

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 nor Bayleys in the North (Mackys Real Estate 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 reply on their own reports and make their own independent enquiries for due diligence purposes.

LAND INFORMATION MEMORANDUM NO: LM2200089

Received: 20 Jan 2022

Issued: 28 Jan 2022

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

APPLICANT

Bayleys Real Estate
84 Walton Street
Whangarei 0110

SITE INFORMATION

Property ID: 68836
Street Address: 1 Kentia Lane (Pvt)
Whangarei 0112
Legal Description: LOT 7 DP 162376

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 162376 – deposited 1 December 1995
- Record of Title: NA97D/920 – issued 1 December 1995

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

- C928528.3 – dated 24 November 1995

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.

- As Built Plan from BC9827102

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 \$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 Consent and Code Compliance Certificate issued for this property is attached.

- BC9827102 – New Dwelling – issued 16 February 1998
- Code Compliance Certificate – issued 23 August 2001

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:

Kamo Walkability Environment - Low Density Living Precinct, see - District Plan Environments map attached and refer to Part 3 Area Specific Matters - Special Purpose 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>

A copy of the Resource Consent Land Use 'Notice of Decision' by Council for this property is attached.

- LU0032172 – To allow reverse manoeuvring over Right of Way – granted 30 March 1998

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

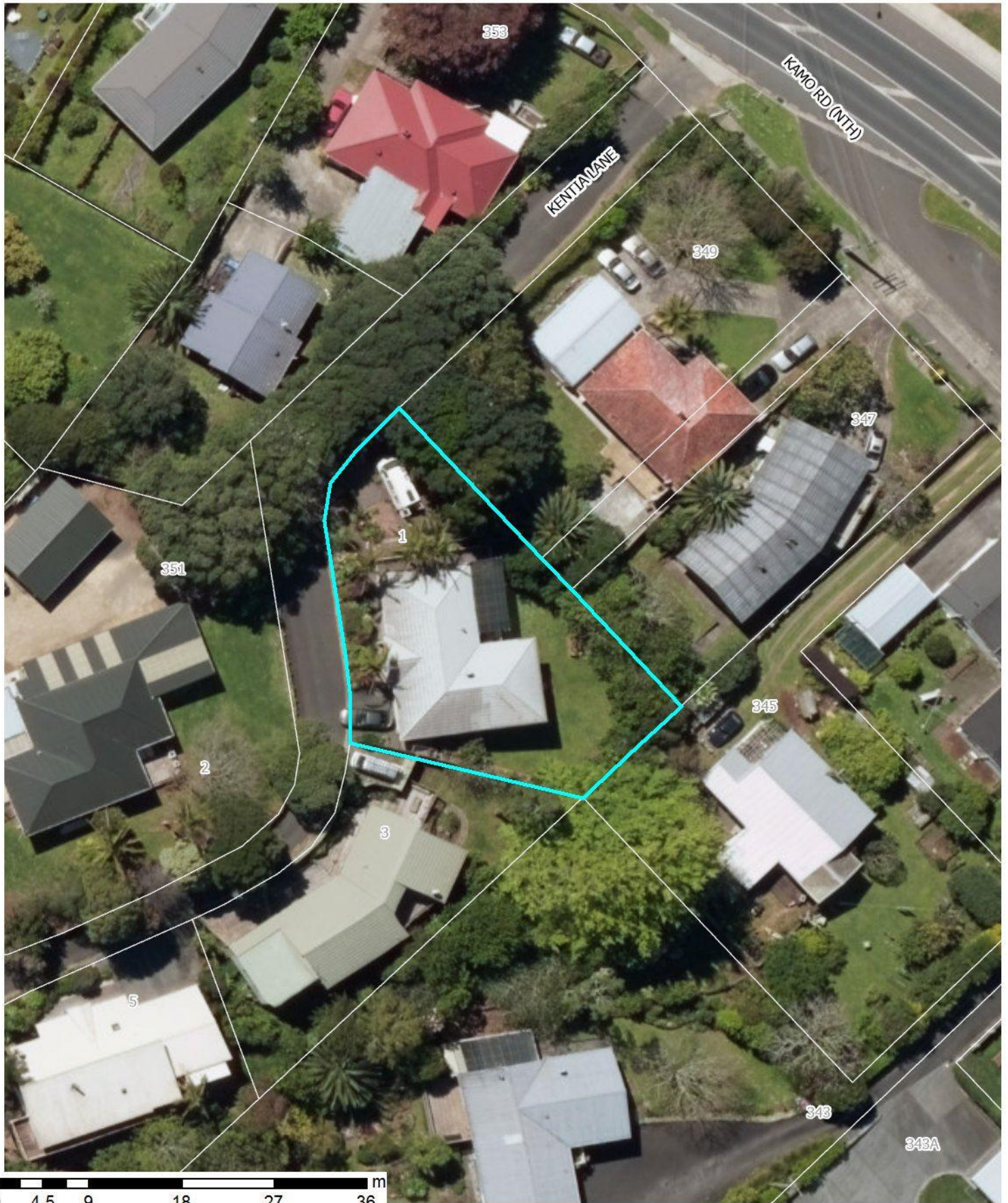
Friday, January 28, 2022

Scale: 1:500



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Aerial Photography



Friday, January 28, 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.

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




R. W. Muir
Registrar-General
of Land

Identifier NA97D/920
Land Registration District North Auckland
Date Issued 01 December 1995

Prior References
NA18B/1243

Estate Fee Simple
Area 737 square metres more or less
Legal Description Lot 7 Deposited Plan 162376
Registered Owners
Julie Lenore Girvan

Estate Fee Simple - 1/7 share
Area 867 square metres more or less
Legal Description Lot 8 Deposited Plan 162376
Registered Owners
Julie Lenore Girvan

Interests

Subject to Section 241(2) Resource Management Act 1991

C928528.2 Resolution pursuant to Section 321(3)(c) Local Government Act 1974 - 1.12.1995 at 2.44 pm

C928528.3 Consent Notice pursuant to Section 221(1) Resource Management Act 1991 - 1.12.1995 at 2.44 pm

Subject to electricity, gas, telecommunications and water rights over part marked A on DP 162376 specified in Easement Certificate C928528.5 - 1.12.1995 at 2.44 pm (affects Lot 7 DP 162376)

