



**LAND INFORMATION MEMORANDUM NO: LM2001190**

**Received: 28 Oct 2020**

**Issued: 12 Nov 2020**

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

**APPLICANT**

P Sumich

C/- Harcourts Whangarei

33-35 Robert Street

Whangarei 0110

**SITE INFORMATION**

Property ID: 20078

Street Address: 30 First Avenue

Whangarei 0110

Legal Description: LOT 2 DP 46806

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: DP46806 deposited 06/03/1959.
- \* Record of Title: NA1636/78 issued 13/04/1959.

**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 <http://www.wdc.govt.nz/BuildingandProperty/Land-Hazards/Pages/Default.aspx>

- \* Stability Hazards map - showing low stability hazard.

This property is located in an area identified in the Northland Regional Council Priority Rivers study, see map attached and for further information refer to <http://www.nrc.govt.nz/environment/flood-potection-and-natural-hazards/flood-and-coastal-hazards-maps/>

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 to:

<http://www.wdc.govt.nz/BuildingandProperty/Property-Information/Pages/Acid-Sulphate-Soil.aspx>

**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.

For further information regarding Council Water Supply please refer <http://www.wdc.govt.nz/WaterandWaste/Water/Pages/default.aspx>

Pursuant to Section 51 of the Building Act 2004, and Section 451 of the Local Government Act 1974, if any future building work encroaches upon any Council Pipe or Utility, prior written consent of the Waste Drainage and/or Water Services Manager must be obtained before any work commences.

Refer:

<http://www.wdc.govt.nz/PlansPoliciesandBylaws/Policies/Pages/BuildingOverPublicSewersPolicy.aspx>

**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 Original Dwelling information.

Copy of Building Permits issued for this property are attached.

- Dwelling Alterations – 02/02/1959.
- Demolish existing and erect New Shed – 26/05/1971.

Copies of Building Consents and Code Compliance Certificates issued for this property are attached.

- BC9829574 Dwelling Alterations – issued 14/07/1998.  
Code Compliance Certificate issued 05/04/2002.
- BC1701463 New Garage and Sleepout – issued 30/01/2018.  
Code Compliance Certificate issued 27/08/2020.

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 <http://www.wdc.govt.nz/WaterandWaste/Stormwater/Stormwater-Attenuation/Pages/Default.aspx>

**6: INFORMATION RELATING TO THE USE TO WHICH THE LAND MAY BE PUT AND ANY CONDITIONS ATTACHED TO THAT USE.**

ENVIRONMENT:

Living 2 Environment, see map attached and refer to Part G Environments <http://www.wdc.govt.nz/PlansPoliciesandBylaws/Plans/DistrictPlan/Pages/Operative-DP.aspx>

Urban areas within Whangarei District are currently going through a proposed plan change to create new zones in Whangarei's urban areas. Please see link below to see how this affects your property. <https://planchanges.heretowhere.co.nz/>

**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.**

The 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, [www.nrc.govt.nz](http://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:



Debbie Rear  
Property Assessment Officer



# Aerial Photography



Thursday, November 12, 2020

Scale: 1:1,000



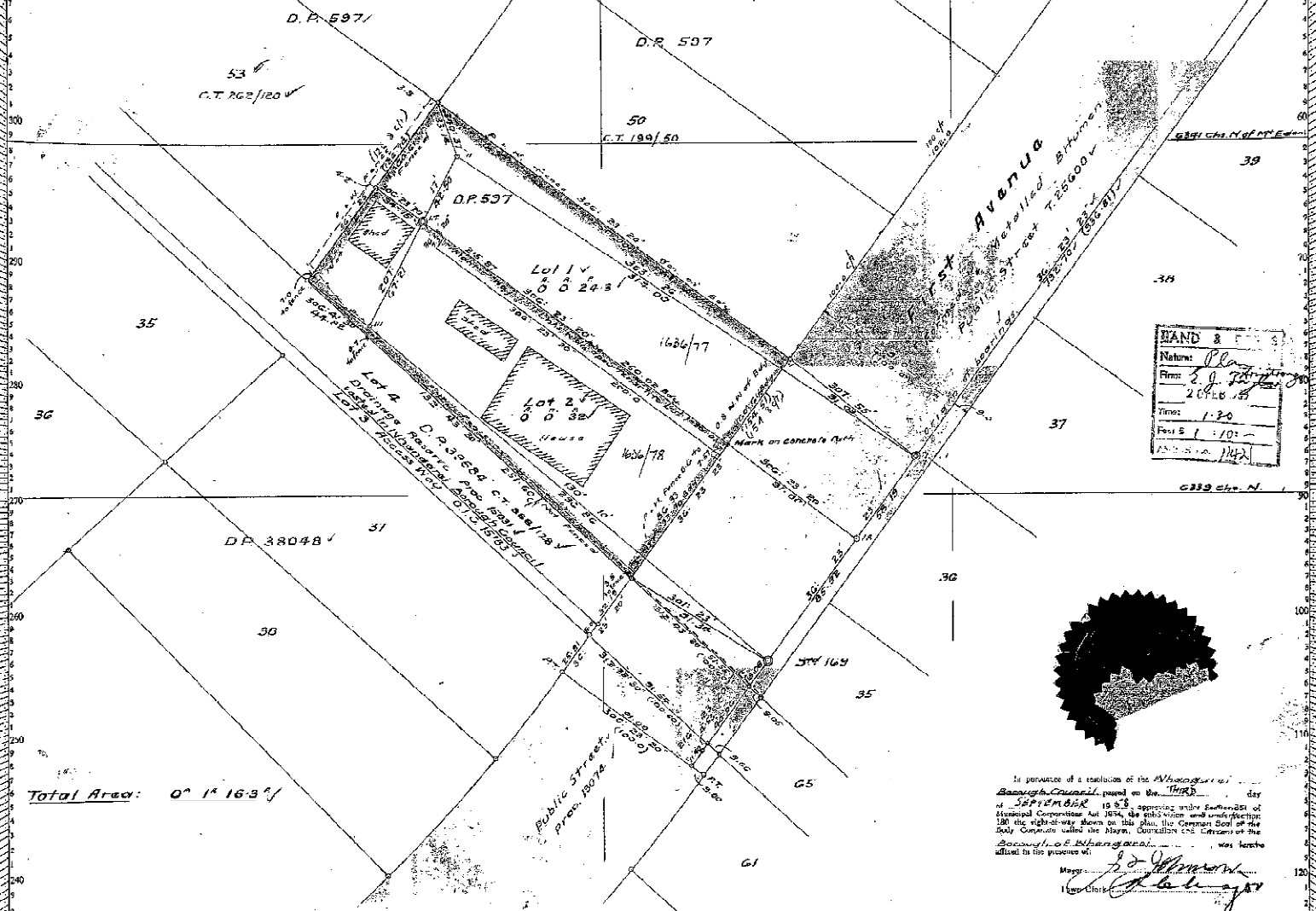
This map was last updated in 2018. It includes New Zealand's most current publicly owned aerial imagery and is sourced from the LINZ Data Service.

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.

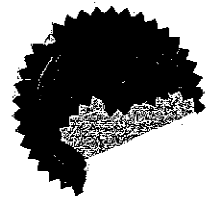
Land Transfer Office  
 Received 20.2.1959  
 Title Reference Att. Ct. 207/44 ✓  
 Referred to L. T. Surveyor 23.2.1959  
 From D.P. 597  
 Boundary Report.



Deposited this 20th day  
 of March 1959  
 District Land Registrar



PLAN 8 5 3  
 Nature: Plan  
 Area: 2 0 10 1/2  
 Time: 1:30  
 Date: 1/10/58  
 11/2



Total Area: 0° 1' 16.3"

In pursuance of a resolution of the Whangarei Borough Council passed on the 19th day of SEPTEMBER 1958, appearing under Section 221 of the Municipal Corporations Act 1954, the following and under section 180 the right-of-way shown on this plan, the Whangarei Borough Council and the Whangarei Borough Council and the Whangarei Borough Council was hereby adopted in the presence of:  
 Mayor: J. J. Harpur  
 Town Clerk: J. J. Harpur

CROSS-REFERENCED  
 Approved as to Survey  
 Chief Surveyor  
 Received  
 Reference plans D.P. 597, D.P. 28048  
 D.P. 38048, A.S. 228  
 Field book 308 p. 125  
 Traversing Book  
 Examined by: R. G. D. 23/2/59  
 Recorded: R. G. D. 23/2/59  
 Copied

Plan of Subdivision of Plot 1, Whangarei Parish  
 Comprised in Att. Ct. 207/44  
 Survey Block & District B/K XII Purua S.D.  
 Land District N.T. Auckland Local Body Whangarei Borough Council  
 Scale 10 Links to an Inch Surveyed by L. G. B. Hunt Date November 1958  
 I, Lester George Roodlife Hunt of Whangarei, Registered Surveyor and holder of an annual practicing certificate, do solemnly and sincerely declare that this plan has been made from surveys conducted by me, other land plans and surveys etc. direct, and have been made in accordance with the regulations under the Surveyors Act, 1957.  
 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 10th day of February 1959.  
 R. P. H. Hunt  
 Registered Surveyor

Approved  
 J. J. Harpur  
 Applicant or Registered Owner  
 This space reserved for plan numbers  
**46806**





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



  
R. W. Muir  
Registrar-General  
of Land

**Identifier** NA1636/78  
**Land Registration District** North Auckland  
**Date Issued** 13 April 1959

**Prior References**  
NA207/44

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**Estate** Fee Simple  
**Area** 809 square metres more or less  
**Legal Description** Lot 2 Deposited Plan 46806

