



LAND INFORMATION MEMORANDUM NO: LM2100262

Received: 24 Feb 2021

Issued: 03 Mar 2021

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

APPLICANT

Harcourts Whangarei - Paul Sumich
33-35 Robert Street
Whangarei 0110

SITE INFORMATION

Property ID: 10945
Street Address: 21 Ford Avenue
Kamo 0112
Legal Description: LOT 1 DP 55593

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: DP 55593 – deposited 24 November 1965
- Record of Title: NA7C/1074 – issued 15 December 1965

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 <https://www.wdc.govt.nz/Services/Property/Planning/Property-Hazard-Reports-and-Map>

- Stability Hazards map - showing low stability hazard.

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.

Service Sheet/s (e.g. As-Built, House Connection, House Drainage etc...) for this property from the building file is attached.

- House Connection Plan
- Site Drainage Plan

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

**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 \$4.47.
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).

Copy of Building Permit issued for this property is attached.

- Two Flats – dated 30 July 1965

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:

Kamo Walkability Environment - Medium Density Living Precinct, see - District Plan Environments map attached and refer to Part G Environments.
<https://www.wdc.govt.nz/Services/Property/Planning/Operative-District-Plan>

Please note that this property is subject to Councils Decision - District Plan Environment, see map attached.

- Medium Density Residential Zone

Urban areas in Whangarei District are currently going through a proposed plan change to create new zones. Refer:
<https://www.wdc.govt.nz/Services/Property/Planning/District-Plan-changes>

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; 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

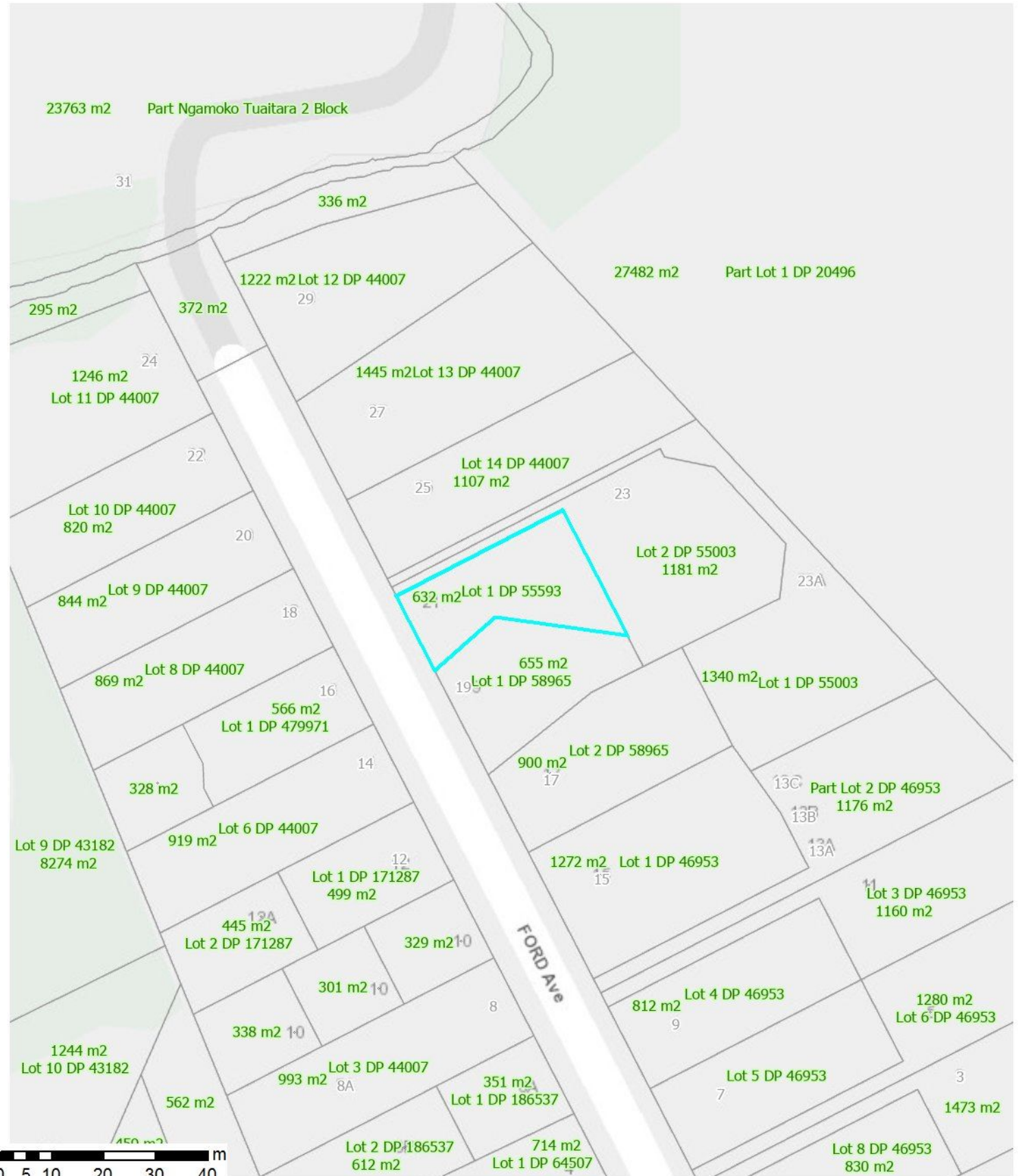
A LIM is not a suitable search of Council's records for the purposes of the National Environmental Standards (NES) for soil contamination of a potentially contaminated site.


Signed for and on behalf of Council:



Ellen Taylor
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

Wednesday, March 3, 2021

Scale: 1:1,000



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Aerial Photography



Wednesday, March 3, 2021

Scale: 1:1,000



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.

