

Land Information Memorandum

Disclaimer:

This document has been obtained on behalf of the Vendor and copies have been made available to prospective Purchasers and interested parties for general information purposes only. However, neither the Vendor, Paul Sumich nor Harcourts Real Estate (Optimize Realty Limited), warrant the accuracy of this copy and they accept no liability for any errors or omissions in the report. It is recommended to all prospective Purchasers and interested parties that they obtain and rely on their own reports and make their own independent enquiries for due diligence purposes.



LAND INFORMATION MEMORANDUM NO: LM2200763

Received: 26 May 2022

Issued: 09 Jun 2022

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

APPLICANT

Ray White Whangarei
131 Port Road
Whangarei 0110

SITE INFORMATION

Property ID: 169680
Street Address: 47 Lake Drive
Whangarei 0112
Legal Description: LOT 36 DP 530082

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 530082 – Deposited 08/05/2019
- Record of Title: 860818 – Date Issued 08/05/2019

This property is subject to a Consent Notice, information attached.

- 11329179.4 – Dated 21/03/2019

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 in an area showing **low** stability hazard. Tonkin & Taylor Ltd have prepared a report on stability hazard potential in the District, see map attached and refer:

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

This property is in an area identified as a Flood Susceptible Area. See map attached and refer

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

Whangarei District has undergone a consultation on a proposed plan change for natural hazards, hazardous substances & esplanade areas. Refer:

<https://www.wdc.govt.nz/Whats-new/Have-your-say/Hazards-plan-change>

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

- As Built Plan from BC1900640

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 Whangarei District Council Applications (e.g. Vehicle Crossing Permit and/or Public Utility Service) for this property is/are attached.

- VC190083 – Vehicle Crossing – Issued 24/06/2019
- PU191199 – Water Meter only – Received 05/06/2019

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

- BC1900640 – New Dwelling – Issued 24/07/2019
- Code Compliance Certificate – Issued 13/07/2020

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
<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:

Please note: This LIM only includes relevant information to your property from the Appeals Version District Plan. No information from the Operative District Plan is included in this LIM as the Appeals Version District Plan is now 'treated as operative', meaning that the Operative District Plan provisions are no longer relevant. There are unresolved appeals to the Appeals Version District Plan, which once resolved may result in the insertion of new rules into the Appeals Version District Plan. The Appeals Version District Plan is continually updated as appeals are resolved and will become operative at the time there remains no outstanding appeals.

General Residential Zone see map attached and refer to Part 3 Area Specific Matters - Zones.

<https://www.wdc.govt.nz/Services/Property/Planning/Operative-District-Plan>

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

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.

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

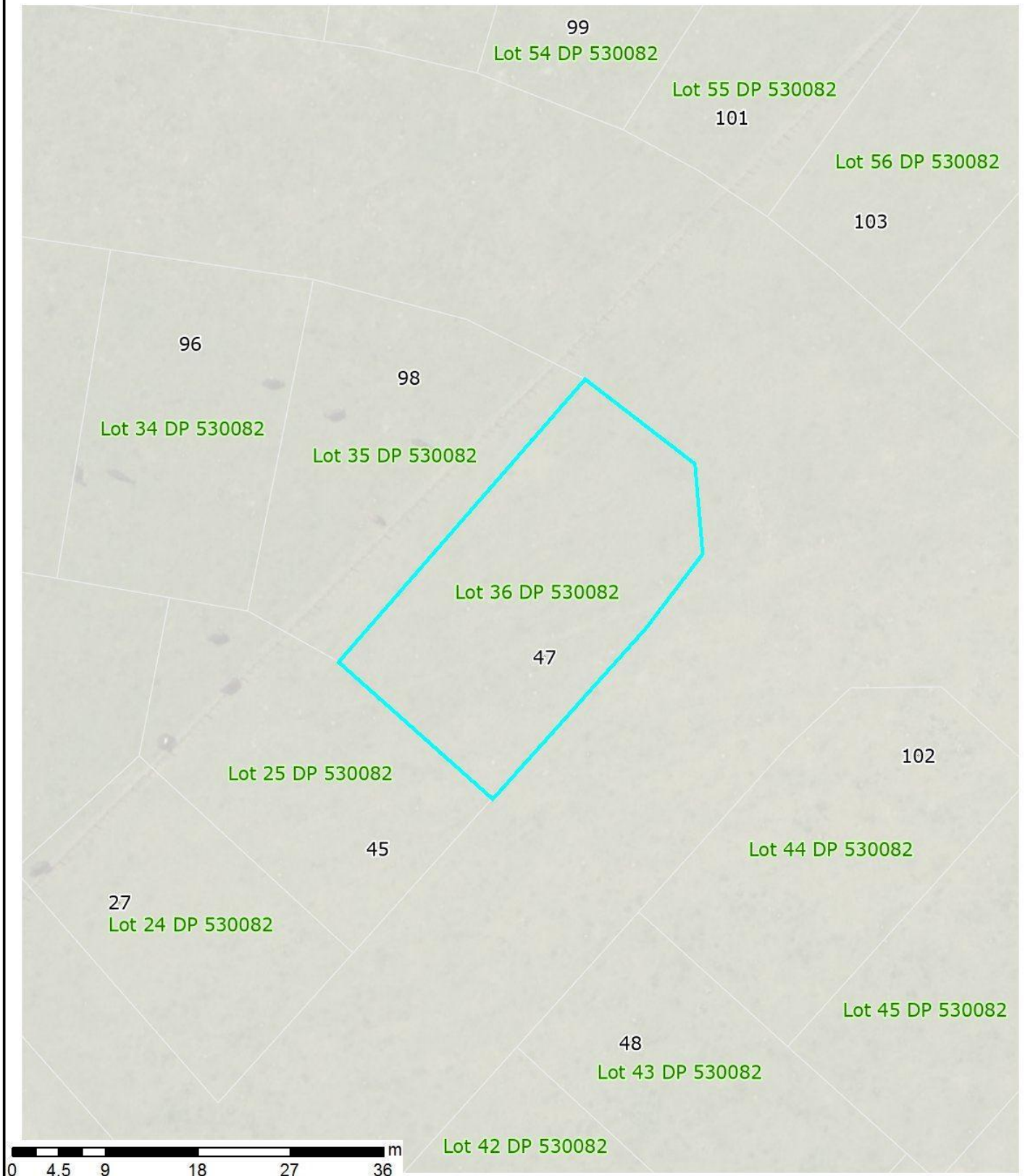
A LIM is not a suitable search of Council's records for the purposes of the National Environmental Standards (NES) for soil contamination of a potentially contaminated site.

Signed for and on behalf of Council:



Ashley Paikea
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

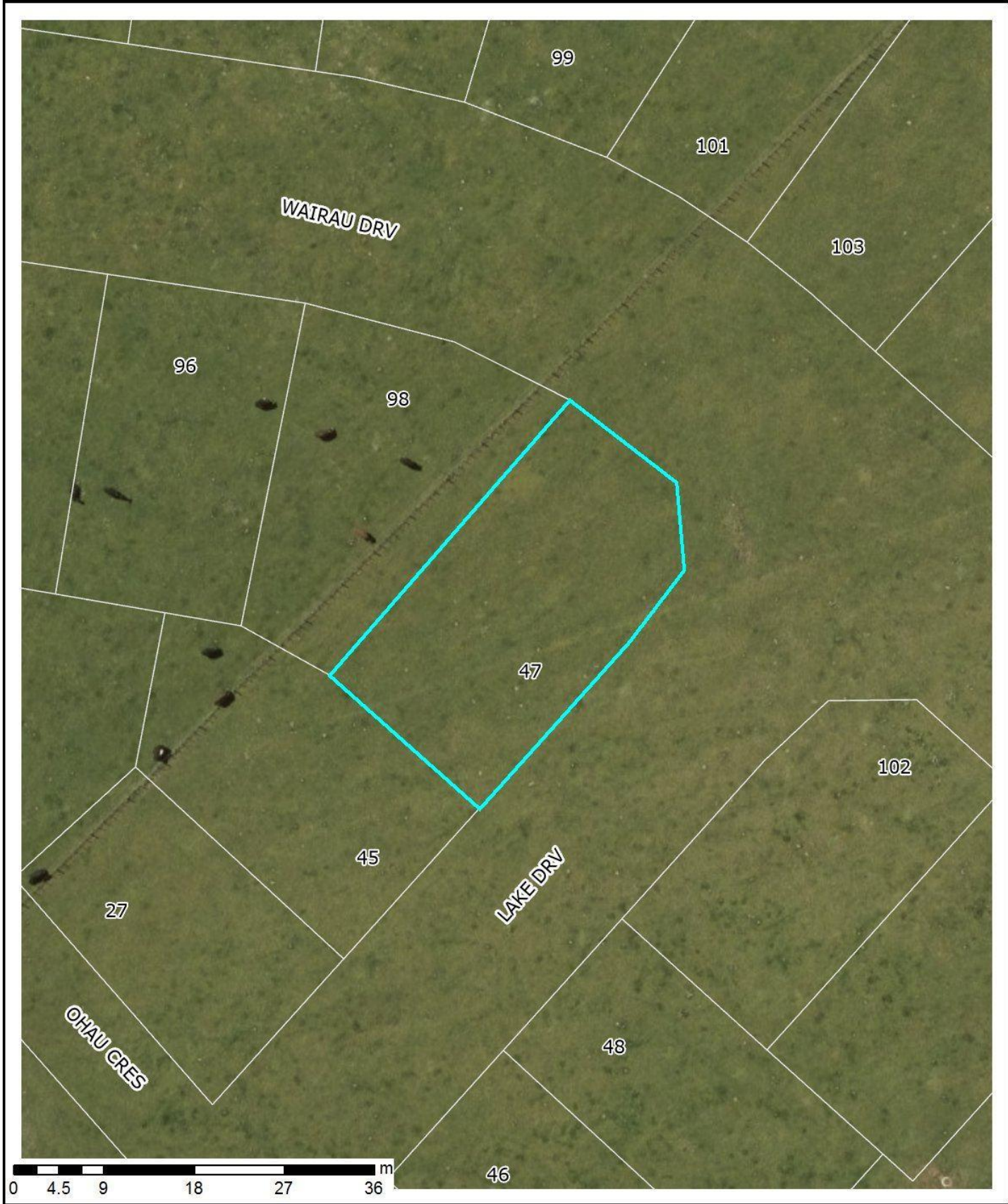
Thursday, June 9, 2022

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



Thursday, June 9, 2022

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.





Title Plan - DP 530082

Survey Number DP 530082
Surveyor Reference 11008_5B_LT
Surveyor Charlotte Frances Nijssen
Survey Firm Blue Wallace Surveyors
Surveyor Declaration I Charlotte Frances Nijssen, being a licensed cadastral surveyor, certify that:
(a) this dataset provided by me and its related survey are accurate, correct and in accordance with the Cadastral Survey Act 2002 and the Rules for Cadastral Survey 2010, and
(b) the survey was undertaken by me or under my personal direction.
Declared on 24 May 2019 01:16 PM

Survey Details

Dataset Description LOTS 1-62, 523, 531-533, 535-536 BEING A SUBDIVISION OF LOT 521 DP 507433
Status Deposited
Land District North Auckland
Submitted Date 24/05/2019
Survey Class Class A
Survey Approval Date 28/05/2019
Deposit Date 08/05/2019

Territorial Authorities

Whangarei District

Comprised In

RT 809369

Created Parcels

Parcels	Parcel Intent	Area	RT Reference
Area AF Deposited Plan 530082	Easement		
Lot 1 Deposited Plan 530082	Fee Simple Title	0.0579 Ha	860783
Lot 2 Deposited Plan 530082	Fee Simple Title	0.0574 Ha	860784
Lot 3 Deposited Plan 530082	Fee Simple Title	0.0519 Ha	860785
Lot 4 Deposited Plan 530082	Fee Simple Title	0.0520 Ha	860786
Lot 5 Deposited Plan 530082	Fee Simple Title	0.0546 Ha	860787
Lot 6 Deposited Plan 530082	Fee Simple Title	0.0621 Ha	860788
Lot 7 Deposited Plan 530082	Fee Simple Title	0.0468 Ha	860789
Lot 8 Deposited Plan 530082	Fee Simple Title	0.0445 Ha	860790
Lot 9 Deposited Plan 530082	Fee Simple Title	0.0438 Ha	860791
Lot 10 Deposited Plan 530082	Fee Simple Title	0.0503 Ha	860792
Lot 11 Deposited Plan 530082	Fee Simple Title	0.0432 Ha	860793
Lot 12 Deposited Plan 530082	Fee Simple Title	0.0552 Ha	860794
Lot 13 Deposited Plan 530082	Fee Simple Title	0.0545 Ha	860795
Area AN Deposited Plan 530082	Easement		
Lot 14 Deposited Plan 530082	Fee Simple Title	0.0451 Ha	860796
Lot 15 Deposited Plan 530082	Fee Simple Title	0.0504 Ha	860797
Lot 16 Deposited Plan 530082	Fee Simple Title	0.0429 Ha	860798
Lot 17 Deposited Plan 530082	Fee Simple Title	0.0463 Ha	860799
Lot 18 Deposited Plan 530082	Fee Simple Title	0.0422 Ha	860800



Title Plan - DP 530082

Created Parcels

Parcels	Parcel Intent	Area	RT Reference
Lot 19 Deposited Plan 530082	Fee Simple Title	0.0508 Ha	860801
Lot 20 Deposited Plan 530082	Fee Simple Title	0.0580 Ha	860802
Lot 21 Deposited Plan 530082	Fee Simple Title	0.0581 Ha	860803
Lot 22 Deposited Plan 530082	Fee Simple Title	0.0580 Ha	860804
Lot 23 Deposited Plan 530082	Fee Simple Title	0.0582 Ha	860805
Lot 24 Deposited Plan 530082	Fee Simple Title	0.0522 Ha	860806
Lot 25 Deposited Plan 530082	Fee Simple Title	0.0630 Ha	860807
Lot 26 Deposited Plan 530082	Fee Simple Title	0.0656 Ha	860808
Lot 27 Deposited Plan 530082	Fee Simple Title	0.0637 Ha	860809
Lot 28 Deposited Plan 530082	Fee Simple Title	0.0605 Ha	860810
Lot 29 Deposited Plan 530082	Fee Simple Title	0.0584 Ha	860811
Lot 30 Deposited Plan 530082	Fee Simple Title	0.0599 Ha	860812
Lot 31 Deposited Plan 530082	Fee Simple Title	0.0592 Ha	860813
Lot 32 Deposited Plan 530082	Fee Simple Title	0.0606 Ha	860814
Lot 33 Deposited Plan 530082	Fee Simple Title	0.0626 Ha	860815
Lot 34 Deposited Plan 530082	Fee Simple Title	0.0629 Ha	860816
Lot 35 Deposited Plan 530082	Fee Simple Title	0.0656 Ha	860817
Lot 36 Deposited Plan 530082	Fee Simple Title	0.0723 Ha	860818
Lot 37 Deposited Plan 530082	Fee Simple Title	0.0520 Ha	860819
Lot 38 Deposited Plan 530082	Fee Simple Title	0.0552 Ha	860820
Lot 39 Deposited Plan 530082	Fee Simple Title	0.0648 Ha	860821
Lot 40 Deposited Plan 530082	Fee Simple Title	0.0647 Ha	860822
Lot 41 Deposited Plan 530082	Fee Simple Title	0.0629 Ha	860823
Lot 42 Deposited Plan 530082	Fee Simple Title	0.0601 Ha	860824
Lot 43 Deposited Plan 530082	Fee Simple Title	0.0624 Ha	860825
Lot 44 Deposited Plan 530082	Fee Simple Title	0.0673 Ha	860826
Lot 45 Deposited Plan 530082	Fee Simple Title	0.0702 Ha	860827
Lot 46 Deposited Plan 530082	Fee Simple Title	0.0617 Ha	860828
Lot 47 Deposited Plan 530082	Fee Simple Title	0.0644 Ha	860829
Lot 48 Deposited Plan 530082	Fee Simple Title	0.0641 Ha	860830
Lot 49 Deposited Plan 530082	Fee Simple Title	0.0641 Ha	860831
Lot 50 Deposited Plan 530082	Fee Simple Title	0.0679 Ha	860832
Lot 51 Deposited Plan 530082	Fee Simple Title	0.0683 Ha	860833
Lot 52 Deposited Plan 530082	Fee Simple Title	0.0693 Ha	860834
Lot 53 Deposited Plan 530082	Fee Simple Title	0.0648 Ha	860835
Lot 54 Deposited Plan 530082	Fee Simple Title	0.0797 Ha	860836
Lot 55 Deposited Plan 530082	Fee Simple Title	0.0651 Ha	860837
Lot 56 Deposited Plan 530082	Fee Simple Title	0.0647 Ha	860838
Lot 57 Deposited Plan 530082	Fee Simple Title	0.0700 Ha	860839
Lot 58 Deposited Plan 530082	Fee Simple Title	0.0665 Ha	860840
Lot 59 Deposited Plan 530082	Fee Simple Title	0.0625 Ha	860841
Lot 60 Deposited Plan 530082	Fee Simple Title	0.0628 Ha	860842
Lot 61 Deposited Plan 530082	Fee Simple Title	0.0655 Ha	860843
Lot 62 Deposited Plan 530082	Fee Simple Title	0.0813 Ha	860844



