



## LIM REPORT

### Statement of passing over information

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**LAND INFORMATION MEMORANDUM NO: LM2101319**

**Received: 11 Oct 2021**

**Issued: 19 Oct 2021**

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

**APPLICANT**

Harcourts - Paul Sumich  
33-35 Robert Street  
Whangarei 0110

**SITE INFORMATION**

Property ID: 20743  
Street Address: 103 Maunu Road  
Whangarei 0110  
Legal Description: LOT 3 DP 54950

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: DP54950 – 02/09/1965
- Record of Title: NA14D/1012 – 08/07/1968

**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.

This property is in an area that has been identified to contain Acid Sulphate Soil **(RISK)**.

These soils, where present, can generate acidic groundwater and may require consideration with regard to land drainage and selection of building materials for buried structures.

A copy of the Opus Acid Sulphate Soil guidance document dated August 2015 can be found on the Whangarei District Council website.

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

**Regional Policy Statement**

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

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

Refer

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

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

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

- Pipeline Asset Services Map.

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

Site Drainage Plan

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

**4: INFORMATION RELATING TO VALUATION, LAND, AND WATER RATES. INFORMATION FROM WHANGAREI DISTRICT COUNCIL RECORDS.**

Information on Valuation, Rates and Water Meter location (if applicable) for the current financial year, is attached.

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

**5: INFORMATION CONCERNING ANY PERMIT, CONSENT, CERTIFICATE, NOTICE ORDER, OR REQUISITION AFFECTING THE LAND OR ANY BUILDING ON THE LAND PREVIOUSLY ISSUED BY THE WHANGAREI DISTRICT COUNCIL OR BUILDING CERTIFIER (WHETHER UNDER THE BUILDING ACT 1991 AND/OR 2004 OR ANY OTHER ACT).**

After an extensive search of Council records, we were unable to locate any building permits or plans for the original dwelling.

Copy of Building Permit issued for this property is attached.

Erect a Garage – 18/07/1973

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.

This property is subject to the district plan change appeals process.

Refer:

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

For any questions please contact the Policy Planner at 430 4200 and quote **ENV-2020-AKL-000131, ENV-2020-AKL-000132.**

Urban areas in Whangarei District are currently going through a proposed plan change to create new zones. Refer:

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

**7: INFORMATION WHICH IN TERMS OF ANY OTHER ACT HAS BEEN NOTIFIED TO THE WHANGAREI DISTRICT COUNCIL BY ANY STATUTORY ORGANISATION HAVING THE POWER TO CLASSIFY LAND OR BUILDINGS FOR ANY PURPOSE.**

Whangarei District Council is not aware of any classification attached to the land or building/s.

**8: OTHER INFORMATION CONCERNING THE LAND AS WHANGAREI DISTRICT COUNCIL CONSIDERS, AT COUNCILS DISCRETION, TO BE RELEVANT.**

Whangarei District Council recommends that all Whangarei District residents visit the Northland Regional Council website, <https://www.nrc.govt.nz/> for information on Civil Defence hazard response. This information includes Tsunami evacuation zones, maps and community response plans for flooding and extreme weather events etc.

Copies of site plan, floor plan and elevations are attached for your information.

**9: INFORMATION RELATING TO ANY UTILITY SERVICE OTHER THAN COUNCILS SUCH AS TELEPHONE, ELECTRICITY, GAS AND REGIONAL COUNCIL WILL NEED TO BE OBTAINED FROM THE RELEVANT UTILITY OPERATOR.**

Further information may be available from other authorities; Northland Regional Council; Northpower; Spark; Vector Limited; etc.

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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







# Aerial Photography



Tuesday, October 19, 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 54950  
 Title Reference all CT 373/224  
 all CT 772/129 (Lid) all CT 883/87  
 (Lid)  
 310 Referred to L. T. Surveyor

Deposited this 23rd day of April 1965  
 District Land Registrar

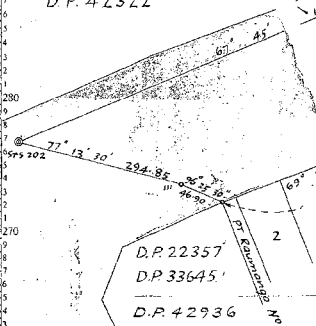
conditional consent

In pursuance of a resolution of the Whangarei City Council passed on the 16th day of December 1964, approving under Sec. 351 of the Municipal Corporations Act 1954 the subdivision shown on this plan, conditional on Lots 1-4 being amalgamated and one Certificate of Title being issued therefore, the Common Seal of the Body Corporate called the Mayor, Councillors and Citizens of the City of Whangarei was hereto affixed in the presence of:

*[Signature]* Mayor  
*[Signature]* Town Clerk

Lot 4 has no frontage to a public street

D.P. 42322



Lots 1-4  
 Total Area - 0<sup>a</sup>-2<sup>r</sup>-14<sup>p</sup>

D.R.O. 450  
 C.T. 521/297 Ltd.  
 R.W. Emmett (own)