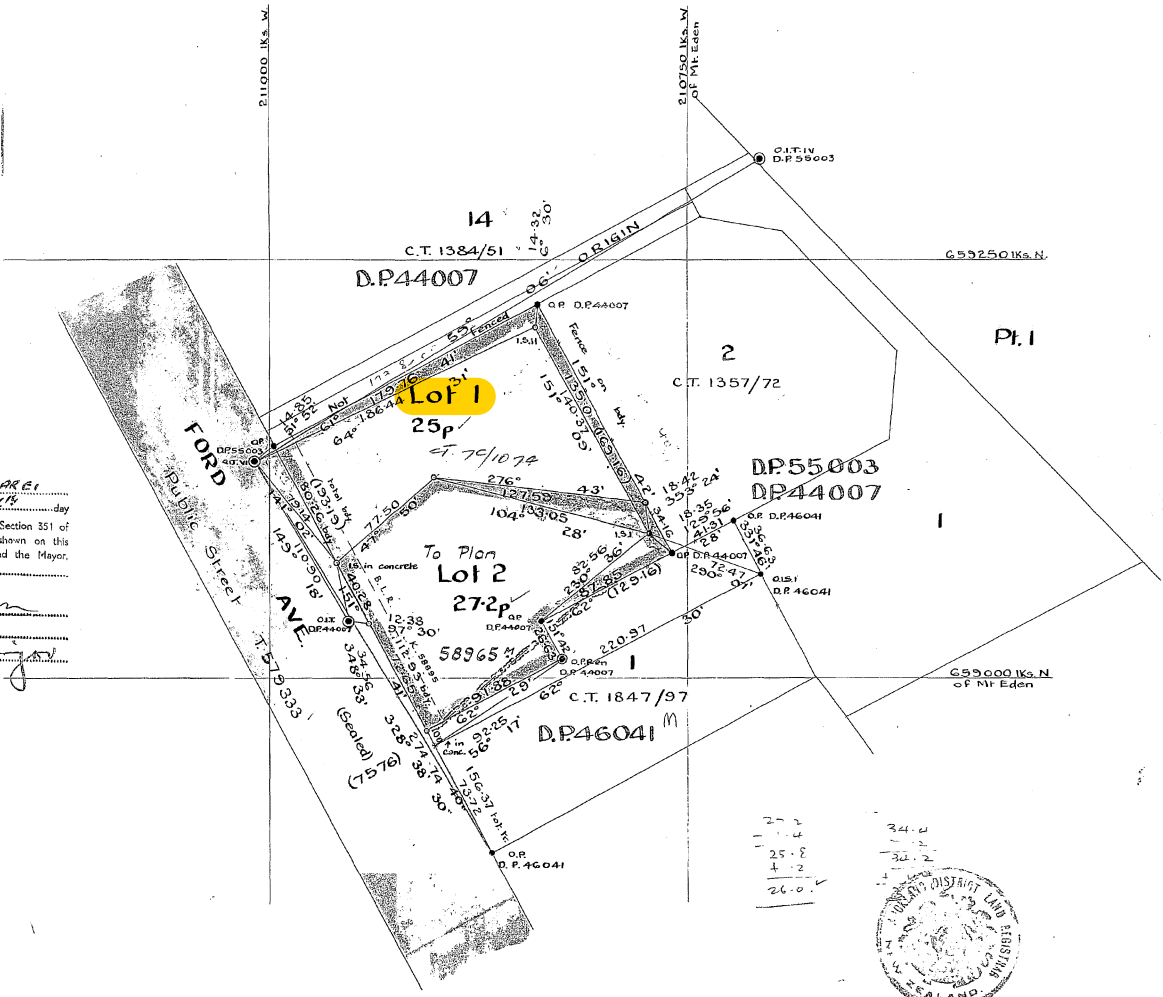
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Land Transfer Office
LAND & DEEDS
 Received... 55593
 Title Reference... Pt. C.T. 113347
 Referred to L. T. Surveyor...
 Nature: Plan
 Date: 25 AUG 1965
 Time: 9-00
 Fee: £ 2.10
 Abstract No. 6213

Deposited this 25th day
 of November 1965
 District Land Registrar

Building Line Restrictions over Lots 1 and 2
 33' from N. of Ford Ave. see K. 58895

In pursuance of a resolution of the WHANGAREI CITY COUNCIL...
 passed on the 18th day of AUGUST, 1965, approving under Section 351 of the Municipal Corporations Act 1954, the subdivision shown on this plan, the Common Seal of the Body Corporate called the Mayor, Councillors and Citizens of...
 was hereto affixed in the presence of:
 Mayor: [Signature]
 Council: [Signature]
 Town Clerk: [Signature]



Lots 1 & 2
 Total Area: 0.1.12.2

Cross Reference
 Approved as to Survey
 Chief Surveyor
 Received
 Reference plans D.P. 44007, 55003
 46041
 Field book... 409 p. 115
 Traverse book... p. 2
 Examined by...
 Recorded...
 Correct...
 Surveyor

Subdn. of Lot 16 D.P.44007^M
 being Pt. Allot 51 Whangarei Parish

Comprised in Pt. C.T. 1133/47 (P)
 Survey Block & District VIII PURUA S.D.
 Land District NTH AUCKLAND Local Body WHANGAREI CITY COUNCIL
 Scale 50 links to an inch Surveyed by P.T. Hosking Date June 1965
 Peter Trelawn Hosking of Whangarei Registered Surveyor and holder of an annual practising certificate, do solemnly and sincerely declare that this plan has been made from surveys executed by me; that both plan and survey are correct, and have been made in accordance with the regulations under the Surveyors Act, 1938.
 Declared at Whangarei this 19th day of August 1965
 Justice of the Peace, (or other person authorized to take a statutory declaration)

Approved
 Applicant or Registered Owner
 This space reserved for plan number

55593



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




R. W. Muir
Registrar-General
of Land

Identifier NA7C/1074
Land Registration District North Auckland
Date Issued 15 December 1965

