



LIM REPORT

Statement of passing over information

This information has been supplied by the Vendor or the Vendor's agents. Accordingly, Optimize Realty Limited is merely passing over the information as supplied to us by the Vendor or the Vendor's agents. We cannot guarantee its accuracy and reliability as we have not checked, audited, or reviewed the information and all intending Purchasers are advised to conduct their own due diligence investigation into the same. To the maximum extent permitted by law, Optimize Realty Limited do not accept any responsibility to any person for the accuracy of the information herein.



LAND INFORMATION MEMORANDUM NO: LM2101318

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: 20742
Street Address: 101 Maunu Road
Whangarei 0110
Legal Description: LOT 2 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: NA8A/407 – 09/03/1966

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 permits or plans for the original dwelling

Copy of Building Permits issued for this property are attached.

Erect a Carport – 02/04/1965
Erect Extensions to Dwelling – 20/10/1972

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, ENV-2020-AKL-000133.**

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>

This property has been the subject of an application under the Town and Country Planning Act 1974, information attached.

SF20742

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

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

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

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

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

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

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

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

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

Tuesday, October 19, 2021

Scale: 1:500



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

Aerial Photography



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.

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Land Transfer Office
 Received 5495
 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
 J. Williams
 District Land Registrar

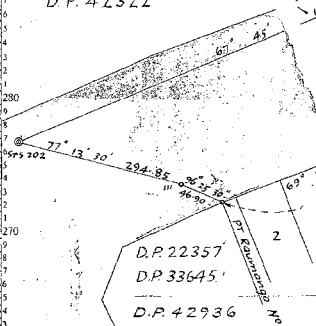
conditional consent

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:

J. Williams Mayor
J. Williams Town Clerk

Lot 4 has no frontage to a public street

D.P. 42322



Lots 1-4
 Total Area - 0-2-14-1

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

A. Williams
 Chief Surveyor
 26-7-65
 Received D.R.O. 450, D.P. 16203
 Reference plans 21842, 22357, 23619, 33645, 54950
 Field book 402 p. 50
 Traverse book under 1678
 Examined by *A. Williams* 23-7-65
 Recorded *A. Williams* 23-7-65
 Correct *A. Williams* 23-7-65
 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

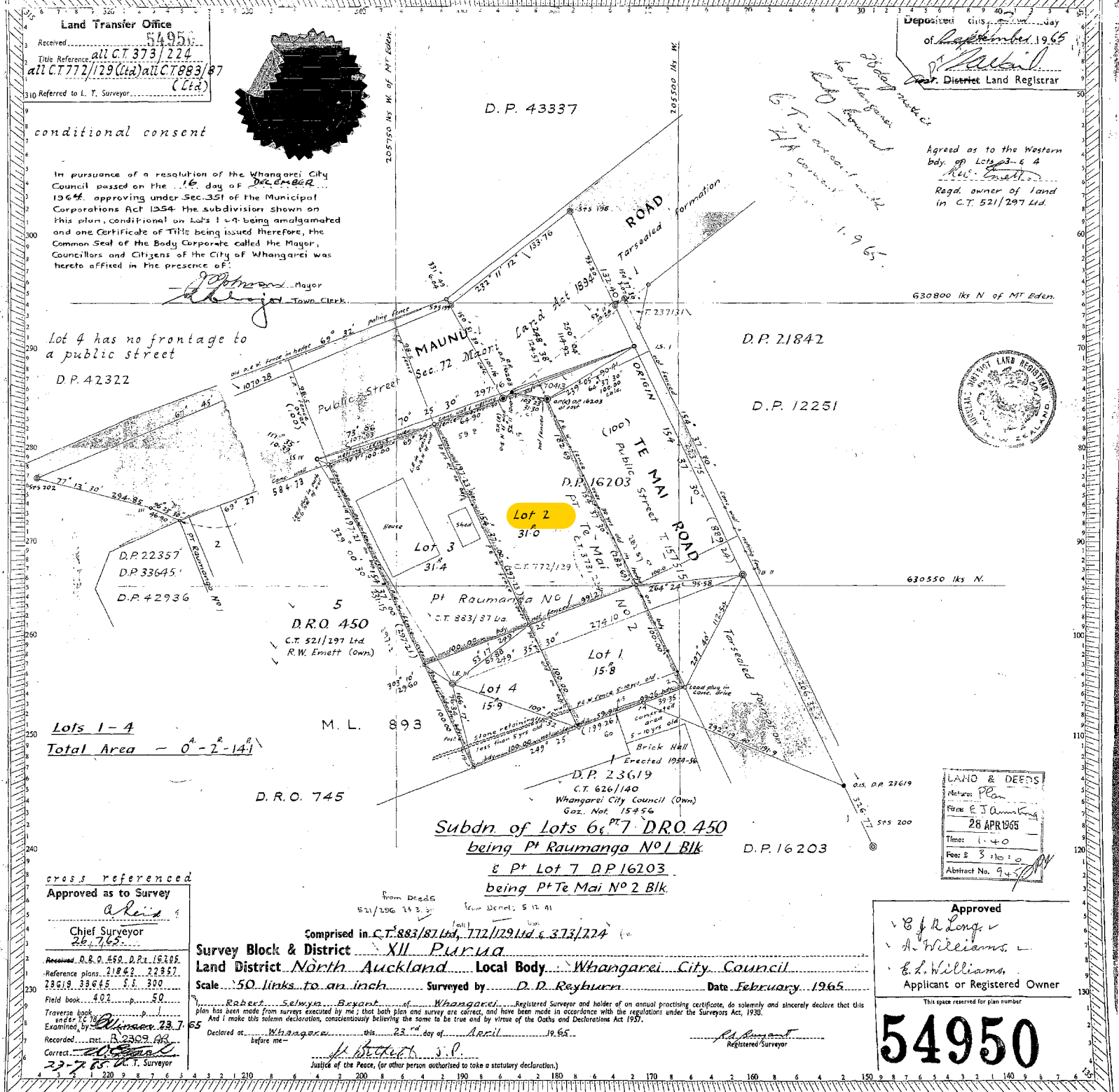
Robert Selwyn Beard of Whangarei, Registered Surveyor and holder of an annual practicing certificate, do solemnly and sincerely declare that this plan has been made from surveys executed by me, that both plan and survey are correct, and have been made in accordance with the regulations under the Surveyors 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
R. Beard
 Justice of the Peace, (or other person authorised to take a statutory declaration.)
 Registered Surveyor