The easements specified in Easement Certificate C928528.5 are subject to Section 243 (a) Resource Management Act 1991

Land Covenant in Transfer D219664.1 - 26.11.1997 at 11.05 am



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. 162376

A N D

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

I, PATRICK JOHN KILLALEA District Planner for the Council HEREBY CERTIFY
that the following conditions to be complied with on a continuing basis were imposed by
the Council as conditions of approval for the subdivision as effected by Land Transfer
Plan No. 162376 ("the plan")

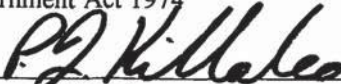
- (i) That the registered proprietor for the time being of the property being Lot 6 on the
plan shall not do or permit to be done any act or thing which will destroy or
damage the kauri tree in the north east corner of that property as shown marked in
red on the attached copy of the plan and in pursuance of this condition the
registered proprietor shall not, but not by way of limitation of this obligation,
wilfully destroy, excavate, undermine, remove, damage, ring-bark, cut down, top,
injure or poison the kauri tree nor shall the registered proprietor permit any such
action by any other person.
- (ii) That the registered proprietor for the time being of the property being Lot 7 on the
plan shall not do or permit to be done any act or thing which will destroy or
damage the kauri tree in the northern corner of that property as shown marked in
red on the attached copy of the plan and in pursuance of this condition the
registered proprietor shall not, but not by way of limitation of this obligation,
wilfully destroy, excavate, undermine, remove, damage, ring-bark, cut down, top,

injure or poison the kauri tree nor shall the registered proprietor permit any such action by any other person.

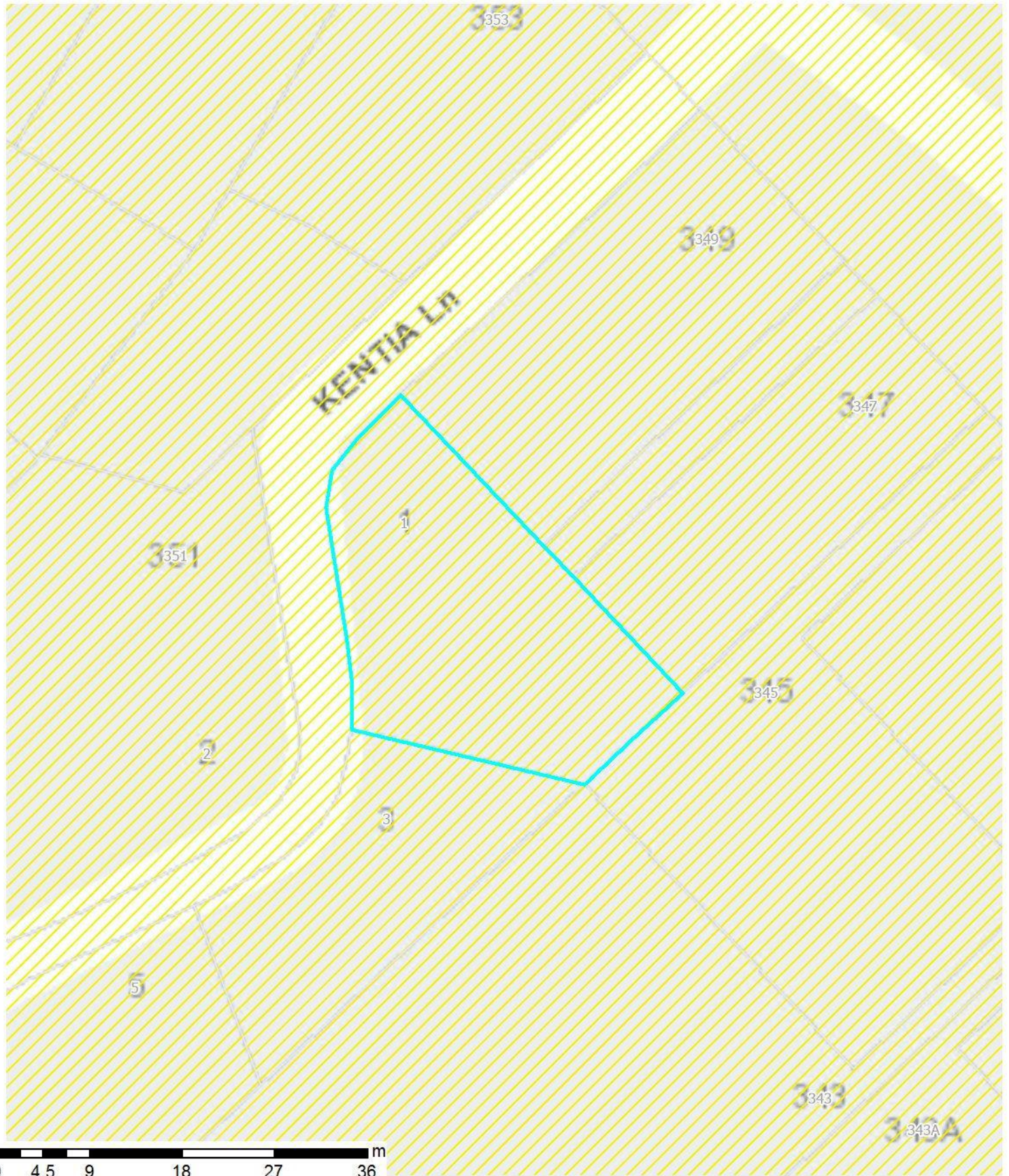
- (iii) In meeting their obligations under conditions (i) and (ii) hereof the registered proprietors for the time being of the properties being Lots 6 and 7 on the plan shall ensure that such protection to the kauri trees on these properties is to extend to all parts of the kauri trees such extending to and including the root systems and the ground containing those root systems of the two trees.
- (iv) The registered proprietors for the time being of the properties being Lots 6 and 7 on the plan shall not build or form any further driveways or parking spaces, such not including existing driveways as at the date of this consent notice, within six metres of the kauri trees referred to in conditions (i) and (ii) hereof with this distance for the purposes of this condition being measured from the trunk of the tree approximately one metre above ground level.