Prior References
NA1133/47

Estate Fee Simple
Area 632 square metres more or less
Legal Description Lot 1 Deposited Plan 55593

Registered Owners
Brendon John Hayward as Executor

Interests
K58895 Building Line Restriction
8087244.2 Mortgage to New Zealand Home Lending Limited - 11.3.2009 at 2:42 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

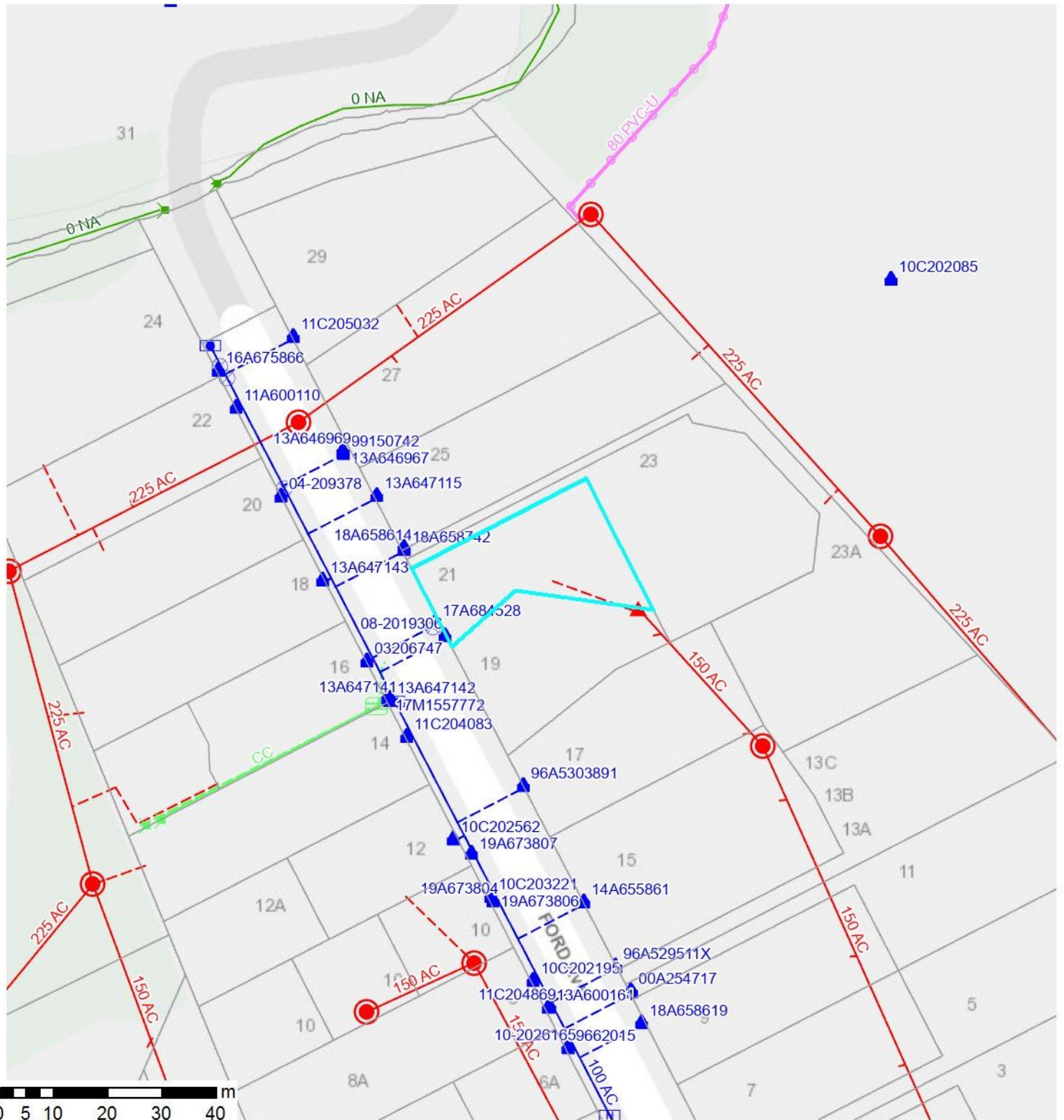
Wednesday, March 3, 2021

Scale:1:1,000

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Pipeline Assets



- | | | |
|----------------------|------------------------------|--------------------------|
| Water | Stormwater | Wastewater continued |
| Dark blue = WDC | Dark green = WDC | Pink = Private |
| Light blue = Private | Other | Manhole |
| Water Node | Sump | Nodes |
| Other | Inlet/Outlet Node | Valve |
| Main Valves | Manhole | Pump |
| Toby Valves | Storm Water Service Line | Backflow Preventer |
| Hydrants | Storm Water Line | Waste Water Service Line |
| Pumps | Wastewater | Gravity |
| Water Meter | Public Pressure Sewer System | Rising |
| WaterBackFlow | Private Pumping Unit | Waste Water Line |
| Water Service Line | | Gravity |
| Water Line | | Rising |

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.

