



LIM REPORT

Statement of passing over information

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LAND INFORMATION MEMORANDUM NO: LM2101320

Received: 11 Oct 2021

Issued: 20 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: 20744
Street Address: 105 Maunu Road
Whangarei 0110
Legal Description: LOT 5 DEED 450

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: DEED 450 – 07/07/1922
- Record of Title: NA521/297 – 24/03/1930

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.

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 plans or permits for the original dwelling or any outbuildings.

Copy of Building Permit issued for this property is attached.

Install Pot Belly & Kent Fire – 03/10/1986

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:

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.

In this LIM, no further relevant information was found for this property.

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:



Lee Mitchell
Property Assessment Officer

Aerial Photography



Wednesday, October 20, 2021

Scale: 1:1,000

This map was last updated in 2018. It includes New Zealand's most current publicly owned aerial imagery and is sourced from the LINZ Data Service.

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.

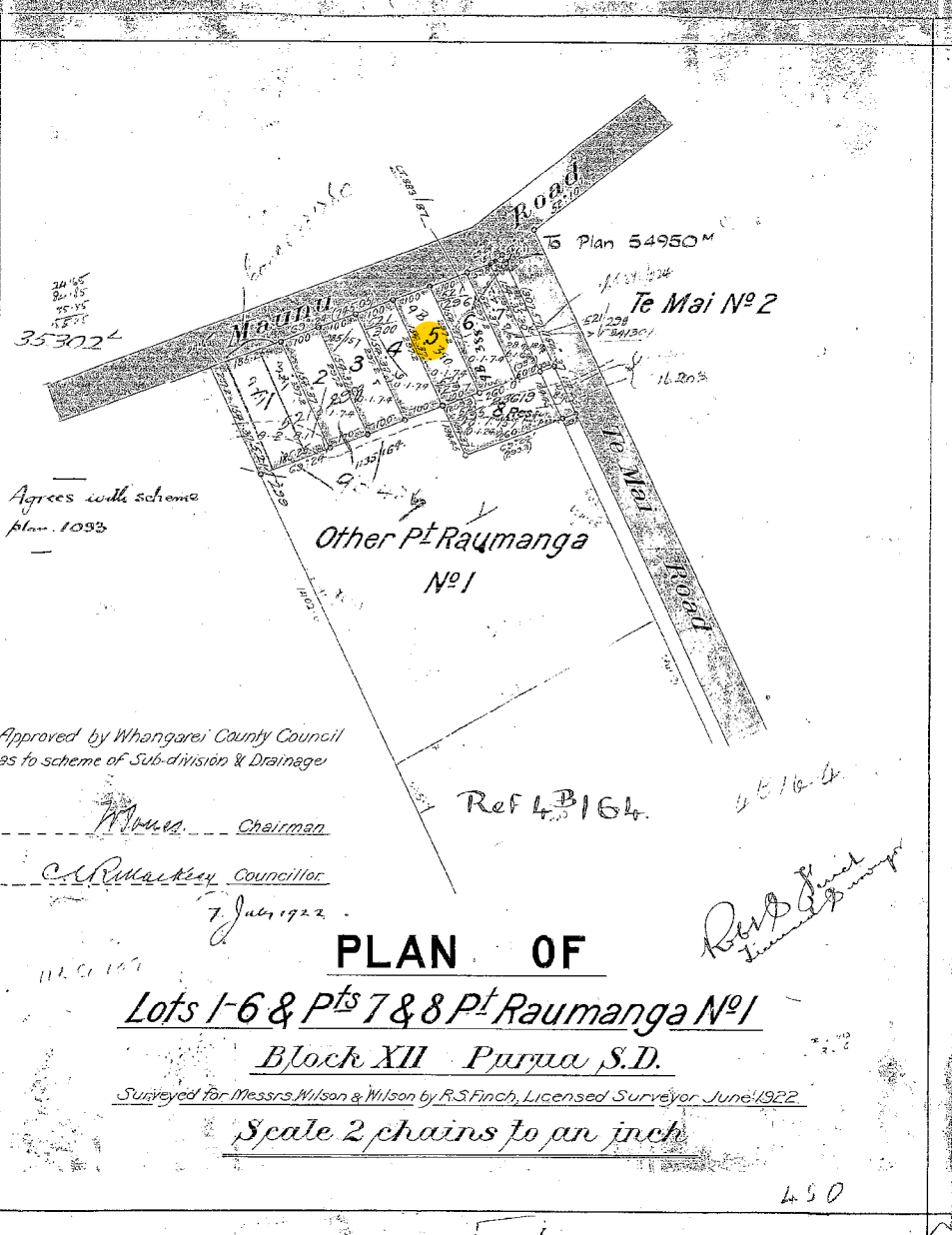


757
16.55
10.60

16

84.65
17

D.P. 16203



Agrees with scheme
Plan 1033

Approved by Whangarei County Council
as to scheme of Sub-division & Drainage

W. Wilson Chairman

C. R. P. M. Councillor

7 July 1922

PLAN OF

Lots 1-6 & Pts 7 & 8 Pt Raumanga No 1

Block XII Purua S.D.

Surveyed for Messrs Wilson & Wilson by R.S. Finch, Licensed Surveyor June 1922

Scale 2 chains to an inch

450

450



**RECORD OF TITLE
UNDER LAND TRANSFER ACT 2017
FREEHOLD
Limited as to Parcels
Search Copy**




R. W. Muir
Registrar-General
of Land

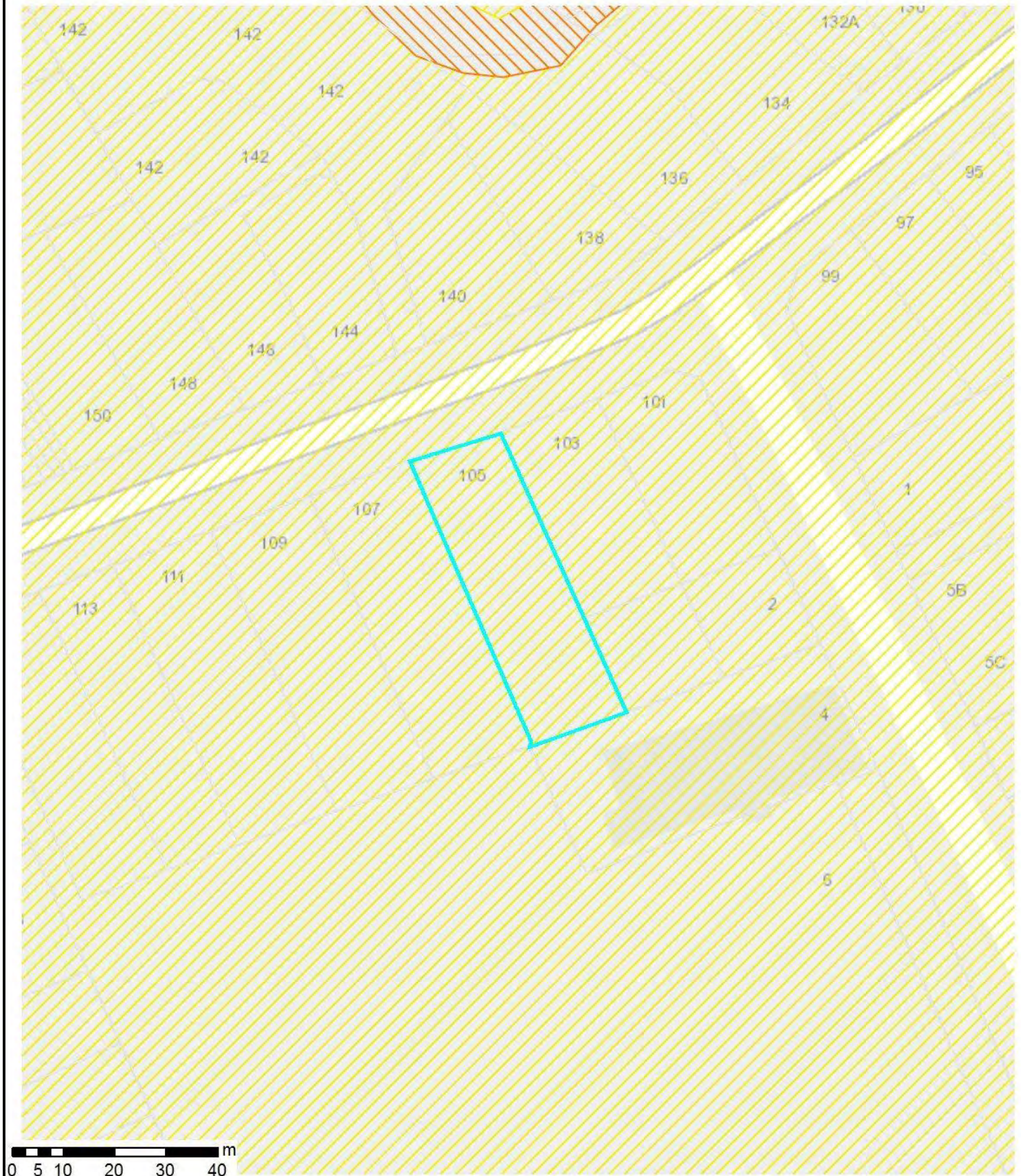
Identifier NA521/297
Land Registration District North Auckland
Date Issued 24 March 1930

