional Council should be contacted for that information. Ph (09)4701200 or 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:



Debbie Rear
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.

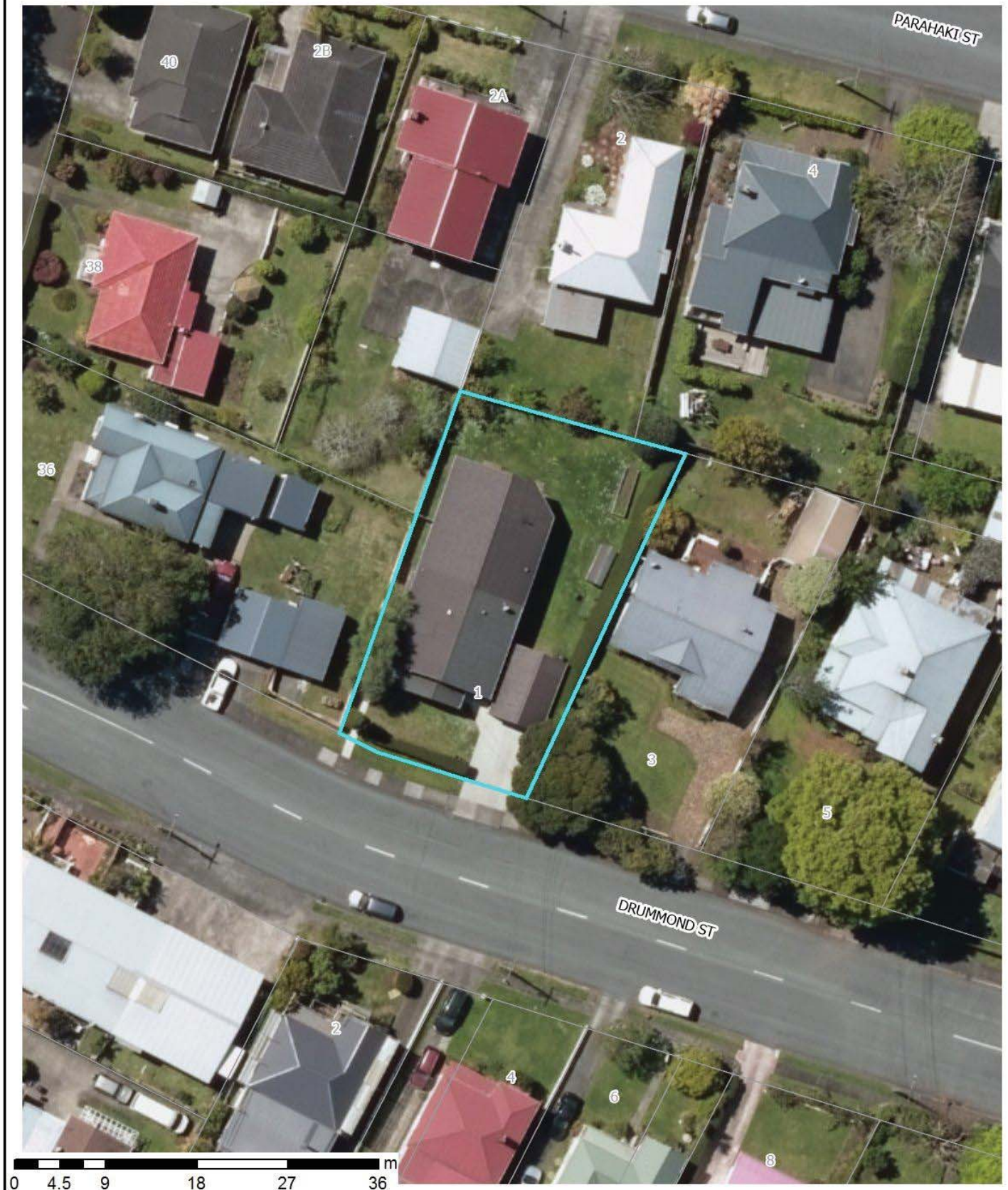
Land Parcel boundaries are indicative only and are not survey accurate. Area measurement is derived from the displayed geometry and is approximate. True accurate boundary dimensions can be obtained from LINZ survey and title plans

Tuesday, December 15, 2020 Scale: 1:500



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. Cadastral Information has been derived from land Information New Zealand's (LINZ) Core Record System Database (CRS). CROWN COPYRIGHT RESERVED. © Copyright Whangarei District Council.