DATED at Whangarei this *24th* day of *November* 1995

SIGNED by the said PATRICK JOHN KILLALEA,
District Planner for THE WHANGAREI DISTRICT
COUNCIL pursuant to the authority of the Council given
pursuant to Sections 252(1)(a) and 715 of the Local
Government Act 1974


P.J. Killalea




Land Stability



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

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

Land InStability

-  High Hazard
-  Moderate Hazard
-  Low Hazard

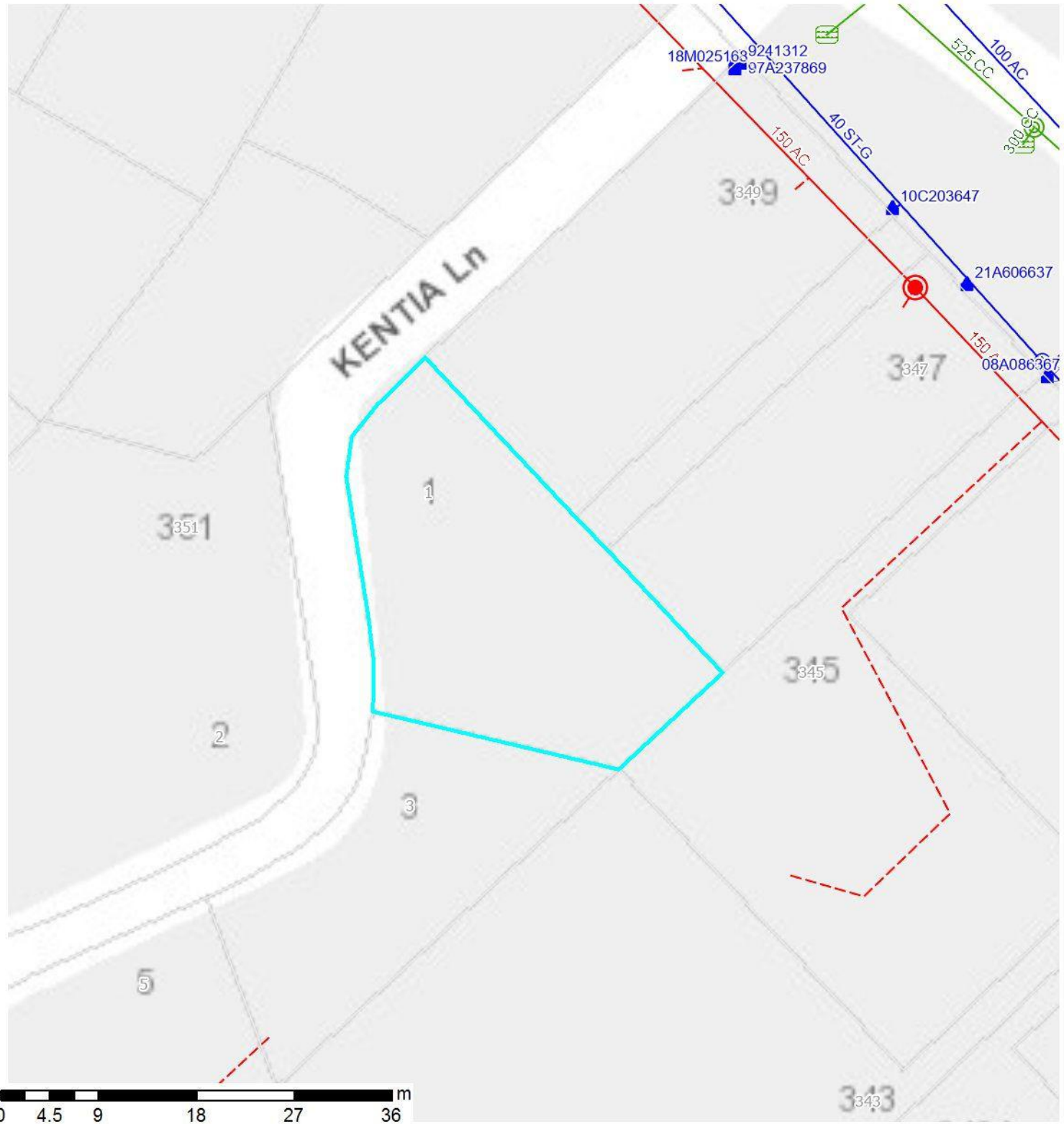
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Scale:1:500

