

WDC LIM REPORT

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SUE & DAMIEN

021 793 822 / 021 387 345

ownrealestate.co.nz

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OWN
REAL ESTATE

LAND INFORMATION MEMORANDUM NO: LM2501176**Received: 15 Jul 2025****Issued: 23 Jul 2025****Section 44A, Local Government Official Information
And Meetings Act 1987****APPLICANT**S Maich
3 A Grand View Road
Te Kamo 0112**SITE INFORMATION**Property ID: 12836
Street Address: 3 A Grand View Road Te Kamo 0112
Legal Description: LOT 2 DP 46952

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: NA1650/30
- Deposited Plan: DP 46952

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 and moderate zones 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 introduces new provisions relating to natural hazards to the District Plan, including new hazard maps and rules for land use, development, and subdivision in hazard susceptible areas. As of 4 December 2024 the Decision Version PC1 rules have legal effect.

Refer to map attached and for more information on the proposed plan change please visit:

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

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:

- Undetermined.

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, House Connection and/or Drainage Plan for this property from the building file is attached.

- House Connection Plan – Dated 15/05/1976

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-documents/Policies/Building-Over-Public-Sewers-Policy>

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

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

Outstanding water balance as at today's date is \$80.00.

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 a Building Permit issued for this property is attached.

- Erect a House
Dated 15/04/1959

Please note, a Code Compliance Certificate (CCC) is NOT required for works subject to a Building Permit. Building Permits were issued up until 1993, prior to the Building Act 1991 coming into effect.

Building 'Permits' were subsequently replaced with 'Building Consents' by the Building Act. Building Consents introduced the CCC as formal confirmation that all building works have been completed in accordance with the consented documents.

Copy of an Application (e.g. Vehicle Crossing Permit and/or Public Utility Service) for this property is attached as listed below:

- Application for Plumbing and Drainage Permit
Passed 26/10/1960

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 Medium Density Residential Zone.

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:



Elle Swanson
Property Information Officer

Property Map



New Subdivisions

- Proposed Pre-223
- 223 Certificate

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

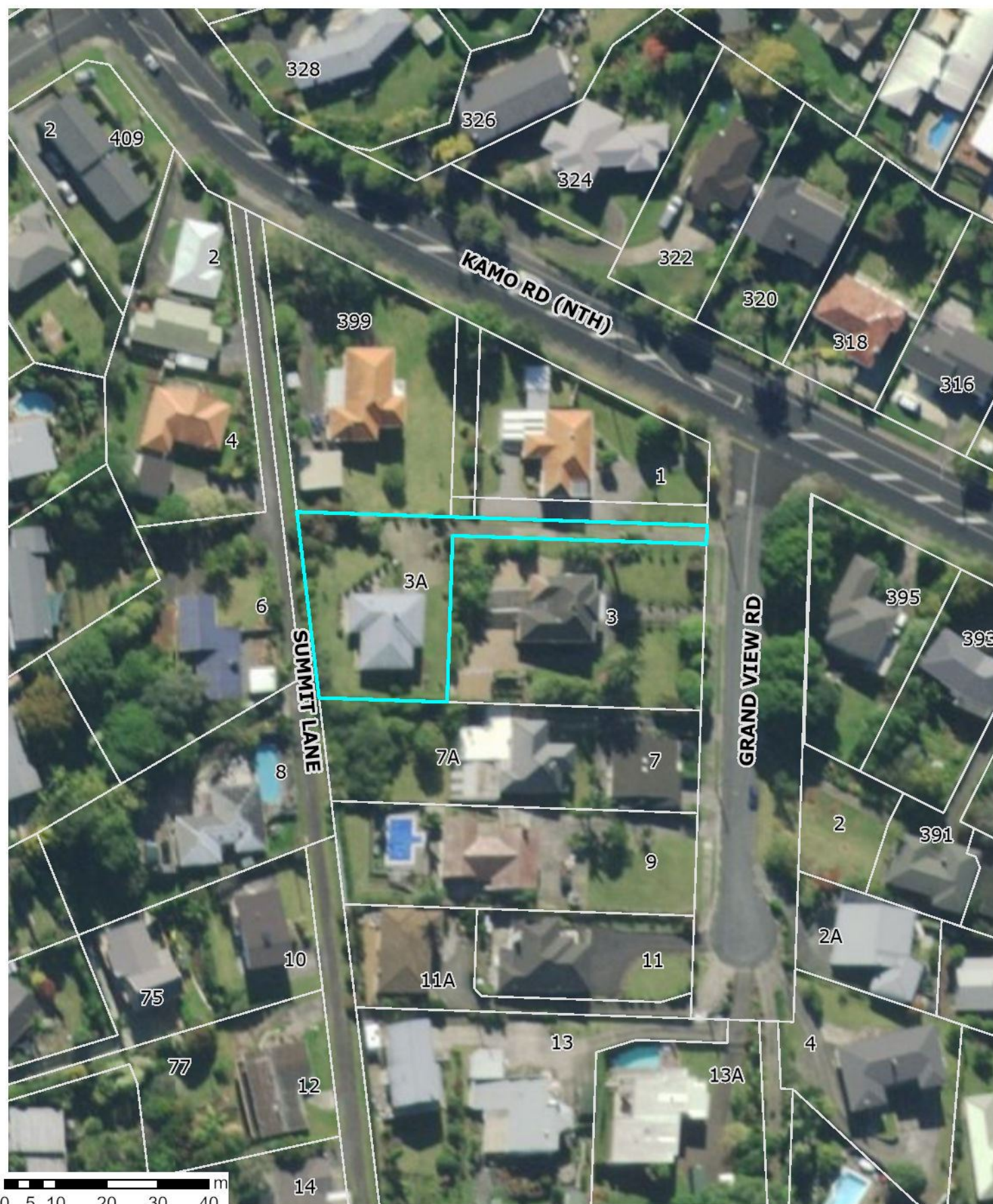
17 July 2025

Scale 1:1,000

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



Aerial Photography



This map includes New Zealand's most current publicly owned aerial imagery and is sourced from the LINZ Data Service.

17 July 2025

Scale 1:1,000



The information displayed is schematic only and serves as a guide. It has been compiled from Whangarei District