Title Plan - DP 530082

Created Parcels

Parcels	Parcel Intent	Area	RT Reference
Lot 535 Deposited Plan 530082	Fee Simple Title	0.0103 Ha	Multiple
	Road	0.2545 Ha	
	Road	1.1422 Ha	
Area A Deposited Plan 530082	Easement		
Area B Deposited Plan 530082	Easement		
Area C Deposited Plan 530082	Easement		
Area D Deposited Plan 530082	Easement		
Area F Deposited Plan 530082	Easement		
Area G Deposited Plan 530082	Easement		
Area H Deposited Plan 530082	Easement		
Area I Deposited Plan 530082	Easement		
Area J Deposited Plan 530082	Easement		
Area K Deposited Plan 530082	Easement		
Area L Deposited Plan 530082	Easement		
Area M Deposited Plan 530082	Easement		
Area N Deposited Plan 530082	Easement		
Area O Deposited Plan 530082	Easement		
Area P Deposited Plan 530082	Easement		
Area Q Deposited Plan 530082	Easement		
Area R Deposited Plan 530082	Easement		
Area S Deposited Plan 530082	Easement		
Area T Deposited Plan 530082	Easement		
Area U Deposited Plan 530082	Easement		
Area V Deposited Plan 530082	Easement		
Area W Deposited Plan 530082	Easement		
Area X Deposited Plan 530082	Easement		
Area Y Deposited Plan 530082	Easement		
Area Z Deposited Plan 530082	Easement		
Area AA Deposited Plan 530082	Easement		
Area AB Deposited Plan 530082	Easement		
Area AM Deposited Plan 530082	Easement		
Area AC Deposited Plan 530082	Easement		
Area AD Deposited Plan 530082	Easement		
Area AE Deposited Plan 530082	Easement		
Area AK Deposited Plan 530082	Easement		
Area E Deposited Plan 530082	Easement		
Area AL Deposited Plan 530082	Easement		
Lot 536 Deposited Plan 530082	Fee Simple Title	6.5963 Ha	860845
Lot 533 Deposited Plan 530082	Vesting on Deposit for Recreation Reserve (Territorial Authority)	1.8984 Ha	889850
Lot 523 Deposited Plan 530082	Vesting on Deposit for Local Purpose Reserve	1.6949 Ha	889851
Total Area		15.2896 Ha	

Schedule / Memorandum

Land Registration District **North Auckland** Plan Number **DP 530082**

Territorial Authority (the Council) **Whangarei District Council**

Memorandum of Easements			
Purpose	Shown	Servient Tenement (Burdened Land)	Dominant Tenement (Benefited Land)
Right of Way Right to convey electricity, telecommunications, gas and water Right to drain sewage and water	A	Lot 535	Lots 5 to 7
Right to Drain Sewage	X	Lot 23	Lot 14
	AF	Lot 7	Lot 8

Memorandum of Easements in Gross			
Purpose	Shown	Servient Tenement (Burdened Land)	Grantee
Right to Convey Electricity and Telecommunications	A	Lot 535	Northpower Ltd and Northpower Fibre Ltd
Right to Drain Sewage	E	Lot 536	Whangarei District Council
	B	Lot 52	
	C	Lot 27	
	D	Lot 28	
	F	Lot 29	
	G	Lot 30	
	H	Lot 31	
	I	Lot 32	
	J	Lot 33	
	K	Lot 34	

Schedule / Memorandum

	L	Lot 35	
Memorandum of Easements in Gross			
Purpose	Shown	Servient Tenement (Burdened Land)	Grantee
Right to Drain Sewage	M	Lot 36	Whangarei District Council
	N	Lot 6	
	O	Lot 5	
	P	Lot 4	
	Q	Lot 3	
	R	Lot 2	
	S	Lot 1	
	T	Lot 18	
	U	Lot 19	
	V	Lot 15	
	W	Lot 21	
	Y	Lot 61	
	Z	Lot 62	
AD	Lot 44		
AE	Lot 45		
Right to drain water	AK, E	Lot 536	Whangarei District Council
	A	Lot 535	
Schedule of Existing Easements in Gross			
Purpose	Shown	Servient Tenement (Burdened Land)	Grantee
Right to drain water	AB, AL	Lot 536	Whangarei District Council (EI 10797265.10)
Right to drain sewage	AA AB AC	Lot 536	

Schedule / Memorandum

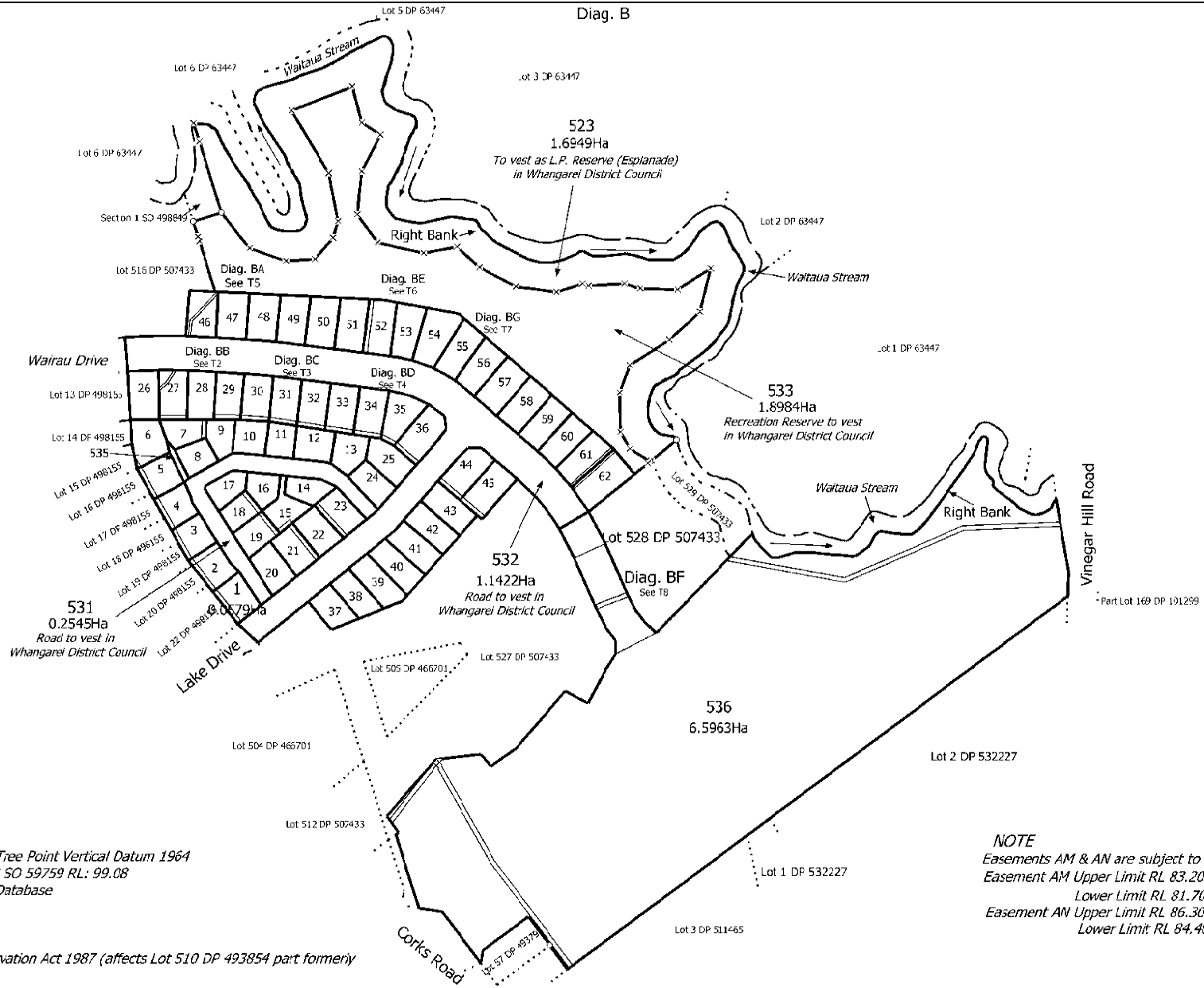
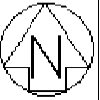
Existing Easements in Gross to be extinguished			
Purpose	Shown	Servient Tenement (Burdened Land)	Grantee
Right to drain water	AK DP 507433	Lot 521 DP 507433	Whangarei District Council (EI 10797265.10)
Right of Way	W DP 507433	Lot 521 DP 507433	Whangarei District Council (EI 10797265.10)
Right of drain sewage	V, W, X, Y, Z DP 507433	Lot 521 DP 507433	Whangarei District Council (EI 10797265.10)

Memorandum of Easements			
Purpose	Shown	Servient Tenement (Burdened Land)	Dominant Tenement (Benefited Land)
Right to drain water	AM	Lot 46	Lots 26 & 27
Right to drain water	AN	Lot 27	Lot 26

Easements AM & AN are subject to a height restriction

Amalgamation Conditions (Pursuant to s220 Resource Management Act 1991)
Lot 535 hereon (legal access) be held as three undivided one third shares by the owners of Lots 5 to 7 hereon, and that individual records of title be issued in accordance therewith.
Lot 530 DP 517644, Lot 510 DP 493854 and Lot 536 hereon be held in the same record of title

Certifying parties must sign or initial this box



Levels in terms of One Tree Point Vertical Datum 1964
 Origin of Levels: SS 443 SO 59759 RL: 99.08
 Source: LINZ Geodetic Database

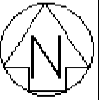
NOTE

Subject to Part IV Conservation Act 1987 (affects Lot 510 DP 493854 part formerly Section 3 SO 465572)

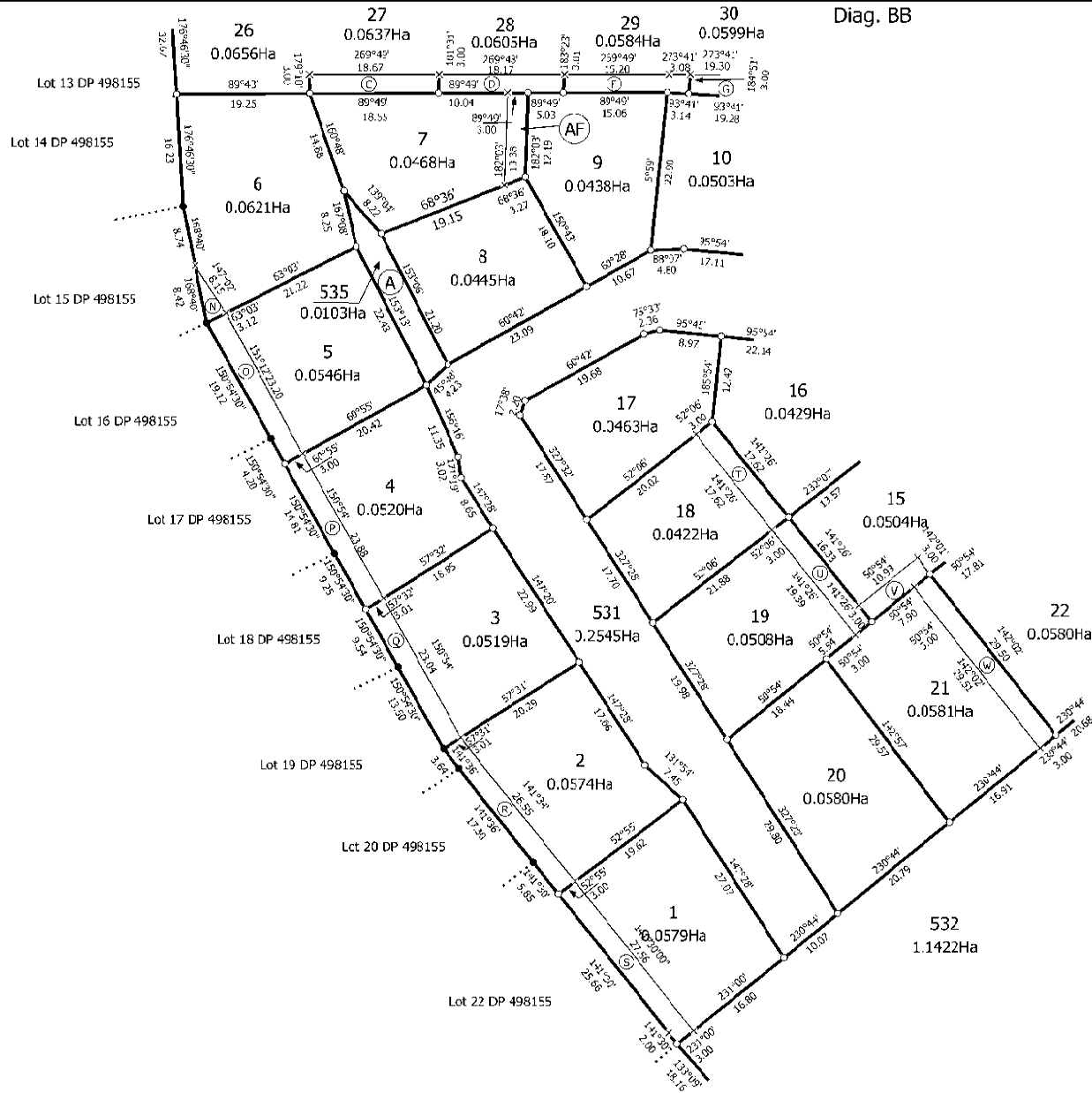
NOTE

Easements AM & AN are subject to a height restriction
 Easement AM Upper Limit RL 83.20m
 Lower Limit RL 81.70m
 Easement AN Upper Limit RL 86.30m
 Lower Limit RL 84.40m