Wednesday, March 3, 2021 Scale: 1:1,000

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Whangarei Corporation

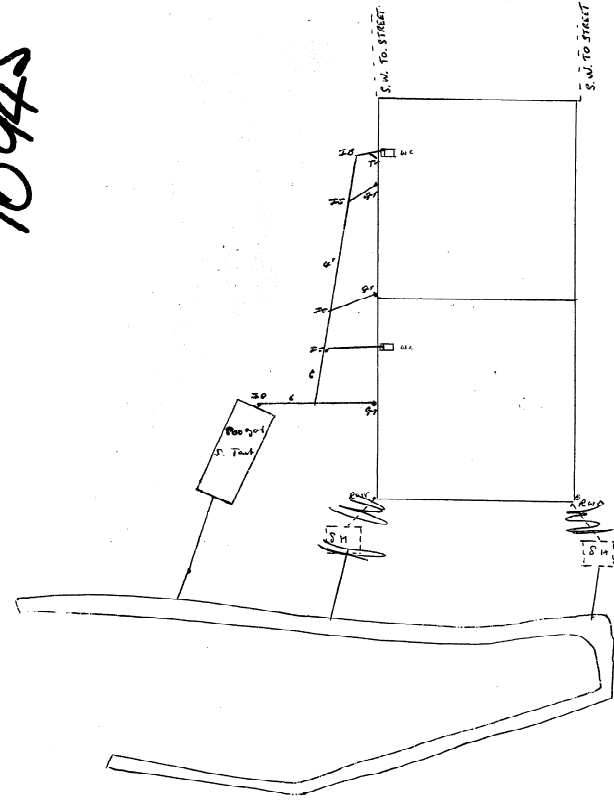
PERMIT NO. 5458
DATE 24-2-66

HOUSE CONNECTION PLAN

Scale: 1/8in. to a Foot
New Sewerage Drains: Red.
Storm Water: Dotted Black.
Old Drains: — Full Black.

10945

5101
7188



3.

Owner F. Jones
 Street Forest Hill Kamo Assessment No. _____
 Plumber _____
 Drainer Robinson

3000/7/66
WALSHE PRINT



MICROBOX

MICROFILM RECORDS (WAIKATO) LTD, HAMILTON

5/11/93

3

2

WHANGAREI CITY

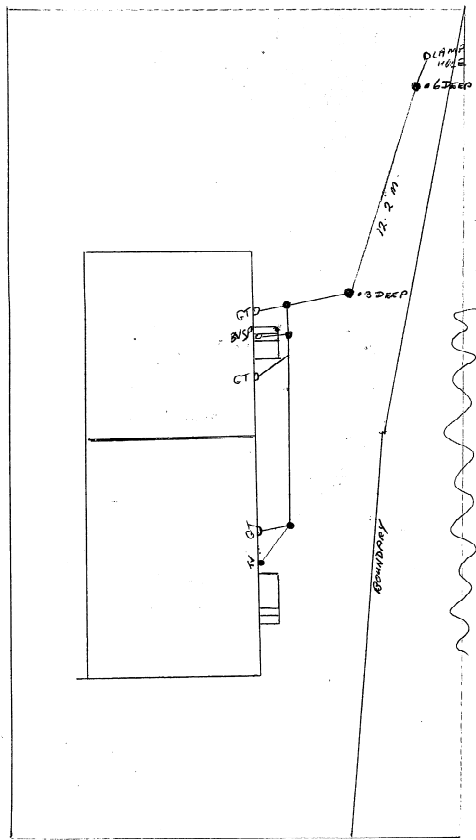
SITE DRAINAGE PLAN

10945

DRAIN LAYER *David Leslie*
 Permit No. *17645*
 Date *10/12/80*

ACTUAL measurements between inspection pipes, changes of direction, etc. are to be clearly shown. This applies to stormwater drains also. The DEPTH of all cleaning eyes, is also to be shown.

New Sewerdrains	RED	—
Stormwater	DOTTED BLACK	- - - -
Old Drains	FULL BLACK	—
Material Used		
SEWER	PPR/CERAMIC	
STORMWATER	PPR/CERAMIC	
	DELETE	



FORD AVE

OWNER: *Mrs Leslie*
 STREET: *21 Ford Ave*

LOT No. _____
 DP No. _____



MICROBOX

MICROFILM RECORDS (WAIKATO) LTD, HAMILTON

5/11/93

3

2



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: Wednesday, 3 March, 2021

Property Number 10945
Legal Description LOT 1 DP 55593
Assessment Number 0071114400
Address 21 Ford Avenue Kamo 0112
Record of Title(s) 7C/1074
Land Value \$220,000
Capital Value \$440,000
Date of Valuation 01-August-2018
Effective Date (used for rating purposes) 01-July-2019
Meter Location 3m RHB, 3m road, #21

Rates Breakdown (up to 30 June 2021)

Rates Charge	Charge Total
District-wide Refuse Management	\$191.00
District-wide Refuse Management - Multi Units	\$191.00
General Residential	\$529.19
Sewage Disposal - Residential	\$1,508.00
Uniform Annual General Charge	\$486.00
Uniform Annual General Charge - Multi Units	\$486.00
Regional Civil Defence & Hazard Management	\$21.44
Regional Civil Defence & Hazard Mgt - Multi Units	\$21.44
Regional Council Services	\$120.20
Regional Council Services - Multi Units	\$120.20
Regional Emergency Services - Multi Units	\$11.71
Regional Emergency Services Rate	\$11.71
Regional Flood Infrastructure	\$27.05
Regional Flood Infrastructure - Multi Units	\$27.05
Regional Fresh Water Management	\$43.25
Regional Infrastructure	\$5.28
Regional Land Management	\$20.11
Regional Pest Management	\$60.11
Regional Pest Management - Multi Units	\$60.11
Regional River Management - General Catchment Area	\$43.52
Regional River Management - General Multi Unit	\$43.52
Regional Sporting Facilities	\$16.76
Regional Sporting Facilities - Multi Units	\$16.76
Regional Transport - Multi Units	\$23.20
Regional Transport Rate	\$23.20
Annual Charge Total	\$4,107.81

Opening Balance as at 01/07/2020 **\$0.00**

Rates Instalments	Total
20/07/2020 Instalment	\$1,029.81
20/10/2020 Instalment	\$1,026.00
20/01/2021 Instalment	\$1,026.00
20/04/2021 Instalment	\$1,026.00

Rates Total

\$4,107.81

Balance to Clear

\$1,026.00

Whangarei Borough Council

B. 24134 ✓

BUILDING APPLICATION FORM

Please Note that any person wishing to take a vehicle over footpath, other than a proper crossing as instructed for such purpose, shall apply to Council for a permit to do so and shall pay a fee of £10.

