

LAND INFORMATION MEMORANDUM NO: LM2101224

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: 3629
Street Address: 9 Pukemiro Road
Kamo 0112
Legal Description: LOT 20 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: DP 40192 – deposited 6 September 1954
- Record of Title: NA1500/69 – issued 22 August 1957

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 & 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.

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

- As Built Plan from BC1500972

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 a building permit for an original dwelling on this property.

Copy of Building Permits issued for this property are attached.

- Erect Garage – dated 8 June 1972
- Carport – dated 6 March 1974

Copy of Building Consent and Code Compliance Certificate issued for this property is attached.

- BC1500972 – Connect to Council Sewer – issued 25 September 2015
- Code Compliance Certificate – issued 2 October 2015

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:

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 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:



Ellen Taylor
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



0 5 10 20 30 40 m

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: 29.12.53
Title Ref: C.T. 1106/221
Referred to Draughtsman: 21.1.10.52

Scheme Plan 4598

M.L. 2630

96 Maori Land Act 1886

Deposited this 21st day of September 1954

District Land Registrar

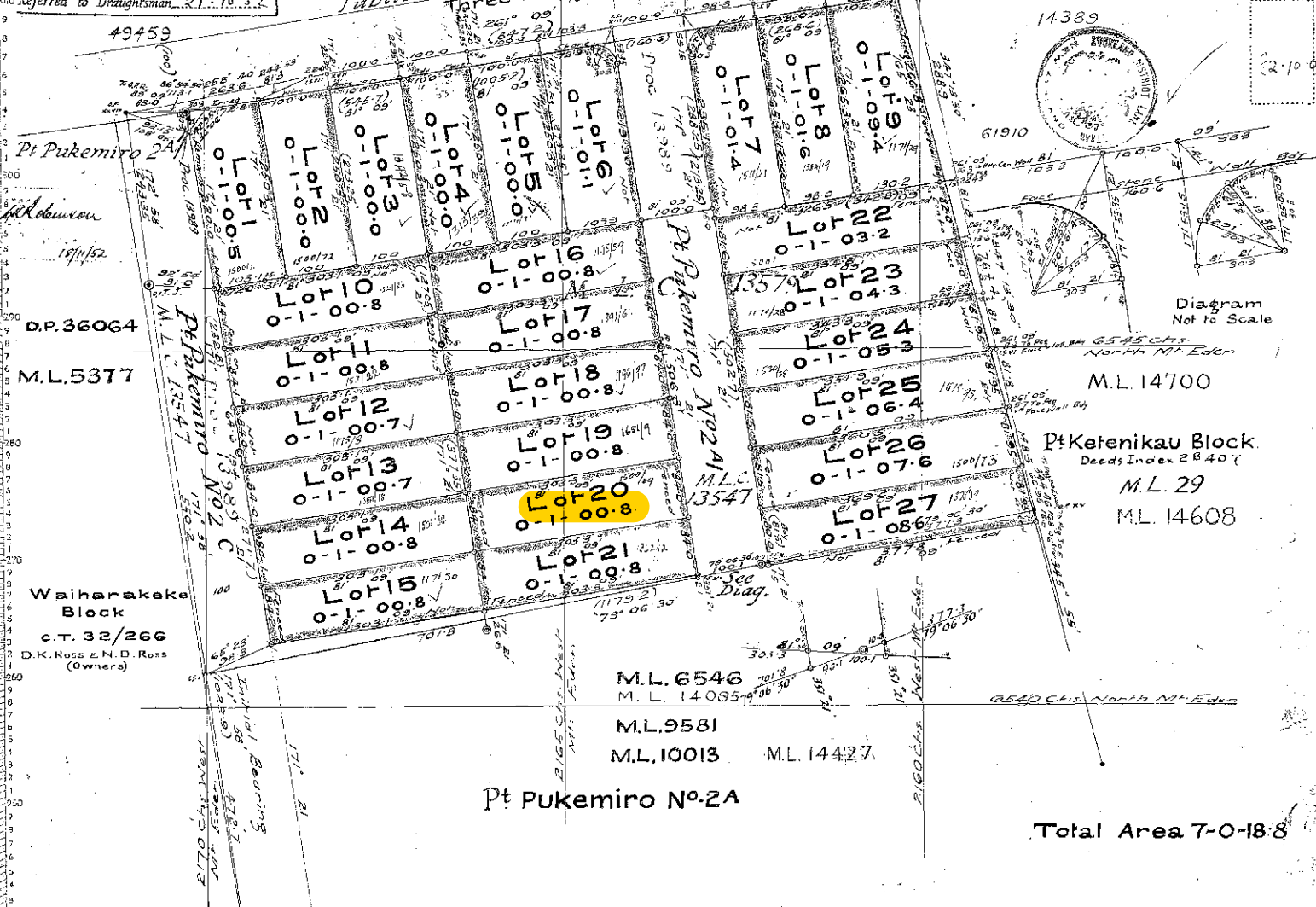


Diagram Not to Scale

Pt Ketenikau Block
Deeds Index 28407

M.L. 29
M.L. 14608

Pt Pukemiro No 2A

Total Area 7-0-18-8

Plan of Subdn. of Pukemiro 2AN^o 1 Blk.

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, Kenneth L. Simpson, of Whangarei, Registered Surveyor and a holder of an annual practicing certificate, do solemnly and sincerely declare that this plan has been made from surveys executed by me; that both plan and survey are correct, and have been made in accordance with the regulations under the Surveyors Act 1938.

And I make this solemn declaration conscientiously believing the same to be true and by virtue of the Statutes in that behalf made.
Declared at Whangarei, this 21st day of June, 1954
before me - *Guncan Ross*
Justice of the Peace (or Solicitor or Notary Public)

Approved,
K. L. Simpson
Applicant (or Registered Owner)

40192

Approved as to Survey

[Signature]
Chief Surveyor

L. T. Draughtsman

Received

Reference plans M.L. 2360, 3377, 6546, 9581, 10013, 13547, 14608

Field books: 246, 135, 137

Traverse book: 1-1-4

Examined by: Thomas R. [Signature]

Recorded: [Signature]

Correct
L. T. Draughtsman



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




R. W. Muir
Registrar-General
of Land

Identifier NA1500/69
Land Registration District North Auckland
Date Issued 22 August 1957

Prior References
NA1106/221

Estate Fee Simple
Area 1032 square metres more or less
Legal Description Lot 20 Deposited Plan 40192
Registered Owners
TD Hang Limited

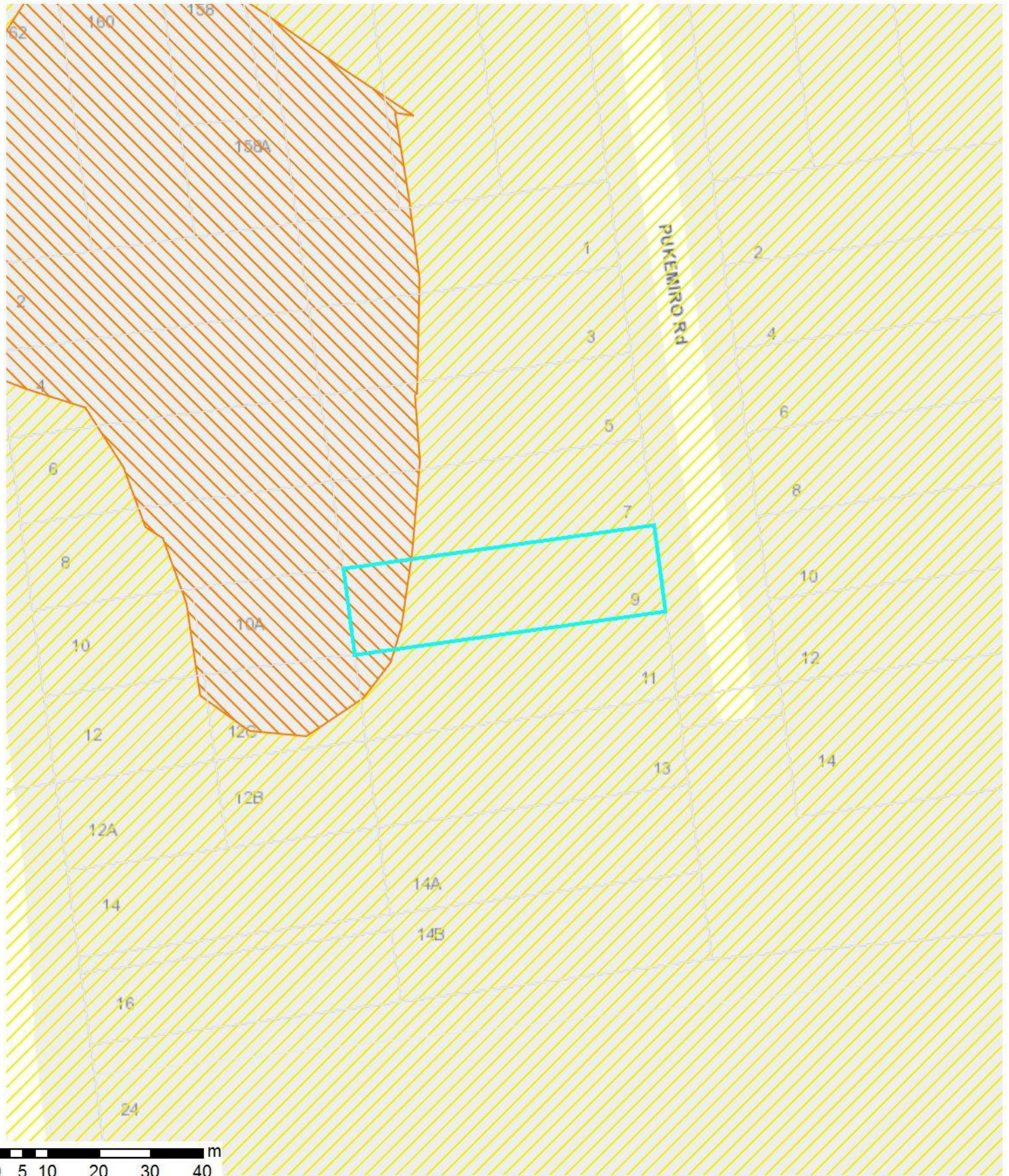
Interests

Fencing Agreement in Transfer 592601 - 22.8.1957

A403889 Status order declaring that the status of the within land shall cease to be Maori Freehold Land and shall become General Land - 8.8.1960 at 9:00 am

10458465.7 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

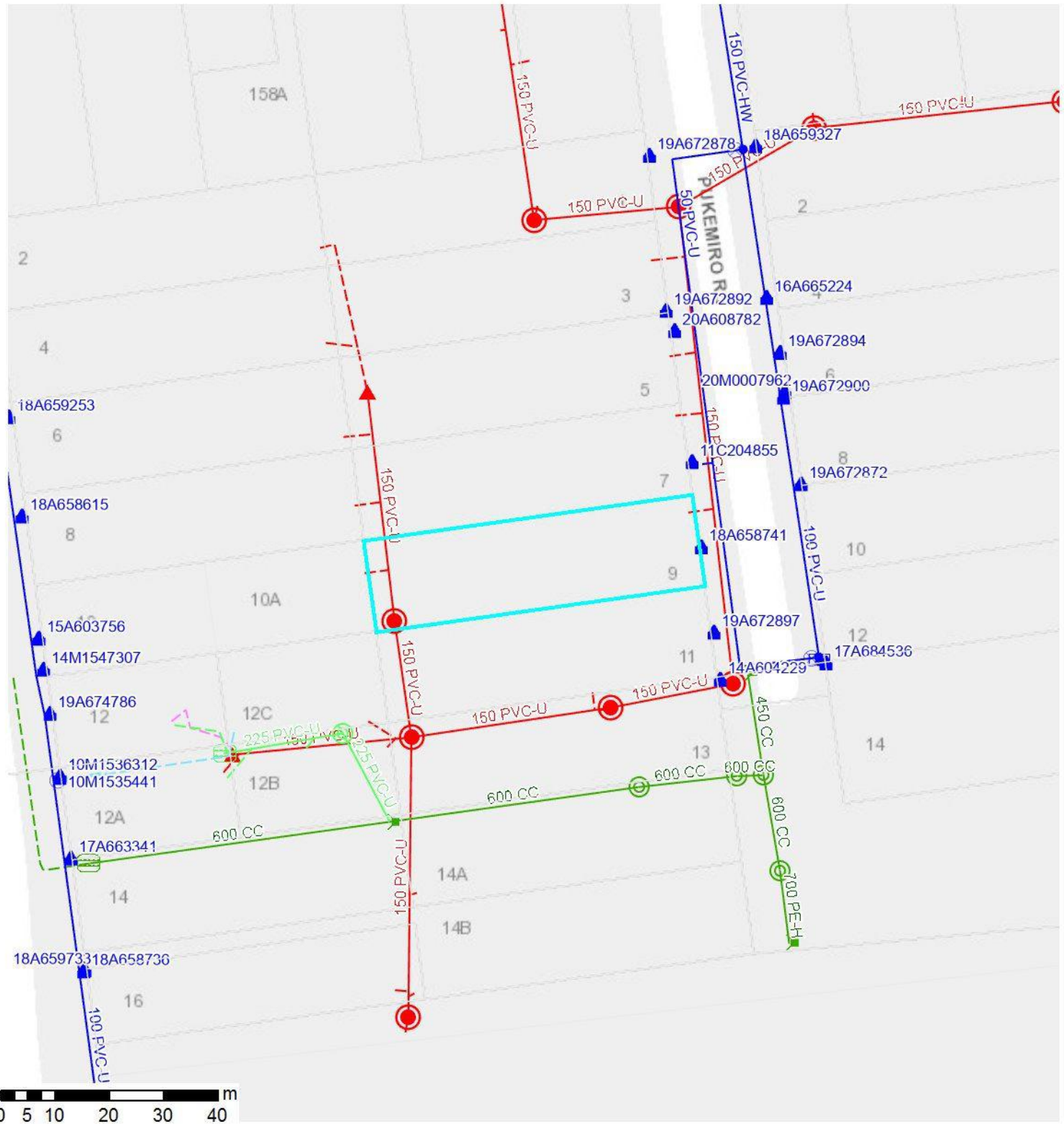
-  High Hazard
-  Moderate Hazard
-  Low Hazard

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

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.



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 | Manhole | Valve |
| Pumps | 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



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.



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 3629
Legal Description LOT 20 DP 40192 BLK VIII PURUA SD
Assessment Number 0032045114
Address 9 Pukemiro Road Kamo 0112
Record of Title(s) 1500/69
Land Value \$180,000
Capital Value \$304,000
Date of Valuation 01-August-2018
Effective Date (used for rating purposes) 01-July-2019
Meter Location 6m LHB AT FENCE

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
Annual Charge Total	\$2,435.15

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

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
Rates Total	\$2,435.15

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

WHANGAREI COUNTY COUNCIL
(P.O. BOX 4102, KAMO,

APPROVED - PERMIT NO. _____
COLLECTOR'S OFFICE
WHANGAREI COUNTY COUNCIL

APPLICATION FOR BUILDING PERMIT

TO THE COUNTY ENGINEER

Sir,

I hereby make application to erect/re-erect/extend/alter/repair the building(s) according to the site plan, (overleaf) detailed plans, elevations, cross sections and specifications deposited herewith in duplicate.

Particulars of the land and buildings are:-

OWNER Name GEORGE ANDERSON
Postal Address FOREST VIEW RD. RD. 7, WHANGAREI Phone 36-116

BUILDER Name _____
Postal Address _____ Phone _____

EXISTING USE OF SITE & BUILDINGS RESIDENTIAL

NATURE OF PROPOSED BUILDING WORK ERECTION OF GARAGES
e.g. additions to Dwelling, Bedroom, Lounge extensions etc.

VALUATION DEPT. ASSESSMENT No.: (from rate demand) 30/451/14

LEGAL DESCRIPTION OF SITE: (from rate demand or title deeds)
LOT 20, D.P. 40192, BLK B, PURVA SURVEY DIST.

Road or Street: 9, PUKEMIRO ROAD Town or Locality: KAMO, WHANGAREI

AREA OF SITE: Acres _____ Roads 40.8 Perches

NATURE OF SOIL: (rock, clay, sand, loam etc.) VOLCANIC

FLOOR AREA: (proposed work — square feet)

	Basement	Ground floor	Other floors	Total
Main Building		<u>288</u>		<u>288</u>
Accessory Buildings				

ESTIMATED VALUE OF WORK:

Main Buildings (excluding plumbing & drainage) \$ 600

Accessory Buildings (excluding plumbing & drainage) \$ _____

Plumbing and drainage \$ _____

Total Value of Work \$ _____

CERTIFICATE: I hereby certify that the above information is correct in every respect and do hereby agree to abide by all provisions of the Whangarei County Council by-laws governing and regulating all matters the subject of the foregoing.

Signature of Applicant: [Signature]

Date: 7th June 1979

FOR OFFICE USE ONLY

FEES:

Building permit	\$ <u>3.00</u>	Receipt No. <u>2591</u>	Date <u>8-6-79</u>	Permit No. <u>ES5062</u>
Plumbing & Drainage permit	\$ _____	Receipt No. _____	Date _____	Permit No. _____
Dispensation planning scheme	\$ _____	Receipt No. _____	Date _____	Permit No. _____
Building research levy	\$ _____	Receipt No. _____	Date _____	
Footpath crossing	\$ _____	Receipt No. _____	Date _____	
Footpath Deposit	\$ _____	Receipt No. _____	Date _____	
TOTAL	<u>3-00</u>			

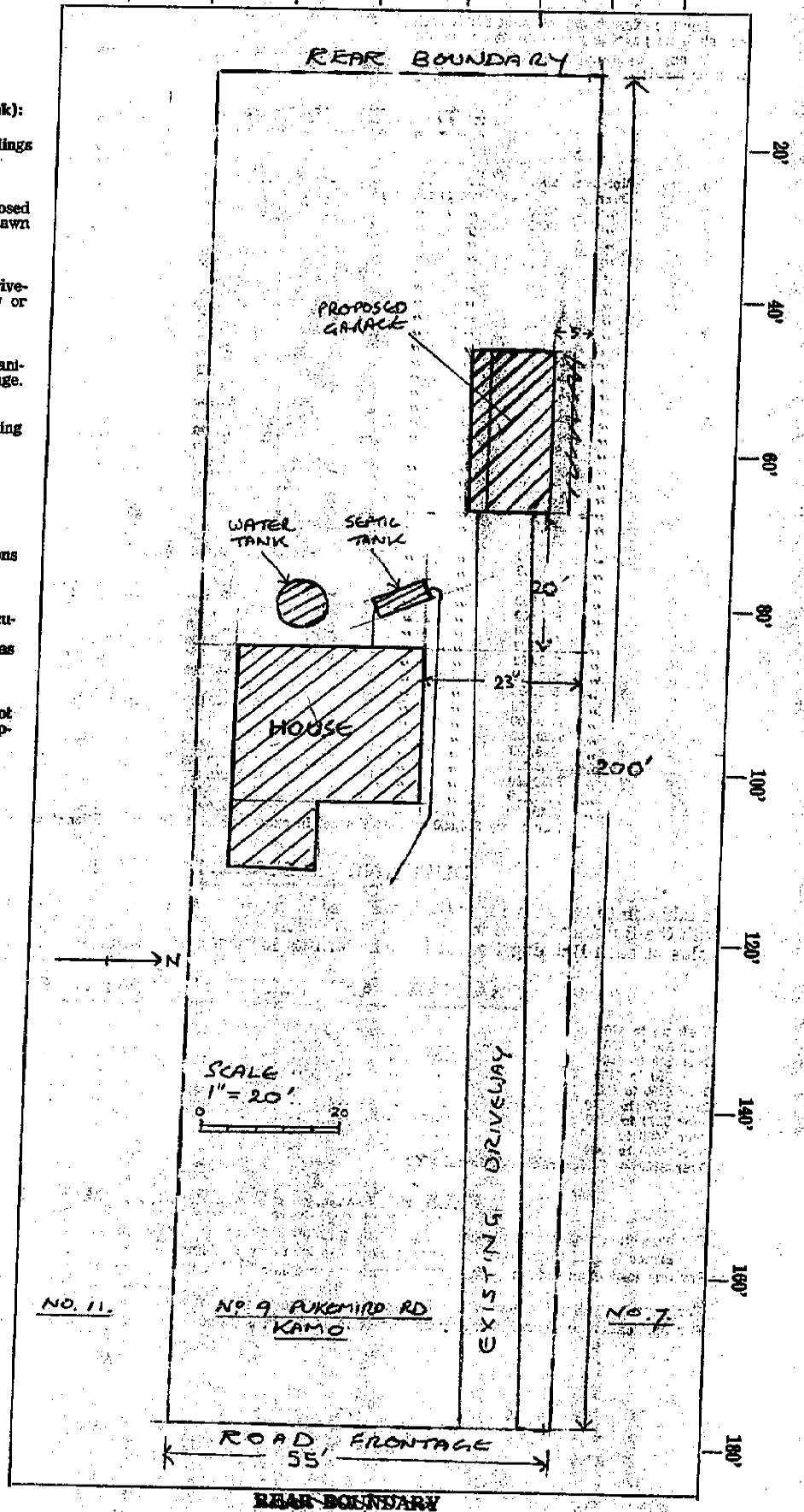
ROAD FRONTAGE

10' 20' 30' 40' 50' 60' 70' 80'

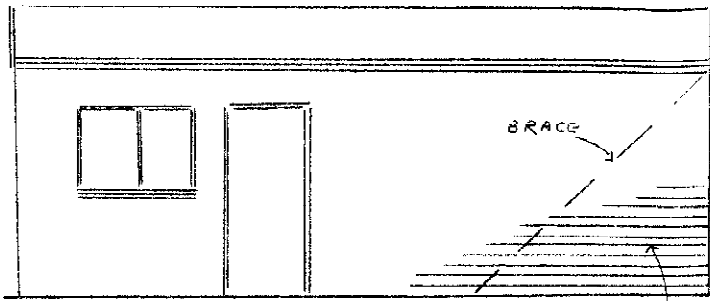
Site Plan

THIS PLAN MUST SHOW (In ink):

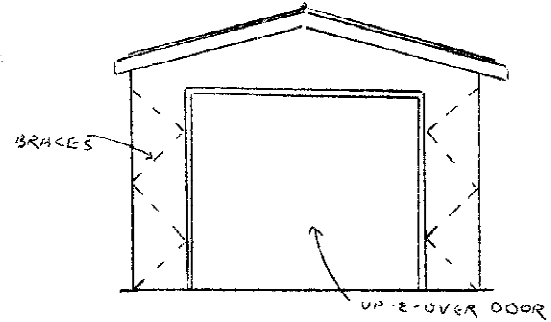
1. Position of existing buildings (drawn in red).
2. Position of building proposed under this application (drawn in blue).
3. Position of garage and Driveways whether required now or not.
4. Position of Septic Tank, Sanitary and Stormwater drainage.
5. Distances of each building from boundary lines.
6. Boundary lines shown thus: -----
7. Any Building Line Restrictions imposed on land.
8. Site plan must be drawn accurately to scale. Sixteen feet to one inch or as appropriate.
9. Deviation from site plan is not permitted without previous approval of the Council.



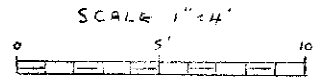
03629 1/3



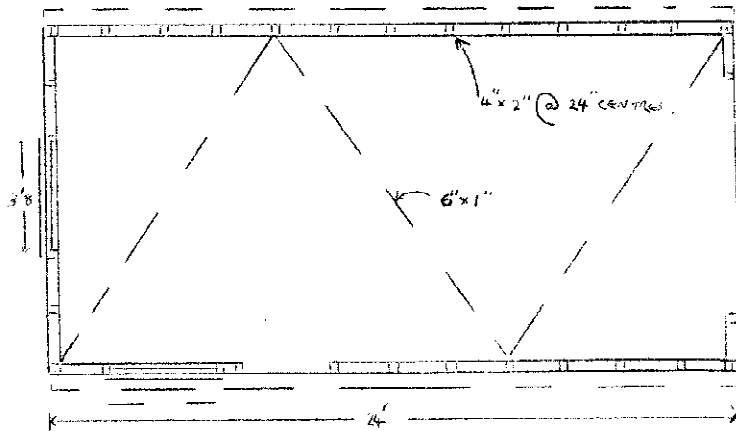
ELEVATION



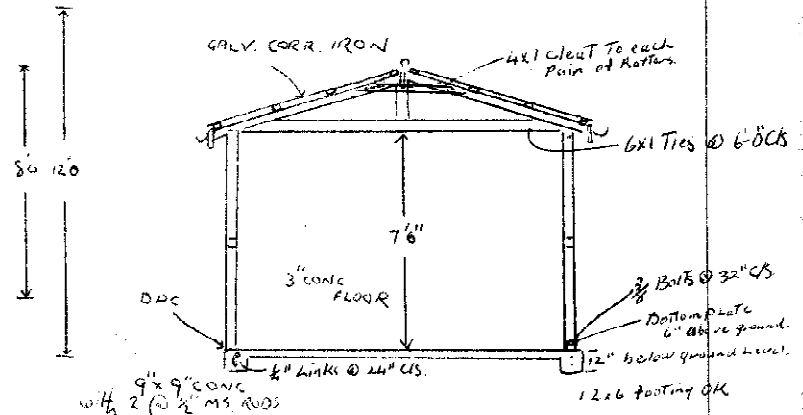
FRONT ELEVATION



SCALE 1"=4'



PLAN



SECTION

proposed GARAGE to be erected at 9, PUKEMIRO RD, KAMO by the owner G. ANDERSON

03629 1/3

#03629

WHANGAREI COUNTY COUNCIL

(P.O. BOX 4192, KAMO, NORTHLAND)

APPROVED - PERMIT NO. _____
WHANGAREI COUNTY ENGINEERS OFFICE
WHANGAREI COUNTY COUNCIL

APPLICATION FOR BUILDING PERMIT

File 1695

TO THE COUNTY ENGINEER

Sir,

I hereby make application to erect/re-erect/extend/alter/repair the building(s) according to the site plan, (overleaf) detailed plans, elevations, cross sections and specifications deposited herewith in duplicate.

Particulars of the land and buildings are:-

OWNER Name G. ANDERSON
Postal Address 9. PUKEMIRO ROAD, KAMO Phone 50-743

BUILDER Name as above
Postal Address _____ Phone _____

EXISTING USE OF SITE & BUILDINGS RESIDENTIAL

NATURE OF PROPOSED BUILDING WORK CONSTRUCTION OF CARPORT
e.g. additions to Dwelling, Bedroom, Lounge extensions etc.

VALUATION DEPT. ASSESSMENT No.: (from rate demand) 32/45/14

LEGAL DESCRIPTION OF SITE: (from rate demand or title deeds) PURUA S.D
LOT 20 ; D.P. 40192; BLOCK 8

Road or Street: 9 PUKEMIRO ROAD Town or Locality: KAMO

AREA OF SITE: 0 Acres 1 Roods 0.80 Perches

NATURE OF SOIL: (rock, clay, sand, loam etc.) VOLCANIC

FLOOR AREA: (proposed work - square feet)

	Basement	Ground floor	Other floors	Total
Main Building	-	<u>342</u>	-	<u>342</u>
Accessory Buildings	-	-	-	-

ESTIMATED VALUE OF WORK:

Main Buildings (excluding plumbing & drainage) \$399

Accessory Buildings (excluding plumbing & drainage) \$-

Plumbing and drainage \$-

Total Value of Work \$399

CERTIFICATE: I hereby certify that the above information is correct in every respect and do hereby agree to abide by all provisions of the Whangarei County Council by-laws governing and regulating all matters the subject of the foregoing.

Signature of Applicant: G. Anderson

Date: 6th March 1974

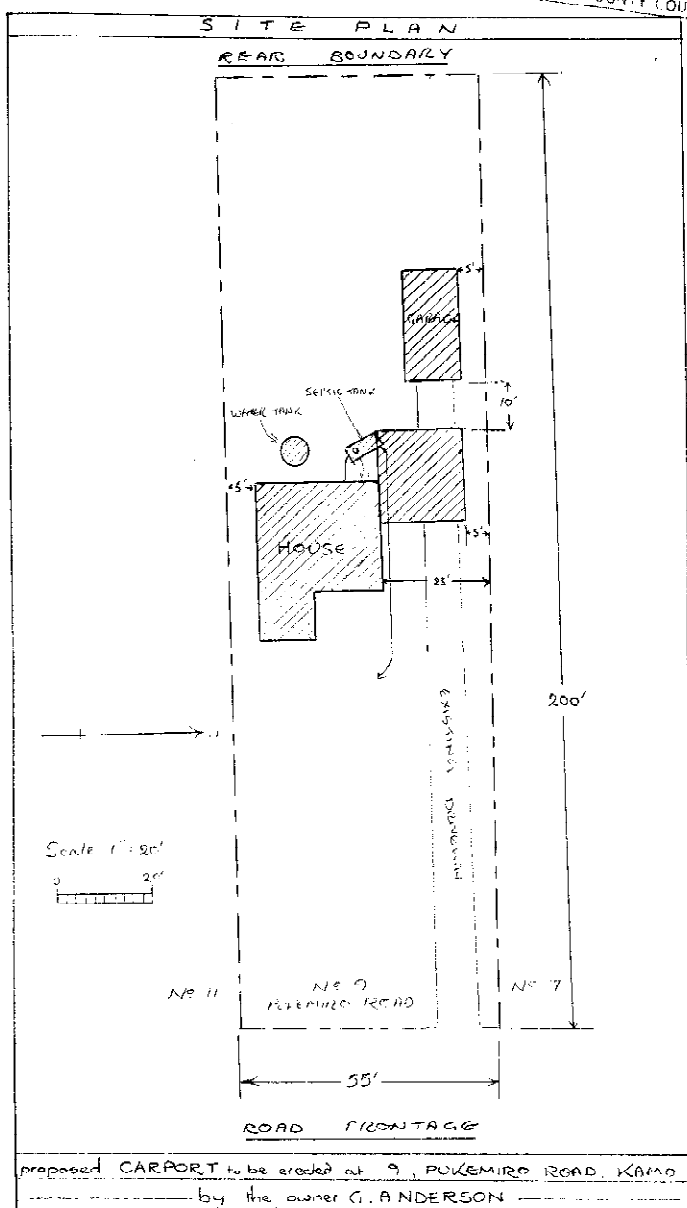
FOR OFFICE USE ONLY

FEES:

Building permit	\$ <u>1.00</u>	Receipt No. <u>651</u>	Date <u>6.3.74</u>	Permit No. <u>E91147</u>
Plumbing & Drainage permit	\$	Receipt No.	Date	Permit No.
Dispensation planning scheme	\$	Receipt No.	Date	
Building research levy	\$	Receipt No.	Date	
Footpath crossing	\$	Receipt No.	Date	
Footpath Deposit	\$	Receipt No.	Date	
TOTAL	\$ <u>1.00</u>			

03629 2/3

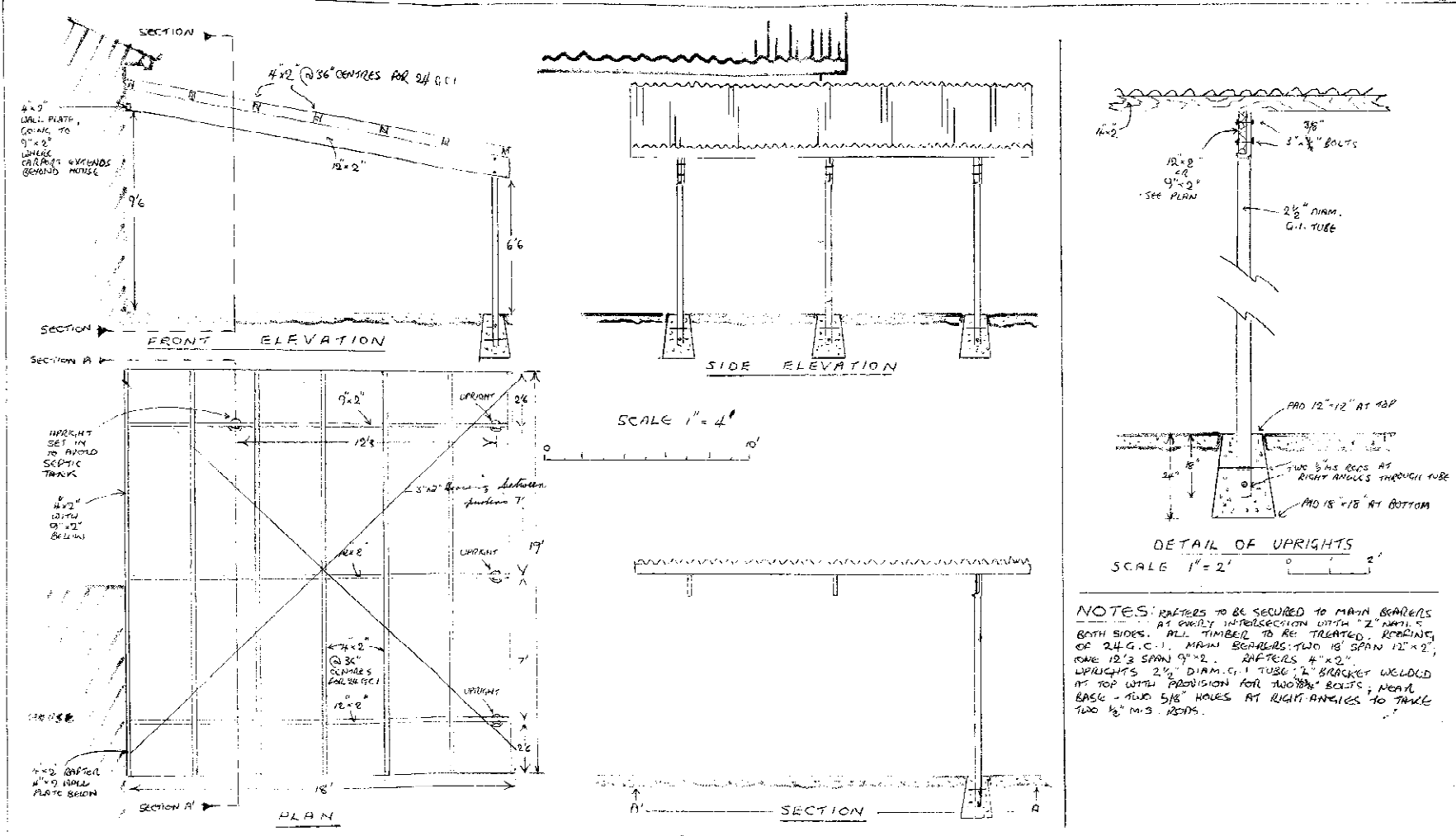
PERMIT NO. ...
COUNTY ENGINEERS OFFICE
WASH. ARE. COUNTY COUNCIL



03629 2/3

03629 3/3

APPROVED PERMIT NO. _____
 COUNTY ENGINEERS OFFICE
 WILMARE COUNTY, GA



proposed CARPORT to be erected at 9, PUKEMIRO ROAD by the owner G. ANDERSON

03629 3/3

Building Consent No: BC1500972

Section 51, Building Act 2004

Issued: 25 September 2015

Project Assessment/Project Information Memorandum No: PA1500574

COPY

The Building

Street address of building: 9 Pukemiro Road
Kamo 0112

Legal description of land where building is located: LOT 20 DP 40192
LLP: 35873

Building name: N/A
Location of building within site/block number: N/A
Level/unit number: N/A

The Owner

M Goldenberg
A Goldenberg
C/- Ray White Allens
PO Box 446
Whangarei 0140

Phone number: 0061266851424
Mobile number: N/A
Facsimile number: N/A
Email address: N/A
Website: N/A

Street address/registered office: 9 Pukemiro Road
Kamo 0112

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

Contact Person

Ray White Allens
PO Box 446
Whangarei 0140

Phone number: 4303300
Mobile number: 0275500881
Facsimile number: N/A
Email address: di.wright@raywhite.com
Website: N/A

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

Under section 90 of the Building Act 2004, agents authorised by Council (acting as a Building Consent Authority) are entitled, at all times during normal working hours or while building work is being done, to inspect:

- ii) land on which building work is being or is proposed to be carried out; and
- iii) building work that has been or is being carried out on or off that building site; and
- iii) any building.

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

Compliance Schedule

A compliance schedule is not required for the building.

Attachments

No attachments.

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.



Tilly Selwyn
Support Assistant – Building Processing
On behalf of Whangarei District Council

25 September 2015

Date



DEC



Code Compliance Certificate BC1500972

Section 95, Building Act 2004

Issued: 02 October 2015

The Building

Street address of building:	9 Pukemiro Road Kamo 0112
Legal description of land where building is located:	LOT 20 DP 40192 LLP: 35873
Building name:	N/A
Location of building within site/block number:	N/A
Level unit number:	N/A
Current, lawfully established use:	Detached Dwelling
Year first constructed:	1960

The Owner

M Goldenberg
A Goldenberg
C/- Ray White Allens
PO Box 446
Whangarei 0140

Phone number:	4303300
Mobile number:	0275500881
Facsimile number:	N/A
Email address:	diwright@raywhite.com
Website:	N/A

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

Contact Person

M H Pita
PO Box 4239
Kamo 0141

Phone number:	N/A
Mobile number:	0274313162
Facsimile number:	N/A
Email address:	N/A
Website:	N/A

Street address/registered office:	9 Pukemiro Road Kamo 0112
-----------------------------------	------------------------------

Building Work

Building Consent number:

Issued by:

Connect to Council Sewer

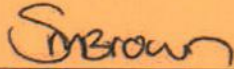
BC1500972

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.



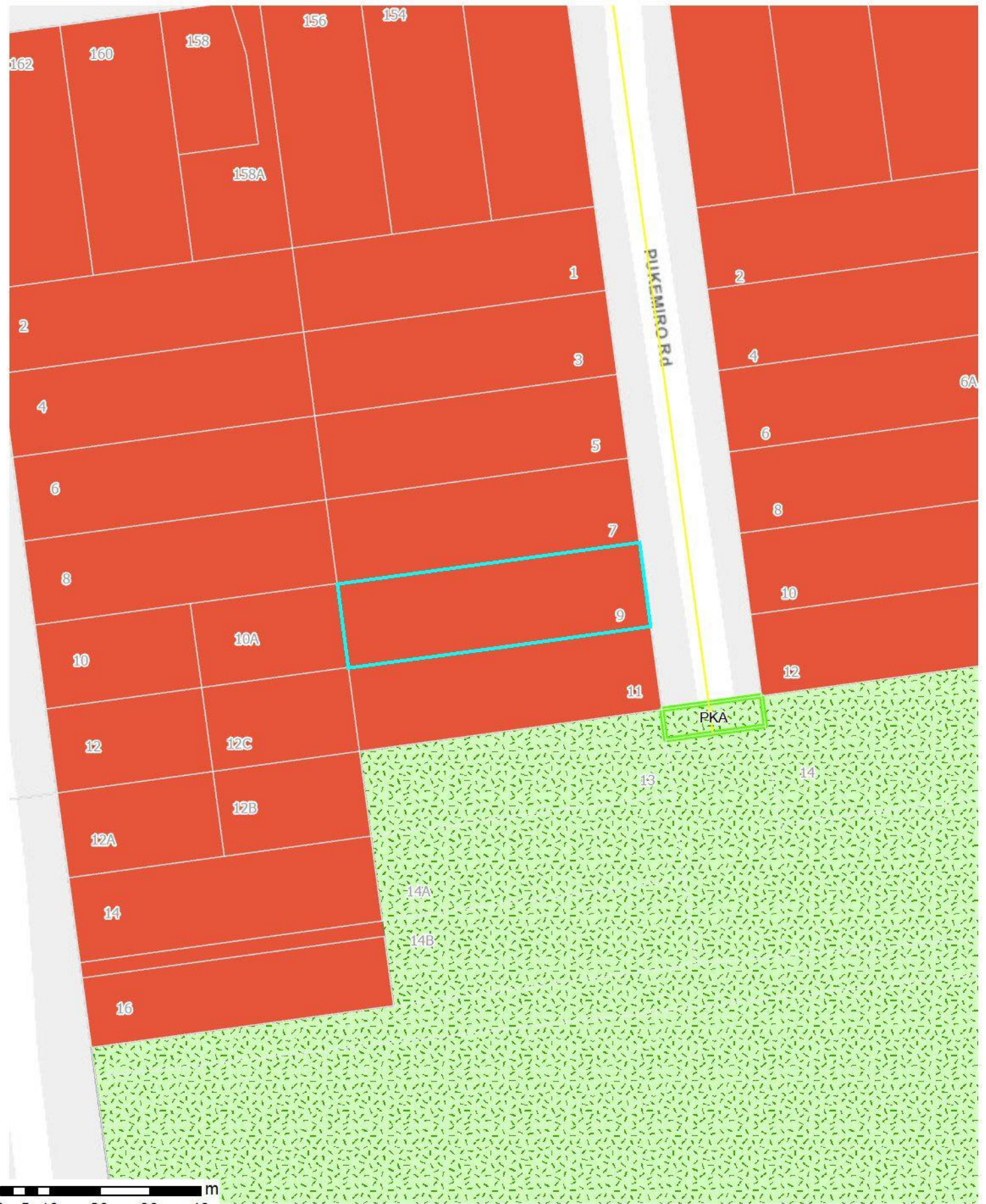
Stephanie Brown

Support Assistant – Building Processing
On behalf of Whangarei District Council

02 October 2015

Date

Operative District Plan - Environments



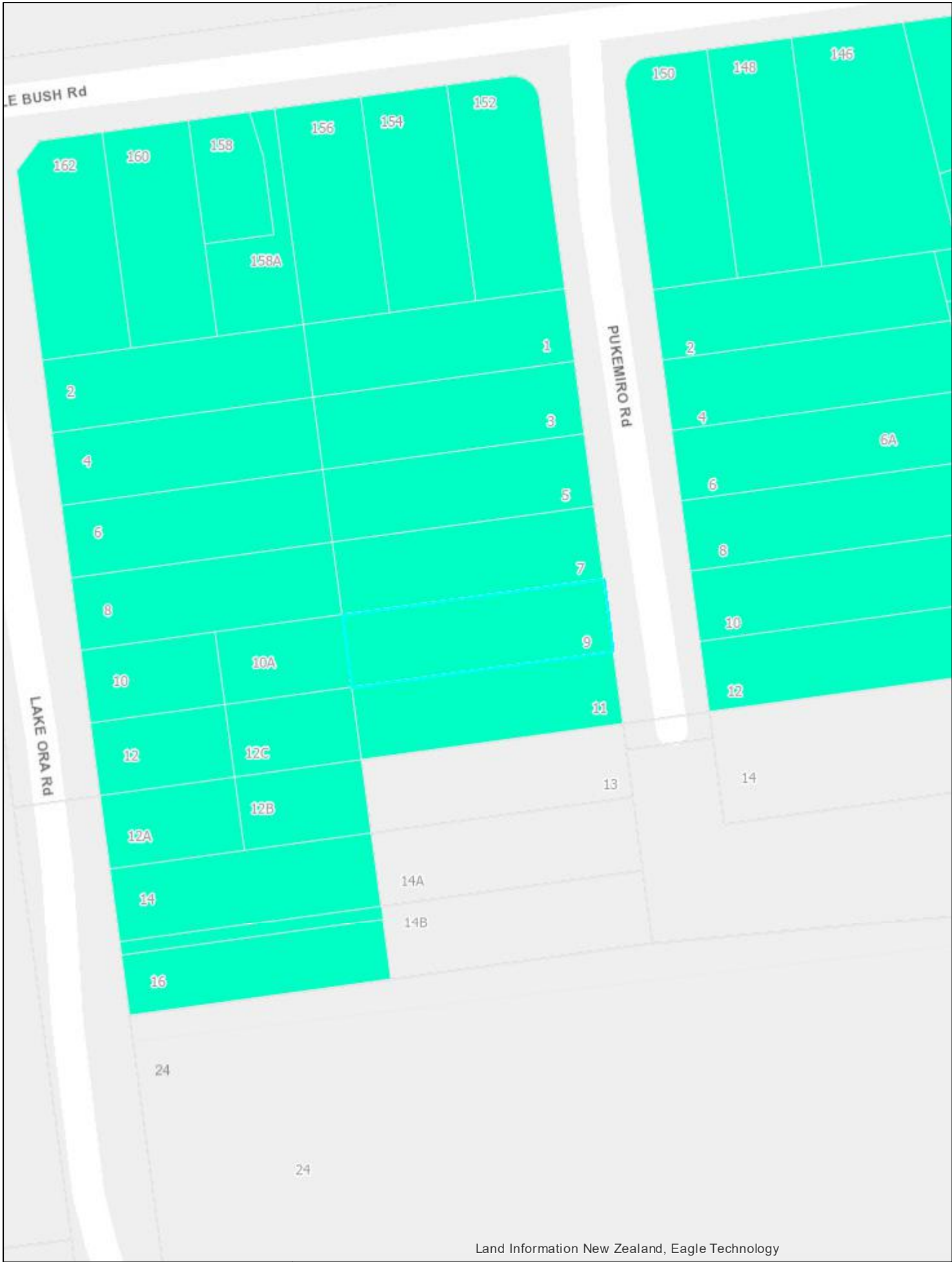
0 5 10 20 30 40 m

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.



Land Information New Zealand, Eagle Technology

Kamo Low Density



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.

Wednesday, September 29, 2021



Scale: 1:1,128
Projection: NZGD2000 / NZTM 2000












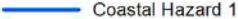
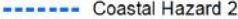




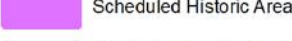
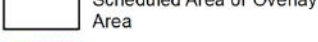
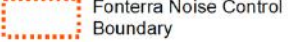




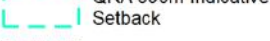

Original Sheet Size 210x297mm

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>



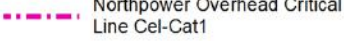
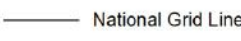
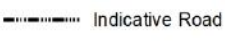


Resource Areas Maps

 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

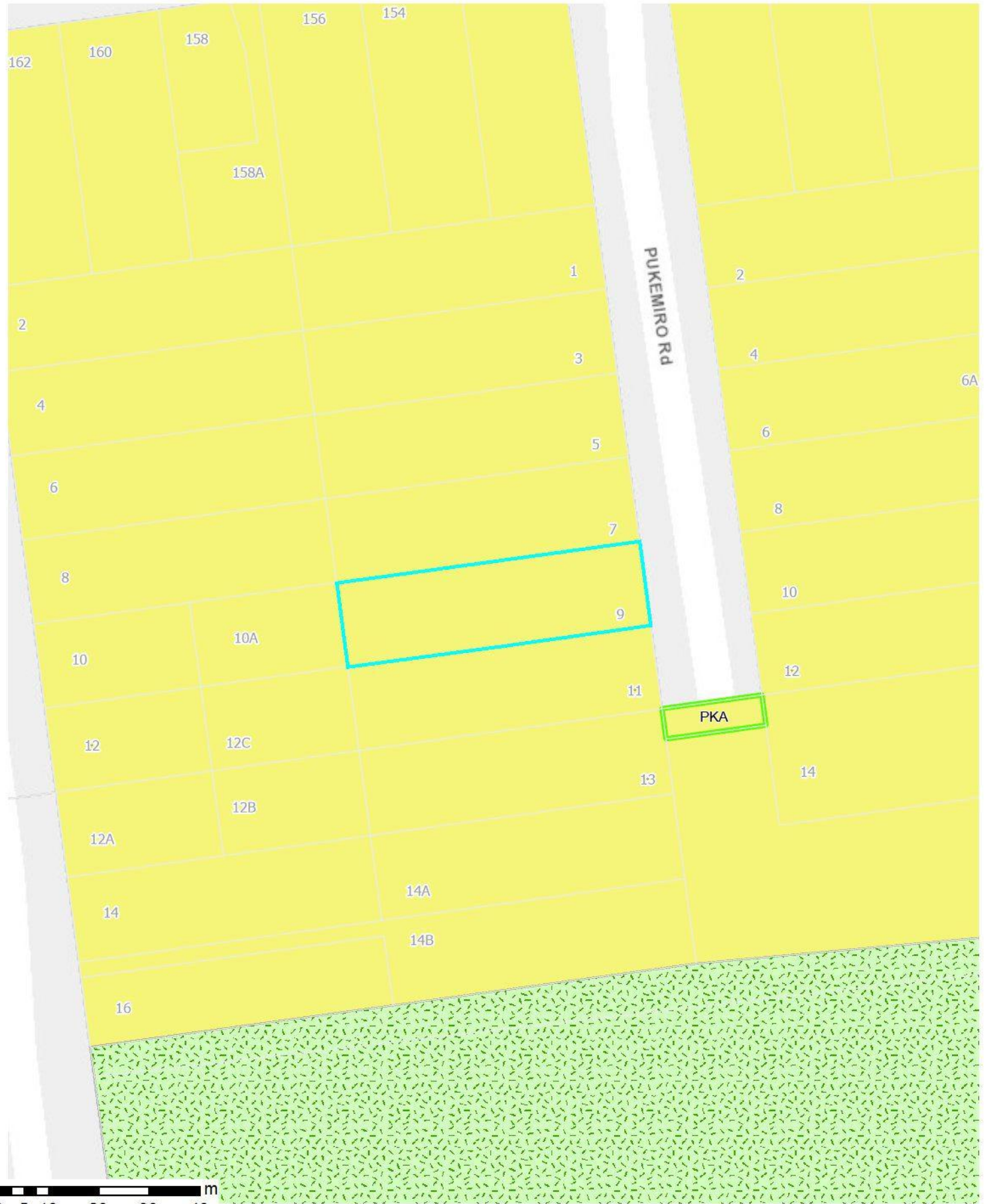
 Coastal Area	Coastal Area
 Outstanding Natural Character Area	Outstanding Natural Character Area
 High Natural Character Area	High Natural Character Area

All District Plan Maps

 Northpower Tower CEL-Cat1	Northpower Tower CEL-Cat1
 National Grid Tower	National Grid Tower
 Northpower Overhead Critical Line Cel-Cat1	Northpower Overhead Critical Line Cel-Cat1
 National Grid Line	National Grid Line
 Indicative Road	Indicative Road
 Coastline	Coastline
 Coast, rivers and streams	Coast, rivers and streams

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.

District Plan Appeals Version - Zones



0 5 10 20 30 40 m

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.

District Plan Appeals Version – Map Legend



































Zone Maps

 Northpower Critical Overhead Lines CEL	 Ruakaka Equine Zone
 Northpower Critical Underground Lines CEL	 Large Lot Residential Zone
 Multi Title Site	 Low Density Residential Zone
 Rescue Helicopter Flight Path	 General Residential Zone
 Designation	 Medium Density Residential Zone
 Papakainga <small>Rule FKA 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

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.