



**LAND INFORMATION MEMORANDUM NO: LM2101288**

**Received: 05 Oct 2021**

**Issued: 13 Oct 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: 15201  
Street Address: 23 Tapper Crescent  
Whangarei 0112  
Legal Description: LOT 32 DP 58083

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: DP58083 – 18/07/1961
- Record of Title: NA12A/787 – 17/08/1967

**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 Plans x 2 Sheets

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

Pursuant to Section 51 of the Building Act 2004 and Section 451 of the Local Government Act 1974, any future building work that encroaches upon any Council Pipe or Utility must obtain written consent from the Waste & Drainage and/or Water Services Manager/s prior to works commencing.

Refer: <https://www.wdc.govt.nz/Council/Council-documents/Policies/Building-Over-Public-Sewers-Policy>

**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).**

Copy of Building Permits issued for this property are attached.

Erect a Dwelling – 23/05/1967  
Erect a Garage – 17/05/1973  
Erect an Addition – 22/08/1974

Stormwater attenuation may be required on this property for new building work that results in an increase of > 30m<sup>2</sup> in impervious area including paving, driveways etc.

For the Stormwater Attenuation guidance notes refer  
<https://www.wdc.govt.nz/Services/Water-services/Stormwater/Stormwater-flood-management>

**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.  
<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.

General Residential Zone

For further information please contact the Policy Planner, 09 430 4200.

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/>](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.

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## 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](http://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.

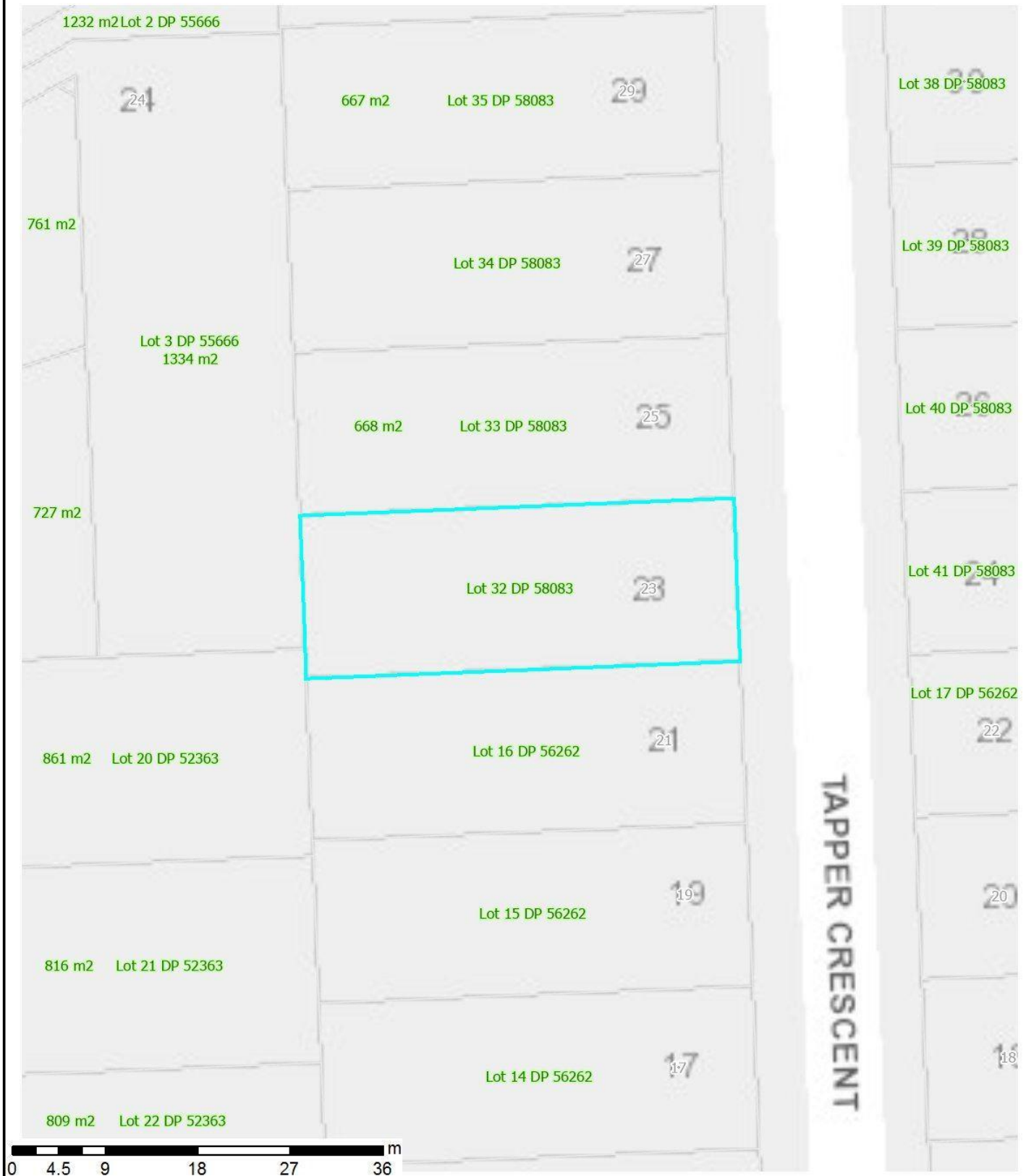
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Signed for and on behalf of Council:



Lee Mitchell  
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, October 13, 2021 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