**Registered Owners**

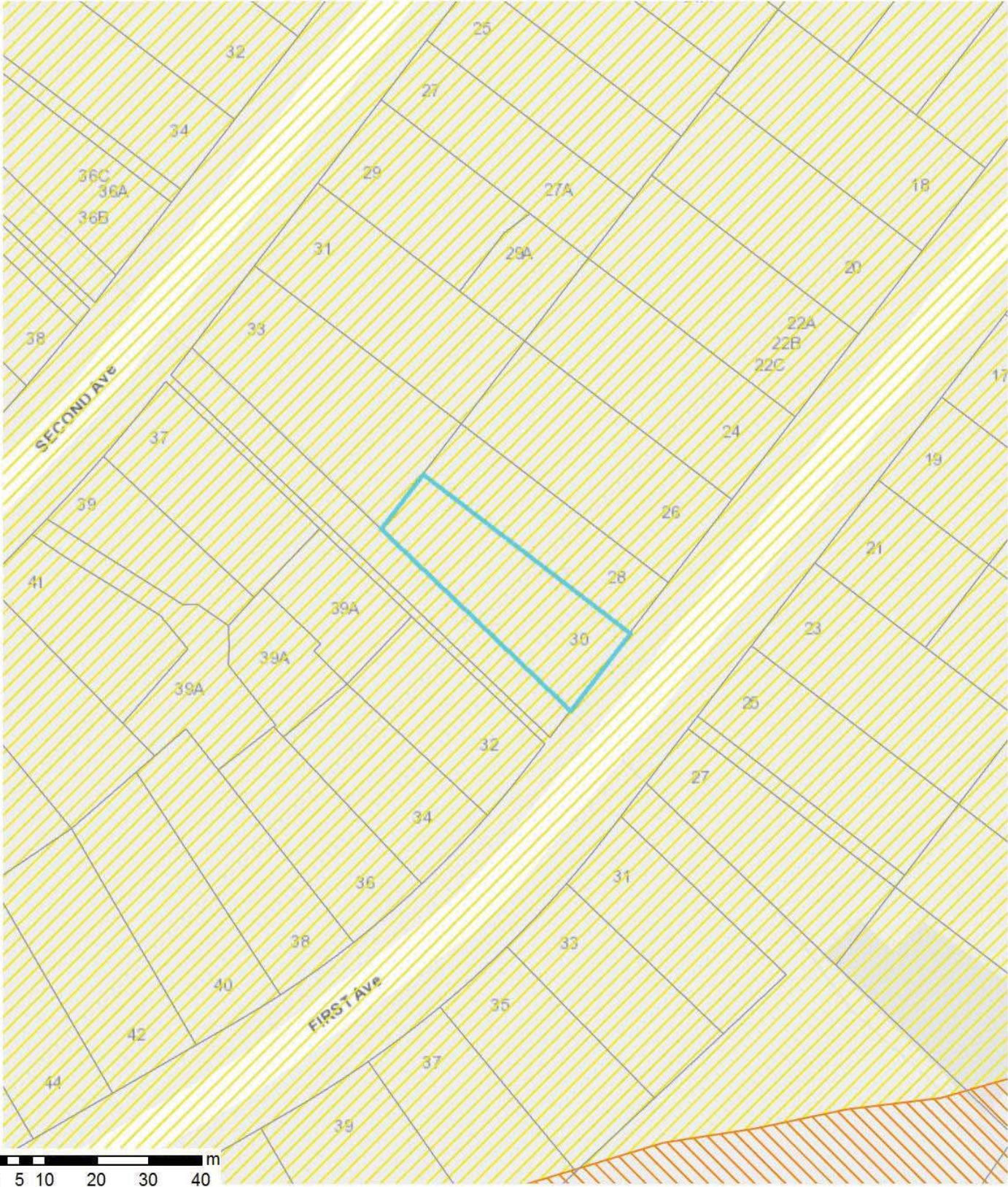
Terence Jacob Larsen, Jeanine Helen Cheeseman and Larsen Cheeseman Trustee Limited

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**Interests**

Subject to a right of way over part created by Transfer 618867  
10218118.3 Mortgage to Kiwibank Limited - 6.11.2015 at 3:30 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 has not yet been collected.

**Land InStability**

High Hazard

Moderate Hazard

Low Hazard

Thursday, November 12, 2020 Scale:1:1,000

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# NRC Priority Rivers Flooding



Northland Regional Council NRC: Priority River Flood Model

- Priority Rivers Flood 10 Year
- Priority Rivers Flood 50 Year
- Priority Rivers Flood 100 Year

These rivers and streams in these priority catchments pose potential threats to lives, buildings, road access, infrastructure and agriculture. The flood hazard maps show which areas are likely to flood and what could be threatened as a result

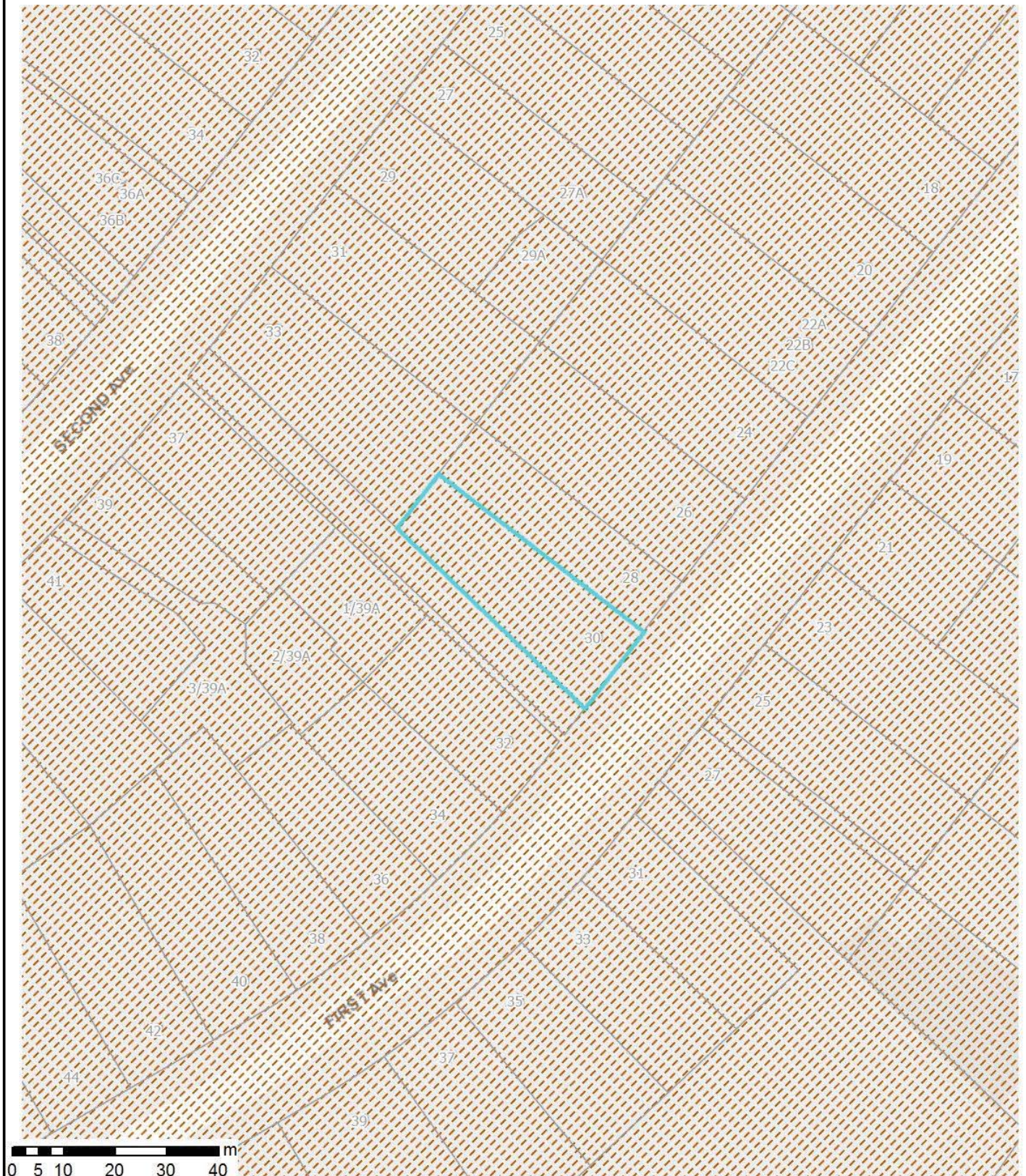
Source: Northland Regional Council, NRC  
<https://www.nrc.govt.nz/environment/flood-protection-and-natural-hazards/flood-and-coastal-hazard-maps/>



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Thursday, November 12, 2020 Scale: 1:1,000

# Acid Sulphate Soil (Risk/Confirmed)



-  Confirmed Acid Sulphate Soil
-  Acid Sulphate Soil Risk

Thursday, November 12, 2020

Scale: 1:1,000

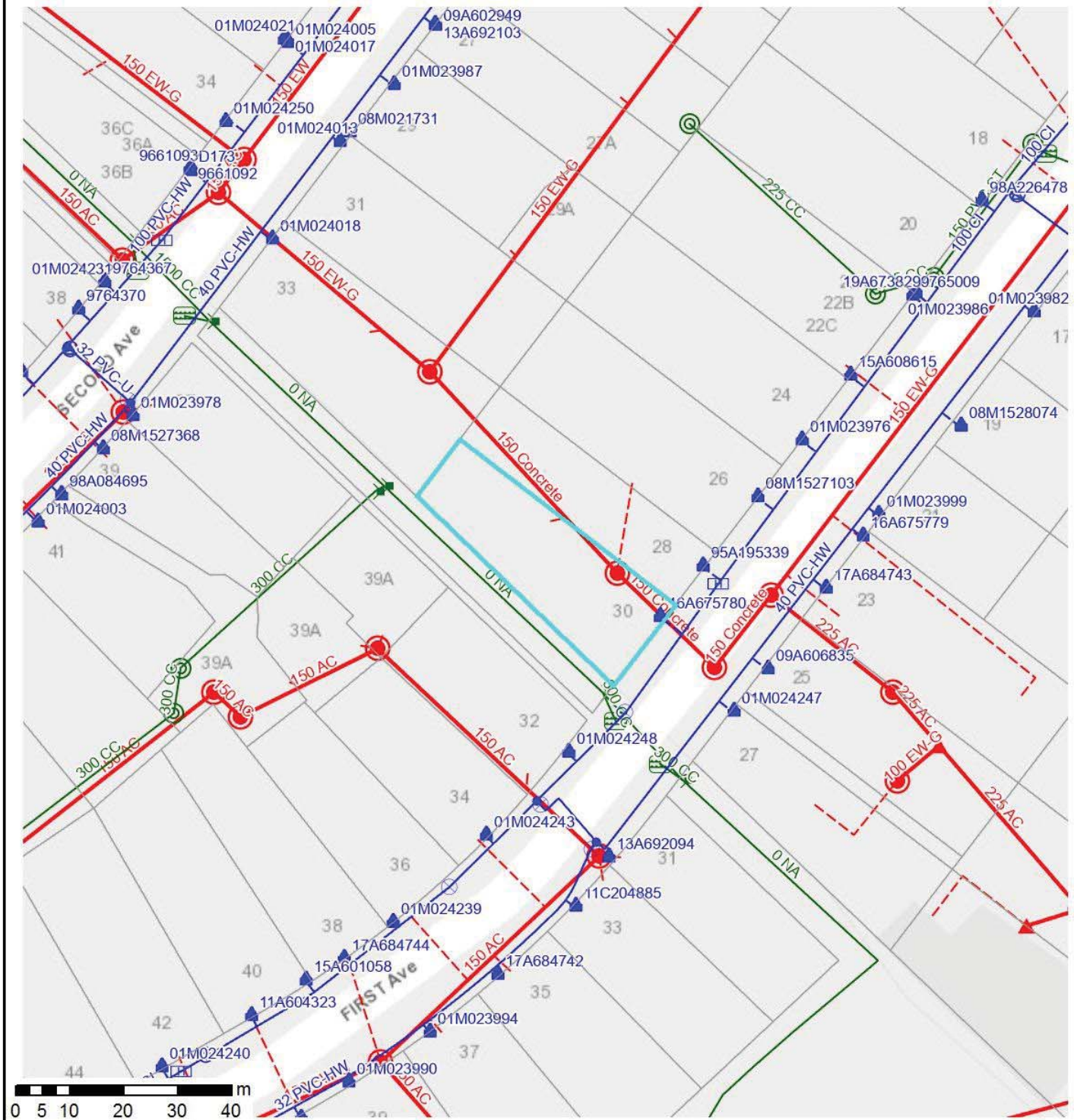
Acid Sulphate Soil (RISK or CONFIRMED).