Approved
B. J. Long
A. Williams
E. L. Williams
 Applicant or Registered Owner

LAND & DEEDS
 Plans: Plan
 Filed: E. J. Williams
 28 APR 1965
 Time: 1-40
 Fee: 3-10-0
 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

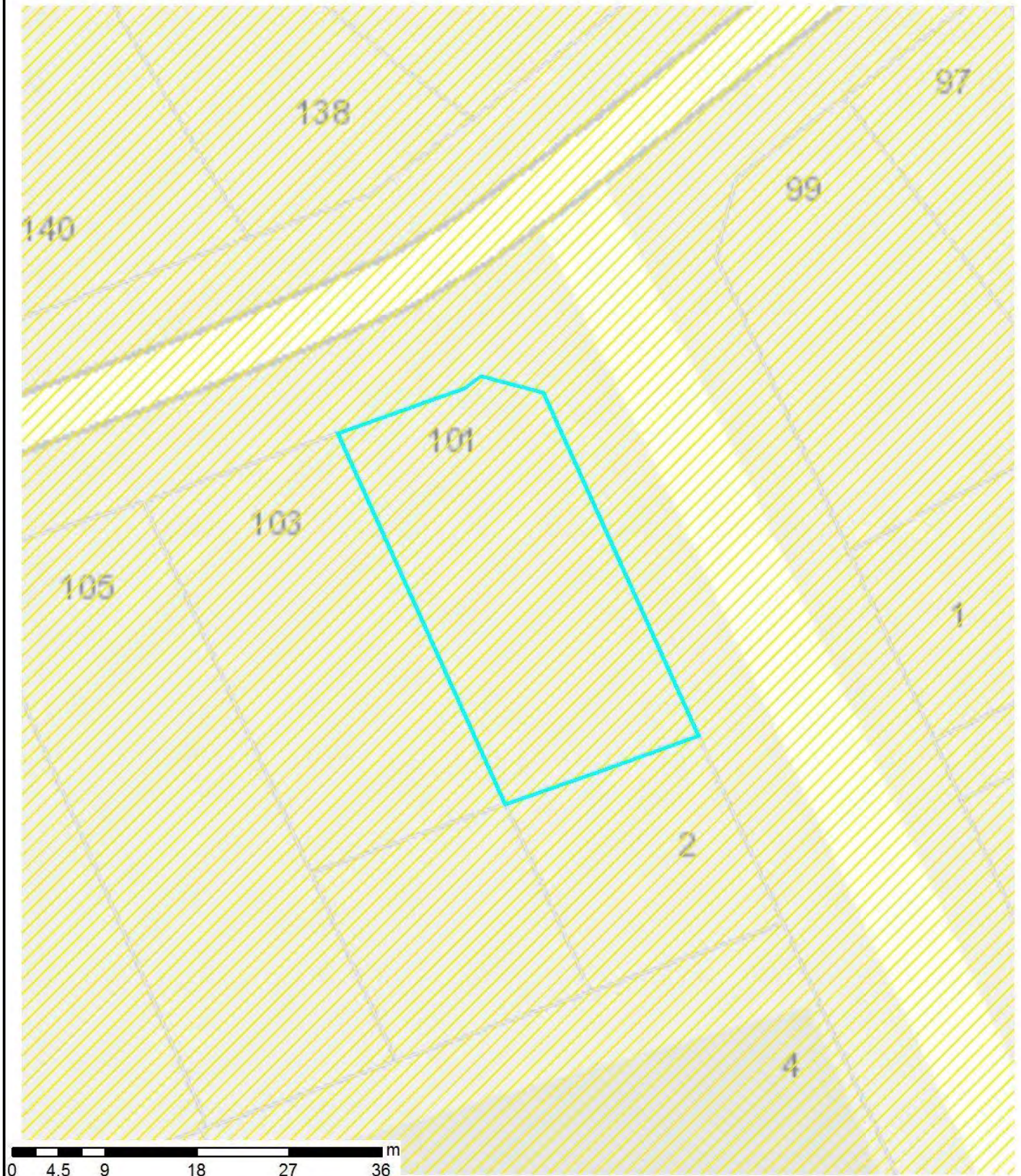
Identifier **NA8A/407**
Land Registration District **North Auckland**
Date Issued 09 March 1966

Prior References
NA373/224 NA772/129

Estate Fee Simple
Area 784 square metres more or less
Legal Description Lot 2 Deposited Plan 54950
Registered Owners
T D Hang Limited

Interests
Agreement as to fencing contained in Conveyance 317751 (R.405/79)
10165345.3 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