M.L. 893

D.R.O. 745

Subdn of Lots 6 & 7 D.R.O. 450  
 being Pt Raumanga No 1 Blk  
 & Pt Lot 7 D.P. 16203  
 being Pt Te Mai No 2 Blk

cross referenced

Approved as to Survey

*[Signature]*  
 Chief Surveyor  
 26.7.65  
 Received D.R.O. 450 D.P. 16203  
 Reference plans 21842, 22357, 23619, 33645, 50, 300  
 Field book 402 p. 50  
 Traverse book under 1678  
 Examined by *[Signature]* 23.7.65  
 Recorded 23.7.65  
 Correct *[Signature]* L. T. Surveyor

Survey Block & District XII Purua  
 Land District North Auckland Local Body Whangarei City Council  
 Scale 50 links to an inch Surveyed by D. D. Keyburn Date February 1965

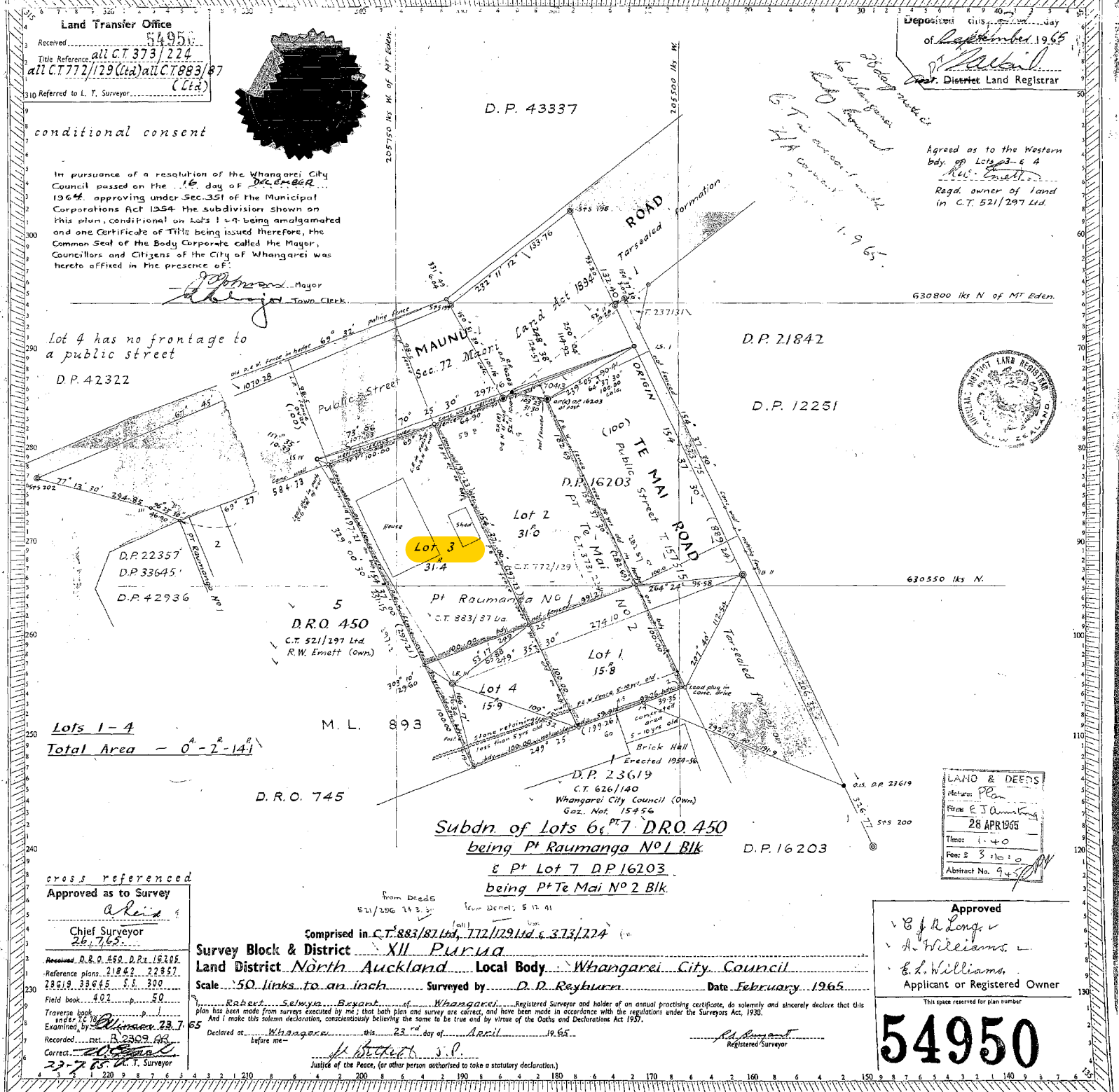
Robert Selwyn Bevan of Whangarei Registered Surveyor and holder of an annual practicing certificate, do solemnly and sincerely declare that this plan has been made from surveys executed by me, that both plan and survey are correct, and have been made in accordance with the regulations under the Surveyors Act, 1936. 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 23rd day of April 1965  
*[Signature]*  
 Justice of the Peace, (or other person authorised to take a statutory declaration.)