Aerial Photography



Tuesday, December 15, 2020

Scale: 1:500



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.

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McGraw-Hill

William W. Schelos
 1814 W. 1st Ave. S.W.
 Seattle, Wash. 98105

Accepted by Howard's Institute
8th December 1949.
D.M.

45



**RECORD OF TITLE
UNDER LAND TRANSFER ACT 2017
FREEHOLD
Limited as to Parcels
Search Copy**




R. W. Muir
Registrar-General
of Land

Identifier **NA525/5**
Land Registration District **North Auckland**
Date Issued 16 July 1930

Prior References

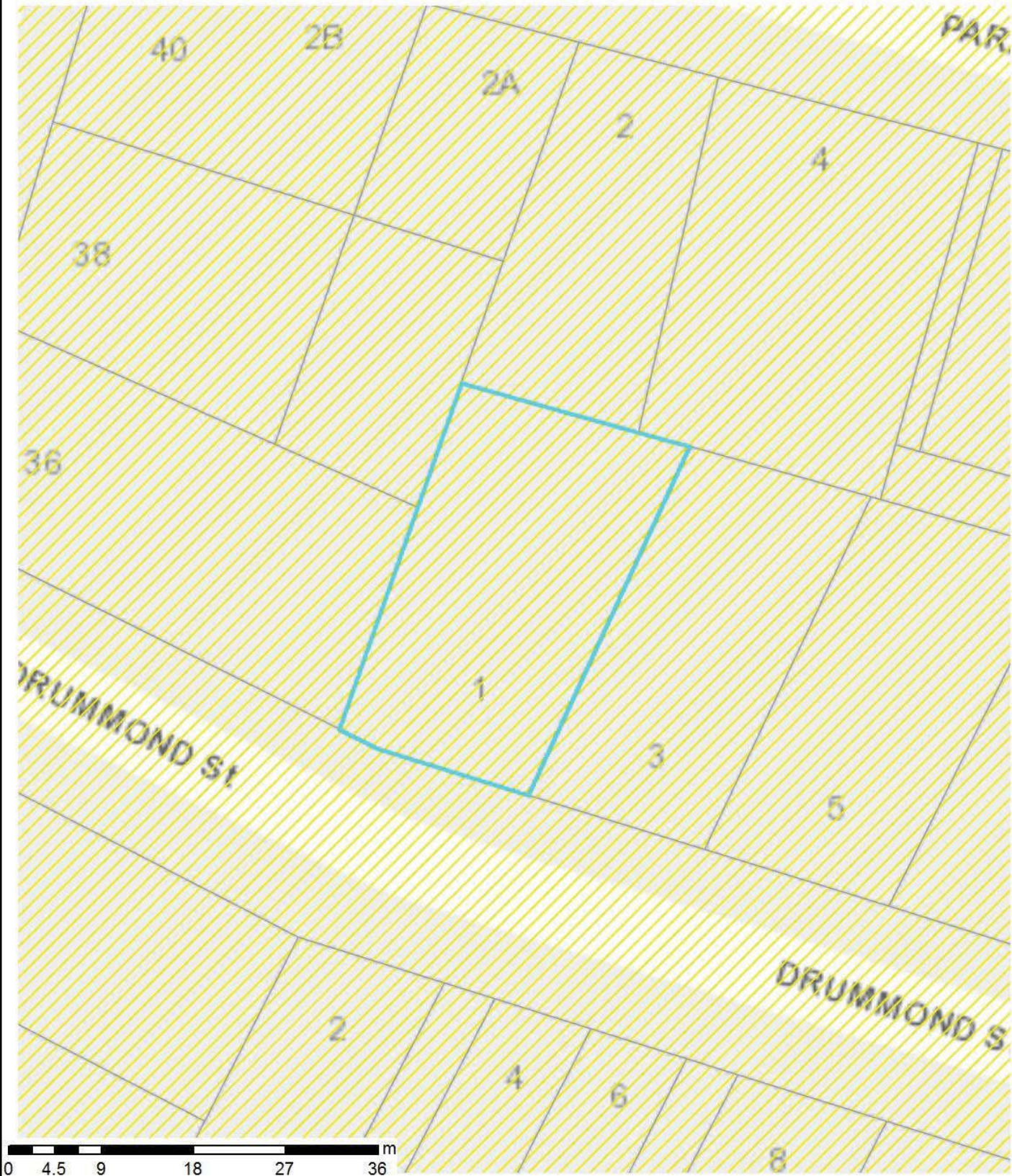
DI 8B.291

Estate Fee Simple
Area 703 square metres more or less
Legal Description Lot 14 Deeds Plan 54
Registered Owners
Shane Smith and Debbra May Smith

Interests

7851583.2 Notification that a building consent issued pursuant to Section 72 Building Act 2004 identifies erosion, avulsion, alluvion, falling debris, subsidence, inundation (flooding) or slippage as natural hazards - 19.6.2008 at 9:00 am
11385132.3 Mortgage to ASB Bank Limited - 1.4.2019 at 1:57 pm

Land Stability



This Land Stability hazard information was prepared by Tonkin and Taylor Engineers Ltd.

Hazard information as shown is approximate and should not be used as a replacement for site specific investigation and assessments. The absence of hazard information shown does not mean that there is none, only that the information may not yet have been collected.

Land InStability

- High Hazard
- Moderate Hazard
- Low Hazard

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District Plan Resources - Hazards