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



- |   |   |  |
|---|---|--|
| <ul style="list-style-type: none"> <li> Water</li> <li> Dark blue = WDC</li> <li> Light blue = Private</li> <li> Water Node</li> <li> Other</li> <li> Main Valves</li> <li> Toby Valves</li> <li> Hydrants</li> <li> Pump</li> <li> Water Meter</li> <li> Water Backflow</li> <li> Water Service Line</li> <li> Water Line</li> </ul> | <ul style="list-style-type: none"> <li> Stormwater</li> <li> Dark green = WDC</li> <li> Light green = Private</li> <li> Other</li> <li> Sump</li> <li> Inlet Outlet Node</li> <li> Manholes</li> <li> Storm Water Service Line</li> <li> Storm Water Line</li> <li> Wastewater</li> <li> Public Pressure Sewer System</li> <li> Private Pumping Unit</li> </ul> | <ul style="list-style-type: none"> <li> Wastewater continued</li> <li> Red = WDC</li> <li> Pink = Private</li> <li> Other</li> <li> Nodes</li> <li> Valve</li> <li> Pump</li> <li> Backflow Preventer</li> <li> Waste Water Service Line</li> <li> Gravity</li> <li> Rising</li> <li> Waste Water Line</li> <li> Gravity</li> <li> Rising</li> </ul> |
|---|---|--|

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.

Thursday, November 12, 2020 Scale: 1:1,000



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# WHANGAREI CITY

PERMIT No. 5948

DATE 22 / 7 / 71

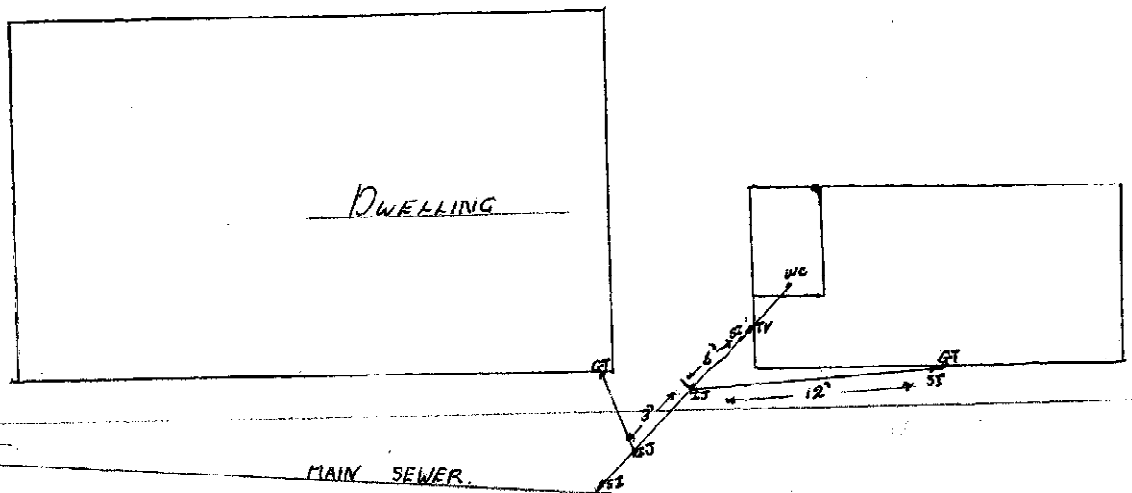
## HOUSE CONNECTION PLAN

Scale : 1/8in. to a Foot  
New Sewerage Drains: Red  
Storm Water : Dotted Black  
Old Drains : — Full Black

277

20078

Binding Margin to be left Blank



Owner Mr. Harper

Street 30 Lind Ave.

Assessment No.

Plumber

Drainer City Drainages Ltd.



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: Thursday, 12 November, 2020

**Property Number** 20078  
**Legal Description** LOT 2 DP 46806-SUBJ TO ROW  
**Assessment Number** 0074307800  
**Address** 30 First Avenue Whangarei 0110  
**Record of Title(s)** 1636/78  
**Land Value** \$219,000  
**Capital Value** \$510,000  
**Date of Valuation** 01-August-2018  
**Effective Date (used for rating purposes)** 01-July-2020  
**Meter Location** 15m LHB 4m RHB #30 @ LETTERBOX

### Rates Breakdown (up to 30 June 2021)

<b>Rates Charge</b>	<b>Charge Total</b>
District-wide Refuse Management	\$191.00
General Residential	\$526.78
Sewage Disposal - Residential	\$754.00
Uniform Annual General Charge	\$486.00
Regional Civil Defence & Hazard Management	\$21.44
Regional Council Services	\$120.20
Regional Emergency Services Rate	\$11.71
Regional Flood Infrastructure	\$27.05
Regional Fresh Water Management	\$43.06
Regional Infrastructure	\$5.26
Regional Land Management	\$20.02
Regional Pest Management	\$60.11
Regional River Management - CBD Residential	\$174.91
Regional Sporting Facilities	\$16.76
Regional Transport Rate	\$23.20
<b>Annual Charge Total</b>	<b>\$2,481.50</b>

**Opening Balance as at 01/07/2020** **\$0.00**

<b>Rates Instalments</b>	<b>Total</b>
20/07/2020 Instalment	\$621.50
20/10/2020 Instalment	\$620.00
20/01/2021 Instalment	\$620.00
20/04/2021 Instalment	\$620.00
<b>Rates Total</b>	<b>\$2,481.50</b>

**Balance to Clear** **\$1,860.00**

2620

# Whangarei Borough Council

## BUILDING APPLICATION FORM

Date 2/2/51 19

To: The Borough Engineer.

Sir,

I hereby apply for permission to Alter residence

at Whangarei (House Number and Street)

for M. Brett (Owner)

HARPER W.A.

of 30 Lind Ave (Address) according to locality plan and detailed plans, elevations cross-sections and specifications of building deposited herewith in duplicate.

### PARTICULARS OF LAND:

### LENGTH OF BOUNDARIES:

Assess. No. 11/149  
Lot No. 51952  
D.P. 507  
Allotment No. 46806

Front: .....  
Back .....  
Side ..... Area: .....  
Side .....

### PARTICULARS OF BUILDING:

Foundations: ..... Floors: .....  
Walls: ..... Roof: .....  
Area of Ground Floor: no addition 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 £ 385-0-0  
Sanitary, Plumbing and Drainage £  
Total 385-0-0

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

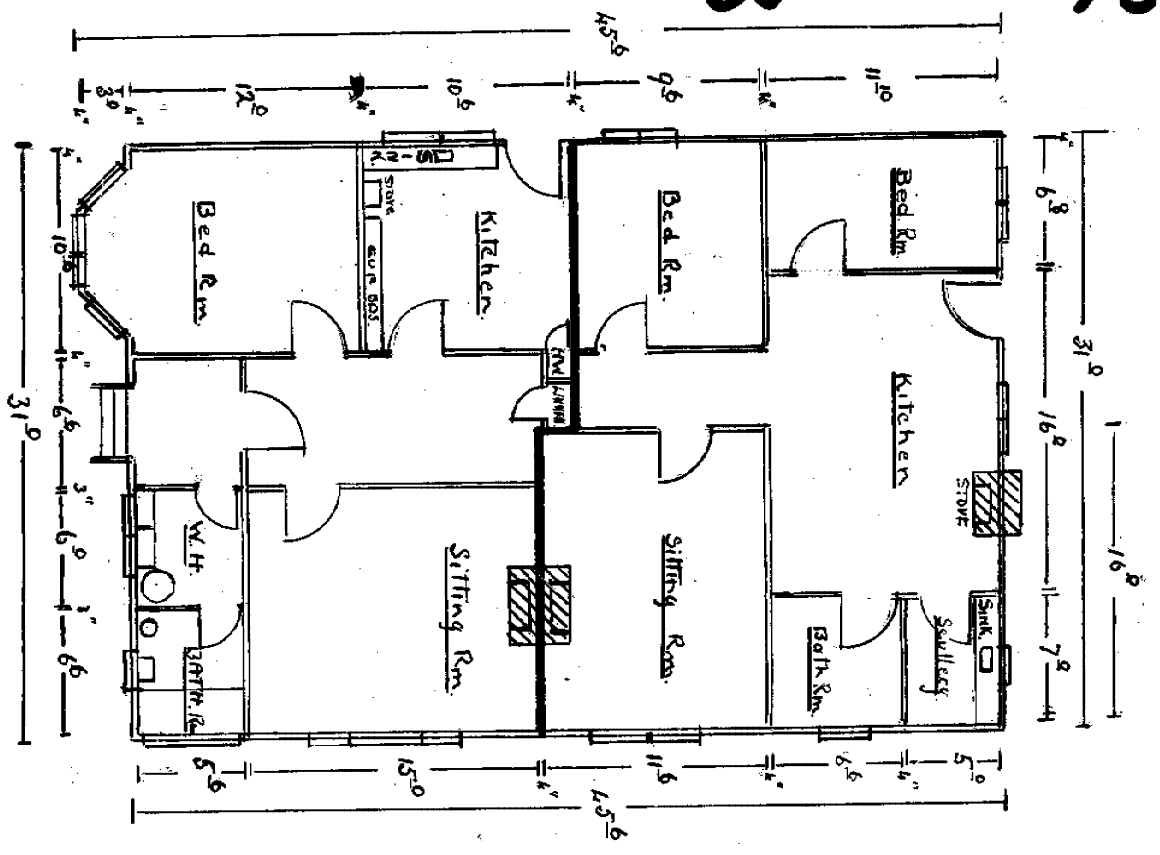
Builder's Postal Address  
82 Anzac Rd  
Whangarei

M. Brett per Owner  
Evans Bradley Builder



86000

3



Proposed Alteration of Residence

Into Two Separate Living Quarters

For Mr M BOTT of First Ave.

Whangarei.

PARTITION SHOWN BY HEAVY BLACK LINE BEING  
PINE PROOF TO THE ROOF

2-0-0

WHANGAREI CITY COUNCIL

~~277~~ 277

COU6018 ✓

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 May 26 1971

To: The City Engineer,  
Sir,

I hereby apply for permission to Demolish existing and re-erect shed  
at 30 First Ave for W. M. W. Harper  
(House Number and Street) (Owner)  
of Parahi Ave according to locality plan and detail plans, elevations cross-sections  
(Address)  
and specifications of building deposited herewith in duplicate.

PARTICULARS OF LAND:

LENGTH OF BOUNDARIES:

Assess. No. 44/6 74/122  
Lot No. 2  
D.P. 25 46806  
Allotment No.