Approved  
*[Signature]*  
*[Signature]*  
 Applicant or Registered Owner

LAND & DEEDS  
 Plan  
 Filed  
 28 APR 1965  
 Times 1.40  
 Fees 3.10  
 Abstract No. 945

This space reserved for plan number

54950





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



  
R. W. Muir  
Registrar-General  
of Land

**Identifier** NA14D/1012  
**Land Registration District** North Auckland  
**Date Issued** 08 July 1968

**Prior References**  
NA883/87

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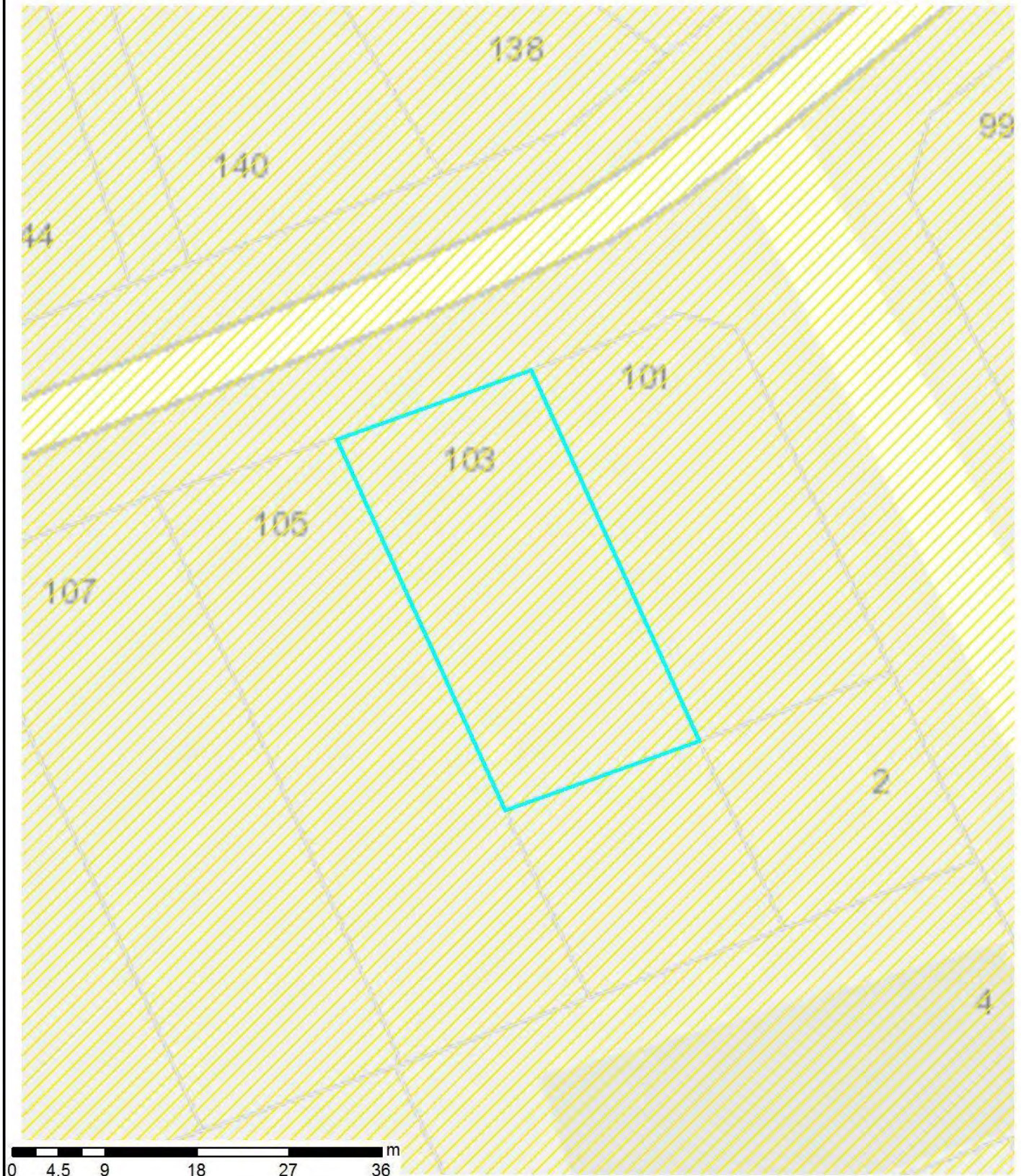
**Estate** Fee Simple  
**Area** 794 square metres more or less  
**Legal Description** Lot 3 Deposited Plan 54950  
**Registered Owners**  
T D Hang Limited