Coastal Erosion

- Coastal Hazard 1
- Coastal Hazard 2
- Flood Susceptible

Mining Hazard Areas

- Mining Hazard Area 1
- Mining Hazard Area 2
- Mining Hazard Area 3

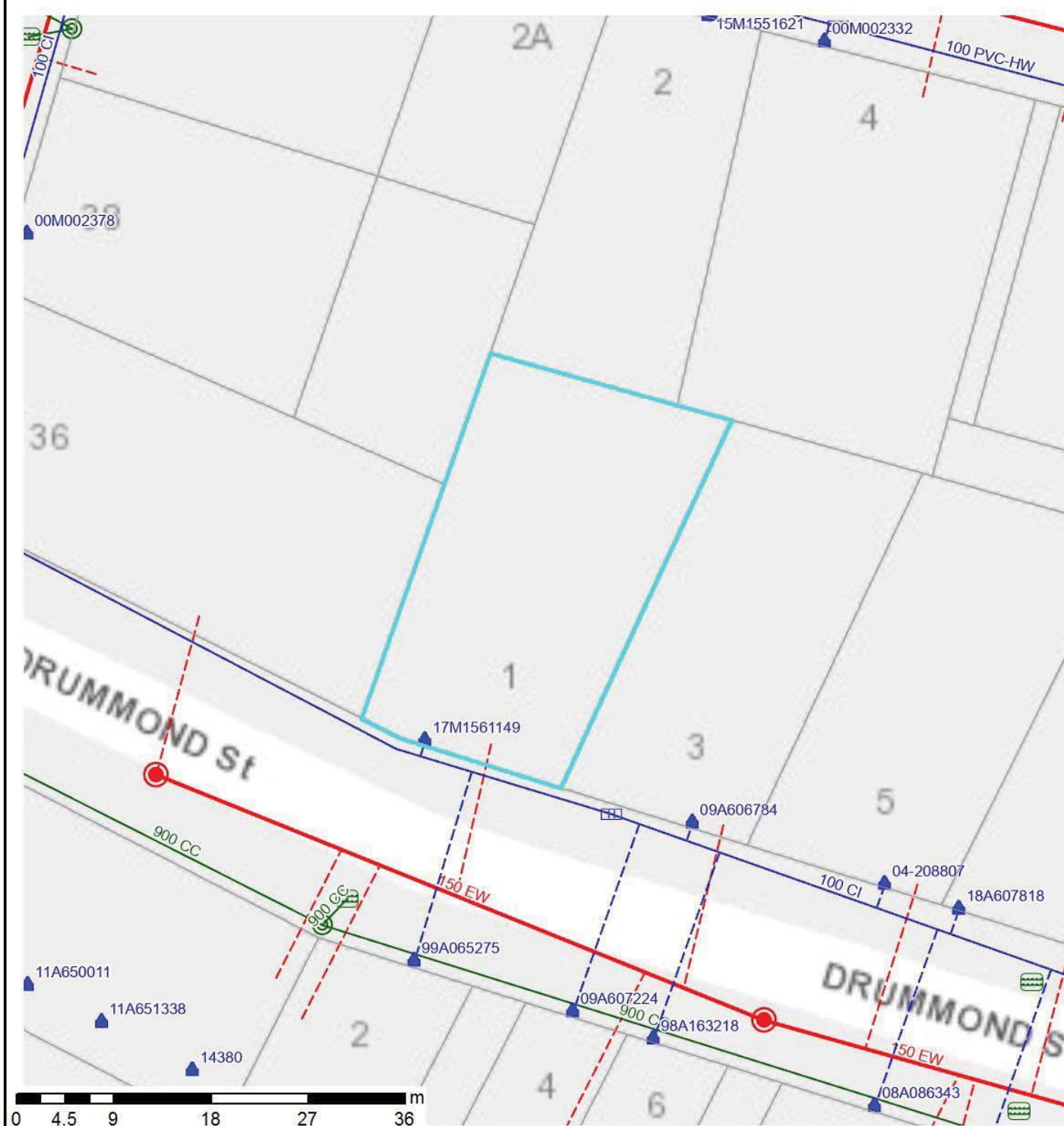
Tuesday, December 15, 2020

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Pipeline Assets



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.

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Whangarei District Council
Forum North - Private Bag 9023
Whangarei New Zealand
Ph:0-9-430 4200 Fax:0-9-438 7632
Email: mailroom@wdc.govt.nz

Rates LIM Report

As at: Tuesday, 15 December, 2020

Property Number 18657
Legal Description LOT 14 PLAN 54
Assessment Number 0074113000
Address 1 Drummond Street Whangarei 0112
Record of Title(s) 525/5
Land Value \$280,000
Capital Value \$621,000
Date of Valuation 01-August-2018
Effective Date (used for rating purposes) 01-July-2019
Meter Location 7m LHB 12m RHB

Rates Breakdown (up to 30 June 2021)

Rates Charge	Charge Total
District-wide Refuse Management	\$191.00
General Residential	\$673.51
Sewage Disposal - Residential	\$754.00
Uniform Annual General Charge	\$486.00