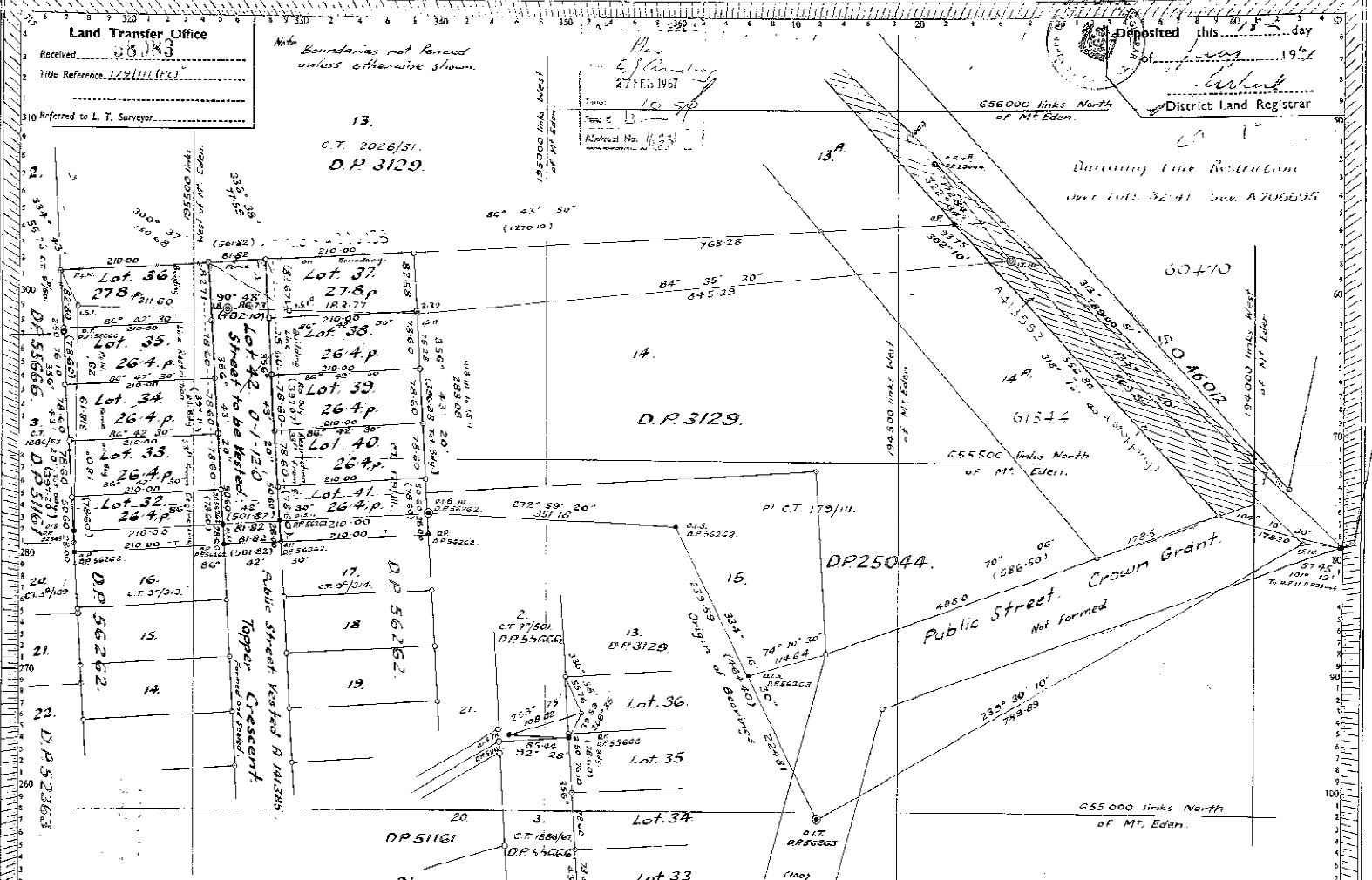
Wednesday, October 13, 2021

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.

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.





**Land Transfer Office**  
 Received 28/1/63  
 Title Reference 179/III (P)  
 Referred to L. T. Surveyor.....

Note Boundaries not Revised unless otherwise shown.

*M. E. Conway*  
 27/1/1967  
 Date 16/5/63  
 Time 11  
 Address No. 1623

Deposited this 18 day of May 1963  
Whit  
 District Land Registrar

13.  
 C.T. 2026/51.  
 D.P. 3129.

14.  
 D.P. 3129.

15.  
 D.P. 25044.

16.  
 D.P. 56262.

17.  
 D.P. 56262.

18.  
 D.P. 56262.

19.  
 D.P. 52363.

20.  
 D.P. 51161.

21.  
 D.P. 56262.

22.  
 D.P. 52363.

Public Street, to be laid out  
 Public Street, Crown Grant  
 Public Street, Not Formed

Diagram Not to Scale

Note: There are no Lots 1 to 31 on this plan.

Area Schedule

Lots 32 to 41	1-2-268
Lot 42. To be Verked as Street.	0 1 120
Total Area	1-3-388

Ces 12A/87 700 (area)  
 Cross Ref

Plan of Subdivision of Pt Lots 14 & 15 D.P. 3129  
 Being Pt. Allot. 2. Whangarei Parish.

Approved as to Survey  
*A. H. Reid*  
 Chief Surveyor  
 Received.....  
 Reference plans.....  
 Field book.....  
 Traverse book.....  
 Examined by.....  
 Recorded.....  
 Correct.....  
 L. T. Surveyor

Comprised in P.C.T. 179/III  
 Survey Block & District V. Whangarei S.D.  
 Land District North Auckland Local Body Whangarei City Council  
 Scale One chain to an inch Surveyed by Ken Surpasson and Partners Date December 1966  
 I, James Shaw of Whangarei Registered Surveyor and holder of an annual practicing certificate, solemnly and sincerely declare that this plan has been made from surveys executed by me; that both plans and survey are correct, and have been made in accordance with the regulations under the Surveyors Act 1938.  
 And I make this solemn declaration, conscientiously believing the same to be true and by virtue of the Oaths and Declarations Act 1957.  
 Declared at Whangarei this 16 day of January 1967  
 before me: [Signature]  
 Justice of the Peace, (or other person authorized to take a statutory declaration.)

Approved  
[Signature]  
 Applicant or Registered Owner

The space reserved for plan number  
**58083**





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



  
R. W. Muir  
Registrar-General  
of Land

**Identifier** NA12A/787  
**Land Registration District** North Auckland  
**Date Issued** 17 August 1967

**Prior References**  
NA179/111

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**Estate** Fee Simple  
**Area** 668 square metres more or less  
**Legal Description** Lot 32 Deposited Plan 58083

**Registered Owners**  
Daniel Stephanus Minnaar and Chantel Minnaar

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**Interests**  
A206695 Building Line Restriction  
9459625.3 Mortgage to ASB Bank Limited - 26.7.2013 at 11:14 am