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**Interests**  
Fencing agreement in Conveyance 313167 (R.395/278)  
10165345.6 Mortgage to Bank of New Zealand - 28.8.2015 at 4:41 pm






# Land Stability



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

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

#### Land InStability

-  High Hazard
-  Moderate Hazard
-  Low Hazard

Tuesday, October 19, 2021

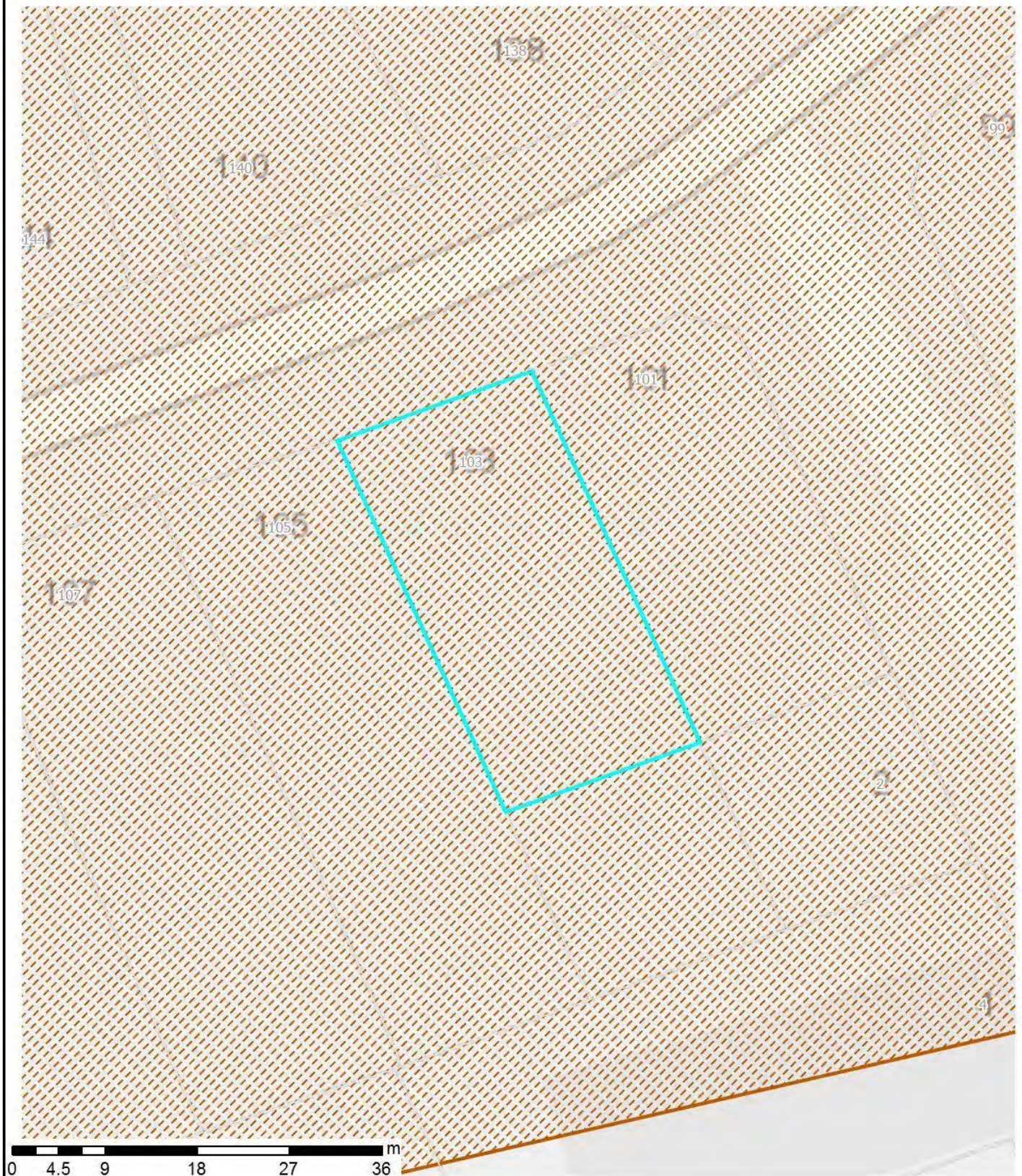
Scale:1:500



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# Acid Sulphate Soil (Risk/Confirmed)



-  Confirmed Acid Sulphate Soil
-  Acid Sulphate Soil Risk

Tuesday, October 19, 2021

Scale: 1:500

Acid Sulphate Soil (RISK or CONFIRMED).