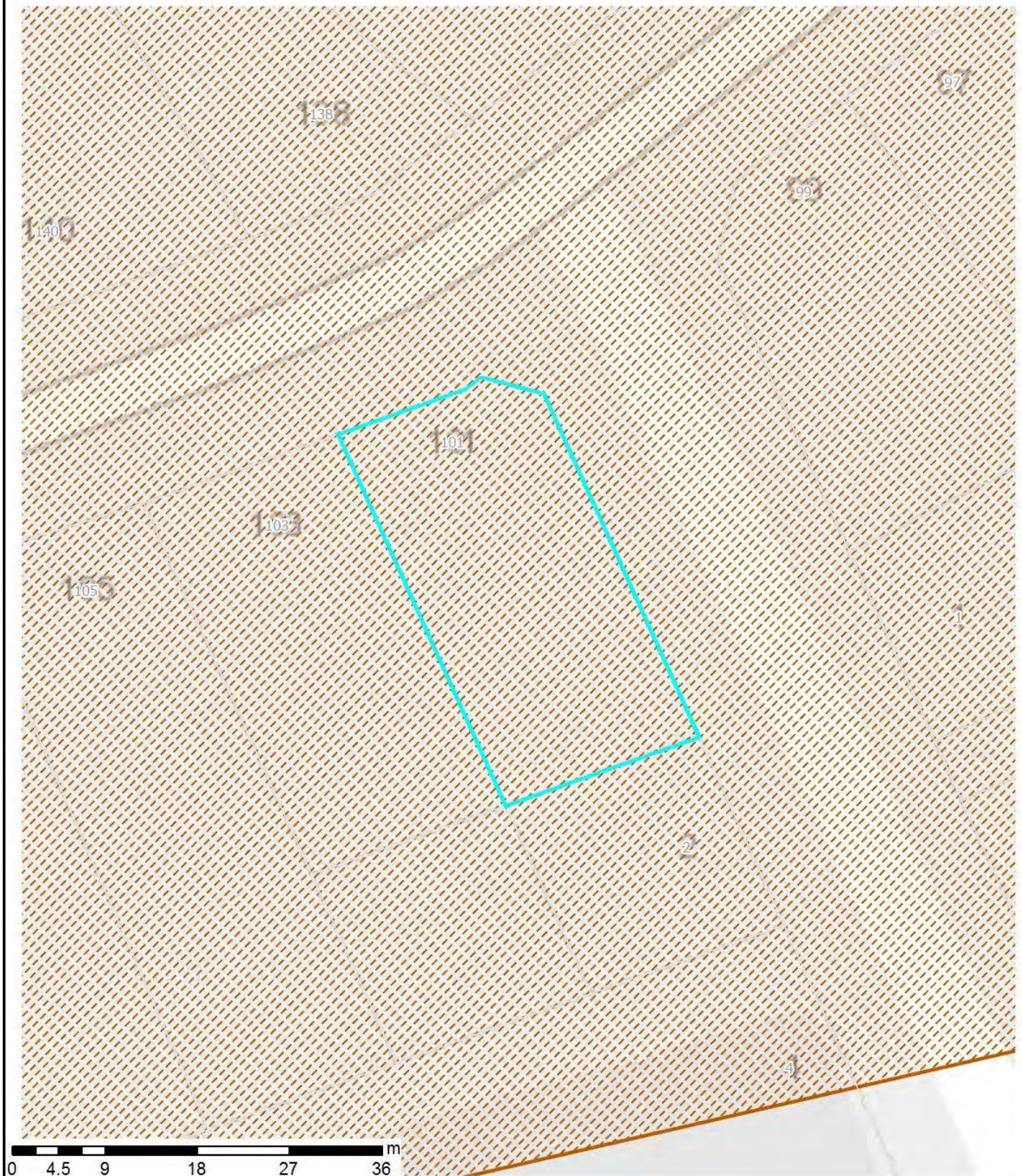
Tuesday, October 19, 2021



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

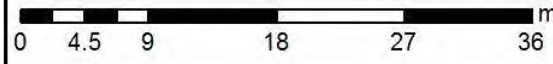
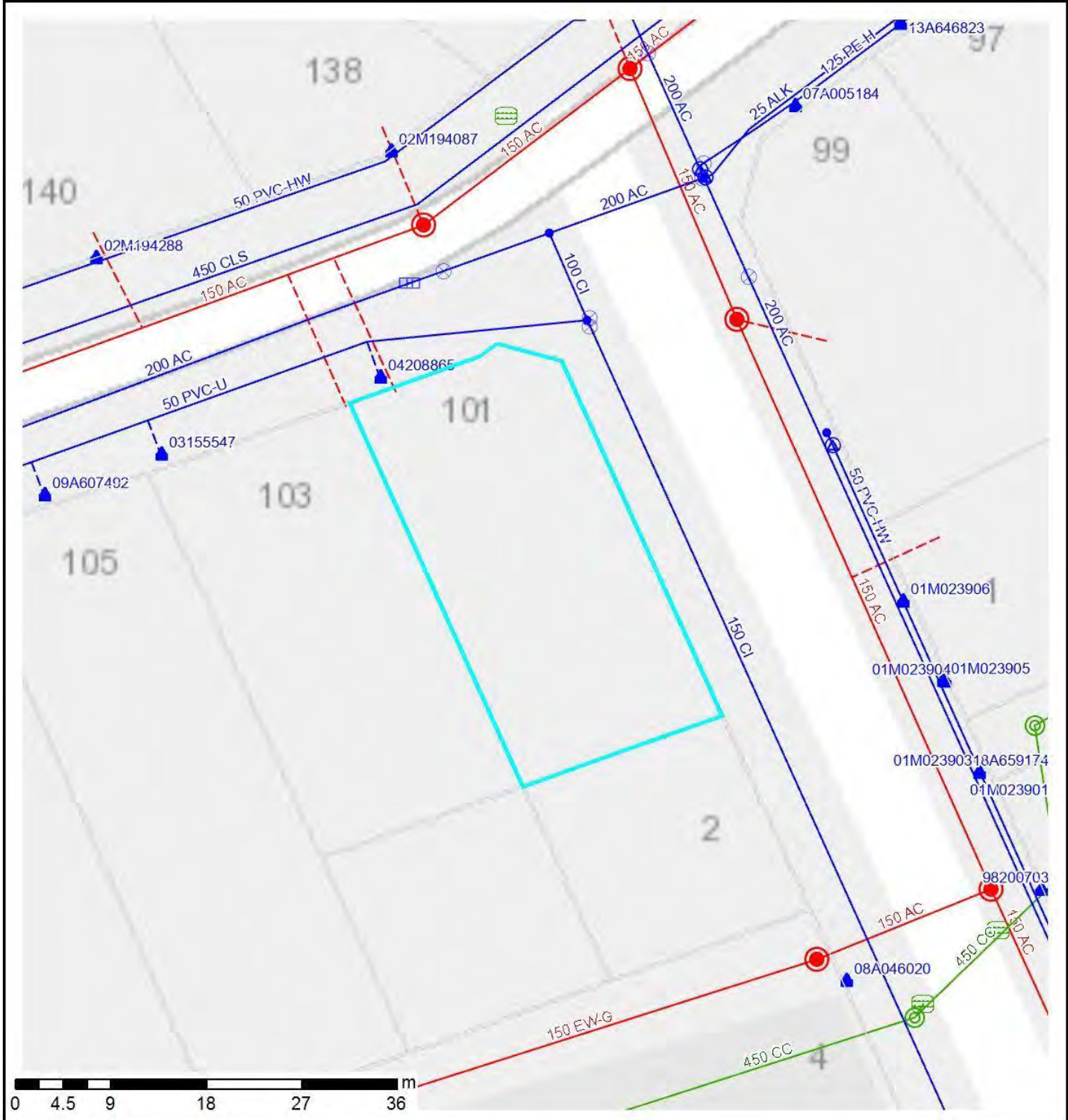
Acid Sulphate Soil (RISK or CONFIRMED).

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 | 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 | Waste Water Service Line |
| Water Meter | Wastewater | Gravity |
| WaterBackFlow | Public Pressure Sewer System | Rising |
| Water Service Line | Private Pumping Unit | Waste Water Line |
| 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 20742
Legal Description LOT 2 DP 54950
Assessment Number 0074357400
Address 101 Maunu Road Whangarei 0110
Record of Title(s) 8A/407
Land Value \$186,000
Capital Value \$381,000
Date of Valuation 01-August-2018
Effective Date (used for rating purposes) 01-July-2019
Meter Location In Maunu Rd 1m LH of drive

Rates Breakdown (up to 30 June 2022)

Rates Charge	Charge Total
General Residential	\$478.73
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	\$4.46
Regional Emergency Services Rate	\$11.84
Regional Flood Infrastructure	\$31.19
Regional Land and Fresh Water Management	\$70.59
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	\$2,453.02

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

Rates Instalments	Total
20/07/2021 Instalment	\$614.02