# 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

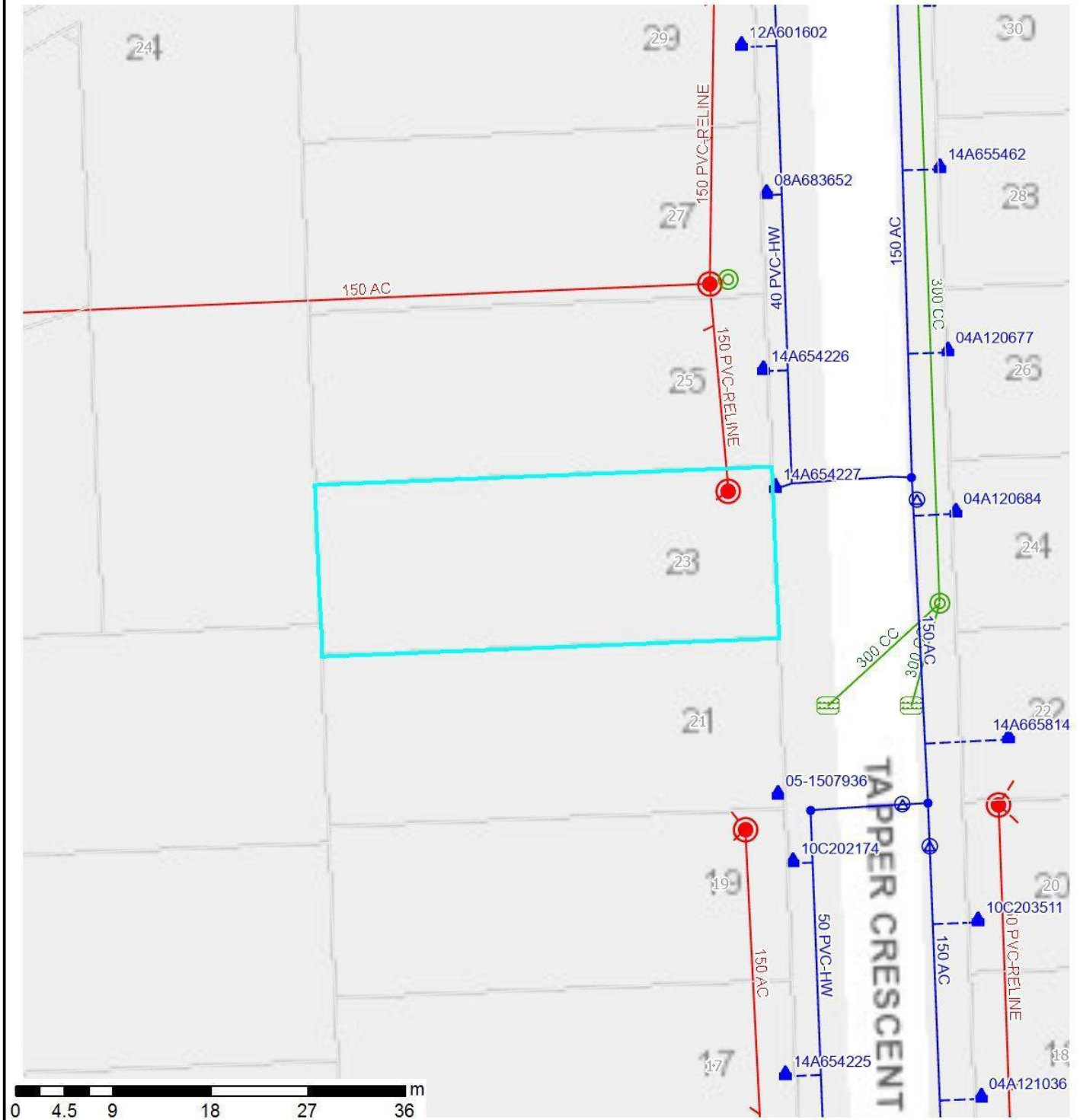
Wednesday, October 13, 2021 Scale:1:500

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# Pipeline Assets



- |                      |                              |                          |
|----------------------|------------------------------|--------------------------|
| Water                | Stormwater                   | Wastewater continued     |
| Dark blue = WDC      | Dark green = WDC             | Red = WDC                |
| Light blue = Private | Light green = Private        | Pink = Private           |
| Water Node           | Other                        | Other                    |
| Main Valves          | Sump                         | Nodes                    |
| Toby Valves          | Inlet Outlet Node            | Valve                    |
| Hydrants             | Manhole                      | Pump                     |
| Water Meter          | Storm Water Service Line     | Backflow Preventer       |
| WaterBackFlow        | Storm Water Line             | Waste Water Service Line |
| Water Service Line   | Wastewater                   | Gravity                  |
| Water Line           | Public Pressure Sewer System | Rising                   |
|                      | Private Pumping Unit         | Waste Water Line         |
|                      |                              | Gravity                  |
|                      |                              | 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, October 13, 2021 Scale: 1:500



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# WHANGAREI CITY

PERMIT No. 9973

DATE

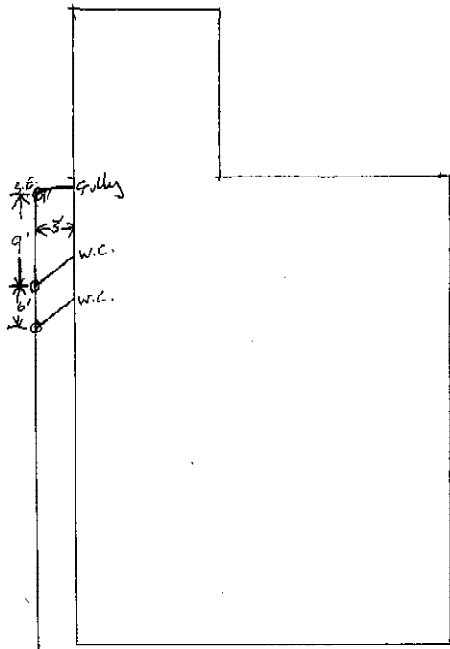
## HOUSE CONNECTION PLAN

5852

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

10251

Binding Margins to be Left Blank



Owner R. Halford

Street 23 Tappan Cres

Assessment No.