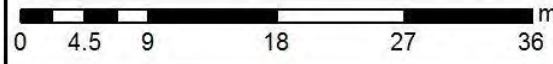
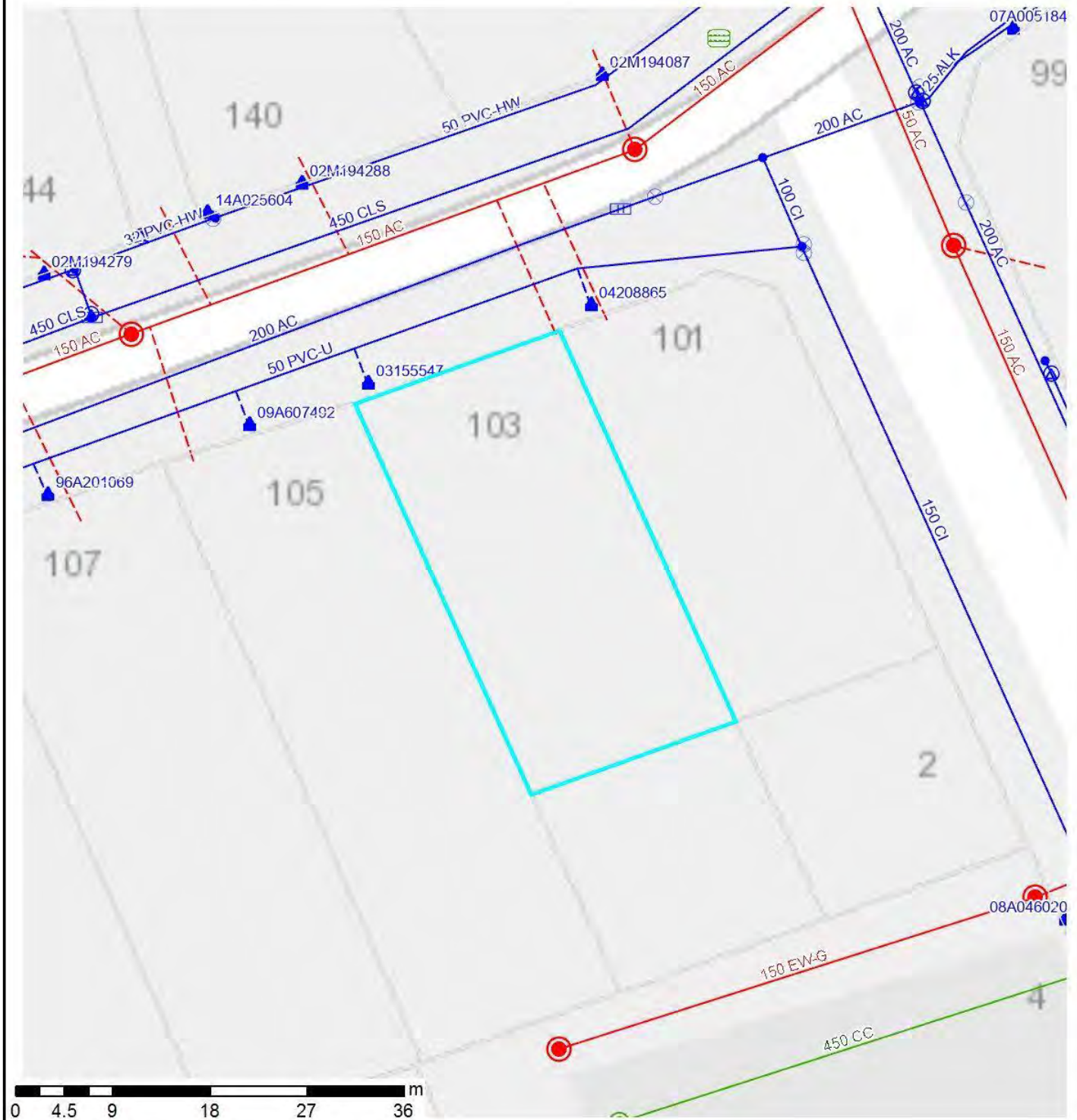
These soils, where present, can generate acidic groundwater and may require consideration with regard to land drainage and selection of building materials for buried structures.

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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                    |
| Other                | Sump                         | Manhole                  |
| Main Valves          | Inlet Outlet Node            | Nodes                    |
| Toby Valves          | Manholes                     | Valve                    |
| Hydrants             | Storm Water Service Line     | Pump                     |
| Pump                 | Storm Water Line             | Backflow Preventer       |
| 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.

Tuesday, October 19, 2021 Scale: 1:500



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

## Rates LIM Report

As at: Tuesday, 19 October, 2021

Property Number 20743  
Legal Description LOT 3 DP 54950  
Assessment Number 0074357500  
Address 103 Maunu Road Whangarei 0110  
Record of Title(s) 14D/1012  
Land Value \$183,000  
Capital Value \$405,000  
Date of Valuation 01-August-2018  
Effective Date (used for rating purposes) 01-July-2019  
Meter Location At letterbox 1m RHB #103

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

Rates Charge	Charge Total
General Residential	\$471.01
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	\$4.39
Regional Emergency Services Rate	\$11.84
Regional Flood Infrastructure	\$31.19
Regional Land and Fresh Water Management	\$69.45
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>\$2,444.09</b>

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

Rates Instalments	Total
20/07/2021 Instalment	\$611.09
20/10/2021 Instalment	\$611.00
20/01/2022 Instalment	\$611.00
20/04/2022 Instalment	\$611.00

**Rates Total** **\$2,444.09**

**Balance to Clear** **\$1,833.00**



F21990

267

20743

# WHANGAREI CITY COUNCIL

9595 No File No

## 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 19 73

To: The City Inspector,

Sir,

I hereby apply for permission to ERECT GARAGE  
at 103 MAUNU ROAD for T. W. WILSON & V. A. EVANS  
(House Number and Street) (Owner)  
of 103 MAUNU ROAD, according to locality plan and detail plans, elevations cross-sections  
(Address)

and specifications of building deposited herewith in duplicate.