Prior References
DI 9B.390

Estate Fee Simple
Area 1199 square metres more or less
Legal Description Lot 5 Deeds Plan 450
Registered Owners
T D Hang Limited

Interests
Fencing Agreement contained in Conveyance 313496 (R393/316)
10165345.9 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

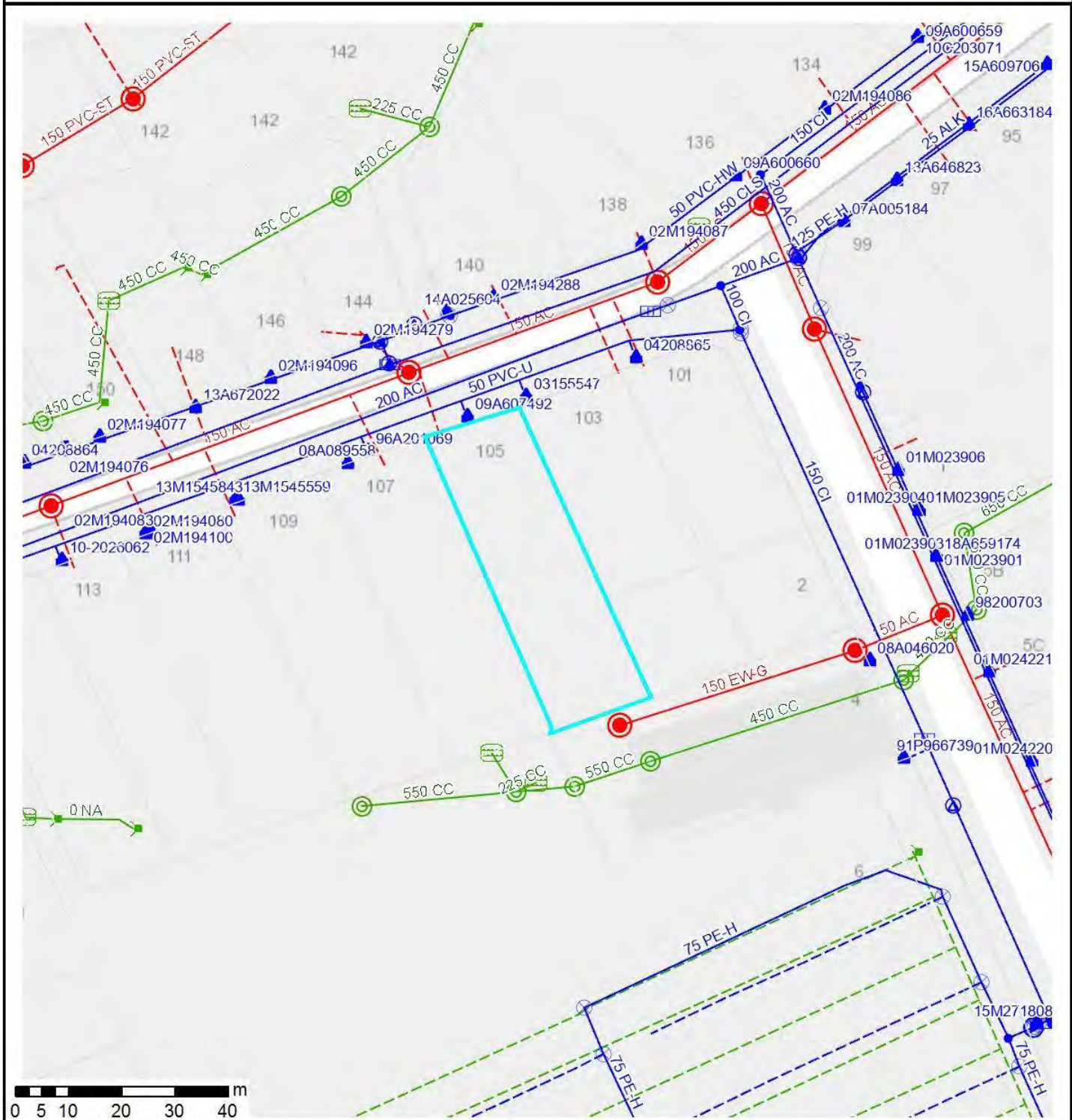
-  High Hazard
-  Moderate Hazard
-  Low Hazard