Front 6.6  
Back 6.0  
Side 16.5 Area  
Side 16.5

PARTICULARS OF BUILDING:

Foundations concrete blocks Floors concrete  
Walls metal lath board Roofs corrug iron  
Area of Ground Floor ..... square feet  
Area of Outbuildings 16.0 ..... square feet  
Number of Storeys: Above kerb level 1 Below kerb level .....  
Average distance of set back of front of buildings from street boundary line .....

ESTIMATED COST:

Building ..... \$ 320.00  
Sanitary Plumbing and Drainage ..... \$  
Total ..... \$ 320.00

Footpath Bond  
Permit Fee  
Water  
Inspector  
Rec. No. 5782 Date 26/5/71

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

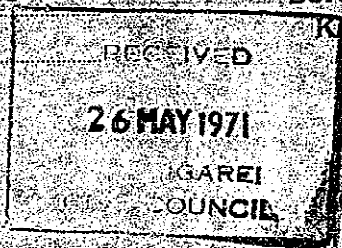
Proposed use or occupancy of other parts of buildings Wash house

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

Yours faithfully,  
W. M. W. Harper Owner

Builder's Postal Address: HARMAN TRIMLINE GARAGES Builder  
BOX 4034

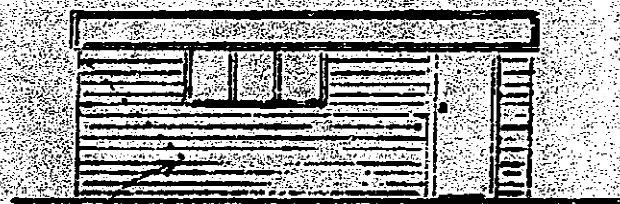
KAMO  
Builder's Phone 73-630



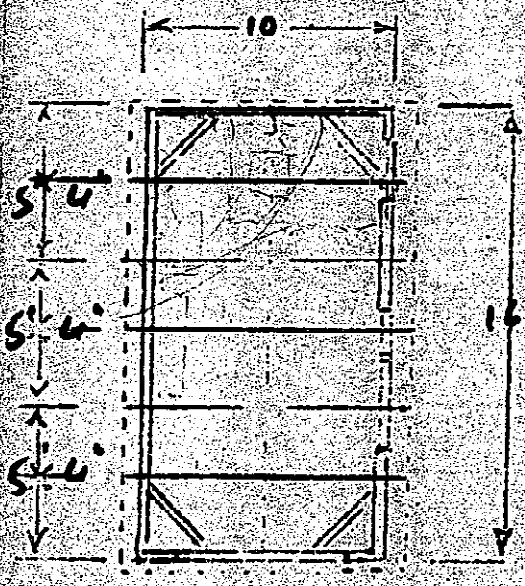
*Shed*  
**PROPOSED GARAGE FOR Mr W. Harper**  
**AT 30 Junt Av Whangara**



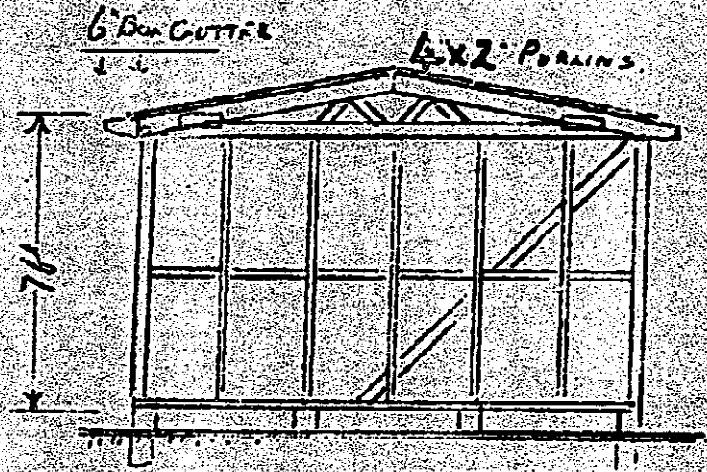
5' 8" DOOR  
 5' 2" WINDOW  
ELEVATION



BRICKING 3" x 2" CUT BETWEEN  
ELEVATION



PLAN



SECTION

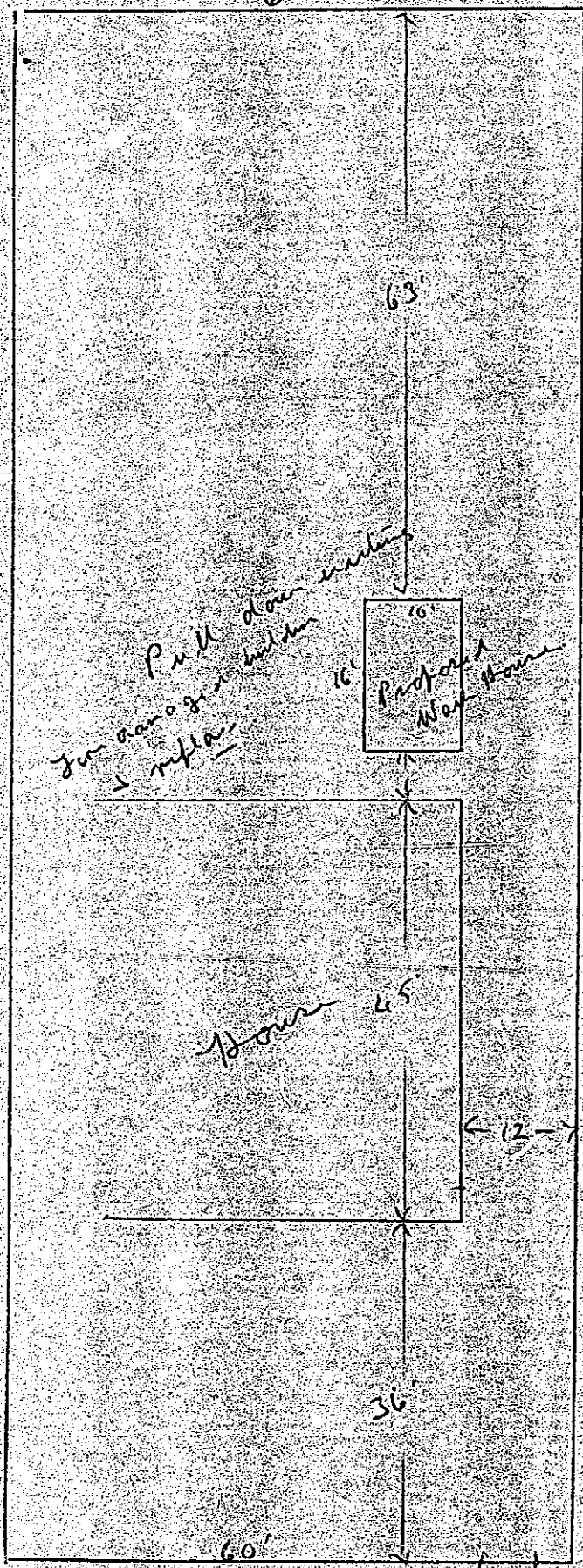
SPECIFICATION

NOTE: See plan on Back

- FOUNDATION : 8" x 8" x 16" conc. blocks 4' 6" centers. on face.
- PLATES : 4" x 3" B. T. Rad. Pine No 1 Grade.
- STUDS ; 4" x 2" :::::::::::::::::::::::::::::: 24" ctrs.
- NOGS ; 4" x 2" :::::::::::::::::::::::::::::: 1 row.
- Dragon Ties. ; 3" x 2" :::::::::::::::::::::: Four Corners.
- Ridge Braces ; 3" x 2" :::::::::::::: Each End.
- Roof ; Trusses Nail Plated installed at 5' Centres Max.
- Purlins ; 4" x 2" B. T. Rad. on edge at 2' 6" centres.
- Cladding ; Roof standard 26g. galv. corr. iron.
- ; Walls Galv. Metal Weather boards.
- ; SPOUTING & D/PIPES SUPPLIED

RECEIVED  
 25 MAY 1971  
 WHANGAREI  
 CITY COUNCIL

66



HARMAN TRIMLINE GARAGES  
BOX 4034,  
KAMO.

Proposed Workshop  
to  
Mr W. Harper  
@  
36 First Ave  
Whangarei

RECEIVED  
26 MAY 1971  
WHANGAREI  
CITY COUNCIL

36 First Ave.

HARMAN TRIMLINE GARAGES  
BOX 4034,  
KAMO.

**Issue Document**

BUILDING CONSENT No: 29574  
Section 35, Building Act 1991  
Issued: 14 Jul 98  
Project Information Memorandum No: 29531

**29574****Applicant**

BETTY TULIP CAMPBELL  
30 FIRST AVE  
WHANGAREI

**Agent**

MCQUINN BUILDERS  
22 WARO DR  
WHANGAREI

**Site Information**

PROPERTY ID: 20078  
ASSESSMENT NO: 00743/078.00  
STREET ADDRESS: 30 FIRST AVE, WHANGAREI  
LEGAL DESCRIPTION: LOT 2 DP 46806

**Project Information**

PROJECT IS FOR: Alteration  
INTENDED USE(S): DWELLING ALTERATIONS  
INTENDED LIFE: Indefinite but not less than 50 years  
VALUE OF WORK: \$9,800.00  
NUMBER OF STAGES: 1

**Fees**

COUNCIL'S TOTAL CHARGES FOR THIS BUILDING CONSENT ARE: \$55.00  
PAYMENTS RECEIVED TO DATE:  
Receipt number: 1297803    Date: 02 Jul 98    Amount:                    \$55.00

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: *14. / .7. / 98.*

**SPECIFICATION**

- \* THIS CONTRACT CONTAINS ALTERATIONS & ADDITIONS TO EXISTING WORK AND SHALL BE CONSIDERED AS SUCH.
- \* ALL WORK SHALL BE IN ACCORDANCE WITH THE REGULATIONS, ORDINANCES, BY-LAWS AND ALL ORDINANCES & PAY ALL FEES & CHARGES. HE SHALL PROTECT EXISTING UTILITIES, SERVICES, DEMONSTRATIONS, MAKE GOOD ANY DAMAGE.
- \* ALL PLUMBING & ELECTRICAL WORK SHALL BE OF THE BEST QUALITY AND SHALL BE IN ACCORDANCE WITH TRADE PRACTICES & TO THE SATISFACTION OF THE LOCAL AUTHORITIES. ALL WORK SHALL BE IN ACCORDANCE WITH THE REGULATIONS, ORDINANCES, BY-LAWS AND ALL ORDINANCES & PAY ALL FEES & CHARGES. HE SHALL PROTECT EXISTING UTILITIES, SERVICES, DEMONSTRATIONS, MAKE GOOD ANY DAMAGE.
- \* ALL MATERIALS SHALL BE OF THE BEST QUALITY AND SHALL BE IN ACCORDANCE WITH TRADE PRACTICES & TO THE SATISFACTION OF THE LOCAL AUTHORITIES. ALL WORK SHALL BE IN ACCORDANCE WITH THE REGULATIONS, ORDINANCES, BY-LAWS AND ALL ORDINANCES & PAY ALL FEES & CHARGES. HE SHALL PROTECT EXISTING UTILITIES, SERVICES, DEMONSTRATIONS, MAKE GOOD ANY DAMAGE.
- \* ALL WORK SHALL BE IN ACCORDANCE WITH THE REGULATIONS, ORDINANCES, BY-LAWS AND ALL ORDINANCES & PAY ALL FEES & CHARGES. HE SHALL PROTECT EXISTING UTILITIES, SERVICES, DEMONSTRATIONS, MAKE GOOD ANY DAMAGE.
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**LEGAL DESCRIPTION**

D.P.  
C.T.

