



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: LM2101461

Received: 03 Nov 2021

Issued: 12 Nov 2021

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

APPLICANT

Harcourts Whangarei - Paul Sumich
33-35 Robert Street
Whangarei 0110

SITE INFORMATION

Property ID: 15202
Street Address: 25 Tapper Crescent
Whangarei 0112
Legal Description: LOT 33 DP 58083

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: DP 58083 - Deposited - 18 July 1961
- Record of Title: NA12A/788 - Issued - 17 August 1967

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.

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

- House Connection Plan

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).

Copy of Building Permits issued for this property are attached.

- Erect Dwelling – Received – 26 July 1967
- Erect Extensions – Received – 11 June 1969
- Erect Additions – Dated – 25 August 1975
- Erect Garage – Dated – 03 December 1980
- Install Klondike Pot Belly Stove – Received – 12 May 1982

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.

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

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

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

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

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

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

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

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

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

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:



Jane Cutang
Property Assessment Officer

Property Map



<p>New Subdivisions</p> <p> Proposed Pre-223</p> <p> 223 Certificate</p>	<p>New subdivisions: Proposed as accepted, pre-223 and 223 Certificate with set Conditions.</p> <p>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</p>	<p>Friday, November 12, 2021 Scale: 1:500</p>	
<p>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 COPY RIGHT RESERVED. © Copyright Whangarei District Council.</p>			

Aerial Photography



Friday, November 12, 2021

Scale: 1:500

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

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



Land Transfer Office

Received 58083
Title Reference 179/111 (Pt.)
310 Referred to L. T. Surveyor

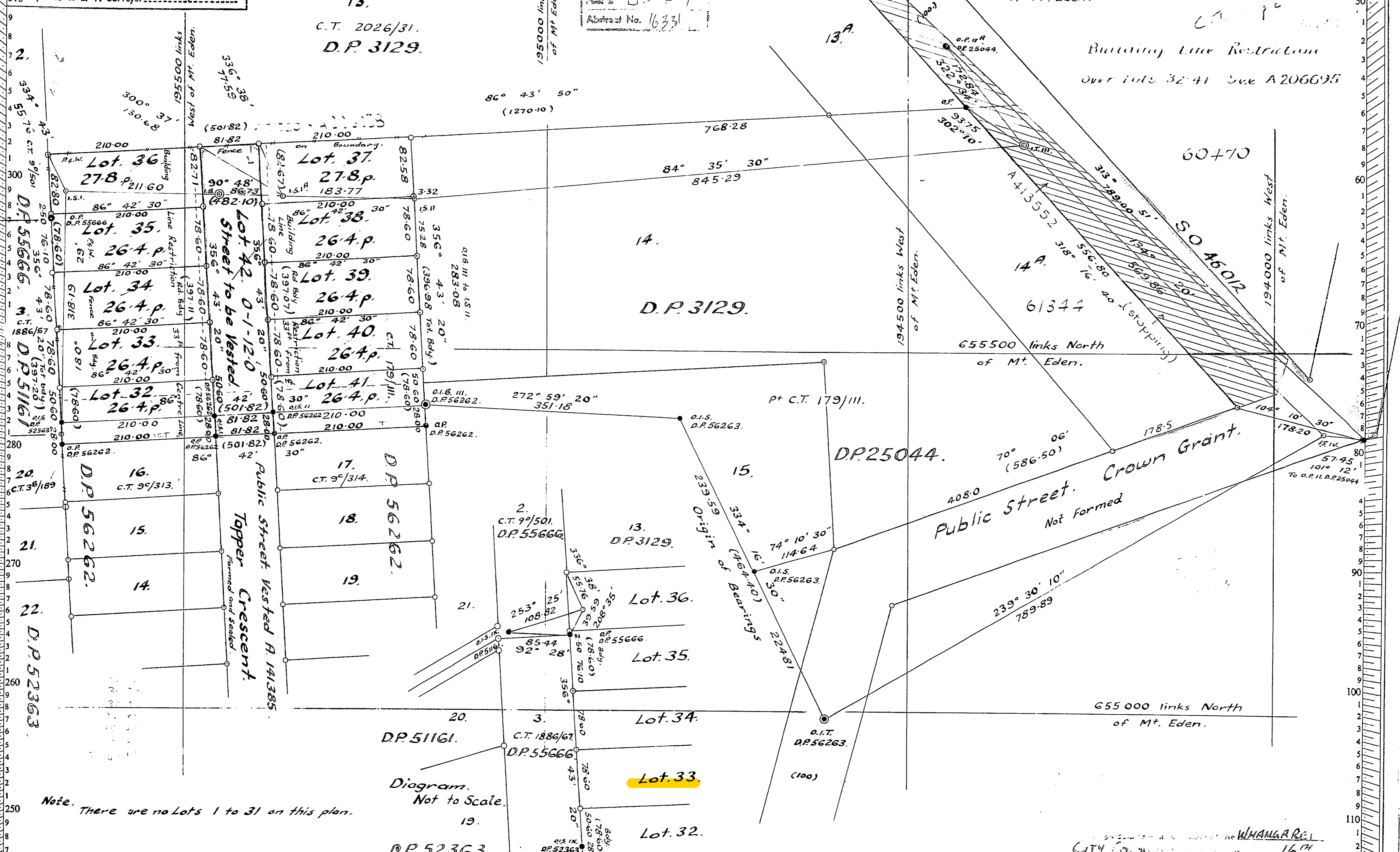
Note Boundaries not fenced unless otherwise shown.

13.
C.T. 2026/31.
D.P. 3129.

Plan E.J. Armstrong
27 FEB 1967
Time: 10.50
Page 5
Abstract No. 1633

Deposited this 18th day of July 1967
District Land Registrar

Building Line Restriction Over Lots 32-41 See A206695



Note. There are no Lots 1 to 31 on this plan.

Area Schedule

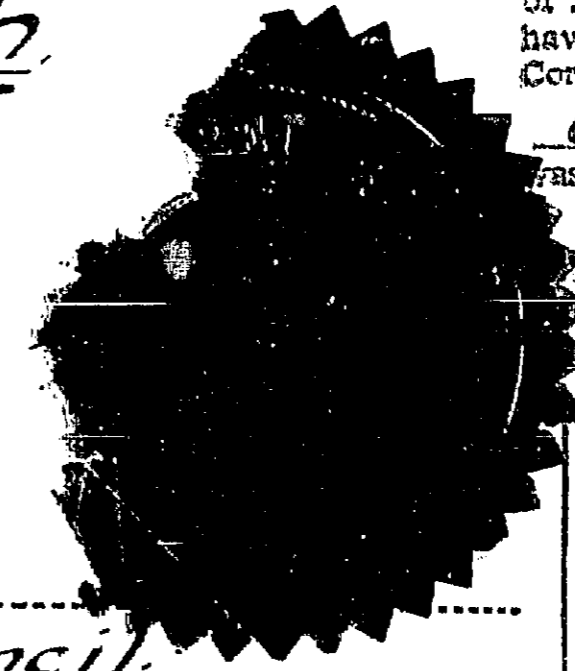
Lots 32 to 41	1-2-268
Lot 42. To be Vested as Street.	0-1-120 - Vested
Total Area	1-3-388

CES 12A/87 796 (Gra.)
Cross Ref

Approved as to Survey
Chief Surveyor
Received
Reference plans
Field book
Traverse book
Examined by
Recorded
Correct

Plan of Subdivision of Pt. Lots 14 & 15 D.P. 3129
Being Pt. Allot. 2. Whangarei Parish.