Plumber

Drainer Des Kerby

PERMIT  
2000/077

# WHANGAREI CITY

## HOUSE CONNECTION PLAN

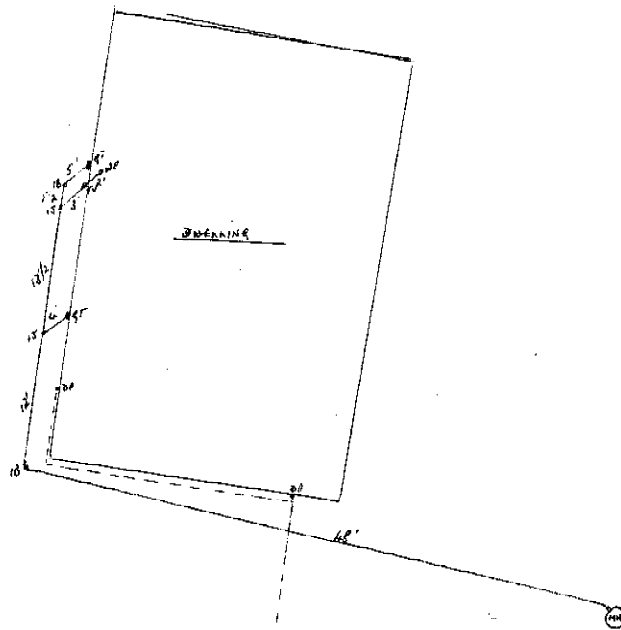
PERMIT No. 1583  
DATE 27<sup>th</sup> June 1987

Scale: 1/8" in. to a Foot  
New Sewerage Drains: Red.  
Storm Water: Dotted Black.  
Old Drains: — Full Black  
6183

5852

10251

Binding Margin to be left Blank



Front Boundary

Road Head

Owner R. HALFORD  
Street LOT 32 TAPPEN CREW Assessment No. \_\_\_\_\_  
Plumber \_\_\_\_\_  
Drainer M. S. S. S.

1000:1  
SCALE ONLY





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, 13 October, 2021

Property Number 15201  
Legal Description LOT 32 DP 58083  
Assessment Number 0072324300  
Address 23 Tapper Crescent Whangarei 0112  
Record of Title(s) 12A/787  
Land Value \$149,000  
Capital Value \$401,000  
Date of Valuation 01-August-2018  
Effective Date (used for rating purposes) 01-July-2019  
Meter Location 2.5M RHB 4M F KERB. #23

### Rates Breakdown (up to 30 June 2022)

Rates Charge	Charge Total
General Residential	\$383.50
Sewage Disposal - Residential	\$803.00
Uniform Annual General Charge	\$724.00
Regional Civil Defence & Hazard Management	\$37.88
Regional Council Services	\$132.69
Regional Economic Development	\$3.58
Regional Emergency Services Rate	\$11.84
Regional Flood Infrastructure	\$31.19
Regional Land and Fresh Water Management	\$56.55
Regional Pest Management	\$76.40
Regional River Management - General Catchment Area	\$42.22
Regional Sporting Facilities	\$16.95
Regional Transport Rate	\$23.07
<b>Annual Charge Total</b>	<b>\$2,342.87</b>

**Opening Balance as at 01/07/2021** **\$-1,665.42**

Rates Instalments	Total
20/07/2021 Instalment	\$587.87
20/10/2021 Instalment	\$585.00
20/01/2022 Instalment	\$585.00
20/04/2022 Instalment	\$585.00

**Rates Total** **\$2,342.87**

**Balance to Clear** **\$477.45**

WHANGAREI CITY COUNCIL

B-124611 v

**BUILDING APPLICATION FORM**

Please Note that any person wishing to take a vehicle over footpath, other than a proper crossing constructed for such purpose, shall apply to Council for a permit to do so and shall pay a fee of £10. Date 23rd May 1967

To: The City Engineer,  
Sir,

I hereby apply for permission to Erect a Dwelling  
at Lot 32 Tapper Cross for R Hatford Tapper Prop Dev  
(House Number and Street) (Owner)  
of 59 Anzac Ave Box 495, according to locality plan and detail plans, elevations  
(Address)  
cross-sections and specifications of building deposited herewith in duplicate.

**PARTICULARS OF LAND:**

Assess. No. Pt 70/128  
Lot No. 32  
D.A. 58083  
Allotment No. \_\_\_\_\_

**LENGTH OF BOUNDARIES:**

Front 78.60 Links  
Back 78.60 Links  
Side 210 Links Area 26.4 Perches.  
Side 210 Links

**PARTICULARS OF BUILDING:**

Foundations Block & Jack Stud Floors Timber  
Walls Timber Roofs CGE  
Area of Ground Floor 990 sq ft square feet  
Area of Outbuildings \_\_\_\_\_ square feet  
Number of Storeys: Above kerb level \_\_\_\_\_ Below kerb level \_\_\_\_\_  
Average distance of set back of front of buildings from street boundary line F.P. 10.0.0

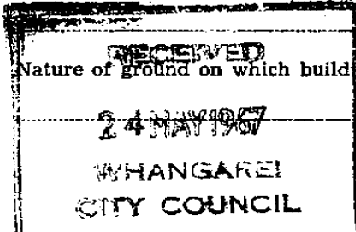
**ESTIMATED COST:**

Building \_\_\_\_\_ £ 3104-0-0  
Sanitary Plumbing and Drainage \_\_\_\_\_ £ 280  
Total Three Thousand Eight Hundred and Eighty Four £ 3384-0-0

PERMIT FEE 13:10:0.  
WATER 3:0.  
£ 23:13:0.  
Inspector \_\_\_\_\_  
Receipt No. 158H Date 25.5.67

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

Proposed use or occupancy of other parts of buildings \_\_\_\_\_



Nature of ground on which building is to be placed and on the subjacent strata \_\_\_\_\_

Yours faithfully,

Owner

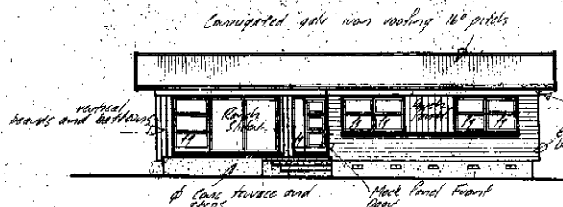
Keith Drake Ltd Per  
of Owner Builder

Builder's Postal Address:

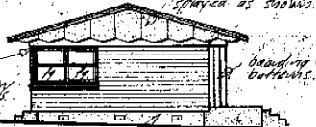
7 Water St  
Whangarei

Builder's Phone 88350

10251



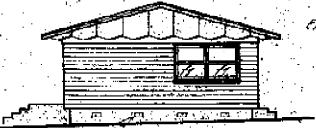
SIDE ELEVATION



FRONT ELEVATION



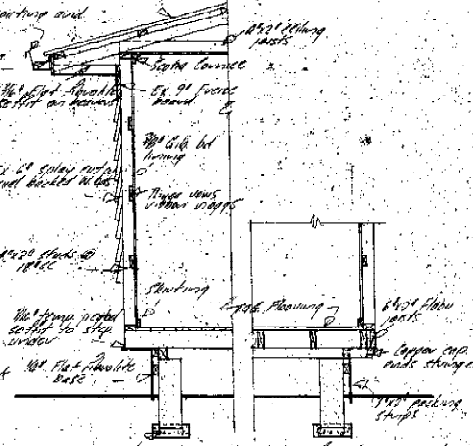
SIDE ELEVATION



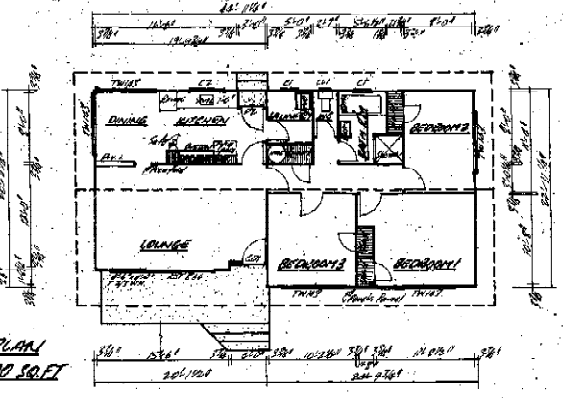
REAR ELEVATION



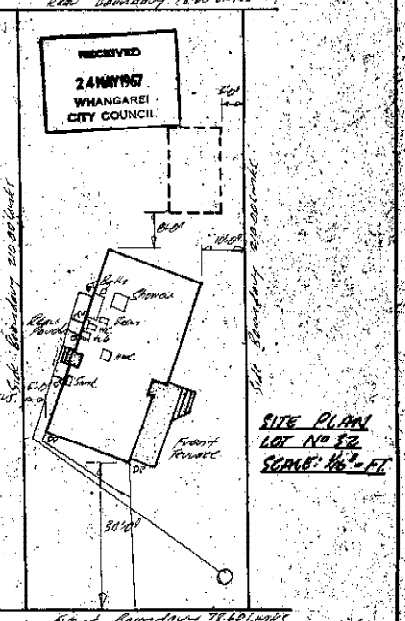
CROSS SECTION 'A-A'



TYPICAL SECTIONS  
SCALE: 1/2" = FOOT



FLOOR PLAN  
AREA: 990 SQ. FT.



DESIGN NO 79 Amended  
 PROPOSED NEW RESIDENCE AT LOT NO 52 TAPPER CRES.  
 WHANGAREI FOR MR & MRS R. HALFORD.

BEAZLEY HOMES LTD.  
 AUCKLAND DIVISION  
 21 QUEEN ST, AUCKLAND  
 Phone 47-370

CONTRACTOR  
 KRITH DURUE LTD  
 WAIKANGAHEI

Drawn: A.D. TAYLOR NTEL  
 Date: 19/66 REV 66  
 Re drawn:  
 Checked:  
 Scale: 1/2" = FOOT

FILE No. 750  
 AUCKLAND

REAR BOUNDARY TRAILWORKS  
 TAPPER, CRESCENT

31.5

WHANGAREI CITY COUNCIL

P21736 ✓

5852

BUILDING APPLICATION FORM

Please Note that any person wishing to take a vehicle over footpath, other than a proper crossing constructed for such purpose, shall apply to Council for a permit to do so and shall pay a fee of \$20.

Date 17-5-1978

To: The City Inspector,

Sir,

I hereby apply for permission to Ernest a Garage at No 23 Tappin Lane for Mr. Roy Halford of Tokopuru, according to locality plan and detail plans, elevations cross-sections and specifications of building deposited herewith in duplicate.

PARTICULARS OF LAND:

Assess. No. Pt. 70/128 Lot No. 32 D.P. 58083 Allotment No.

LENGTH OF BOUNDARIES:

Front Back Side Area Side

PARTICULARS OF BUILDING:

Foundations 8" x 8" concrete blocks Walls galv iron board Area of Ground Floor Area of Outbuildings Number of Storeys: Above kerb level Average distance of set back of front of buildings from street boundary line

Floors Roofs square feet square feet Below kerb level

ESTIMATED VALUE:

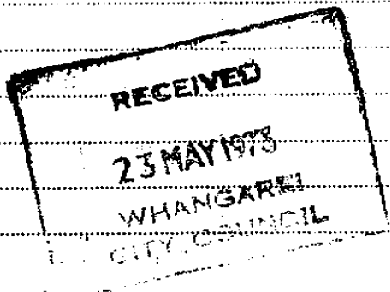
Table with 3 columns: Description, Value, Total. Rows: Building (\$746.00), Sanitary Plumbing and Drainage X (\$100.00), Total (\$846.00).