Land District: North Auckland	LOTS 1-62, 523, 531-533, 535-536 BEING A SUBDIVISION OF LOT 521 DP 507433	Surveyor: Charlotte Frances Nijssen	Title Plan DP 530082
Digitally Generated Plan		Firm: Bue Wallace Surveyors	Deposited on: 8/05/2019
Generated on: 28/05/2019 2:30pm Page 7 of 16			



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Land District: North Auckland

LOTS 1-62, 523, 531-533, 535-536 BEING A SUBDIVISION OF LOT 521 DP 507433

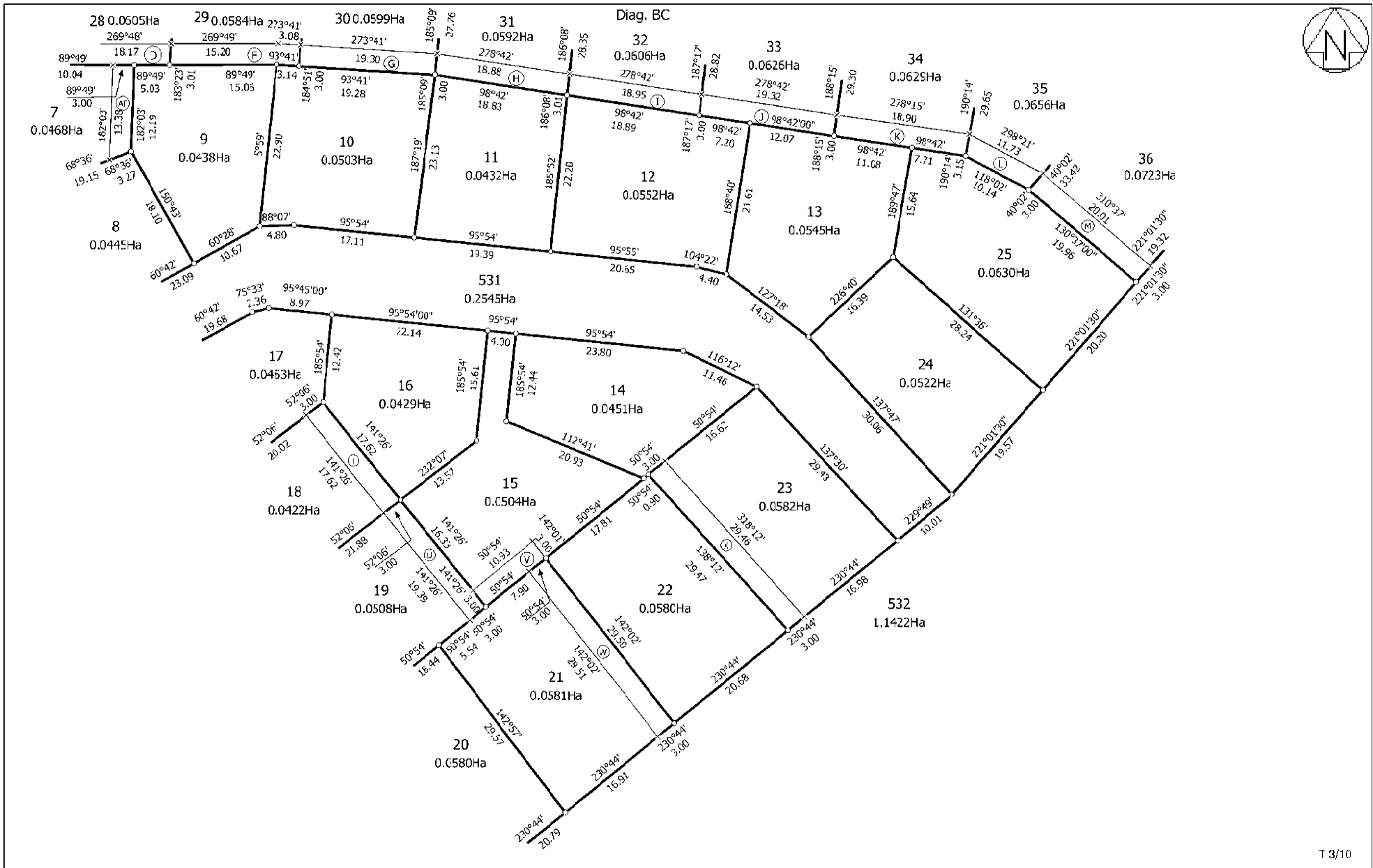
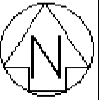
Surveyor: Charlotte Frances Nijssen
Firm: Bue Wallace Surveyors

Title Plan
DP 530082

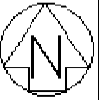
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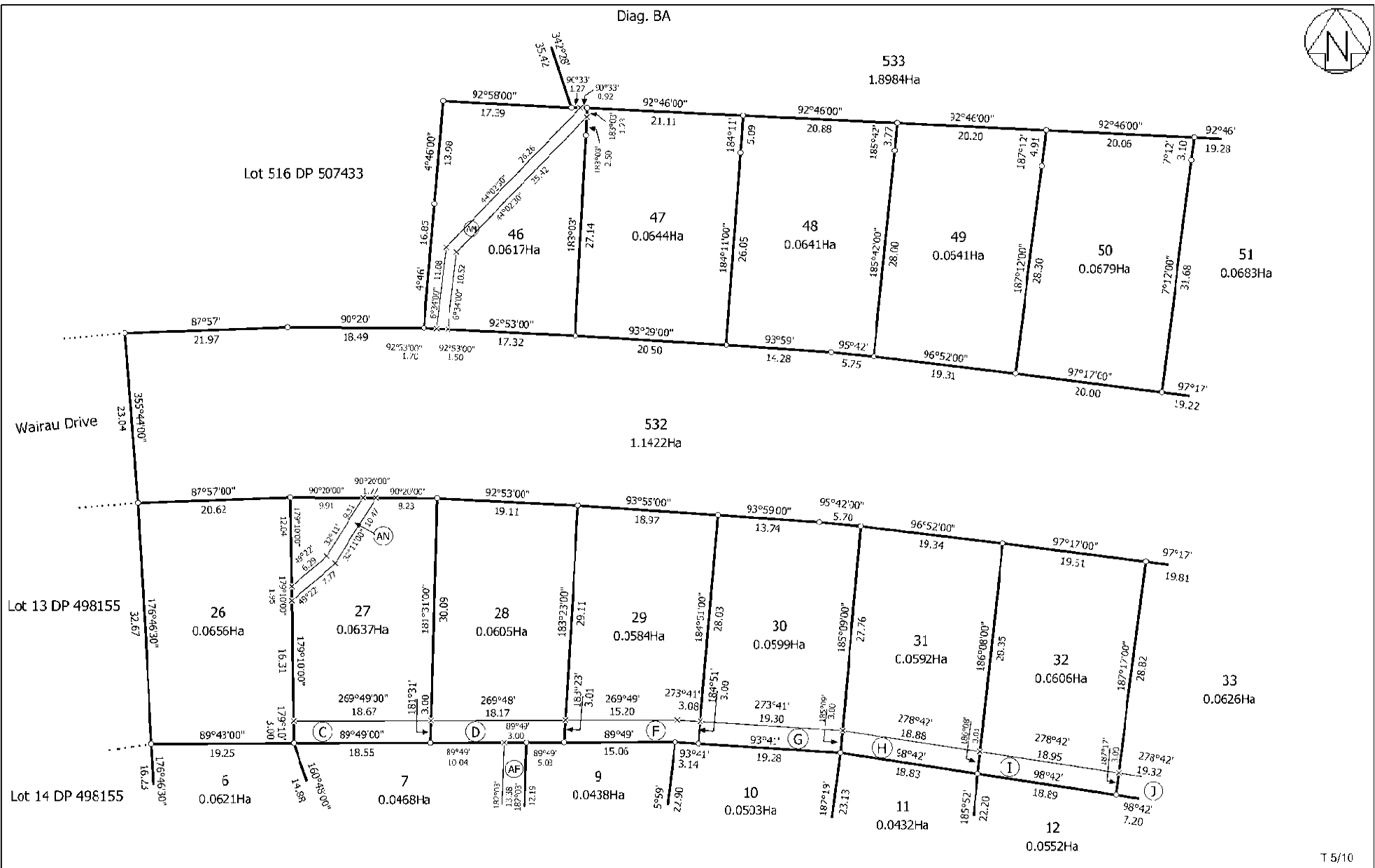
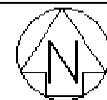
Deposited on: 8/05/2019



<p>Land District: North Auckland</p> <p>Digitally Generated Plan</p> <p>Generated on: 28/05/2019 2:30pm Page 3 of 16</p>	<p>LOTS 1-62, 523, 531-533, 535-536 BEING A SUBDIVISION OF LOT 521 DP 507433</p>	<p>Surveyor: Charlotte Frances Nijssen</p> <p>Firm: Bue Wallace Surveyors</p>	<p>Title Plan DP 530082</p> <p>Deposited on: 8/05/2019</p>
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Land District: North Auckland

LOTS 1-62, 523, 531-533, 535-536 BEING A SUBDIVISION OF LOT 521 DP 507433

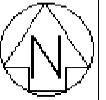
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Firm: Bue Wallace Surveyors

Title Plan
DP 530082

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Land District: North Auckland

LOTS 1-62, 523, 531-533, 535-536 BEING A SUBDIVISION OF LOT 521 DP 507433

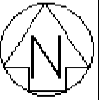
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Title Plan
DP 530082

Digitally Generated Plan
Generated on: 28/05/2019 2:30pm Page 12 of 16

Deposited on: 8/05/2019

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Land District: North Auckland

LOTS 1-62, 523, 531-533, 535-536 BEING A SUBDIVISION OF LOT 521 DP 507433

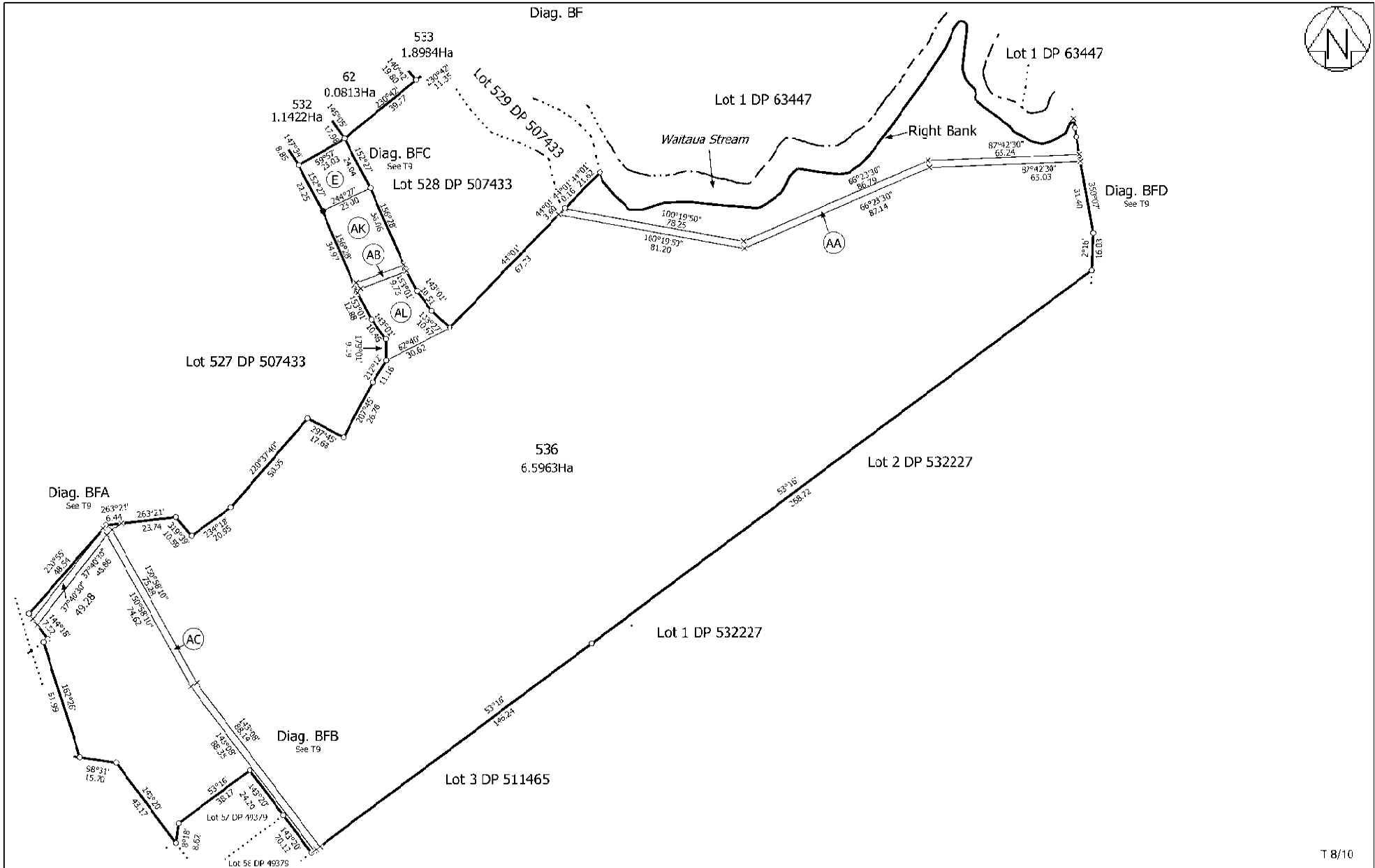
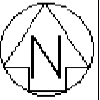
Surveyor: Charlotte Frances Nijssen
Firm: Bue Wallace Surveyors