Council records and is made available in good faith but its accuracy or completeness is not guaranteed. Parcel Information is sourced from the Land Information New Zealand (LINZ) Data Service. CROWN COPYRIGHT RESERVED. © Copyright Whangarei District Council.



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

**Guaranteed Search Copy issued under Section 60 of the Land
Transfer Act 2017**



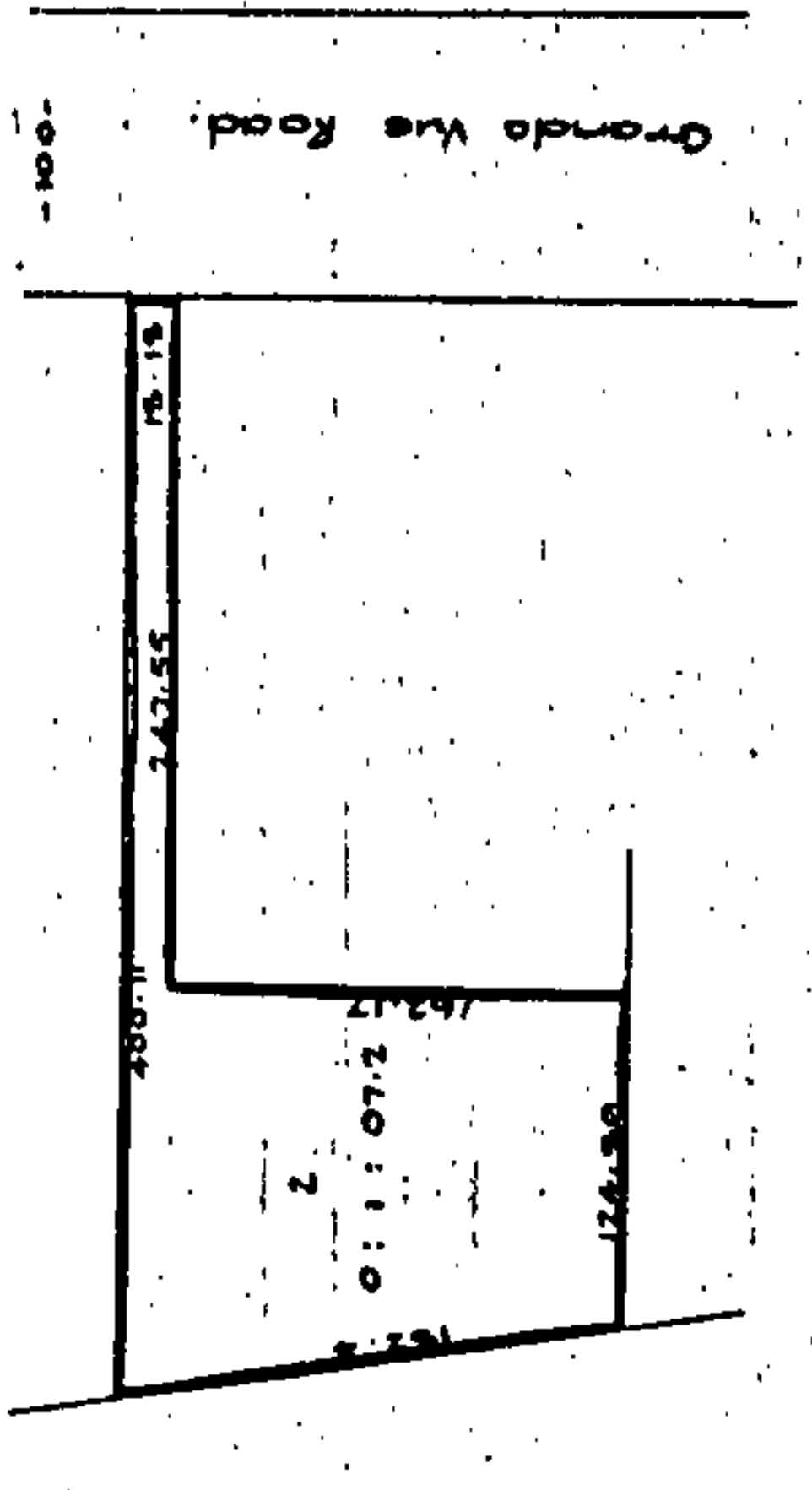

R.W. Muir
Registrar-General
of Land

Identifier **NA1650/30**
Land Registration District **North Auckland**
Date Issued 12 June 1959