### PARTICULARS OF LAND:

Assess. No. ~~76168~~ 1 75/534  
Lot No. 3  
D.P. 54 950  
Allotment No.

### LENGTH OF BOUNDARIES:

Front 66 Feet  
Back 66 Feet  
Side 128 Feet Area 31.4 Perches  
Side 128 Feet

### PARTICULARS OF BUILDING:

Foundations CONCRETE  
Walls 4" FIBROLITE  
Area of Ground Floor 400 hundred and eighty 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

### ESTIMATED VALUE:

Building \$ 750  
Sanitary Plumbing and Drainage \$ 30  
Total \$ 780

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) P. GARAGE.

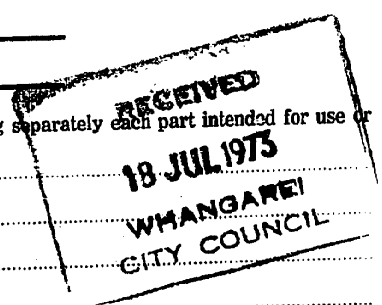
Proposed use or occupancy of other parts of buildings

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

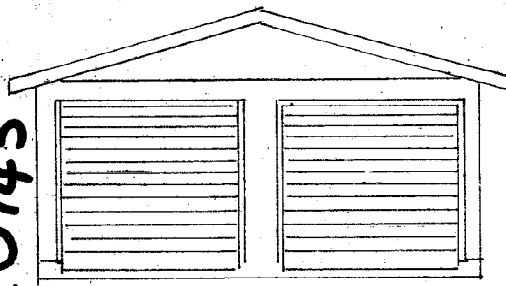
Yours faithfully,  
J. W. Wilson Owner  
J. W. Wilson Builder

Builder's Postal Address:  
Box 410  
WHANGAREI  
Builder's Phone 81-590

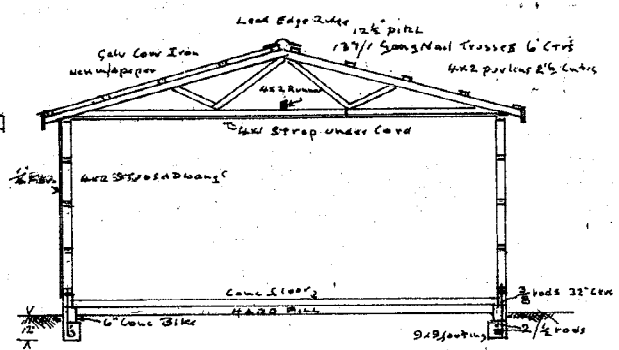
RPO



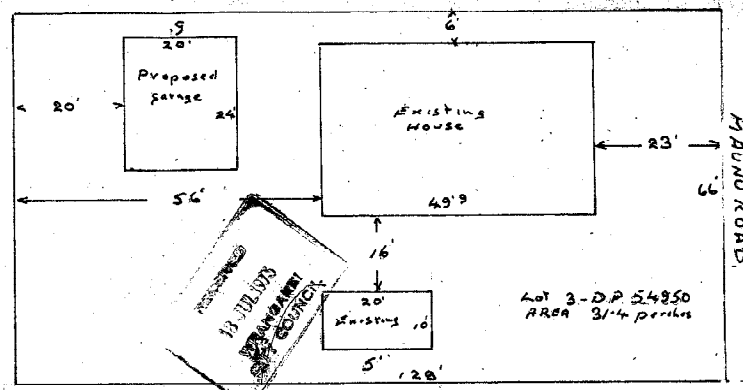
20743



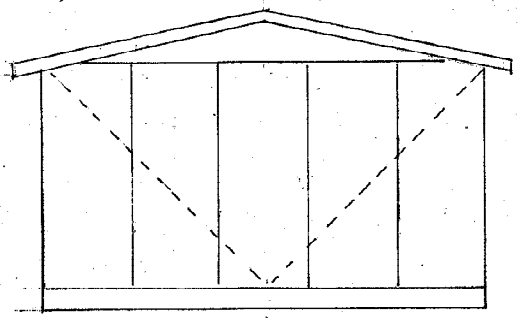
FRONT



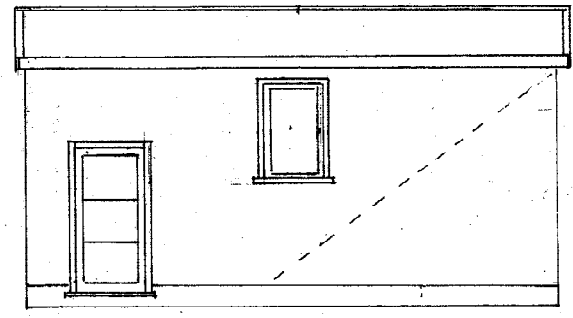
- 4x2 & 3x2 Treated Framing
- 3x2 B RAILS
- 4x2 Purlins
- 4x2 Diagonals
- 8' STUD HEIGHT