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

Friday, January 28, 2022 Scale: 1:500

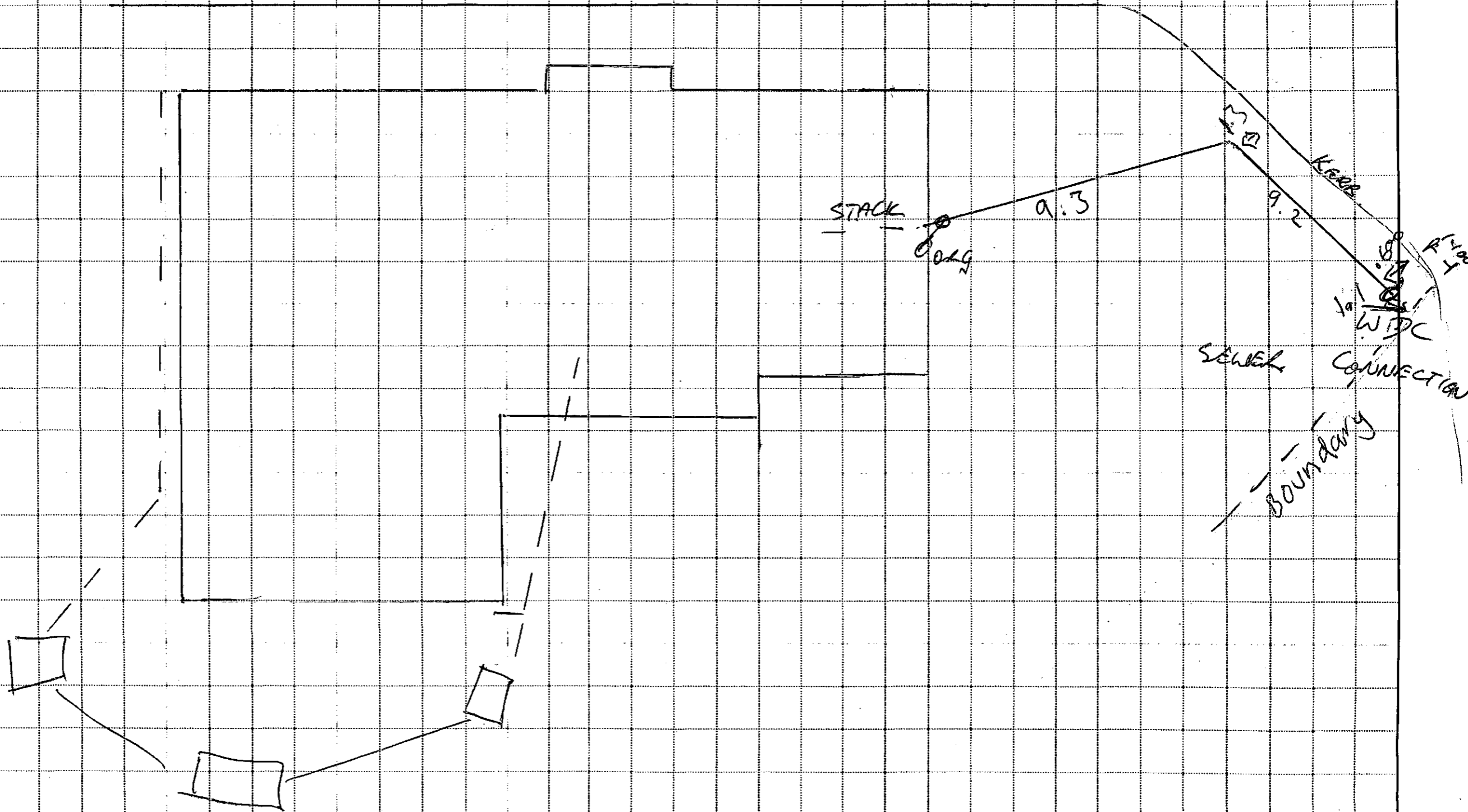


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PART C : AS BUILT SERVICES PLAN

(To be completed in all cases. If details are already noted on separate drawings then provide copies in duplicate as appropriate and attach to this sheet. Ensure that drawing numbers, etc, is noted below.)

KENTIA LANE



Scale: _____ in _____

Site Address: _____



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: Friday, 28 January, 2022

Property Number 68836
Legal Description LOT 7 DP 162376-HAVING 1/7SH IN LOT 8 DP 162376 BEING 867M2
Assessment Number 0071383107
Address 1 Kentia Lane (Pvt) WHANGAREI 0112
Record of Title(s) 97D/920
Land Value \$320,000
Capital Value \$710,000
Date of Valuation 01-July-2021
Effective Date (used for rating purposes) 01-July-2022
Meter Location LHM (LOT 7)

Rates Breakdown (up to 30 June 2022)

Rates Charge	Charge Total
General Residential	\$496.74
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	\$4.63
Regional Emergency Services Rate	\$11.84
Regional Flood Infrastructure	\$31.19
Regional Land and Fresh Water Management	\$73.24
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	\$2,473.85

Opening Balance as at 01/07/2021 **\$-103.40**

Rates Instalments	Total
20/07/2021 Instalment	\$619.85
20/10/2021 Instalment	\$618.00
20/01/2022 Instalment	\$618.00
20/04/2022 Instalment	\$618.00
Rates Total	\$2,473.85

Balance to Clear **\$200.39**



BC 27102



CODE COMPLIANCE CERTIFICATE NO 27102

Section 56(3), Building Act 1991

Issued by: **Building Certifiers (Whangarei) Ltd** on **23 August 2001** currently approved and registered as a building certifier.

[Cross each applicable box and attach relevant documents]

To: **Whangarei District Council**

Building Consent No **27102**

P.I.D **68836**

PROJECT

PROJECT LOCATION

- New or relocated building (x)
- Alteration ()
- Additions ()

Street address : **Kentia Lane**

Intended use(s) [In detail]
Dwelling

Legal description : **Lot 7 DP 162376**

Intended life:

- Indefinite but not less than 50 years (x)
- Specified as years
- Demolition ()

Being stage of an intended stages

This is:

- (x) A final code compliance certificate issued in respect of all of the building work under the above building consent.
- () An interim code compliance certificate. Work not yet done or the extent of work that has been done is listed below.

Signed on behalf of Building Certifiers (Whangarei) Ltd

Signature: 

**Issue Document**

BUILDING CONSENT No: 27102 **27102**
Section 35, Building Act 1991
Issued: 16Feb98
Project Information Memorandum No: 27033

Applicant

AUDREY DORIS TUCKER
C/- 4 GRANFIELD PL
WHANGAREI

Agent

ALLAN TUCKER
4 GRANFIELD PL
KAMO

Site Information

PROPERTY ID: 68836
ASSESSMENT NO: 00713/831.07
STREET ADDRESS: KENTIA LANE, KAMO, WHANGAREI
LEGAL DESCRIPTION: LOT 7 DP 162376

Project Information

PROJECT IS FOR: New Building
INTENDED USE(S): NEW DWELLING
INTENDED LIFE: Indefinite but not less than 50 years
VALUE OF WORK: \$125,000.00
NUMBER OF STAGES: 1

Fees

COUNCIL'S TOTAL CHARGES FOR THIS BUILDING CONSENT ARE: \$331.25
PAYMENTS RECEIVED TO DATE:
Receipt number: 1205435 Date: 04Feb98 Amount: \$331.25

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

1: Resource Consent

No work is to commence on the site until a Resource Consent Application has been approved.