Comprised in Pt. C.T. 179/111
Survey Block & District V. Whangarei S.D.
Land District North Auckland Local Body Whangarei City Council.
Scale One chain to an inch. Surveyed by Ken Simpson and Partners Date December 1966.
I, Trevor James Shaw of Whangarei Registered Surveyor and holder of an annual practising certificate, 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 1938.
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 22nd day of February 1967 before me
Justice of the Peace, (or other person authorised to take a statutory declaration.)



WHANGAREI
CITY COUNCIL passed on the 16th day of March 1967 approving under Section 351 of Municipal Corporations Act 1954, the subdivision, subject to the building line restrictions shown on this plan being duly reserved and certifying that the requirements of Section 33 (4) of the Town and Country Planning Act 1953 have been complied with, 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:
Mayor
Town Clerk

Approved
Applicant or Registered Owner

This space reserved for plan numbers
58083



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




R. W. Muir
Registrar-General
of Land

Identifier NA12A/788
Land Registration District North Auckland
Date Issued 17 August 1967

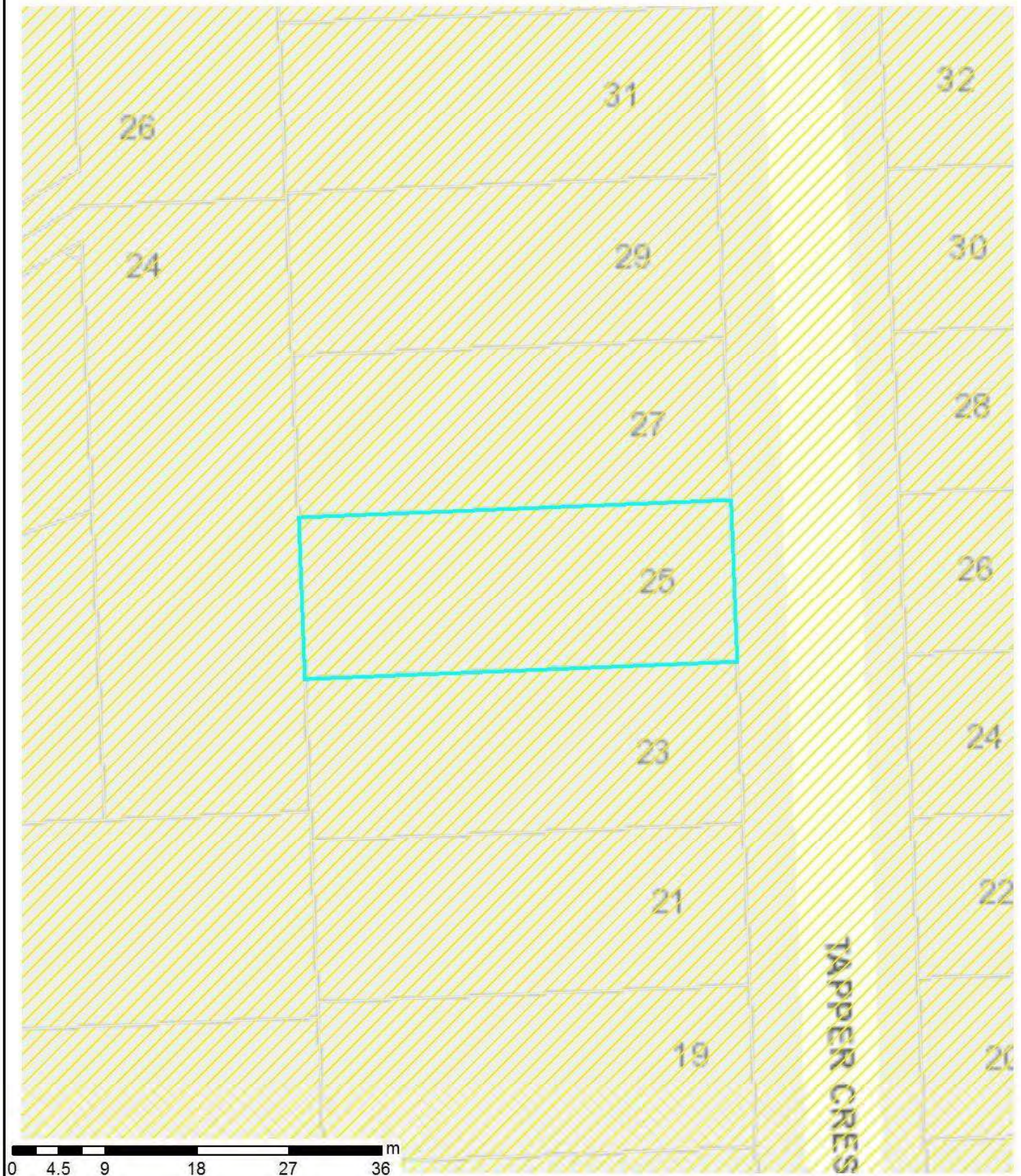
Prior References
NA179/111

Estate Fee Simple
Area 668 square metres more or less
Legal Description Lot 33 Deposited Plan 58083