20/10/2021 Instalment	\$613.00
20/01/2022 Instalment	\$613.00
20/04/2022 Instalment	\$613.00

Rates Total **\$2,453.02**

Balance to Clear **\$1,839.00**

Whangarei Borough Council

487742
No.
Nelson

136619 ✓

BUILDING APPLICATION FORM

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

Date: 2-4-65

To: The Borough Engineer,

Sir,

I hereby apply for permission to Erect a Carport
at 101 Maunui Road for C. J. Long
(House Number and Street) (Owner)
of 15A Leith St. Whangarei, 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:

[Handwritten signature]

Assess. No.: 75/533
Lot No.: 2 7 + Part 70P
D.P. 54950 250 6203
Allotment No.:

Front:
Back:
Side: Area: 0-1-6.8
Side:

PARTICULARS OF BUILDING:

Foundations: Concrete
Walls: 8" Blocks

Floors:
Roofs: galv iron

Area of Ground Floor: 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:

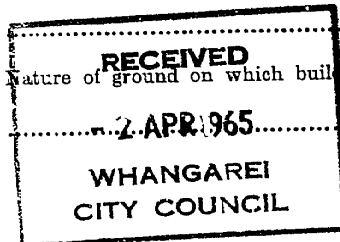
ESTIMATED COST:

Building	£
Sanitary Plumbing and Drainage	£
Total	<u>60</u>

PERMIT FEE	: 10: 0
WATER	: : :
	<u>- 10: 0</u>
Inspector: <u>[Signature]</u>	
Receipt No. <u>2721H</u>	Date <u>2.4.65</u>

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

Proposed use or occupancy of other parts of buildings:



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

Yours faithfully,

C. J. Long Owner.
C. J. Long Builder.

Builder's Postal Address:

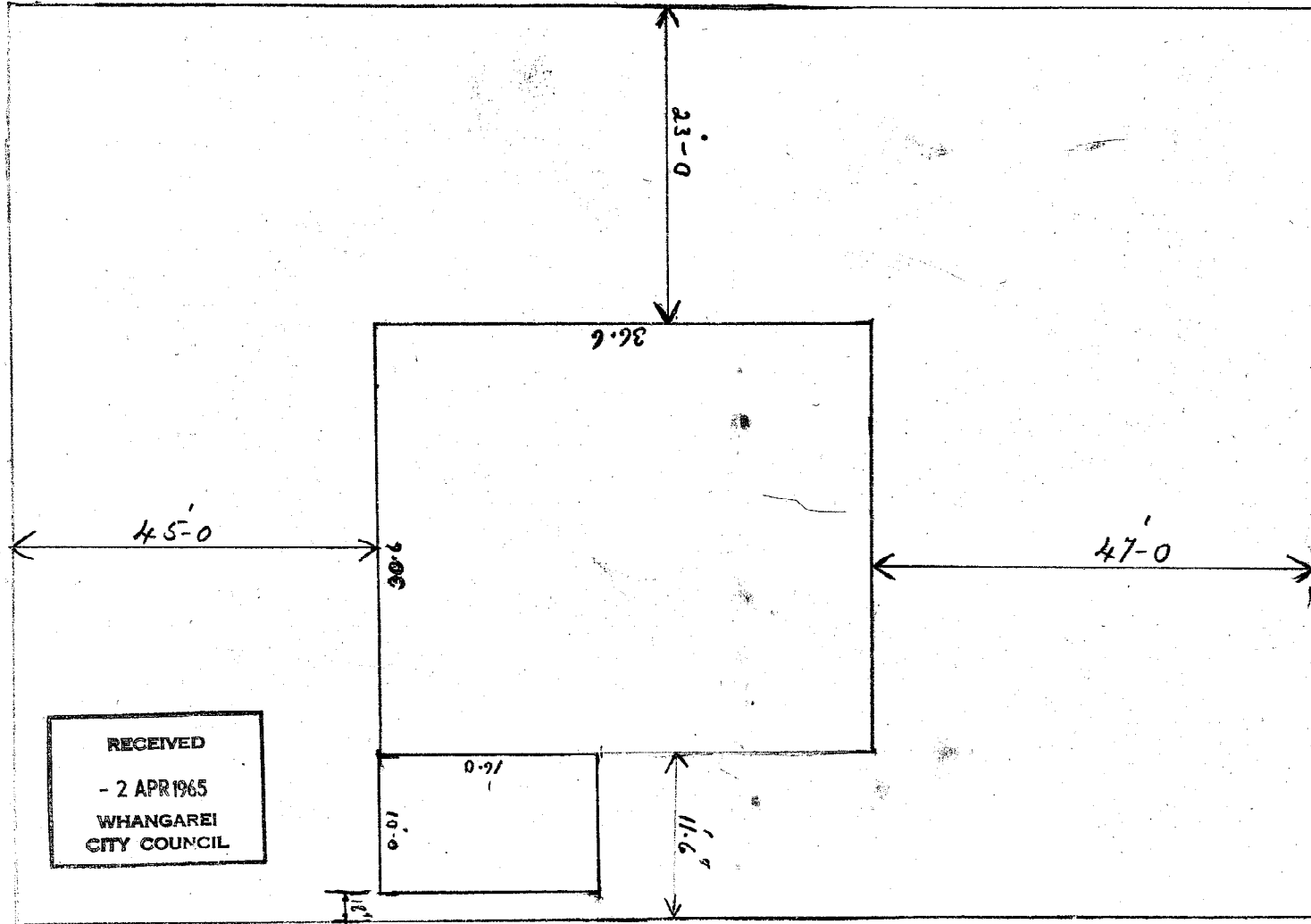
15A Leith St.
Whangarei

20742

MAUNU ROAD

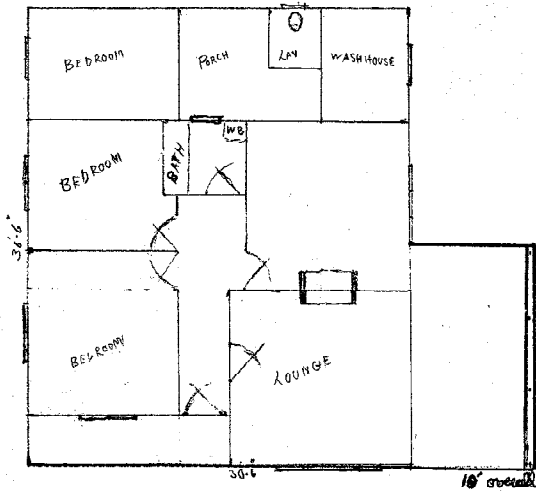
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TE MAI ROAD

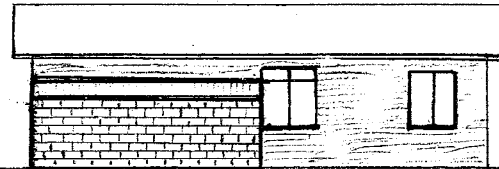


RECEIVED
 - 2 APR 1965
 WHANGAREI
 CITY COUNCIL

20742



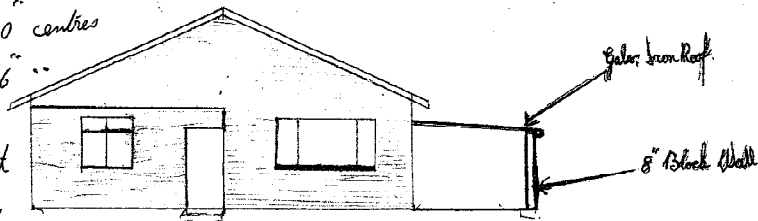
FLOOR PLAN



SIDE ELEVATION

RECEIVED
 - 2 APR 1965
 WHANGAREI
 CITY COUNCIL

5x2 rafters @ 3'-0" centres
 3x2 Purlins @ 2'-6" ..
 12x12 Foundations
 with Two 1/2" Rods with
 1/2" links @ 2' centre



FRONT ELEVATION

PROPOSED GAR PART @ 101 MAUNU ROAD For G. J. LONG

13
 14
 15
 16
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 18
 19
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 23
 24
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 27
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 32

E407412

31-10

20 1972

WHANGAREI CITY COUNCIL

5158

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

To: The City Inspector,

Sir,

I hereby apply for permission to erect extension of dwelling at 101 Maunu Rd, Whangarei for P. J. Long (House Number, and Street) (Owner) of 101 Maunu Rd, Whangarei, according to locality plan and detail plans, elevations cross-sections (Address) and specifications of building deposited herewith in duplicate.