Regional Civil Defence & Hazard Management	\$21.44
Regional Council Services	\$120.20
Regional Emergency Services Rate	\$11.71
Regional Flood Infrastructure	\$27.05
Regional Fresh Water Management	\$55.05
Regional Infrastructure	\$6.72
Regional Land Management	\$25.59
Regional Pest Management	\$60.11
Regional River Management - General Catchment Area	\$43.52
Regional Sporting Facilities	\$16.76
Regional Transport Rate	\$23.20
Annual Charge Total	\$2,515.86

Opening Balance as at 01/07/2020 **\$-206.95**

Rates Instalments	Total
20/07/2020 Instalment	\$631.86
20/10/2020 Instalment	\$628.00
20/01/2021 Instalment	\$628.00
20/04/2021 Instalment	\$628.00
Rates Total	\$2,515.86

Balance to Clear **\$1,261.17**

107172

BUILDING CONSENT No: 107172
Section 51, Building Act 2004



Issued: 23 May 2008
Project Information Memorandum No. 106898

WHANGAREI
DISTRICT COUNCIL

The Building

Street Address of building: 1 DRUMMOND ST, WHANGAREI 0112
Legal Description of land where building is located:
LOT 14 54 DEED
LLP 050901
Building Name: N/A
Location of building within site/block number: N/A
Level/unit number: N/A