Prior References
NA1007/175

Estate Fee Simple
Area 1194 square metres more or less
Legal Description Lot 2 Deposited Plan 46952
Registered Owners
John Hall Young

Interests
Fencing Agreement in Transfer 353046
326457.1 Settled under the Joint Family Homes Act 1964 - 30.6.1975 at 1.52 pm



Land Transfer Office
Received 2.6.59
Title Reference Bal. C.T. 1007/175
310 Referred to L. T. Surveyor 2.6.59

Boundary Report
From D.P. 34997 & 28583

Deposited this 21st day
of June 1959

W. Portman
District Land Registrar

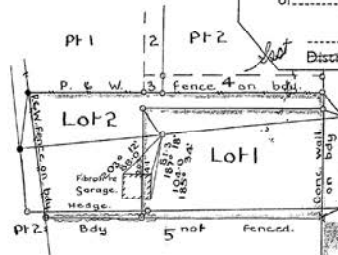


Diagram
Not to scale

D.P. 37533

52046'

D.P. 34997

PT 1

PT 2

Lot 2

Lot 1

0-1-072

0-1-242

D.P. 43540

Total Area : 0-2-31-4

D.P. 28583

D.P. 42052

6540 Chs. N.

D.P. 46022

In pursuance of a resolution of the Kamo Town Council, passed on the 7th day of June 1959, approving under Section 351 of the Municipal Corporations Act 1954, the subdivision shown on this plan, the Common Seal of the Body Corporate called the Chairman, Councillors and Citizens of the Kamo Town District, was hereto affixed in the presence of:

Chairman J. D. Lee
Councillor J. G. Oke
Jean Clerk P. W. Wainman



Approved as to Survey

W. Portman
Chief Surveyor
5.6.59

Received
Reference plans D.P. 28583, 34997, 37533, 42052, 43540, 46022
Field book 310
Traverse book 310
Examined by P. T. Hosking
Recorded 22.6.59
Correct 22.6.59

Subdn. of PT Allot. 2. Whangarei Psh.

Comprised in Bal. C.T. 1007/175

Survey Block & District VIII Purua S.D.
Land District North Auckland Local Body Kamo Town Council

Scale 1 Chain to an inch Surveyed by P. T. Hosking Date March 1959

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

And I make this solemn declaration, conscientiously believing the same to be true and by virtue of the Oaths and Declarations Act, 1937.

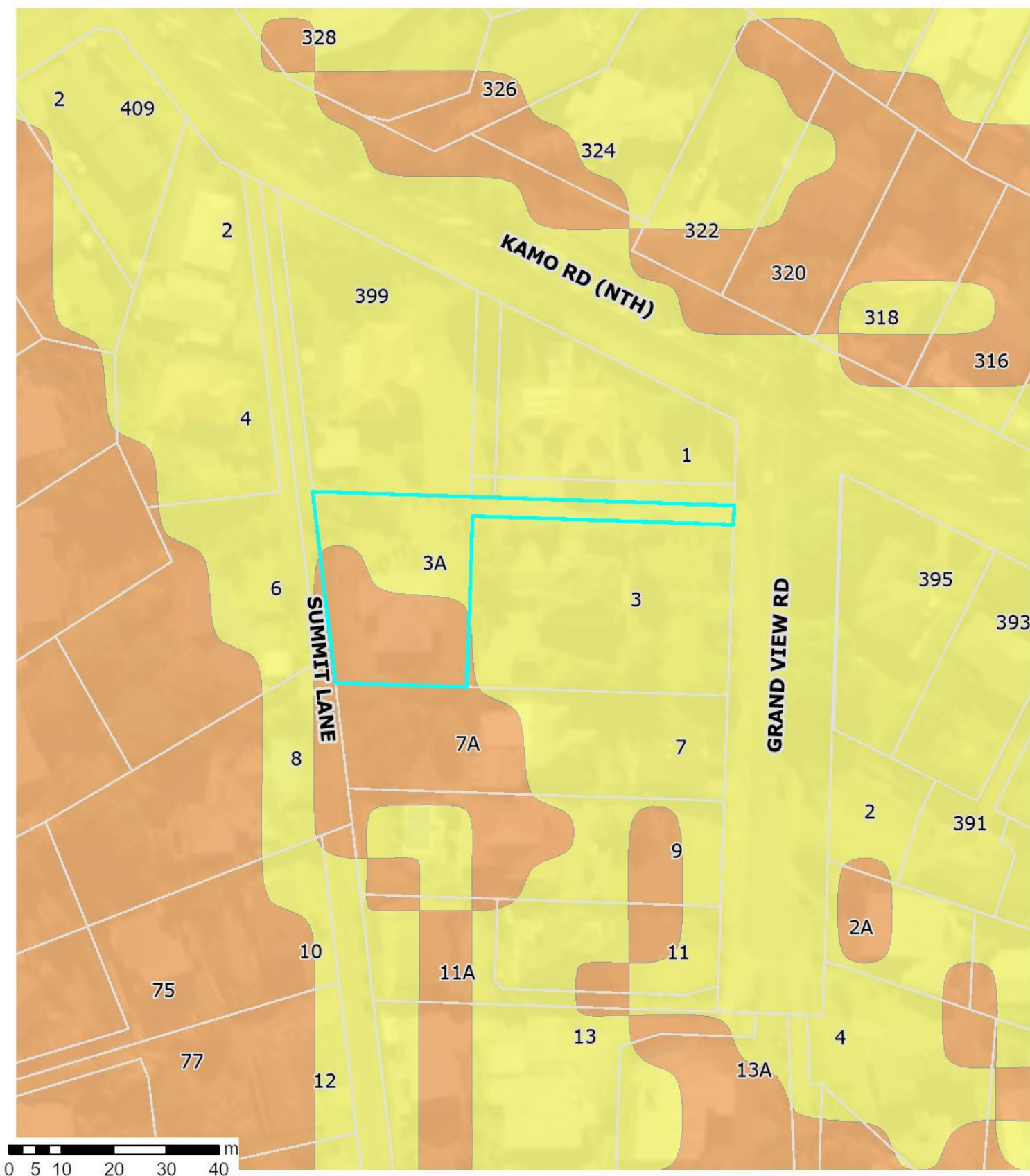
Declared at Whangarei this 15th day of June 1959
before me G. O. Decker
Justice of the Peace, (or Solicitor, or Notary Public.)