2: General

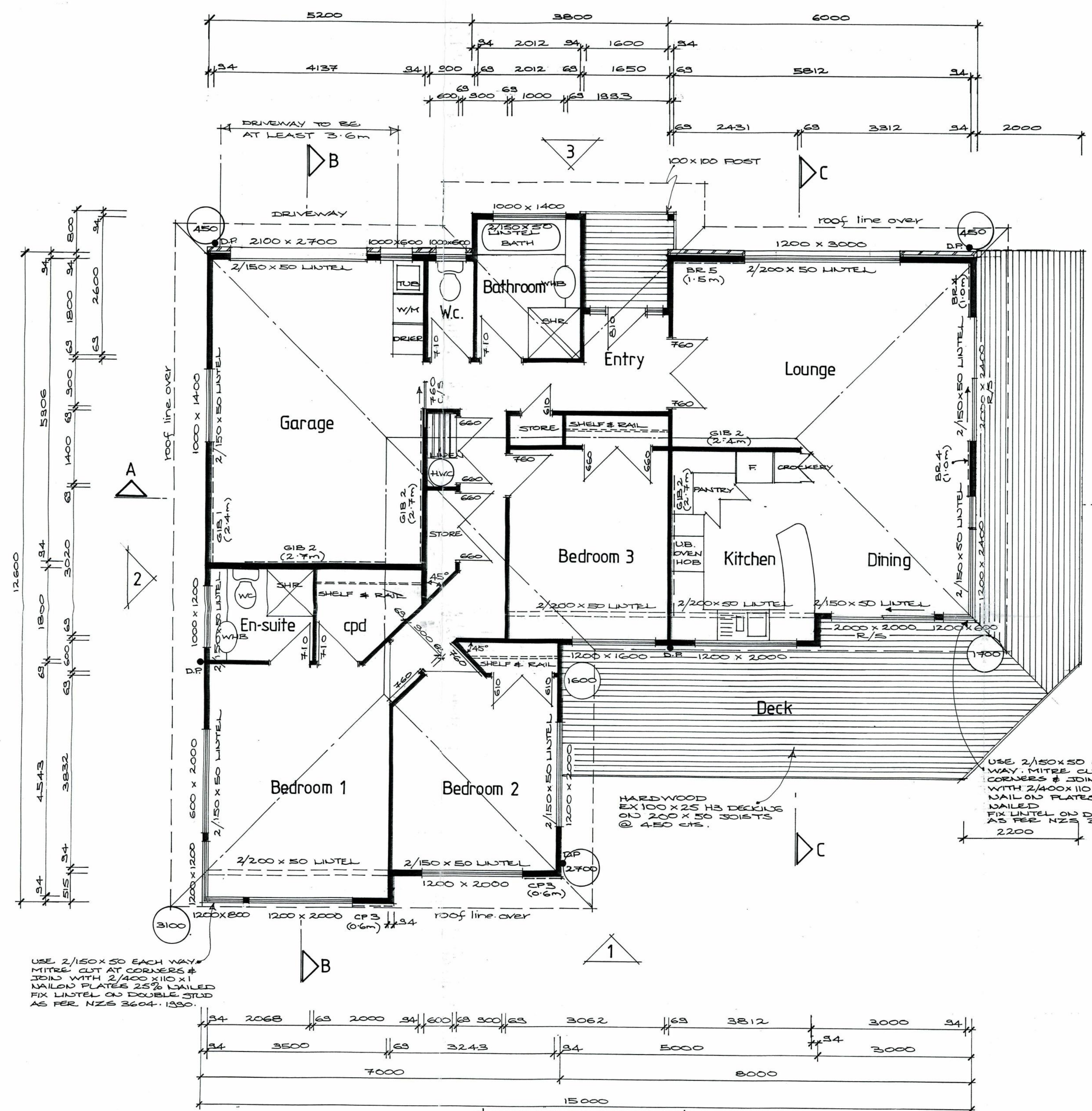
No Requirements.

Signed for and on behalf of the Council

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

Signature:.....*G. Byers*.....

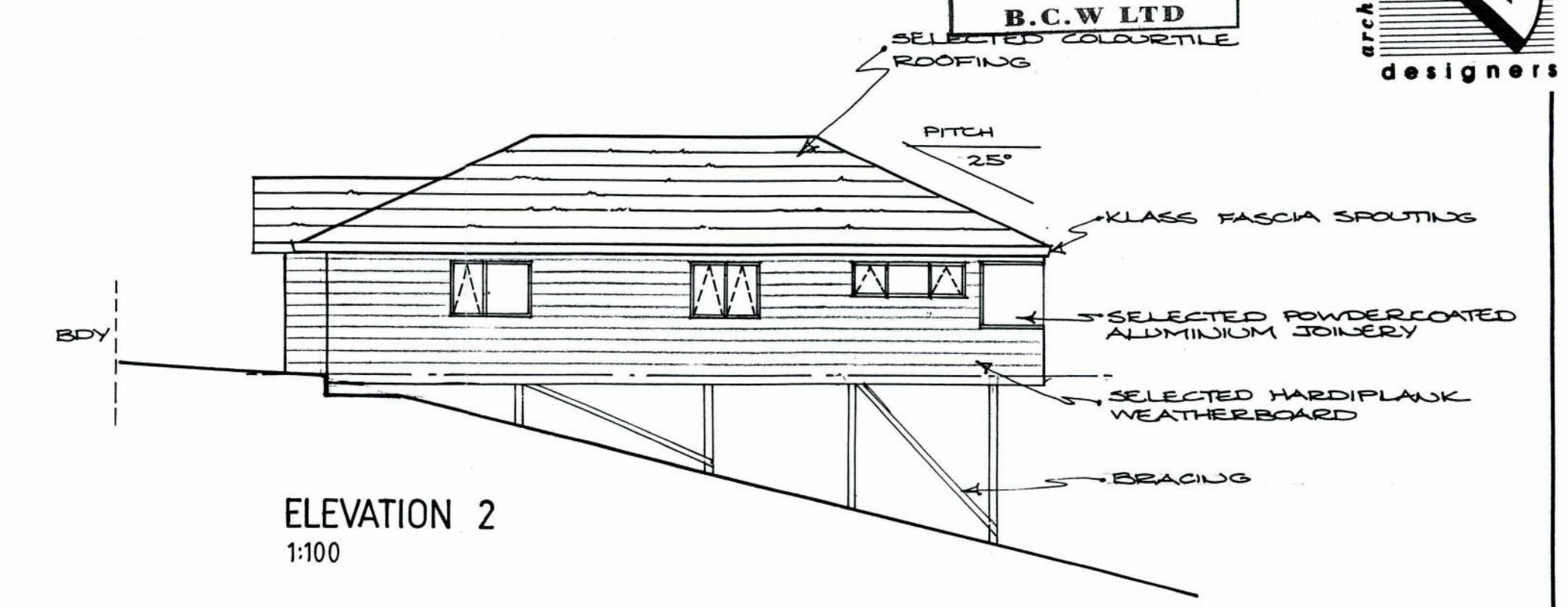
Date:..16./12./98..