The Owner

First point of contact for communications with council/building consent authority:

Name of owner: ANNETTE QUINN & WAYNE JENNINGS
Mailing Address: 1 DRUMMOND ST
WHANGAREI 0112

Phone number: (Bus.) (09) 459 4572
(Mb.) 021 233 6980
Facsimile number: N/A
Email address: aquinn@clear.net.nz
Website: N/A

Street address/registered office: 1 DRUMMOND ST
WHANGAREI 0112

Building Work

The following building work is authorised by this consent:

ALTERATIONS & ADDITIONS TO DWELLING AND GARAGE

*Creating the ultimate
living environment*

Forum North, Private Bag 9023
Whangarei 0140, New Zealand
Telephone: +64 9 430 4200
Facsimile: +64 9 438 7632
Email: mailroom@wdc.govt.nz
Website: www.wdc.govt.nz

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:

S72/73 – building Act 2004

In accordance with the provisions of Section 72 of the Building Act 2004 upon issue of this consent the Council will instruct the District Land Registrar to make an entry on the Certificate of Title that a building consent has been issued.

The Section 72 is in respect of erosion, avulsion, alluvion, falling debris, subsidence, inundation (flooding) or slippage.

We would suggest you advise your Insurance Company of this condition accordingly.

Compliance Schedule

A compliance schedule is not required for the building.

Attachments

No Attachments

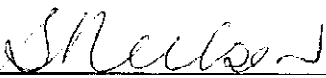
Additional Information

1: Dust Nuisance

The applicant must control dust nuisance created by any site or building works.

2: Toilet Facilities

Toilet facilities must be provided within reasonable distance of the construction site. Ground discharge is no longer acceptable.

 (S Neilsen)
Signature

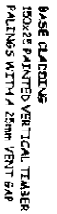
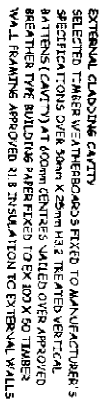
SUPPORT ASSISTANT – BUILDING COMPLIANCE
Position

On behalf of: Whangarei District Council

Date: 23 May 2008

BUILDING CONSENT NO. 107172

ROOFING: LEAF
SECTE 26.53MM DIAMOND CORRUGATE 305°/TINE 0.76°/19 X 50
PULCHUS ON EBF 47.50MM CENTERS, 1455 B/10N AIRWYED
BREATHER TYPE BULLDOG-SPRINGER LAYED NONPREFABRICATED 66MB
NAIL TYPE ROSSER 8.90MM CENTERS 5.5X4X
1/2 DIAMETER ROOF 31CH OR 10.44MTC EXISTING
22mm x 1mm SIALUMINUM METAL SLAT BEING REACTIVE TO N2ZS3604
R2Z APPLIED IN AN ATTORNEY BECAUSE IT WAS BOTTOM CHORDS.
FIX PULCHUS AROUND EBF 6.7 BULDOG 6.1 X WIDTH OF
BULDOG WITH 21.00 X 3.75 M1.15 + 2 X WIDE D665 A5
N2ZS3604 6119 107



APPROVED
20 MAY 2008
WANGAWELO SHILO V. MUNDU

FUTURE PLANS Architectural Design		Plot: 02-04-22-440 50 Box 10166 Albany, Alaska 99501-0166 A C N Z ...	SEE TC# DATE: _____ REVISION: _____ 1/10/2006 0 1 2	THE DRAWING IS THE PROPERTY OF FUTURE PLANS LTD AND IS PROVIDED FOR THE USE OF THE CLIENT ONLY IT IS NOT TO BE REPRODUCED IN ANY MANNER WITHOUT PERMISSION FROM FUTURE PLANS LTD	Copyright - Future Plans Ltd PROJECT NO: 93282	CLIENT: WAYNE JENNINGS ADDRESS: 1 DRUMMOND STREET WHANGAREI	LEGAL DESCRIPTION: LOT 14 DP: MEERS PLANT 54 ZONE: LIVING 1 WIND ZONE: AESTHETIC CONGRESSION ZONE: 1	DRAWING CHECKED: TERRY FRANKS DATE: 12TH SEPTEMBER 2007 SCALE: AS SHOWN DRAWING TITLE: ELEVATIONS PLAN	SHEETS: 7 OF 17 DRAWING NO: A-007
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Box 487

