

**LAND INFORMATION MEMORANDUM NO: LM2101226**

**Received: 22 Sep 2021**

**Issued: 29 Sep 2021**

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

**APPLICANT**

The Property Specialists Limited t/a One Agency The Property Specialists  
1 Kensington Avenue  
Whangarei 0112

**SITE INFORMATION**

Property ID: 3632  
Street Address: 7 Pukemiro Road  
Kamo 0112  
Legal Description: LOT 19 DP 40192

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: DP40192 – 06/09/1954
- Record of Title: NA1651/9 – 03/06/1959

**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 and moderate 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.

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

Pursuant to Section 51 of the Building Act 2004 and Section 451 of the Local Government Act 1974, any future building work that encroaches upon any Council Pipe or Utility must obtain written consent from the Waste & Drainage and/or Water Services Manager/s prior to works commencing.

Refer: <https://www.wdc.govt.nz/Council/Council-documents/Policies/Building-Over-Public-Sewers-Policy>

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

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

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

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

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

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

BC0150027 – Wet Shower Area – Issued – 04/05/2001  
Code Compliance Certificate Issued – 18/05/2001

BC200672 – Connect to Council Sewer – Issued – 25/08/2020  
This Building Consent has NOT had a Code Compliance Certificate issued.

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:

Kamo Walkability Environment - Low Density Living Precinct, see - District Plan Environments 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.

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, floor plan is 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.

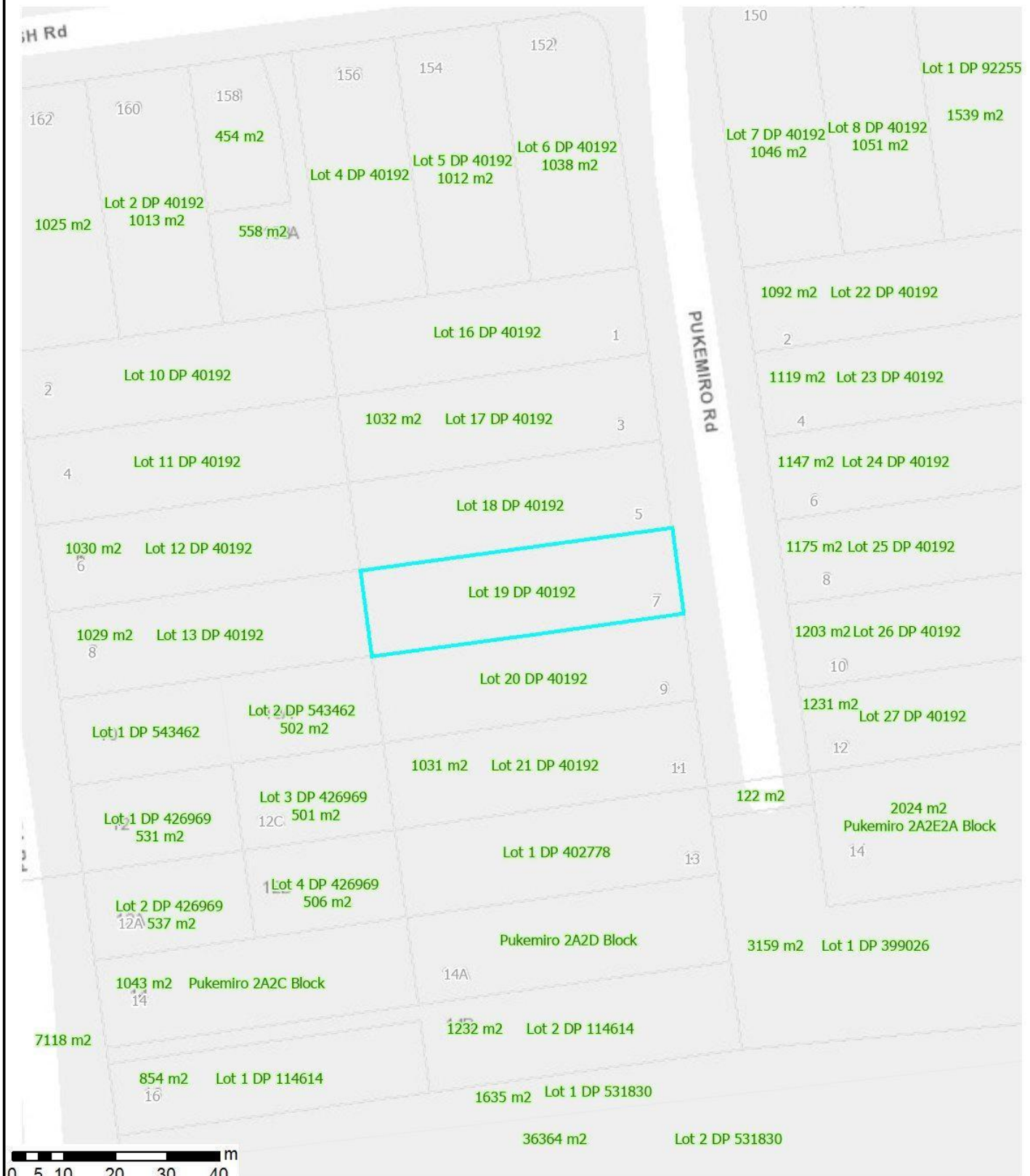
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Signed for and on behalf of Council:



Lee Mitchell  
Property Assessment Officer

# 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

Wednesday, September 29, 2021 Scale: 1:1,000



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



Wednesday, September 29, 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.

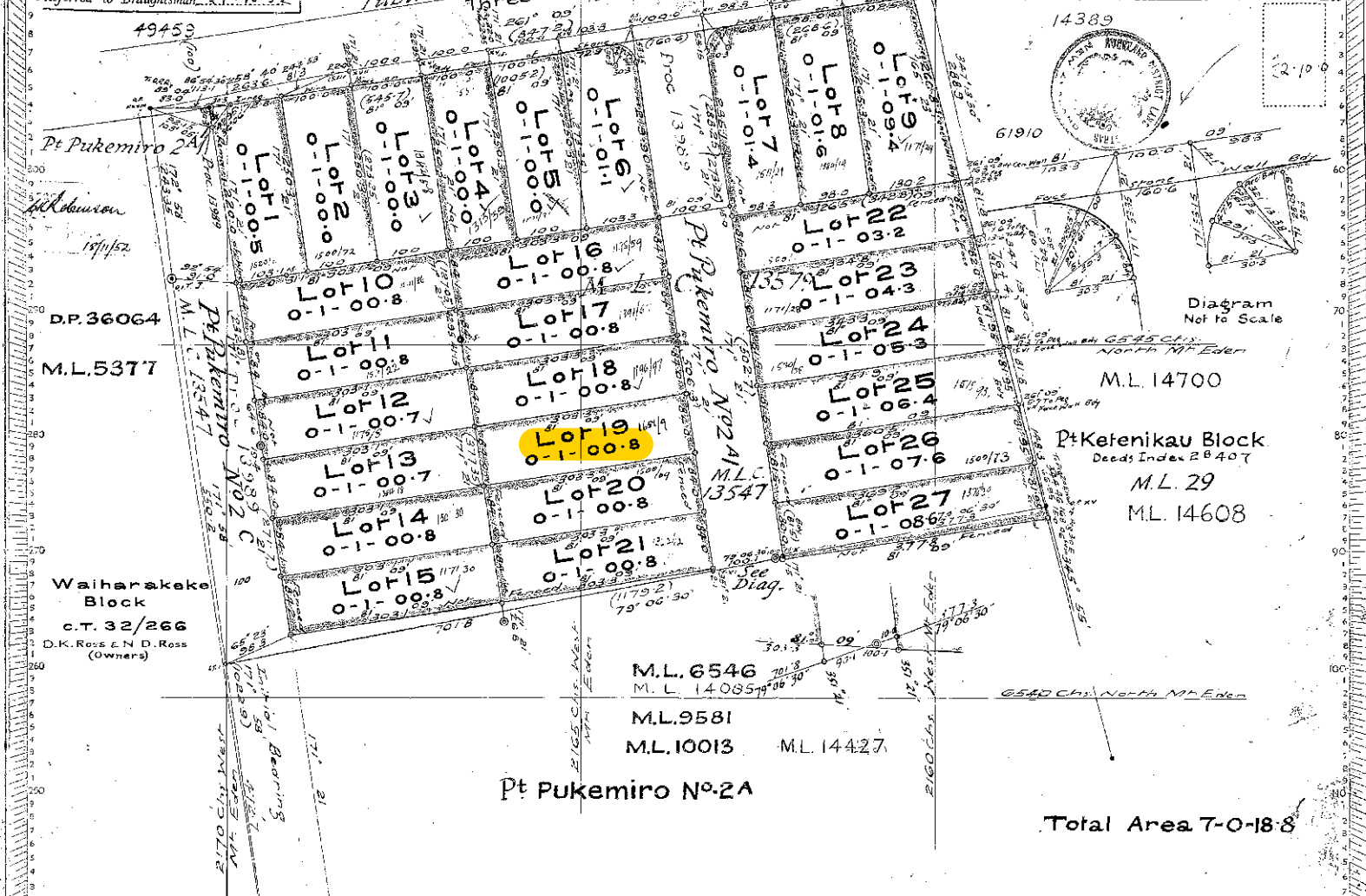
The information displayed is schematic only and serves as a guide. It has been compiled from Whangarei District Council records and is made available in good faith but its accuracy or completeness is not guaranteed. Cadastral Information has been derived from land Information New Zealand's (LINZ) Core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