Title Plan
DP 530082

Digitally Generated Plan
Generated on: 28/05/2019 2:30pm Page 13 of 16

Deposited on: 8/05/2019

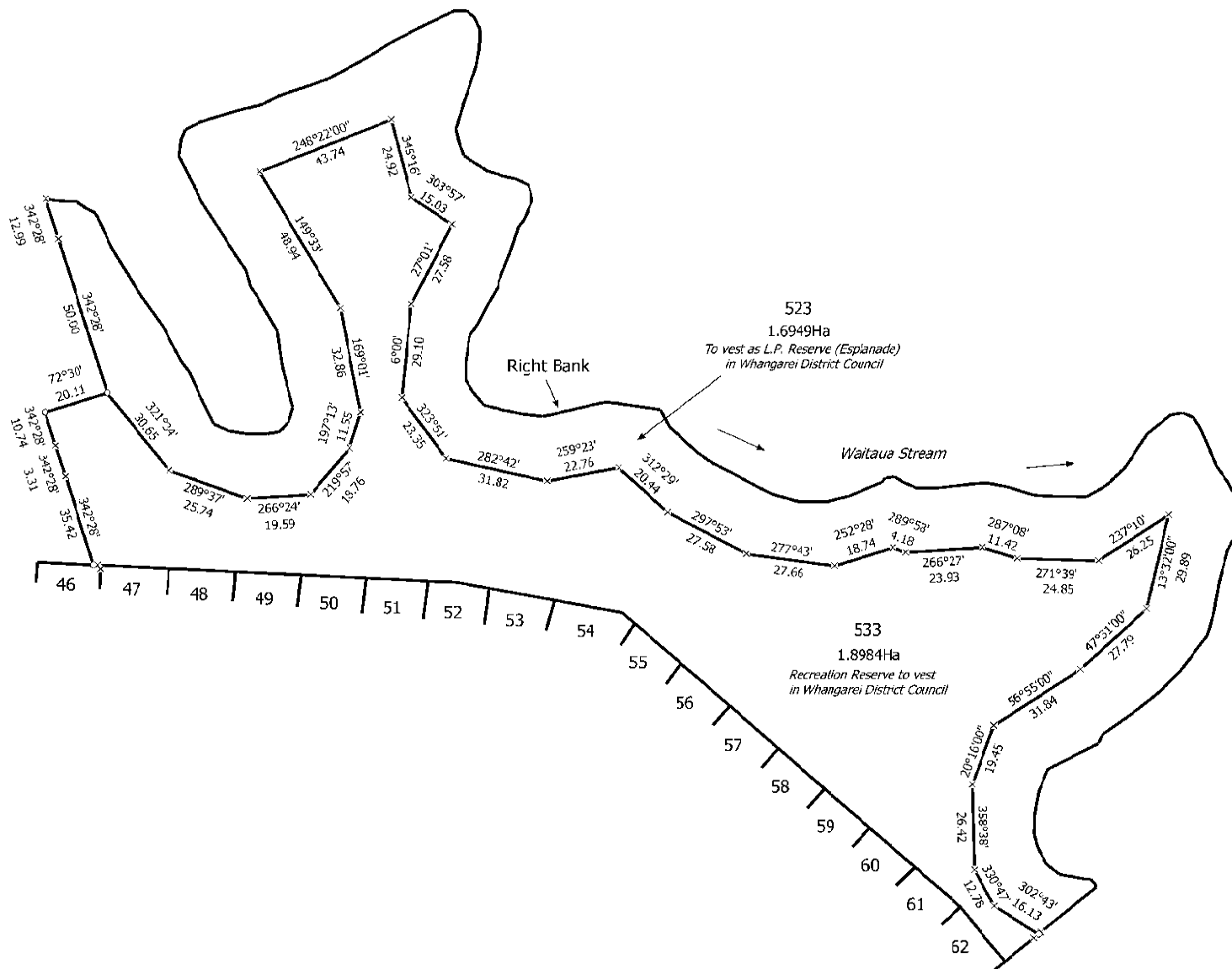
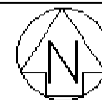
T 7/10



T 8/10

<p>Land District: North Auckland</p> <p>Digitally Generated Plan</p> <p>Generated on: 28/05/2019 2:30pm Page 14 of 16</p>	<p>LOTS 1-62, 523, 531-533, 535-536 BEING A SUBDIVISION OF LOT 521 DP 507433</p>	<p>Surveyor: Charlotte Frances Nijssen</p> <p>Firm: Bue Wallace Surveyors</p>	<p>Title Plan DP 530082</p> <p>Deposited on: 8/05/2019</p>
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Diag. A



T 10/10

Land District: North Auckland

LOTS 1-62, 523, 531-533, 535-536 BEING A SUBDIVISION OF LOT 521 DP 507433

Surveyor: Charlotte Frances Nijssen
Firm: Bue Wallace Surveyors

Title Plan
DP 530082

Digitally Generated Plan

Generated on: 28/05/2019 2:30pm Page 16 of 16

Deposited on: 8/05/2019



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




R. W. Muir
Registrar-General
of Land

Identifier **860818**
Land Registration District **North Auckland**
Date Issued 08 May 2019

Prior References

809369

Estate Fee Simple
Area 723 square metres more or less
Legal Description Lot 36 Deposited Plan 530082

Registered Owners

Tui Tira Timoko

Interests

11329179.4 Consent Notice pursuant to Section 221 Resource Management Act 1991 - 8.5.2019 at 2:23 pm

Subject to a right to drain sewage (in gross) over part marked M on DP 530082 in favour of the Whangarei District Council created by Easement Instrument 11329179.7 - 8.5.2019 at 2:23 pm

The easements created by Easement Instrument 11329179.7 are subject to Section 243 (a) Resource Management Act 1991

Land Covenant in Covenant Instrument 11329179.9 - 8.5.2019 at 2:23 pm

Fencing Covenant in Transfer 11453896.1 - 5.6.2019 at 3:57 pm

IN THE MATTER of the Resource Management Act
1991 ("the Act")

A N D

IN THE MATTER of a subdivision consent as
evidenced by Land Transfer Plan
No. 530082

A N D

IN THE MATTER of a Consent Notice issued
pursuant to Section 221 of the Act
by **WHANGAREI DISTRICT
COUNCIL** ("the Council")

IT IS HEREBY CERTIFIED that the following conditions to be complied with on a continuing basis by the subdividing owner and subsequent owners were imposed by the Council as conditions of approval for the subdivision as effected by Land Transfer Plan No. 530082 ("the plan")

1. The foundations for any building to be constructed on Lots 37 through 43 and 45 through 62 on the plan shall be designed in accordance with the restrictions and recommendations identified in the additional engineering report prepared by Ashby Consulting Engineers Limited entitled "Subdivision flood levels for Totara Parklands for minimum floor levels" dated September 2012 Reference 7320 such noting the location of instability and flood susceptible areas on the Council's Geographic Information Systems maps unless an alternative engineering report prepared by a suitably experienced chartered professional engineer is approved in writing by the Council.
2. Any development undertaken on Lots 1 through 62 on the plan shall comply with the restrictions and recommendations identified in the engineering report compiled by Land Development & Exploration Limited entitled "Earthworks Completion Report Totara Parklands Estate, Whangarei Stage 5B" Reference 11548-5b dated 12 March 2019, unless an alternative engineering report prepared by a suitably experienced chartered professional engineer is approved in writing by the Council, with the development design to also take into account any fill located on the sites as disclosed on the Council's Engineering Standards

- 2 -

form PS1 (or similar) for the subdivision evidenced by the plan such to be prepared by a suitably experienced chartered professional engineer.

3. Any development undertaken on Lots 26, 27 and 46 on the plan shall take particular reference to the subsoil drainage system installed through such lots such being described in Part 5 of the engineering report referred to in condition 2 above.

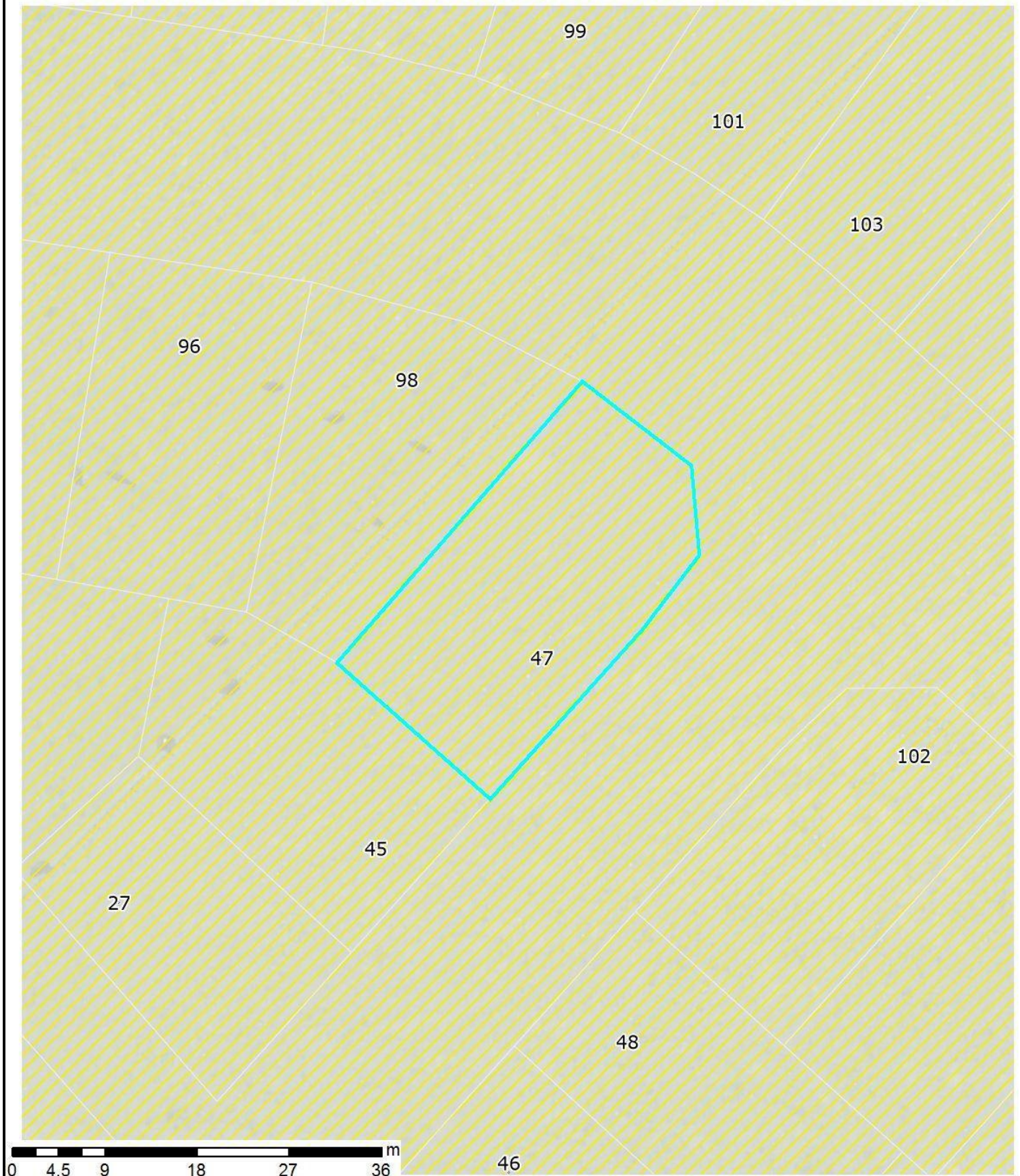
DATED at Whangarei this 21ST day of MARCH 2019

SIGNED for **WHANGAREI DISTRICT COUNCIL**
pursuant to the authority of the Council given pursuant to
the Local Government Act 2002 and the Resource
Management Act 1991



Authorised Signatory
Ricardo Giovanni Zucchetto
Post Approval RMA Officer




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

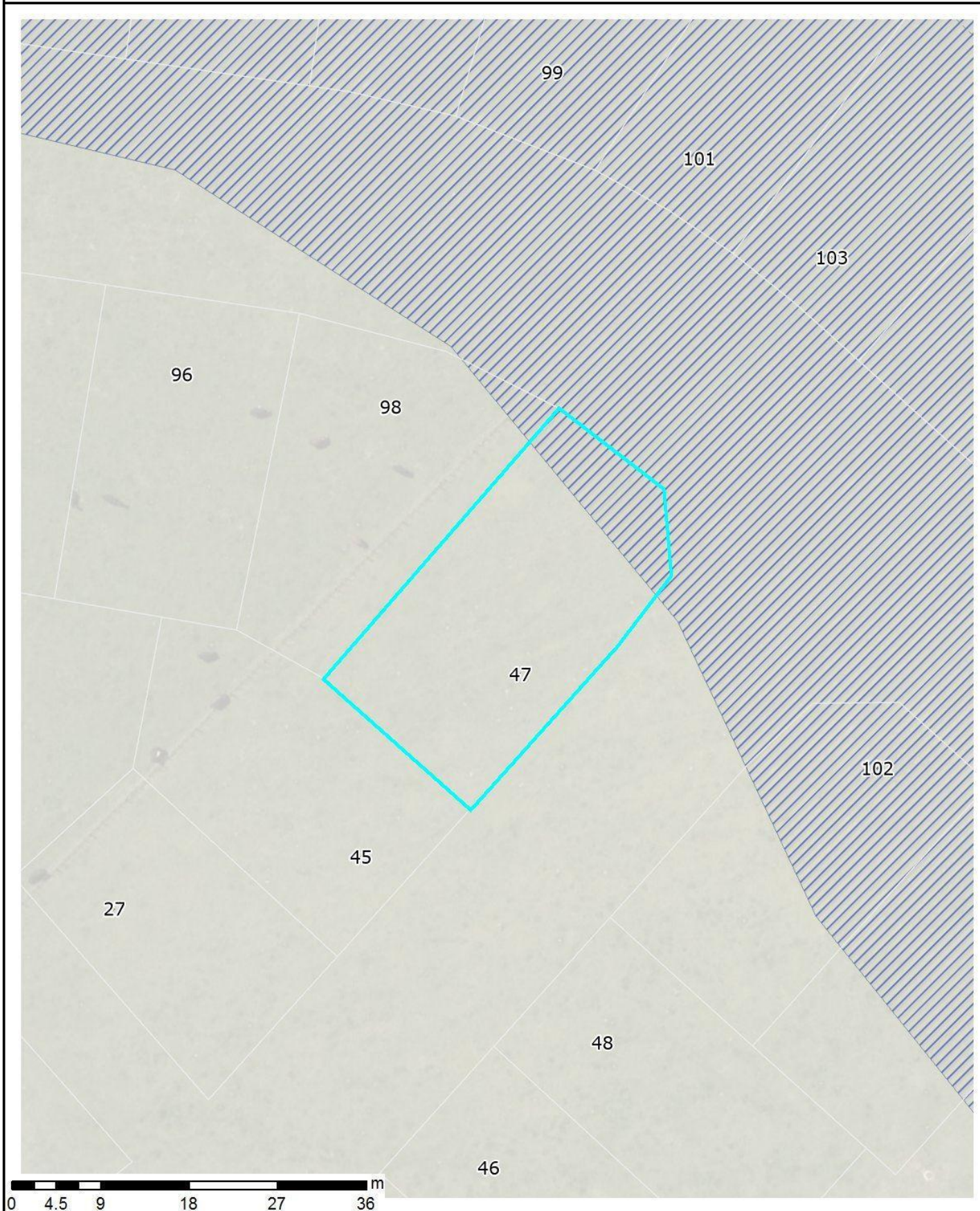
Thursday, June 9, 2022

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.