Wednesday, October 20, 2021 Scale:1:1,000

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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.

Wednesday, October 20, 2021 Scale: 1:1,000



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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: Wednesday, 20 October, 2021

Property Number 20744
Legal Description LOT 5 PLAN 450B
Assessment Number 0074357600
Address 105 Maunu Road Whangarei 0110
Record of Title(s) 521/297
Land Value \$219,000
Capital Value \$405,000
Date of Valuation 01-August-2018
Effective Date (used for rating purposes) 01-July-2019
Meter Location #105

Rates Breakdown (up to 30 June 2022)

Rates Charge	Charge Total
General Residential	\$563.66
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	\$5.26
Regional Emergency Services Rate	\$11.84
Regional Flood Infrastructure	\$31.19
Regional Land and Fresh Water Management	\$83.11
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	\$2,551.27

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

Rates Instalments	Total
20/07/2021 Instalment	\$640.27
20/10/2021 Instalment	\$637.00
20/01/2022 Instalment	\$637.00
20/04/2022 Instalment	\$637.00
Rates Total	\$2,551.27

Balance to Clear **\$0.00**

E007522

PERMIT NUMBER

7-10-56

WHANGAREI CITY COUNCIL

13645

FILE NUMBER

20744

RECEIVED

30 OCT 1956

WHANGAREI CITY COUNCIL

BUILDING APPLICATION FORM

Please Note that any person wishing to take a vehicle over footway other than a proper crossing constructed for such purpose, shall apply to the Council for a permit to do so and shall pay the appropriate deposit.

To: The CITY Engineer

I hereby apply for permission to install hot Belly + Kent Log fire in place of cooking + open fire at 105 Maunu Rd Whangarei for R.W. Emmet (House Number and Street) (Owner)

of according to locality plan and detail plans, elevations (Address)

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

PARTICULARS OF LAND:

LENGTH OF BOUNDARIES:

Assess. No. 743/576 Lot No. 5 D.P. 450B Front Area Back Side Side

PARTICULARS OF BUILDINGS:

Foundations Floors Walls Roofs Area of Ground Floor (Metres) Area of First Floor or Mezzanine (Metres) Area of Basement (Metres) Area of Outbuildings (Metres) Number of Storeys Above kerb level Below kerb level Average distance of set back of front of buildings from street boundary line

ESTIMATED VALUE:

Buildings \$ 2600.00 Sanitary Plumbing \$ Sanitary Drainage \$ Total \$ 2600.00

OFFICE USE ONLY

FEE'S PAID BY OWNER/BUILDER/OWNER'S AGENT

Proposed purpose 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)