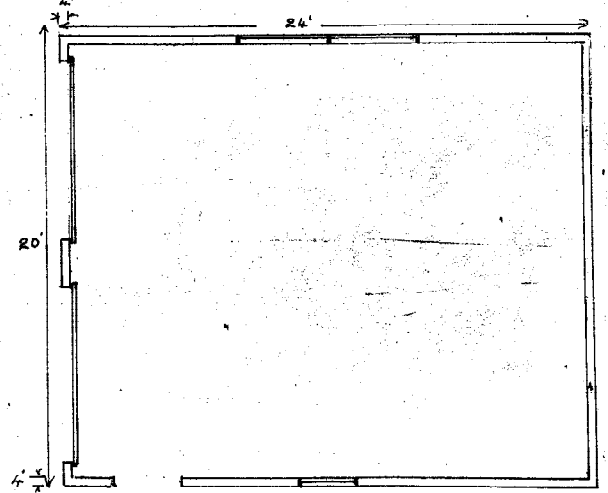
SITE PLAN 1/4" = 1'-0"



REAR

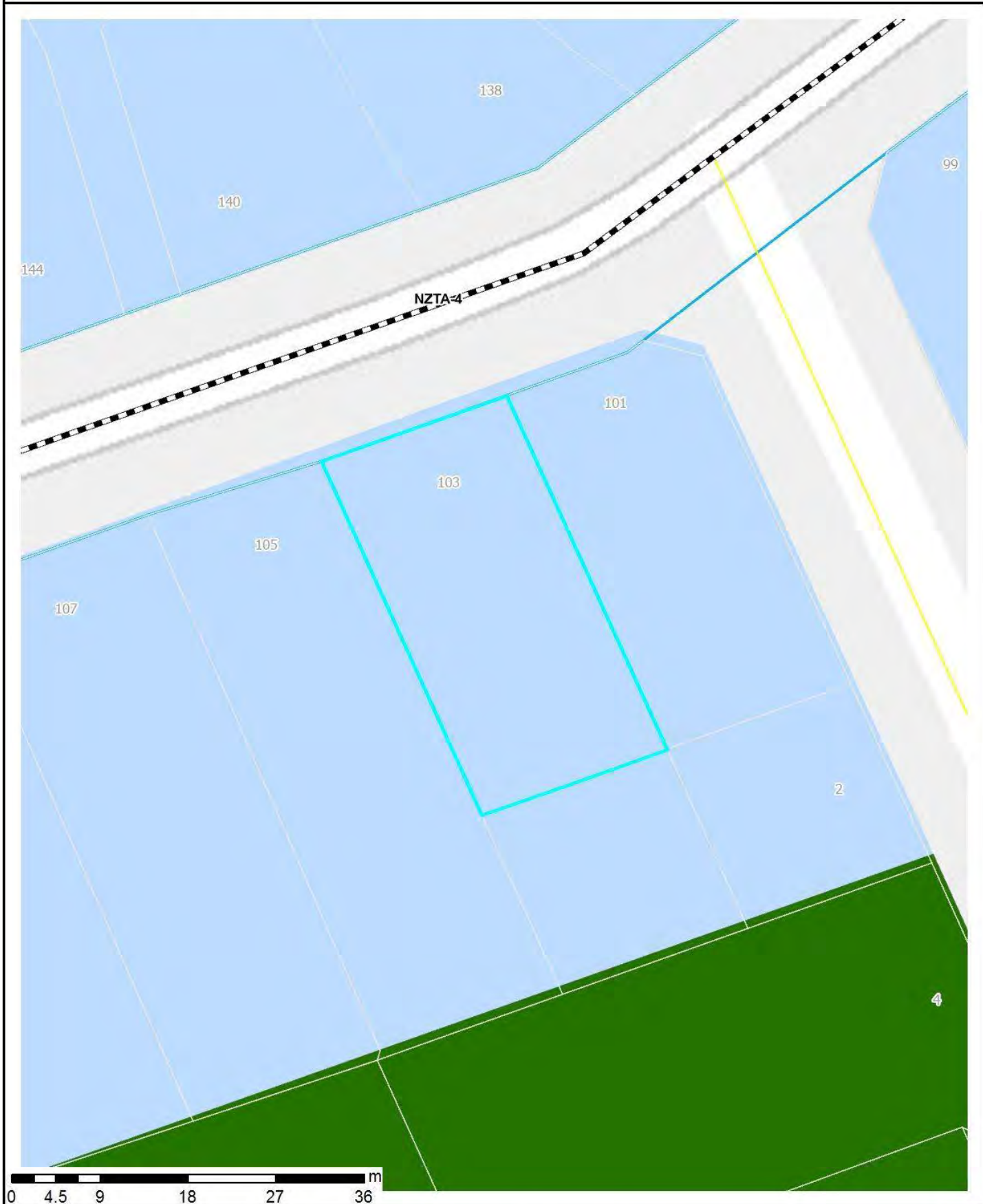


RIGHT SIDE



Proposed Garage for T.W. Wilson and Mrs V.A. EVANS 103 MAUNU ROAD

# Operative District Plan - Environments



Tuesday, October 19, 2021

Scale: 1:500