Drainage system as drawn on plan is NOT existing

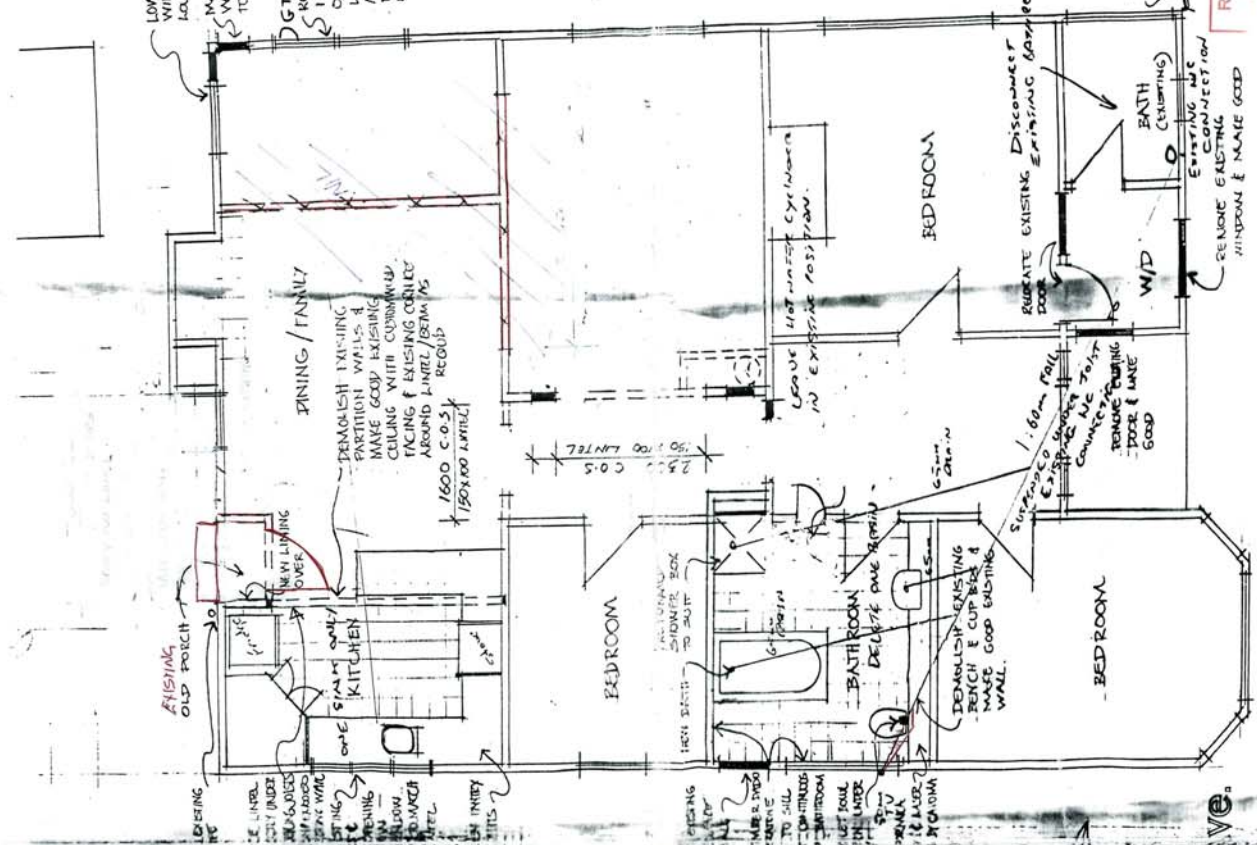
NEW FITTINGS TO BATHROOM TO BE CONNECTED TO EXISTING G.T. & SOLAR HEAT PUMP SYSTEM

SITE & DRAINAGE PLAN 1:200

**Proposed Alterations to 30 First Ave. for Mrs B.T. Campbell**

BC 29574

RECEIVED  
29 JUN 1998  
WHANGAREI DISTRICT COUNCIL



FLOOR PLAN 1:50



RECEIVED  
10 JUL 1998  
B.C.W LTD

RECEIVED  
29 JUN 1998  
APPROVED  
13 JUL 1998  
B.C.W LTD

09 43374 23



BC29574



CODE COMPLIANCE CERTIFICATE NO 29574

Section 56(3), Building Act 1991

Issued by: Building Certifiers (Whangarei) Ltd on 5 April 2002 currently approved and registered as a building certifier.

[Cross each applicable box and attach relevant documents]

To: Whangarei District Council

Building Consent No: 29574

PID : 20078

PROJECT

LOCATION

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

Street address: 30 First Avenue

Intended use(s) [In detail]  
Dwelling alterations

Legal description : Lot 2 DP 46806

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 in respect of part only of the building work under the above building consent as detailed below.

Signed on behalf of Building Certifiers (Whangarei) Ltd

Signature:



**Issue Document**

BUILDING CONSENT No: 29574  
Section 35, Building Act 1991  
Issued: 14 Jul 98  
Project Information Memorandum No: 29531

**29574****Applicant**

BETTY TULIP CAMPBELL  
30 FIRST AVE  
WHANGAREI

**Agent**

MCQUINN BUILDERS  
22 WARO DR  
WHANGAREI

**Site Information**

PROPERTY ID: 20078  
ASSESSMENT NO: 00743/078.00  
STREET ADDRESS: 30 FIRST AVE, WHANGAREI  
LEGAL DESCRIPTION: LOT 2 DP 46806

**Project Information**

PROJECT IS FOR: Alteration  
INTENDED USE(S): DWELLING ALTERATIONS  
INTENDED LIFE: Indefinite but not less than 50 years  
VALUE OF WORK: \$9,800.00  
NUMBER OF STAGES: 1

**Fees**

COUNCIL'S TOTAL CHARGES FOR THIS BUILDING CONSENT ARE: \$55.00  
PAYMENTS RECEIVED TO DATE:  
Receipt number: 1297803    Date: 02 Jul 98    Amount:                    \$55.00

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: *14. / .7. / 98.*

**FILE COPY**

WHANGAREI DISTRICT COUNCIL



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

**Issue Document**

PROJECT INFORMATION MEMORANDUM No:29531  
Section 31, Building Act 1991  
Received:30Jun98  
Issued:01Jul98

**Applicant**

BETTY TULIP CAMPBELL  
30 FIRST AVE  
WHANGAREI

**Agent**

MCQUINN BUILDERS  
22 WARO DR  
WHANGAREI

**Site Information**

PROPERTY ID: 20078  
ASSESSMENT NO: 00743/078.00  
STREET ADDRESS: 30 FIRST AVE, WHANGAREI  
LEGAL DESCRIPTION: LOT 2 DP 46806

**Project Information**

PROJECT IS FOR: Alteration, repairs, etc  
INTENDED USE(S): INTERNAL ALTERATIONS  
INTENDED LIFE: Indefinite but not less than 50 years  
VALUE OF WORK: \$9,800.00  
NUMBER OF STAGES: 1

**Fees**

COUNCIL'S TOTAL CHARGES FOR THIS PROJECT INFORMATION MEMORANDUM  
ARE: \$20.00  
PAYMENTS RECEIVED TO DATE:  
Receipt number: 1297803    Date: 30Jun98    Amount:    \$20.00

A PROJECT INFORMATION MEMORANDUM IS NOT A BUILDING CONSENT, NOR A RESOURCE CONSENT, NOR IS IT AN EXEMPTION FROM ANY OF THE REQUIREMENTS OF THE DISTRICT PLAN.

1: THIS PROJECT INFORMATION MEMORANDUM IS:

*Confirmation that the proposed building work may be undertaken, when your Building Consent has been issued, subject to the provisions of the Building Act 1991 and any requirements of the building consent.*

2: INFORMATION CONCERNING ANY SPECIAL FEATURES RELATING TO THE LAND RELEVANT TO THIS PROJECT:

*No information concerning features affecting the land has been identified.*

3: DETAILS OF PRIVATE AND PUBLIC STORMWATER, SEWAGE, AND WATER UTILITY SYSTEMS ON THIS SITE AND/OR ADJACENT SITES RELEVANT TO THIS PROJECT:

*A copy of the house connection plan is attached.*

4: OTHER INFORMATION REQUIRED:

*An as-built plan is to be given to the Council Officer at final inspection of completed drainage work.*

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

GENERAL NOTE

The Historic Places Act 1993 provides for the identification, protection, preservation, and conservation of the historical and cultural heritage of New Zealand.

"Except pursuant to an authority granted under Section 14 of this Act, it shall not be lawful for any person to destroy, damage, or modify, or cause to be destroyed, damaged, or modified, the whole or part of any archaeological site, knowing or having reasonable cause to suspect that it is an archaeological site."  
(Section 10, Historic Places Act 1993)

For initial advice contact:

Ms Joan Maingay, Department of Conservation,  
P O Box 842, Whangarei. Ph 09-438 0299


The information supplied is based on Councils existing records relating to the property. In producing this report no current copies of certificates of title were viewed nor was the property inspected by Council.

The applicant is solely responsible for ensuring that the land is suitable for any particular project.

If an owner or person undertaking building work believes that a PIM is incorrect or incomplete they should advise the Whangarei District Council in writing giving relevant details.

Unless confidentiality is specifically requested for reasons of copyright or security, information contained in your application for Building Consent may be disclosed to parties other than the Whangarei District Council ( Section 27 Building Act).

Signed for and on behalf of the Council

  
\_\_\_\_\_  
Date 1/7/98

Related: PIM Application No: 29531 Date Received: 30/06/98  
Application No: Area: CENTRAL

Name: CAMPBELL, BETTY TULIP  
Address: 30 FIRST AVE  
WHANGAREI

Lot: 2  
DP: 46806

Assessment: 00743/078.00

Property ID:20078

Action No	Action	Estab	Date Returned
1	Login Application	ADMIN	LM 30/6
2	INFORMATION SEARCH	LAND INFO	EMS 1/7 19/12/98
4	PLANNING	PLAN TECH	} EMS 1/7
11	Quality Assurance	LAND INFO	
13	Pim Issue	LAND INFO	

E=N=D==O=F==R=E=P=O=R=T====E=N=D==O=F==R=E=P=O=R=T=E=N=D==O=F==R=E=P=O=R=T====

## **Building Consent No: BC1701463**

### **Section 51, Building Act 2004**

**Issued: 30 January 2018**

**Project Information Memorandum No: PM1700357**

#### **The Building**

Street address of building: 30 First Avenue  
Whangarei 0110

Legal description of land where building is located: LOT 2 DP 46806  
LLP: 52322

Building name: N/A

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

Level/unit number: N/A

#### **The Owner**

T J Larsen  
J H Cheeseman  
30 First Avenue  
Whangarei 0110

Phone number: N/A

Mobile number: 021475077

Facsimile number: N/A

Email address: terry@ncpumping.co.nz

Website: N/A

Street address/registered office: 30 First Avenue  
Whangarei 0110

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

#### **Contact Person**

Steve Povey Plans and Design Limited  
PO Box 1160  
Whangarei 0140

Phone number: 4388115

Mobile number: 0276145776

Facsimile number: N/A

Email address: info@stevepovey.co.nz

Website: www.stevepovey.co.nz

#### **Building Work**

The following building work is authorised by this consent:

##### **New Garage and Sleepout**

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.