Date: 20 July 1965

To: The Borough Engineer,

Sir,

I hereby apply for permission to... two flats
at... Hardy Street 19 and for... Mrs J Hardy
(House Number and Street) (Owner)

of... 2 Hardy Street....., according to locality plan and detail plans, elevations
(Address)

cross-sections and specifications of building deposited herewith in duplicate.

PARTICULARS OF LAND:

LENGTH OF BOUNDARIES:

Assess. No.: 77/144/7
Lot No.: 16
D.P.: 4453 44007
Allotment No.:

Front:
Back:
Side: Area: 1066
Side:

PARTICULARS OF BUILDING:

Foundations: concrete
Walls: brick on blocks
Floors: wood
Roofs: steel
Area of Ground Floor: 1200 ft.....square feet.
Area of Outbuildings:square feet.
Number of Storeys: Above kerb level... one Below kerb level.....
Average distance of set back of front of buildings from street boundary line: 11.6 ft foot path 10.0.0

ESTIMATED COST:

Building	£ 3980
Sanitary, Plumbing and Drainage	£ 2500
	£ 500
Total	6480

PERMIT FEE	16:10:0
WATER
Total	36:10:0
Inspector:
Receipt No. <u>488B</u>	Date <u>20 July 1965</u>

Building cost estimate 6480

Proposed purposes for which every part of building is to be used or occupied (describing separately each part intend for use or occupation for a separate purpose):

Proposed use or occupancy of other parts of buildings:

Nature of ground on which building is to be placed and on the subjacent strata: cleanie

Yours faithfully,

Builder's Postal Address:

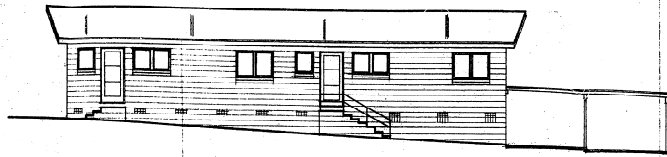
J Hardy
2 Hardy Street

Owner.

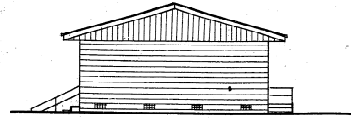
Builder.