District Plan Appeals Version - Resource Areas



Thursday, June 9, 2022

Scale: 1:500



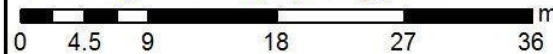
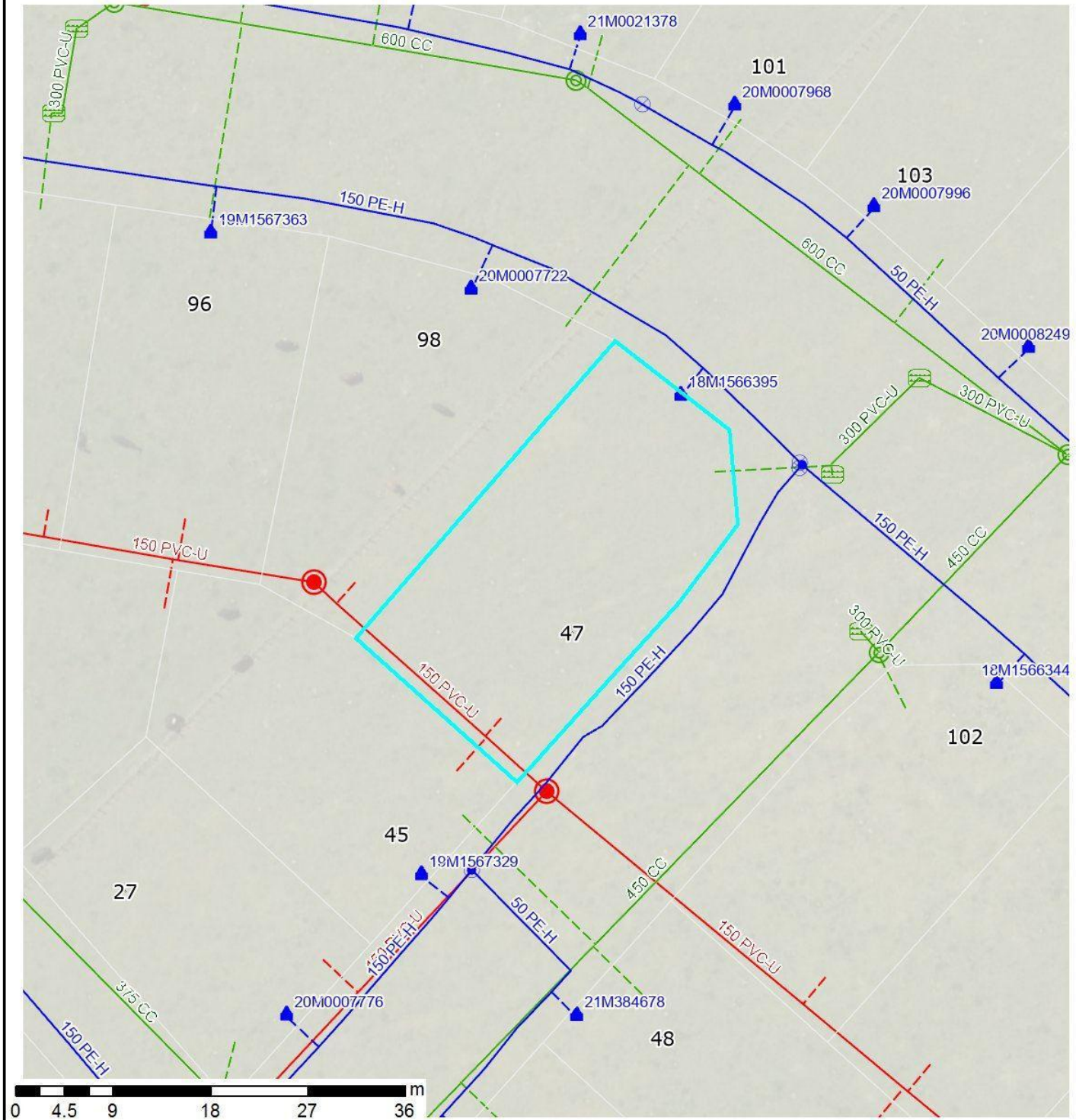
The information displayed is schematic only and serves as a guide.

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).

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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 | Manhole |
| Other | Sump | Nodes |
| Main Valves | Inlet Outlet Node | Valve |
| Toby Valves | Manholes | Pump |
| Hydrants | Storm Water Service Line | Backflow Preventer |
| Pump | Storm Water Line | |
| Water Meter | Wastewater | Waste Water Service Line |
| Water Backflow | Public Pressure Sewer System | Gravity |
| Water Service Line | Private Pumping Unit | Rising |
| Water Line | | 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.

Thursday, June 9, 2022 Scale: 1:500



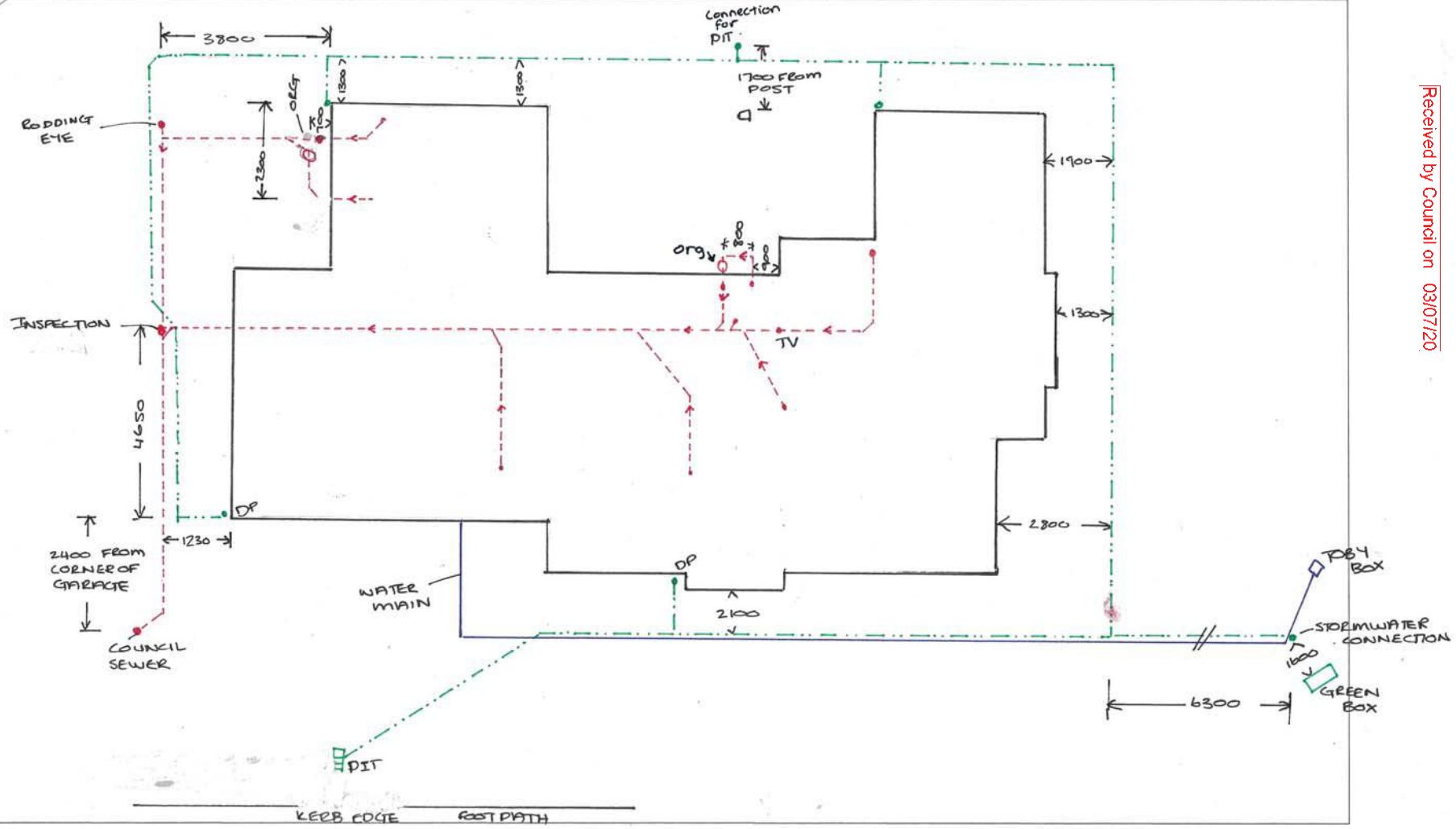
The information displayed is schematic only and serves as a guide. It has been compiled from Whangarei District Council records and is made available in good faith but its accuracy or completeness is not guaranteed. Cadastral Information has been derived from land Information New Zealand's (LINZ) Core Record System Database (CRS). CROWN COPYRIGHT RESERVED. © Copyright Whangarei District Council.

As Built Drainage Plan



Building Consent Number: BC 1900640 Date: 30-6-2020
 Building Address: LOT 36 / 47 LAKE DR., TITARA PARKLANDS
 Certifying Drainlayer: Zane Wood License Number: 18224 Business Name: Woods Plumbing & Drainage Ltd
 Signature: *[Handwritten Signature]*

--- 100mm PVC SEWER RUN TO GRADE
 - - - 100mm PVC STORMWATER RUN TO GRADE



Received by Council on 03/07/20



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: Thursday, 9 June, 2022

Property Number 169680
Legal Description LOT 36 DP 530082
Assessment Number 0072206136
Address 47 Lake Drive Whangarei 0112
Record of Title(s) 860818
Land Value \$370,000
Capital Value \$970,000
Date of Valuation 01-July-2021
Effective Date (used for rating purposes) 01-July-2022
Meter Location 0.5M X RIGHT OF POWERBOX, 6M X KERB #47

Rates Breakdown (up to 30 June 2022)

Rates Charge	Charge Total
General Residential	\$656.32
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	\$6.12
Regional Emergency Services Rate	\$11.84
Regional Flood Infrastructure	\$31.19
Regional Land and Fresh Water Management	\$96.77
Regional Pest Management	\$76.40
Regional River Management - General Catchment Area	\$42.22
Regional Sporting Facilities	\$16.95
Regional Transport Rate	\$23.07
Annual Charge Total	\$2,658.45

Opening Balance as at 01/07/2021 **\$0.00**

Rates Instalments	Total
20/07/2021 Instalment	\$666.45
20/10/2021 Instalment	\$664.00
20/01/2022 Instalment	\$664.00
20/04/2022 Instalment	\$664.00
Rates Total	\$2,658.45

Balance to Clear **\$0.00**



FORUM NORTH PRIVATE BAG 9023, WHANGAREI, NEW ZEALAND TELEPHONE 09 430 4200 FAX 09 438 7632

Issue Document

VEHICLE CROSSING PERMIT APPLICATION NO: VC190083

Whangarei District Council Public Places ByLaw

Received: 5 June 2019

Issued: 24 June 2019

Applicant

Cambridge Homes Investments Limited
53 Main Road
RD 1
Kamo 0185

Agent

Site Information

Property ID: 169680
Street Address: 47 Lake Drive
Whangarei 0112
Legal Description: LOT 36 DP 530082

Project Information

THIS IS A VEHICLE CROSSING PERMIT APPLICATION ONLY

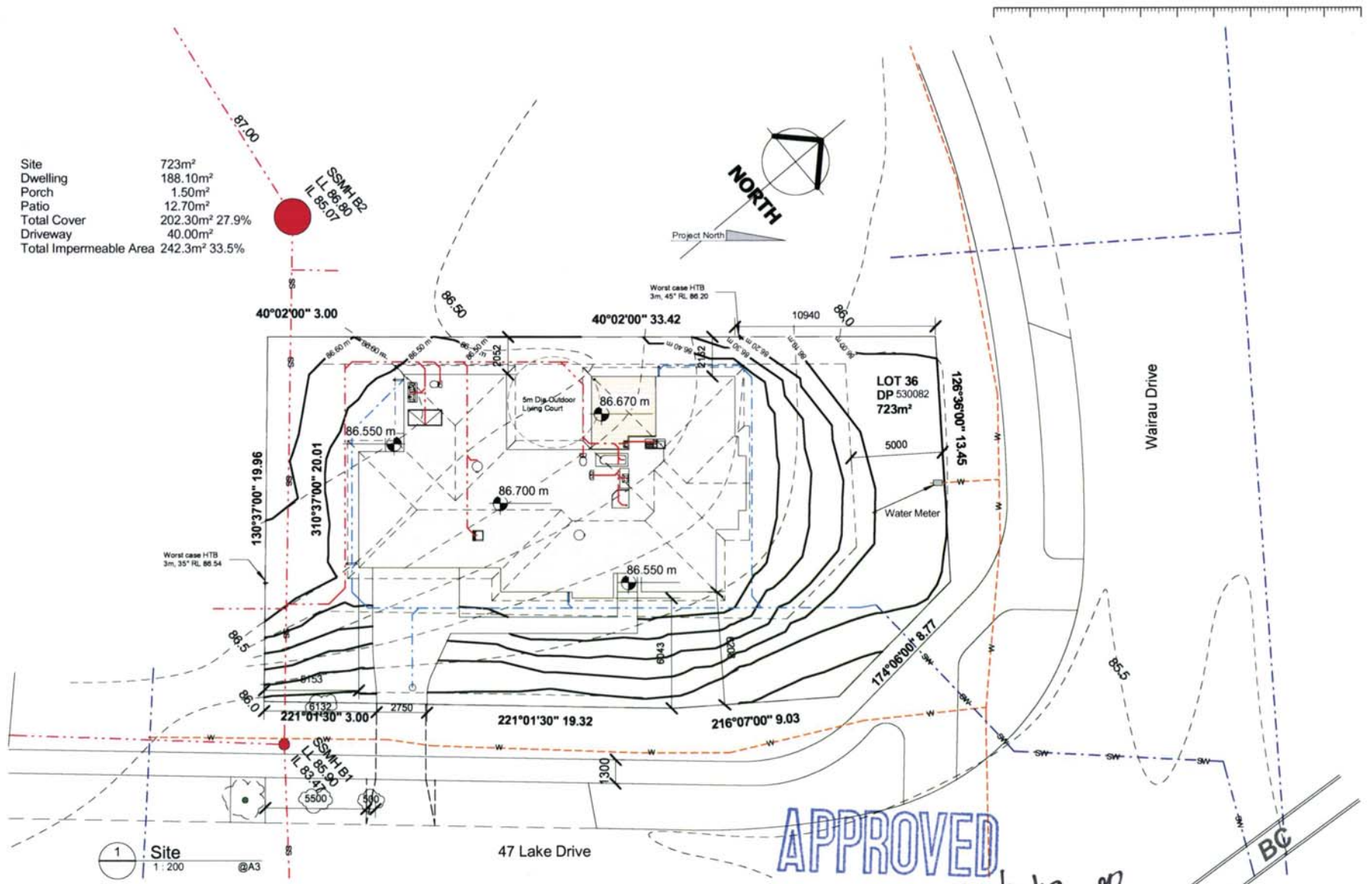
Fees

COUNCIL'S TOTAL CHARGES FOR THIS VEHICLE CROSSING PERMIT
ARE:

PAYMENTS RECEIVED TO DATE:

RECEIPT NUMBER: DATE:24.06.19 AMOUNT: \$400.00

Site 723m²
 Dwelling 188.10m²
 Porch 1.50m²
 Patio 12.70m²
 Total Cover 202.30m² 27.9%
 Driveway 40.00m²
 Total Impermeable Area 242.3m² 33.5%



1 Site
 1 : 200
 @A3

APPROVED

24/10/19 *[Signature]*



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 Whangarei Office - 19 Silverstream Road, Horahora
 PO Box 4130, Kamo, 0141
 draw@xtra.co.nz
 PH: 021 150 1125
 Design / Drawn GJO