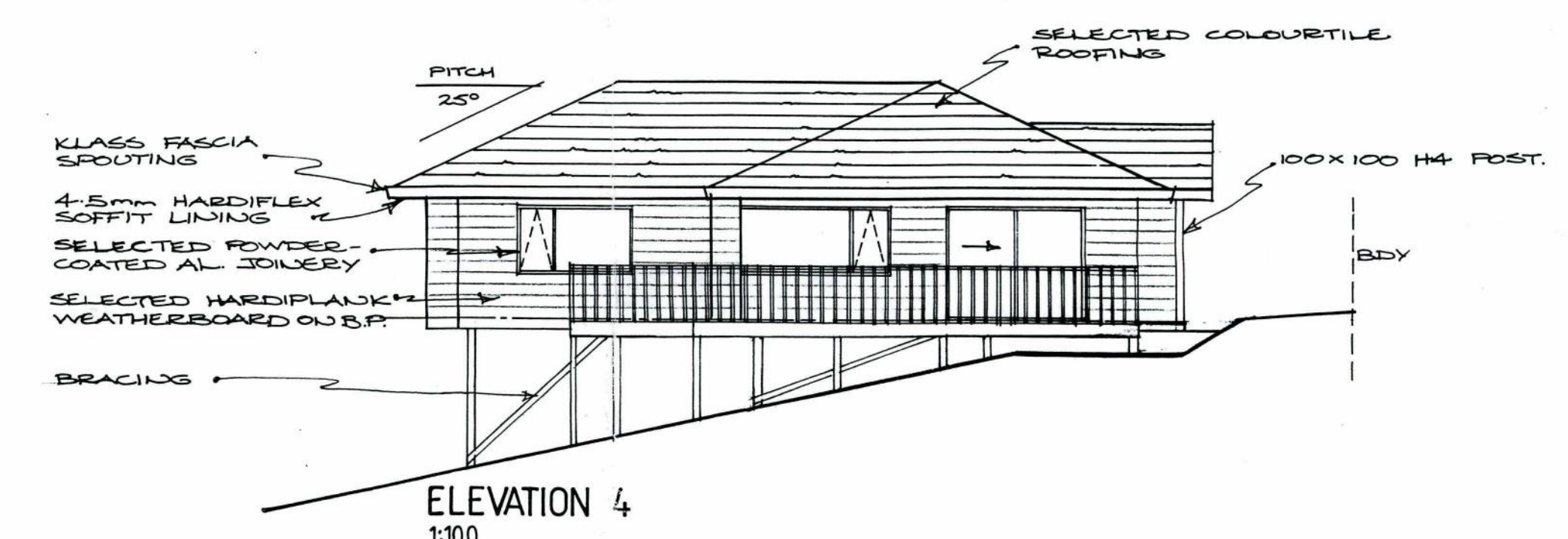
FLOOR PLAN
1:50

House area:	119.85m ²
Garage area:	25.39m ²
Total area:	145.24m ²
Deck area:	39.16m ²

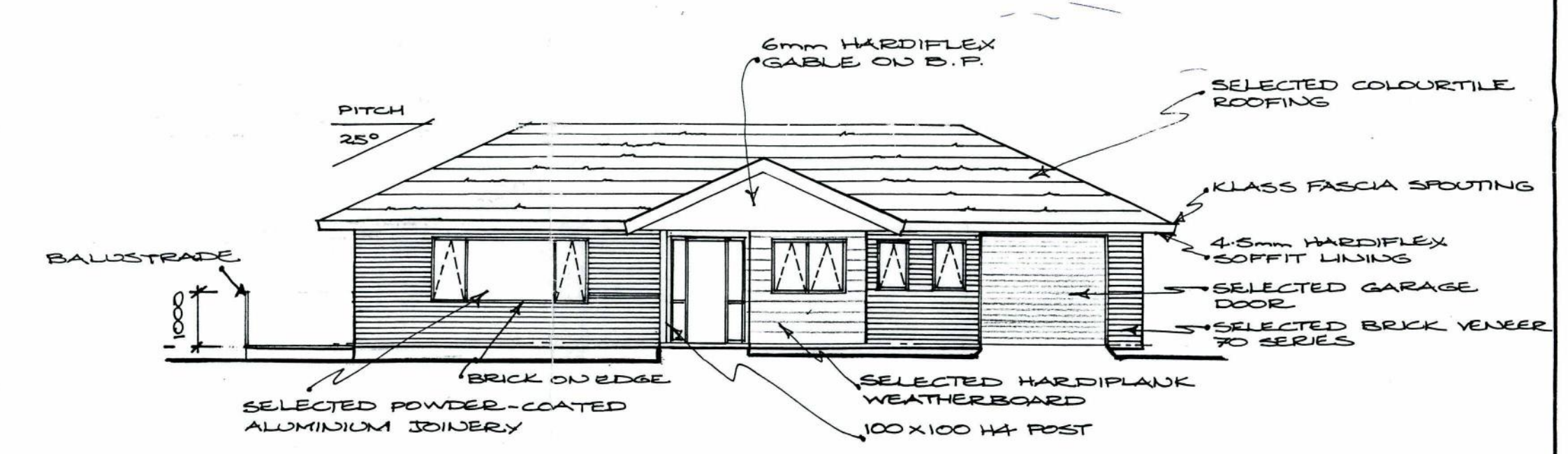
NOTE:
CONTRACTOR TO CONFIRM ALL DIMENSIONS
ON SITE PRIOR TO COMMENCING CONSTRUCTION