Phone 40346

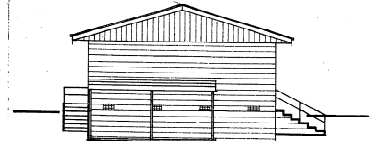
10945



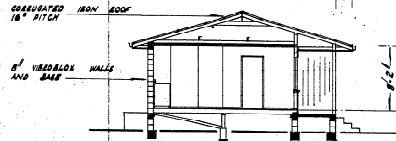
SIDE ELEVATION



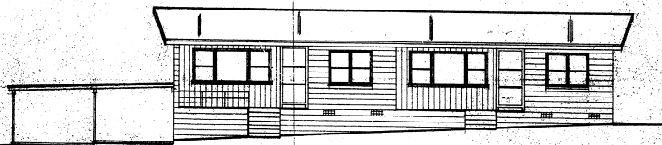
FRONT ELEVATION



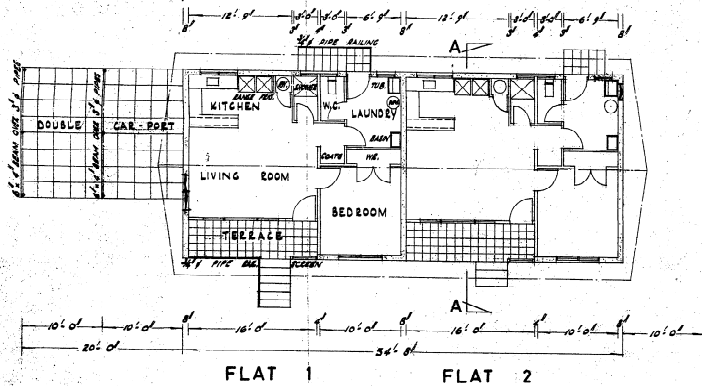
BACK ELEVATION



SECTION A-A

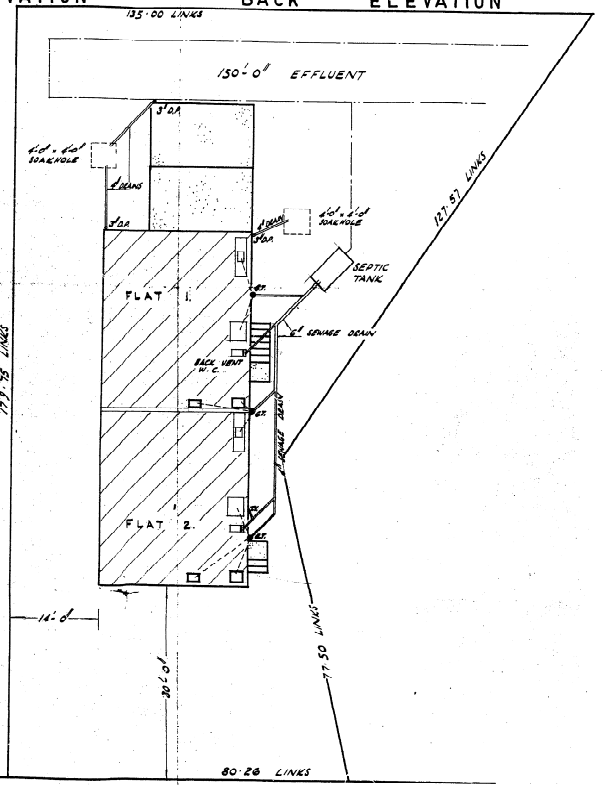


SIDE ELEVATION



FLOOR PLAN

RECEIVED
13 AUG 1985
WHANGAREI
CITY COUNCIL



SITE & DRAINAGE PLAN

J. M. STIFFE ARCHITECTURAL SERVICES LTD.

ARCHITECTS — DRAUGHTSMEN — INDUSTRIAL DESIGNERS
WHANGAREI — HAMILTON

AREA — 637 SQ. FT. PER UNIT INCLUDING TERRACE

PROPOSED FLATS FOR MRS. T. FORD
FORD AVENUE — KAMO

PLAN No.	SCALE
3829	1/8" TO 1'-0"
SHEET	1/10" TO 1'-0"
1 OF 1	

MICROBOX

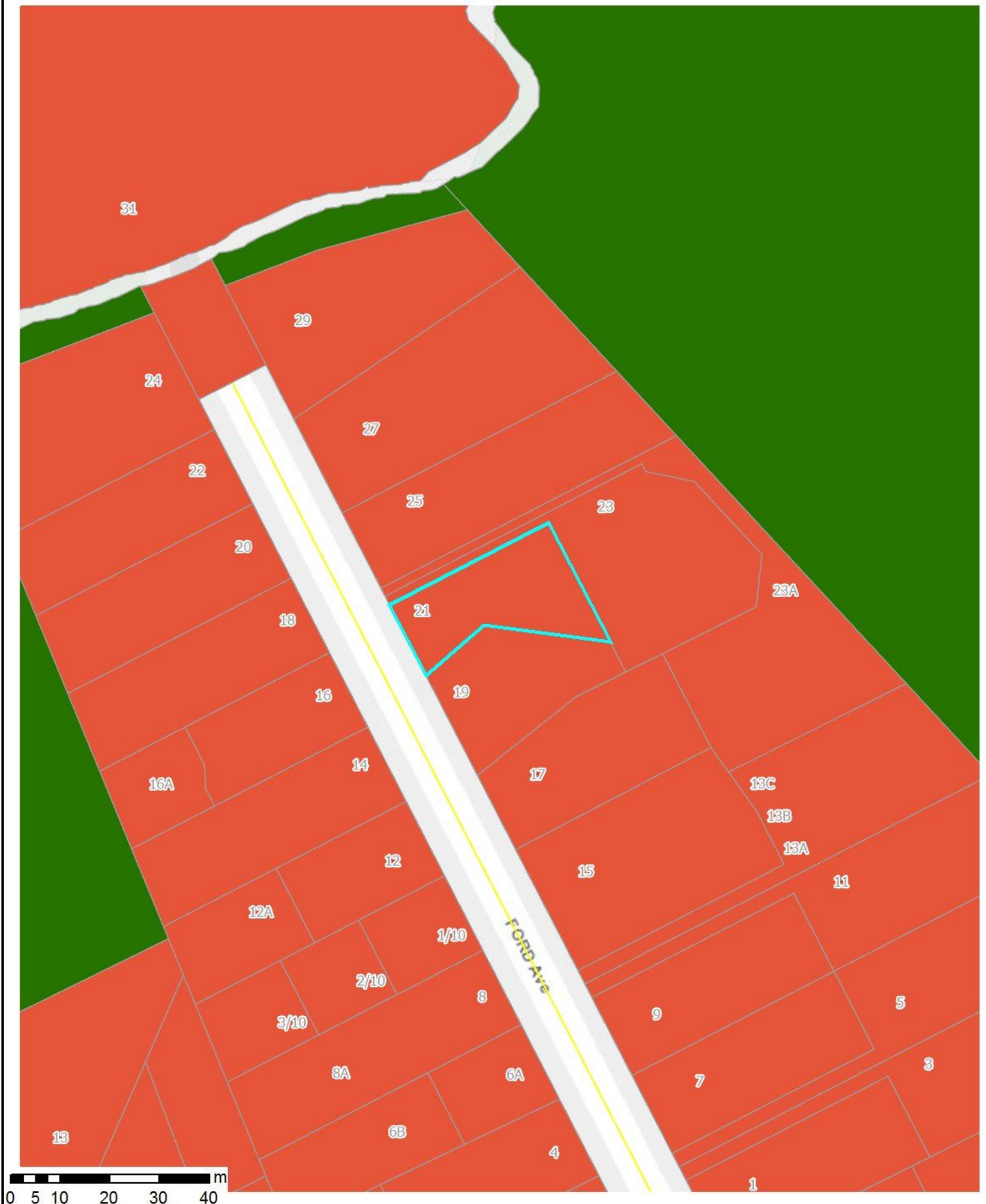
PROFILM RECORDS (WAIKATO) LTD, HAMILTON

5/11/83

3

2

Operative District Plan - Environments



0 5 10 20 30 40 m

Wednesday, March 3, 2021

Scale: 1:1,000

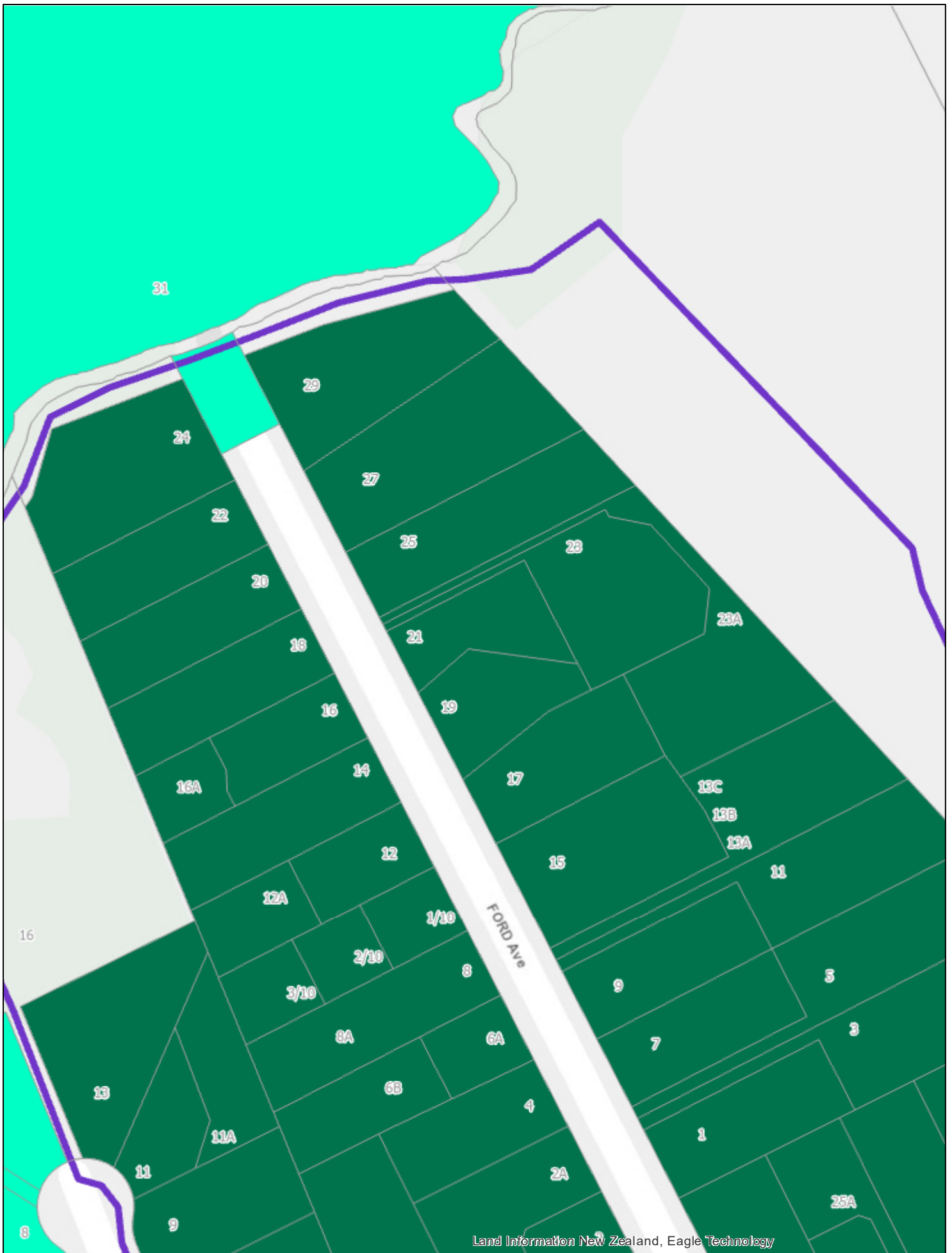


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Land Information New Zealand, Eagle Technology

Kamo Medium Density



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Wednesday, March 3, 2021



Scale: 1:1,128
Projection: NZGD2000 / NZTM 2000

Original Sheet Size 210x297mm

Operative District Plan – Map Legend

Environment Maps

	Northpower Critical Overhead Lines CEL		Strategic Rural Industry
	Northpower Critical Underground Lines CEL		Fonterra Kauri Milk Processing SRIE – Ancillary Irrigation Farms