REV	DATE	DESCRIPTION	ISSUED TO	ISSUED BY
1	2019.05.29	BC	WDC	GJO
2	2019.06.21	BC1	WDC	GJO

DRAWING TITLE
 Site Plan

CLIENT / PROJECT
 Cambridge Homes Northland
 Proposed New Dwelling

SCALE @ A3

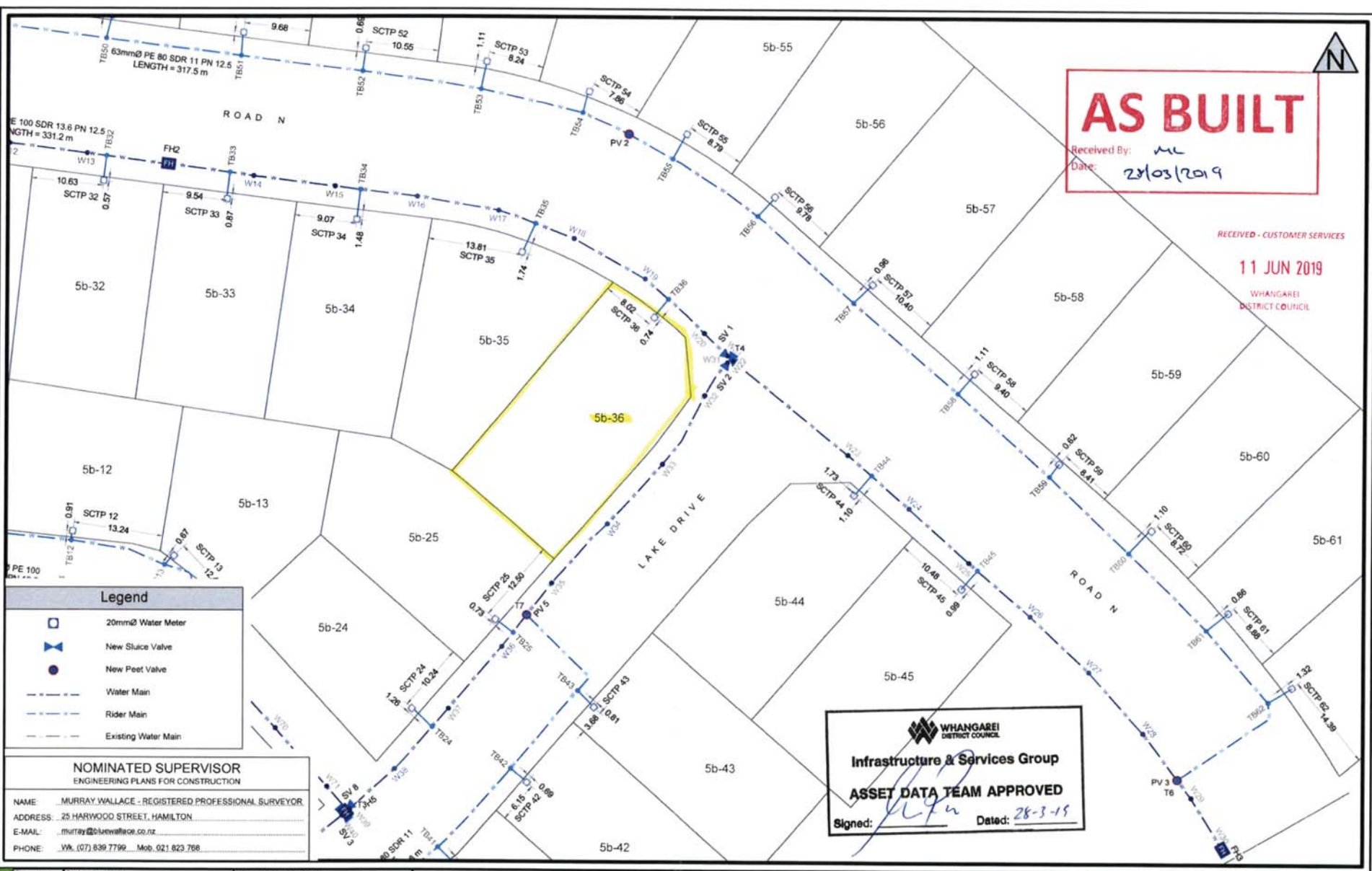
JOB NO.	DRAWING NO.	REV.
17	A101	BC1

NOTE:
 Do not scale from the drawings
 All dimensions to be confirmed

Lot 36, 47 Lake Drive,
 Totara Parklands

AS BUILT
 Received By: *ML*
 Date: *28/03/2019*

RECEIVED - CUSTOMER SERVICES
11 JUN 2019
 WHANGAREI DISTRICT COUNCIL



Legend

- 20mm² Water Meter
- New Sluice Valve
- New Peet Valve
- Water Main
- Rider Main
- Existing Water Main

NOMINATED SUPERVISOR
 ENGINEERING PLANS FOR CONSTRUCTION

NAME: MURRAY WALLACE - REGISTERED PROFESSIONAL SURVEYOR
 ADDRESS: 25 HARWOOD STREET, HAMILTON
 E-MAIL: murray@bluewallace.co.nz
 PHONE: Vh. (07) 839 7799 Mob. 021 823 798

WHANGAREI DISTRICT COUNCIL
 Infrastructure & Services Group
ASSET DATA TEAM APPROVED
 Signed: *[Signature]* Dated: *28-3-19*

Size	A3	Scale	1:500	Date	March 2019
No.	Amendment	Init.	Date	Designed	CN
0	Issued For Engineering Approval	NR	12/03/19	Drawn	NR
1				Checked	GC
2				Approved	CN

As-built Plan - Stage 5B
Water Layout Plan
 Totara Parklands, Wairau Drive, Whangarei

Blue Wallace Surveyors Ltd.
 25 Harwood Street, P O Box 38,
 Hamilton Central, HAMILTON
 Phone (07) 839 7799, Fax (07) 839 4455

Datum:	Circuit: Mt Eden 2000
	Height: Moturiki Datum 1953
Resource Consent Number	
Rev/Rev	Stg Purp Des g Revision
11008-5B-AB-602	0

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WT031993

**Fast Track - Public Utility Service Application
20mm Water Meter Only**

PU 191199

General Guidance

- All fields must be completed or N/A as appropriate
- The applicant must be the owner of the land, or the lease holder, or a person who has agreed to unconditionally purchase or lease the land
- If a Backflow Preventer is required with the water meter (see application requirements), please complete a 'standard' public utility works application.

RECEIVED - CUSTOMER SERVICES

\$ JUN 2019

Owner / Applicant

WHANGAREI
DISTRICT COUNCIL

Full Name CAMBRIDGE HOMES INVESTMENT
Postal address P.O. Box 4266, KAMO Post code 0185
Phone 027 649 2493 Mobile SAME.
Email DANIE@CAMBRIDGEHOMES.CO.NZ

Agent

Name CAMBRIDGE HOMES NORTHLAND LTD
Postal address P.O. Box 4266, KAMO Post code 0185
Phone 027 649 2493 Mobile SAME.
Email DANIE@CAMBRIDGEHOMES.CO.NZ

Site Address

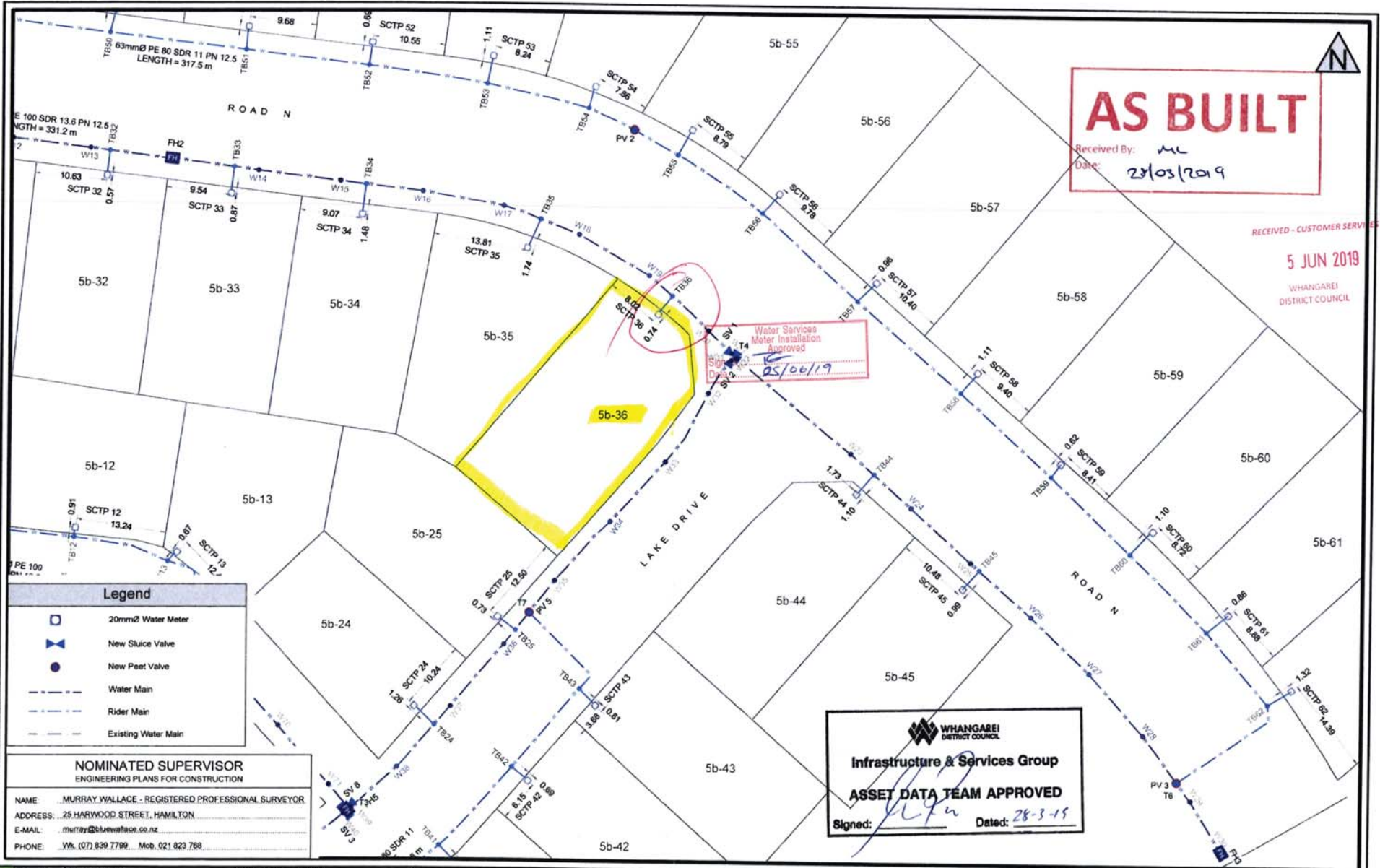
Street/Road Number 47 Street/Road Name LAKE DRIVE
Town or Area TOTARA PARKLANDS Lot 36 DP 530082

Office Use Only

Property ID: 169680
LLP number: 130779 Date: 5/6/19.
Related Consents: BC 1900640

AS BUILT
 Received By: *ML*
 Date: *23/03/2019*

RECEIVED - CUSTOMER SERVICES
5 JUN 2019
 WHANGAREI DISTRICT COUNCIL



Legend

- 20mm² Water Meter
- New Sluice Valve
- New Peet Valve
- Water Main
- Rider Main
- Existing Water Main

NOMINATED SUPERVISOR
 ENGINEERING PLANS FOR CONSTRUCTION

NAME: MURRAY WALLACE - REGISTERED PROFESSIONAL SURVEYOR
 ADDRESS: 25 HARWOOD STREET, HAMILTON
 E-MAIL: murray@bluewallace.co.nz
 PHONE: (07) 839 7799 Mob. 021 823 788

WHANGAREI DISTRICT COUNCIL
 Infrastructure & Services Group
ASSET DATA TEAM APPROVED
 Signed: *[Signature]* Dated: *28-3-19*

Size	A3	Scale	1:500	Date	March 2019
No.	Amendment	Int.	Date	Designed	CN
0	Issued For Engineering Approval	NR	12/03/19	Drawn	NR
1				Checked	GC
2				Approved	CN

As-built Plan - Stage 5B
Water Layout Plan
 Totara Parklands, Wairau Drive, Whangarei

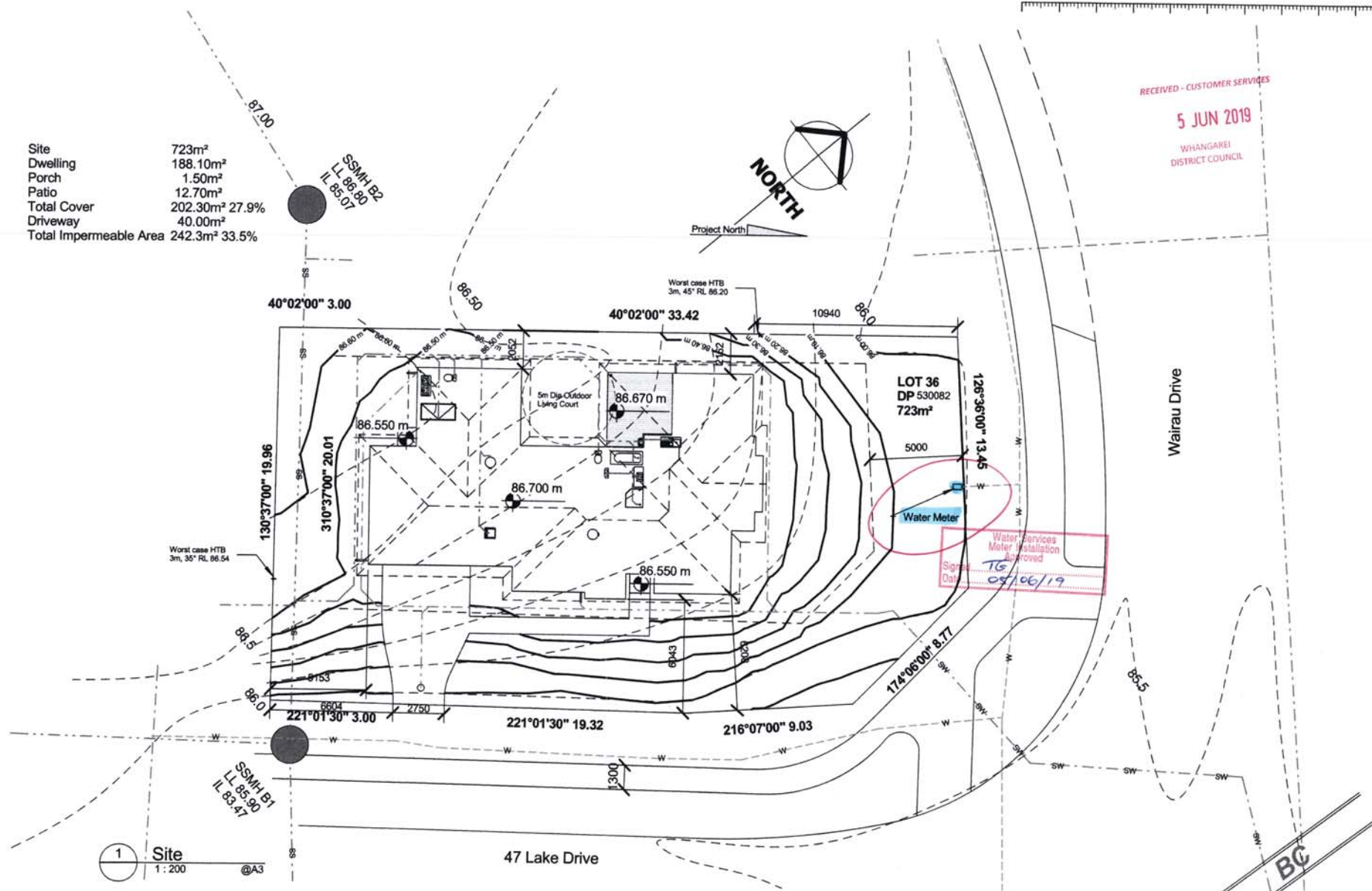
Blue Wallace Surveyors Ltd.
 25 Harwood Street, P O Box 38,
 Hamilton Central, HAMILTON
 Phone (07) 839 7799, Fax (07) 839 4455

Datum	Circuit: Mt Eden 2000
	Height: Moturiki Datum 1953
Resource Consent Number	
Rev/Ref	Sto Purp Des # Revision
	11008-5B-AB-602 0

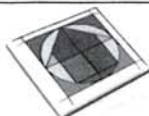
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Site 723m²
 Dwelling 188.10m²
 Porch 1.50m²
 Patio 12.70m²
 Total Cover 202.30m² 27.9%
 Driveway 40.00m²
 Total Impermeable Area 242.3m² 33.5%

RECEIVED - CUSTOMER SERVICES
 5 JUN 2019
 WHANGAREI DISTRICT COUNCIL



1 Site
 1:200 @A3



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 draw@xtra.co.nz
 PH: 021 150 1125
 Design / GJO
 Drawn



REV	DATE	DESCRIPTION	ISSUED TO	ISSUED BY
1	2019.05.29	BC	WDC	GJO

NOTE:
 Do not scale from the drawings
 All dimensions to be confirmed

DRAWING TITLE
 Site Plan

CLIENT / PROJECT
 Cambridge Homes Northland
 Proposed New Dwelling

SCALE @ A3
 1 : 200
 JOB NO. DRAWING NO. REV.