Code Compliance Certificate BC08107172
Section 95, Building Act 2004
Issued: 21 September 2010



WHANGAREI
DISTRICT COUNCIL

The Building

Street Address of building:	1 Drummond Street Whangarei 0112
Legal Description of land where building is located:	LOT 14 DEED 54 LIP 50901
Building name:	N/A
Location of building within site/block number:	N/A
Level unit number:	N/A
Current, lawfully established use:	N/A
Year first constructed:	N/A

The Owner

A C M Quinn
W Jennings
1 Drummond Street
Regent
Whangarei 0112

Phone number:	09 459 4572
Mobile number:	021 497 681
Facsimile number:	N/A
Email address:	N/A
Website:	N/A

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

Contact Person

A C M Quinn
W Jennings
1 Drummond Street
Regent
Whangarei 0112

Phone number:	09 459 4572
Mobile number:	021 497 681
Facsimile number:	N/A
Email address:	N/A
Website:	N/A

Street address/registered office:

1 Drummond Street
Whangarei 0112

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living environment*

Forum North, Private Bag 9023
Whangarei 0148, New Zealand
Telephone: +64 9 430 4200
Facsimile: +64 9 430 7632
Email: mailroom@wdc.govt.nz
Website: www.wdc.govt.nz

Building Work

Building Consent number

Issued by:

**Alterations & Additions to Dwelling and
Garage**

BC08107172

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.



Signature

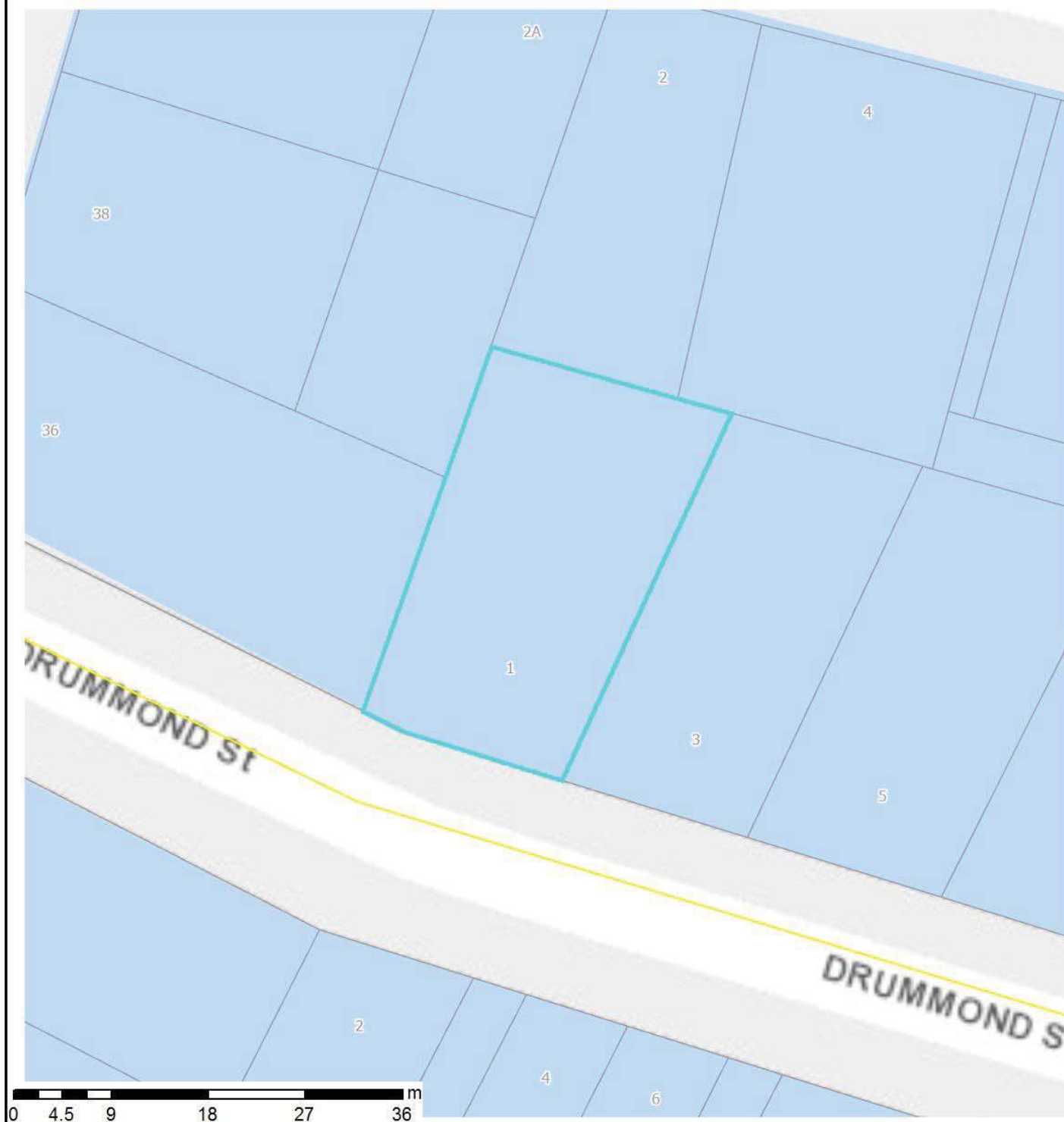
Support Assistant – Code Compliance
Position