	Multi Title Site		Business 1
	Rescue Helicopter Flight Path		Business 2
	State Highway		Business 3
	Arterial Road		Business 4
	Collector Road		Town Basin
	Local Road		Port Nikau
	Designation		Marsden Point Port
	Scheduled or Overlay Area: S# label		Airport
	Oil Refinery Overlay		Living 1
	Living Overlay		Living 2
	Rural (Urban Expansion)		Living 3
	Rural Living		Kamo Walkability
	Rural Production		Marsden Primary Centre
	Rural Village Centre		Urban Transition
	Rural Village Industry		Ruakaka Equine
	Rural Village Residential		Open Space
			Papakāinga <small>Rule PKA 1.5.1 indicative only, Maori Land Court data</small>
			Future Marine Village
			Future Environment <small>The colour indicates the particular environment</small>

Resource Areas Maps

	Notable and Public Trees		Coastal Area
	Heritage Buildings, Sites & Objects		Outstanding Natural Feature
	Sites of Significance to Maori		Outstanding Natural Landscape
	Building Line Restriction		
	Esplanade Priority Area		
	Runway		
	Air Noise Boundary		
	Outer Control Boundary		
	Coastal Hazard 1		
	Coastal Hazard 2		
	Flood Susceptible Areas		
	Mining Hazard Area 1		
	Mining Hazard Area 2		
	Mining Hazard Area 3		
	Scheduled Historic Area		
	Scheduled Area or Overlay Area		
	Fonterra Noise Control Boundary		
	Helicopter Hovering Area		
	QRA Quarrying Resource Area		
	QRA Mining Area		
	QRA Buffer Area		
	QRA 500m Indicative Setback		
	Goat Control Areas		