See attached schedule of site requirements for inspections and documentation required.

#### **Compliance Schedule**

A compliance schedule is not required for the building.

#### **Attachments**

The Project Information Memorandum for the building work covered by this building consent.

#### **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.
4. To confirm compliance an Energy Works Certificate will be required (Electrical).
5. A Producer Statement PS3 is required for the application of a membrane to the external roof gutter areas (NZBC Clause E2 External Moisture).



---

Donna Soanes  
Support Assistant – Building Processing  
On behalf of Whangarei District Council

30 January 2018

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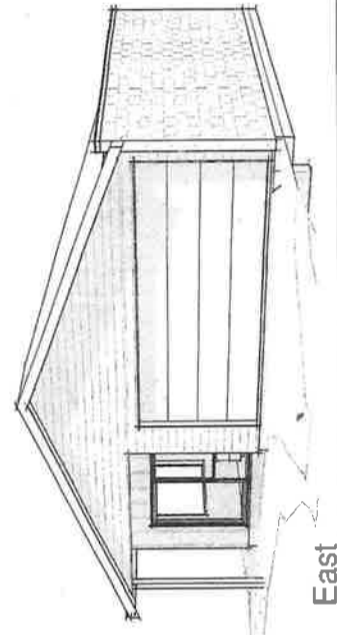
Date



**GENERAL NOTES**

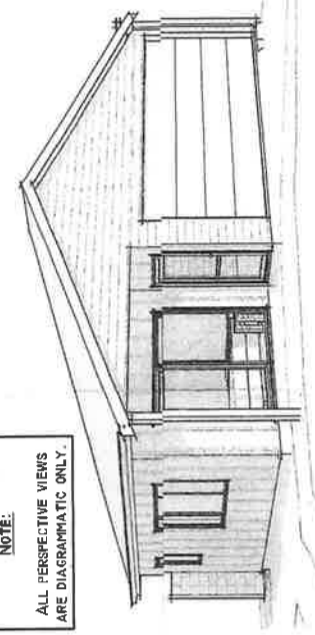
- ALL TIMBER TO BE MSG8 (MM) KILN DRIED PINE TO THE APPROPRIATE "H" CLASSIFICATION, UNLESS OTHERWISE SPECIFIED ON THE PLANS. IF IN DOUBT CONTACT THE DESIGNER.
- DO NOT SCALE. WORK ONLY TO FIGURED DIMENSIONS. REFER ALL QUERIES TO THE DESIGNER.
- CHECK ALL DIMENSIONS PRIOR TO CONSTRUCTION.
- ALL CONSTRUCTION TO NZS 3604: 2011 UNLESS SPECIFICALLY DESIGNATED (CONTRACTOR TO HAVE CURRENT COPY ON SITE AT ALL TIMES).
- ALL EXPOSED STRUCTURAL FIXINGS TO BE STAINLESS STEEL.
- TOP PLATE TO STUD FIXINGS AS PER ATTACHED LUMBERLOK DETAILS - TYPE "A" ALL LOAD-BEARING WALLS.
- TRUSSES TO TOP PLATE FIXINGS TO BE AS DETAILED BY TRUSS MANUFACTURER.
- PURLINS TO BE FIXED TO TRUSSES WITH L40 GAUGE X 80MM LONG SELF-DRILLING SCREW.

This drawing is a contract document with RICHARDSON & PARTNERS ARCHITECTS & ENGINEERS (1998) 2000 RICHARDSON ROAD, WILSONS PROMENADE, SYDNEY NSW 1570. 27/11/2017 Chartered Professional Engineer

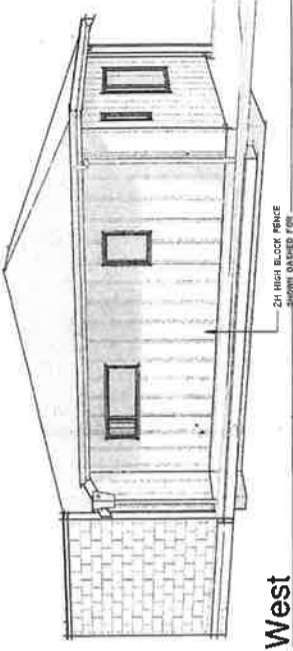


East

**NOTE:**  
ALL PERSPECTIVE VIEWS ARE DIAGRAMMATIC ONLY.



South



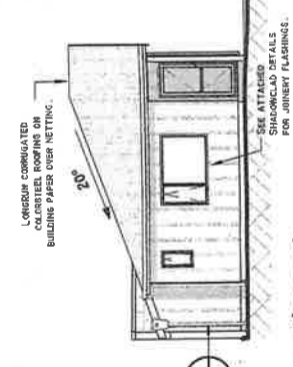
West

Building Face	Selection	Description	Score
Risk Item	H	1 story	0
Wind Zone	L	Part protected (1.5 - 1.9 g gale winds)	0
Roof/Wall Intersection	L	100% - 400mm for ridge eaves, 400mm for low slopes, 400mm for gable eaves, 400mm for parapets, 400mm for chimneys, 400mm for roof to wall intersections, 400mm for roof to wall intersections, 400mm for roof to wall intersections	0
Eaves Width	H	100% - 400mm for ridge eaves, 400mm for low slopes, 400mm for gable eaves, 400mm for parapets, 400mm for chimneys, 400mm for roof to wall intersections, 400mm for roof to wall intersections, 400mm for roof to wall intersections	2
Envelope Complexity	M	Simple, 100% - 400mm for ridge eaves, 400mm for low slopes, 400mm for gable eaves, 400mm for parapets, 400mm for chimneys, 400mm for roof to wall intersections, 400mm for roof to wall intersections, 400mm for roof to wall intersections	0
Deck Design	L	None, 100% - 400mm for ridge eaves, 400mm for low slopes, 400mm for gable eaves, 400mm for parapets, 400mm for chimneys, 400mm for roof to wall intersections, 400mm for roof to wall intersections, 400mm for roof to wall intersections	0
<b>Total Risk Factor</b>			<b>4</b>

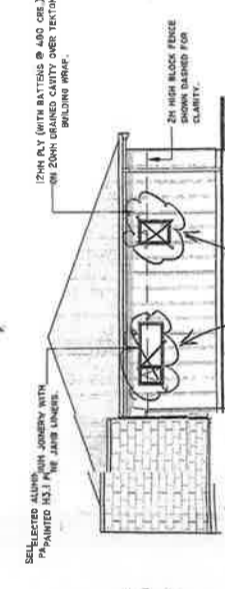
  

Building Face	Selection	Description	Score
Risk Item	H	1 story	0
Wind Zone	L	Part protected (1.5 - 1.9 g gale winds)	0
Roof/Wall Intersection	H	100% - 400mm for ridge eaves, 400mm for low slopes, 400mm for gable eaves, 400mm for parapets, 400mm for chimneys, 400mm for roof to wall intersections, 400mm for roof to wall intersections, 400mm for roof to wall intersections	1
Eaves Width	H	100% - 400mm for ridge eaves, 400mm for low slopes, 400mm for gable eaves, 400mm for parapets, 400mm for chimneys, 400mm for roof to wall intersections, 400mm for roof to wall intersections, 400mm for roof to wall intersections	5
Envelope Complexity	L	Simple, 100% - 400mm for ridge eaves, 400mm for low slopes, 400mm for gable eaves, 400mm for parapets, 400mm for chimneys, 400mm for roof to wall intersections, 400mm for roof to wall intersections, 400mm for roof to wall intersections	0
Deck Design	L	None, 100% - 400mm for ridge eaves, 400mm for low slopes, 400mm for gable eaves, 400mm for parapets, 400mm for chimneys, 400mm for roof to wall intersections, 400mm for roof to wall intersections, 400mm for roof to wall intersections	0
<b>Total Risk Factor</b>			<b>11</b>