Lot 36, 47 Lake Drive,
 Totara Parklands

17 A101 BC



FILE COPY

Form 5

Building Consent No: BC1900640

Section 51, Building Act 2004

Issued: 24 July 2019

The Building

Street address of building: 47 Lake Drive
Whangarei 0112

Legal description of land where building is located: LOT 36 DP 530082
LLP: 130779

Building name: N/A
Location of building within site/block number: N/A
Level/unit number: N/A

The Owner

Cambridge Homes Investments Limited
83 Highbrook Drive
East Tamaki
Auckland 2013

Phone number: N/A
Mobile number: 0276492493
Facsimile number: N/A
Email address: danie@cambridgehomes.co.nz
Website: N/A

Street address/registered office: 47 Lake Drive
Whangarei 0112

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

Contact Person

G & E Olivier Partnership Architectural Services
19 Silverstream Road
Horahora
Whangarei 0110

Phone number: N/A
Mobile number: 0211501125
Facsimile number: N/A
Email address: draw@xtra.co.nz
Website: N/A

Building Work

The following building work is authorised by this consent:

New Dwelling



FILE COPY

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

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

This building consent is subject to the following conditions:**Section 90 Building Act 2004**

Section 90 Building Act 2004 Inspections by Building Consent Authorities applies. This building consent is subject to the condition that agents authorised by the building consent authority are entitled at all times during normal working hours or while work is being done to inspect land on which building work is being or is proposed to be carried out and building work that has been or is being carried out on or off the building site and any building.

Nominated Inspections are carried out to ensure that the building work is in accordance with the building consent. Completed Inspections will be classified as pass, or pass subject to remedial work or failed status.

1. See attached schedule of site requirements for inspections and documentation required.
2. To confirm compliance an Energy Works Certificate will be required (Electrical). ✓
3. To confirm compliance a Producer Statement 3 construction is required from a suitably qualified and experienced person (i.e.) the constructor/ contractor to ensure the building work performed is in accordance with the approved building consent: (examples to prompt delete as required)
 - Membrane application to all internal wet areas (including the forming and dressing of all penetrations, change of direction and upstands) ✓

Compliance Schedule

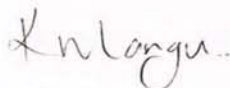
A compliance schedule is not required for the building.

Attachments

No attachments.

Additional Information

1. The applicant must control dust nuisance created by any site or building works.
2. Toilet facilities must be provided within reasonable distance of the construction site. Ground discharge is no longer acceptable.
3. Lapsing of building consent. For the purposes of S52(b) of the Building Act 2004, the period after which this consent will lapse if the building work to which it relates does not commence will be 12 months from the date of issue.
4. Council Water services advice. All water meter installations must be undertaken by an approved contractor on the Whangarei District Councils Environmental engineering standards IQP register.
5. Council Roading advice. All vehicle crossings must be built to the Environmental Engineering Standards. This must be approved and inspected by a Warranted Council Officer.
6. Building advice that a maintenance schedule is recommended for the ongoing performance of the building elements to ensure they meet their serviceable life please consult with your designer to develop a specific maintenance programme or another helpful source of information is the BRANZ web site <http://www.maintainingmyhome.org.nz/maintenance-guides/maintenance-schedule>.

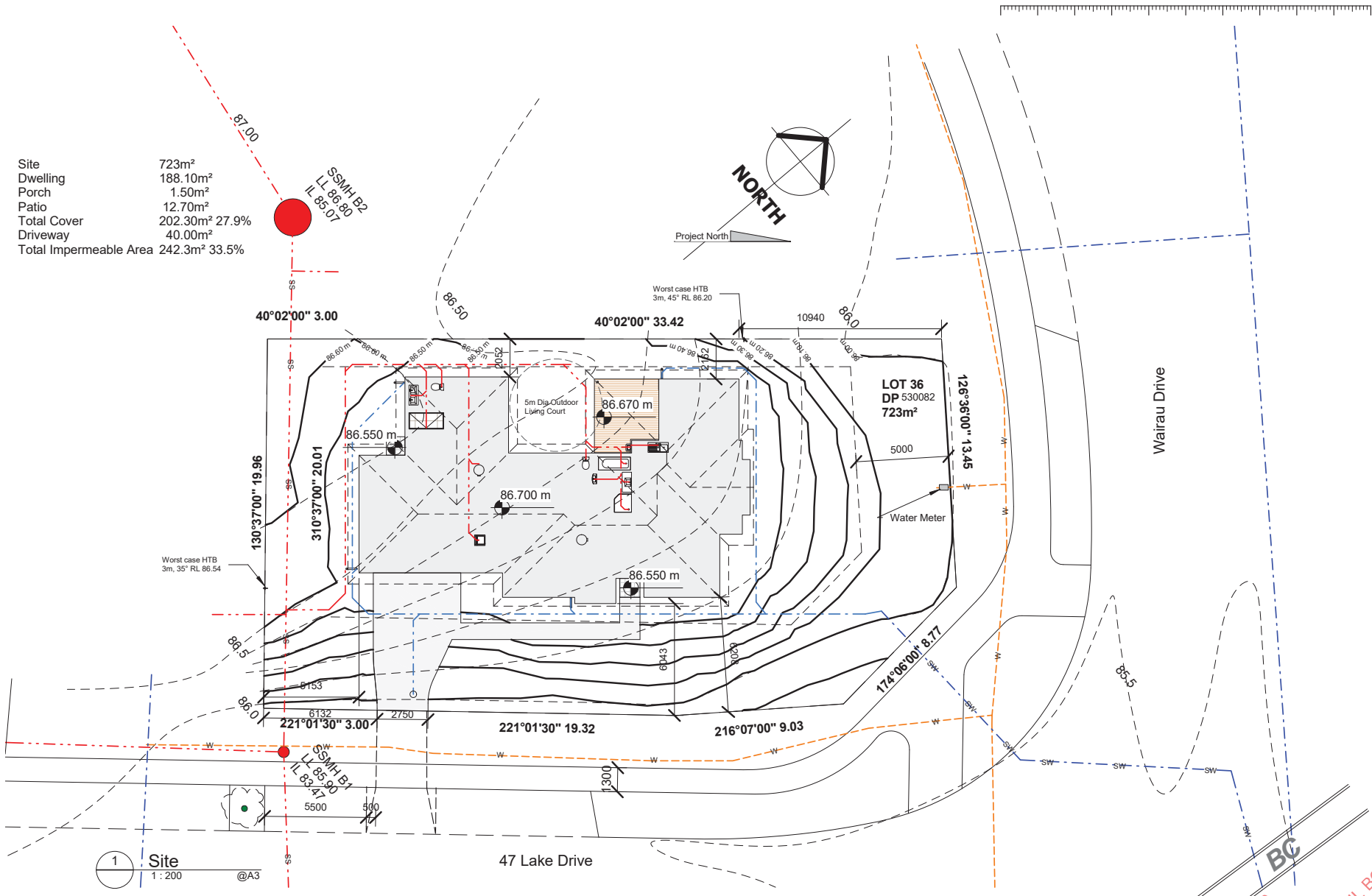


Kylee Mangu
Support Assistant – Building Processing
On behalf of Whangarei District Council

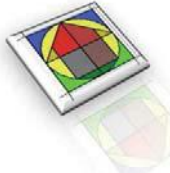
24 July 2019

Date

Site 723m²
 Dwelling 188.10m²
 Porch 1.50m²
 Patio 12.70m²
 Total Cover 202.30m² 27.9%
 Driveway 40.00m²
 Total Impermeable Area 242.3m² 33.5%



1 Site
 1:200 @A3



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 PO Box 4130, Kamo, 0141
 draw@xtra.co.nz

PH: 021 150 1125

Design / GJO
 Drawn



REV	DATE	DESCRIPTION	ISSUED TO	ISSUED BY
1	2019.05.29	BC	WDC	GJO
2	2019.06.21	BC1	WDC	GJO

NOTE:
 Do not scale from the drawings
 All dimensions to be confirmed

DRAWING TITLE
 Site Plan

CLIENT / PROJECT
 Cambridge Homes Northland
 Proposed New Dwelling

Lot 36, 47 Lake Drive,
 Totara Parklands

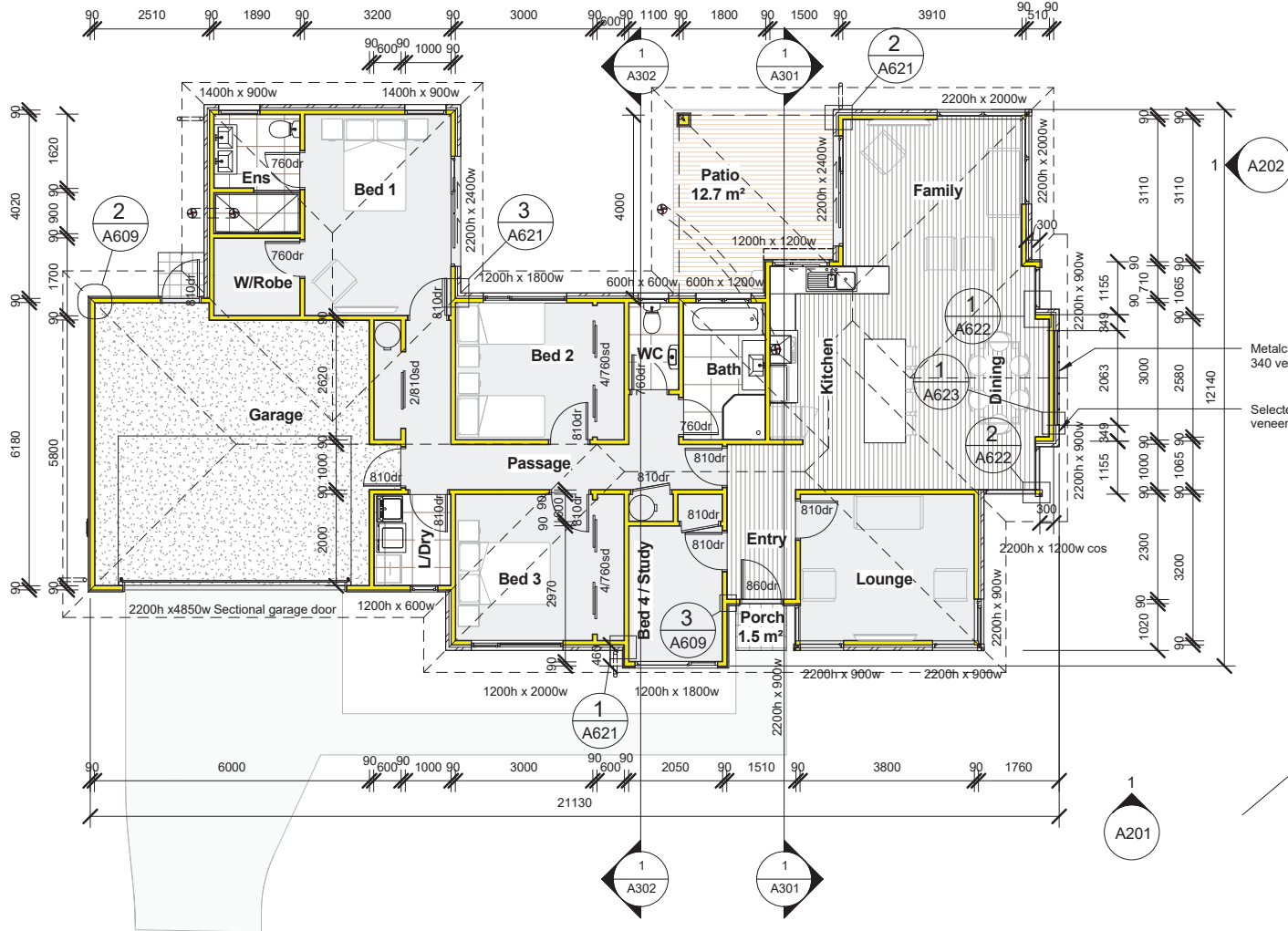
SCALE @A3

1:200

JOB NO. DRAWING NO. REV.

17 A101 BC1

BC100640
 APPROVED
 22/07/19
 WHANGAREI DISTRICT COUNCIL BCA



Metalcraft Colorsteel Endura Espan®
340 vertical cladding system

Selected 70mm brick
vener cladding system



1 Ground Floor
1:100 @A3

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Whangarei Office - 19 Silverstream Road, Horahora
PO Box 4130, Kamo, 0141
draw@xtra.co.nz

PH: 021 150 1125
Design / Designer
Drawn



REV	DATE	DESCRIPTION	ISSUED TO	ISSUED BY
1	2019.05.29	BC	WDC	GJO

NOTE:
Do not scale from the drawings
All dimensions to be confirmed

DRAWING TITLE
G Floor

CLIENT / PROJECT
Cambridge Homes Northland
Proposed New Dwelling

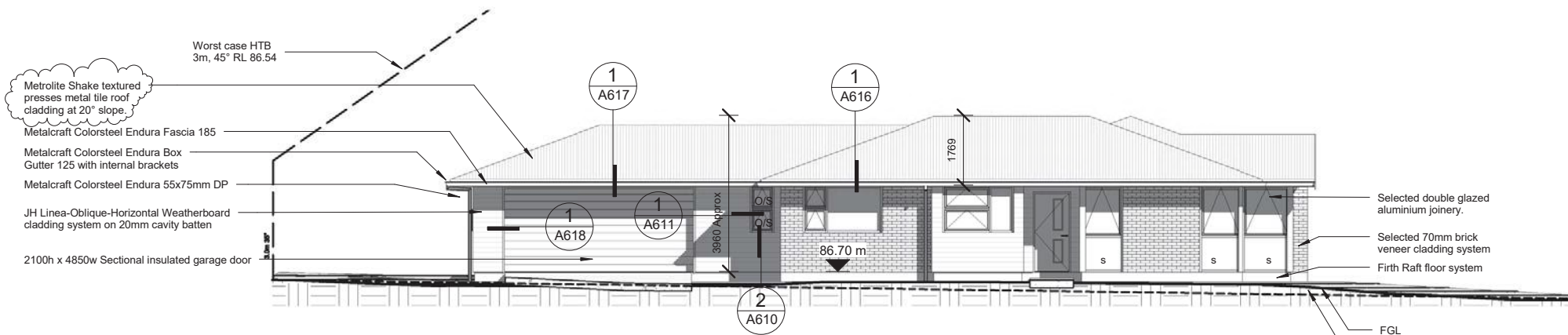
Lot 36, 47 Lake Drive,
Totara Parklands

SCALE @ A3
1:100

JOB NO. DRAWING NO. REV.