PARTICULARS OF LAND:

Assess. No. 75/533
Lot No. 2
D.P. 54950
Allotment No.

LENGTH OF BOUNDARIES:

Front
Back
Side Area
Side

PARTICULARS OF BUILDING:

Foundations Floors
Walls Roofs
Area of Ground Floor 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 \$ 750.00
Sanitary Plumbing and Drainage \$
Total \$ 750.00

Proposed purposes for which every part of building is to be used or occupied (describing separately each part intended for use or occupation for a separate purpose)
Proposed use or occupancy of other parts of buildings
Nature of ground on which building is to be placed and on the subjacent strata

Yours faithfully,

P. J. Long Owner
P. J. Long Builder

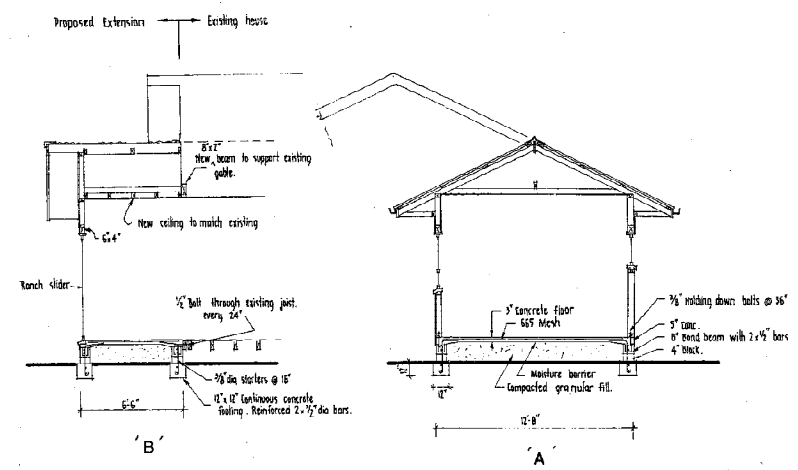
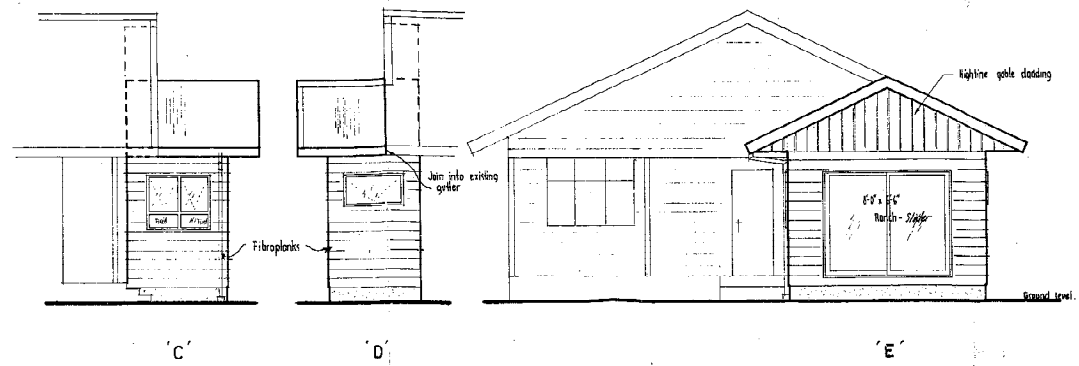
Builder's Postal Address: as above