Land Transfer Office  
 Received: 22.10.52  
 Title Ref: C.T. 1106/221  
 Referred to Draughtsman: R.I. 10.52

Scheme Plan 4598  
 M.L. 2630  
 96 Maori Land Act 1886  
 Public Road Sec 96 Three Mile Bush Road

Deposited this 22th day  
 of November 1952  
 District Land Registrar



Waiharakeke Block  
 c.T. 32/266  
 D.K. Ross & N.D. Ross  
 (Owners)

Pt Kefenikau Block  
 Deeds Index 28407  
 M.L. 29  
 M.L. 14608

Plan of Subdn. of Pukemiro 2AN<sup>o</sup>1 Blk.

Approved as to Survey  
*[Signature]*  
 Chief Surveyor  
 18.11.1952  
 L.T. Draughtsman  
 Received: M.L. 2360, 5377, 6546, 9581, 10013, 13547, 14608  
 Field books: 246, 135, 137  
 Exhibited by: *[Signature]*  
 Recorded in: M.L. 10013, 14608  
 Correct  
 L.T. Draughtsman

Comprised in  
 SURVEY DIST. & BLK. VIII. Purua S.D.  
 LAND DIST. Nth. Auckland LOCAL BODY Whangarei County Council  
 Scale: 1 Chain to an Inch Surveyed by K.L. Simpson Date: May 1952  
 I, the undersigned, being a duly qualified and registered Surveyor and a holder of an annual practising 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, 1932.  
 And I make this solemn declaration conscientiously believing the same to be true and by virtue of the Justice of the Peace Act, 1927.  
 Declared at Whangarei on this 22th day of November 1952  
 before me  
*[Signature]*  
 Justice of the Peace for Whangarei

Approved  
*[Signature]*  
 District Land Registrar  
 Applicant (or Registered Owner)

40192





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



  
R. W. Muir  
Registrar-General  
of Land

**Identifier** NA1651/9  
**Land Registration District** North Auckland  
**Date Issued** 03 June 1959

**Prior References**  
NA1106/221

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**Estate** Fee Simple  
**Area** 1032 square metres more or less  
**Legal Description** Lot 19 Deposited Plan 40192  
**Registered Owners**  
TD Hang Limited

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**Interests**

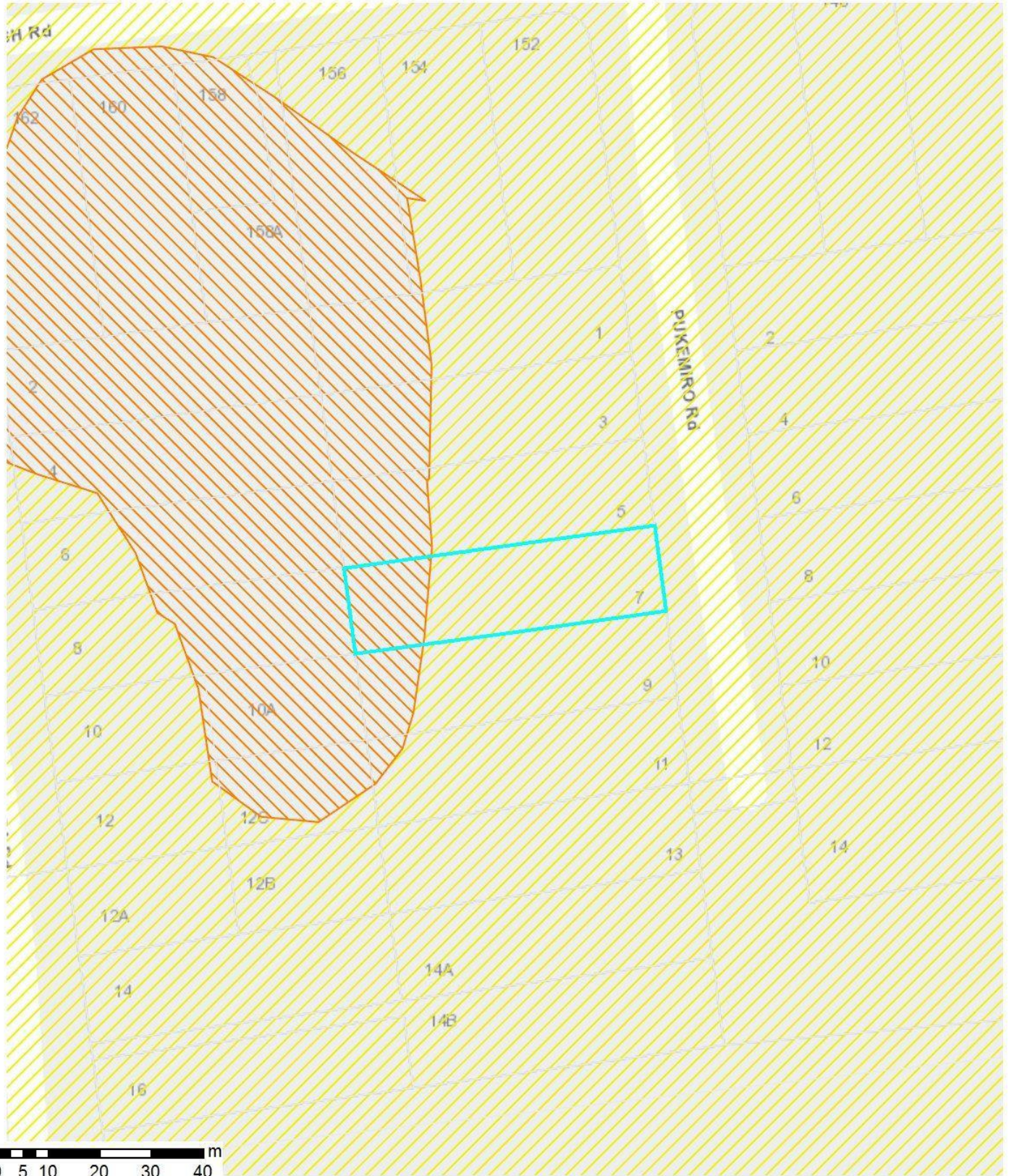
Subject to Section 10 Maori Affairs Amendment Act 1967

A411942 Status order declaring that the status of the within land shall cease to be Maori Freehold Land and shall become General Land - 26.8.1969 at 10.55 am