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

Proposed use or occupancy of other parts of buildings

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

Yours faithfully,

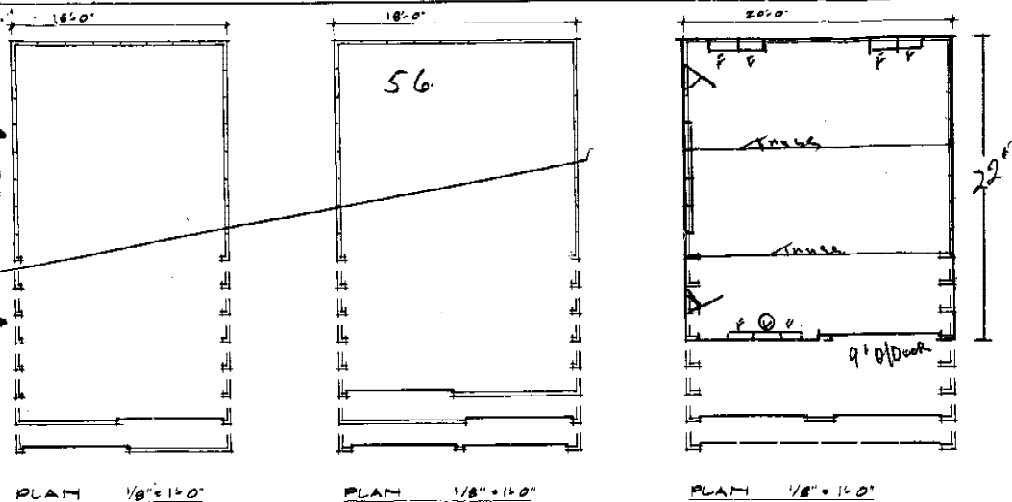


Builder's Postal Address: T. L. HORTON, P.O. BOX 902, WHANGAREI

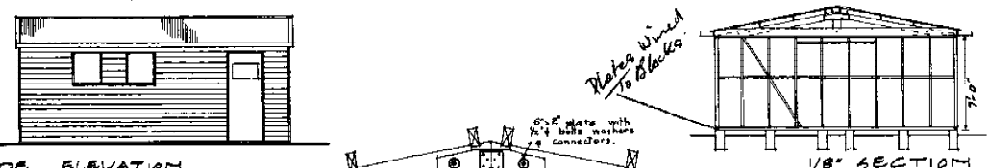
Owner P. R. Horton Builder

Builder's Phone 89212

1025/1



ELEVATION ELEVATION ELEVATION



SIDE ELEVATION 1/8" SECTION

**4.**

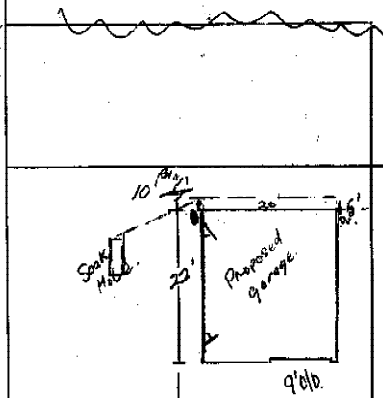
**Detail of 20'-0" span truss** scale: 1/8" = 1'-0"  
 Trusses for 18'-0" and 16'-0" are exactly the same but scaled down to suit with 2"x2" stiffener in less 3/12. When 15'-0" doors are fitted in double garages the gable end is formed with a similar truss and completely metal lined.

**SPECIFICATIONS:**

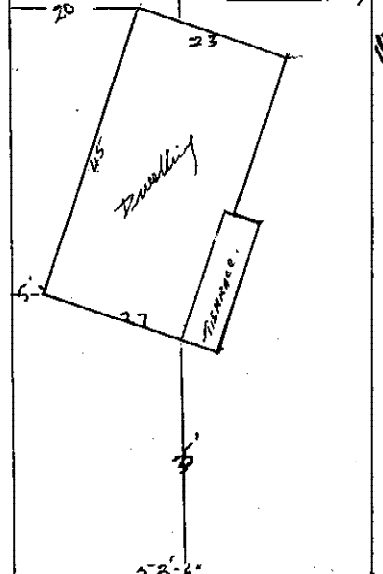
- Foundations:** 3"x8" concrete piles at 4'-0" & 8'-0" centres under studs or continuous concrete under walls or complete floors
- Deposure:** 2 ply d.p.c. under all plates
- Framing:** All timber is boris treated washing ganged radiata. All framing is housed i.e. studs checked into plates & noggs checked into studs. Studs at 2'-0" centres top and bottom plates and noggs - 4"x2" 3"x2" out on edge.
- Wall bracing:** Minimum 6"x2" with minimum of 1/2" shack in at each end. Roof trusses and purlins as per detail drawing placed over studs at 6'-0" and 8'-0" centres to suit.
- Roofing:** 26 g. galv. corr. iron gable sheets
- Walls:** 26 g. galv. lead lined
- Cladding:** 24 g. galv. metal weatherboards
- Roofing:** 24 g. galv. iron gutters fixed on side.
- Roofing:** 24 g. galv. corr. iron gable sheets
- Walls:** 26 g. galv. lead lined
- Cladding:** 24 g. galv. metal weatherboards
- Roofing:** 24 g. galv. iron gutters fixed on side.

GARAGE, SHEED at No 23 Tappet Creek for W.H.R. Halford  
 Shepburn

**SKYLINE GARAGES**  
 manufactured by Skyline Buildings Ltd.,  
 64 A Waikanae Rd., Penrose, Auckland. Ph. 598.821



THIS PLAN COMPLIES WITH THE  
**OPERATIVE** DISTRICT SCHEME  
 NORTHLAND REGIONAL PLANNING AUTHORITY  
 PER. *W.H.R.*  
 DATE 28/5/73



RECEIVED  
 23 MAY 1973  
 WHANGAREI  
 CITY COUNCIL

23 Tappet Creek  
 site plan 1/16" = 1'-0"



19  
15201  
**WHANGAREI CITY COUNCIL**

5852

F 86099 - /  
✓ 10/0/74

**BUILDING APPLICATION FORM**

Please Note that any person wishing to take a vehicle over footpath, other than a proper crossing constructed for such purpose, shall apply to Council for a permit to do so and shall pay a fee of \$20.

Date 22/8/1974

To: The City Inspector,

Sir,

I hereby apply for permission to Erect an Addition  
at 23 TAPPER CRES. W.H.C. for R. HALIFORD.  
(House Number and Street) (Owner)  
of 23 TAPPER CRES. W.H.C., according to locality plan and detail plans, elevations cross-sections  
(Address) W.H.C.  
and specifications of building deposited herewith in duplicate.

**PARTICULARS OF LAND:**

Assess. No. H 40/128  
Lot No. 32  
D.P. 58083  
Allotment No. \_\_\_\_\_

**LENGTH OF BOUNDARIES:**

Front 52'6"  
Back 52'6"  
Side 140' Area \_\_\_\_\_  
Side 140'

**PARTICULARS OF BUILDING:**

Foundations PILES Floors 7/BOARD  
Walls w/BOARD Roofs IRON  
Area of Ground Floor off. 132 sq. ft. square feet  
Area of Outbuildings \_\_\_\_\_ square feet  
Number of Storeys: Above kerb level 1 Below kerb level \_\_\_\_\_  
Average distance of set back of front of buildings from street boundary line \_\_\_\_\_

**ESTIMATED VALUE:**

Building	\$ 1900.00
Sanitary Plumbing and Drainage	\$ 450.00
Total	\$ <u>2350.00</u>

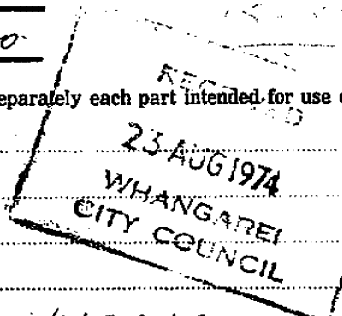
Proposed purposes for which every part of building is to be used or occupied (describing separately each part intended for use or occupation for a separate purpose) DOMESTIC