Builder's Phone 87519



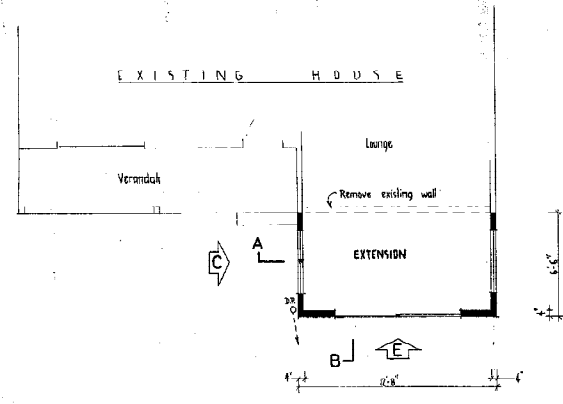
RPO

747107
20/42

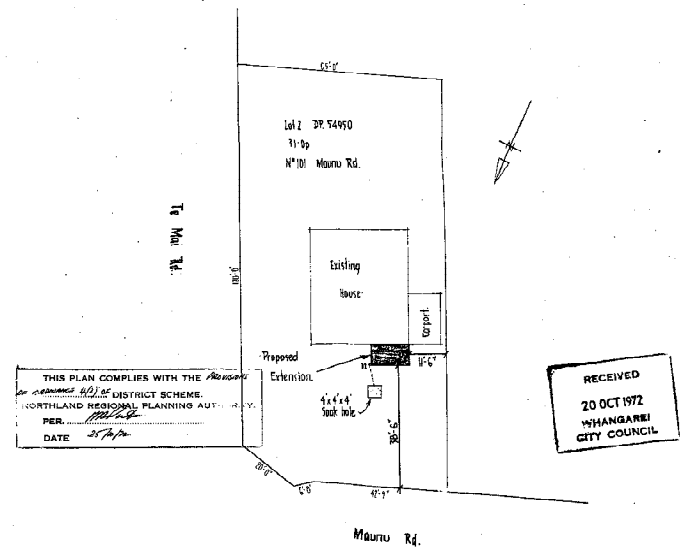


SPECIFICATION

- Footings:** Continuous 12" x 12" concrete 2-1/2" dia bars. 3/8" dia starters @ 15" c/c.
- Base wall:** 8" concrete blocks. Top course bond beam with 2-1/2" dia bars. Fill cells with steel in.
- Floor:** 3" concrete. One layer 665 mesh. Moisture barrier between concrete and compacted granular fill. Set in 3/8" dia holding down balls @ 36".
- 1/2" dia balls @ 24" to existing slab joint.
- Framing:** Timber.
4 x 2" treated pine, Pales, (over bottom) slat, Nags, ceiling joists, rafters, struts, runner, 1 x 2" treated pine, Pulleys, soffit framing, 4 x 4" T.p., Trimmers over windows, 6 x 6" Tola, or Rem. Post in range, 5" x 4" Ridge, 6 x 4" Top trimmer over door, 8 x 2" Beam for existing ceiling.
- Linings:** Interior walls - 3/8" G.O. board. Exterior walls - Fibroplank on building paper. Gable end - Highline. Ceiling - Slatboard, match existing.
- Roof:** Galvanized corrugated iron. Lead edged ridging. Galv. gutters. Galv. gable flashing.
- Stormwater:** Connect west side gutter to existing. Connect east side gutter to 3" galv. downpipe. Discharge into 4" EW pipes to 4" cube soak hole.
- Joinery:** Aluminium:
8'0" Ranch slider.
4'0" x 2'9" Highlight - Awning.
4'0" x 3'6" Two-light split rail. Top sash top sash 3'0" x 2'0" Awning.



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



SITE PLAN
20" = 1"

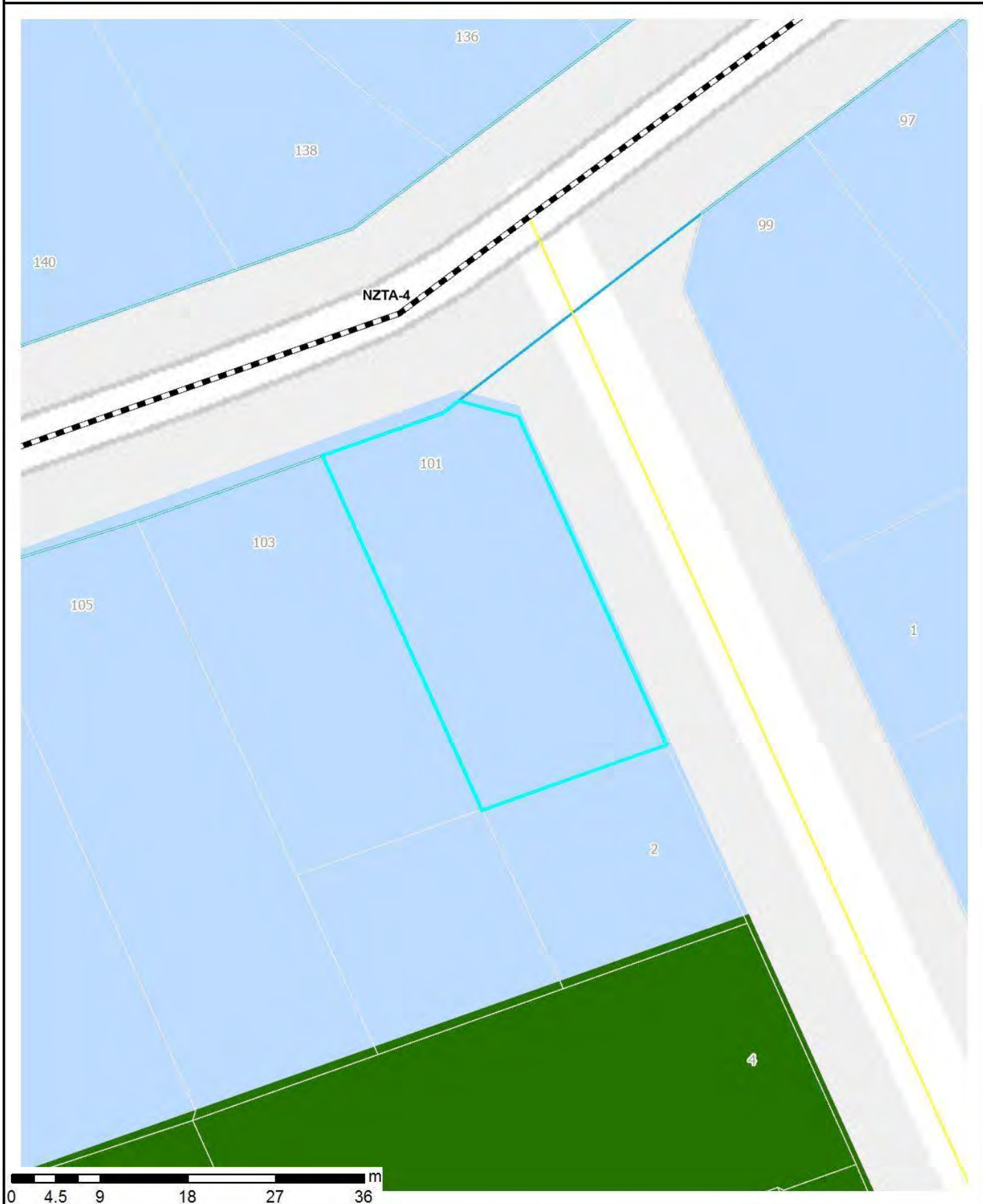
THIS PLAN COMPLIES WITH THE RESOURCE MANAGEMENT ACT 1991 DISTRICT SCHEME. NORTHLAND REGIONAL PLANNING AUTHORITY. PER. [Signature] DATE 20/10/97

RECEIVED
20 OCT 1972
WHANGAREI CITY COUNCIL

Drawn: R.E. 1666
Date: Oct. 1972.