10458465.6 Mortgage to Bank of New Zealand - 16.6.2016 at 9:15 am






# 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

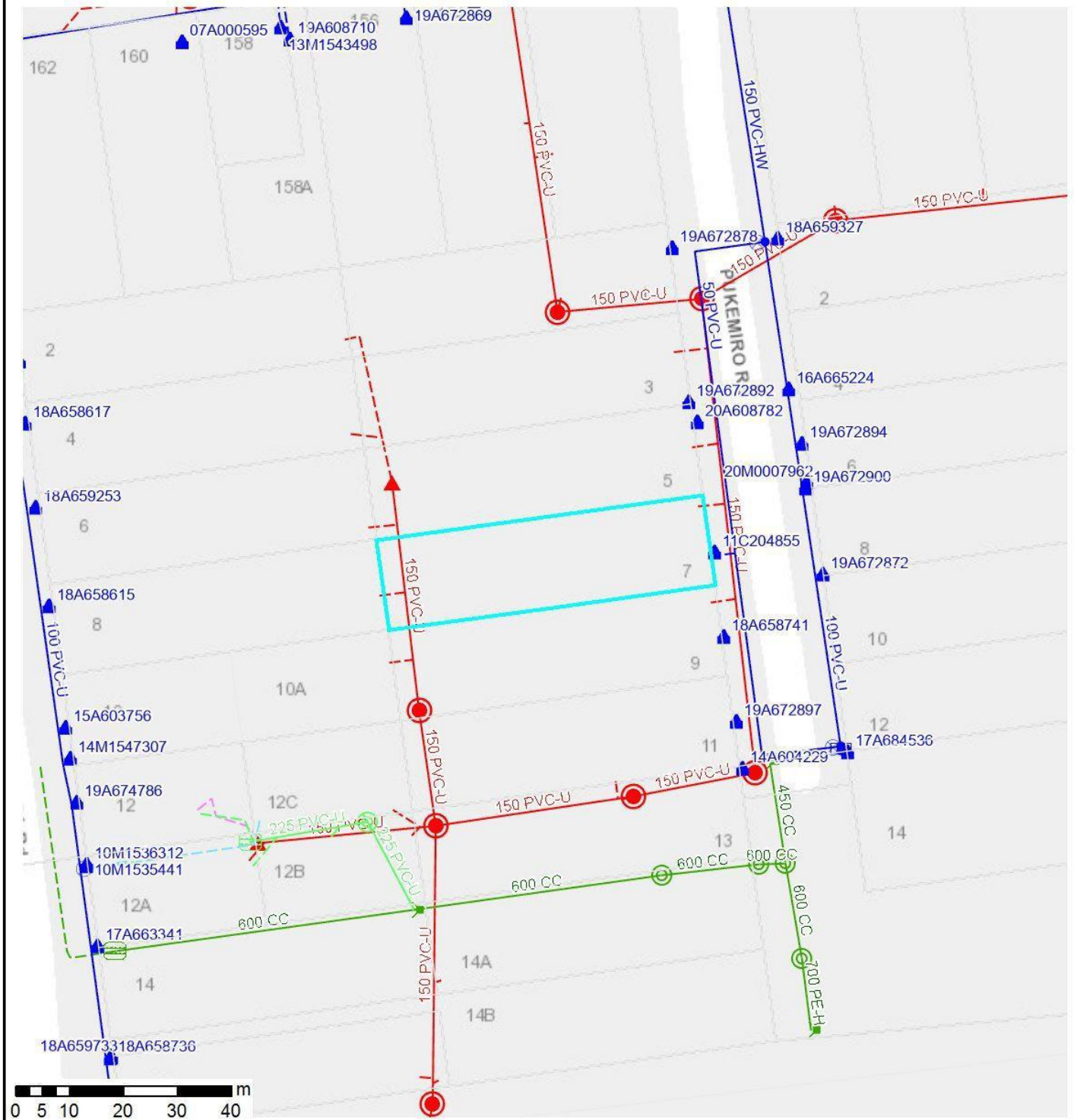
-  High Hazard
-  Moderate Hazard
-  Low Hazard

Wednesday, September 29, 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                    |
| Main Valves          | Sump                         | Manhole                  |
| Toby Valves          | Inlet Outlet Node            | Nodes                    |
| Hydrants             | Manholes                     | 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.

Wednesday, September 29, 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, 29 September, 2021

Property Number 3632  
Legal Description LOT 19 DP 40192 BLK VIII PURUA SD  
Assessment Number 0032045117  
Address 7 Pukemiro Road Kamo 0112  
Record of Title(s) 1651/9  
Land Value \$180,000  
Capital Value \$314,000  
Date of Valuation 01-August-2018  
Effective Date (used for rating purposes) 01-July-2019  
Meter Location 2m RH OF DRIVE

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

Rates Charge	Charge Total
General Residential	\$463.28
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	\$4.32
Regional Emergency Services Rate	\$11.84
Regional Flood Infrastructure	\$31.19
Regional Land and Fresh Water Management	\$68.31
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>\$2,435.15</b>

**Opening Balance as at 01/07/2021** **\$-169.71**

Rates Instalments	Total
20/07/2021 Instalment	\$611.15
20/10/2021 Instalment	\$608.00
20/01/2022 Instalment	\$608.00
20/04/2022 Instalment	\$608.00
<b>Rates Total</b>	<b>\$2,435.15</b>

**Balance to Clear** **\$1,824.00**

# WHANGAREI DISTRICT COUNCIL

FORUM NORTH • PRIVATE BAG 9023, WHANGAREI NEW ZEALAND. TELEPHONE: 09-438 4879. FAX: 09-438 7632



In reply please quote: 03632

Or ask for: Building Control

Doc id 276675

**PUBLIC UTILITY SERVICE APPROVAL NO 17708**  
(Whangarei District Council Policy 21.10.93 MB5309)

17708

Date Application Received: 9 July 1996  
Applicant's Name: W Himiona  
Mailing Address: 7 Pukemiro Road, Kamo  
Agent's Name: Springs Flat Contractors  
Mailing Address: P O Box 4294, Kamo  
Site Address: 7 Pukemiro Road  
Legal Description: Lot 19 DP 40192

The following public utility services are approved for installation:

- Water Supply Connection.....20mm

as per the approved plan(s) dated 17 July 1996

This public utility service approval is issued subject to the following conditions:

As-built record to be submitted to Whangarei District Council Building Coordinators Plumbing & Drainage within 48 hours of completion of the work.

Signed for and on behalf of the Whangarei District Council:

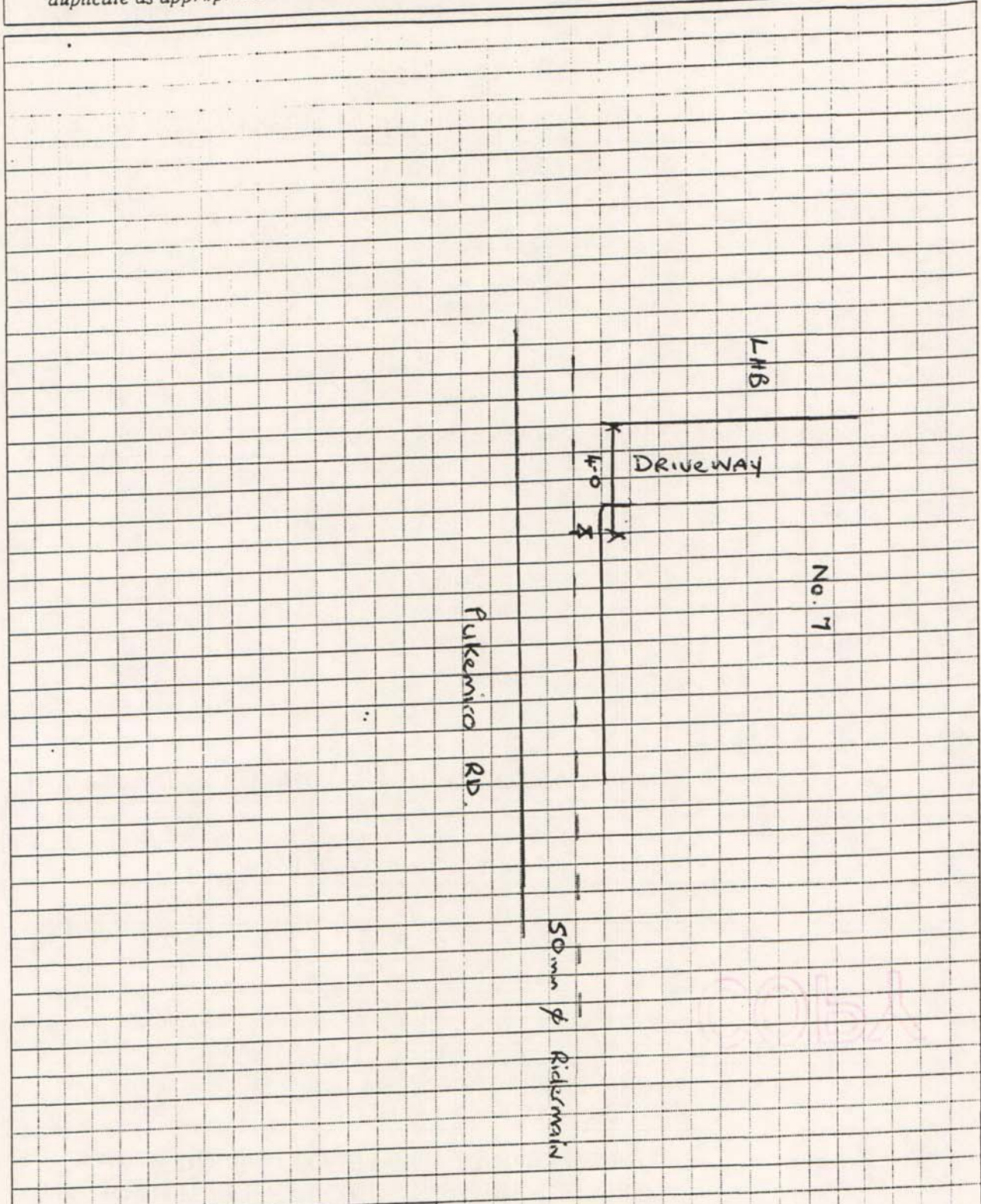
Name: Henry De Kwant

Signature: 