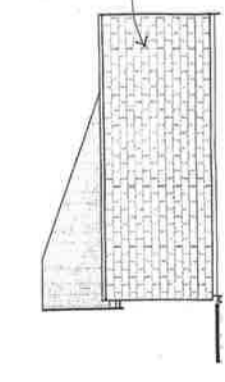
**Risk Matrix**  
1:1



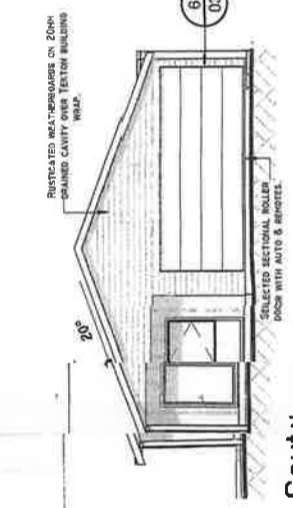
Southwest  
1:100



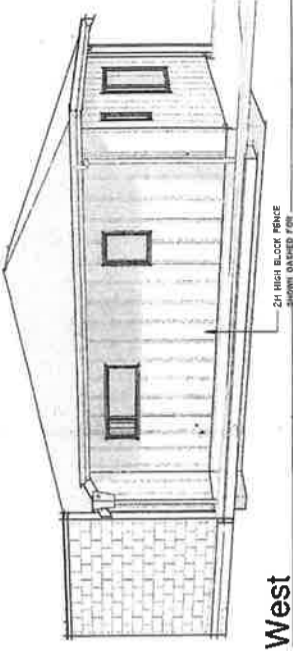
Northwest  
1:100



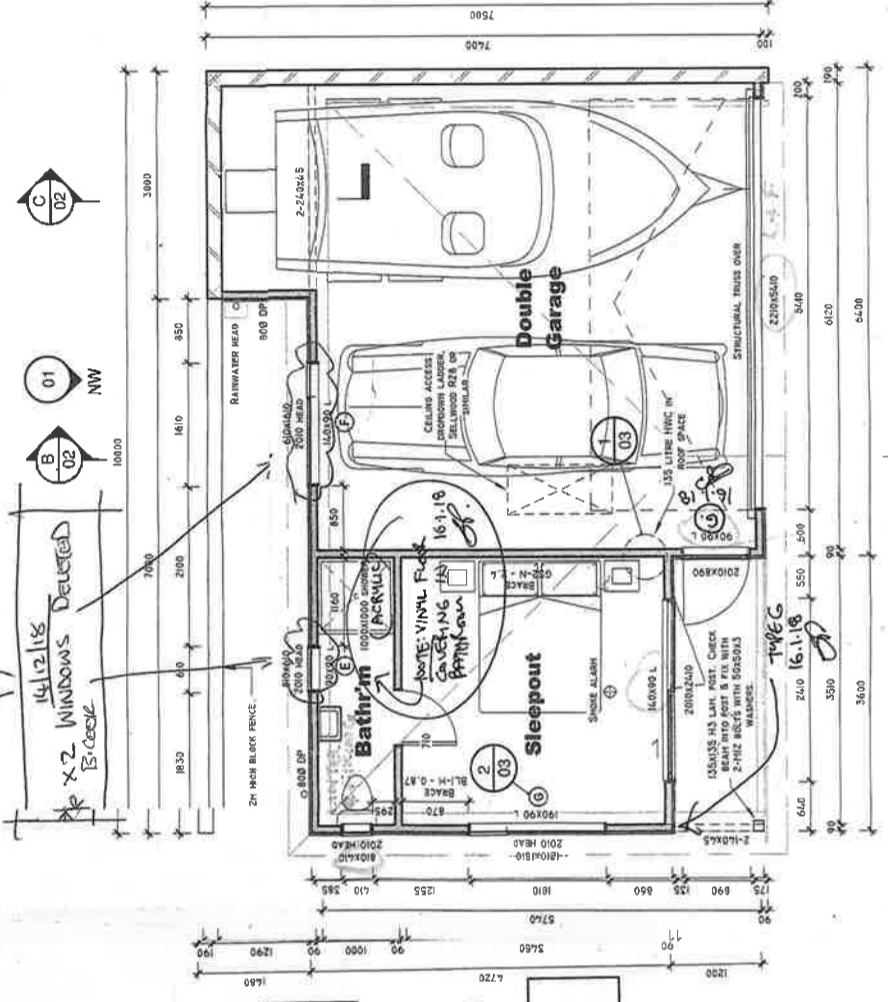
Northeast  
1:100



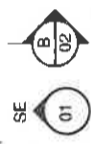
Southeast  
1:100



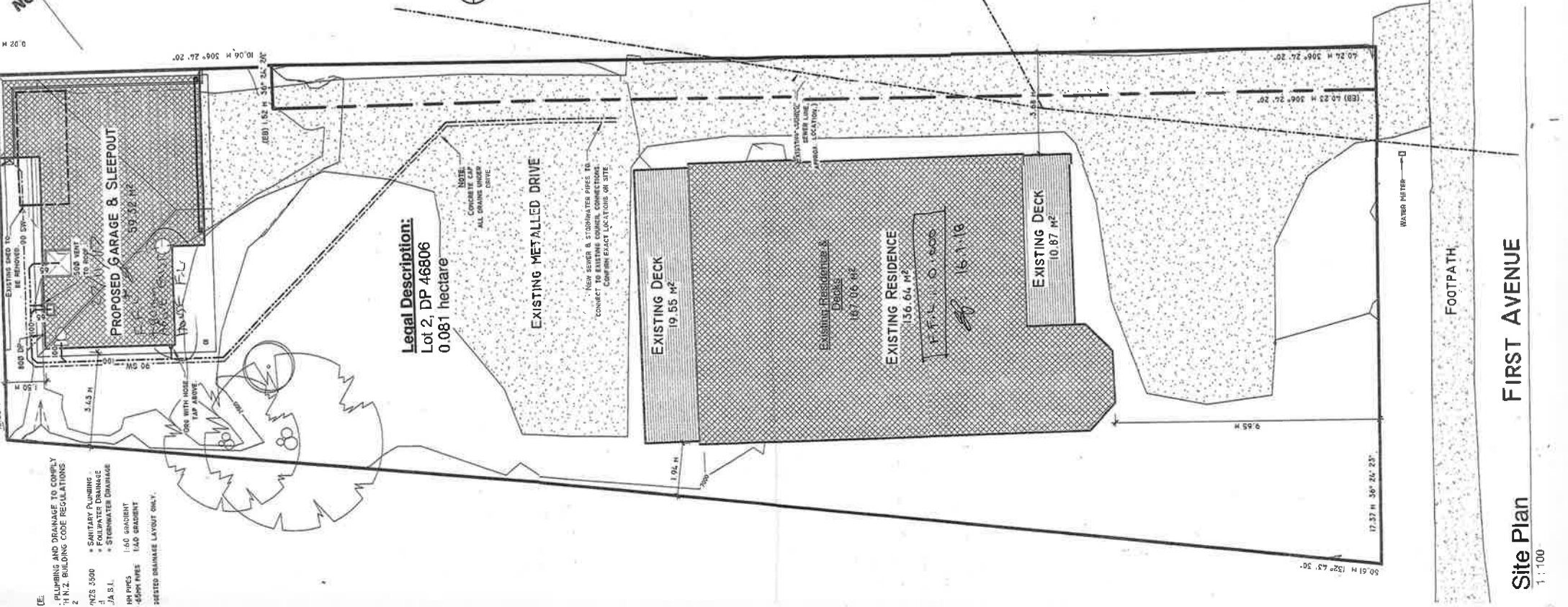
West



FLOOR AREAS	16.99 m <sup>2</sup>
Sleepout	16.99 m <sup>2</sup>
Double Garage	42.33 m <sup>2</sup>
	59.32 m <sup>2</sup>



Floor Plan  
1:1



**Legal Description:**  
Lot 2, DP 48806  
0.081 hectare

EXISTING DECK  
19.55 M<sup>2</sup>

EXISTING RESIDENCE  
167.06 M<sup>2</sup>

EXISTING RESIDENCE  
136.04 M<sup>2</sup>

EXISTING DECK  
10.87 M<sup>2</sup>

Site Plan  
1:100

FIRST AVENUE

Floor Plan  
1:1



SITE COVERAGE - TOTAL SITE			
NAME	AREA	ACTUAL COVERAGE %	PERCENTAGE
EXISTING RESIDENCE & DECK	167.06 M <sup>2</sup>	65.0%	7.55%
EXISTING DECK	10.87 M <sup>2</sup>	4.2%	0.50%
TOTAL	177.93 M <sup>2</sup>	69.2%	8.05%

**NOTE:**  
ADDITIONAL INTERFERING AREA OVER & ABOVE EXISTING HOUSE, DRIVE, AND SHED IS 25.37 M<sup>2</sup>. PLEASE NOTE EXISTING SHED WILL BE REMOVED.

**FRAMING NOTE - HIGH WIND:**  
ENTERED TO SINGLE STOREY:  
4x4.4 - 90x45 @ 600 CTR.  
NATURAL LANSBERG:  
4x5.0 - WALLS @ 600 CTR.

**ALL WALL BRACING AS PER "GIB EZYBRACE SYSTEMS" (AUGUST 2016) AND ATTACHED BRACING CALCS.**

Site Plan  
1:100

FIRST AVENUE



SITE COVERAGE - TOTAL SITE			
NAME	AREA	ACTUAL COVERAGE %	PERCENTAGE
EXISTING RESIDENCE & DECK	167.06 M <sup>2</sup>	65.0%	7.55%
EXISTING DECK	10.87 M <sup>2</sup>	4.2%	0.50%
TOTAL	177.93 M <sup>2</sup>	69.2%	8.05%

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**FRAMING NOTE - HIGH WIND:**  
ENTERED TO SINGLE STOREY:  
4x4.4 - 90x45 @ 600 CTR.  
NATURAL LANSBERG:  
4x5.0 - WALLS @ 600 CTR.

**ALL WALL BRACING AS PER "GIB EZYBRACE SYSTEMS" (AUGUST 2016) AND ATTACHED BRACING CALCS.**

Site Plan  
1:100

FIRST AVENUE





## Form 7

### Code Compliance Certificate BC1701463

#### Section 95, Building Act 2004

Issued: 27 August 2020

#### The Building

Street address of building: 30 First Avenue  
Whangarei 0110

Legal description of land where building is located: LOT 2 DP 46806  
LLP: 52322

Building name: N/A

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

Level unit number: N/A

Current, lawfully established use: Outbuildings

Year first constructed: 2018

#### The Owner

J H Cheeseman  
T J Larsen  
Larsen Cheeseman Trustees Limited  
PO Box 550  
Kerikeri 0245

Phone number: N/A

Mobile number: 021475094

Facsimile number: N/A

Email address: jeaninelarsen68@gmail.com

Website: N/A

Street address/registered office: 30 First Avenue  
Whangarei 0110

First point of contact for communications with the building consent authority: Owner

**Building Work**

Building Consent Number:

Issued by:

**New Garage and Sleepout**

BC1701463

Whangarei District Council

**Code Compliance**

The building consent authority named below is satisfied, on reasonable grounds, that -

- (a) The building work complies with the building consent.



---

Enka Stephenson  
Support Assistant – Building Processing  
On behalf of Whangarei District Council

27 August 2020

---

Date

In reply please quote

BC1701463



27 August 2020

J H Cheeseman, T J Larsen, Larsen Cheeseman Trustees Limited  
PO Box 550  
Kerikeri 0245

Forum North, Private Bag 9023  
Whangarei 0148, New Zealand  
P +64 9 430 4200  
F +64 9 438 7632  
E [mailroom@wdc.govt.nz](mailto:mailroom@wdc.govt.nz)  
[www.wdc.govt.nz](http://www.wdc.govt.nz)

<b>Building Consent number</b>	<b>BC1701463</b>
<b>Building Work</b>	<b>New Garage and Sleepout</b>
<b>Site Address</b>	<b>30 First Avenue Whangarei 0110</b>

### ***Issue of Code Compliance Certificate***

Congratulations on successfully completing your building project.

A Code Compliance Certificate (CCC) has now been issued for your new building.

This brings the consent process to its conclusion and your property files have been updated accordingly.