Proposed use or occupancy of other parts of buildings

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

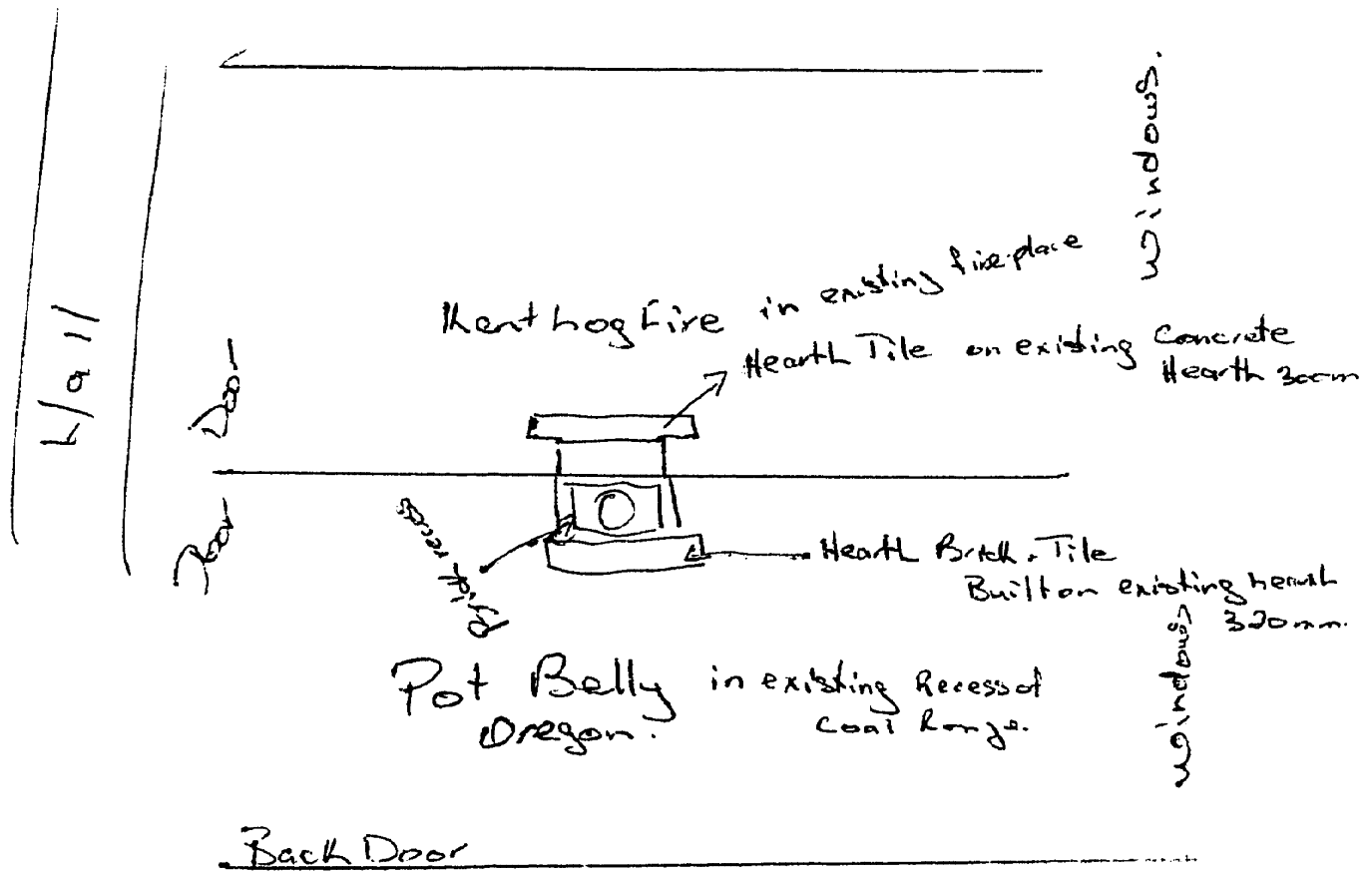
PLEASE PRINT OWNER: R.W. Emmet, 105 Maunu Road, Whangarei, PH 483-446. BUILDER: Alec Johnson, 5 Finlayson St, PH 481-285. OWNER'S AGENT: NAME, ADDRESS, PH. Signature: R.W. Emmet, Date: 2/10/56

Whangarei Print

TAGS

20744

RECEIVED
- 3 OCT 1986
WHANGAREI
CITY COUNCIL



Operative District Plan - Environments



0 5 10 20 30 40 m

Wednesday, October 20, 2021

Scale: 1:1,000





























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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



0 5 10 20 30 40 m

Wednesday, October 20, 2021

Scale: 1:1,000



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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

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
Road Hierarchy	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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