PROPOSED EXTENSION Mr. J. Long

Operative District Plan - Environments



Tuesday, October 19, 2021

Scale: 1:500



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







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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

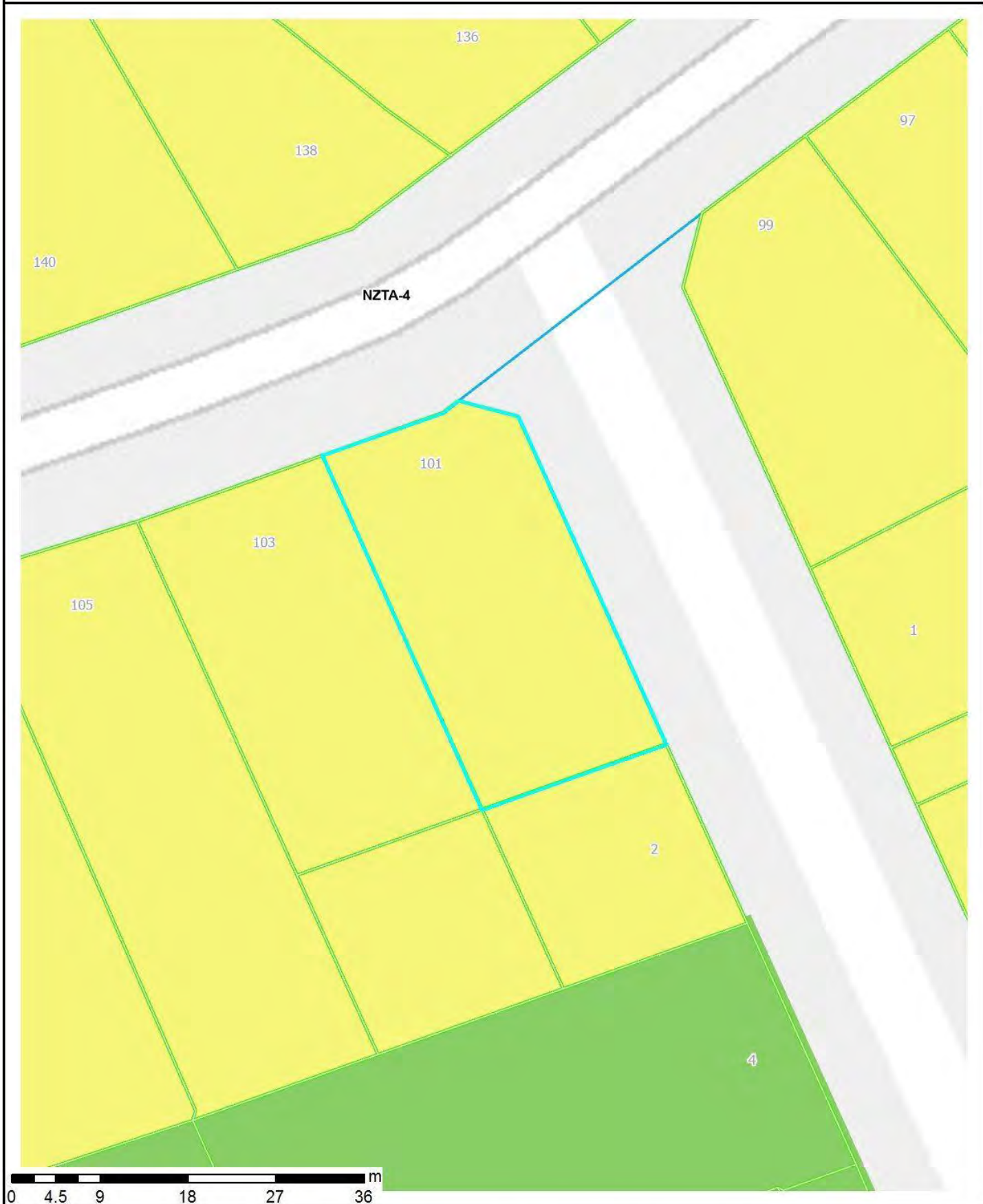
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District Plan Appeals Version - Zones



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
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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APPLICATION for VARIATION of
BULK and LOCATION REQUIREMENTS

Site file 568

Owner: Mr. C.J. Lang

Address: 101 Maunu Road

Date: 2nd April 1965

Proposal: To attach a car port to the side of the dwelling on the above corner site. The building to extend to within 1ft. 6ins. of the side boundary.

Inspecting Officer's Report: An existing drive way extends to the proposed car port site. A garage has been located in a similar position on the ~~same~~ ^{adjacent} property. The position selected for the proposed car port would appear to be influenced by the situation of the windows on this side of the dwelling and it is considered that under the circumstances it would be unreasonable to insist on the provision of normal yard requirements.

Recommendation: That the application be approved subject to compliance with the relevant bylaws.

P.W.T. Bagnall
Regional Planning Officer
Northland Regional Planning Authority.

Council Decision:	APPROVED
	NOT APPROVED
Signed	<i>P. Bagnall</i> Date <i>2/9/65</i>
(acting under delegated authority)	

Applicant's plans and original copy of this decision forwarded to local authority.

Date