Approved

W. Portman

Applicant or Registered Owner

46952



Landslide Susceptibility Zone

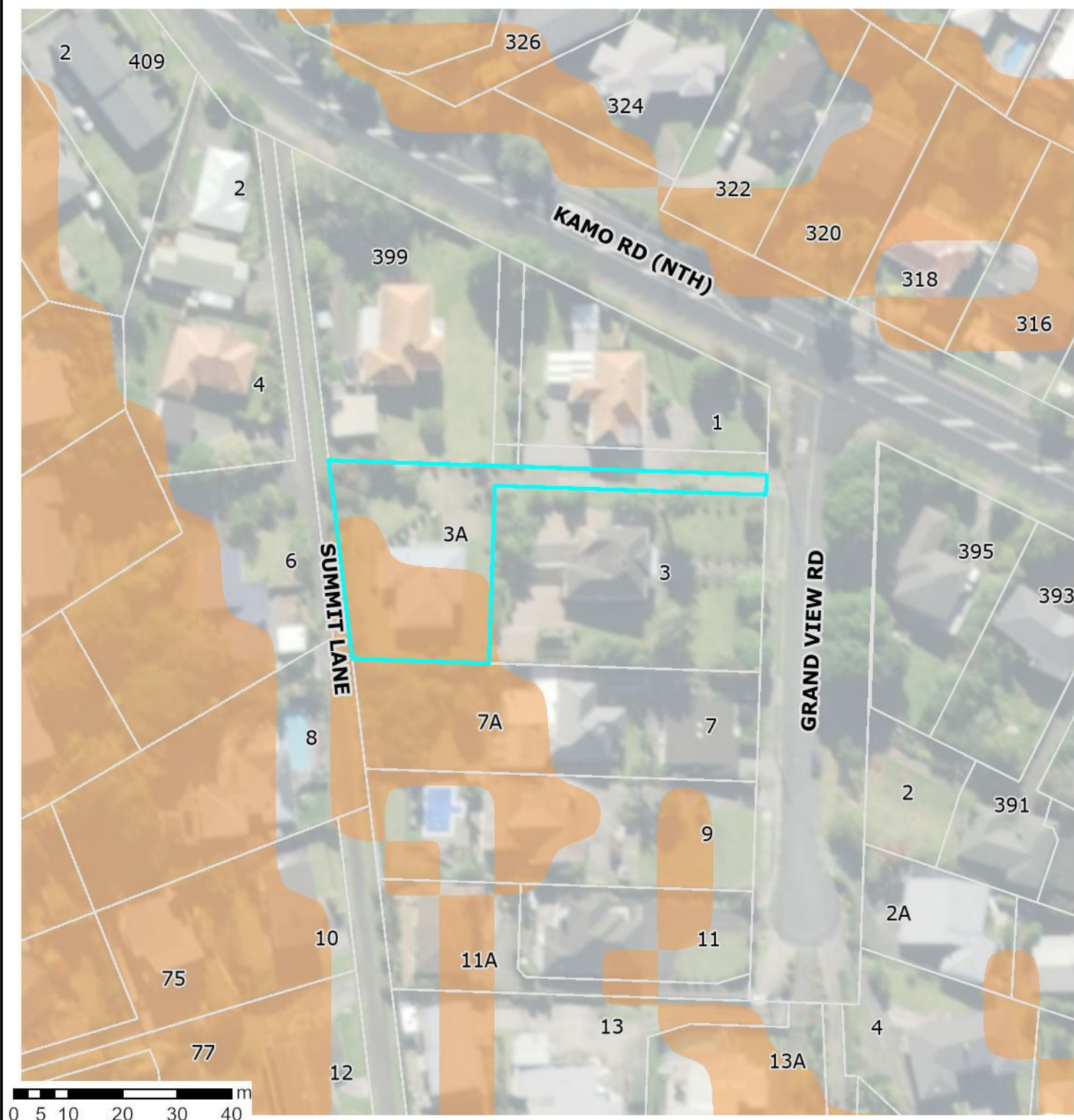
- High
- Moderate
- Low

Whangārei District Council holds indicative information on land stability hazard for Whangārei. The Whangārei 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>

17 July 2025
Scale 1:1,000



District Plan Change 1 - Natural Hazards Land Instability



PC1 - Natural Hazards

Land Instability

- High Susceptibility to Land Instability
- Moderate Susceptibility to Land Instability

17 July 2025

Scale 1:1,000



Information provided on this map forms part of Plan Change 1 – Natural Hazards.
To view the maps and see how the changes may affect the property please visit:
<https://www.wdc.govt.nz/Services/Planning/District-Plan-changes/Current-plan-changes>.

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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.

17 July 2025

Scale 1:1,000



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Water, Wastewater and Stormwater – Map Legend

Water	Stormwater	Stormwater Catchment and Flood Management	Wastewater
Water Point Actuator WDC Private Backflow Device WDC Private Bore WDC Private End Structure WDC Private Fitting Node WDC Private Hydrant WDC Private Meter WDC Meter Manifold WDC Private Pump WDC Private Valve WDC RED Private Water Line Abandoned Pipe Trunk Main WDC Private Other Main WDC Private Process Pipework WDC Private Reticulation WDC Private Service Line WDC Private Water Area Chamber WDC Private Reservoir WDC Private	Stormwater Point End Structure WDC Private Fitting Node WDC Private GPT WDC Private Manhole WDC Private Pump WDC Private Stormwater Inlet WDC Private Valve WDC Private Stormwater Line Abandoned Pipe Culvert WDC Private Drainage WDC Private Main WDC Private Service Line WDC Private Surface Drain WDC Private Stormwater Area Basin WDC Private Chamber WDC Private	Stormwater Catchment and Flood Management Overland Flow Paths 2021 Modelled Catchment Flowpaths 2021 0.2 ha to 0.4 ha 0.4 ha to 1.0 ha 1.0 ha to 3.0 ha 3.0 ha to 100.0 ha 100.0 ha and above Surface Depression Ponding Areas 2021 0.200000 - 0.600000 m 0.600001 - 1.200000 m 1.200001 - 2.000000 m 2.000001 - 4.000000 m 4.000001 - 9.910000 m Overland Flow Paths 2017 Catchment Area 2017 0.2 - 1.0 Ha 1.0 - 2.0 Ha 2.0 - 5.0 Ha > 5.0 Ha Depression Storage Areas 2017 Depression Storage Areas	Wastewater Wastewater Point Backflow Device WDC Private End Structure WDC Private Fitting Node WDC Private Manhole WDC Private Meter WDC Private Motor Control Centre WDC Private Pump WDC Private Valve WDC Private Wastewater Line Abandoned Pipe Main Rising Main (Pressure) Sewer Gravity Main Private Other Process Pipework WDC Private Service Line WDC Private Wastewater Area Chamber WDC Private Pressure Sewer System Public Private