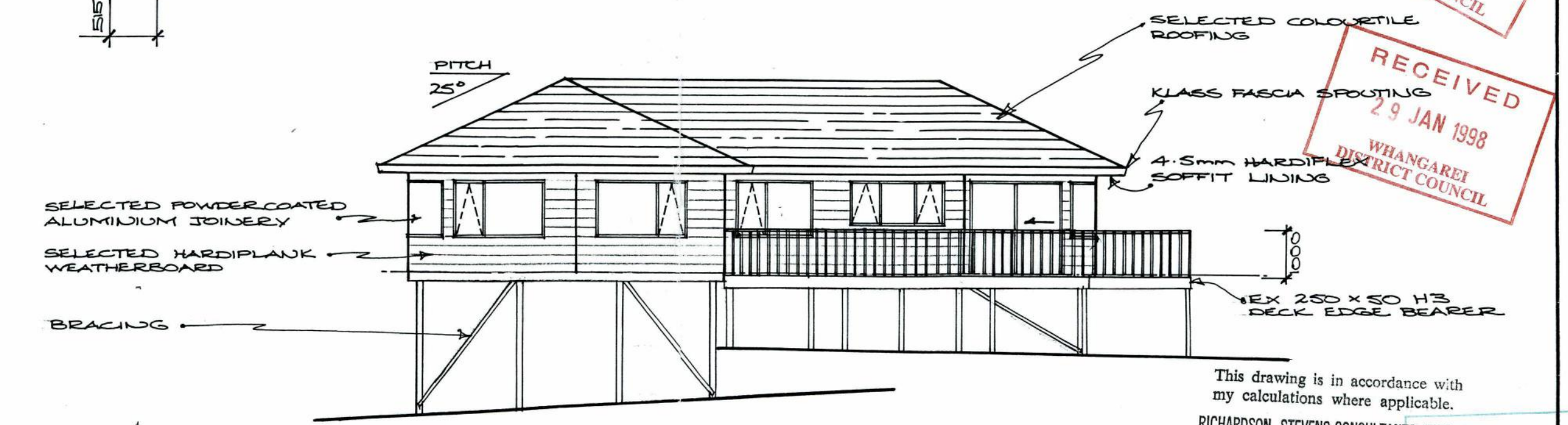
ELEVATION 2
1:100



ELEVATION 4
1:100



ELEVATION 3
1:100



ELEVATION 1
1:100

RECEIVED
29 JAN 1998
WHANGAREI DISTRICT COUNCIL

RECEIVED
29 JAN 1998
WHANGAREI DISTRICT COUNCIL

RECEIVED
29 JAN 1998
B.C.W LTD.
REGISTERED ENGINEER

This drawing is in accordance with my calculations where applicable.
RICHARDSON, STEVENS CONSULTANTS 1998 LTD
CONSULTING ENGINEERS
2 Seaview Road, Whangarei
per [Signature]
Registered Engineer

Operative District Plan - Environments

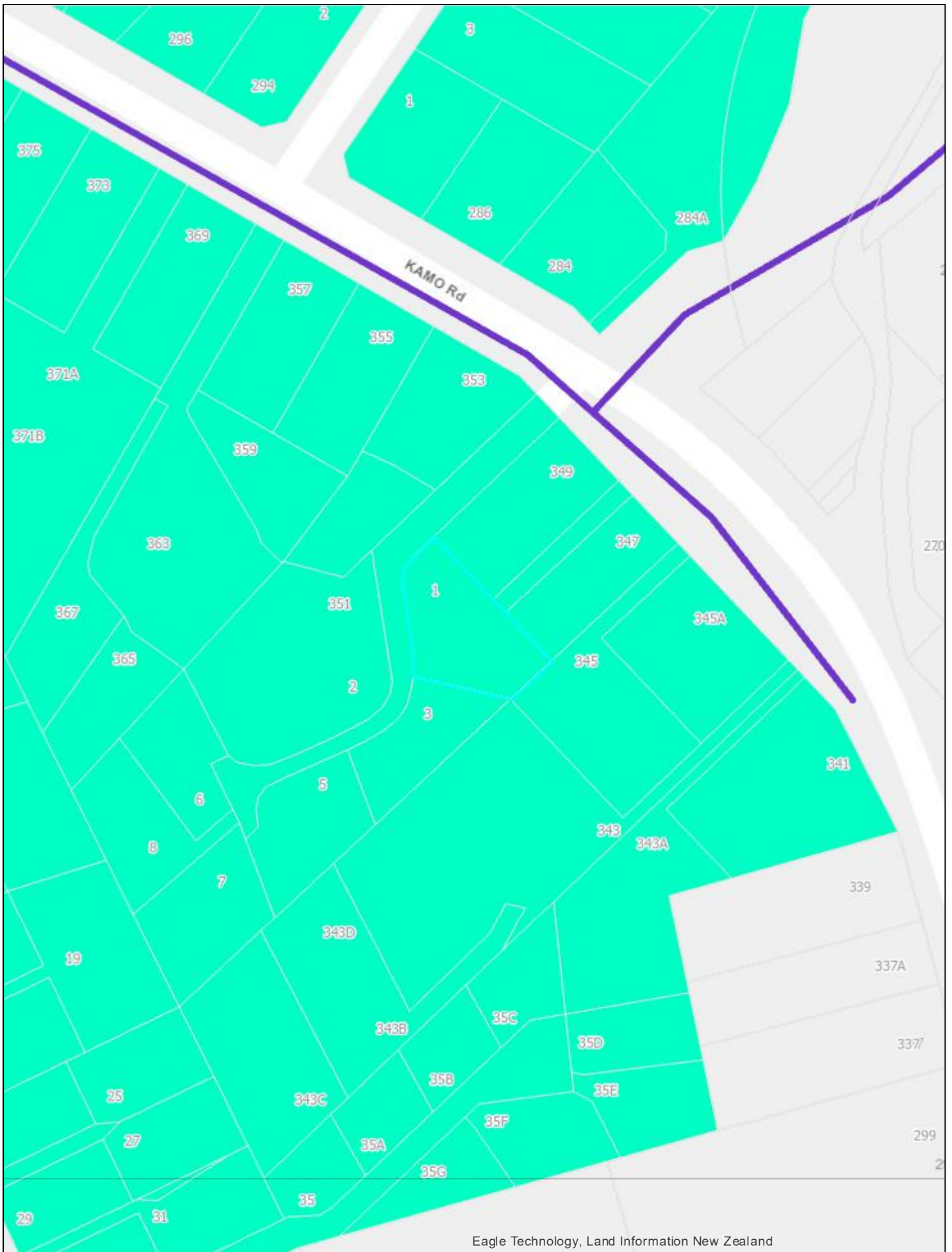


Friday, January 28, 2022

Scale: 1:500



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Eagle Technology, Land Information New Zealand

Kamo Low Density



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

Original Sheet Size 210x297mm











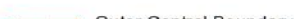







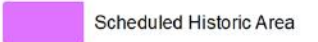
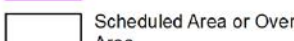