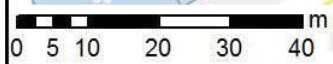
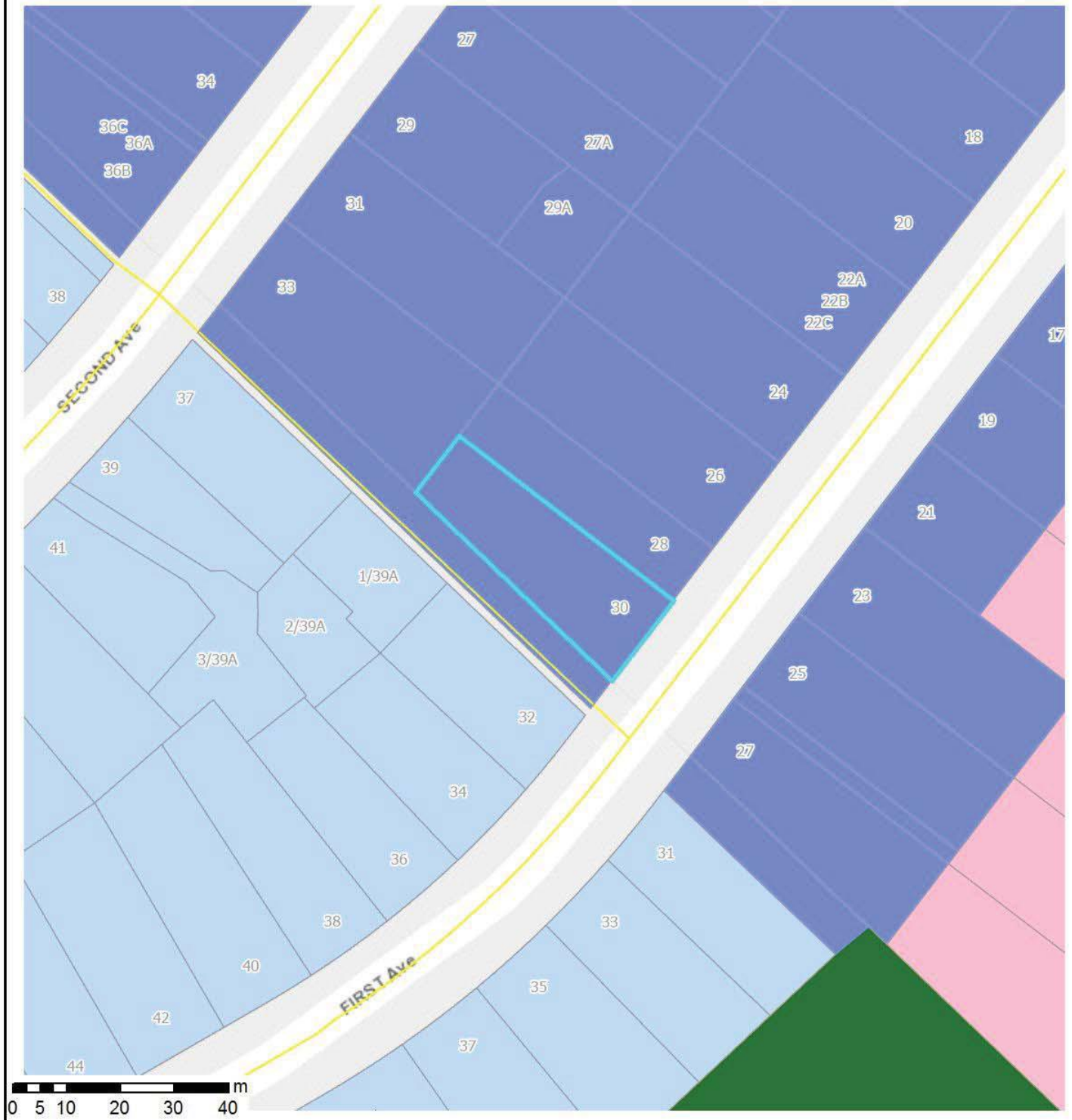
Thank you for choosing to build in the Whangarei District.

Yours faithfully

A handwritten signature in black ink, appearing to read "Eg.", is positioned above the printed name.

Enka Stephenson  
**Building Support – Building Control Department**

# District Plan Environments



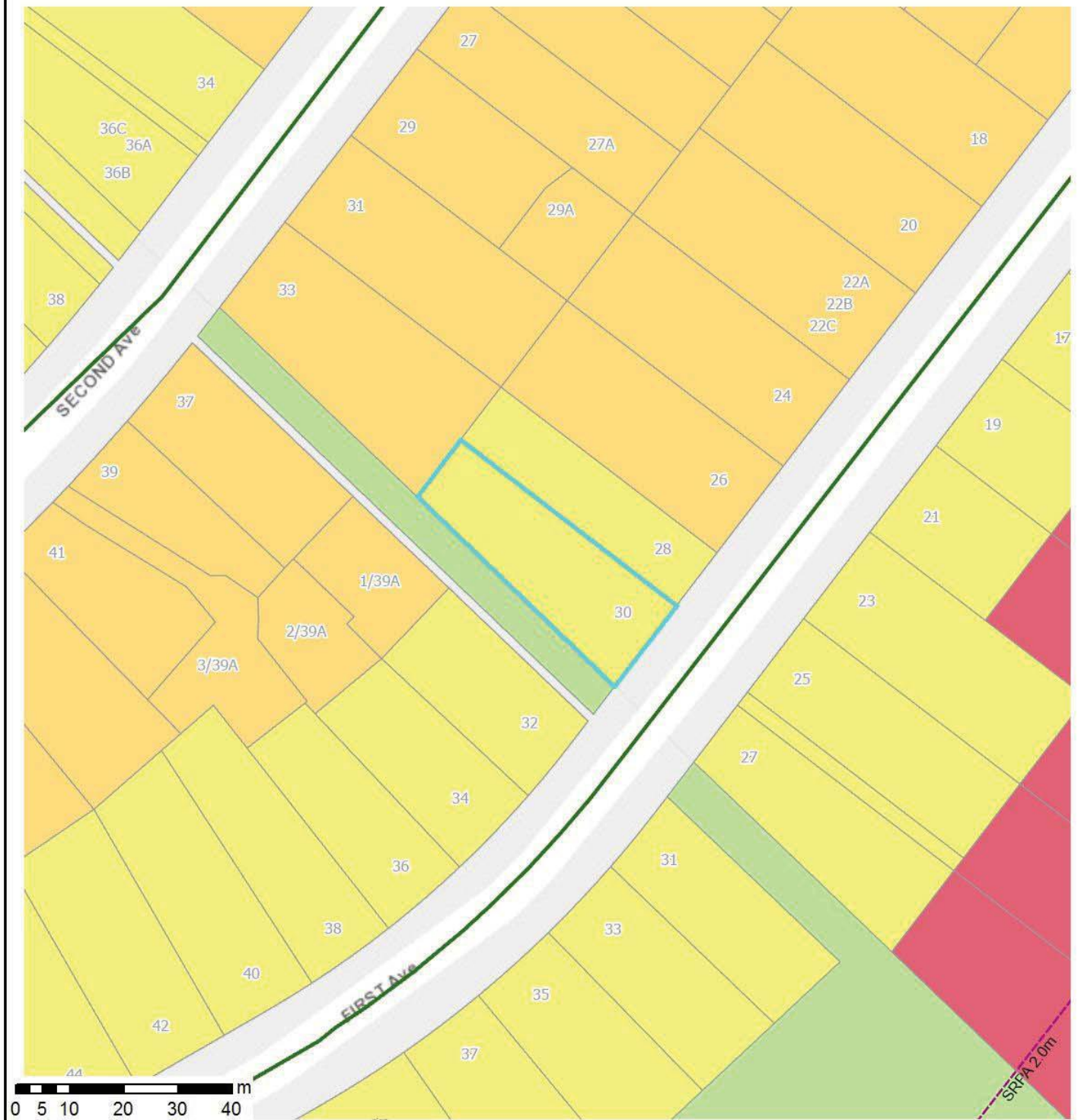
<ul style="list-style-type: none"> <li> Coastline</li> <li> Rescue Helicopter Flight Path</li> <li> Northpower Tower CEL-Cat1</li> <li> National Grid Tower</li> <li> Northpower Overhead Critical Line CEL-Cat1</li> <li> National Grid Line</li> <li> Northpower Critical Overhead Lines CEL</li> <li> Northpower Critical Underground Lines CEL</li> <li> Indicative Roads</li> <li><b>Road Hierarchy</b></li> <li> State Highway</li> <li> Arterial</li> <li> Collector</li> <li> Local</li> </ul>	<ul style="list-style-type: none"> <li> Multi Title Site</li> <li> Designation</li> <li> Papakāinga</li> <li> Scheduled or Overlay Area</li> <li><b>Overlays</b></li> <li> Oil Refinery Overlay Area</li> <li> Living Overlay Area</li> <li><b>Future Environments</b></li> <li> Future Marine Village</li> <li> Future Environment</li> <li><b>Enviros: Business, Living, etc</b></li> <li> Business 1</li> <li> Business 2</li> <li> Business 3</li> <li> Business 4</li> <li> Town Basin</li> <li> Port Nikau</li> </ul>	<ul style="list-style-type: none"> <li><b>Enviros: Business, Living, etc contd.</b></li> <li> Marsden Point Port</li> <li> Airport</li> <li> Living 1</li> <li> Living 2</li> <li> Living 3</li> <li> Kamo Walkability</li> <li> Marsden Primary Centre</li> <li> Urban Transition</li> <li> Ruakaka Equine</li> </ul>	<ul style="list-style-type: none"> <li> Rural (Urban Expansion)</li> <li> Rural Living</li> <li> Rural Production</li> <li> Rural Village Centre</li> <li> Rural Village Industry</li> <li> Rural Village Residential</li> <li> Strategic Rural Industry</li> <li> Fonterra Kauri Milk Processing SRIE</li> <li> Open Space</li> </ul>
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Thursday, November 12, 2020 Scale: 1:1,000

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# District Plan - Plan Changes



<ul style="list-style-type: none"> <li> Decision Strategic Road Protection Area</li> <li> Decision Indicative Roads</li> <li>Decision Road Hierarchy             <ul style="list-style-type: none"> <li> National</li> <li> Regional</li> <li> Arterial</li> <li> Primary Collector</li> <li> Secondary Collector</li> <li> Access</li> <li> Low Volume</li> </ul> </li> <li>Appeals ENV2020AKL             <ul style="list-style-type: none"> <li> Appeals - NZTA and KiwiRail</li> <li> Appeals - Kainga Ora</li> <li> Appeals - Other</li> </ul> </li> </ul>	<ul style="list-style-type: none"> <li>Decision Zones             <ul style="list-style-type: none"> <li> Large Lot Residential Zone</li> <li> Low Density Residential Zone</li> <li> General Residential Zone</li> <li> Medium Density Residential Zone</li> <li> Neighbourhood Centre Zone</li> <li> Local Centre Zone</li> <li> Commercial Zone</li> <li> Shopping Centre Zone</li> <li> Mixed Use Zone</li> <li> Waterfront Zone</li> <li> City Centre Zone</li> <li> Light Industrial Zone</li> <li> Heavy Industrial Zone</li> <li> Airport Zone</li> <li> Hospital Zone</li> <li> Port Zone</li> <li> Precinct</li> </ul> </li> </ul>	<ul style="list-style-type: none"> <li>Decision Zones Continued             <ul style="list-style-type: none"> <li> Rural (Urban Expansion)</li> <li> Rural Living</li> <li> Rural Production Zone</li> <li> Rural Village Centre</li> <li> Rural Village Industry</li> <li> Rural Village Residential</li> <li> Strategic Rural Industry</li> </ul> </li> </ul>	<ul style="list-style-type: none"> <li> Fonterna Kauri Milk Processing SRIE</li> <li> Ancillary Irrigation Farms Development Area</li> <li> Marsden Primary Centre</li> <li> Ruakaka Equine</li> <li> Open Space Zone</li> <li> Sport and Active Recreation Zone</li> <li> Natural Open Space Zone</li> </ul>
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