WHANGAREI CITY

HOUSE CONNECTION PLAN

PERMIT No. 12224

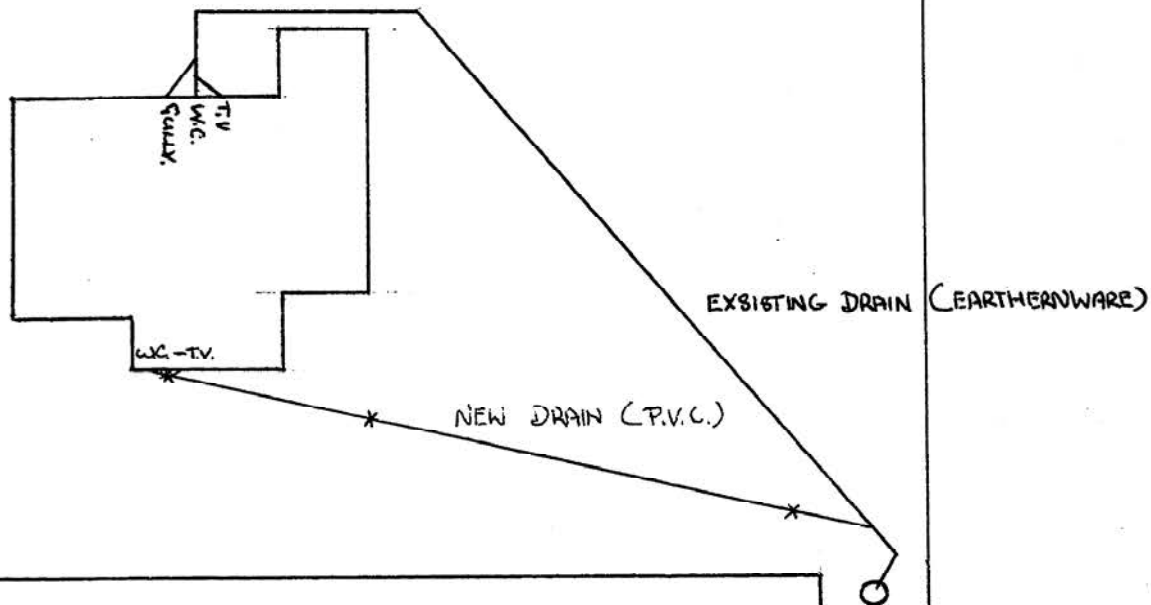
DATE 15/5/76

SCALE: 1/8in. TO A FOOT

NEW SEWERAGE DRAINS: RED

STORM WATER: DOTTED BLACK

OLD DRAINS: — FULL BLACK



Owner J. YOUNG
Street GRAND VIEW Rd. Assessment No.

Plumber D.A. WILSON

Drainer D.A. WILSON

BAIGENT PRINT
2000/11/74

12836

Binding Margin to be left Blank



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: Wednesday, 23 July, 2025

Property Number 12836
Legal Description LOT 2 DP 46952
Assessment Number 0071335400
Address 3 A Grand View Road Te Kamo 0112
Record of Title(s) 1650/30
Land Value \$445,000
Capital Value \$725,000
Date of Valuation 01-July-2024
Effective Date (used for rating purposes) 01-July-2025
Meter Location RH EDGE OF DR #3A

Rates Breakdown (up to 30 June 2026)

Rates Charge	Charge Total
General Residential	\$1,298.20
Sewage Disposal - Residential	\$966.00
Stormwater	\$79.00
Uniform Annual General Charge	\$901.00
Regional Council Services	\$229.89
Regional Economic Development	\$13.53
Regional Emergency & Hazard Management	\$67.31
Regional Flood Infrastructure	\$41.66
Regional Land and Freshwater Management	\$134.66
Regional Pest Management	\$109.47
Regional Rescue Services	\$8.87
Regional Sporting Facilities	\$16.09
Regional Transport Rate	\$30.40
Regional Urban Rivers Management - Gen Catchment	\$40.34
Annual Charge Total	\$3,936.42

Opening Balance as at 01/07/2025 **\$0.00**

Rates Instalments	Total
20/07/2025 Instalment	\$984.42
20/10/2025 Instalment	\$984.00
20/01/2026 Instalment	\$984.00
20/04/2026 Instalment	\$984.00
Rates Total	\$3,936.42

Balance to Clear **\$3,936.42**

KAMO TOWN COUNCIL

12000

Building Application Form

Date 15th APRIL 1959

To the Town Clerk,

Sir,

I hereby apply for permission to ERECT A HOUSE
 at GRAND VIEW ROAD (BACK SECTION) for J. H. YOUNG
 (House Number and Street) (Owner)
 of 19 LOVATTS CRESENT, according to locality, plan and detail plans, elevations,
 (Address)
 cross-sections and specifications of building deposited herewith in duplicate.

PARTICULARS OF LAND:

Assess. No.: 77-398/1
 Lot No.: 2
 D.P.: 46952-~~2~~
 Allotment No.: PART ALLOT 2 WHANG. PARISH

LENGTH OF BOUNDARIES:

Front: (18.18 LINKS ENTRANCE) + 162.17 LKS.
 Back: 1.82 LINKS
 Side: 400 Area: WOOD 7.2 POUNDS
 Side: 1215

PARTICULARS OF BUILDING:

Foundations: CONCRETE Floors: WOOD
 Walls: BRICK Roofs: IRON
 Area of Ground Floor: ONE THOUSAND TWO HUNDRED AND FIVE square feet
 Area of Outbuildings: _____ square feet
 Number of Storeys: Above kerb level 1 PLUS A BASEMENT Below kerb level _____
 Average distance of set-back of front of buildings from street boundary line: 25ft FROM FRONT BOUNDARY
WHICH IS A BACK SECTION

ESTIMATED COST:

Building	£ 2000 <u>2800</u>
Sanitary, Plumbing and Drainage	£ <u>500</u>
Total	<u>£3400</u>