Date: 17/7/96

**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).



Scale: \_\_\_\_\_ in \_\_\_\_\_

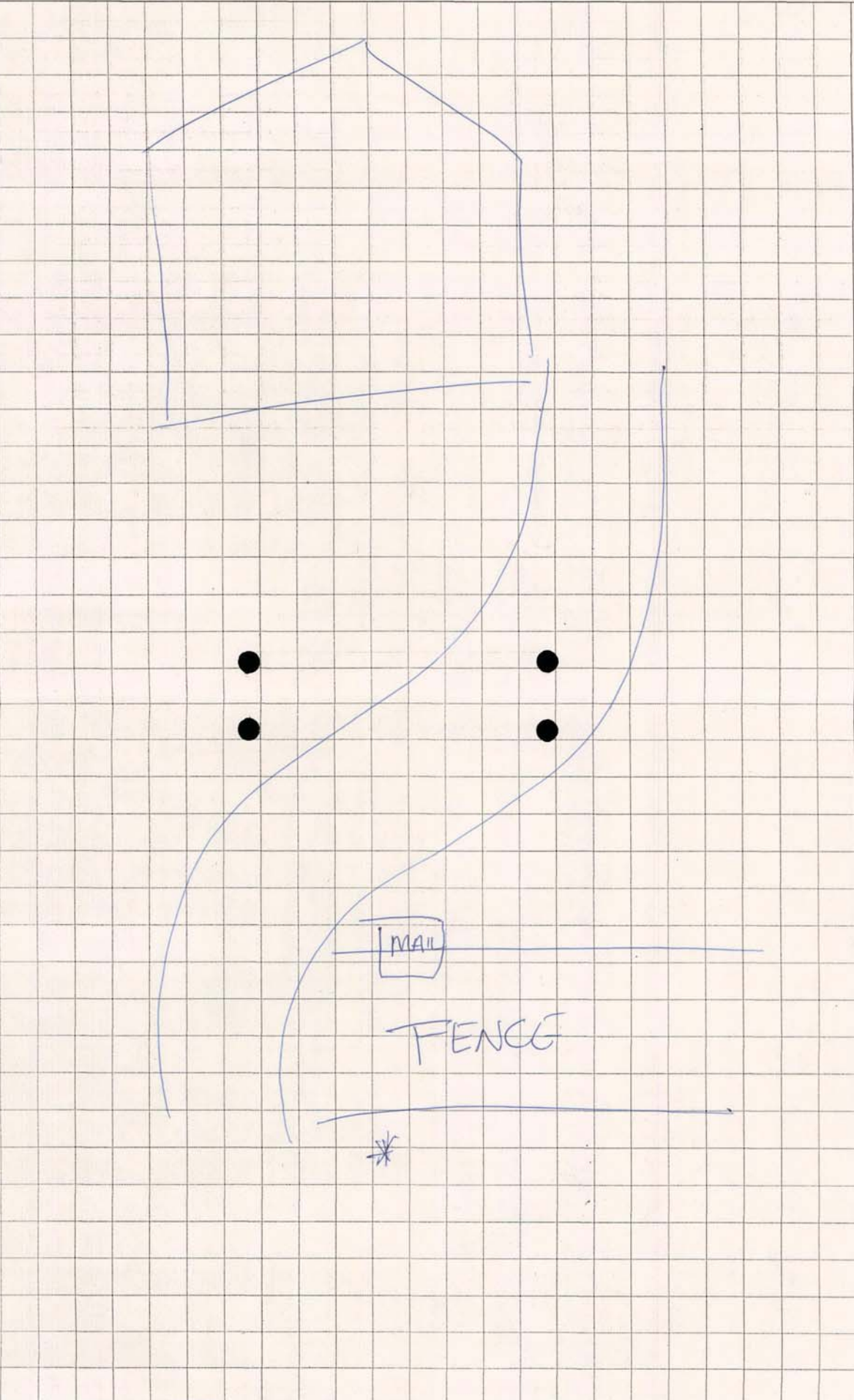
Site Address: 7 Pukemiro St

I \_\_\_\_\_ being a representative of the Approved Contractor, namely, \_\_\_\_\_, certify that this Public Utility Service As-Built Record is an accurate representation of the work as carried out.

Signature: *Blumking*

Date: 18 / 7 / 196

**PART B : SKETCH PLANS**  
(To be completed in all cases. Sketch plans are to include boundaries, existing and proposed services, pipe sizes and materials, buildings, property features, all appropriate site measurements, etc. If details are already noted on separate drawings then provide copies in duplicate as appropriate and attach to this application. Ensure that drawing numbers, etc, are referenced below.)



Scale (Approx.): \_\_\_\_\_ in \_\_\_\_\_  
Site Address: \_\_\_\_\_





## Issue Document

BUILDING CONSENT No: 50027  
Section 35, Building Act 1991  
Issued: 04May01  
Project Information Memorandum No: 49968

**50027**

## Applicant

HARIATA HIMIONA  
7 PUKEMIRO RD  
KAMO

## Agent

VIC EDDINGTON  
PO BOX 8095  
KENSINGTON  
WHANGAREI

## Site Information

PROPERTY ID: 035876 (P03632)  
STREET ADDRESS: 7 PUKEMIRO RD, KAMO  
LEGAL DESCRIPTION: LOT 19 DP 40192

## Project Information

PROJECT IS FOR: Alteration  
INTENDED USE(S): WET SHOWER AREA  
INTENDED LIFE: Indefinite but not less than 50 years  
VALUE OF WORK: \$4,500.00  
NUMBER OF STAGES: 1

## Fees

COUNCIL'S TOTAL CHARGES FOR THIS BUILDING CONSENT ARE: \$83.00  
PAYMENTS RECEIVED TO DATE:  
Receipt number: 1959664 Date: 02May01 Amount: \$83.00

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

1: **General**

*No Requirements.*

Signed for and on behalf of the Council

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

Signature:..... *G. Byers*..... Date: **4.15.01.**

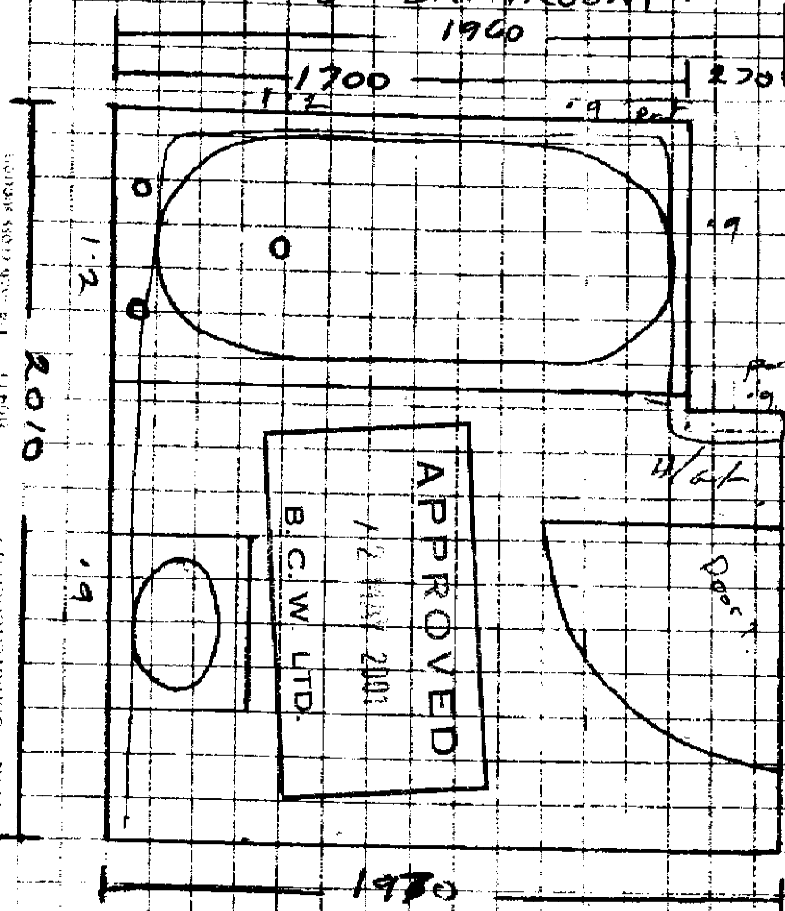
VIC EDDINGTON BUILDER  
BOX 8095 KENSINGTON  
GST: 65 726 873  
PHONE FAX 4375528