Proposed use or occupancy of other parts of buildings \_\_\_\_\_

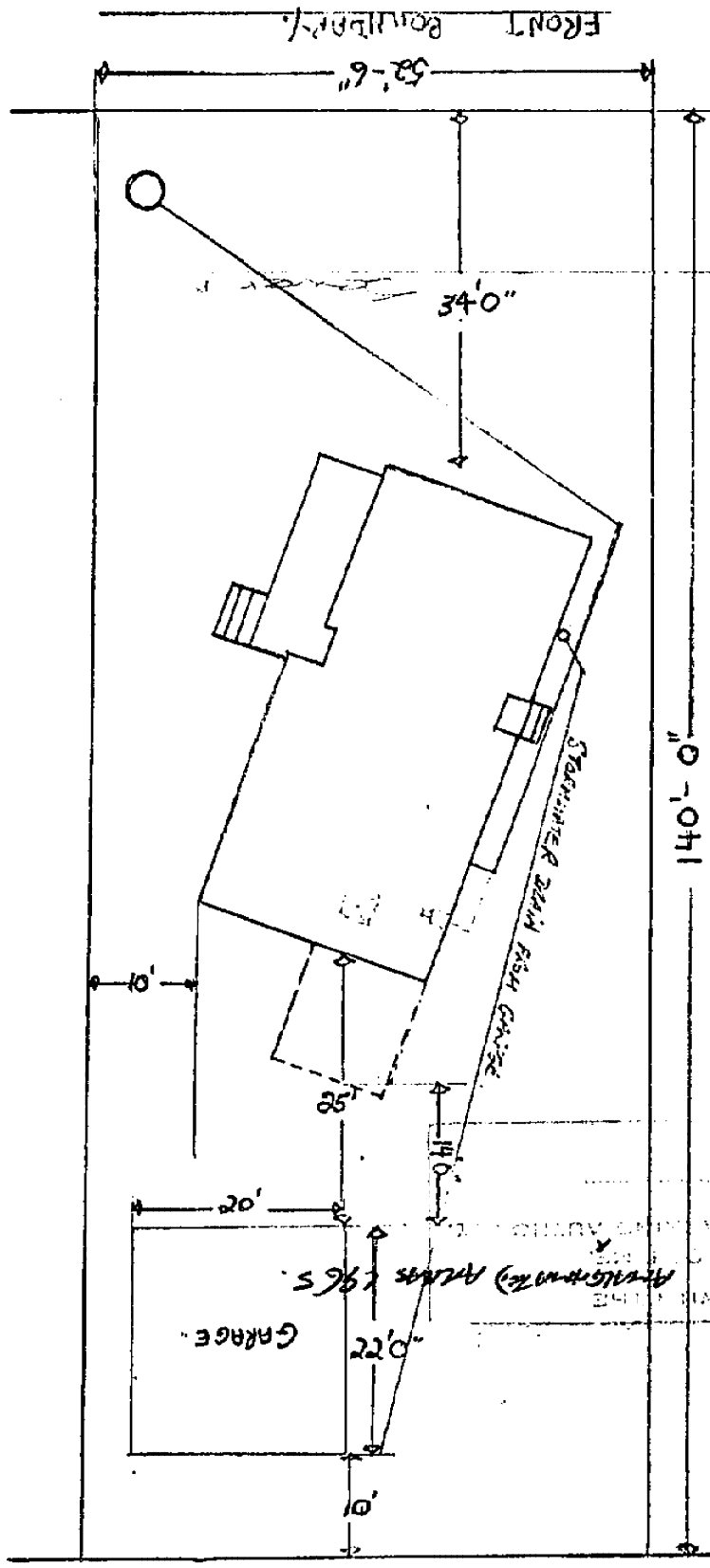
Nature of ground on which building is to be placed and on the subjacent strata VOLCANIC

Yours faithfully,

Owner \_\_\_\_\_  
Builder's Postal Address: 17 P. L. Lane Builder R. Haliford  
Koro  
Builder's Phone 50025