Registered Owners
Christopher John Whitley and Janice May Whitley

Interests
A206695 Building Line Restriction




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

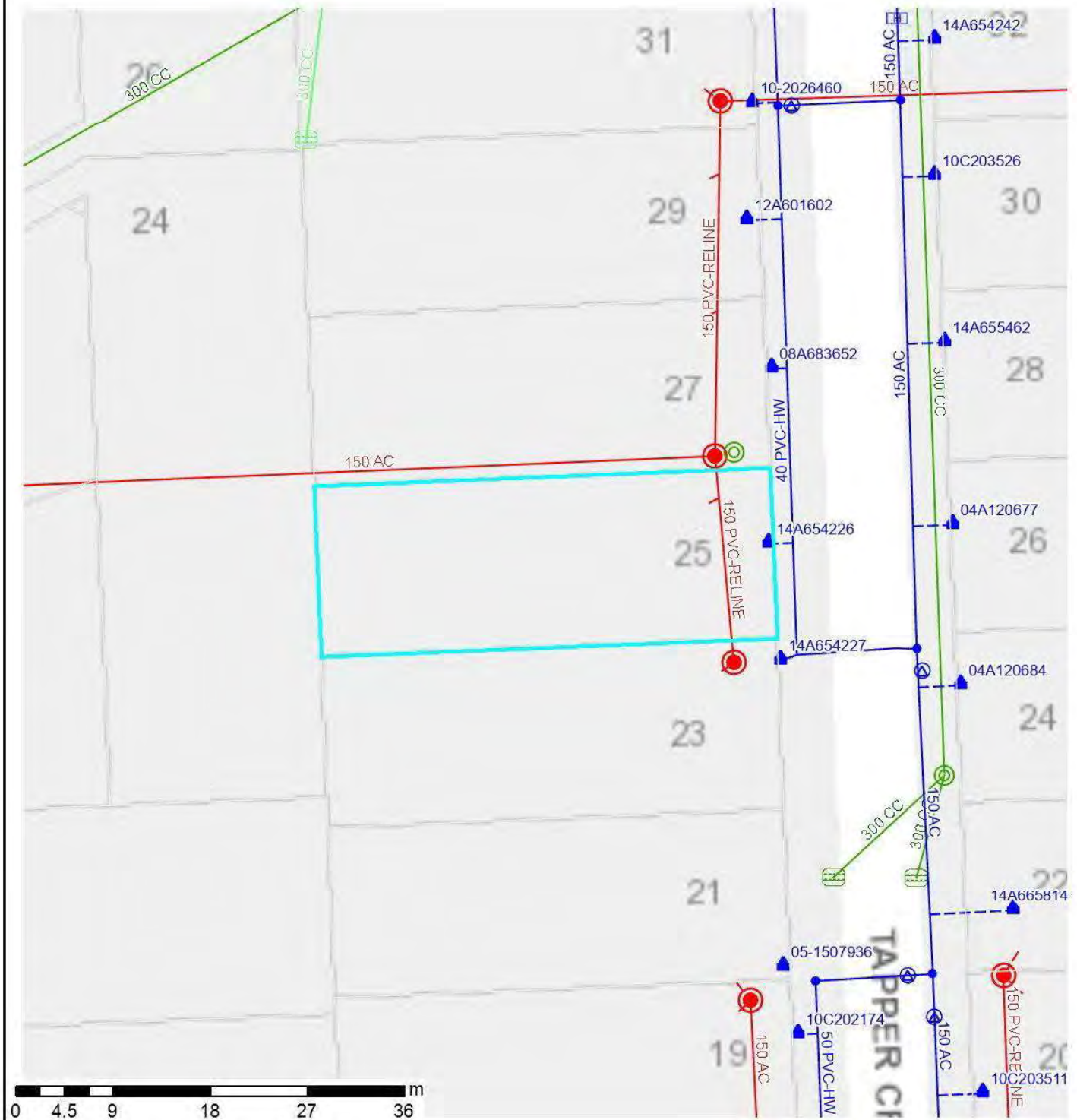
Friday, November 12, 2021

Scale:1:500

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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
Water Backflow	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.

Friday, November 12, 2021 Scale: 1:500



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15202

WHANGAREI CITY

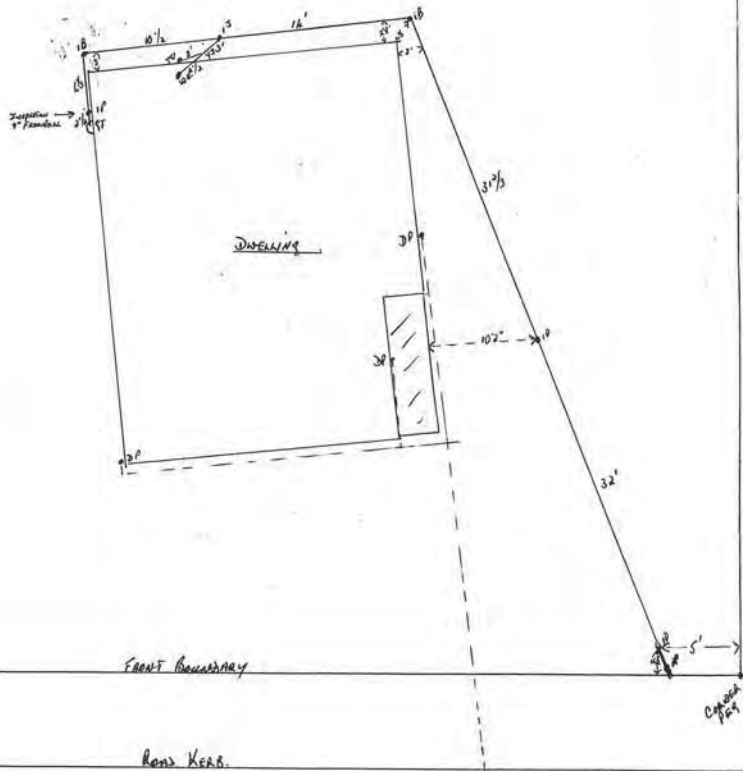
HOUSE CONNECTION PLAN

PERMIT No. 1865
DATE 17th Oct 1967

Scale: 1/8" = 1 Foot
New Sewerage Drains: Red.
Storm Water: Dotted Black.
Old Drains: — Full Black
6284

5920

Binding Margin to be left Blank



Owner M. COOPER
 Street LOT 33 TAPPER CREK Assessment No. _____
 Plumber _____
 Drainer G. Quinn

1000.147
ROBERT PINE



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: Friday, 12 November, 2021

Property Number 15202
Legal Description LOT 33 DP 58083
Assessment Number 0072324400
Address 25 Tapper Crescent Whangarei 0112
Record of Title(s) 12A/788
Land Value \$149,000
Capital Value \$420,000
Date of Valuation 01-August-2018
Effective Date (used for rating purposes) 01-July-2019
Meter Location 7M RHB 4M F KERB #25

Rates Breakdown (up to 30 June 2022)

Rates Charge	Charge Total
General Residential	\$383.50
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	\$3.58
Regional Emergency Services Rate	\$11.84
Regional Flood Infrastructure	\$31.19
Regional Land and Fresh Water Management	\$56.55
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	\$2,342.87

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

Rates Instalments	Total
20/07/2021 Instalment	\$587.87
20/10/2021 Instalment	\$585.00
20/01/2022 Instalment	\$585.00
20/04/2022 Instalment	\$585.00

Rates Total **\$2,342.87**

Balance to Clear **\$1,754.80**

A-58682 ✓

15202

Whangarei Borough Council

BUILDING APPLICATION FORM

Please Note that any person wishing to lodge an application for a building consent should apply to the Council for a copy of the Building Regulations 1967.

Date: 26/7 1967

To: The Borough Engineer,

Sir,

I hereby apply for permission to Erect a Dwelling
at Lot 33 Tapper Cres for Mr. M. A. Cooper
(House Number and Street) (Owner)

of 130 Kiripaka Rd according to locality plan and detail plans, elevations
(Address)

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

PARTICULARS OF LAND:

LENGTH OF BOUNDARIES:

Assess. No.: A. 70/128
Lot No.: 33
D.P.: ~~A. 1-58085~~ 15672
Allotment No.: D.P. 58083

Front: 52 ft
Back: 52 ft
Side: 138 ft Area: 26.4 perches
Side: 138 ft

PARTICULARS OF BUILDING:

Foundations: Block + Jack Stud
Walls: Timber

Floors: Timber
Roofs: C.G.F.

Area of Ground Floor: 855 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: Footpath \$20.00

ESTIMATED COST:

Building \$5851.00 £2925-10-0
Sanitary Plumbing and Drainage \$560.00 £280-0-0
\$6411.00 Total 3205-10-0

PERMIT FEE 27.00
WATER 10
Web \$47.10
Inspector: Web
Receipt No. 182081 Date 26/7/67

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): Residential

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:
7 Water St
\$8350

RECEIVED
26 JUL 1967
WHANGAREI
CITY COUNCIL

Owner: Keith Drake Ltd
Builder: Per of Council

WHANGAREI CITY COUNCIL

B048525 ✓

FILE 59201

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 11/6 1969

To: The City Engineer,

Sir,

I hereby apply for permission to erect extensions at 25 Tapper Cres for M E Cooper of 25 Tapper Cres Whangarei, according to locality plan and detail plans, elevations cross-sections and specifications of building deposited herewith in duplicate.

PARTICULARS OF LAND:

Assess. No. Pt 70/128 Lot No. 33 D.P. 58083 Allotment No.