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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

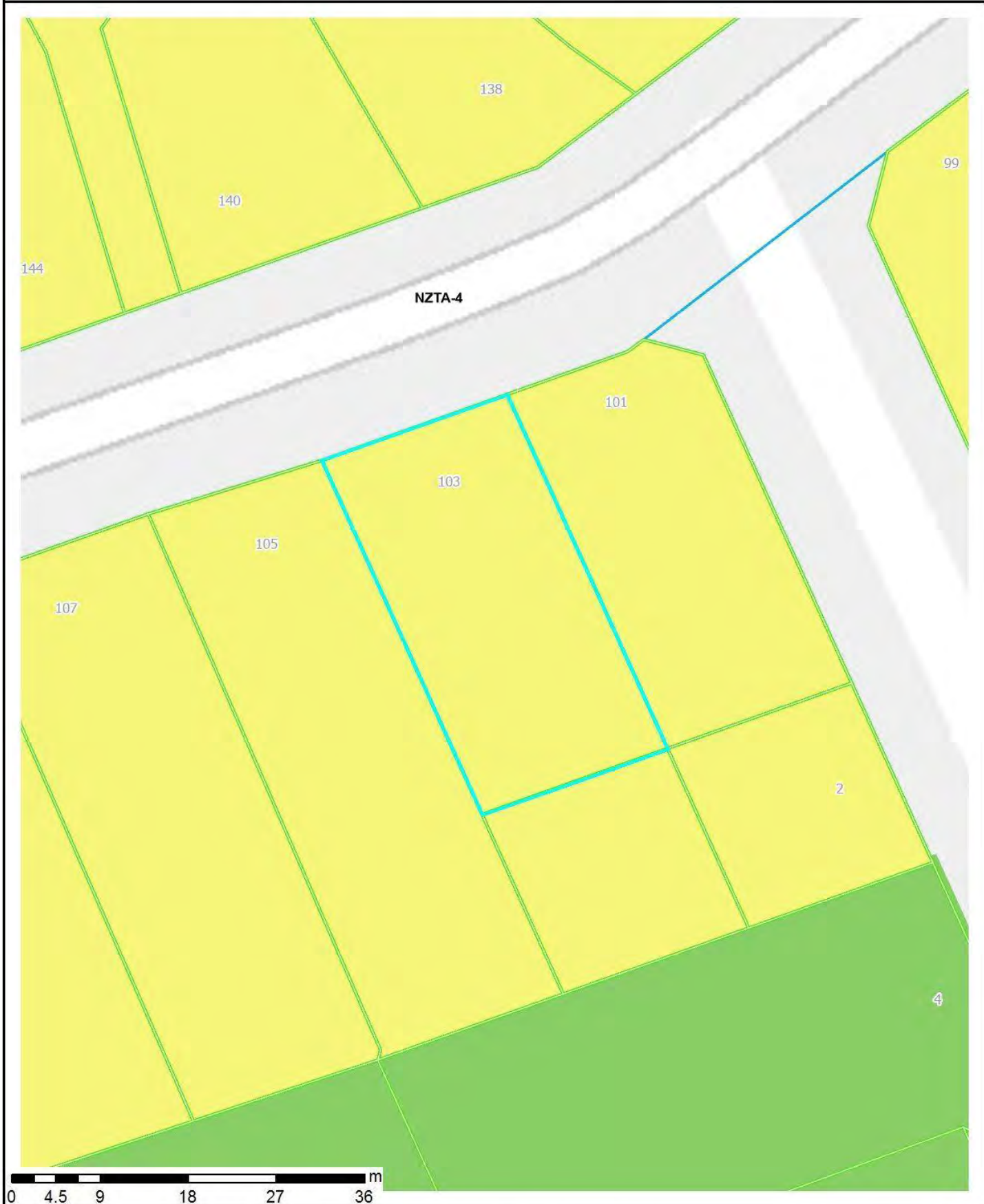
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# District Plan Appeals Version - Zones



Tuesday, October 19, 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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