Fax 45 95 395  
025 94 3003

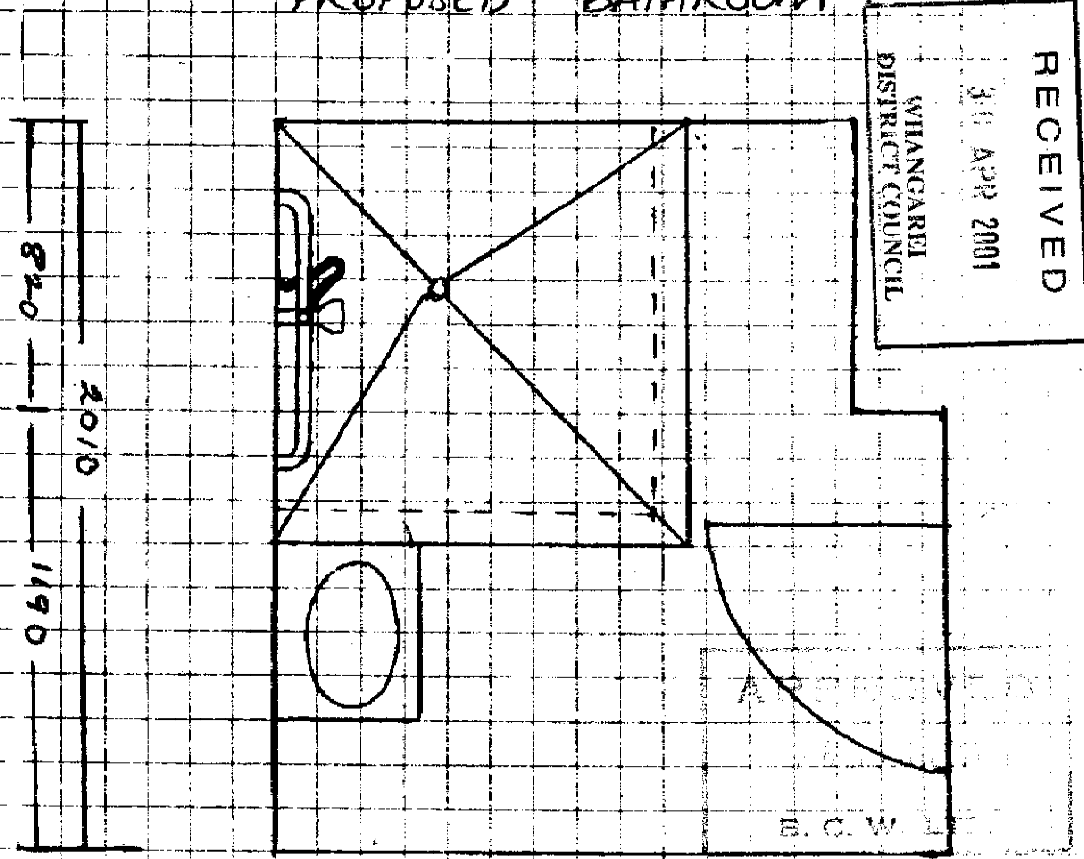
BATHROOM OF: Maria Haniona.  
7 Pukemiro Rd.  
Kamo.

T.G Floor.  
Galv pipes  
Sand + Lay - Cove

EXISTING BATHROOM



PROPOSED BATHROOM



RECEIVED  
30 APR 2001  
WHANGAREI  
DISTRICT COUNCIL

Scale 1:20

Rachelle Bennett.  
3/7/01

1:4 AND CROSS SECTION

1:4 AND CROSS SECTION

CODE COMPLIANCE CERTIFICATE NO 50027

Section 56(3), Building Act 1991

Issued by: **Building Certifiers (Whangarei) Ltd** on 18 May 2001 currently approved and registered as a building certifier.

[Cross each applicable box and attach relevant documents]

To: **Whangarei District Council**

Building Consent No **50027**

P.I.D **035876**

PROJECT

PROJECT LOCATION

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

Street address : 7 Pukemiro Rd

Intended use(s) [In detail]

Legal description : Lot 19 DP 40192

**Wet Area Shower**

Intended life:

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

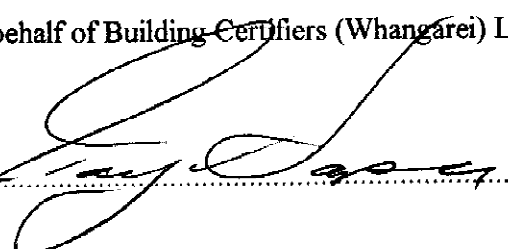
Being stage ..... of an intended ..... stages

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:  .....

Box 43

## Form 5

### Building Consent No: BC2000672

#### Section 51, Building Act 2004

Issued: 25 August 2020

#### The Building

Street address of building: 7 Pukemiro Road  
Kamo 0112

Legal description of land where building is located: LOT 19 DP 40192

LLP: 35876

Building name: N/A

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

Level/unit number: N/A

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

#### The Owner

TD Hang Limited  
PO Box 184  
Ruakaka 0151

Phone number: N/A

Mobile number: 021 1998989

Facsimile number: N/A

Email address: admin@countrybake.co.nz

Website: N/A

Street address/registered office: 7 Pukemiro Road  
Kamo 0112

#### Building Work

The following building work is authorised by this consent:

##### Connect to Council Sewer

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

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

### **This building consent is subject to the following conditions:**

#### **Section 90 Building Act 2004**

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

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

#### **Compliance Schedule**

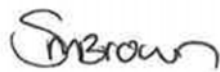
A compliance schedule is not required for the building.

#### **Attachments**

1. The schedule of site requirements for inspections and documentation required.
2. Information on how to proceed with the building work.

#### **Additional Information**

1. The applicant must control dust nuisance created by any site or building works.
2. Toilet facilities must be provided within reasonable distance of the construction site. Ground discharge is no longer acceptable.
3. Lapsing of building consent. For the purposes of S52(b) of the Building Act 2004, the period after which this consent will lapse if the building work to which it relates does not commence will be 12 months from the date of issue.



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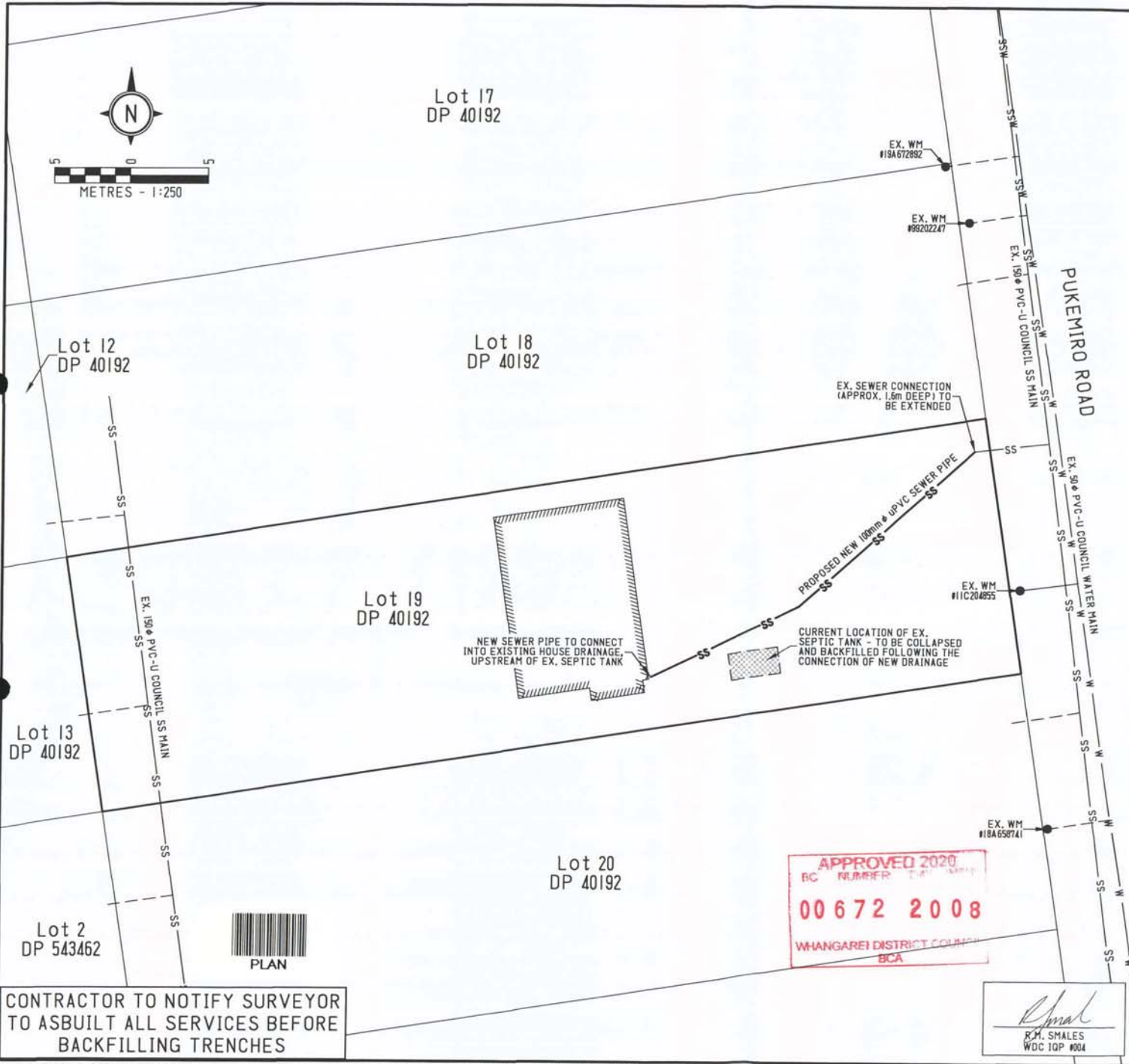
Stephanie Brown