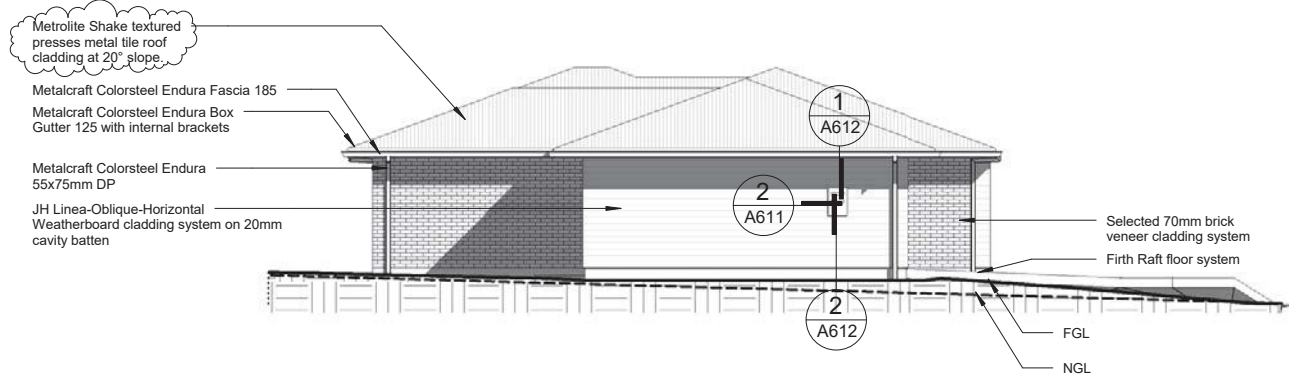
17 A102 BC

BC
APPROVED
22/07/19
WHANGAREI DISTRICT COUNCIL BCA

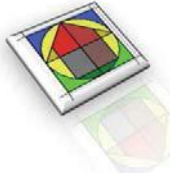


Selected double glazed aluminium joinery.
 All aluminium joinery to NZS 4223 and specifications (See NZS 4223 part 3 for glazing)
 S - Safety Glass
 O - Obscure Glass

1 East elevation
 1: 100 @A3



2 South Elevation
 1: 100 @A3



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 Whangarei Office - 19 Silverstream Road, Horahora
 PO Box 4130, Kamo, 0141
 draw@xtra.co.nz
 PH: 021 150 1125
 Design / Drawn Designer



REV	DATE	DESCRIPTION	ISSUED TO	ISSUED BY
1	2019.05.29	BC	WDC	GJO
3	2019.07.09	BC2	WDC	GJO

NOTE:
 Do not scale from the drawings
 All dimensions to be confirmed

DRAWING TITLE
 Elevations

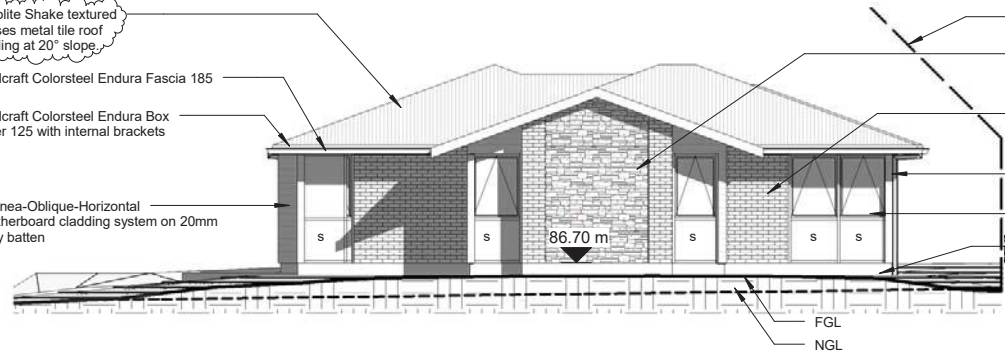
CLIENT / PROJECT
 Cambridge Homes Northland
 Proposed New Dwelling
 Lot 36, 47 Lake Drive,
 Totara Parklands

SCALE @A3
 1: 100
 JOB NO. DRAWING NO. REV.
 17 A201 BC2

BC
 APPROVED
 22/07/19
 WHANGAREI DISTRICT COUNCIL BCA

Metrolite Shake textured presses metal tile roof cladding at 20° slope

Metalcraft Colorsteel Endura Fascia 185
Metalcraft Colorsteel Endura Box Gutter 125 with internal brackets
JH Linea-Oblique-Horizontal Weatherboard cladding system on 20mm cavity batten



Worst case HTB
3m, 45° RL 86.20

Stutex Stone Veneer Cladding System fixed according to manufacturers installation details

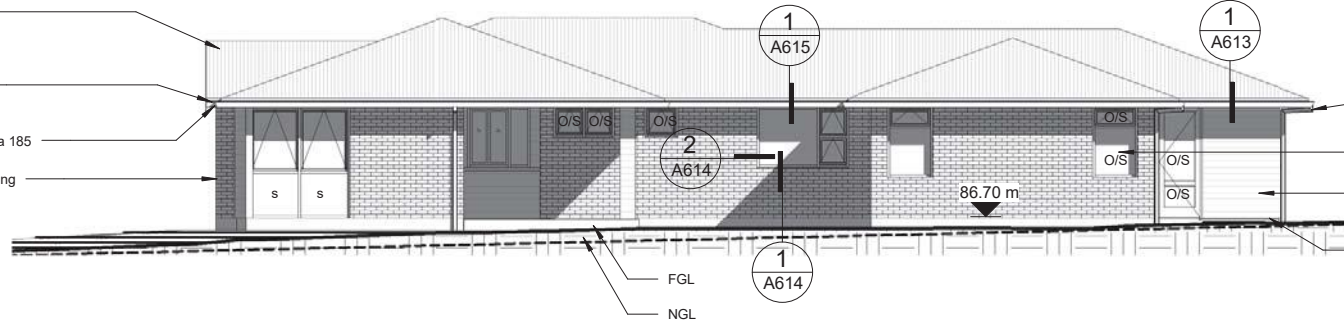
Selected 70mm brick veneer cladding system
Metalcraft Colorsteel Endura 55x75mm DP
Selected double glazed aluminium joinery
Firth Raft floor system

Selected double glazed aluminium joinery.
All aluminium joinery to NZS 4223 and specifications (See NZS 4223 part 3 for glazing)
S - Safety Glass
O - Obscure Glass

1 North Elevation
A102 1 : 100 @A3

Metrolite Shake textured presses metal tile roof cladding at 20° slope

Metalcraft Colorsteel Endura Box Gutter 125 with internal brackets
Metalcraft Colorsteel Endura Fascia 185
Selected 70mm brick veneer cladding system



Metalcraft Colorsteel Endura 55x75mm DP
Selected double glazed aluminium joinery
JH Linea-Oblique-Horizontal Weatherboard cladding system on 20mm cavity batten
Firth Raft floor system

Selected double glazed aluminium joinery.
All aluminium joinery to NZS 4223 and specifications (See NZS 4223 part 3 for glazing)
S - Safety Glass
O - Obscure Glass

2 West Elevation
A102 1 : 100 @A3

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Design / Drawn Designer



REV	DATE	DESCRIPTION	ISSUED TO	ISSUED BY
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3	2019.07.09	BC2	WDC	GJO

NOTE:
Do not scale from the drawings
All dimensions to be confirmed

DRAWING TITLE

Elevations

CLIENT / PROJECT

Cambridge Homes Northland

Proposed New Dwelling

Lot 36, 47 Lake Drive,
Totara Parklands

SCALE @A3

1 : 100

JOB NO. DRAWING NO. REV.

17 A202 BC2

BC
APPROVED
22/07/19
WHANGAREI DISTRICT COUNCIL BCA



Form 7

Code Compliance Certificate BC1900640

Section 95, Building Act 2004

Issued: 13 July 2020

The Building

Street address of building: 47 Lake Drive
Whangarei 0112

Legal description of land where building is located: LOT 36 DP 530082
LLP: 130779

Building name: N/A

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

Level unit number: N/A

Current, lawfully established use: Detached Dwelling

Year first constructed: 2019

The Owner

T T Timoko
47 Lake Drive
Whangarei 0112

Phone number: N/A

Mobile number: 0276492493

Facsimile number: N/A

Email address: valleyrocker@gmail.com

Website: N/A

Street address/registered office: 47 Lake Drive
Whangarei 0112

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

Contact Person

Cambridge Homes Investments Limited
53 Main Road
RD 1
Kamo 0185

Phone number: N/A

Mobile number: 0276492493

Facsimile number: N/A

Email address: danie@cambridgehomes.co.nz

Website: N/A

Building Work

Building Consent Number:

Issued by:

New Dwelling

BC1900640

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.

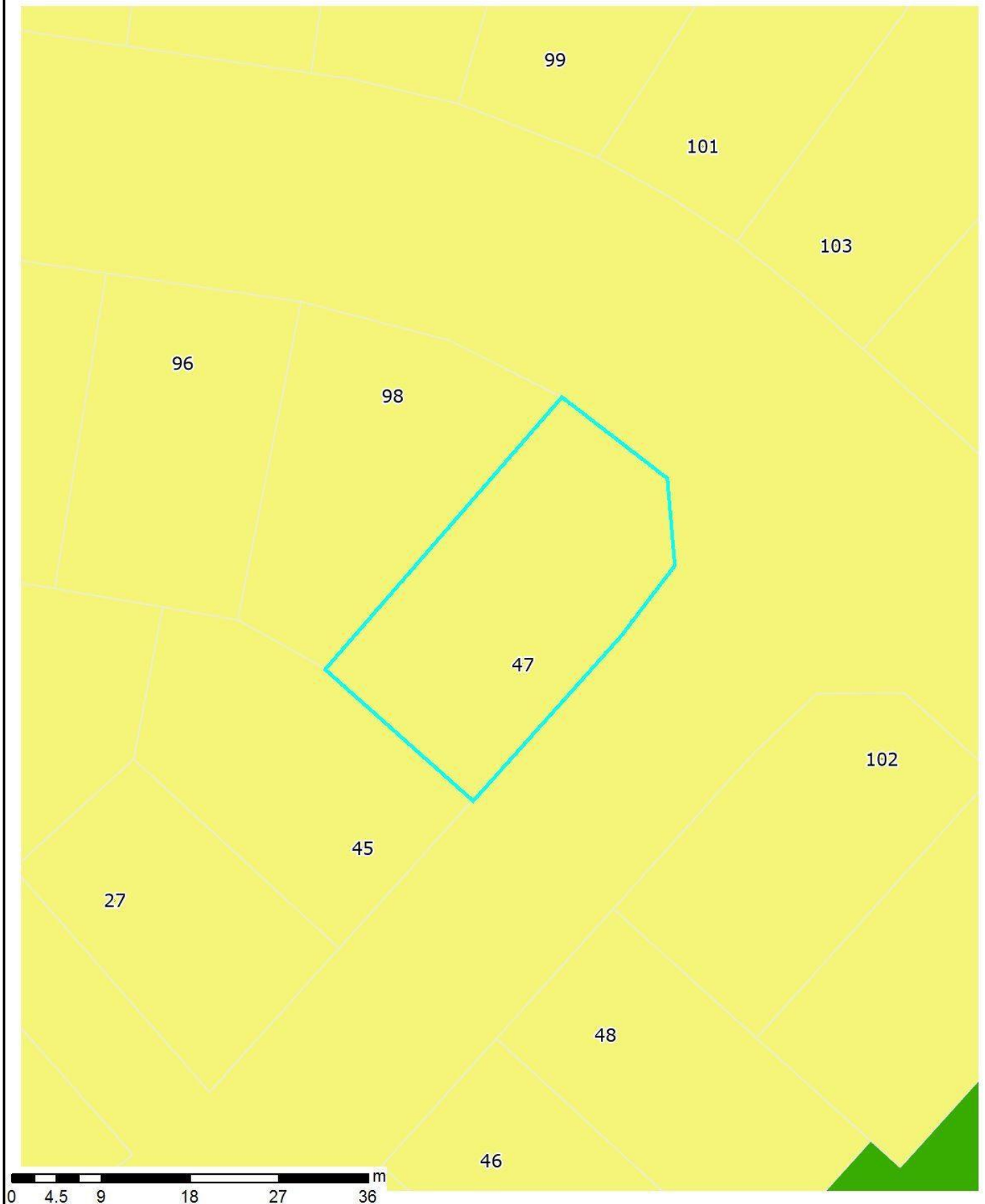


13 July 2020

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

Date

District Plan Appeals Version - Zones



Thursday, June 9, 2022

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).

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District Plan Appeals Version – Map Legend

Zone Maps

	Northpower Critical Overhead Lines CEL		Future Urban Zone
	Northpower Critical Underground Lines CEL		Strategic Rural Industries Zone
	Multi Title Site		Fonterra Kauri Milk Processing SRIZ – Ancillary Irrigation Farms
	Rescue Helicopter Flight Path		Marsden Primary Centre
	Designation		Ruakaka Equine 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
	Large Lot Residential Zone		Commercial Zone
	Settlement Zone Residential Sub-Zone		Shopping Centre Zone
	Settlement Zone Centre Sub-Zone		Mixed Use Zone
	Settlement Zone Industry Sub-Zone		Waterfront Zone
	Low Density Residential Zone		City Centre Zone
	General Residential Zone		Light Industrial Zone
	Medium Density Residential Zone		Heavy Industrial Zone
	Rural Production Zone		Airport Zone
	Rural Lifestyle Zone		Hospital Zone
			Port Zone
			Development Area
			Open Space Zone
			Sport and Active Recreation Zone
			Natural Open Space Zone

Resource Areas Maps

	Notable Tree Overlay		Heritage Area Overlay
	Heritage Buildings, Sites & Objects		Flood Susceptible Areas
	Sites of Significance to Maori		Mining Hazard Area 1
	Runway		Mining Hazard Area 2
	Air Noise Boundary		Mining Hazard Area 3
	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 (indicative only)		QRA 500m Indicative Setback
	Indicative Road		Goat Control Areas
	National Road Hierarchy		Coastal Area
	Regional Road Hierarchy		Outstanding Natural Feature
	Arterial Road Hierarchy		Outstanding Natural Landscape
	Primary Collector Road Hierarchy		
	Secondary Collector Road Hierarchy		
	Low Volume Road Hierarchy		
	Access Road Hierarchy		

Appeals

	NZTA and KiwiRail
	Kainga Ora
	Other

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
	Coastline
	Coast, rivers and streams

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