



# Land Information Memorandum

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## **Disclaimer**

This document has been obtained on behalf of the Vendor and copies have been made available to prospective Purchasers and interested parties for general information purposes only. However, neither the Vendor nor Bayleys in the North (Mackys Real Estate Limited), warrant the accuracy of this copy and they accept no liability for any errors or omissions in the report. It is recommended to all prospective Purchasers and interested parties that they obtain and reply on their own reports and make their own independent enquiries for due diligence purposes.

**LAND INFORMATION MEMORANDUM NO: LM2200195**

**Received: 03 Feb 2022**

**Issued: 17 Feb 2022**

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

**APPLICANT**

A I Galbraith  
4 Parahaki Street  
Whangarei 0112

**SITE INFORMATION**

Property ID: 160122  
Street Address: 66 A King Street  
Whangarei 0112  
Legal Description: LOT 2 DP 403954

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: DP403954 – 09/03/2009
- Record of Title: RT413474 – 09/03/2009

This property is subject to a Consent Notice, information attached.

8032988.2 – 05/02/2008

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

As Built Plan from BC0900596

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

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

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

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

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

Copy of Whangarei District Council Application/s (e.g. Vehicle Crossing Permit and/or Public Utility Service) for this property is/are attached.

PU090122 – Water Meter – 30/07/2009

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

BC0900596 – New Dwelling – Issued – 07/08/2009  
Code Compliance Certificate Issued – 23/02/2010

Stormwater attenuation may be required on this property for new building work that results in an increase of > 30m<sup>2</sup> in impervious area including paving, driveways etc.

For the Stormwater Attenuation guidance notes refer <https://www.wdc.govt.nz/Services/Water-services/Stormwater/Stormwater-flood-management>

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

ENVIRONMENT:

Living 1 Environment, see map attached and refer to Part 3 Area Specific Matters - 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.

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## DISCLAIMER

Land Information Memoranda (LIM) are prepared under the provisions of Section 44A of the Local Government Official Information and Meetings Act 1987. An inspection of the land or building(s) has not been completed for the purposes of preparing the LIM. It has been compiled from the records held by Whangarei District Council. The information contained in the LIM is correct at the date the LIM report is issued.

A LIM is prepared for the use of the Applicant and may not be able to be relied on by other parties.

Advice from an independent professional such as a lawyer or property advisor should be sought regarding the contents of this LIM and the information contained herewith.

Additional information regarding the land or buildings (such as resource consents and other permissions and restrictions), which is not contained in this LIM, may also be held by the Northland Regional Council. The Northland Regional Council should be contacted for that information. Ph (09)4701200 or 0800 002 004 or [www.nrc.govt.nz](http://www.nrc.govt.nz)

A LIM is not a suitable search of Council's records for the purposes of the National Environmental Standards (NES) for soil contamination of a potentially contaminated site.

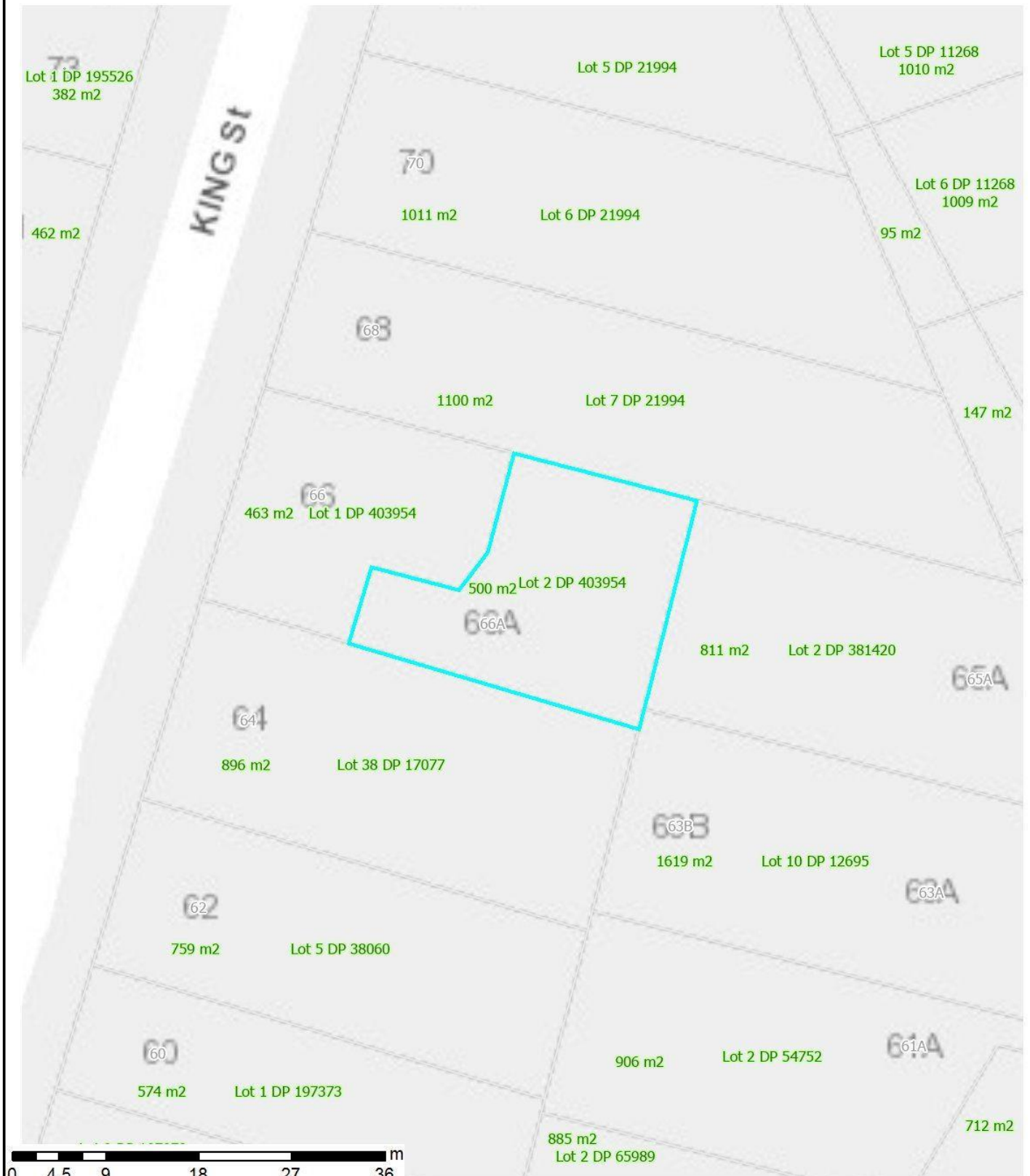
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Signed for and on behalf of Council:





Lee Mitchell  
Property Assessment Officer

# Property Map



## New Subdivisions

-  Proposed Pre-223
-  223 Certificate

New subdivisions: Proposed as accepted, pre-223 and 223 Certificate with set Conditions.

Land Parcel boundaries are indicative only and are not survey accurate. Area measurement is derived from the displayed geometry and is approximate. True accurate boundary dimensions can be obtained from LINZ survey and title plans

Thursday, February 17, 2022 Scale: 1:500



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

# Aerial Photography



Thursday, February 17, 2022

Scale: 1:500



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

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# Digital Title Plan - DP 403954

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**Survey Number** DP 403954  
**Surveyor Reference** 27039 - Montague Solutions  
**Surveyor** Trevor James Shaw  
**Survey Firm** Simpson Shaw Surveyors  
**Surveyor Declaration** I Trevor James Shaw, being a person entitled to practise as a licensed cadastral surveyor, certify that -  
(a) The surveys to which this dataset relates are accurate, and were undertaken by me or under my direction in accordance with the Cadastral Survey Act 2002 and the Surveyor-General's Rules for Cadastral Survey 2002/2;  
(b) This dataset is accurate, and has been created in accordance with that Act and those Rules.  
Declared on 18/12/2008.

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## Survey Details

**Dataset Description** Lots 1 and 2 being a subdivision of Lot 39 DP 17077  
**Status** Deposited  
**Land District** North Auckland  
**Submitted Date** 18/12/2008  
**Survey Class** Class I Cadastral Survey  
**Survey Approval Date** 24/12/2008  
**Deposit Date** 09/03/2009

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## Territorial Authorities

Whangarei District

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## Comprised In

CT NA471/26

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## Created Parcels

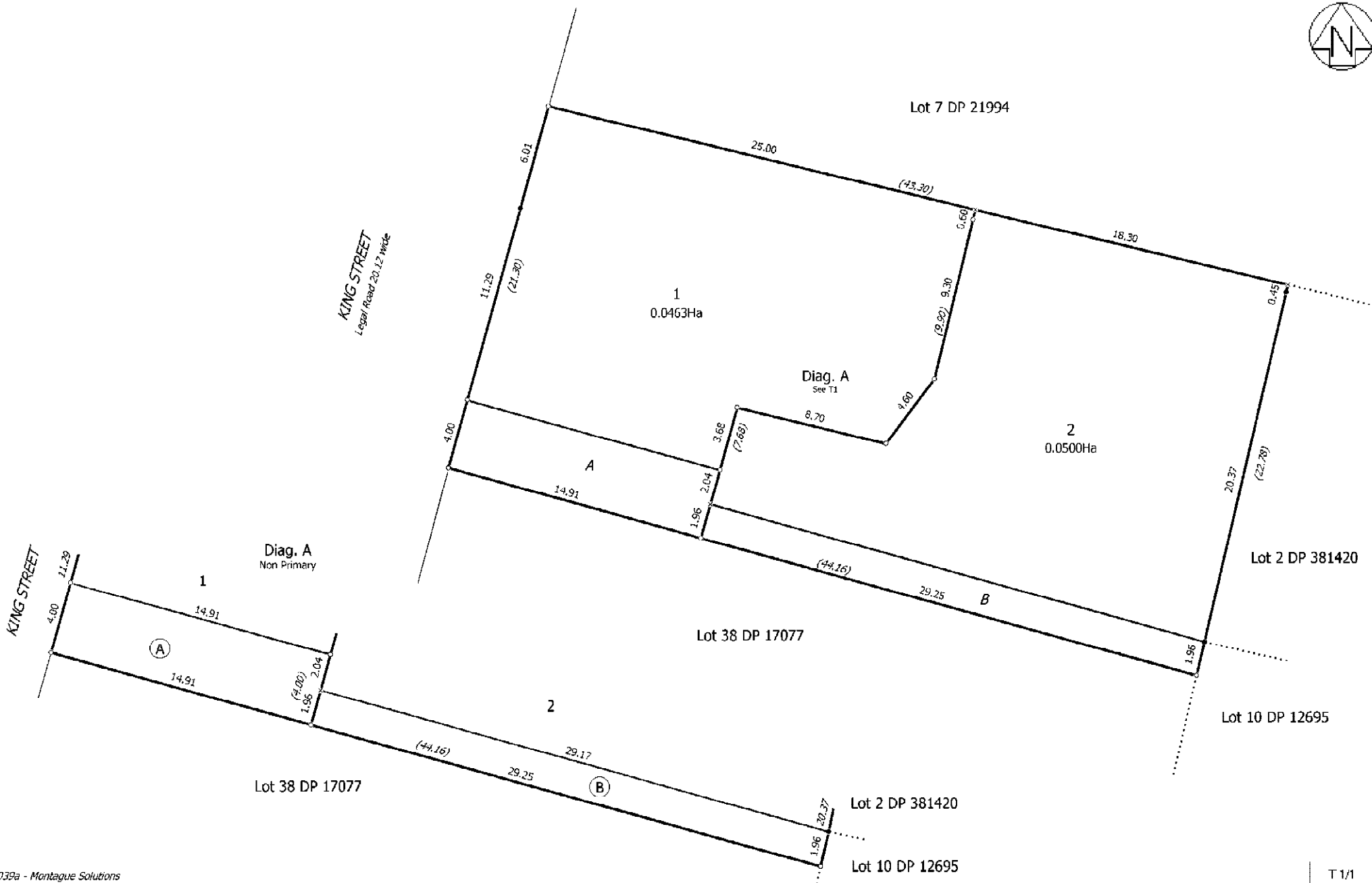
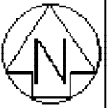
Parcels	Parcel Intent	Area	CT Reference
Marked B Deposited Plan 403954	Easement		
Lot 1 Deposited Plan 403954	Fee Simple Title	0.0463 Ha	413473
Lot 2 Deposited Plan 403954	Fee Simple Title	0.0500 Ha	413474
Marked A Deposited Plan 403954	Easement		
<b>Total Area</b>		<b>0.0963 Ha</b>	

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# Schedule / Memorandum

Memorandum of Easement			
Purpose	Shown	Servient Tenement	Dominant Tenement
Right of Way Right to Drain Sewage Right to Drain Stormwater Right to Convey Water, Electricity, Telecommuni- cations & Computer Media	A	Lot 1 Hereon	Lot 2 Hereon

Memorandum of Easement in Gross			
Purpose	Shown	Servient Tenement	Grantee
Right to Drain Stormwater	A	Lot 1 Hereon	Whangarei District Council
	B	Lot 2 Hereon	



27039a - Montague Solutions

Land District: North Auckland

Lots 1 and 2 being a subdivision of Lot 39 DP 17077

Surveyor: Trevor James Shaw  
Firm: Simpson Shaw Surveyors

Digital Title Plan  
DP 403954

Digitally Generated Plan  
Generated on: 17/03/2009 4:15pm Page 3 of 3

Deposited on: 9/03/2009

T 1/1



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



  
R. W. Muir  
Registrar-General  
of Land

**Identifier** 413474  
**Land Registration District** North Auckland  
**Date Issued** 09 March 2009

**Prior References**  
NA471/26

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**Estate** Fee Simple  
**Area** 500 square metres more or less  
**Legal Description** Lot 2 Deposited Plan 403954

**Registered Owners**  
Hannley Properties Limited

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**Interests**

8032988.2 Consent Notice pursuant to Section 221 Resource Management Act 1991 - 9.3.2009 at 3:20 pm

Appurtenant hereto is a right of way and rights to drain sewage and stormwater, convey water, electricity, telecommunications and computer media created by Easement Instrument 8032988.4 - 9.3.2009 at 3:20 pm

The easements created by Easement Instrument 8032988.4 are subject to Section 243 (a) Resource Management Act 1991

Subject to a right (in gross) to drain water over part marked B on DP 403954 in favour of Whangarei District Council created by Easement Instrument 8032988.5 - 9.3.2009 at 3:20 pm

The easements created by Easement Instrument 8032988.5 are subject to Section 243 (a) Resource Management Act 1991

8268173.4 Mortgage to Westpac New Zealand Limited - 1.9.2009 at 11:23 am

8270001.1 Mortgage to Lizarn Holdings Limited - 8.12.2009 at 10:21 am

IN THE MATTER of the Resource Management Act 1991 ("the Act")

A N D

IN THE MATTER of a subdivision consent as evidenced by Land Transfer Plan No. 403954

A N D

IN THE MATTER of a Consent Notice issued pursuant to Section 221 of the Act by WHANGAREI DISTRICT COUNCIL ("the Council")

IT IS HEREBY CERTIFIED that the following conditions to be complied with on a continuing basis by the subdividing owner and subsequent owners were imposed by the Council as conditions of approval for the subdivision as effected by Land Transfer Plan No. 403954 ("the plan")

1. The stone walls running the full length of the northern boundary of lots 1 and 2 on the plan are to be protected and reinstated. Removal of stone walls or parts of the walls, unless permitted by the district plan rules, requires approval from the Council and the New Zealand Historic Places Trust.
2. In accordance with the approved plan identifying the location and species of the existing trees on lots 1 and 2 on the plan the trees so identified on this plan on lots 1 and 2 shall not be removed until such time as any or all trees are deemed to be dangerous and/or dying by a qualified arborist. Trimming carried out on these trees is permitted if it is the removal of dead, dying or diseased wood from the crown of the tree; or it involves trimming by use of secateurs or loppers of branches less than 50.0mm in diameter.
3. That stormwater discharges from Lot 1 on the plan shall be restricted to the greenfield flows for a 1:5 year flood event and having a total impermeable surface area not exceeding 50 percent of that lot's total area, with all other stormwater runoff to be collected, attenuated to ARC TP 108 and treated to the


- 2 -

standards set by ARC TP 10, on-site by a suitable method designed by a Chartered Professional Engineer to the approval of the Council's Waste and Drainage Manager, unless otherwise authorised in writing by the Council's Waste and Drainage Manager.

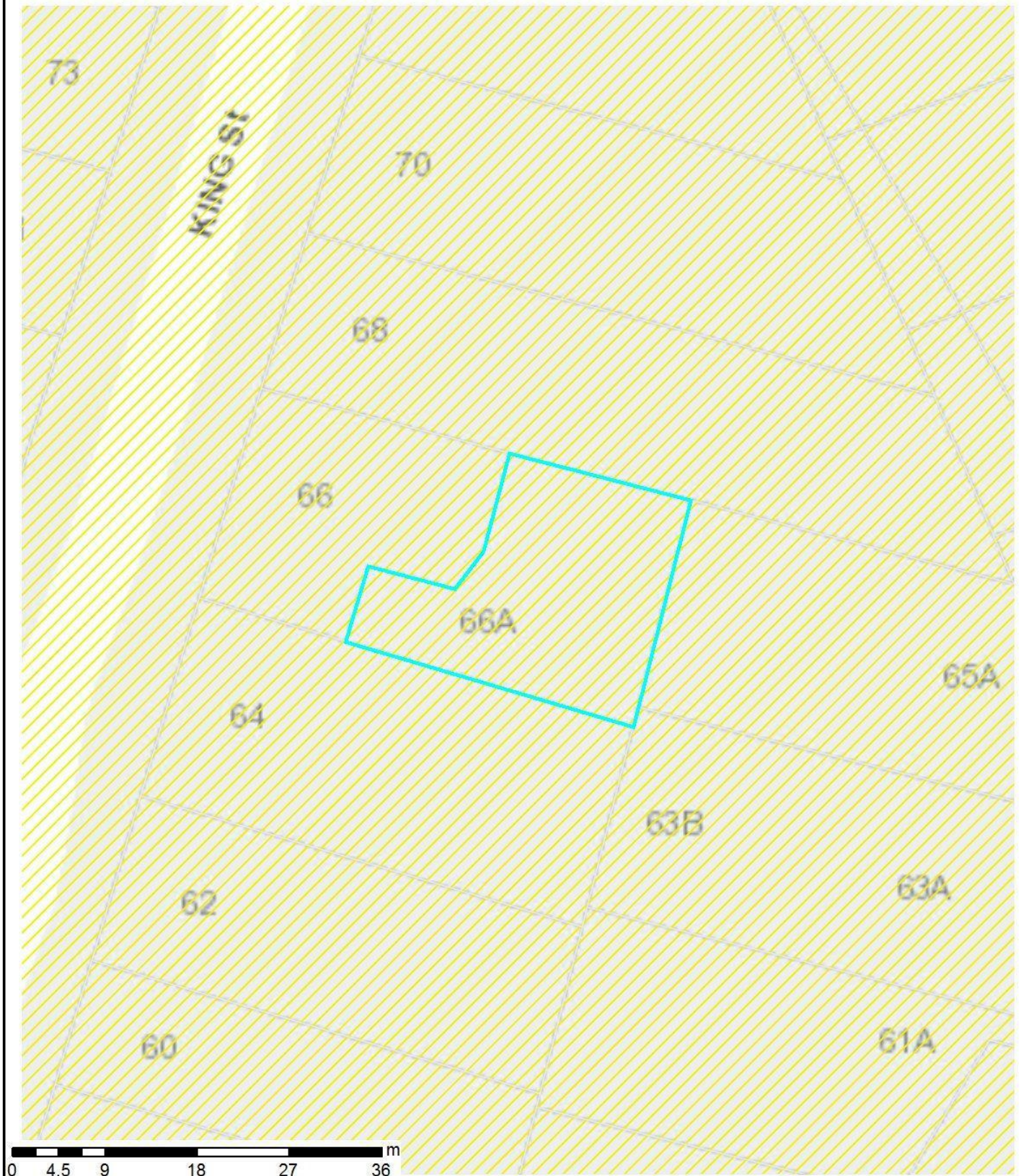
4. Prior to the issuing of a Building Consent for a dwelling and any accessory buildings on Lot 2 on the plan the applicant shall provide to Council's Waste and Drainage Manager, a design prepared by a Chartered Professional Engineer to restrict green field flows for a 1:5 year flood event, with all other stormwater runoff to be collected, attenuated to ARC TP 108 and treated to ARC TP10 on-site for approval of this design, the necessary on-site works required to implement the approved design shall be carried out and completed prior to the issuing of a Code of Compliance Certificate (or equivalent) under the Building Act 2004. The completed design shall then be maintained in working order by the property owner for the time bring.

DATED at Whangarei this *5th* day of *February* 2008

SIGNED for WHANGAREI DISTRICT COUNCIL  
pursuant to the authority of the Council given pursuant  
to the Local Government Act 2002 and the Resource  
Management Act 1991

  
\_\_\_\_\_  
Authorised Signatory

# 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

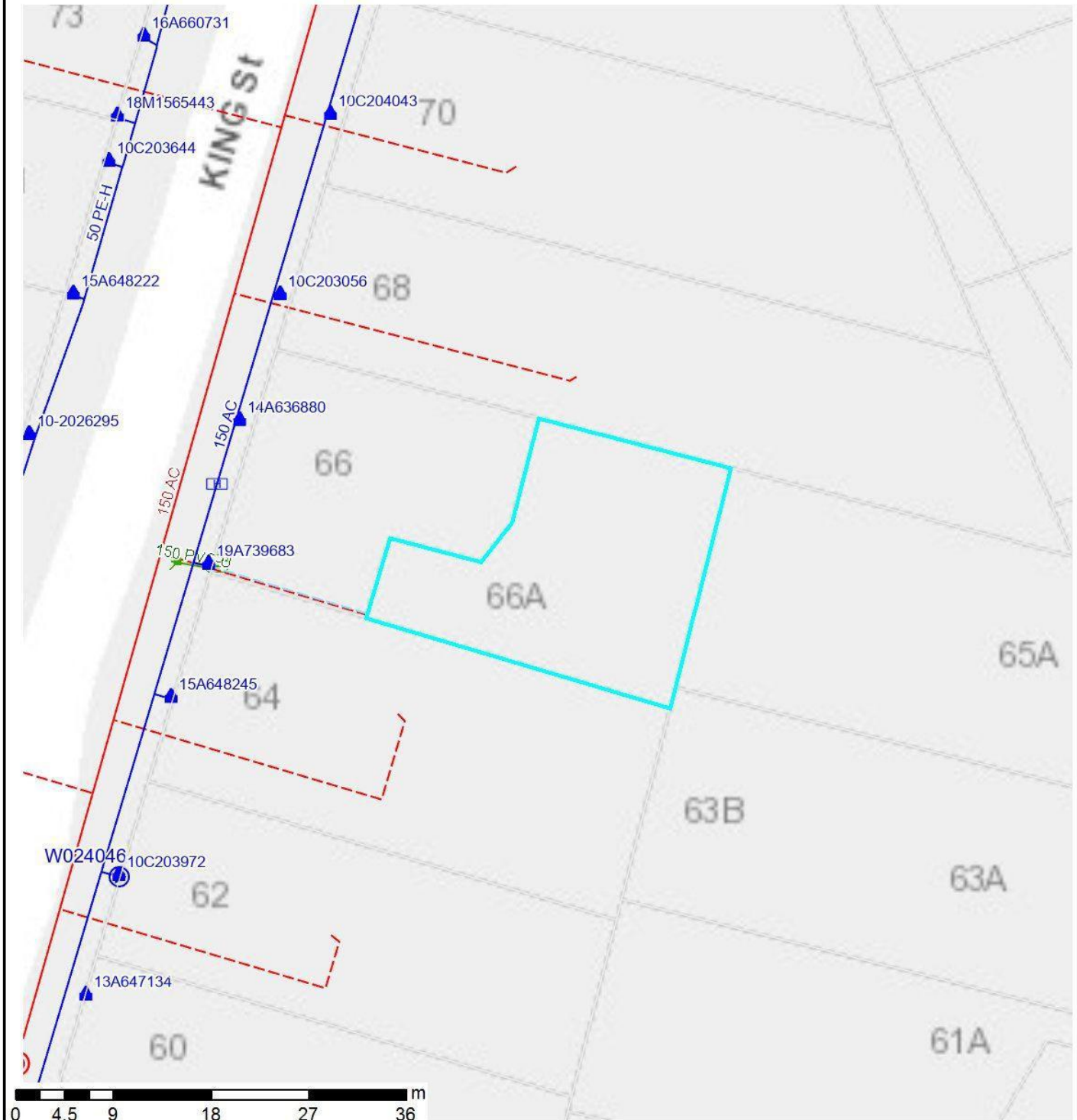
 Low Hazard

Thursday, February 17, 2022 Scale:1:500

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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> WaterBackFlow</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> Manhole</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, February 17, 2022    Scale: 1:500

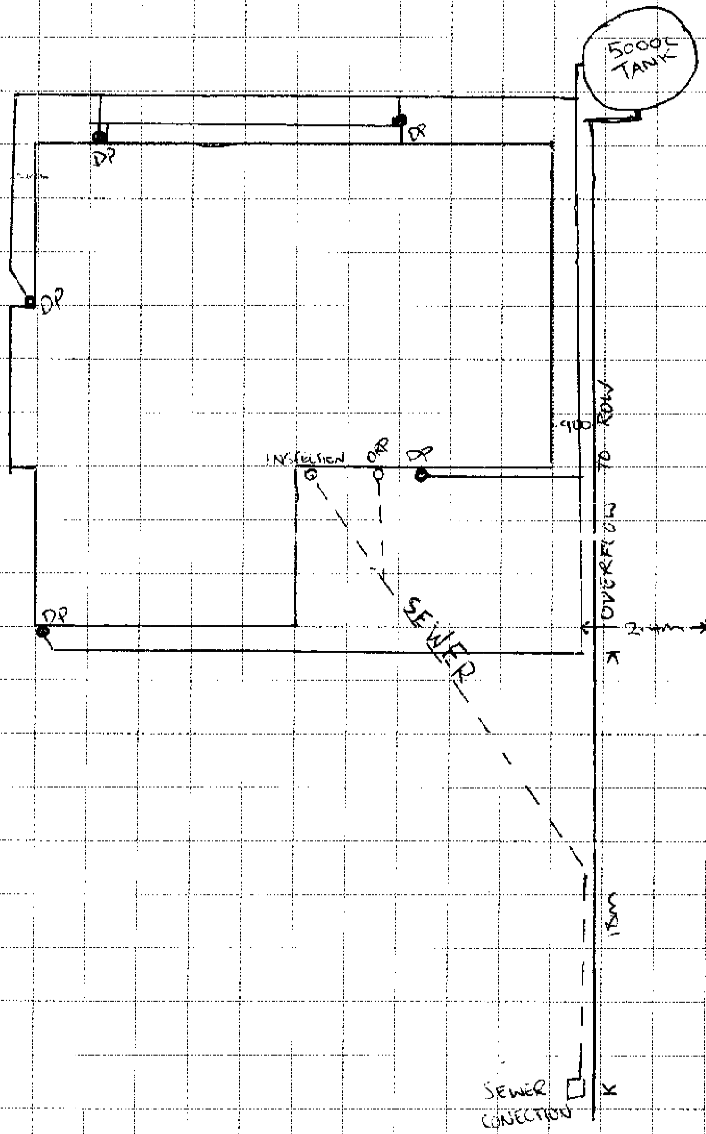


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**PART C As Built Services Plan**

(To be completed in all cases. If details are already noted on separate drawings then provide copies in duplicate as appropriate and attach to this sheet. Ensure that drawing numbers, etc, is noted below)



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

Site Address \_\_\_\_\_



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, 17 February, 2022

**Property Number** 160122  
**Legal Description** LOT 2 DP 403954  
**Assessment Number** 0073137201  
**Address** 66 A King Street Whangarei 0112  
**Record of Title(s)** 413474  
**Land Value** \$340,000  
**Capital Value** \$700,000  
**Date of Valuation** 01-July-2021  
**Effective Date (used for rating purposes)** 01-July-2022  
**Meter Location** RHS of ROW to #66A feeds Rear section

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

<b>Rates Charge</b>	<b>Charge Total</b>
General Residential	\$489.02
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	\$4.56
Regional Emergency Services Rate	\$11.84
Regional Flood Infrastructure	\$31.19
Regional Land and Fresh Water Management	\$72.11
Regional Pest Management	\$76.40
Regional River Management - General Catchment Area	\$42.22
Regional Sporting Facilities	\$16.95
Regional Transport Rate	\$23.07
<b>Annual Charge Total</b>	<b>\$2,464.93</b>

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

<b>Rates Instalments</b>	<b>Total</b>
20/07/2021 Instalment	\$616.93
20/10/2021 Instalment	\$616.00
20/01/2022 Instalment	\$616.00
20/04/2022 Instalment	\$616.00

**Rates Total** **\$2,464.93**

**Balance to Clear** **\$1,232.00**

**WHANGAREI DISTRICT COUNCIL**

Forum North • Private Bag 9023 • Whangarei • 0140 • New Zealand  
Telephone: (09) 430 4200 • 0800 WDC INFO • 0800 932 463 • Facsimile: (09) 438 7632  
Website: http://www.wdc.govt.nz • E-mail: mailroom@wdc.govt.nz



CUSTOMER SERVICES  
30 JUL 2009  
WHANGAREI  
DISTRICT COUNCIL

**Application for Public Utility Service  
FAST TRACK Water Meter Only**

[This Form is not Required for a Subdivision]

PU090122

**General**

(To be completed in all cases, ✓ each box as appropriate. The applicant must be the owner of the land, or the lease-holder, or a person who has agreed either conditionally or unconditionally to purchase the land or any leasehold)

**Application Type**

- 1  Public Utility Service – water meter only
- 2  Application linked to a Building Consent (No 0900596)

**Applicant**

Name Arnold Galbraith (Lizarn Holdings Ltd)  
 Mailing Address 25 Puripi Park Rd, Manu, Whangarei  
 Phone 4381946 Fax 4389136

**Agent**

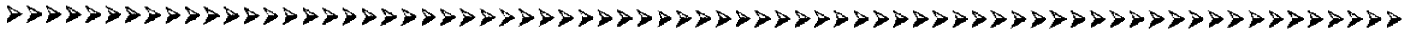
Name Homeworld Design & Build Ltd  
 Mailing Address P.O. Box 391, Whangarei  
 Phone 4383779 ext 218 Fax 4383778

**Site**

Street/Road No 66A Road Name King Street  
 Town or Area Kensington

**Legal Description**

Valuation Roll No 0 073137201 Lot 2 DP 403954  
~~1709~~



**Office Use Only**

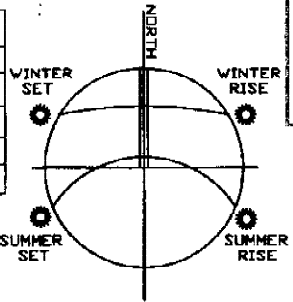
All correspondence/charges are to be directed to the  Applicant  Agent

Property ID 160122 Classified Use PU FT.  
 LLP Number 123238 Account Number 510043-129  
 Date 30/7/09

P T O

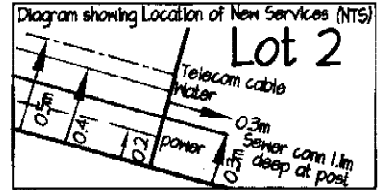
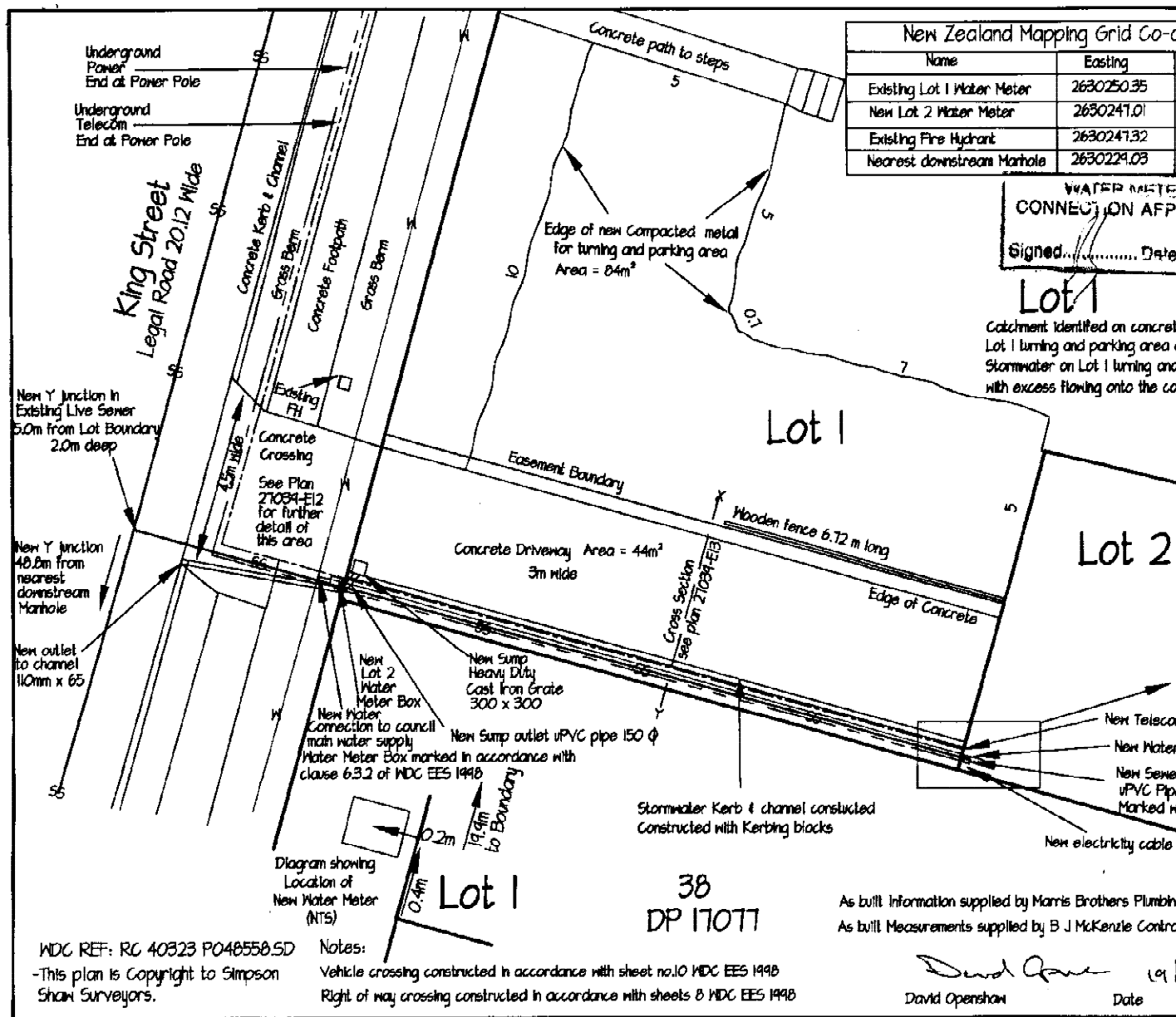
RECEIVED  
CUSTOMER SERVICES  
30 JUL 2009  
WHANGAREI DISTRICT COUNCIL

New Zealand Mapping Grid Co-ordinates		
Name	Easting	Northing
Existing Lot 1 Water Meter	2630250.35	6610311.54
New Lot 2 Water Meter	2630247.01	6610298.60
Existing Fire Hydrant	2630247.32	6610306.44
Nearest downstream Manhole	2630229.03	6610253.05



WATER METER CONNECTION APPROVED  
Signed: [Signature] Date: 3/1/09

**Lot 1 Stormwater Notes:**  
Catchment identified on concrete driveway = 44m<sup>2</sup> where stormwater will enter the sump  
Lot 1 turning and parking area consists of compacted metal area = 84m<sup>2</sup>  
Stormwater on Lot 1 turning and parking area will be collected as in-ground soakage with excess flowing onto the concrete driveway & into the sump



RECEIVED  
- 9 FEB 2009  
BY: GIS

**AS BUILT**

Received by: Pnw  
Date: Lot 2 4/2/09

REVISIONS				
Date	No	Description	Sign	
Sept 08	A	Original Issue	do	
Oct 08	B	Amended Asbuilt plan	do	
Dec 08	C	Amended Asbuilt plan	do	

As built Information supplied by Morris Brothers Plumbing for Water connection  
As built Measurements supplied by B J McKenzie Contractors and confirmed by

David Openshaw 19/12/8  
Date

WDC REF: RC 40323 P048558.5D  
-This plan is Copyright to Simpson Shaw Surveyors.  
Notes:  
Vehicle crossing constructed in accordance with sheet no.10 WDC EES 1998  
Right of way crossing constructed in accordance with sheets 8 WDC EES 1998

**SIMPSON SHAW SURVEYORS**  
REGISTERED SURVEYORS WHANGAREI  
LAND & ENGINEERING SURVEYORS  
RESOURCE MANAGERS  
PH (09) 438-7170  
154 BANK ST. PO BOX 631 FAX (09) 438-8680  
WHANGAREI EMAIL: surveys@simpsonshaw.co.nz

As Built Plan showing Right of Way  
& Services construction for 66 King Street

Prepared for: Lizarn Holdings  
Sheet 1 of 3  
Drawn: do Original: A3 Scale: 1:100  
Checked: TS Date: Sept 08 Ref: 27039-EI2

9480

RECEIVED  
CUSTOMER SERVICES  
30 JUL 2009  
WHANGAREI  
DISTRICT COUNCIL

Existing Walnut Tree  
Datum  
(0.000)

PROPOSED DWELLING  
F.F.L +0.055

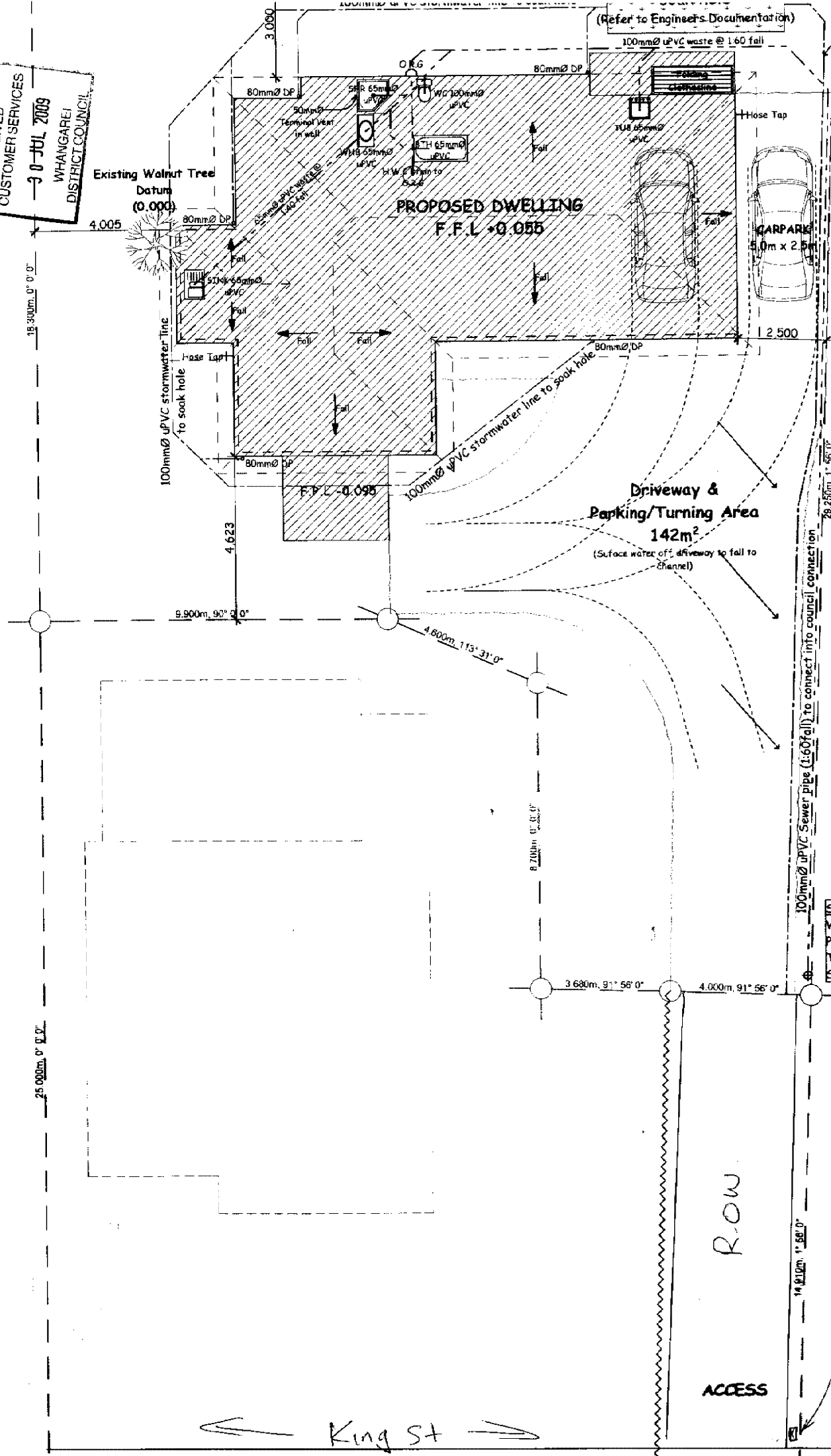
(Refer to Engineers Documentation)

Overflow from soak  
channeled towards  
roadway

**LEGAL DESCRIPTION**  
66 King Street, Kensington  
Lot: 2  
DP: 17077  
Site Area: 500m<sup>2</sup>  
Zoning: Living 1  
Building Area: 127.28m<sup>2</sup>  
Park Area: 12.5m<sup>2</sup>  
Building Coverage: 27.95%  
Wind zone to NZS 3604:  
Approx excavation volume

*Arnold  
Galbraith  
23  
Lizann  
Holdings*

**SERVICES:**  
Water Supply  
Power  
Telecom  
Sewer



← King St →

ACCESS

Water Meter box

0900596

**BUILDING CONSENT No: BC0900596**  
**Section 51, Building Act 2004**



**WHANGAREI**  
DISTRICT COUNCIL

**Issued: 7 August 2009**  
**Project Information Memorandum No: PM0900557**

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**The Building**

Street address of building: 66 A King St Whangarei 0112  
Legal description of land where building is located:  
LOT 2 DP 403954  
LLP: 123238  
Building Name: N/A  
Location of building within site/block number:  
N/A  
Level/unit Number N/A

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**The Owner**

Lizarn Holdings Limited  
25 Puriri Park Road  
Maunu  
Whangarei 0110

Phone number: 09 438 1946 (Mbl.) 027 4972710  
Facsimile number: 09 438 9136  
Email address: N/A  
Website: N/A

Street address/registered office: 66 A King St Whangarei 0112

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

**Contact Person**

Homeworld Design & Build Limited  
PO Box 391  
Whangarei 0140

Phone number: 09 438 3779 (Mbl.) N/A  
Facsimile number: 09 438 3778  
Email address: ellisr@homeworld.col.nz  
Website: N/A

---

**Building Work**

The following building work is authorised by this consent:

**New Dwelling**

*Creating the ultimate  
living environment*

Forum North, Private Bag 9023  
Whangarei 0148, New Zealand  
Telephone: +64 9 430 4200  
Facsimile: +64 9 438 7632  
Email: mailroom@wdc.govt.nz  
Website: www.wdc.govt.nz

**BUILDING CONSENT NO BC0900596**

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**

See attached list of required inspections.

---

**Compliance Schedule**

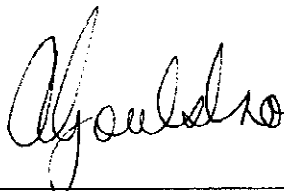
A compliance schedule is not required for the building.

**Attachments**

No attachments.

**Additional Information**

1. Dust Nuisance  
The applicant must control dust nuisance created by any site or building works.
2. Toilet Facilities  
Toilet facilities must be provided within reasonable distance of the construction site. Ground discharge is no longer acceptable.



---

Signature

(Amanda Goulsbro)

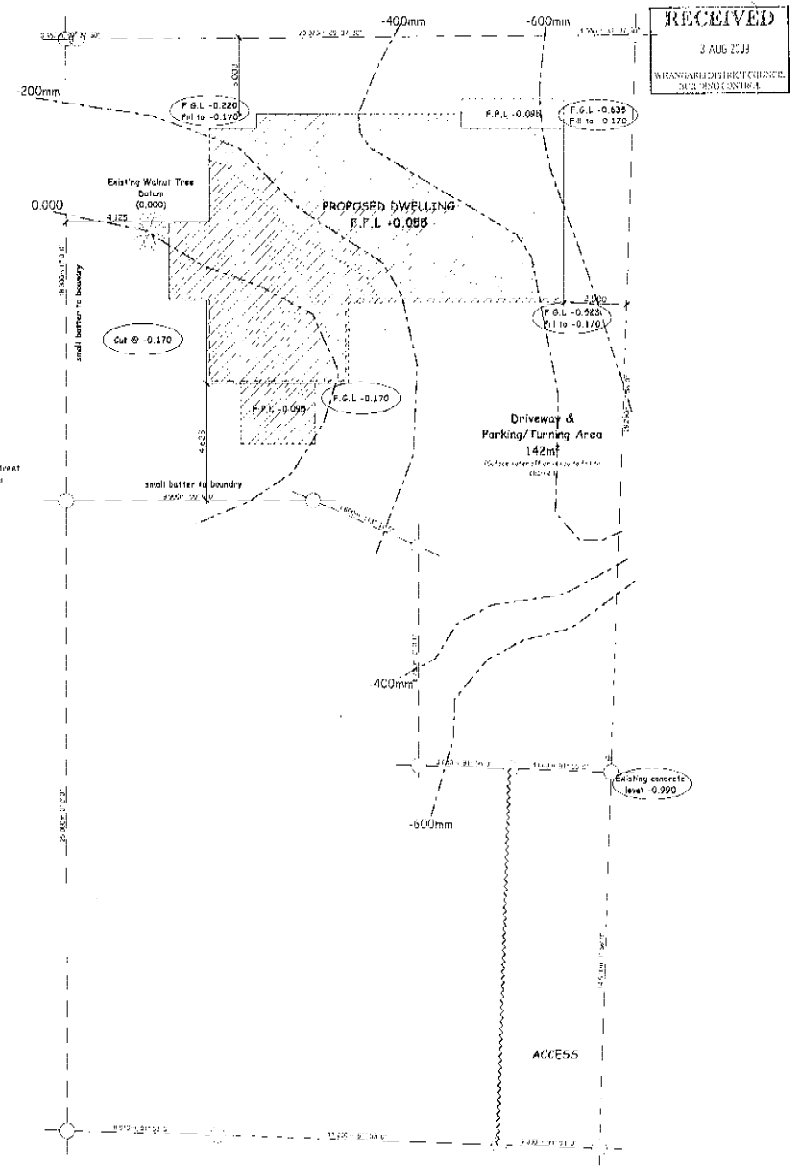
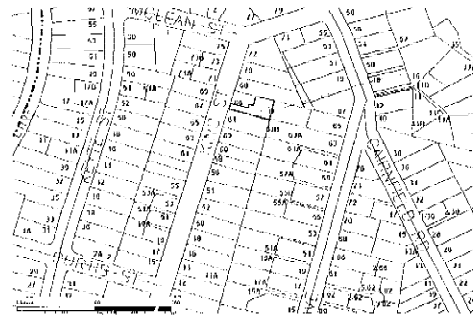
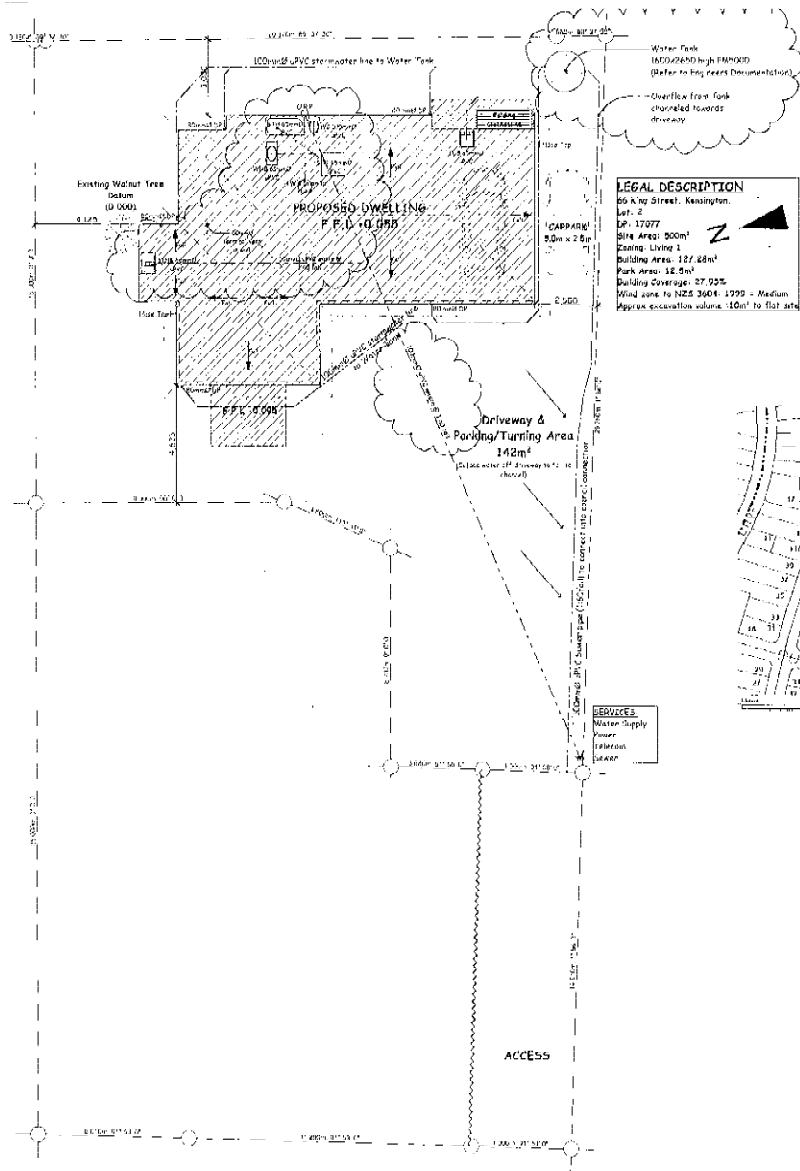
SUPPORT ASSISTANT – BUILDING COMPLIANCE

---

Position

On behalf of: Whangarei District Council

Date 7 August 2009



RECEIVED  
3 AUG 2009  
WHANGAREI DISTRICT COUNCIL  
CIVIL ENGINEERING

SITE PLAN  
1:100

CONTOUR PLAN  
1:100

LIZARN HOLDINGS, 66-KING STREET KENSINGTON

PH: (09) 438 3779  
FAX: (09) 438 3778  
www.homeworld.co.nz

**HOMEWORLD** DESIGN & BUILD

PO BOX 391  
WHANGAREI

FROM EX 358

LIZARN HOLDINGS, 66-KING STREET, KENSINGTON

APPROVED 2009  
AS PER 104V 1343  
005960803  
CIVIL ENGINEERING CONSULTANTS  
USA

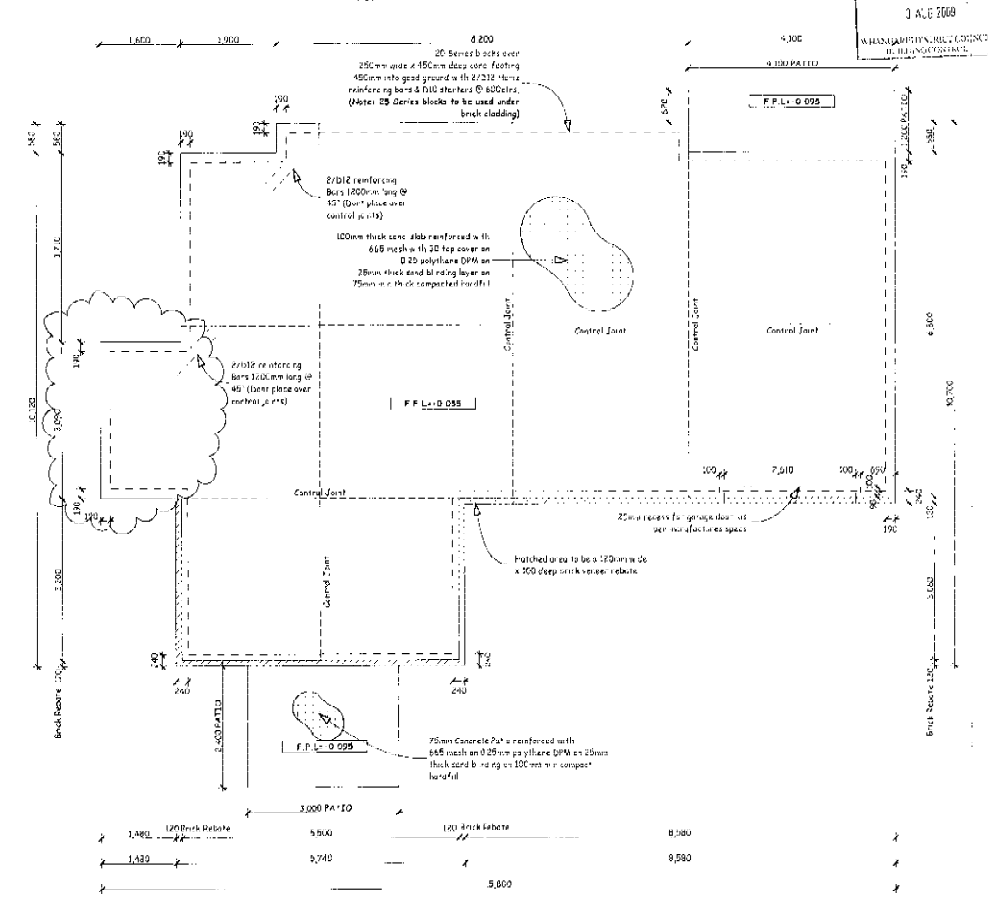
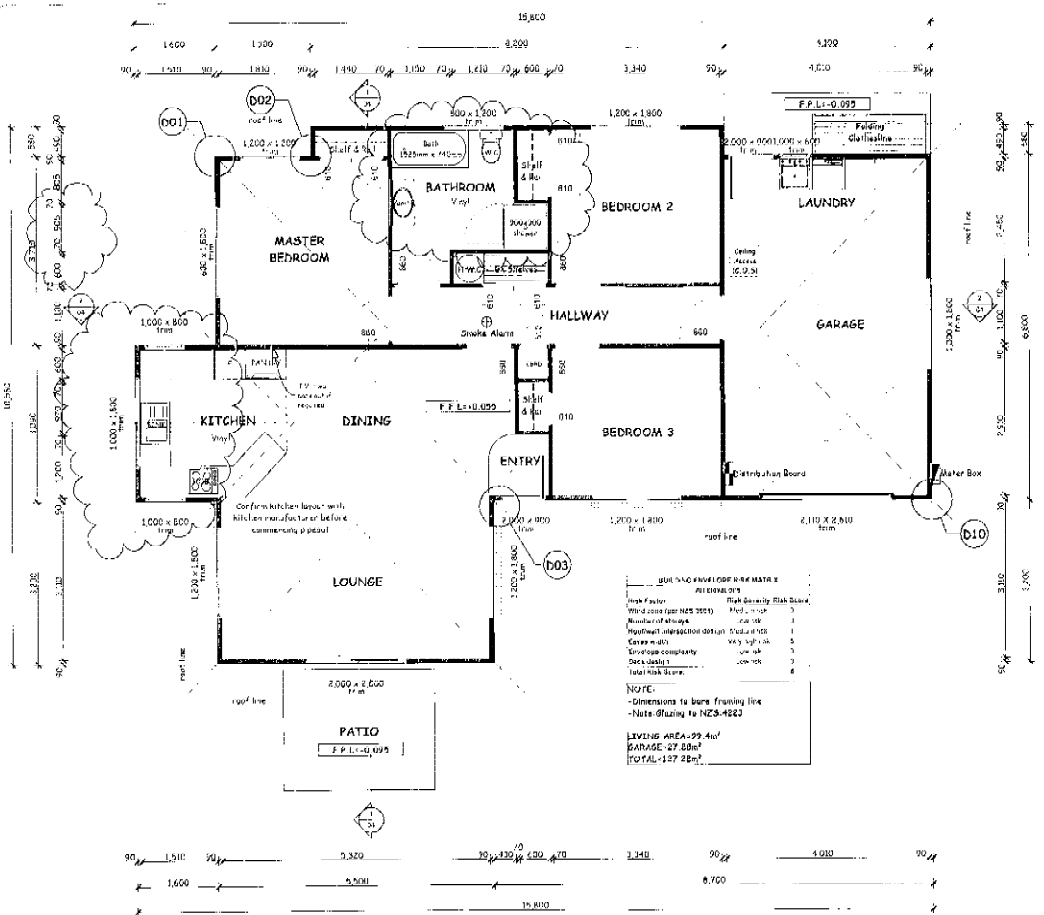
REVISION  
NO. 1  
DATE 30/07/2009

BY AI  
CHK H.W.

DATE 30/07/2009

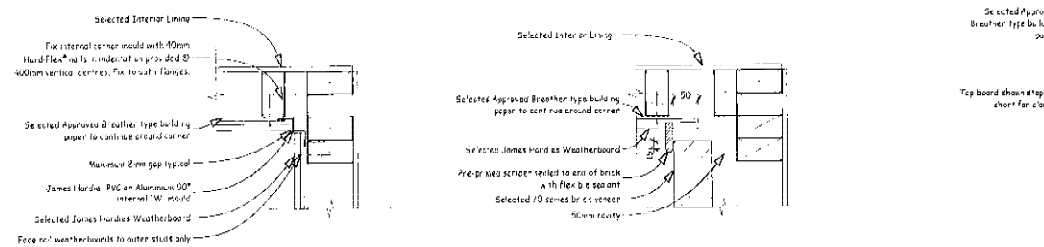


RECEIVED  
3 AUG 2009  
WANGANGI DISTRICT COUNCIL  
BUILDING CONTROL

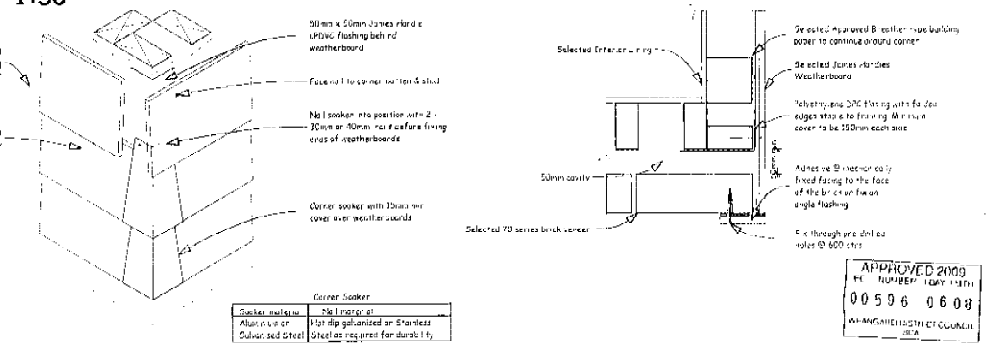


FLOOR PLAN  
1:50

SLAB PLAN  
1:50



INTERNAL CORNER DETAIL D-02 WEATHERBOARD TO BRICK DETAIL D-03  
1:5  
LIZARN HOLDINGS, 66-KING STREET KENSINGTON



EXTERNAL CORNER DETAIL D-01  
1:5  
WEATHERBOARD/BRICK EXT. CORNER D-10  
1:5

APPROVED 2009  
BY: ROBERT LEWIS  
00596 0608  
WANGANGI DISTRICT COUNCIL  
CDA

PH: (09) 438 3779  
FAX: (09) 438 3778  
www.homeworld.co.nz

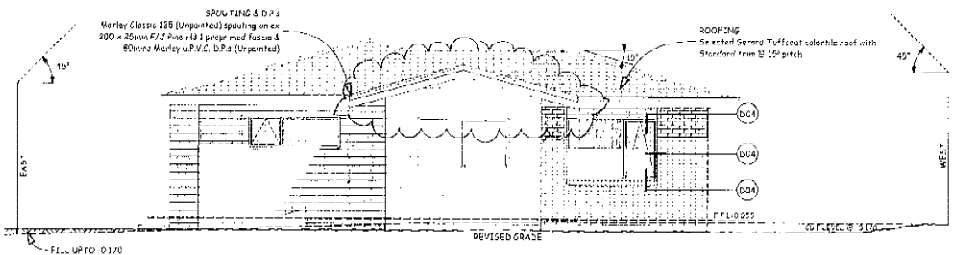
**HOMEWORLD**  
DESIGNS & BUILD

PO BOX 391  
WHANGAREI

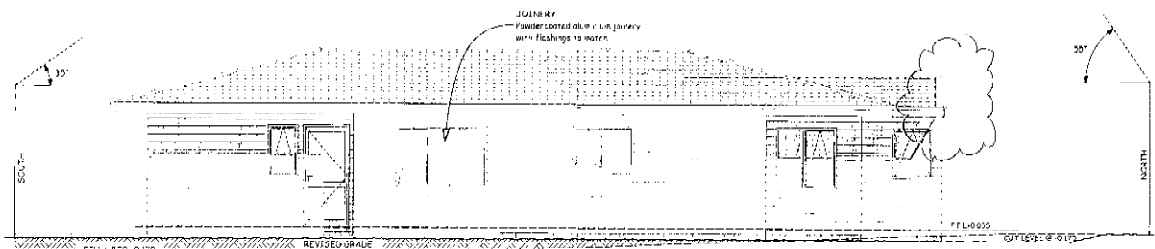
PRODUCTS BY  
**LIZARN HOLDINGS, 66-KING STREET, KENSINGTON**

REVISION SHEET NO: 1  
DATE: 30/07/2009

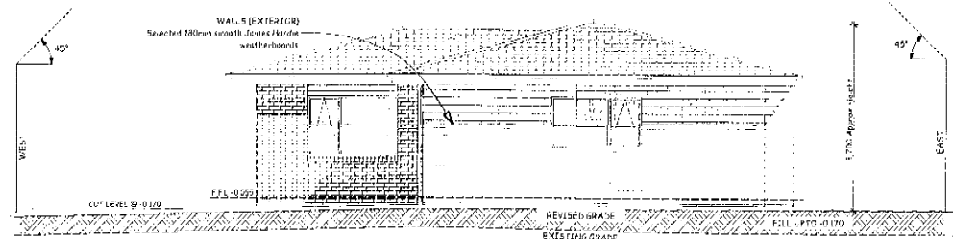
BY: H.W.



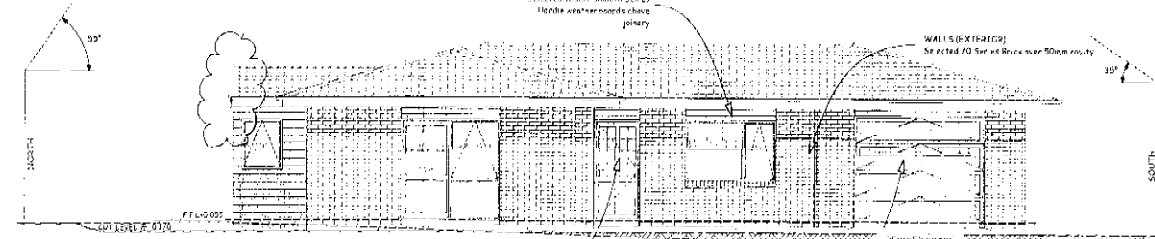
**NORTH ELEVATION**



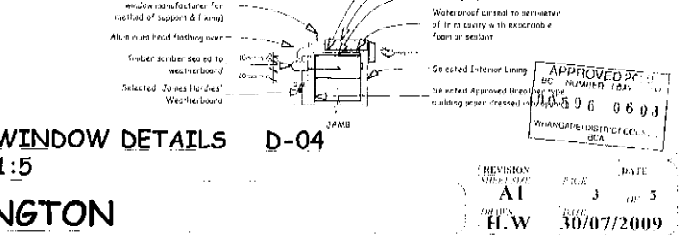
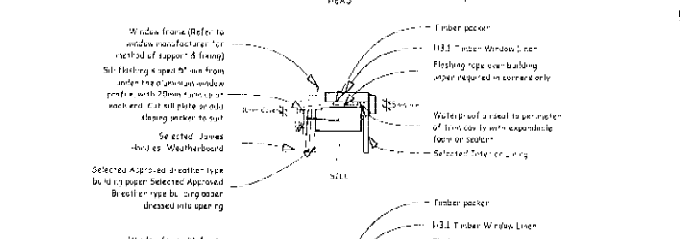
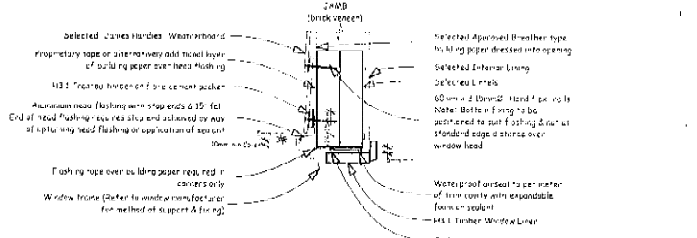
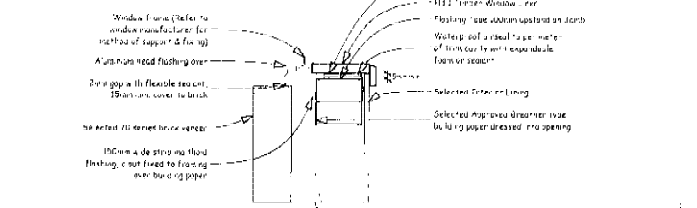
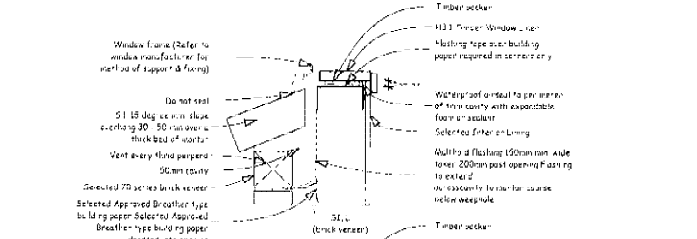
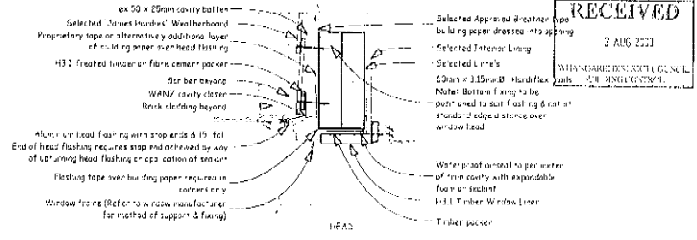
**EAST ELEVATION**



**SOUTH ELEVATION**



**WEST ELEVATION**



**RECEIVED**  
7 AUG 2009  
LIZARN HOLDINGS SOUTH ISLAND  
JOB: 08-280606003

**APPROVED BY:**  
DATE: 30/07/2009

LIZARN HOLDINGS, 66-KING STREET KENSINGTON  
**HOMESWORLD** DESIGN & BUILD  
 PO BOX 191 WHANGAREI  
 TEL: (09) 438 3779 FAX: (09) 438 3778  
 www.homesworld.co.nz  
 DISPLAY VILLAGE - 401 WESTERN HILLS DRIVE WHANGAREI

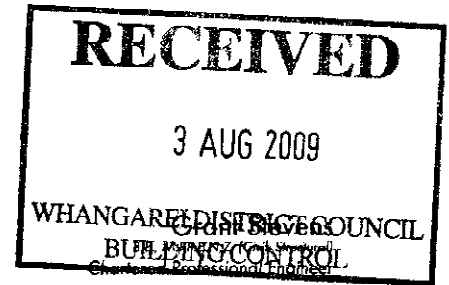
**LIZARN HOLDINGS, 66-KING STREET, KENSINGTON**

**WINDOW DETAILS D-04**  
1:5

REVISION: AI H.W. DATE: 30/07/2009



Email: engineers@richardsonstevens.co.nz



Steve Turner  
B.E., M.J.P.E.N.Z. (Civil, Structural)  
Chartered Professional Engineer

**CIVIL & STRUCTURAL ENGINEERS, 2 SEAVIEW RD, WHANGAREI 0110. PH: 09 438 3273, FAX: 09 438 5734**

## Engineering Stormwater Attenuation Report for Proposed Dwelling Lots 2, DP 17077, King Street, Kensington

### 1.0 Introduction

The client Lizarn Holdings proposes to build a dwelling on Lot 2, DP17077, 66 King Street, Kensington. Richardson Stevens Consultants (1996) Ltd have been commissioned to design the stormwater attenuation.

### 2.0 Stormwater Requirements

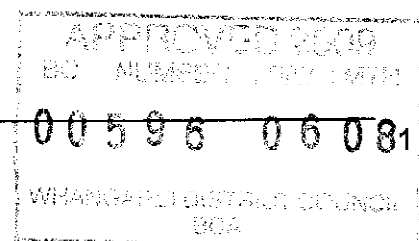
Lot 2 is a 500m<sup>2</sup> section on a volcanic/clay loam. The client is proposing to build a 138m<sup>2</sup> dwelling and 142m<sup>2</sup> sealed driveway/turnaround. The PIM for Lot includes a the following building consent notice as part of the subdivision;

*'Prior to the issuing of a building consent for a dwelling and any accessory buildings on Lot 2 on the plan the applicant shall provide to Councils Waste and Drainage Manager, a design prepared by a Chartered Professional Engineer to restrict green field flows for 1:5 year flood event with all other stormwater runoff to be collected, attenuated to ARC TP 108 and treated to ARC TP10 onsite for approval of the design'.*

We interpret this condition as to follow current Whangarei District Council guidelines which are; The stormwater discharge from all proposed lots exceeding the peak runoff from the site pre-subdivision for both the 5 year ARI and 100 year ARI events plus 20% assessed using ARC TP108 methodology for a 24 hour duration event to be collecting and attenuated on-site by a suitable method designed by a Chartered Professional Engineer to the approval of Council's Waste and Drainage Manager.

A tank is to be designed to collect the water from the roof of the proposed dwelling on Lot 2. The stormwater flows are to be released through controlled orifices in the tank to maintain the flows below pre-development levels. The tank design reduces the flow from the roof such that the overall flow from the section including paved areas is no greater than pre-developed flows.

File: 9716 – Lizarn – 31 July 2009



As stated in current Whangarei District Council guidelines the flows and storage must be designed for both 5 and 100 year ARI's plus 20%. Therefore stormwater flow calculations have been prepared comparing pre-development and post development flows for the 5 year ARI, the 5 year plus 20% ARI, the 100 year ARI and the 100 year + 20% ARI events.

#### 4.0 Stormwater Design

It is proposed to use a 5000l Promax water tank of 1.6m diameter and 2.65m height for stormwater attenuation. Pre-development, the 500m<sup>2</sup> area of Lot 2 consists of 430m<sup>2</sup> lawn/landscaping on a clay/volcanic loam and a 70m<sup>2</sup> garage. The garage is to be removed and 142m<sup>2</sup> of paving and 138m<sup>2</sup> of dwelling area are to be constructed. The area of development is therefore 280m<sup>2</sup> of the 500m<sup>2</sup> Lot and the change in impervious areas is shown below

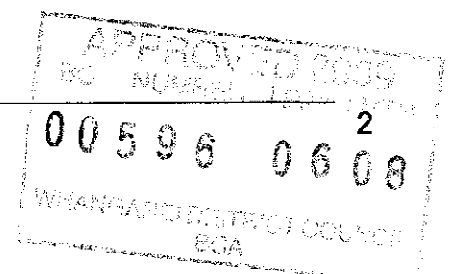
Areas	Predevelopment	Post Development
Permeable	210m <sup>2</sup> lawn	0m <sup>2</sup>
Impervious	70m <sup>2</sup> garage	138m <sup>2</sup> roof 142m <sup>2</sup> driveway/turnaround
Total developed area	280m <sup>2</sup>	280m <sup>2</sup>

The pre-development and post-development flows were calculated using HEC-HMS modelling for a 24hr normalised storm event using rainfall flows from the HIRDS rainfall data for the 5 year, 5 year +20%, 100 year, and 100 year +20% rainfall events.

The attenuated flows from the developed 280m<sup>2</sup> of the property are represented below:

Event	5yr ARI	5yr ARI +20%	100yr ARI	100yr ARI +20%
Predevelopment	3.93 l/s	5.01 l/s	8.86 l/s	11.06 l/s
Post Development	3.88 l/s	4.59 l/s	8.72 l/s	10.95 l/s
Tank max storage	2.8m <sup>3</sup>	3.5m <sup>3</sup>	4.1m <sup>3</sup>	4.4 m <sup>3</sup>

More detailed HEC-HMS outputs area appended.



## 5.0 Conclusions / Recommendations

A roof tank has been designed for the dwelling on Lot 2. The 5000l Promax tank is to collect all stormwater flows from the proposed dwelling which will then be attenuated through two controlled orifices of 22ømm at the base and 50ømm 1.9m above the first orifice. This tank maintains the post-development flow below the pre-development flow for the 5 year ARI, the 5 year plus 20% ARI, the 100 year ARI and the 100 year + 20% ARI events. The flows are then piped to the driveway and flow through concrete channel discharging to the WDC stormwater reticulation system via the road side kerb.

Prepared by:

Matthew Murray  
Engineer

Reviewed by:



Grant Stevens  
Chartered Professional Engineer

→ This may not discharge across the footpath, it must be reticulated at/before the property boundary via suitable means - refer Environmental Eng Standards sht 7 for example.

The installation of the tank with internal systems needs to be certified by Richardson Stevens prior to issue of CCC.



John W. BRYANT. TEAM LEADER SEC  
5 August 2009.

APPROVED 2185
NO. MINNESOTA 100-100
00596 0608
WISCONSIN DISTRICT COURT
208

# Richardson Stevens Consultants ( 1996) Ltd.

CONSULTING CIVIL & STRUCTURAL ENGINEERS  
 2 SEAVIEW ROAD, WHANGAREI.  
 Ph (09) 438 3273. Fax (09) 438 5734.  
 E-mail engineers@richardsonstevens.co.nz

File No. 9716  
 Plan Ref. No.  
 Calculated by. MM  
 Checked by.  
 Date. 31/07/2009

**Refers to.** Subdivision Attenuation - Lot 2 DP 17077  
**Client.** Lizarm holdings

Calculations are based on Auckland Regional Council's TP 10 and TP 108

## Development Catchment Information

### PREDEVELOPMENT

Catchment area = 280 m<sup>2</sup> Soil type: Type B-C Volc/clay (pg 8 section 3.2 for soil des)  
 Change in height = 1 m length of catchment = 0.02 km  
 Slope (Sc) = 0.025 catchment slope - see page 14

#### Predevelopment Permeable Areas

	Area	CN	
	(m <sup>2</sup> )	(Apx B)	
A1	210	70	clay/volcanic loam
A2			
A3			

Area total = 210  
 CN = 70.0  
 la = 5.0 mm  
 C = 1  
 t<sub>c</sub> = 0.166 hrs 10.0 min  
 t<sub>p</sub> = 0.111 hrs 6.6 min  
 S = 108.9 mm

#### Inputs Into HEC-HMS - Permeable Basin

Area (KM2) 0.000210 (KM2)  
 Initial Abstraction 5.0 (mm)  
 Curve No. 70.0  
 Lag Time 6.6 (MIN)

#### Predevelopment Impervious Areas

	Area	CN	
	(m <sup>2</sup> )	(Apx B)	
A1	70	98	existing garage
A2	0	98	
A3	0	98	

Area total = 70  
 CN = 98.0  
 la = 0.0 mm  
 C = 0.6  
 t<sub>c</sub> = 0.166 hrs 10.0 min  
 t<sub>p</sub> = 0.111 hrs 6.6 min  
 S = 5.2 mm

#### Inputs Into HEC-HMS - Impervious Basin

Area (KM2) 0.000070 (KM2)  
 Initial Abstraction 0.0 (mm)  
 Curve No. 98.0  
 Lag Time 6.6 (MIN)

### POSTDEVELOPMENT

Catchment area = 280 m<sup>2</sup>

#### Permeable Areas

	Area	CN
	(m <sup>2</sup> )	(Apx B)
A1	0	70
A2		
A3		

Area total = 0  
 CN = 0.0  
 la = 5.0 mm  
 C = 1  
 t<sub>c</sub> = 0.000 hrs  
 t<sub>p</sub> = 0.000 hrs  
 S = 0.0 mm

#### Inputs Into HEC-HMS

**Permeable Basin**  
 Area (KM2) 0.000000 (KM2)  
 Initial Abstraction 5.0 (mm)  
 Curve No. 0.0  
 Lag Time 0.0 (MIN)

#### Impervious Areas

	Area	CN
	(m <sup>2</sup> )	(Apx B)
A1	142	98
A2		
A3		

Area total = 142  
 CN = 98.0  
 la = 5.0 mm  
 C = 0.6  
 t<sub>c</sub> = 0.166 hrs  
 t<sub>p</sub> = 0.111 hrs  
 S = 5.2 mm

#### Inputs Into HEC-HMS -

**Impermeable Basin**  
 Area (KM2) 0.000142 (KM2)  
 Initial Abstraction 5.0 (mm)  
 Curve No. 98.0  
 Lag Time 6.6 (MIN)

#### Roof

	Area	CN
	(m <sup>2</sup> )	(Apx B)
A1	138	98
A2		
A3		

Area total = 138  
 CN = 98.0  
 la = 5.0 mm  
 C = 0.6  
 t<sub>c</sub> = 0.166 hrs  
 t<sub>p</sub> = 0.111 hrs  
 S = 5.2 mm

#### Inputs Into HEC-HMS -

**Impermeable Basin**  
 Area (KM2) 0.000138 (KM2)  
 Initial Abstraction 5.0 (mm)  
 Curve No. 98.0  
 Lag Time 6.6 (MIN)

### Tank Outlets

**Use 5000l Promax PM5000, 1.6m diameter, 2.65m high**

#### Using a Low Flow Orifice

$$Q = 0.62 A (2 g h_i)^{0.5}$$

**Exit Size** 5 yr  
 Exit orifice size 22 mm  
 Pipe Area = 0.000380 m<sup>2</sup>  
 Invert Level 0.000000 m

100yr  
 50 mm  
 0.001963 m<sup>2</sup>  
 1.90000 m

APPROVED 2009  
 00596 0608  
 BOA

## Outputs From HEC-HMS

### STORMWATER FLOWS CURRENT

#### 5 year ARI Flows

Hydrologic Element	Drainage Area m <sup>3</sup>	Peak Discharge l/sec	Time of Peak	Volume m <sup>3</sup>
postdevimp	142	2.89	12:00	18.6
postdev Roof	138	2.81	12:00	18.1
Predev imperv	70	1.43	12:00	9.2
Predev permeable areas	210	2.50	12:00	15.0
Rooftank	138	1.25	12:20	18.0
total postdev flow	280	<b>3.88</b>	12:00	36.6
total Predev	280	<b>3.93</b>	12:00	24.2
<b>Maximum Tank Storage</b>	<b>2.80 m<sup>3</sup></b>			

#### 100 year ARI Flows

Hydrologic Element	Drainage Area m <sup>3</sup>	Peak Discharge l/sec	Time of Peak	Volume m <sup>3</sup>
postdevimp	142	5.45	12:00	35.5
postdev Roof	138	5.30	12:00	34.5
Predev imperv	70	2.69	12:00	17.5
Predev permeable areas	210	6.17	12:00	36.6
Rooftank	138	4.35	12:10	35.0
total postdev flow	280	<b>8.72</b>	12:00	70.5
total Predev	280	<b>8.86</b>	12:00	54.2
<b>Maximum Tank Storage</b>	<b>4.10 m<sup>3</sup></b>			

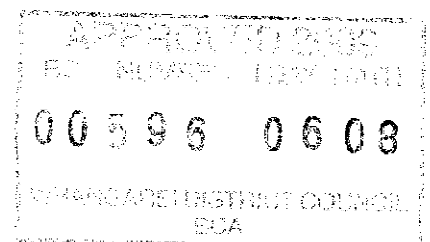
### STORMWATER FLOWS FUTURE

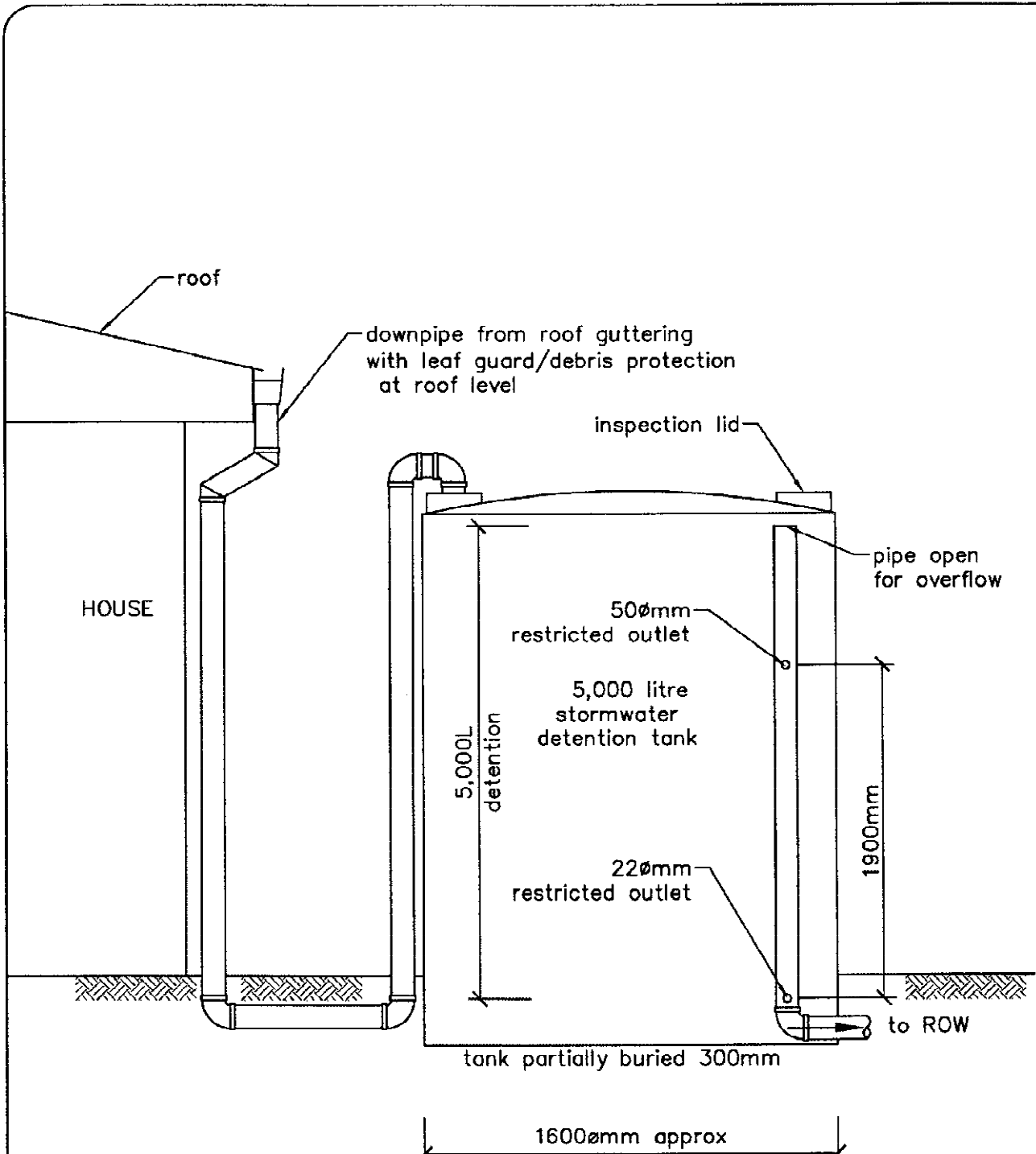
#### 5 year ARI +20% Flows

Hydrologic Element	Drainage Area m <sup>3</sup>	Peak Discharge l/sec	Time of Peak	Volume m <sup>3</sup>
postdevimp	142	3.48	12:00	22.5
postdev Roof	138	3.38	12:00	21.8
Predev imperv	70	1.71	12:00	11.1
Predev permeable areas	210	3.29	12:00	19.7
Rooftank	138	1.41	12:20	21.7
total postdev flow	280	<b>4.59</b>	12:00	44.2
total Predev	280	<b>5.01</b>	12:00	30.8
<b>Maximum Tank Storage</b>	<b>3.50 m<sup>3</sup></b>			

#### 100 year ARI +20% Flows

Hydrologic Element	Drainage Area m <sup>3</sup>	Peak Discharge l/sec	Time of Peak	Volume m <sup>3</sup>
postdevimp	142	6.55	12:00	42.8
postdev Roof	138	6.36	12:00	41.6
Predev imperv	70	3.23	12:00	21.1
Predev permeable areas	210	7.83	12:00	46.5
Rooftank	138	5.19	12:10	41.5
total postdev flow	280	<b>10.95</b>	12:00	84.3
total Predev	280	<b>11.06</b>	12:00	67.6
<b>Maximum Tank Storage</b>	<b>4.40 m<sup>3</sup></b>			





Note:



Tank installation and footing to manufacturers instructions.  
 Tank must be anchored to ground as it will normally be empty.

All tank penetrations and pipe connections to manufacturers instructions.

Leaf guard/debris protection to manufacturers instructions.

APPROVED FOR  
 00598 0608  
 WHANGAREI DISTRICT COUNCIL  
 BCA

<b>SW roof tank</b>	
4/3/08	Issue 1


  
 2 Seaview Road, Whangarei.  
 Ph. (09)4383273. Fax. (09) 4385734.  
 engineers@richardsonstevens.co.nz  
 Richardson Stevens Consultants (1996) Ltd CIVIL & STRUCTURAL ENGINEERS

## Stormwater Attenuation Tank For SW Roof Flows LOT 2

Checked:	
Drawn:	MM
Date:	31/07/09
Scale:	1:25 @ A4

Project: 9716  
 Sheet: 1





**WHANGAREI**  
DISTRICT COUNCIL

**Code Compliance Certificate BC0900596**  
**Section 95, Building Act 2004**  
**Issued: 23 February 2010**

---

**The Building**

Street Address of building: 66 A King Street  
Whangarei 0112

Legal Description of land where building is located: LOT 2 DP 403954  
LLP 123238

Building name: N/A  
Location of building within site/block number: N/A  
Level unit number: N/A  
Current, lawfully established use: N/A  
Year first constructed: 2009

---

**The Owner**

Hannley Properties Ltd  
25 Puriri Park Road  
Maunu  
Whangarei 0110

Phone number: 09 438 1946  
Mobile number: N/A  
Facsimile number: N/A  
Email address: N/A  
Website: N/A

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

**Contact Person**

Homeworld Design & Build Limited  
PO Box 391  
Whangarei 0140

Phone number: 09 438 3779  
Mobile number: N/A  
Facsimile number: 09 438 3778  
Email address: N/A  
Website: N/A

Street address/registered office: 66 A King Street  
Whangarei 0112

*Creating the ultimate  
living environment*

Forum North, Private Bag 9023  
Whangarei 0148, New Zealand  
Telephone: +64 9 430 4200  
Facsimile: +64 9 438 7632  
Email: mailroom@wdc.govt.nz  
Website: www.wdc.govt.nz

**Building Work**

Building Consent number

Issued by:

**New Dwelling**

BC0900596

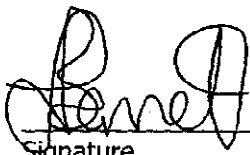
Whangarei District Council

---

**Code Compliance**

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

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



A handwritten signature in black ink, appearing to be 'P. M. A.', written over a horizontal line.

Signature

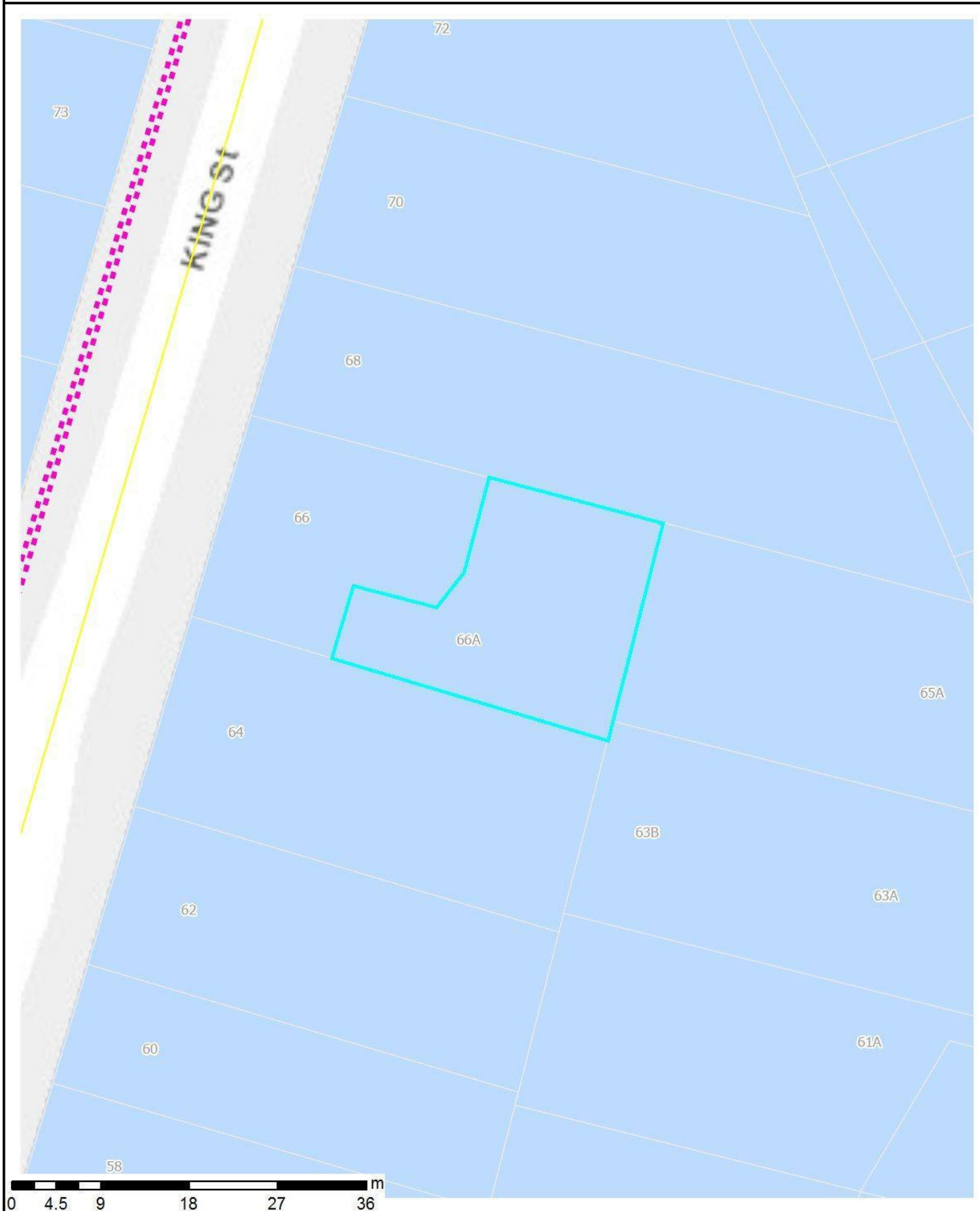
Support Assistant – Code Compliance\*  
Position

On behalf of: Whangarei District Council

23 February 2010

**Code Compliance Certificate BC0900596**

# Operative District Plan - Environments



Thursday, February 17, 2022

Scale: 1:500



The information displayed is schematic only and serves as a guide.

It has been compiled from Whangarei District Council records and is made available in good faith but its accuracy or completeness is not guaranteed.

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

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# Operative District Plan – Map Legend

## Environment Maps

	Northpower Critical Overhead Lines CEL		Strategic Rural Industry
	Northpower Critical Underground Lines CEL		Fonterra Kauri Milk Processing SRIE – Ancillary Irrigation Farms
	Multi Title Site		Business 1
	Rescue Helicopter Flight Path		Business 2
	State Highway		Business 3
	Arterial Road		Business 4
	Collector Road		Town Basin
	Local Road		Port Nikau
	Designation		Marsden Point Port
	Scheduled or Overlay Area: S# label		Airport
	Oil Refinery Overlay		Living 1
	Living Overlay		Living 2
	Rural (Urban Expansion)		Living 3
	Rural Living		Kamo Walkability
	Rural Production		Marsden Primary Centre
	Rural Village Centre		Urban Transition
	Rural Village Industry		Ruakaka Equine
	Rural Village Residential		Open Space
			Papakāinga <small>Rule PKA 1.5.1 indicative only, Maori Land Court data</small>
			Future Marine Village
			Future Environment <small>The colour indicates the particular environment</small>

## Resource Areas Maps

	Notable and Public Trees		Coastal Area
	Heritage Buildings, Sites & Objects		Outstanding Natural Feature
	Sites of Significance to Maori		Outstanding Natural Landscape
	Building Line Restriction		
	Esplanade Priority Area		
	Runway		
	Air Noise Boundary		
	Outer Control Boundary		
	Coastal Hazard 1		
	Coastal Hazard 2		
	Flood Susceptible Areas		
	Mining Hazard Area 1		
	Mining Hazard Area 2		
	Mining Hazard Area 3		
	Scheduled Historic Area		
	Scheduled Area or Overlay Area		
	Fonterra Noise Control Boundary		
	Helicopter Hovering Area		
	QRA Quarrying Resource Area		
	QRA Mining Area		
	QRA Buffer Area		
	QRA 500m Indicative Setback		
	Goat Control Areas		

## Coastal Areas Maps

	Coastal Area
	Outstanding Natural Character Area
	High Natural Character Area

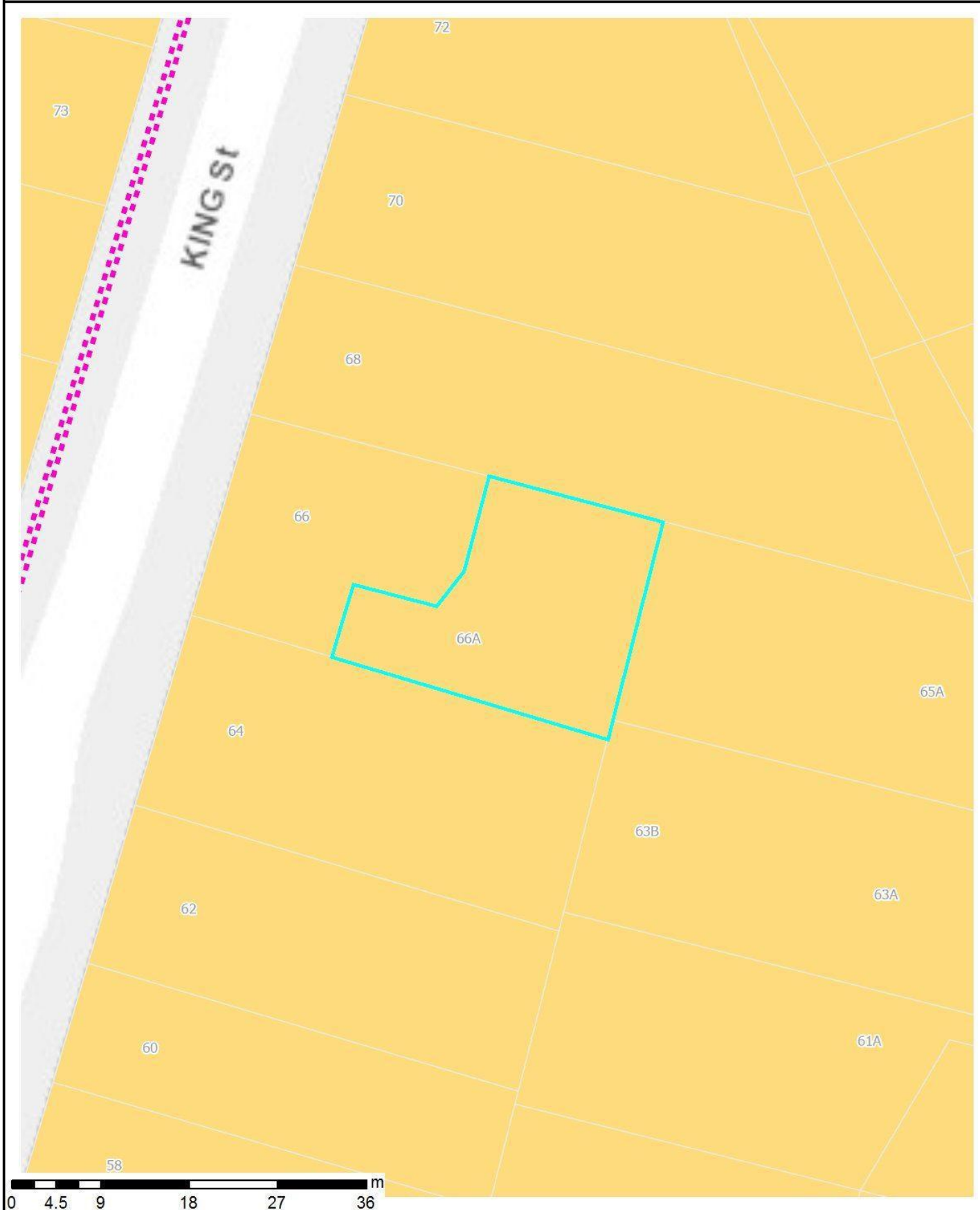
## All District Plan Maps

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

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# District Plan Appeals Version - Zones



Thursday, February 17, 2022

Scale: 1:500



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# District Plan Appeals Version – Map Legend

## Zone Maps

	Northpower Critical Overhead Lines CEL		Ruakaka Equine Zone
	Northpower Critical Underground Lines CEL		Large Lot Residential Zone
	Multi Title Site		Low Density Residential Zone
	Rescue Helicopter Flight Path		General Residential Zone
	Designation		Medium Density Residential Zone
	Papakāinga <small>Rule PKA 1.5.1 Indicative only, Maori Land Court data</small>		Neighbourhood Centre Zone
	Precincts and Development Areas		Local Centre Zone
	Rural (Urban Expansion) Zone		Commercial Zone
	Rural Living Zone		Shopping Centre Zone
	Rural Production Zone		Mixed Use Zone
	Rural Village Centre Sub-Zone		Waterfront Zone
	Rural Village Industry Sub-Zone		City Centre Zone
	Rural Village Residential Sub-Zone		Light Industrial Zone
	Strategic Rural Industries Zone		Heavy Industrial Zone
	Fonterra Kauri Milk Processing SRIE – Ancillary Irrigation Farms		Airport Zone
	Marsden Primary Centre		Hospital Zone
			Port Zone
			Development
			Open Space Zone
			Sport and Active Recreation Zone
			Natural Open Space Zone

### Appeals

	NZTA and KiwiRail
	Kainga Ora
	Other

## Coastal Areas Maps

	Coastal Area
	Outstanding Natural Character Area
	High Natural Character Area

## Resource Areas Maps

	Notable and Public Trees		Flood Susceptible
	Heritage Buildings, Sites & Objects		Mining Hazard Area 1
	Sites of Significance to Maori		Mining Hazard Area 2
	Runway		Mining Hazard Area 3
	Air Noise Boundary		Scheduled Historic Area
	Outer Control Boundary		Fonterra Noise Control Boundary
	Esplanade Priority Area		Helicopter Hovering Area
	Coastal Hazard 1		QRA Quarrying Resource Area
	Coastal Hazard 2		QRA Mining Area
	Strategic Railway Line Protection Area		QRA Buffer Area
	Strategic Road Protection Area		QRA 500m Indicative Setback
	Indicative Road		Goat Control
<b>Road Hierarchy</b>			Coastal Area
	National		Outstanding Natural Feature
	Regional		Outstanding Natural Landscape
	Arterial		
	Primary Collector		
	Secondary Collector		
	Low Volume		
	Access		

## All District Plan Maps

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

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