On behalf of: Whangarei District Council

21 September 2010

Code Compliance Certificate BC08107172

District Plan Environments



- Coastline
- Rescue Helicopter Flight Path
- Northpower Tower CEL-Cat1
- National Grid Tower
- Northpower Overhead Critical Line CEL-Cat1
- National Grid Line
- Northpower Critical Overhead Lines CEL
- Northpower Critical Underground Lines CEL
- Indicative Roads
- Road Hierarchy**
 - State Highway
 - Arterial
 - Collector
 - Local

- Multi Title Site
- Designation
- Papakainga
- Scheduled or Overlay Area
- Overlays**
 - Oil Refinery Overlay Area
 - Living Overlay Area
- Future Environments**
 - Future Marine Village
 - Future Environment
- Environments: Business, Living, etc**
 - Business 1
 - Business 2
 - Business 3
 - Business 4
 - Town Basin
 - Port Nikau

- Environments: Business, Living, etc contd.**
- Marsden Point Port
 - Airport
 - Living 1
 - Living 2
 - Living 3
 - Kamo Walkability
 - Marsden Primary Centre
 - Urban Transition
 - Ruakaka Equine

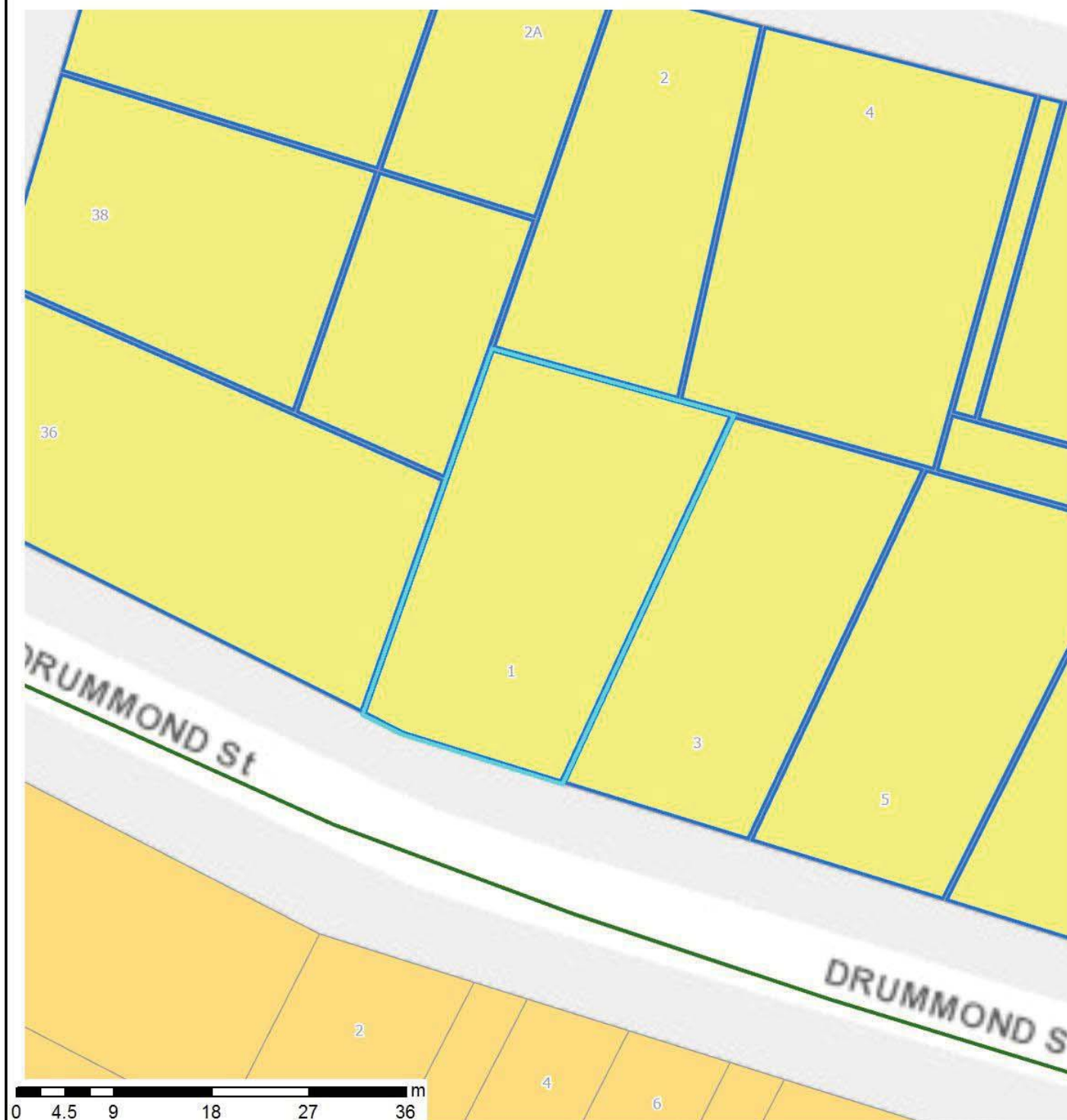
- Rural (Urban Expansion)
- Rural Living
- Rural Production
- Rural Village Centre
- Rural Village Industry
- Rural Village Residential
- Strategic Rural Industry
- Fonterra Kauri Milk Processing SRIE
- Open Space

Tuesday, December 15, 2020

Scale: 1:500

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District Plan - Plan Change Decision



- Decision Strategic Road Protection Area
- Decision Indicative Roads
- Decision Road Hierarchy**
 - National
 - Regional
 - Arterial
 - Primary Collector
 - Secondary Collector
 - Access
 - Low Volume
- Appeals ENV2020AKL**
 - Appeals - NZTA and KiwiRail
 - Appeals - Kainga Ora
 - Appeals - Other

- Decision Zones**
 - Large Lot Residential Zone
 - Low Density Residential Zone
 - General Residential Zone
 - Medium Density Residential Zone
 - Neighbourhood Centre Zone
 - Local Centre Zone
 - Commercial Zone
 - Shopping Centre Zone
 - Mixed Use Zone
 - Waterfront Zone
 - City Centre Zone
 - Light Industrial Zone
 - Heavy Industrial Zone
 - Airport Zone
 - Hospital Zone
 - Port Zone
 - Precinct

- Decision Zones Continued**
 - Rural Production Zone
 - Rural Village Centre
 - Rural Village Industry
 - Rural Village Residential
 - Development Area

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

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Scale:1:500



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