LENGTH OF BOUNDARIES:

Front 54' Back 54' Side 135' Area 26.4 Side 135'

PARTICULARS OF BUILDING:

Foundations Black & Jack Stud Floors Timber Walls Timber Roofs C G I Area of Ground Floor 168 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 \$ 1150-00 Sanitary Plumbing and Drainage £ Total 1150-00

PERMIT FEE 6:00 WATER 6:00 Receipt No. 1194 Date 11.6.69 Inspector

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) Residential

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:

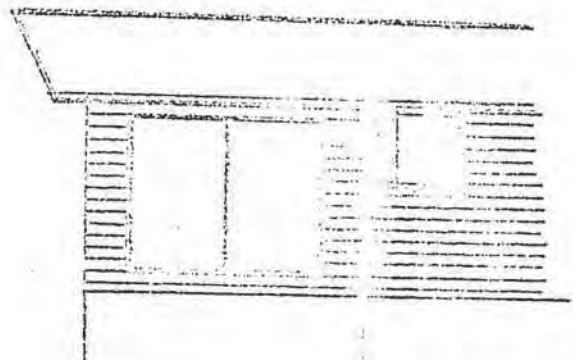
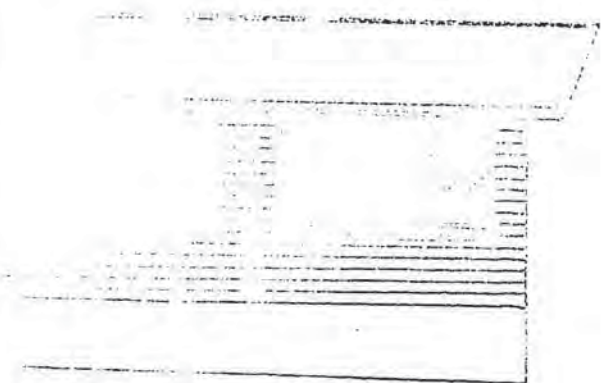
7 Water St Whangarei

Builder's Phone 88350

Owner Builder

Proposed Extension

Proposed Extension



FRONT ELEVATION

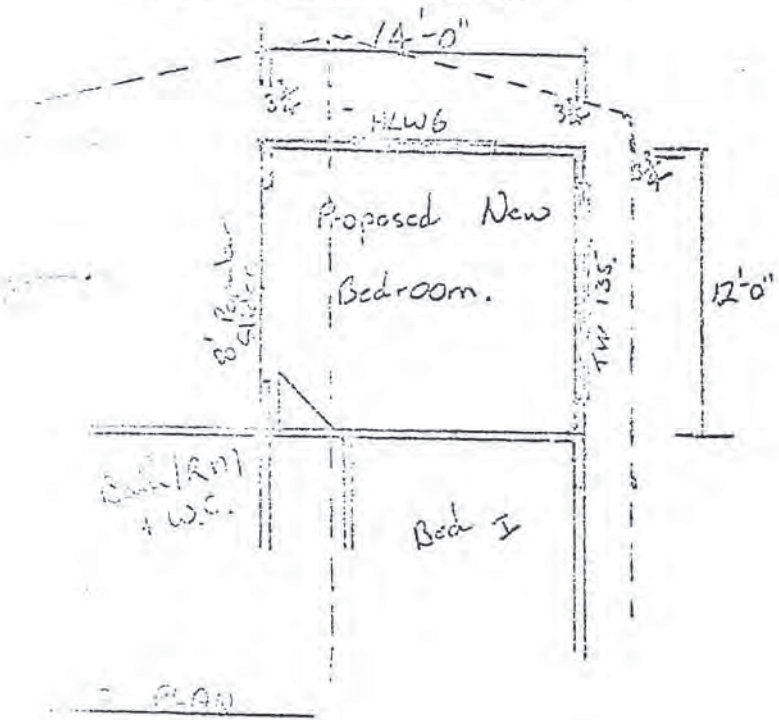
BACK ELEVATION



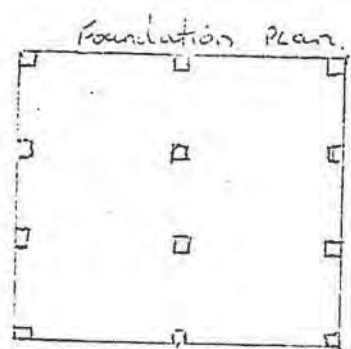
SIDE ELEVATION

RECEIVED
11 JUN 1969
WHANEMA
CITY CO.

PROPOSED PLAN OF ADDITIONS
TO THE RESIDENCE OF
M E. COOPER TAPPER CRES.



FLOOR PLAN

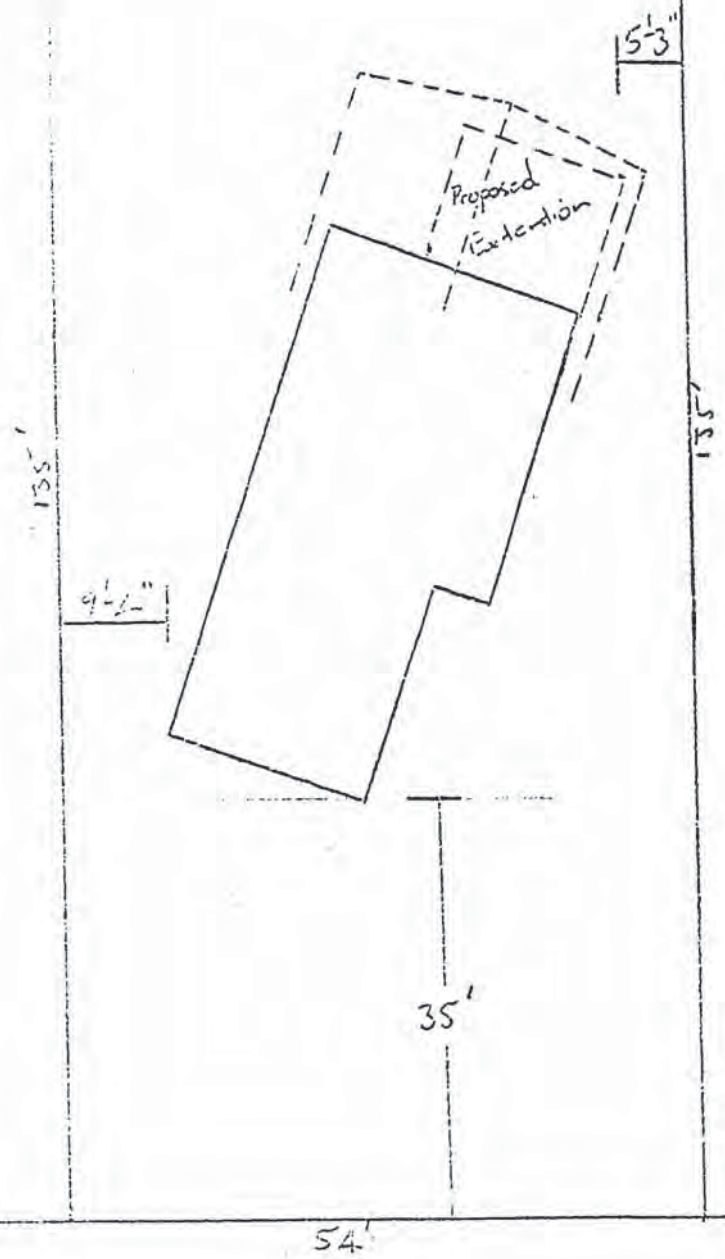


24"x8"x8" F BLOCKS
on 12"x12"x4" concrete pads

54'

Lot 33
DP 58083
Area 26.4.

RECEIVED
PLANNING
DIVISION
CITY OF



G 104643

3/4

15202

WHANGAREI CITY COUNCIL

5920

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 25/AUG 1975

To: The City Inspector,

Sir,

I hereby apply for permission to ERECT ADDITIONS at 25 TAPPER CREES. for MR. B.M. CHAMBERS. (House Number and Street) (Owner) of 25 TAPPER CREES. (Address), according to locality plan and detail plans, elevations cross-sections and specifications of building deposited herewith in duplicate.

PARTICULARS OF LAND:

LENGTH OF BOUNDARIES:

Assess. No. PT 70/128 Lot No. 33 D.P. 58083. Allotment No.

Front Back Side Area Side

PARTICULARS OF BUILDING:

Foundations Concrete Block Walls Wood

Floors Wood Roofs 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 VALUE:

Building \$ 1820 Sanitary Plumbing and Drainage \$ 60 Total \$ 1880

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) BED ROOM.

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,

B.M. CHAMBERS Owner

W. Howie Builder

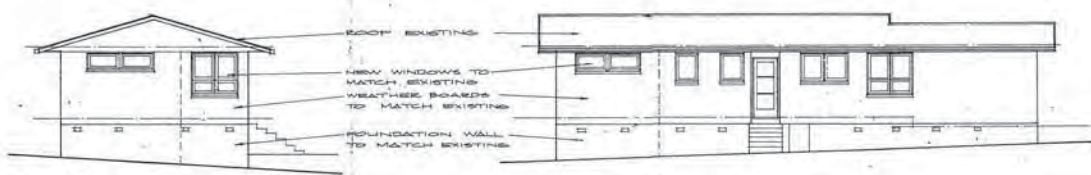
Builder's Postal Address:

W. HOWIE LTD 4A. IRARK ST WHANGAREI

Builder's Phone 81725

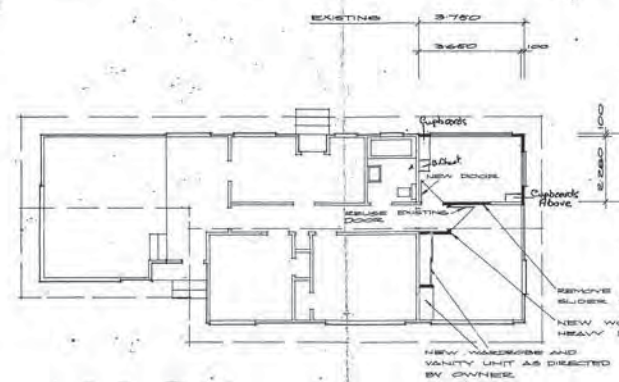
1980 BUILDING
60.

15202



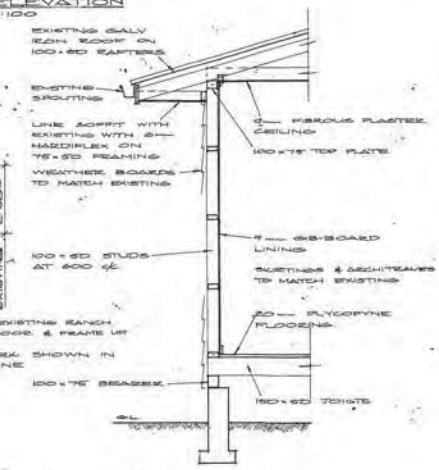
END ELEVATION
SCALE 1/100

SIDE ELEVATION
SCALE 1/100

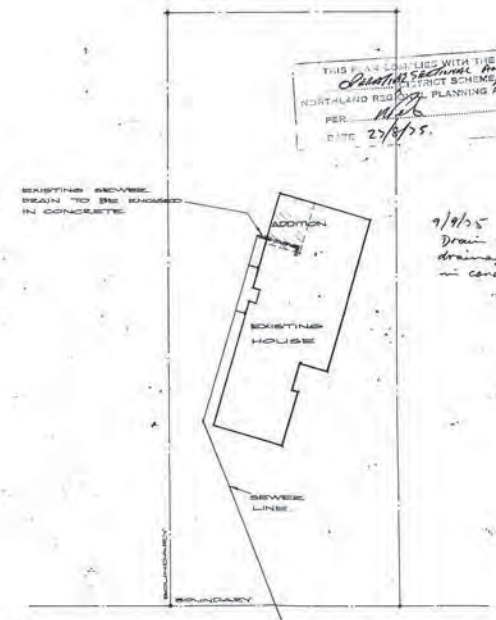


FLOOR PLAN
SCALE 1/100

TOTAL AREA OF HOUSE = 106/108 SQ METRES



SECTION A
SCALE 1/20



TAPPER CRES
SITE PLAN
SCALE 1/500

THIS PLAN COMPLIES WITH THE
Quentin ZONING BY-LAW 1965
NORTHLAND REGIONAL PLANNING AUTHORITY.
PER *M/S*
DATE 2/8/75.

9/9/75 Builder called.
Draw runs other way as per
drainage plan already enclosed
- correct -

3.

RECEIVED
23 AUG 1975
WAIKATO REGIONAL
CITY COUNCIL

PROPOSED ADDITION TO HOUSE FOR MR & MRS B. M. CHAMBERS 25 TAPPER CRES WHANGAREI

JOE2913
12 12 80

5920

BUILDING APPLICATION FORM

Date 3 12 1980

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

To: The Director of Engineering,
Sir,

I hereby apply for permission to ERECT GARAGE
at 25 TAPPER CRESENT for MR A FRAZER
(House Number and Street) (Owner)
of 25 TAPPER CRESENT 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. Pt. 70/128 Front 17.2 Metres
Lot No. 33 Back 17.2 "
D.P. 58083 Side 43.7 " Area 757
Allotment No. Side 43.7 "

PARTICULARS OF BUILDING:

Foundations Concrete continuous Floors Concrete
Walls Timber GAL IRON Roofs 24 g Galvanised Iron
Area of Ground Floor 50.4 m² (Metres)
Area of Basement _____ (Metres)
Area of First Floor or Mezzanine _____ (Metres)
Area of Outbuildings _____ (Metres)
Number of Storeys: Above kerb level 1 Below kerb level _____
Average distance of set back of front of buildings from street boundary line 34.2

ESTIMATED VALUE:

Building \$ 2767 : 00
Sanitary Plumbing Drainage \$:
Total \$ 2767 : 00

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

Proposed use or occupancy of other parts of buildings _____

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

PLEASE PRINT

Yours faithfully,

Builder's Position Address: (Please print) A FRAZER Owner

D. F. TAYLOR LTD. D. F. TAYLOR LTD Builder

11 PURIRI PARK ROAD, MAUNU

PHONE 82-163 - WHANGAREI

Builder's Phone _____ Signature D. F. Taylor

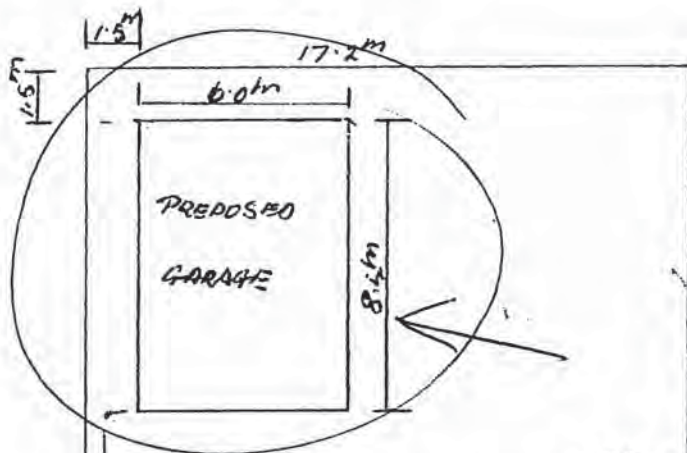
BRANCHES:
NORTHLAND
PH WHANGAREI 89-732
NORTH SHORE
PH AUCKLAND 444-5112
SOUTH AUCKLAND
PH PAKAPURA 298-7788
HAMILTON
PH HAMILTON 492-747
ROTORUA
PH RCTORUA 80-661
WELLINGTON
PH WELLINGTON 699-471
WHANGAMATA
PH WHANGAMATA 421

95 GAVIN STREET,
PENROSE

IDEAL CONSTRUCTIONS (AUCK) LTD.

Box 11243 ELLERSLIE
AUCKLAND
NEW ZEALAND

PHONE: 596-165.



SITE PLAN 1:200
LOT 33
DP 58083
LESS THAN 1M FALL

STORMWATER
ATTACH

M/S
5/12/80

43.7m

43.7m

DP

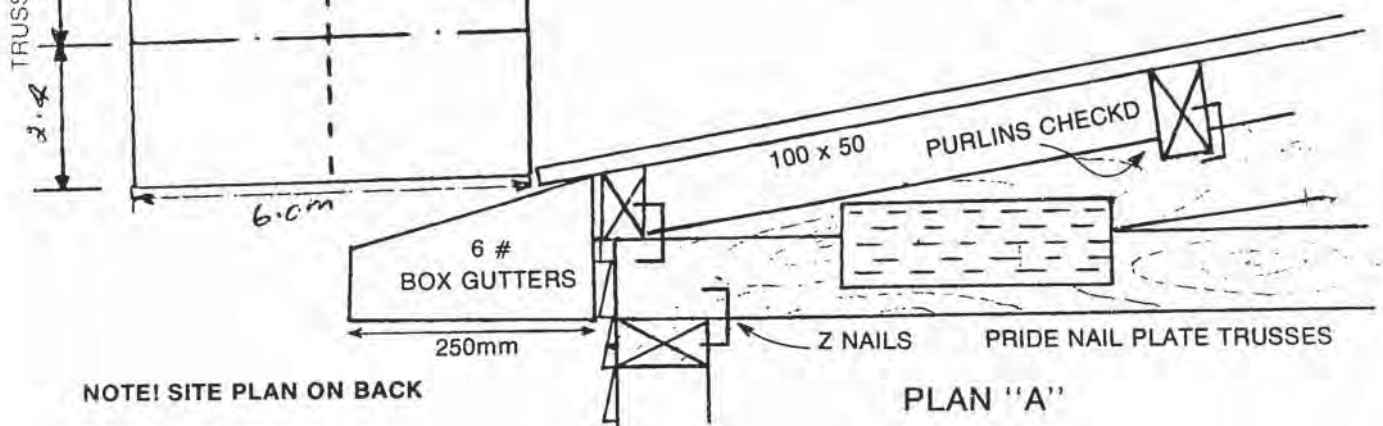
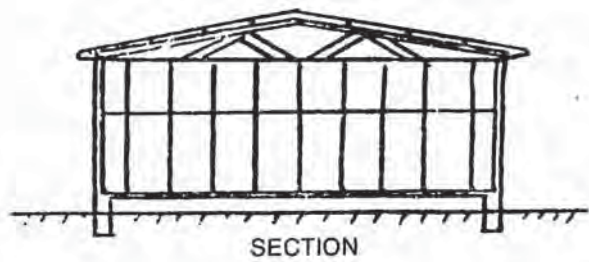
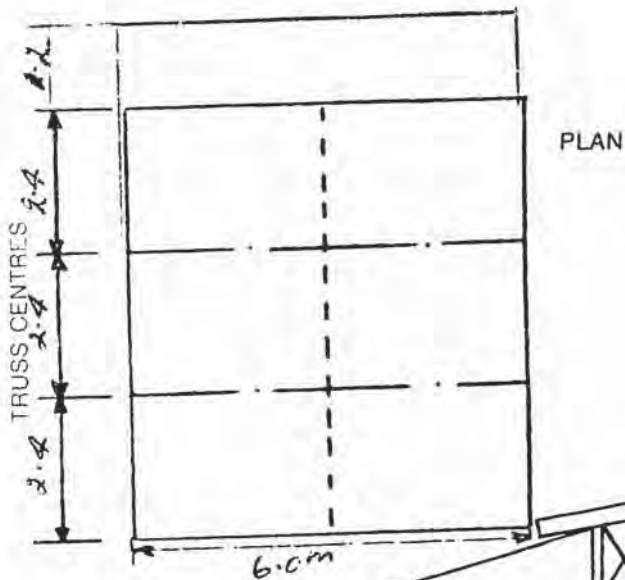
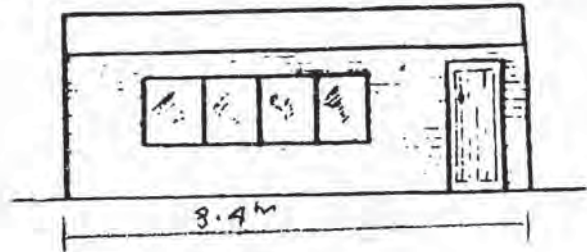
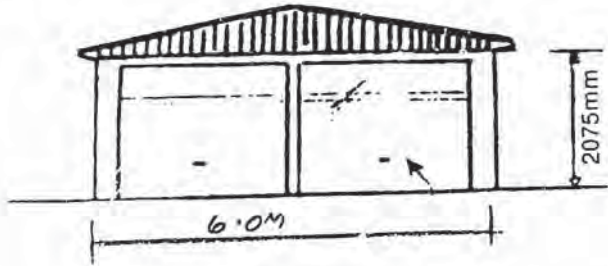
DP

DP

25 TAPPER CRESENT 17.2m

ELEVATION

15003



SPECIFICATIONS

- Foundations ~~200mm x 200mm Concrete Blocks @ 1200mm No. 8 wire ties~~
Concrete Slab, ~~Nil~~ Wall No. 8 wire ties.
- Plates 100mm x 50mm B.T. Rad. 150mm clear of ground.
- Studs 100mm x 50mm B.T. Rad. @ 600mm CRS.
- Nogs 100mm x 50mm B.T. Rad. 1 Row
- Purlins 100mm x 50mm B.T. Rad. on edge checked 25mm over Trusses
installed @ maximum 650mm CRS.
- Roof Pride Nail Plate Trusses by Ideal Constructions (Auck) Ltd, at
2400mm Centrs. AK 2182-1
- Cladding **Roof** 0.45 Galv. Corr. Iron
Walls 0.45 Galv. Metal Weatherboard

A2-3399
PERMIT NUMBER

5920

BUILDING APPLICATION FORM

RECEIVED
31. 1982
WHANGAREI
CITY COUNCIL 19

Date

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

To: The Director of Engineering,
Sir.

I hereby apply for permission to install Klondike Pot holes
at 25 TAPPER CRES for JOHN PAUL JARMAN
(House Number and Street) (Owner)
of 25 TAPPER CRES according to locality plan and detail plans elevations cross-sections
(Address)

RECEIVED
12 MAY 1982
WHANGAREI
CITY COUNCIL

and specifications of building deposited herewith in duplicate

PARTICULARS OF LAND:

LENGTH OF BOUNDARIES:

Assess. No. PT. 70/128 Front
Lot No. 33 Back
D.P. 58083 Side Area
Allotment No. Side

PARTICULARS OF BUILDING:

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

ESTIMATED VALUE:

Building \$
Sanitary Plumbing Drainage \$
Total \$ 600 :

OFFICE USE ONLY

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

Proposed use or occupancy of other parts of buildings

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

PLEASE PRINT

Builder's Postal Address. (Please print) 25 TAPPER CRES
Yours faithfully,
JOHN PAUL JARMAN Owner
JOHN PAUL JARMAN Builder

Builder's Phone 84199 - WARK (BNZ) [Signature] Signature

RECEIVED

12 MAY 1982

WHANGAREI CITY COUNCIL

31-1-1982

WHANGAREI CITY COUNCIL

SPINDLE

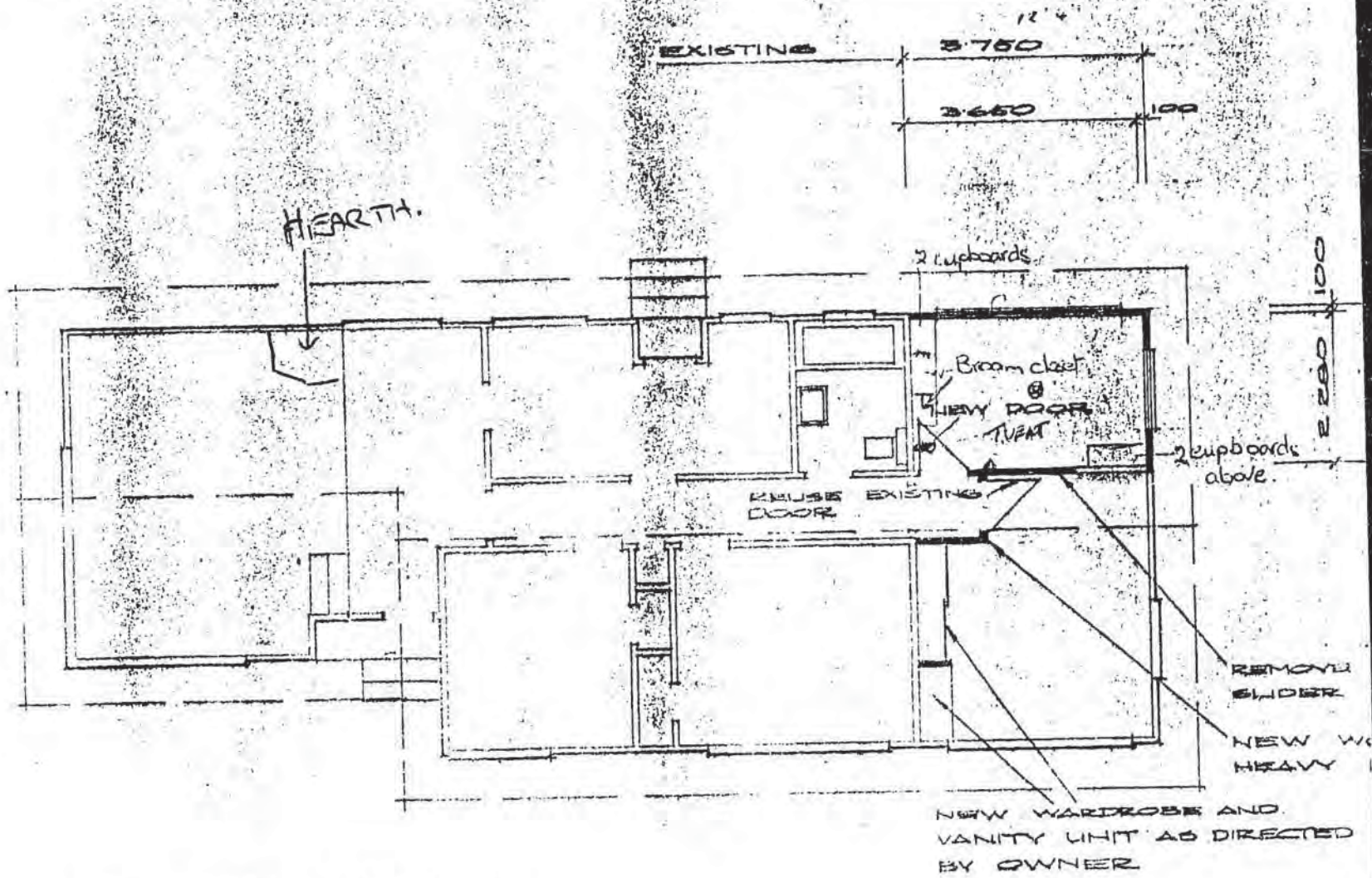
MATCH EXISTING

15702

FOUNDATION WALL TO MATCH EXISTING

END ELEVATION
SCALE 1:100

SIDE SCALE



FLOOR PLAN
SCALE 1:100

TOTAL AREA 8.10 SQ M



RECEIVED
12 MAY 1982
WHANGAREI
CITY COUNCIL

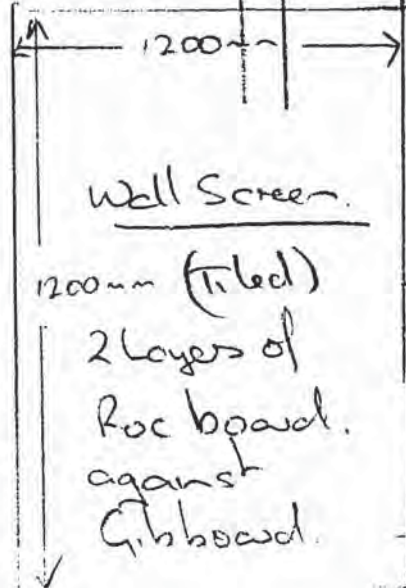
Heater Screen

FLU.



160mm

2870mm



1100

710mm

Dining Room

FLOOR,
2300mm

490mm

4550mm

Exchange
1100mm

Torque & Groove Floor Boards

RECEIVED
 12 MAY 1982
 WHANGAREI
 CITY COUNCIL

← 2 layers of roebound (tiled)
 against Gib board.

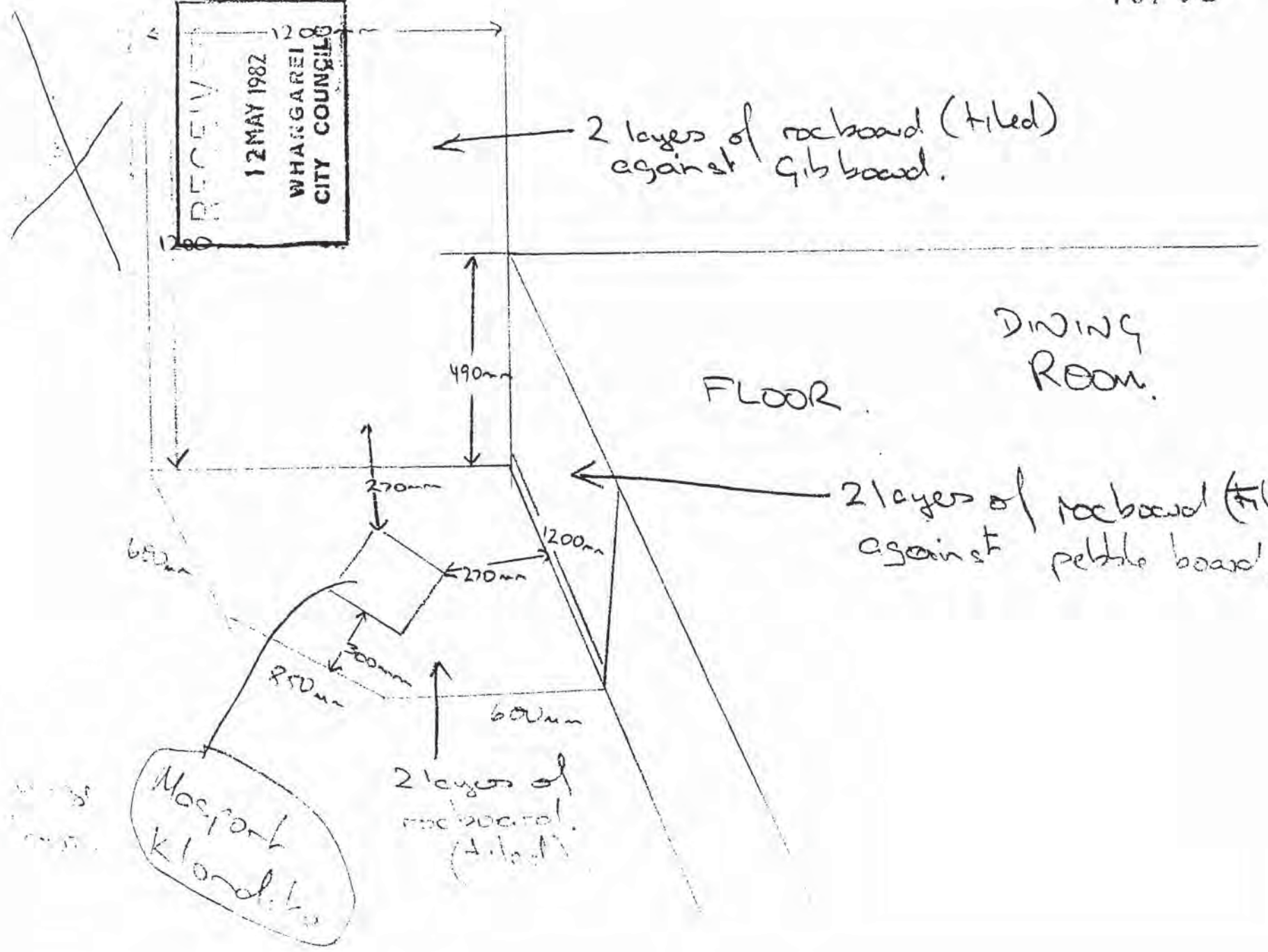
DINING
 ROOM.

FLOOR

← 2 layers of roebound (tiled)
 against pebble board.

← 2 layers of
 roebound.
 (tiled)

Masport
 Klondike



Operative District Plan - Environments



Friday, November 12, 2021

Scale:1:500



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Cadastral Information has been derived from land Information New Zealand's (LINZ) Core Record System Database (CRS).

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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, Māori 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

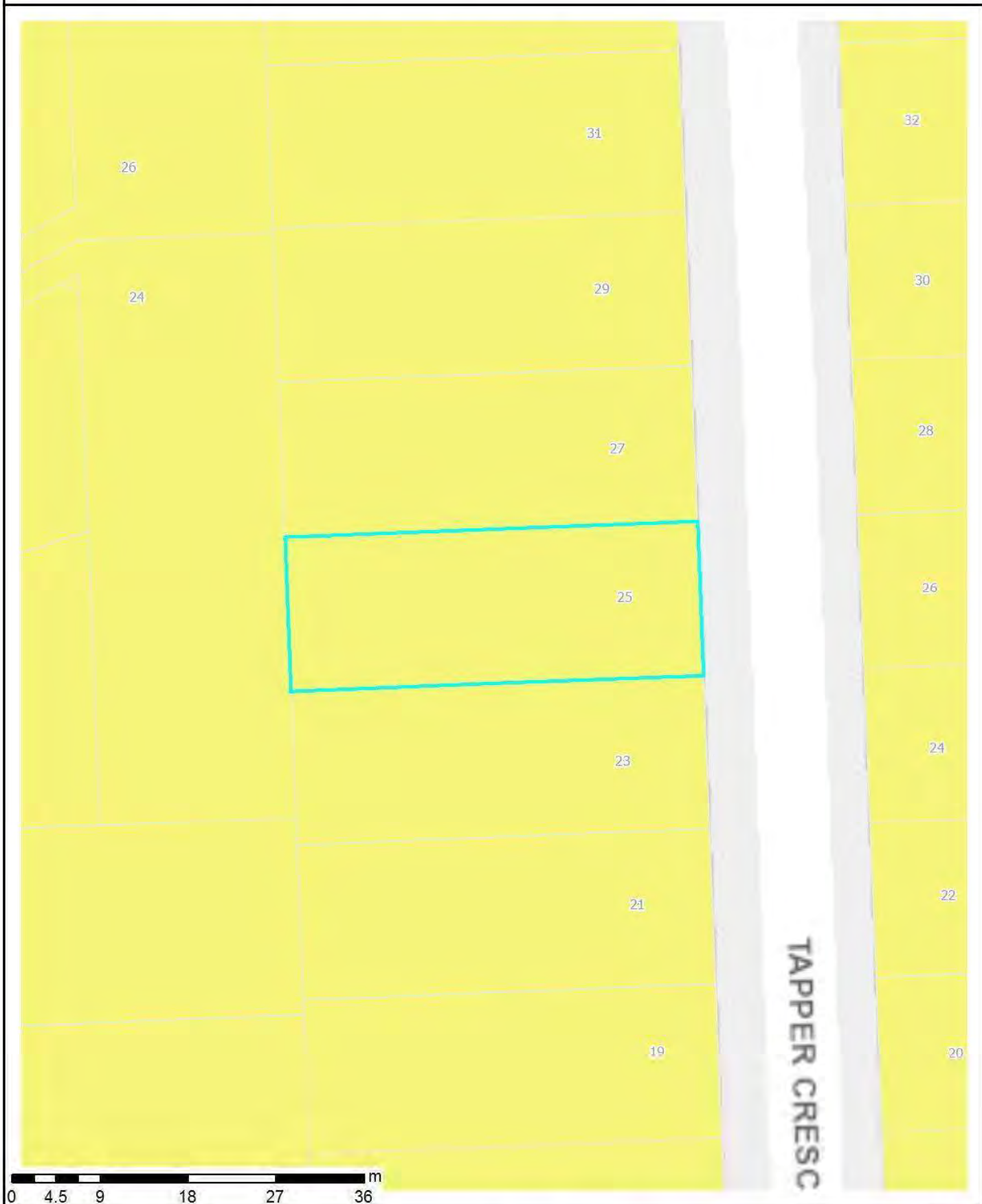
All District Plan Maps

	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



Friday, November 12, 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

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		

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
	Coastline
	Coast, rivers and streams

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