*Handwritten notes and signatures at the bottom of the page.*

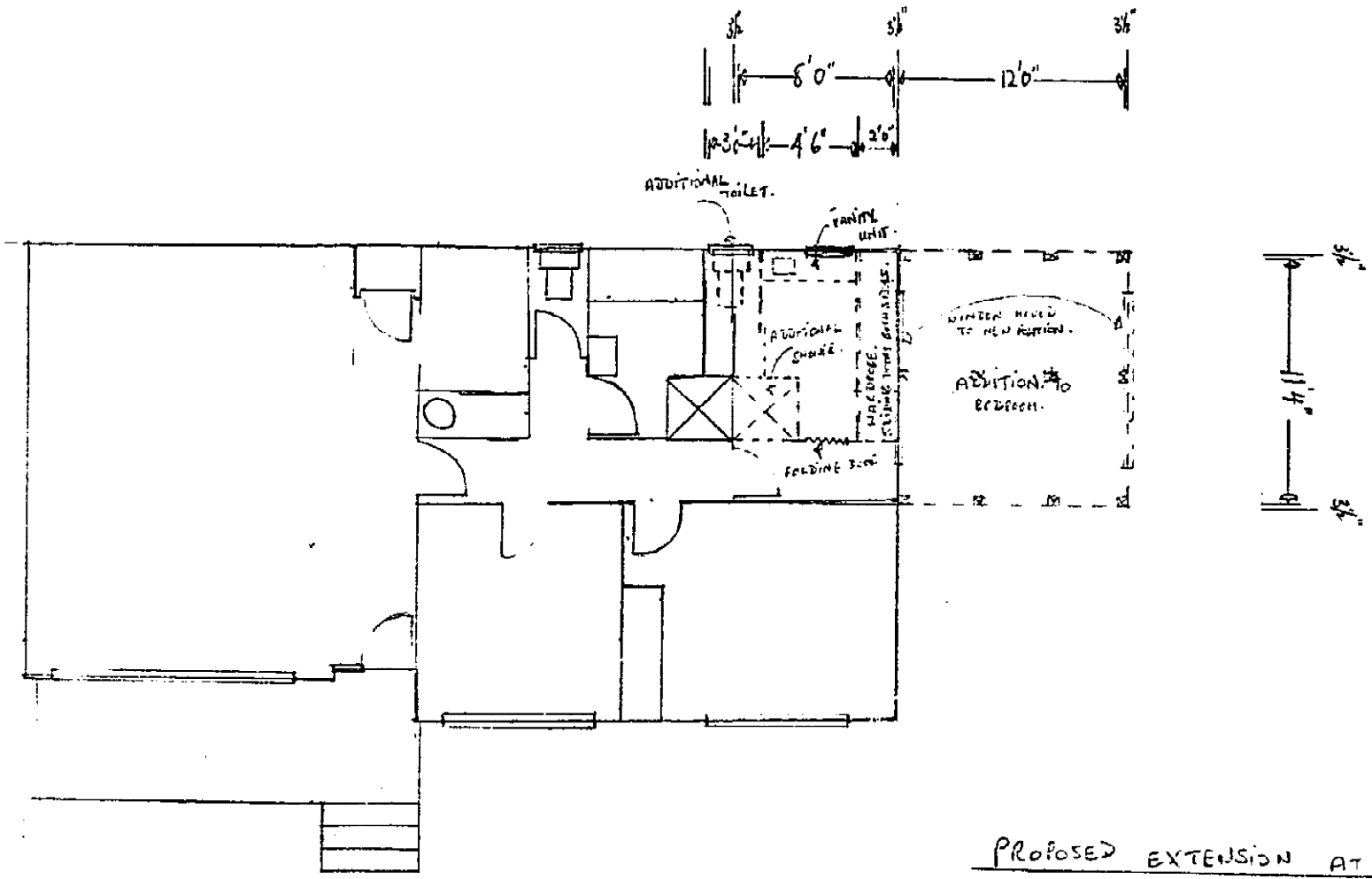


20/1/74  
 J. J. [Signature]  
 OF PLANNING SECTION  
 MUNICIPAL ENGINEERING DEPARTMENT  
 1111 1/2 STREET  
 WASHINGTON, D.C. 20540

PROPOSED EXTENSION FOR MRS. MRS. R. HAYFORD, 22, TAPPAN PRESENT, TIKIPIKULA, HAWAII.

SITE PLAN FOR 15201

SCALE 1/16" = 1'



PROPOSED EXTENSION AT 23, TAPER CREK,

PREPARED FOR MR. R. HILFORD.

# Operative District Plan - Environments



Wednesday, October 13, 2021

Scale: 1:500



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

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Cadastral Information has been derived from land Information New Zealand's (LINZ) Core Record System Database (CRS).



























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# 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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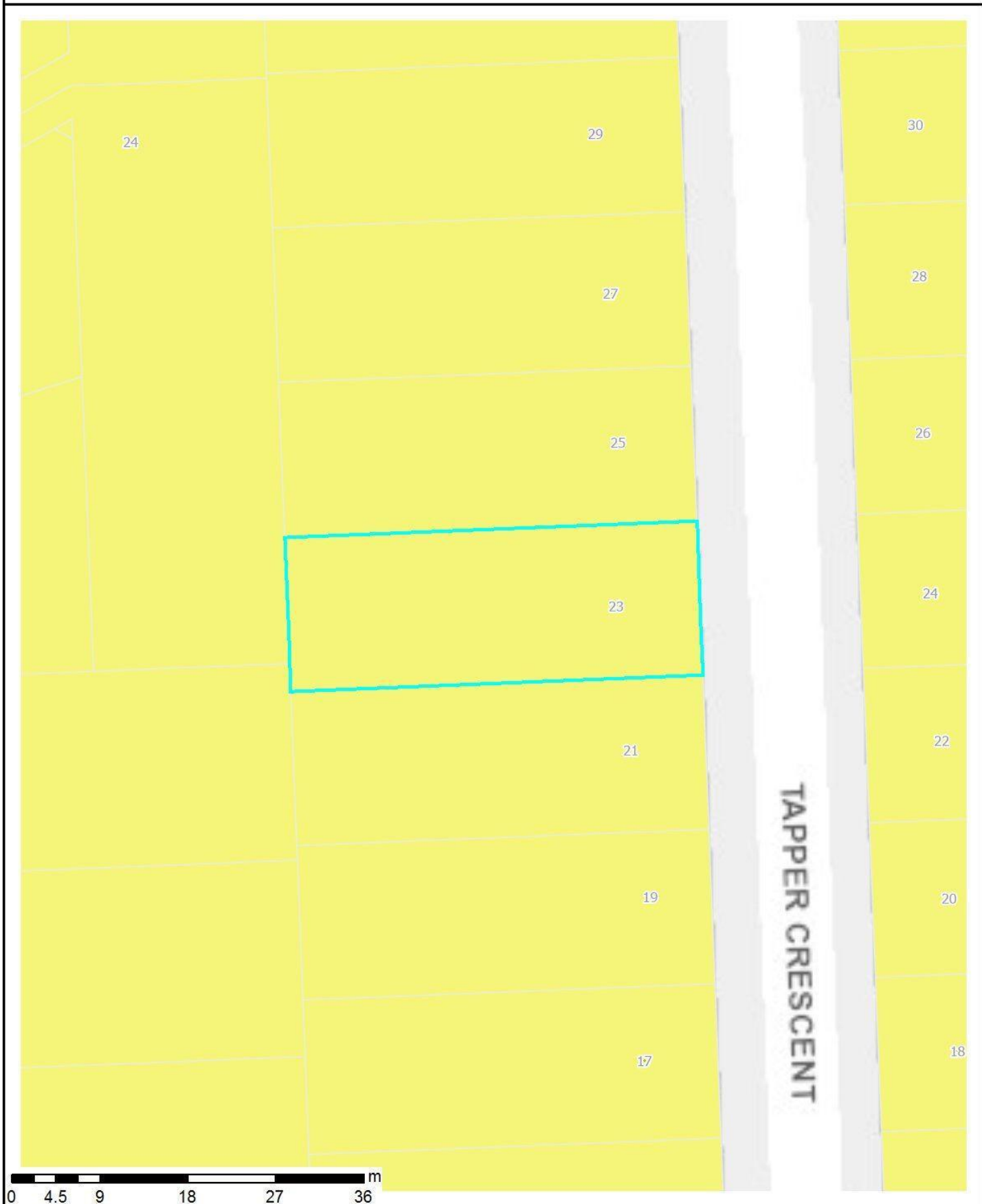
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# District Plan Appeals Version - Zones



0 4.5 9 18 27 36 m

Wednesday, October 13, 2021

Scale: 1:500



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

### Appeals

	NZTA and KiwiRail
	Kainga Ora
	Other

## Coastal Areas Maps

	Coastal Area
	Outstanding Natural Character Area
	High Natural Character Area

## Resource Areas Maps

	Notable and Public Trees		Flood Susceptible
	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 Railway Line Protection Area		QRA Buffer Area
	Strategic Road Protection Area		QRA 500m Indicative Setback
	Indicative Road		Goat Control
<b>Road Hierarchy</b>			Coastal Area
	National		Outstanding Natural Feature
	Regional		Outstanding Natural Landscape
	Arterial		
	Primary Collector		
	Secondary Collector		
	Low Volume		
	Access		

## All District Plan Maps

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

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