Operative District Plan – Map Legend

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>



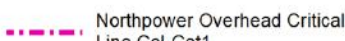




Resource Areas Maps

 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

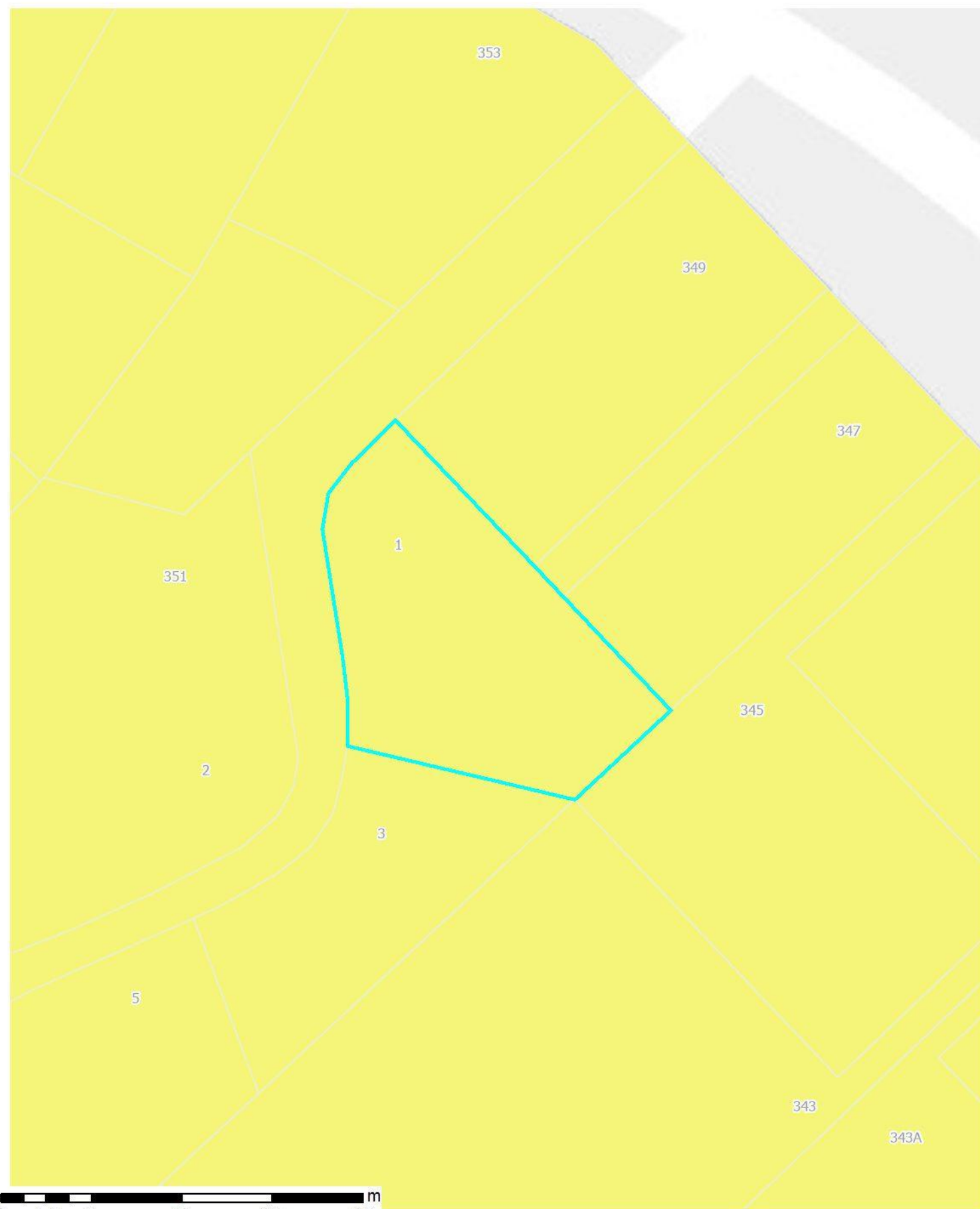
 Coastal Area	Coastal Area
 Outstanding Natural Character Area	Outstanding Natural Character Area
 High Natural Character Area	High Natural Character Area

All District Plan Maps

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

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District Plan Appeals Version - Zones



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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
 Papakainga <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







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
Road Hierarchy	 Coastal Area
 National	 Outstanding Natural Feature
 Regional	 Outstanding Natural Landscape
 Arterial	
 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
 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).

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WHANGAREI DISTRICT COUNCIL

NOTICE OF DECISION ON APPLICATION FOR RESOURCE CONSENT

IN THE MATTER of the
Resource Management Act
1991

A N D

IN THE MATTER of an
application under Section
88 of the Act by
A Tucker.

APPLICATION

APPLICATION FOR RESOURCE CONSENT to allow reverse vehicle manoeuvring over Right of Way.

The property in respect of which the application is made, is situated at Lot 7, Kentia Lane, Kamo.

DELEGATION

The application was considered and decided under authority delegated pursuant to Section 34 of the Act to the Senior Environmental Planner (Consents) of the Whangarei District Council.

DECISION

THAT pursuant to Section 94 of the Resource Management Act 1991 Council determines that the application need not be notified as it is satisfied that any adverse effect on the environment will be minor and that written approval has been obtained from every person that may be adversely affected by the granting of the land use consent.

THAT pursuant to Section 105 of the Resource Management Act 1991, Council grants consent to the application being LU 98/105 by A Tucker to allow reverse vehicle manoeuvring over right of way, such land being situated at Lot 7, Kentia Lane, Kamo, subject to the following conditions:

CONDITIONS:

- i) That the application is in compliance with all other relevant Acts, Regulations and Bylaws.


- ii) That the proposed development proceeds in accordance with the site plan, elevations and accompanying details submitted with this application, as per building consent number 27102, issued by the Council on 16 February 1998.
- iii) That no parking, in association with the residential development upon Lot 7 DP 162376, be undertaken within the right of way.

REASONS FOR THE DECISION

Pursuant to Section 113 of the Act the reasons for the decision are:

- i) Written consents have been obtained from all those parties deemed to be affected.
- ii) The proposal complies with the policies and objectives of the plan and is considered to not degrogate surrounding residential environment.

DATED at Whangarei this 31st day of March 1998


P Campbell
SENIOR ENVIRONMENTAL PLANNER (CONSENTS)
WHANGAREI DISTRICT COUNCIL

RIGHT OF OBJECTION

Section 357 of the Act provides a right of objection to this decision. Objection must be by notice in writing, setting out the reasons for the objection, delivered to the Council within 15 working days after this decision has been notified to you. A fee will be payable if the objection is not upheld.

No of days to process: