WDC LIM REPORT

SUE & DAMIEN

021 793 822 / 021 387 345

ownrealestate.co.nz



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LAND INFORMATION MEMORANDUM NO: LM2401293 Received: 24 Sep 2024 Issued: 01 Oct 2024 Section 44A, Local Government Official Information

And Meetings Act 1987

APPLICANT S D Blampied, N J Blampied 42 Ketenikau Road Kamo Whangarei 0112

SITE INFORMATION

Property ID: 106114

Street Address: 42 Ketenikau Road, Kamo 0112

Legal Description: LOT 2 DP 389233

This is a Land Information Memorandum only.

Full payment has been made for this Land Information Memorandum.



1: PROPERTY DETAILS.

Location Map

Aerial Photo

Record of Title: 356827

Deposited Plan: DP 389233

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

Interest Number 5206739.6 Dated – 19/04/2002

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.

Whangarei District Council holds indicative information on land stability hazard for Whangārei. Information on land stability, including an interactive web tool, can be found on the Council's website.

The Whangarei District Council may require site-specific investigations before granting future subdivision or building consent for the property, the level of investigation or assessment would depend on the level of stability risk of the area the property is in.

See map attached indicating this property is located within low zone and refer: https://www.wdc.govt.nz/Services/My-property-and-rates/Natural-hazards

This property is in a flood susceptible area identified by Campbell Consulting Ltd and is yet to be notified and accepted into the District Plan by Council.

See map attached and refer:

https://www.wdc.govt.nz/Services/My-property-and-rates/Natural-hazards

Whangarei District Council notified Plan Change 1 - Natural Hazards (PC1) on the 31st of May 2023.

The Plan Change proposes to replace the existing Natural Hazards chapter in the Whangarei District Plan 2022 with a new Natural Hazards chapter and new rules for subdivision and land use in hazard prone areas.

Refer to map attached and for more information on the proposed plan change please visit: https://www.wdc.govt.nz/Services/Planning/District-Plan/District-Plan-changes/PC1



This property has been identified as having information available under Stormwater Catchment and Flood Management.

Any overland flow path shown provides an indicative understanding of routes where surface stormwater may flow during rainfall events.

Any depression storage area/surface depression ponding area shown provides an indicative extent of ponding that may form occur if the outlet to the ponding area is blocked or where the outlet capacity is exceeded eg a pipe is either blocked or the design capacity of the pipe is exceeded during a rainfall event.

Refer Water, Wastewater and Stormwater map attached and for further information please contact the Waste and Drainage Department on 09 430 4200.

Whangarei District Council holds information on the liquefaction vulnerability of the district.

The site is located within an area classified as Liquefaction vulnerability category:
- unlikely.

The report was prepared by Tonkin & Taylor Ltd to provide WDC with a district wide liquefaction vulnerability assessment to help inform spatial planning and assessment of landuse, subdivision and building consents.

To view the report and access maps please use the following link: https://www.wdc.govt.nz/Services/My-property-and-rates/Natural-hazards

Please note: To view the liquefaction layer your map scale must be greater than 1:5000.

3: INFORMATION ON COUNCIL AND PRIVATE UTILITY (SEWERAGE, WATER & STORMWATER) SERVICES.

Information relating to Council Utility Services for this property is attached.

Water, Wastewater and Stormwater Map

As-Built Drainage Plan for this property from the building file is attached.

As Built Service Plan from BC0475520

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.

For information refer: https://www.wdc.govt.nz/Council/Council/Council/Council/Council-documents/Policies/Building-Over-Public-Sewers-Policy



This property is within the area of benefit of a pressure sewer system. See map attached and for the Homeowners guide and key requirements for maintaining the system please refer:

https://www.wdc.govt.nz/Services/Water-services/Wastewater/Pressure-Sewer-Systems

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 \$220.95. 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 Consents and Code Compliance Certificates issued for this property are attached as listed below:

- BC0475520 New Dwelling
 Building Certificate Approved 06/07/2004
 Building Consent Issued 13/07/2004
 Building Certificate Approved 15/07/2004
 Building Certificate Approved 18/08/2004
 Code Compliance Certificate Issued 25/07/2008
- BC1601529 Additions and Alterations to Existing Dwelling Study, Kitchen and Dining
 Building Consent issued – 01/05/2017

Code Compliance Certificate Issued – 14/06/2023

A waiver or modification of the building code has been approved for this project, refer information attached.

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

This property is located in a General Residential Zone. See map attached and for more information search the property address on Councils ePlan here https://eplan.wdc.govt.nz/plan/



Plan Change 2: General Amendments was formally notified on 7 August 2024 and is currently in progress. This is a technical plan change seeking to resolve technical issues, errors and anomalies without a significant change in the overall policy direction of the District Plan.

Pursuant to s86B(3) of the Resource Management Act 1991, rule SUB-R2.1(a)(i) as proposed by Plan Change 2 has immediate legal effect from 7 August 2024. The proposed amendment to this rule therefore applies alongside the operative version of the rule and must be assessed for proposals where relevant.

Any proposed rules must be treated as operative from 3 October 2024 pursuant to s86F(1)(a) of the Resource Management Act 1991 if no submissions in opposition have been made in relation to the rule. This means the old rule no longer applies, and the new rule now applies.

For further details on the submissions received please refer to the Council website: https://www.wdc.govt.nz/Services/Planning/District-Plan/District-Plan-changes/PC2

This property is subject to Northpower Critical Overhead Lines CEL. See map attached and for more information search the property address on Councils ePlan here https://eplan.wdc.govt.nz/plan/

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; 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 of issue.

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.

Additional information regarding the land or buildings (such as resource consents and other permissions and restrictions) not contained in this LIM may be held by Northland Regional Council. For further information contact Northland Regional Council on (09) 470 1200, 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.

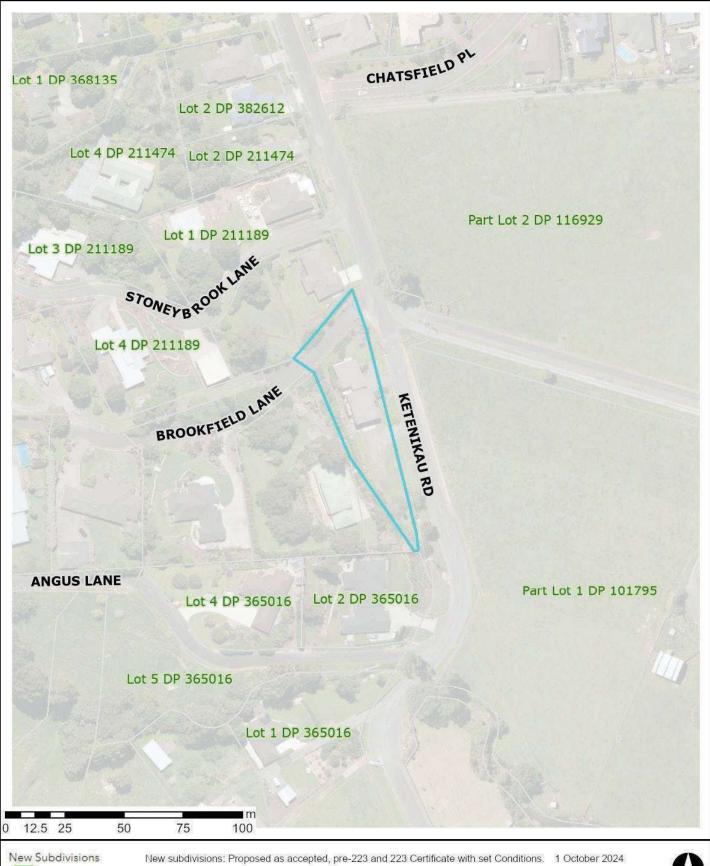
Signed for and on behalf of Council:

P Luwes

Property Assessment Officer

Property Map





Scale 1:1,500

Proposed Pre-223
223 Certificate

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



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. Parcel Information is sourced from the Land Information New Zealand (LINZ) Data Service. CROWN COPYRIGHT RESERVED. © Copyright Whangarei District Council.

Aerial Photography





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:

1 October 2024 Scale 1:1,500



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RECORD OF TITLE UNDER LAND TRANSFER ACT 2017 FREEHOLD





of Land

Identifier 356827

Land Registration District North Auckland

Date Issued 24 April 2008

Prior References NA 139B/403

Estate Fee Simple

Area 1959 square metres more or less Legal Description Lot 2 Deposited Plan 389233

Registered Owners

Scott David Blampied and Nicola Jane Blampied

Interests

Appurtenant hereto is a water supply right specified in Easement Certificate C309927.3

Appurtenant hereto is a water supply right created by Transfer C507844.1

Subject to a right of way and rights to convey water and transmit electricity and telecommunications over part marked H on DP 389233 specified in Easement Certificate D373642.4 - 31.3.1999 at 2.06 pm

The easements specified in Easement Certificate D373642.4 are subject to Section 243 (a) Resource Management Act 1991 5206739.6 Consent Notice pursuant to Section 221 Resource Management Act 1991 - 1.5.2002 at 1:35 pm

Subject to a right of way, telecommunications and right to convey gas marked H, R & S and to a telecommunications and right to convey gas marked S on DP 389233 specified in Easement Certificate 5206739.9 - 1.5.2002 at 1:35 pm

The easements specified in Easement Certificate 5206739.9 are subject to Section 243 (a) Resource Management Act 1991 Subject to an electricity easement (in gross) over part marked H & S on DP 389233 in favour of Northpower Limited created by Transfer 5206739.10 - 1.5.2002 at 1:35 pm

The easements created by Transfer 5206739.10 are subject to Section 243 (a) Resource Management Act 1991

Subject to a right to convey water (in gross) over part marked H & S on DP 389233 in favour of The Whangarei District Council created by Transfer 5206739.11 - 1.5.2002 at 1:35 pm

The easement created by Transfer 5206739.11 are subject to Section 243 (a) Resource Management Act 1991

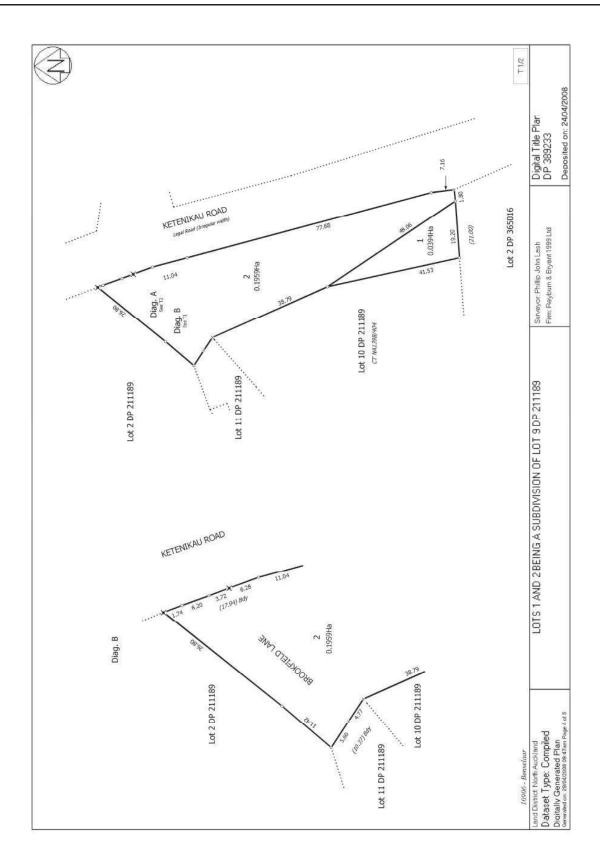
Fencing Covenant in Transfer 5206739.12 - 1.5.2002 at 1:35 pm

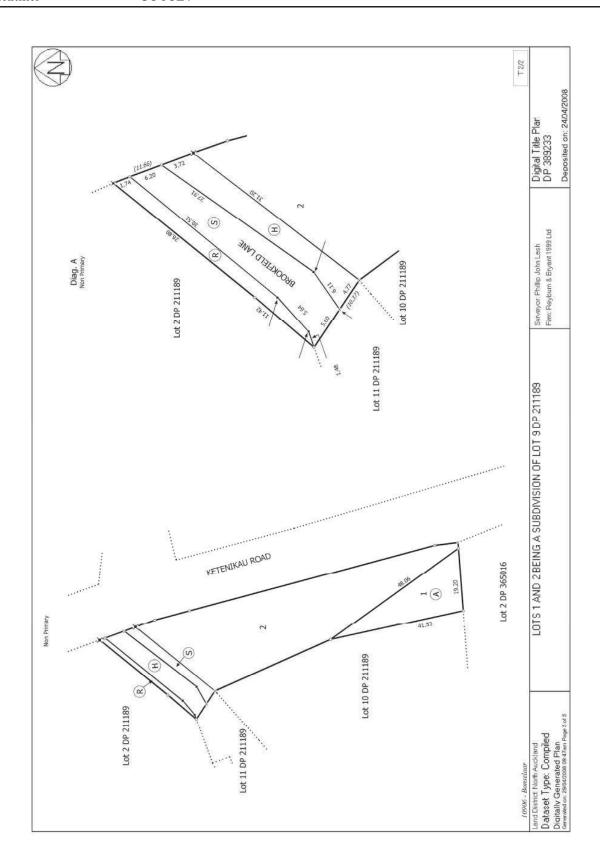
Land Covenant in Transfer 5206739.12 - 1.5.2002 at 1:35 pm

Land Covenant in Easement Instrument 6166149.1 - 30.9.2004 at 9:00 am

9710008.3 Mortgage to ANZ Bank New Zealand Limited - 27.6.2014 at 11:22 am

12155525.4 Variation of Mortgage 9710008.3 - 28.6.2021 at 3:08 pm







IN THE MATTER

of the Resource Management Act 1991

("the Act")

AND

IN THE MATTER

of a subdivision consent as evidenced by

Land Transfer Plan No. 211189

AND

IN THE MATTER

of a Consent Notice issued pursuant to Section 221 of the Act by <u>THE</u> <u>WHANGAREI DISTRICT COUNCIL</u> ("the Council")

IT IS HEREBY CERTIFIED that the following conditions to be complied with on a continuing basis were imposed by the Council as conditions of approval for the subdivision as effected by Land Transfer Plan No. 211189 ("the plan")

- 1. That the registered proprietors for the time being of the properties being lots 1, 2 and 9 on the plan ("the lots") shall in undertaking any development on such properties do so in accordance with the restrictions and recommendations set out in the Hawthorn Geddes Engineers & Architects Limited engineering report dated 8 August 2000 ("the report"), a copy of which is attached hereto, and in particular shall:
 - (a) Either build within the recommended building envelopes as are marked "B.S." on the plan attached to the report showing possible building sites or if proposing to build outside such recommended building envelopes do so only upon specific investigation and design approving the intended building site such in any event being required for the construction of any dwellinghouse on lot 2 on the plan.
 - (b) Provide for on-site effluent disposal by requiring each registered proprietor of the lots to connect to the Council's effluent disposal system at their own cost by connecting into the rising main and installing a pump chamber (with appropriate alarms and emergency storage) macerating pump and non return valve and/or such other services as will fulfill the on-site effluent disposal requirements to enable the lots to connect into the Council sewer system as required by the report.

- (c) Discharge stormwater from lot 2 on the plan by way of collection and discharge within the proposed adjacent right of way.
- 2. The registered proprietors for the time being of the properties being lots 1 18 (both inclusive) on the plan are notified that it may not be possible to receive the desired pressure or flow as required by the Council's Environmental Engineering Standards until such time as the Council has upgraded the water supply network to the Three Mile Bush area.

DATED at Whangarei this

19 day of April

2002

SIGNED for THE WHANGAREI DISTRICT COUNCIL pursuant to the authority of the Council given pursuant to the Local Government Act 1974 and the Resource Management Act 1991

2426a



08 August 2000

Northland Property Concepts Ltd C/- Reyburn and Bryant 1999 Ltd PO Box 191 WHANGAREI



Attention: Bryce Woodward, Ken Vincent

PROPOSED SUBDIVISION OF LOT 1, DP 195738 KETENIKAU ROAD KAMO

Purpose

The purpose of this report is to address the requirements of a request from the Whangarei District Council contained in a letter to Reyburn and Bryant, reference SD 00/384 P035848 and dated 21st June 2000. The request for further information was as follows:

"A site suitability report from a Registered Engineer, identifying restrictions that may need to be imposed on the proposed development, is to be submitted and approved by the Senior Environmental Engineering Officer for Lots 1,2 and 9.

The report shall also include:

- Recommendations for building envelopes.
- 2) Any foundation restrictions.
- Effluent disposal and any areas to be set aside for such."

Extent of our involvement

Our work consisted of a site inspection and the digging of hand augered boreholes to assess subsoil conditions.



Site Description

Each lot borders Ketenikau Road. Lots 1 and 2 are almost level, but with a slight slope towards two streams, both of which flow through each property. The streams converge at the southern end of Lot 2 where it flows under an existing right of way and along the proposed western boundary of Lot 9. Small areas of ground located immediately adjacent to the streams were generally wet indicating the presence of older streambeds or springs. There were mounds of fill on the ground beside the eastern side of the stream on both lots close to where building would take place.

Stormwater from a significant portion of the western half of Ketenikau Rd discharges onto Lot 2.

Lot 9 slopes from a set of cattle yards to the stream. The low-lying land adjacent to the stream at the southern end of the property is wet, especially during winter months.

The features described above are shown on the attached plan.

Building Envelopes and Foundation Restrictions

Four hand augered boreholes were dug to assess foundation conditions for building. Foundation conditions within recommended building envelopes (as shown on the attached plan) consisted of grey-brown clay or silt with gravel and boulders. Based on this assessment, the soil conditions are strong enough for standard foundations, although the odd boulder may need to be removed.

Recommend building envelopes are shown on the attached plan. The soil conditions within these areas are suitable for foundations designed to NZS 3604, on Lots 1 and 9. The presence of potentially large trees adjacent to this building envelope necessitates deeper foundations to minimise settlement and cracking of foundations. A specific foundation design is therefore required on Lot 2.

Building outside recommended building envelopes would require specific investigation and design.

Effluent Disposal

There is no significant suitable area available for on-site effluent disposal on any of these lots. The most practical option is to install a rising main to connecting these lots to either the sewer manhole in Oxford Avenue or one further along Ketenikau Rd or one in Chatsfield Place.

Each household would then have to connect into the rising main and install a pump chamber (with appropriate alarms and emergency storage – say 8 hours), macerating pump and non return valve.

Hawthorn Geddes Engineers & Architects Ltd

Job No: 2426a Date: 8 August 2000 Page: 2 of 3 It is likely that a 50mm diameter class B uPVC pumping line would be required for this purpose but this will need to be confirmed.

Stormwater

The present stormwater discharge on to Lot 2 should be collected and discharged within the proposed, adjacent Right of way.

Conclusion

We conclude that the proposed lots are suitable for development with respect to foundations within recommended building envelopes and disposal of effluent by pumping to the Council system (subject to the criteria outlined above). The recommendation of standard foundations in terms of NZS 3604 does not preclude the need for inspections of foundation excavations at the time of building.

Limitation

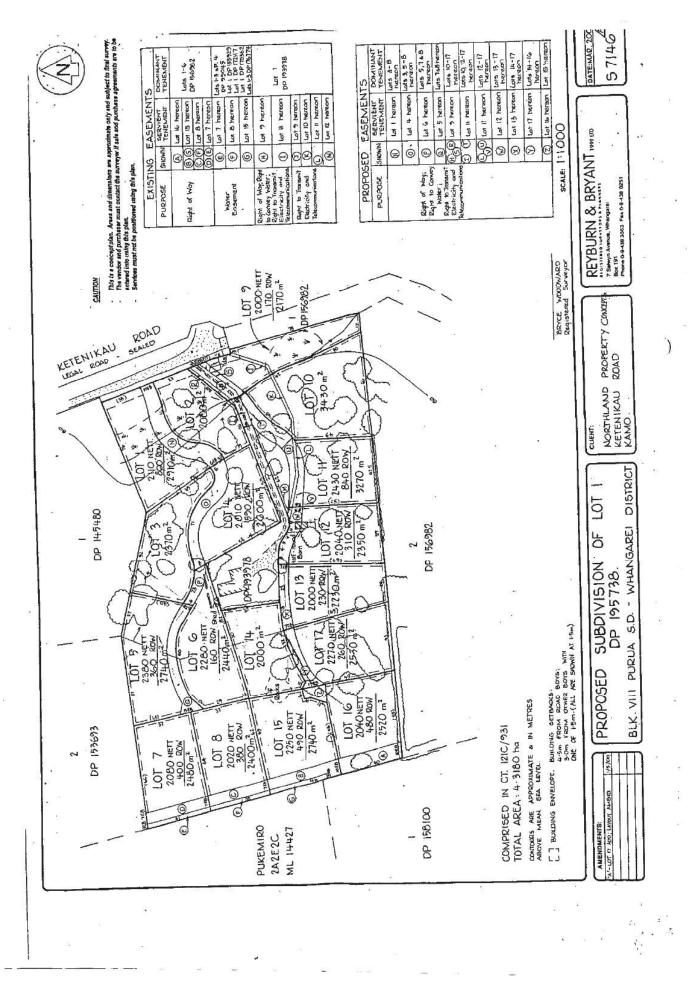
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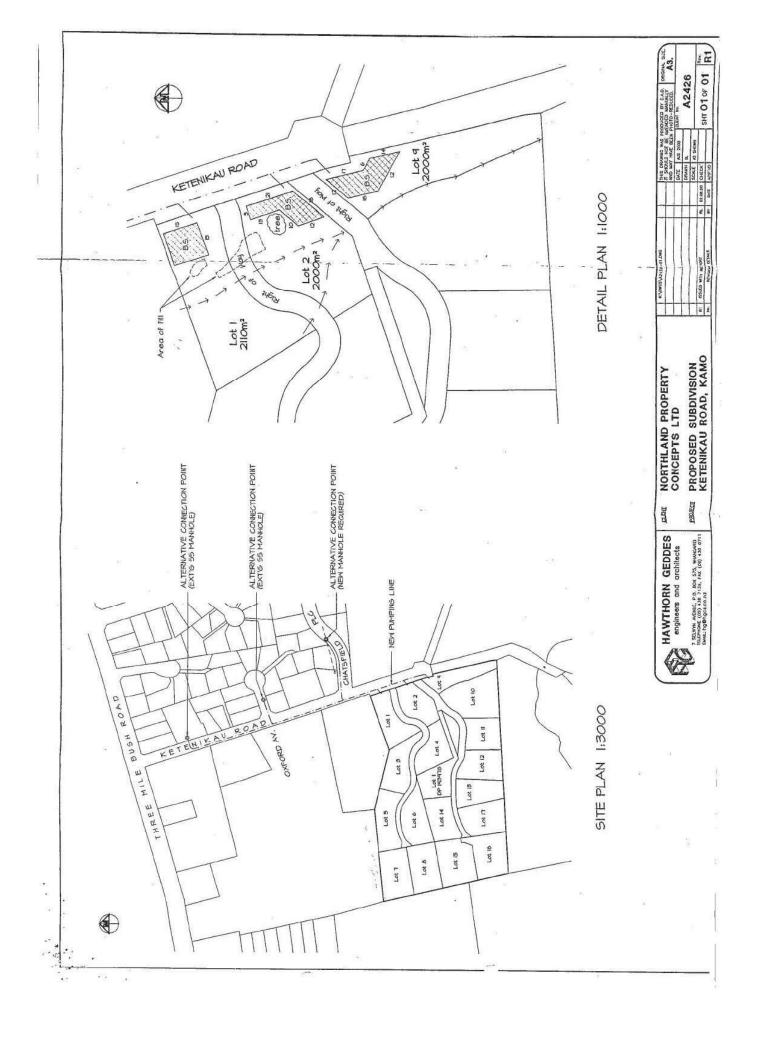
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This report has been prepared solely for the benefit of our client and the Whangarei District Council in relation to the Resource Consent Application for which this report has been prepared. The comments in it are limited to the purpose stated in this report. No liability is accepted by Hawthorn Geddes Engineers & Architects Ltd in respect of its use by any other person, and any other person who relies upon any matter contained in this report does so entirely at their own risk.

Peter Geddes Hawthorn Geddes engineers & architects ltd

Report prepared by Rostyn Lomax Encl: Plan - (A3 - 1 page)









Orthophoto Plan No. 1298

Produced by

Photogrammetric Branch

Datum. Geodetic 1949

Grid NZ Map Grid

Coordinates in metres

Height Datum Mean Sea Level

REFERENCE

Contours

Depressions
Spot heights 106.0

... The decimal point indicates the position.

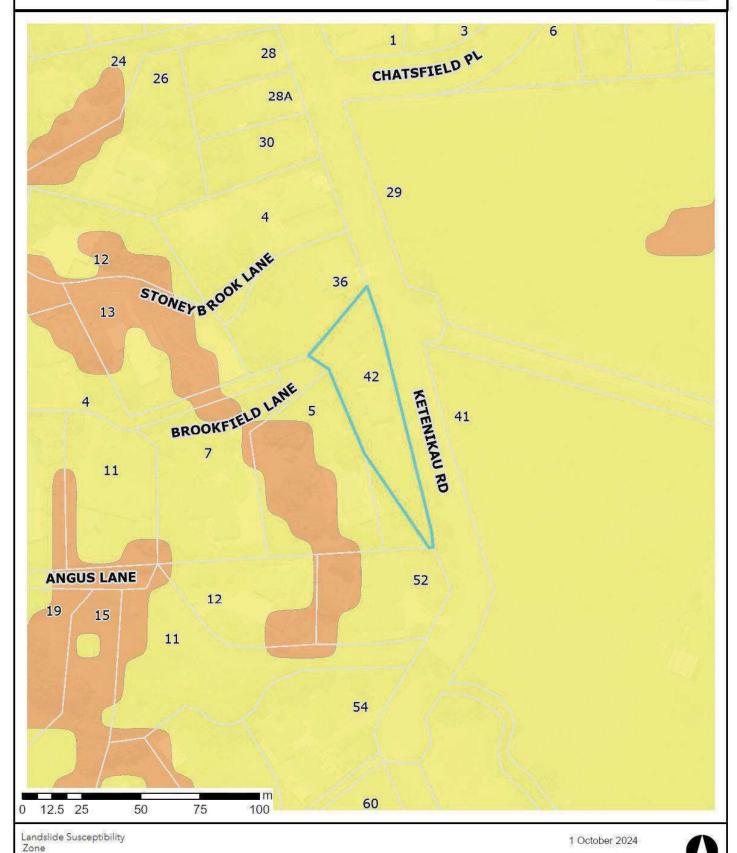
Land Stability

High

Low

Moderate





The Whangarei District Council may require site-specific investigations before granting future subdivision or building consent for the property, depending on the level of stability risk of the area the property is in. Tonkin + Taylor Ltd Landslide Susceptibility assessment report; https://www.wdc.govt.nz/files/assets/public/documents/council/reports/hazard-reports/land-stability/landslide-susceptibility-technical-report.pdf

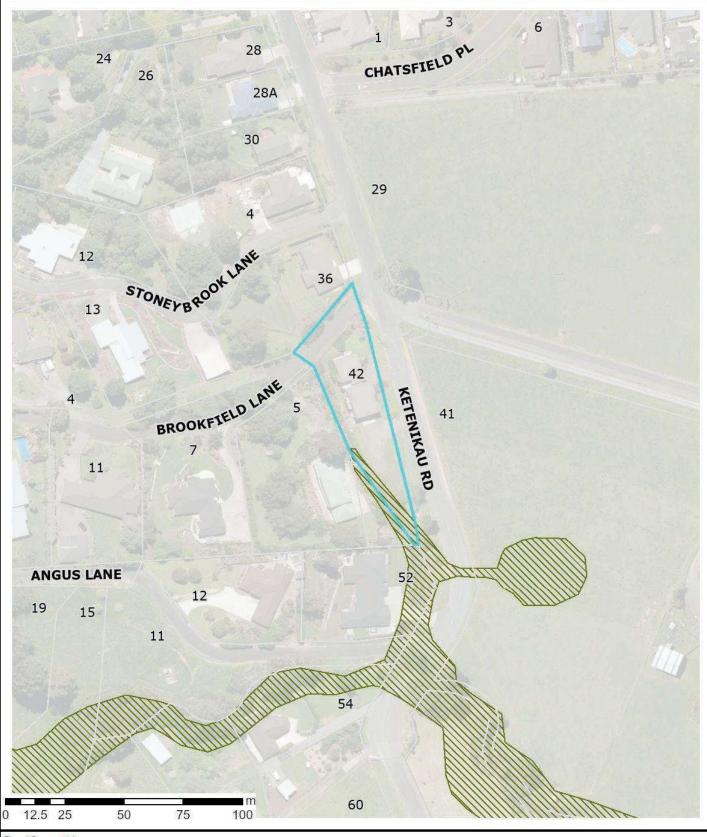
Scale 1:1,500

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Whangarei District Council holds indicative information on land stability hazard for Whangarei.

Flood Susceptibility Review





Flood Susceptible

Accepted by Council Decision for

Variation not accepted by Council

Flood susceptibility areas are symbolized to show both the information from the District Plan Flood Susceptible Areas: 'Accepted by Council Decision' (in diagonal blue) and Additional Flood Susceptible Areas: 'Yet to be accepted by Council (in diagonal broad) Flood information shows is expressed and shows the council of the council of

1 October 2024 Scale 1:1,500

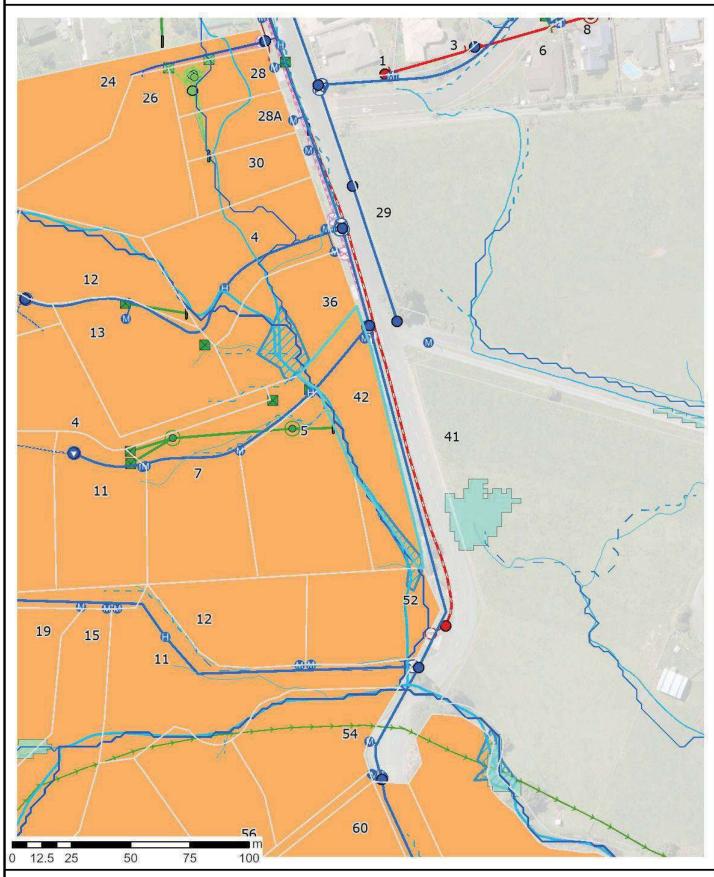


Council' (in diagonal green) Floods information shown is approximate and should not be used as a replacement for site specific investigation and assessments. The absence of hazard information shown does not mean that there is none, only that the information may not yet have been collected.

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Water, Wastewater and Stormwater





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.

1 October 2024 Scale 1:1,500



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Water, Wastewater and Stormwater – Map Legend



Water Water Point	Stormwater	Stormwater Catchment and Flood	Wastewater
Actuator	Stormwater Point	Management	Wastewater Point
	End Structure	Overland Flow Paths 2021	Backflow Device WDC
Private	WDC	Modelled Catchment Flowpaths 2021	O Private
Backflow Device	Private	- 0.2 ha to 0.4 ha	1,111,000
○ WDC	Fitting Node	0.4 ha to 1.0 ha	End Structure
O Private	● WDC	- 1.0 ha to 3.0 ha	WDC
Bore	O Private	3.0 ha to 100.0 ha	Private
WDC		— 100.0 ha and above	Fitting Node
Private	GPT	Surface Depression Ponding Areas 2021	WDC
C) Invato	₩DC	0.200000 - 0.600000 m	Private
End Structure	Private	The communication of the second of the secon	Manhole
WDC	Manhole	0.600001 - 1.200000 m	1000
Private		1.200001 - 2.000000 m	● WDC
Fitting Node	WDC	2.000004 4.000000	Private
● WDC	Private	2.000001 - 4.000000 m	Meter
	Prime	4.000001 - 9.910000 m	∅ WDC
O Private	Pump	E. Para College and the College Comment of the College	Ø Private
Hydrant	■ WDC	Overland Flow Paths 2017	Motor Control Centre
WDC	Private	Catchment Area 2017	
Private	6	- 0.2 - 1.0 Ha	⊖ WDC
Meter	Stormwater Inlet	1.0 - 2.0 Ha	Private
WDC WDC	₩ WDC	- 2.0 - 5.0 Ha	Pump
Meter Manifold	Private	-> 5.0 Ha	WDC
WDC	Valve		Private
Private	WDC	Depression Storage Areas 2017	
Pump	Private	Depression Storage Areas	Valve
■ WDC	Private	The second state of the se	₩DC
			Private
Private	Stormwater Line		Mari
Valve	Abandoned Pipe		Wastewater Line
₩DC	- Company		Abandoned Pipe
№ RED	Culvert		
Private	WDC		Main
Water Line	Private		 Rising Main (Pressure)
Abandoned Pipe	2000 2000 Too		Sewer Gravity Main
Abandoned ripe	Drainage WDC		Private
Trunk Main	VV D.C.		Other
- WDC	Private		Process Pipework
Private	Main WDC		— WDC
Other Main	Private		···· Private
- WDC			Service Line
Private	Service Line		— WDC
Process Pipework	— WDC		- Private
- WDC	- Private		Wastewater Area
···· Private	Surface Drain		Chamber
Reticulation	→ WDC		
- WDC	→ Private		WDC
- Private	Stormwater Area		Private
Service Line	Basin		B
— WDC			Pressure Sewer System
···· Private	WDC		Public
Water Area	Private		Private
Chamber	Chamber		7.117020
WDC			
T TO THE RESERVE TO T	WDC		
Private	Private		
Reservoir			
WDC			
V Company			
Private			



Whangarei District Council Private Bag 9023, Te Mai Whangarei 0143 Ph:0-9-430 4200

Email: mailroom@wdc.govt.nz

Rates LIM Report

As at: Tuesday, 1 October, 2024

Property Number 106114

Legal Description LOT 2 DP 389233 **Assessment Number** 0032044220

Address 42 Ketenikau Road Kamo 0112

Record of Title(s) 356827 Land Value \$405,000 Capital Value \$1,500,000 Date of Valuation 01-July-2021

Effective Date (used for rating purposes) 01-July-2023

Meter Location RHB BH P/BX @ STONE WALL #42

Rates Breakdown (up to 30 June 2025)

Rates Charge	Charge Total
General Residential	\$1,107.19
Sewage Disposal - Residential	\$928.00
Uniform Annual General Charge	\$821.00
Regional Council Services	\$209.33
Regional Economic Development	\$10.00
Regional Emergency & Hazard Management	\$57.07
Regional Flood Infrastructure	\$40.67
Regional Land and Freshwater Management	\$116.15
Regional Pest Management	\$100.86
Regional Rescue Services	\$11.30
Regional Sporting Facilities	\$16.18
Regional Transport Rate	\$51.81
Regional Urban Rivers Management - Gen Catchment	\$40.78
Annual Charge Total	\$3,510.34

Opening Balance as at 01/07/2024

\$-264.76

Rates Instalments	Total
20/07/2024 Instalment	\$879.34
20/10/2024 Instalment	\$877.00
20/01/2025 Instalment	\$877.00
20/04/2025 Instalment	\$877.00
Rates Total	\$3,510.34

Balance to Clear \$2,384.64



Approved Building Certifiers Northland Ltd

Building Certificate 'A' No H2214

Section 56. Building Act 1991

Issued by Approved Building Certifiers Ltd currently approved and registered as a building certifier in New Zealand.

To: Whangarei Council

Building Consent No: PIM No: 73034



Project Information	Project Location		
New or Relocated Building Alteration Type of Project Dwelling Intended Use(s): Residential Intended Life: Indefinite but not less than 50 years Demolition No Being stage of an intended stages.	Street Address: 42 Ketenika Kamo Whangarei Legal: Description:	Lot DP CT	9 211189

This is to certify that:

The building certifier has been engaged to certify specified building work in relation to listed provisions of the building code as detailed in the page headed "Scope of Building Certifier's Engagement No H2214" attached to this notice.

The building certifier is satisfied on reasonable grounds that:

The proposed building work would comply with the listed provisions of the building code if properly completed in accordance with the listed plans and specifications.

Signed by or for and on behalf of the building certifier

DISTRICT COUNCIL

Signature:

Name:

Neil Boler

Position:

Director

Date:

Jul 6, 2004



FORUM NORTH • PRIVATE BAG 9023, WHANGAREI, NEW ZEALAND, TELEPHONE 09 430 4200. FAX 09 438 7632

Issue Document

BUILDING CONSENT No:75520

Section 35, Building Act 1991

Issued:13Jul04

Project Information Memorandum No: 74034

Applicant

TERRY & NOELENE BRADLEY FAMILY TRUST P O BOX 4150 KAMO

Agent

BRADLEY BUILDERS PO BOX 4150 KAMO

Site Information

PROPERTY ID: 102725

STREET ADDRESS: 42 KETENIKAU RD, KAMO, WHANGAREI 0101

LEGAL DESCRIPTION: LOT 9 DP 211189

Project Information

PROJECT IS FOR: New Building INTENDED USE(S): NEW DWELLING

INTENDED LIFE: Indefinite but not less than 50 years

VALUE OF WORK: \$200,000.00

NUMBER OF STAGES: 1

Fees

COUNCIL'S TOTAL CHARGES FOR THIS BUILDING CONSENT ARE: \$566.0

PAYMENTS RECEIVED TO DATE:

Receipt number: 2734300 Date: 12Jul04 Amount: \$566.00

Building Consent: 75520 See attached page(s) for any other conditions. Page: 1

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

1: General

No Requirements.

2: Dust Nuisance

The applicant must control dust nuisance created by any site or building works.

3: Toilet Facilities

Toilet facilities must be provided within reasonable distance of the construction site. Ground discharge is no longer acceptable.

4: Smoke Alarms

Smoke alarms are to be installed in compliance with the building code.

Signed for	and on behalf of the Coun	cil
	G. Byers	
Name:		
Signature:.	Josephan	Date: 13./.7./94

Building Consent: 75520 See attached page(s) for any other conditions.



Approved Building Certifiers Northland Ltd

Building Certificate 'A' No H2214

Section 56. Building Act 1991

ISO Ref 7.5.1 CS-01F7 Issue 04

Issued by Approved Building Certifiers Ltd currently approved and registered as a building certifier in New Zealand.

To: Whangarei Council

Building Consent No: 75520

PIM No: 73034

Project Information	Project Location	Project Location				
New or Relocated Building Yes Alteration No	Street Address: 42 Ketenika	u Road				
Type of Project	Kamo					
Dwelling	Whangarei					
Intended Use(s):	Legal:	Lot	9			
Residential	Description:	DP	211189			
Intended Life:		CT				
Indefinite but not less than 50 year	rs					
Demolition No						
Being stage of an intended stages.						

This is to certify that:

The building certifier has been engaged to certify specified building work in relation to listed provisions of the building code as detailed in the page headed "Scope of Building Certifier's Engagement No H2214" attached to this notice.

The building certifier is satisfied on reasonable grounds that:

The proposed building work would comply with the listed provisions of the building code if properly completed in accordance with the listed plans and specifications.

Signed by or for and on behalf of the building certifier

Signature:

Name:

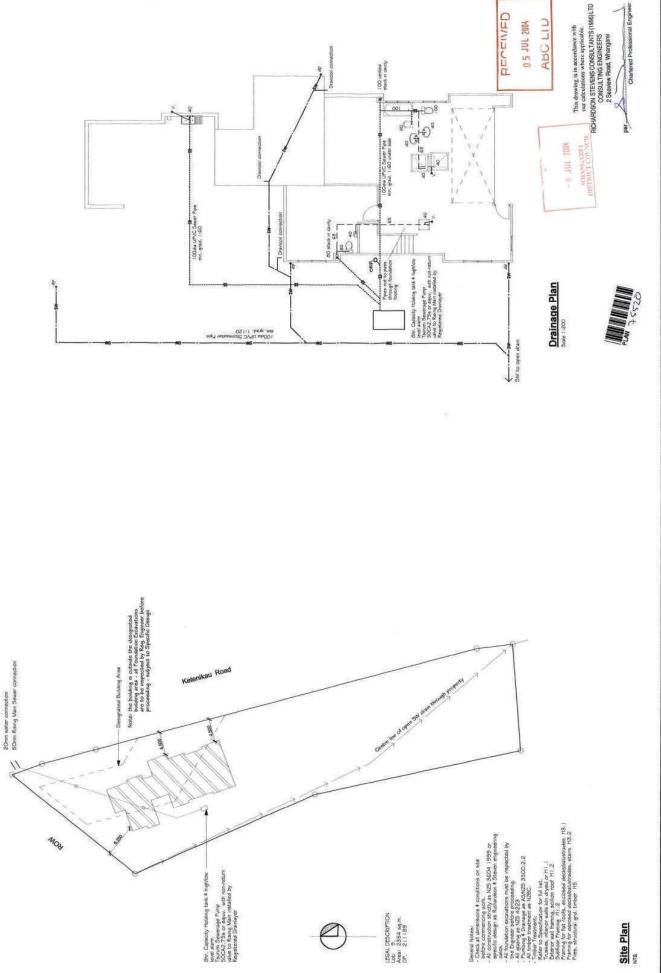
Neil Boler

Position:

Director

Date:

Jul 15, 2004



PROPOSED NEW HOME for TERRY & NOELENE DRADLEY A KETENIKAU ROAD, WHANGAREI,

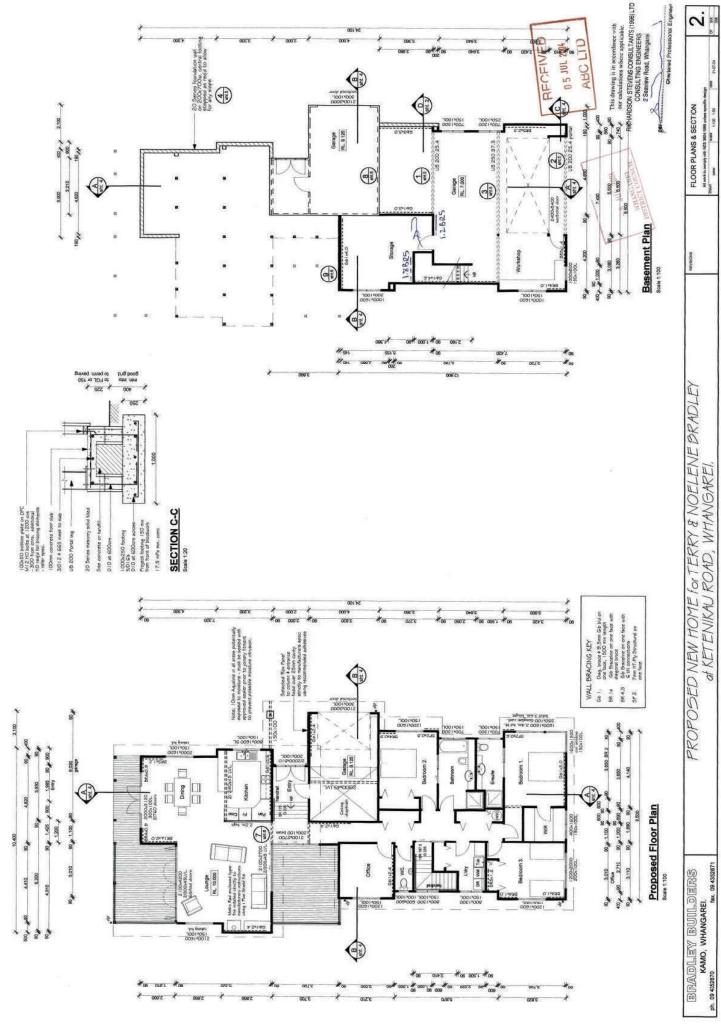
All votes to secrept with 1623 2004 (1909 unless specific design illusion pages (1909 1400) design

SITE & DRAINAGE PLANS

BRADLEY BUILDERS KAMO, WHANGARE. 18x 094352877

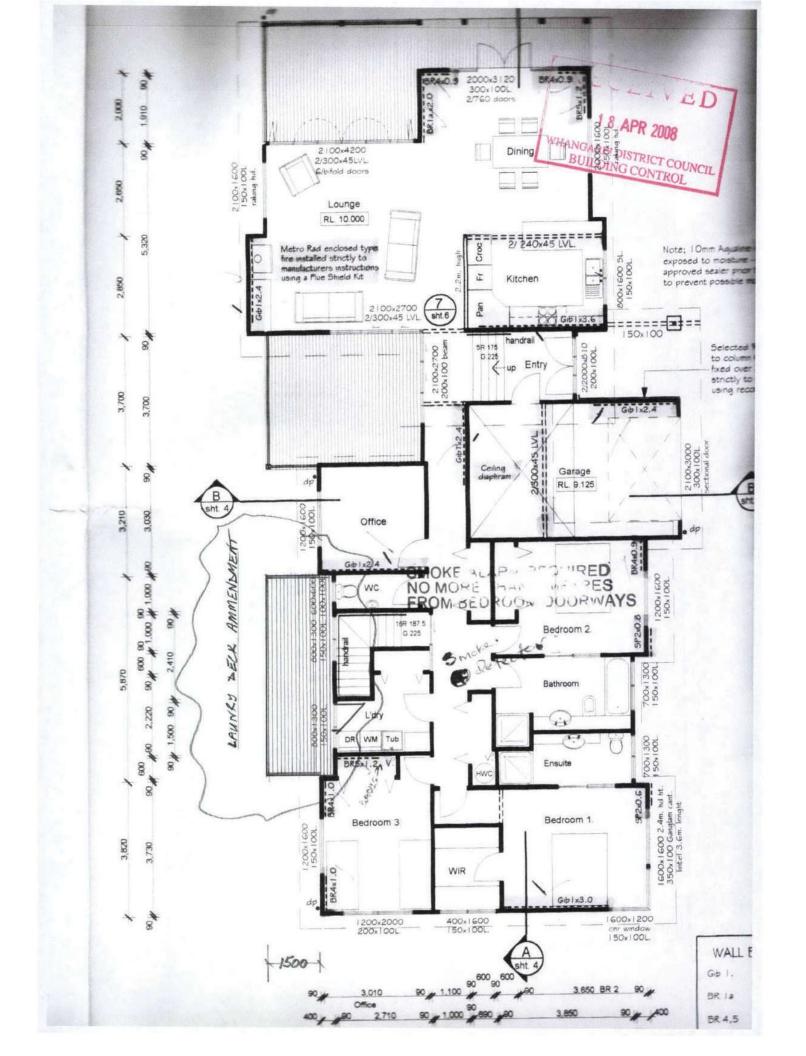
ph. 09 4352870

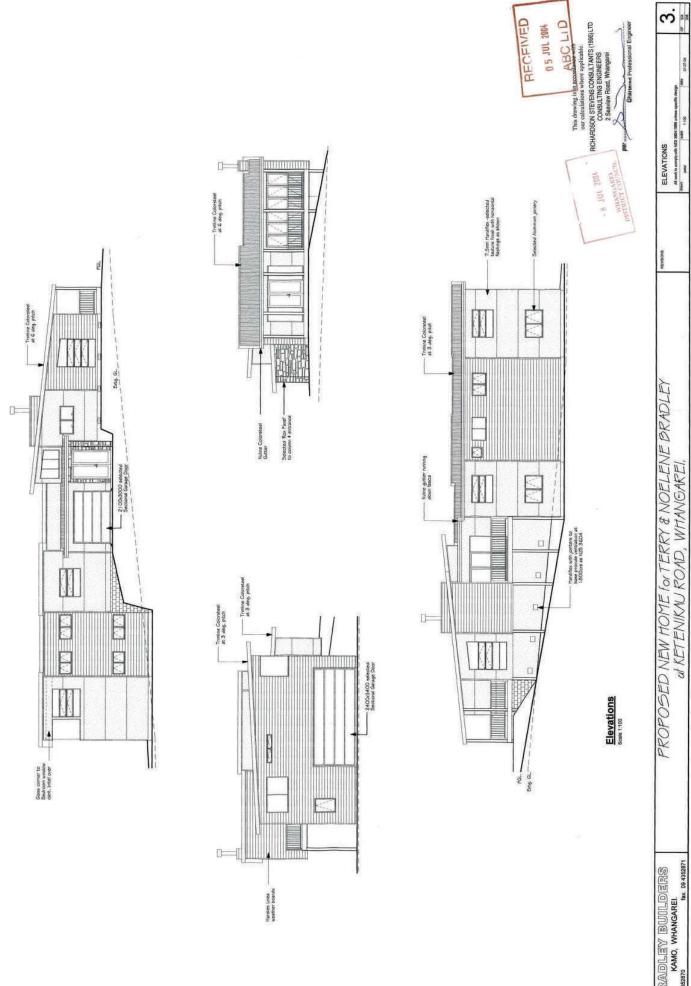
FITTED FILTER TITE OF ICE IN SACOCATO NIENT TONES



BRADLEY BUILDERS

KAMO, WHANGAREI. ph. 09 4352870 fax 09 4352871





7 7

PROPOSED NEW HOME FOI TERRY & NOELENE BRADLEY at KETENIKAU ROAD, WHANGARE!,

ELEVATIONS
All work to comply with NEX3 SEAL 1999 unless specific designs
stews: seas 1:00 000

BRADLEY BUILDERS KAMO, WHANGAREI ph. 084382870



Approved Building Certifiers Northland Ltd

Building Certificate 'A' No H2214

Section 56. Building Act 1991

ISO Ref 7.5.1 CS-01F7 Issue 04

Issued by Approved Building Certifiers Ltd currently approved and registered as a building certifier in New Zealand.

To: Whangarei Council

Building Consent No: 75520

PIM No: 73034

Amend ment

Project Information	Project Location		
New or Relocated Building Alteration Type of Project Dwelling Intended Use(s): Residential Intended Life: Indefinite but not less than 50 years Demolition No	Street Address: 42 Kitenikau Kamo Whangarei Legal: Description:	Road Lot DP CT	9 211189
Being stage of an intended stages.			

This is to certify that:

The building certifier has been engaged to certify specified building work in relation to listed provisions of the building code as detailed in the page headed "Scope of Building Certifier's Engagement No H2214" attached to this notice.

The building certifier is satisfied on reasonable grounds that:

The proposed building work would comply with the listed provisions of the building code if properly completed in accordance with the listed plans and specifications.

Signed by or for and on behalf of the building certifier

Signature:

Name:

Neil Boler

Position:

Director

Date:

Aug 18, 2004



Code Compliance Certificate: 75520 Section 436, Building Act 2004

Issued:25Jul08



The Building

Street Address of building:

42 KETENIKAU RD, KAMO, WHANGAREI 0112

Legal Description of land where building is located:

LOT 9 DP 211189 LLP 102725

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:

N/A

The Owner

Name of owner:

TERRY & NOELENE BRADLEY FAMILY TRUST

Phone number: (Pvt) N/A

Mailing Address:

P O BOX 4150

KAMO

Phone number:

09 4352875

Mobile number:

027 4775014

Facsimile number:

N/A N/A

Email address: Website:

N/A N/A

Street address/registered office:

42 KETENIKAU RD

KAMO

WHANGAREI 0112

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

Contact Person:

BRADLEY BUILDERS

Mailing Address:

P O BOX 4150

KAMO

Phone number:

(Bus.) N/A

Phone number: (Pvt) N/A

Mobile number:

N/A

Facsimile number:

N/A

Email address: Website:

N/A

N/A

Creating the ultimate living environment

Forum North, Private Bag 9023 Whangarei 0140, New Zealand Telephone: +64 9 430 4200 Facsimile: +64 9 438 7632 Email: mailroom@wdc.govt.nz Website: www.wdc.govt.nz **Building Work**

NEW DWELLING

Building Consent number:

75520

Issued by:

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.

Council Charges

The Council's total charges payable on the uplifting of this code compliance certificate in accordance with the attached details are: \$0.00

This is a final code compliance certificate issued in respect of all of the building work under the above building consent

Signature

RESIDENTIAL TEAM LEADER - PAUL VAN DER SLUIS

Position

On behalf of: WHANGAREI DISTRICT COUNCIL

Date: 25 Jul 2008

Code Compliance Certificate 75520



Private Bag 9023 | Whangarei 0148 | New Zealand T: 09 430 4200 | 0800 WDC INFO | 0800 932 463 | F: 09 438 7632 W: www.wdc.govt.nz | E: mailroom@wdc.govt.nz



FILE COPY

Building Consent No: BC1601529

Section 51, Building Act 2004

Issued: 1 May 2017

The Building

Street address of building: 42 Ketenikau Road

Kamo 0112

Legal description of land where building is located: LOT 2 DP 389233

LLP: 120293

Building name:

Location of building within site/block number:

Level/unit number:

N/A N/A

N/A

The Owner

S D Blampied N J Blampied 42 Ketenikau Road

Kamo 0112

Phone number: 4372113

Mobile number: N/A
Facsimile number: N/A
Email address: N/A

Website: N/A

Street address/registered office: 42 Ketenikau Road

Kamo 0112

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

Contact Person

Beazley Design Limited

PO Box 7002 Tikipunga

Whangarei 0144

Phone number: 4383277

Mobile number: 0211303118

Facsimile number: 4383255

Email address: gary@beazleydesign.co.nz
Website: www.beazleydesign.co.nz

Building Work

The following building work is authorised by this consent:

Additions and Alterations to Existing Dwelling - Study, Kitchen and Dining



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
- iiii) any building.
- See attached schedule of site requirements for inspections and documentation required.
- 2. A copy of your Electrical Certificate will be required.

Compliance Schedule

A compliance schedule is not required for the building.

Attachments

No attachments.

Additional Information

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

Kayla Maxwell
Support Assistant – Building Processing
On behalf of Whangarei District Council

1 May 2017 Date



Form 7

Code Compliance Certificate BC1601529

Section 95, Building Act 2004

Issued: 14 June 2023

The Building

Street address of building: 42 Ketenikau Road

Kamo 0112

Legal description of land where building is located: LOT 2 DP 389233

LLP: 120293

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

Current, lawfully established use: **Detached Dwelling**

Year first constructed: 2008

The Owner

S D Blampied N J Blampied 42 Ketenikau Road

Kamo 0112

Phone number: N/A

Mobile number: 021813503

Facsimile number: N/A

Email address: scott@astrolift.co.nz

N/A Website

Street address/registered office: 42 Ketenikau Road

Kamo 0112

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



Building Work

Additions and Alterations to Existing Dwelling - Study, Kitchen and Dining

Building Consent Number: BC1601529

Issued by: 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.

Jessica Tyler-Whiteman Date

Jessica Tyler-Whiteman Support Assistant – Building Processing On behalf of Whangarei District Council In reply please quote BC1601529



14 June 2023

S D Blampied N J Blampied 42 Ketenikau Road Kamo 0112 Forum North, Private Bag 9023
Whangarei 0148, New Zealand
P +64 9 430 4200
F +64 9 438 7632
E mailroom@wdc.govt.nz
www.wdc.govt.nz

Dear Sir/Madam

Waiver or Modification of the Building Code - S67 Building Act 2004

In connection with Section 67 of the Building Act 2004, a modification of the Building Code has been approved in connection with building consent number 1601529 issued on 1 January 2017 in the name of S D Blampied and N J Blampied

.

The effect of the modification is to amend the building consent to incorporate a modification to Building Code clause B2 (durability) for the required durability period for all elements to apply from the date of substantial completion of the building which it has been agreed was April 2018 and not from the date of the Code Compliance Certificate.

Yours faithfully

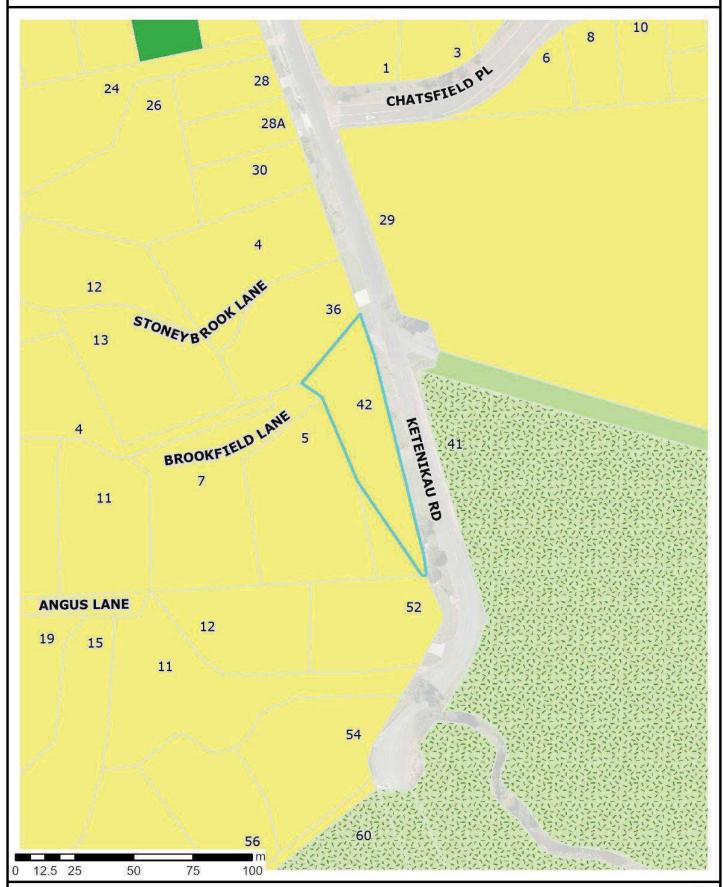
Rod Spooner

Senior Building Controls Officer

This document is to be attached to the Building Consent to which it relates.

Operative District Plan - Area Specific Matters





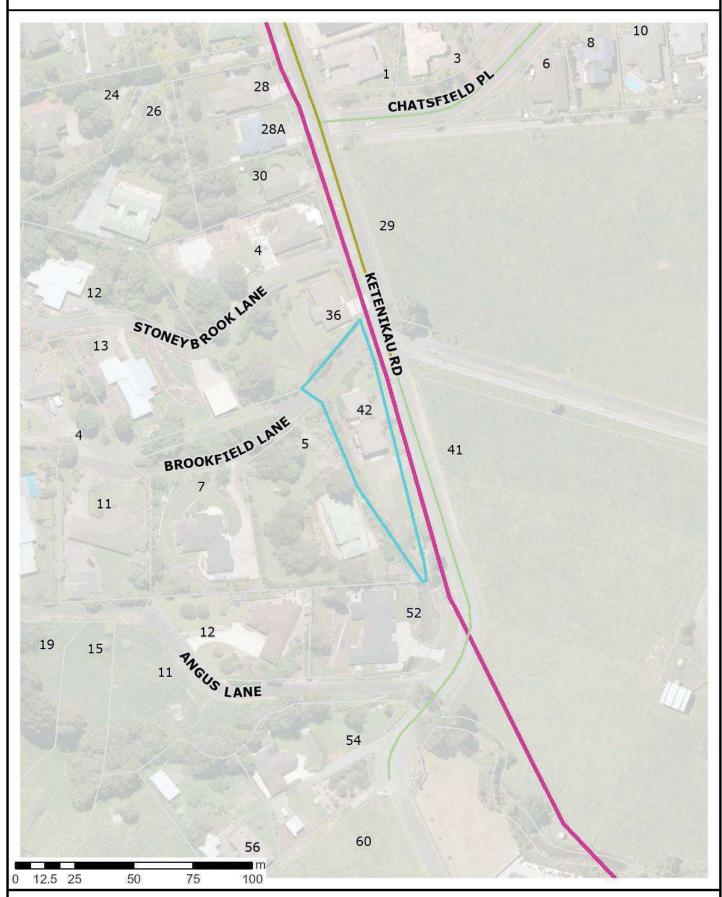
The information displayed is schematic only and serves as a guide. It has been compiled from Whangarei District Council records and is made available in good faith but its accuracy or completeness is not guaranteed.

1 October 2024 Scale 1:1,500



Operative District Plan - District-Wide Matters





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.

1 October 2024 Scale 1:1,500



Operative District Plan - Map Legend



District-Wide Matters Area Specific Matters Multi Title Site Industrial Zones Energy, Infrastructure and Historical and Cultural Transport Designation Light Industrial Zone. Airport Runway Notable Tree Overlay Precinct Heavy Industrial Indicative Road Heritage Item Overlay Development Area Zone National Road Heritage Area Overlay Regional Road Sites of Significance Residential Zones to Maori - Arterial Road Open Space and Large Lot Areas of Significance **Recreation Zones** Residential Zone Primary Collector to Maori Road Low Density Natural Open Papakāinga Residential Zone Secondary Collector Space Zone Road General Residential Open Space Zone Natural Environment Access Road Values Sport and Active Medium Density Low Volume Road Recreation Zone Residential Zone Esplanade Priority Strategic Road Area Protection Area Coastal Marine Area **Rural Zones** Strategic Railway (CMA) boundary Protection Line Special Purpose Zones Goat Control Areas Settlement Zone Rescue Helicopter Residential Sub-Flight Path **QRA Quarrying** Airport Zone Zone Resource Area National Grid Tower Hospital Zone Settlement Zone QRA Mining Area Northpower Tower Centre Sub-Zone Port Zone CEL-Cat1 QRA Buffer Area Settlement Zone Ruakaka Equine National Grid Line Industry Sub-Zone QRA 500m Indicative Zone Setback Rural Production Northpower Overhead Critical Line Cel-Cat1 **Outstanding Natural** Feature Northpower Critical Rural Lifestyle Zone Overhead Lines CEL **Outstanding Natural** Future Urban Zone Landscape Northpower Critical Strategic Rural Underground Lines Industries Zone General District-Wide Fonterra Kauri Milk Processing SRIZ -Hazards and Risks Ancillary Irrigation ----- Air Noise Boundary Farms **Outer Control** Coastal Erosion Boundary Hazard 1 Helicopter Hovering Commercial and Mixed Coastal Frosion Zones Hazard 2 Noise Control Flood Susceptible Local Centre Zone **Boundary Overlay** Areas Neighbourhood Rail noise alert area Mining Hazard Area 1 Centre Zone Rail vibration alert Mining Hazard Area 2 Commercial Zone area Mining Hazard Area 3 Mixed Use Zone Coastal Environment Overlay Town Centre Zone **Outstanding Natural** City Centre Zone Character Area Waterfront Zone High Natural Character Area Shopping Centre 7one

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

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The Whangarei District Council district plan GIS data was created at a specific point in time.

Land parcel Information is sourced from the Land Information New Zealand (LINZ) Data Service. The LINZ land parcel information may be updated by LINZ at any time from that time, which may result in misalignments with Whangarei District Council information.