Support Assistant – Building Processing  
On behalf of Whangarei District Council

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25 August 2020

Date



CAUTION:  
THIS DRAWING SHOULD NOT BE AMENDED MANUALLY AND IS COPYRIGHT TO  
REYBURN & BRYANT (1999) LIMITED, DO NOT SCALE OFF DRAWINGS.

- NOTE:
1. ALL WORK TO COMPLY WITH THE WHANGAREI DISTRICT COUNCIL'S (WDC) ENVIRONMENTAL ENGINEERING STANDARDS 2010, (EES 2010).
  2. ALL WORK TO COMPLY WITH THE CONTRACTOR'S APPROVED HEALTH & SAFETY MANUAL AND THE CURRENT HEALTH & SAFETY LEGISLATION.
  3. ALL WORK TO COMPLY WITH NZS 4604 AND TO BE CONSTRUCTED TO THE SATISFACTION OF THE WDC.
  4. CONTRACTOR IS RESPONSIBLE FOR A CORRIDOR ACCESS REQUEST FROM THE WDC PRIOR TO UNDERTAKING ANY WORKS WITHIN THE COUNCIL ROAD RESERVE.
  5. CONTRACTOR IS TO ENSURE ALL INSPECTIONS ARE COMPLETED IN TERMS OF THE EES 2010 (CLAUSE 1.10.5) AND THE WDC ENGINEERING PLAN APPROVAL LETTER.
  6. THE CONTRACTOR MUST REINSTATE AND/OR REPAIR DAMAGE TO THE BERM ALONG THE PROPERTY ROADSIDE FRONTAGE. REFER EES 2010 (CLAUSE 1.10.9)
  7. CONTRACTOR IS RESPONSIBLE FOR LOCATING ALL EXISTING SERVICES PRIOR TO COMMENCING ANY SITE WORK.
  8. CONTRACTOR MUST BE LICENSED TO WORK ON PUBLIC MAINS.
  9. ALL WORK ON LIVE SEWER INCLUDING CONNECTIONS TO BE DONE BY COUNCILS W & D APPROVED CONTRACTORS ONLY.
  10. ALL uPVC PIPES ARE TO BE SNI6.
  11. SEWER CONNECTIONS ARE TO BE MARKED AS PER EES 2010 (SECTION 5.10.1)
  12. THE CONTRACTOR MUST PROVIDE REYBURN AND BRYANT WITH AS-BUILT INFORMATION OF ALL ASSETS INSTALLED OR CHANGED DURING CONSTRUCTION.

RECEIVED  
CUSTOMER SERVICES  
29 JUL 2020  
WHANGAREI  
DISTRICT COUNCIL

REV	DATE	DESCRIPTION
A	06.07.20	FIRST ISSUE - RS/CC
		AMENDMENTS

REF. DATA:  
CLIENT  
**DRAINLINK  
7 PUKEMIRO ROAD, KAMO**

DESCRIPTION  
**PROPOSED SEWER CONNECTION FOR LOT 19 DP 40192**

TITLE  
**ENGINEERING DESIGN  
COVER SHEET**

SCALE: 1:250 @A3

**reyburn & bryant**  
Ph: 09 438 3563 PO Box 191, Whangarei 0140  
7 Seleyrn Ave, Whangarei www.reyburnandbryant.co.nz

DRAWING REF. **E 16028** SHEET 01 OF 01 REV **A**

CONTRACTOR TO NOTIFY SURVEYOR  
TO ASBUILT ALL SERVICES BEFORE  
BACKFILLING TRENCHES

APPROVED 2020  
BC NUMBER 00672 2008  
WHANGAREI DISTRICT COUNCIL  
BCA

*R. M. Smales*  
R.M. SMALES  
WDC IGP #004

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CUSTOMER SERVICES  
29 JUL 2020  
WHANGAREI  
DISTRICT COUNCIL

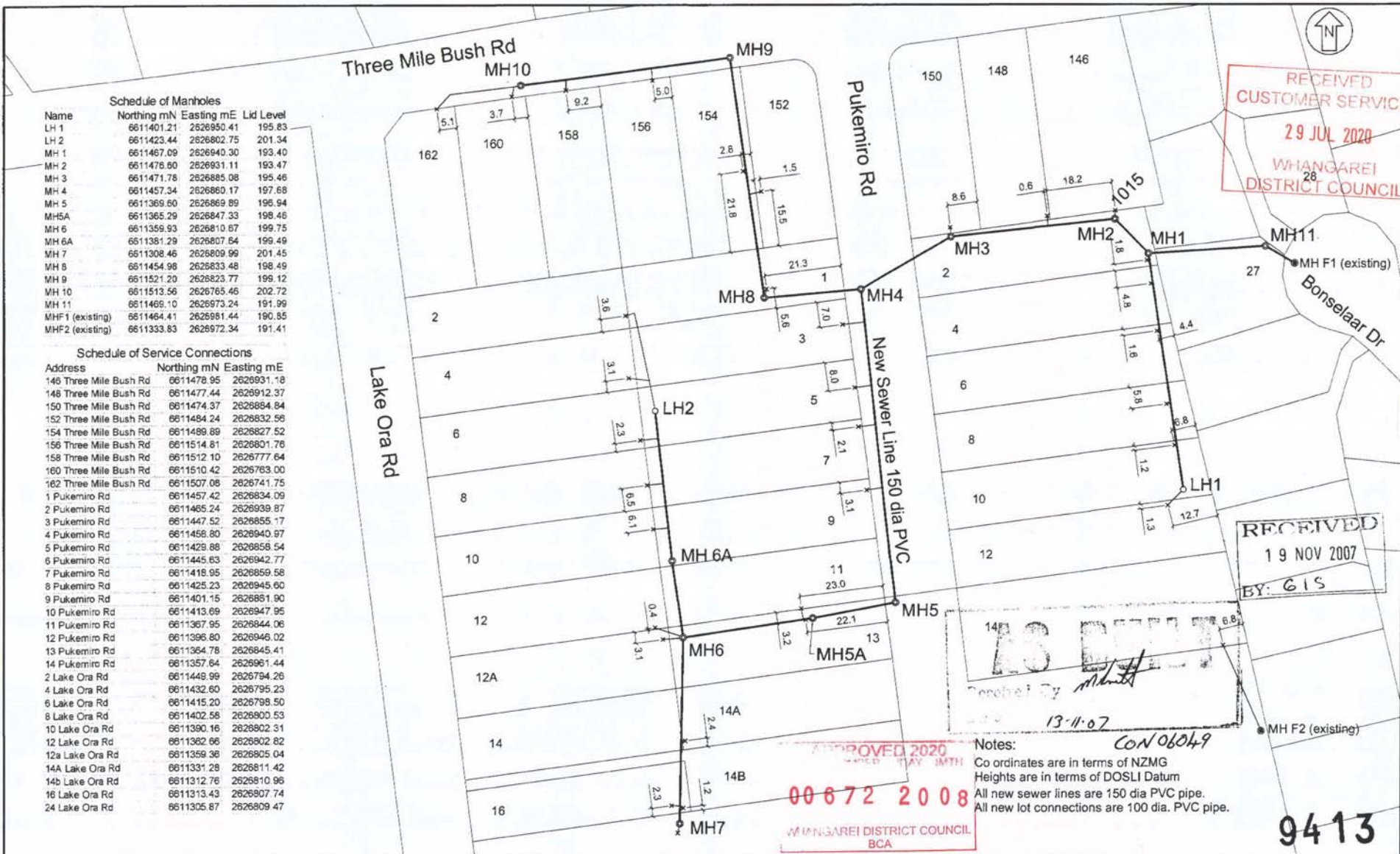
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19 NOV 2007  
BY: GIS