Coastal Areas Maps

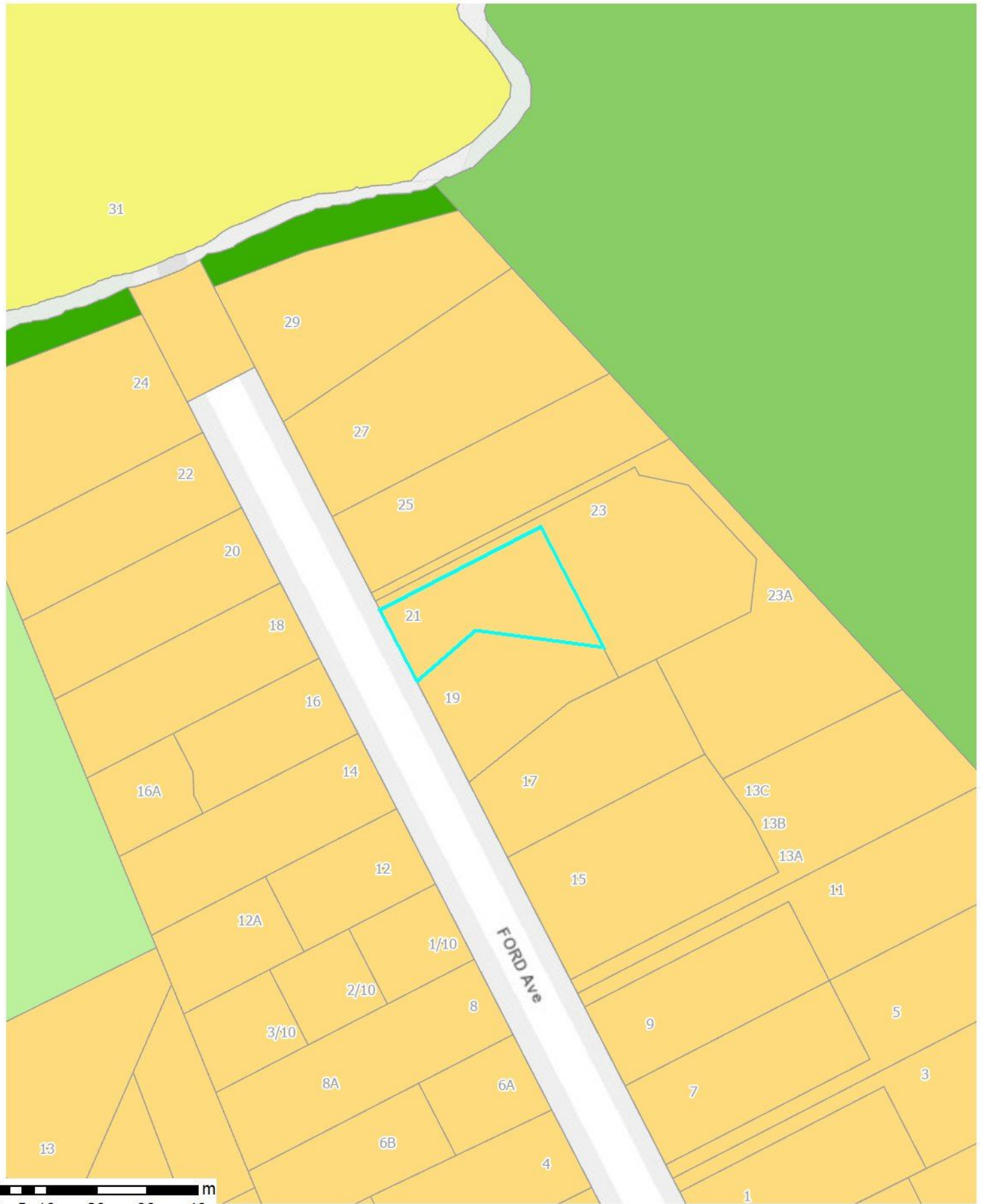
	Coastal Area
	Outstanding Natural Character Area
	High Natural Character Area

All District Plan Maps

	Northpower Tower CEL-Cat1
	National Grid Tower
	Northpower Overhead Critical Line Cel-Cat1
	National Grid Line
	Indicative Road
	Coastline
	Coast, rivers and streams

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District Plan Appeals Version - Zones



0 5 10 20 30 40 m

Wednesday, March 3, 2021

Scale: 1:1,000



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













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District Plan Appeals Version – Map Legend




Zone Maps

 Northpower Critical Overhead Lines CEL	 Ruakaka Equine Zone
 Northpower Critical Underground Lines CEL	 Large Lot Residential Zone
 Multi Title Site	 Low Density Residential Zone
 Rescue Helicopter Flight Path	 General Residential Zone
 Designation	 Medium Density Residential Zone
 Papakāinga <small>Rule PKA 1.5.1 indicative only, Maori Land Court data</small>	 Neighbourhood Centre Zone
 Precincts and Development Areas	 Local Centre Zone
 Rural (Urban Expansion) Zone	 Commercial Zone
 Rural Living Zone	 Shopping Centre Zone
 Rural Production Zone	 Mixed Use Zone
 Rural Village Centre Sub-Zone	 Waterfront Zone
 Rural Village Industry Sub-Zone	 City Centre Zone
 Rural Village Residential Sub-Zone	 Light Industrial Zone
 Strategic Rural Industries Zone	 Heavy Industrial Zone
 Fonterra Kauri Milk Processing SRIE – Ancillary Irrigation Farms	 Airport Zone
 Marsden Primary Centre	 Hospital Zone
	 Port Zone
	 Development Area
	 Open Space Zone
	 Sport and Active Recreation Zone
	 Natural Open Space Zone








Resource Areas Maps

 Notable and Public Trees	 Flood Susceptible Areas
 Heritage Buildings, Sites & Objects	 Mining Hazard Area 1
 Sites of Significance to Maori	 Mining Hazard Area 2
 Runway	 Mining Hazard Area 3
 Air Noise Boundary	 Scheduled Historic Area
 Outer Control Boundary	 Fonterra Noise Control Boundary
 Esplanade Priority Area	 Helicopter Hovering Area
 Coastal Hazard 1	 QRA Quarrying Resource Area
 Coastal Hazard 2	 QRA Mining Area
 Strategic Road Protection Area	 QRA Buffer Area
 Indicative Road	 QRA 500m Indicative Setback
Road Hierarchy	 Goat Control Areas
 National	 Coastal Area
 Regional	 Outstanding Natural Feature
 Arterial	 Outstanding Natural Landscape
 Primary Collector	
 Secondary Collector	
 Low Volume	
 Access	

Coastal Areas Maps

 Coastal Area
 Outstanding Natural Character Area
 High Natural Character Area

All District Plan Maps

 Northpower Tower CEL-Cat1
 National Grid Tower
 Northpower Overhead Critical Line Cel-Cat1
 National Grid Line
 Indicative Road
 Coastline
 Coast, rivers and streams

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.