AS BUILT  
13-11-07  
CON 06049

APPROVED 2020  
00672 2008  
WHANGAREI DISTRICT COUNCIL  
BCA

Notes:  
Co ordinates are in terms of NZMG  
Heights are in terms of DOSLI Datum  
All new sewer lines are 150 dia PVC pipe.  
All new lot connections are 100 dia. PVC pipe.

9413



**Schedule of Manholes**

Name	Northing mN	Easting mE	Lid Level
LH 1	6611401.21	2626950.41	195.83
LH 2	6611423.44	2626802.75	201.34
MH 1	6611467.09	2626940.30	193.40
MH 2	6611476.60	2626931.11	193.47
MH 3	6611471.78	2626885.08	195.46
MH 4	6611457.34	2626860.17	197.68
MH 5	6611369.60	2626869.89	196.94
MH5A	6611365.29	2626847.33	198.48
MH 6	6611359.93	2626810.67	199.75
MH 6A	6611361.29	2626807.64	199.49
MH 7	6611308.46	2626809.99	201.45
MH 8	6611454.98	2626833.48	198.49
MH 9	6611521.20	2626823.77	199.12
MH 10	6611513.56	2626765.46	202.72
MH 11	6611466.10	2626973.24	191.99
MHF 1 (existing)	6611464.41	2626981.44	190.85
MHF 2 (existing)	6611333.83	2626972.34	191.41

**Schedule of Service Connections**

Address	Northing mN	Easting mE
146 Three Mile Bush Rd	6611478.95	2626931.18
148 Three Mile Bush Rd	6611477.44	2626912.37
150 Three Mile Bush Rd	6611474.37	2626884.84
152 Three Mile Bush Rd	6611484.24	2626832.56
154 Three Mile Bush Rd	6611489.89	2626827.52
156 Three Mile Bush Rd	6611514.81	2626801.76
158 Three Mile Bush Rd	6611512.10	2626777.64
160 Three Mile Bush Rd	6611510.42	2626763.00
162 Three Mile Bush Rd	6611507.08	2626741.75
1 Pukemiro Rd	6611457.42	2626834.09
2 Pukemiro Rd	6611465.24	2626939.87
3 Pukemiro Rd	6611447.52	2626855.17
4 Pukemiro Rd	6611458.80	2626940.67
5 Pukemiro Rd	6611429.88	2626858.54
6 Pukemiro Rd	6611445.63	2626942.77
7 Pukemiro Rd	6611418.95	2626859.58
8 Pukemiro Rd	6611425.23	2626945.60
9 Pukemiro Rd	6611401.15	2626851.90
10 Pukemiro Rd	6611413.69	2626947.95
11 Pukemiro Rd	6611367.95	2626844.06
12 Pukemiro Rd	6611396.80	2626946.02
13 Pukemiro Rd	6611364.78	2626845.41
14 Pukemiro Rd	6611357.64	2626961.44
2 Lake Ora Rd	6611448.99	2626794.26
4 Lake Ora Rd	6611432.60	2626795.23
6 Lake Ora Rd	6611415.20	2626798.50
8 Lake Ora Rd	6611402.58	2626805.53
10 Lake Ora Rd	6611390.16	2626802.31
12 Lake Ora Rd	6611362.66	2626802.82
12a Lake Ora Rd	6611359.36	2626805.04
14a Lake Ora Rd	6611331.28	2626811.42
14b Lake Ora Rd	6611312.76	2626810.96
16 Lake Ora Rd	6611313.43	2626807.74
24 Lake Ora Rd	6611305.87	2626809.47

Surveyed & Drawn by:  
**BOUNDARY HUNTER LTD**  
Ph. 09 435 5387  
Email. bruce@boundaryhunter.co.nz

Prepared for:  
**WHANGAREI DISTRICT COUNCIL**

Project:  
**SEWER RETICULATION LAKE ORA ROAD / PUKEMIRO ROAD**  
Installed by Leader Contracting

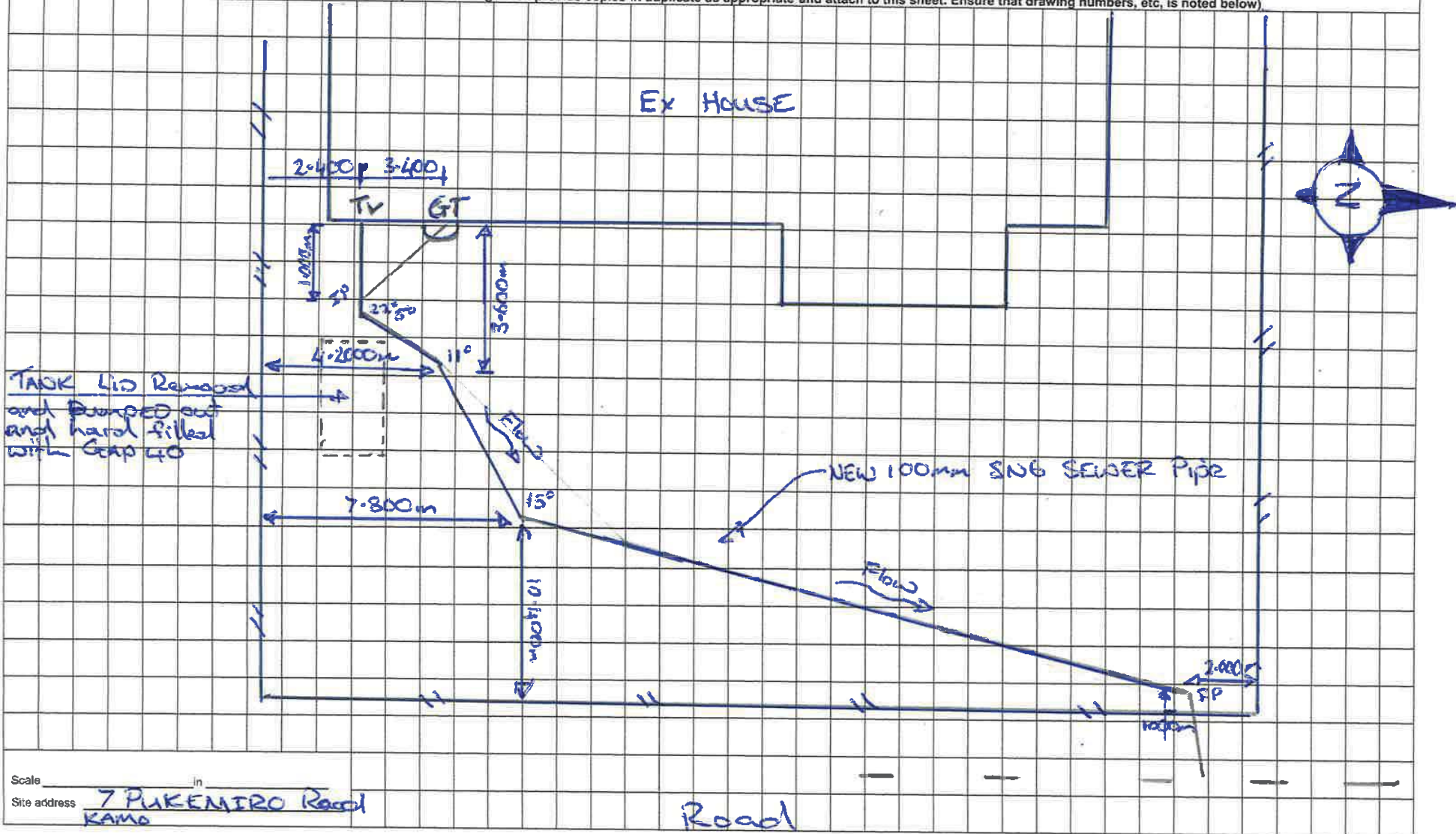
Drawing:  
**AS-BUILT RECORD**  
Surveyed & Drawings: B. Kidd / B. Smith  
Checked: F. Ogle @ Leaders  
Original Scale: 1:1000 @ A3

Sheet:  
1 of 5  
Ref: 2056

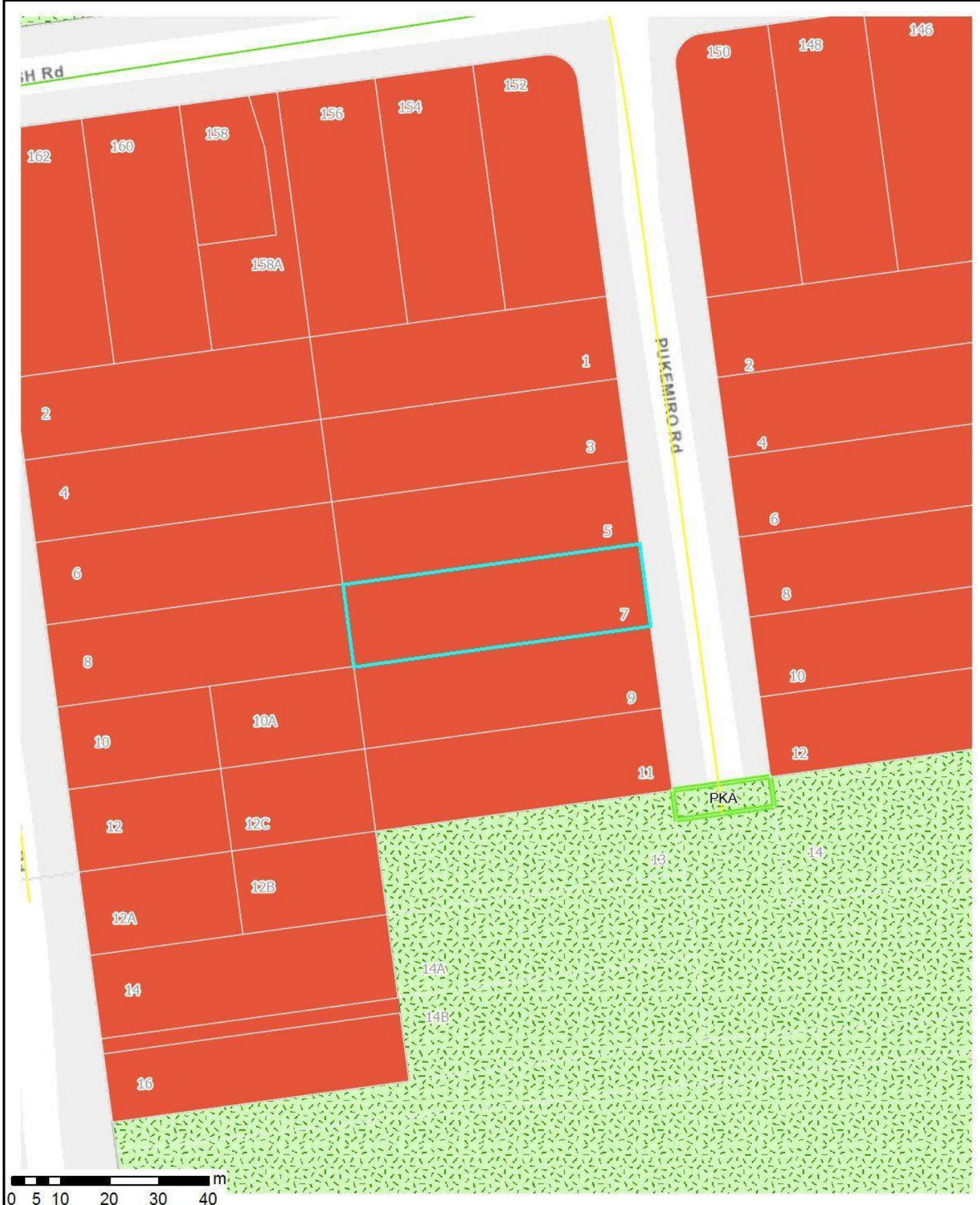


**PART C As-built services plan**

(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)



# Operative District Plan - Environments



Wednesday, September 29, 2021

Scale: 1:1,000

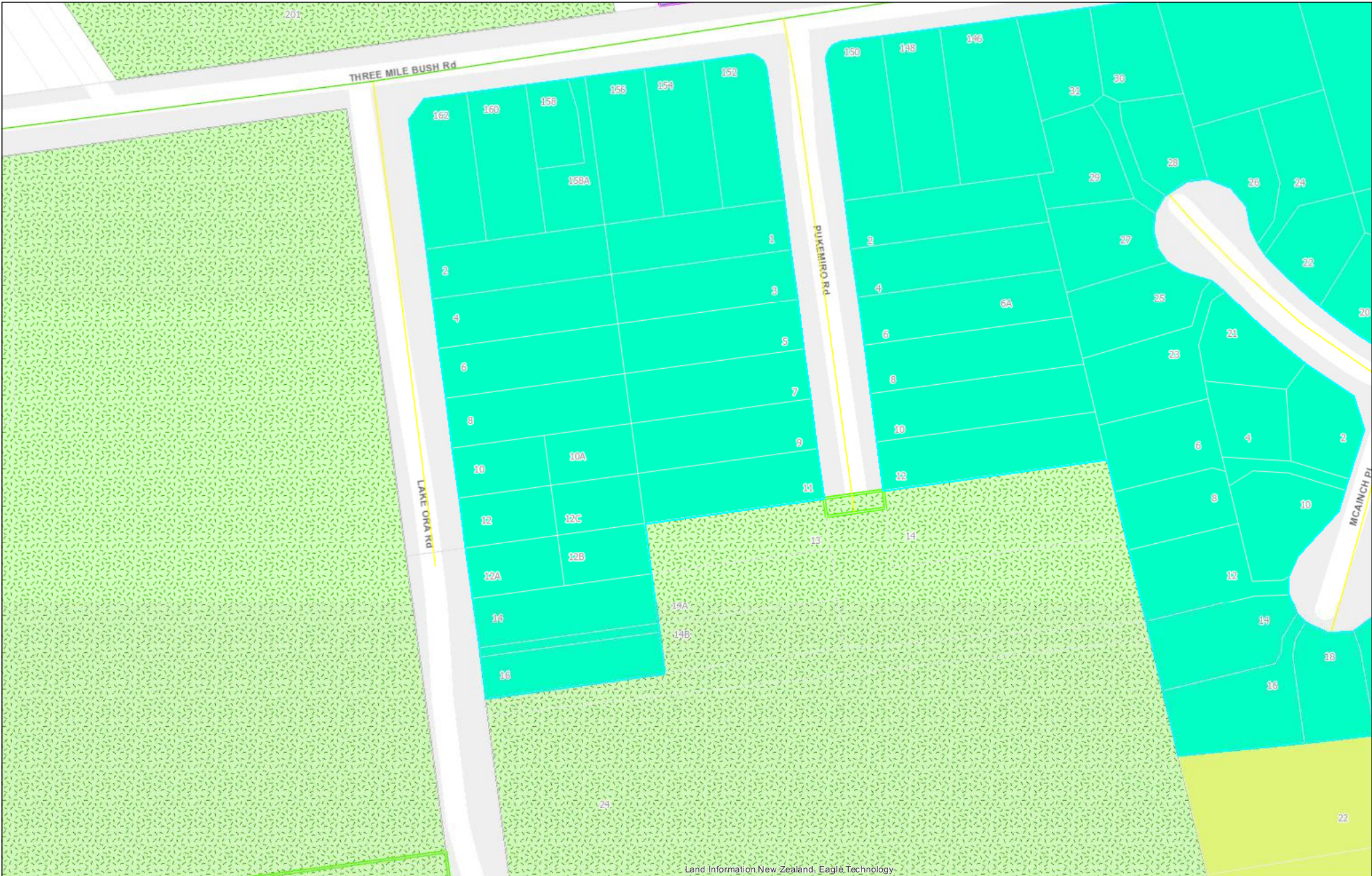


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Land Information New Zealand, Eagle Technology



# 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



Wednesday, September 29, 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
	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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