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

Proposed use or occupancy or other parts of buildings: _____

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

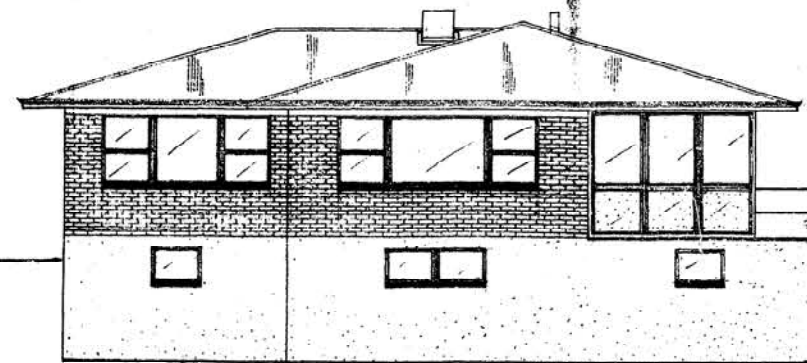
Yours faithfully,

Builder's Postal Address:

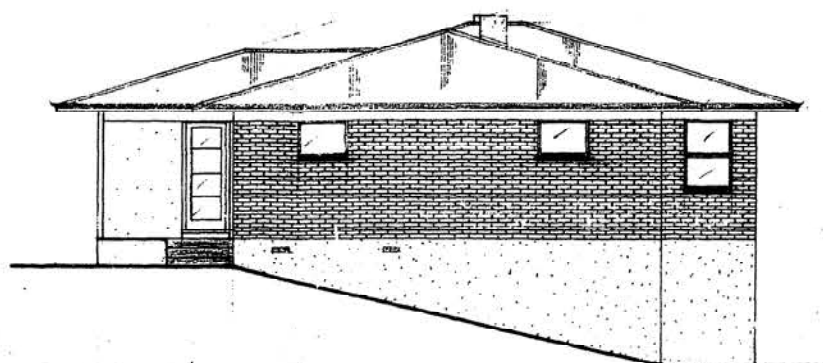
19 Lovatts Cres.
Whangarei

J. Young Owner.
J. Young Builder

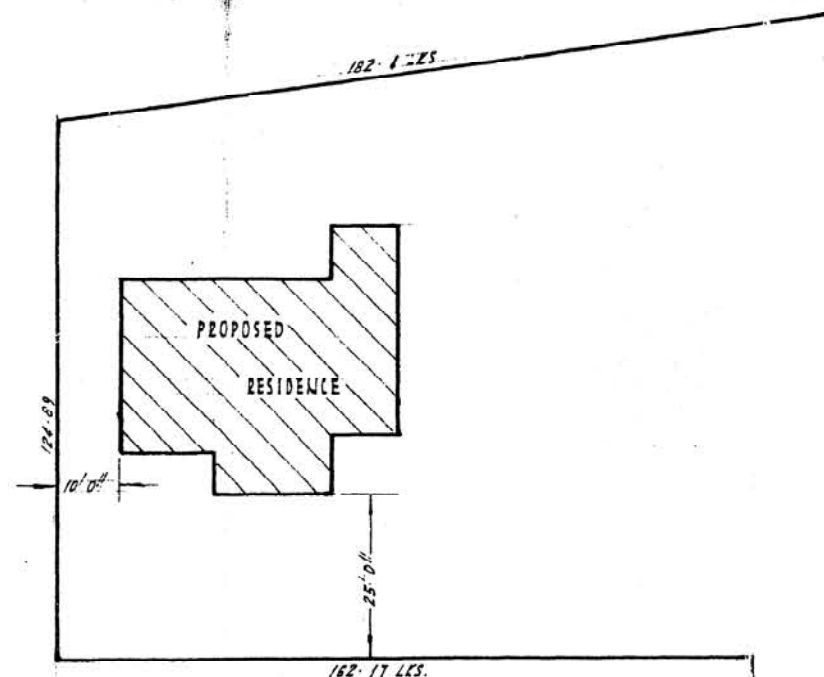
12836



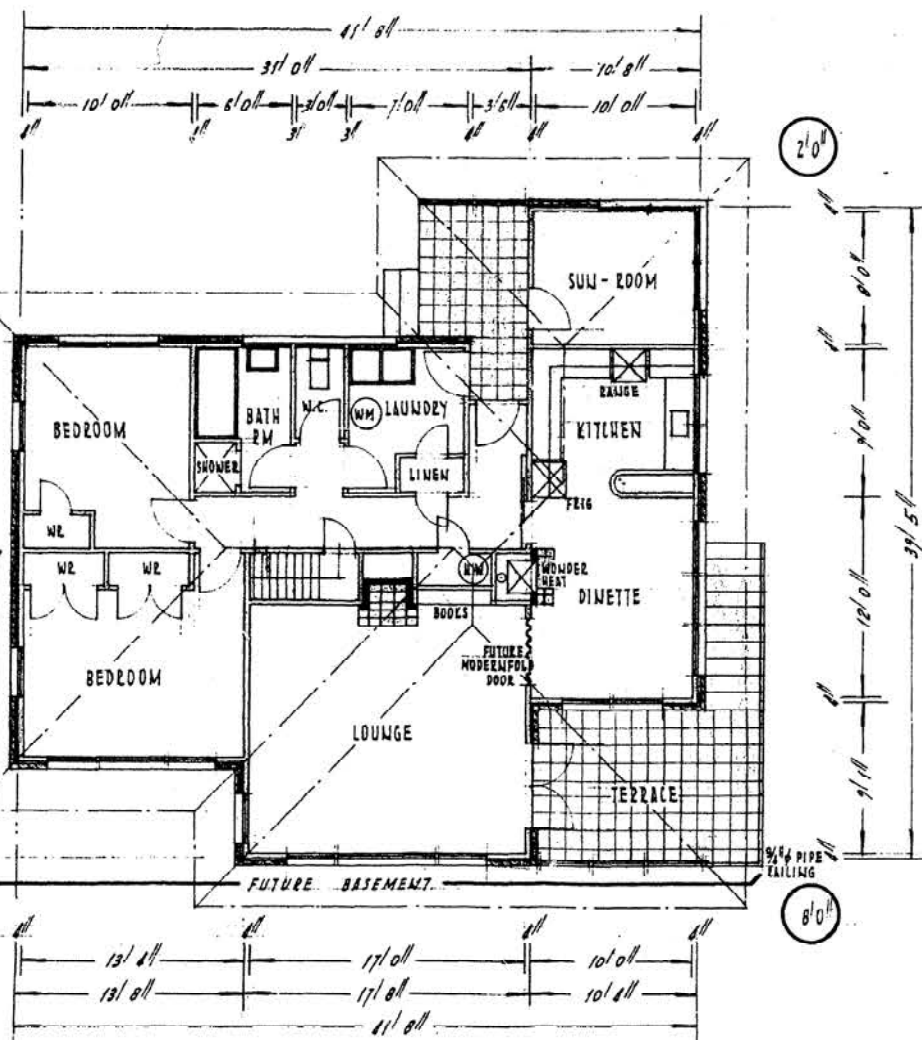
FRONT ELEVATION



SIDE ELEVATION



SITE PLAN

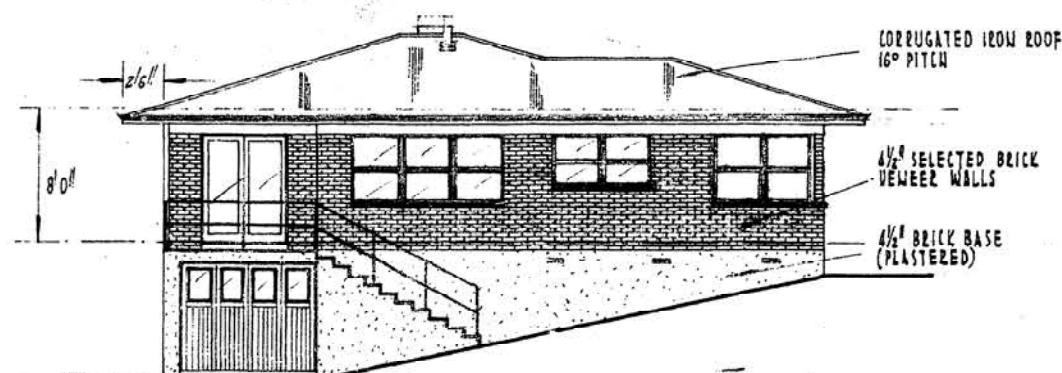


FLOOR PLAN

AREA 1205 SQ. FEET (EXCLUDING TERRACES)



BACK ELEVATION



SIDE ELEVATION

SCALE

J. M. STIFFE'S
DRAUGHTING SERVICE
— WHANGAREI —

PROPOSED RESIDENCE FOR
J. H. YOUNG ESQ.
GRAND VIEW ROAD

WHANGAREI

PLAN No
1482

BUILDER

123,000

Road/Street

KAMO TOWN COUNCIL

APPLICATION FOR PLUMBING AND DRAINAGE PERMIT

Permit No.

Building
Permit No.

Receipt No.

TO THE KAMO TOWN COUNCIL:

I, the undersigned, hereby give notice that I intend to carry out the following work subject to the provisions of the By-laws of the Kamo Town Council, the Municipal Corporations Act, 1954, amendments thereof or any other provisions whatsoever applicable thereto, and request that a permit be issued for the execution of same.

Owner Mr. J. Young Legal Description

Address Grand View Rd Kamo

Signature W. E. Redwood ~~Owner~~ /Plumber

Class of work with description Plumbing on residence

£100
10-9-

The Fee payable as per schedule hereunder must accompany this application.

SCHEDULE OF FEES

If the value of the proposed work does not exceed £25	5	0
If the value of the proposed work exceeds £25, but does not exceed £50	10	0
If the value exceeds £50 but does not exceed £100	1	0 0
If the value exceeds £100 but does not exceed £150	1	10 0
If the value exceeds £150	2	0 0

Estimated Value, £ 90

(The decision of the Inspector shall be final as to this.)
Plans and drawings on back hereof.

Owner, ~~Drainlayer~~ or Plumber W. E. Redwood

Address 18 Donald Str Whang.

Date 18-10-60

(For Office Record Only)

APPLICATION APPROVED Inspector

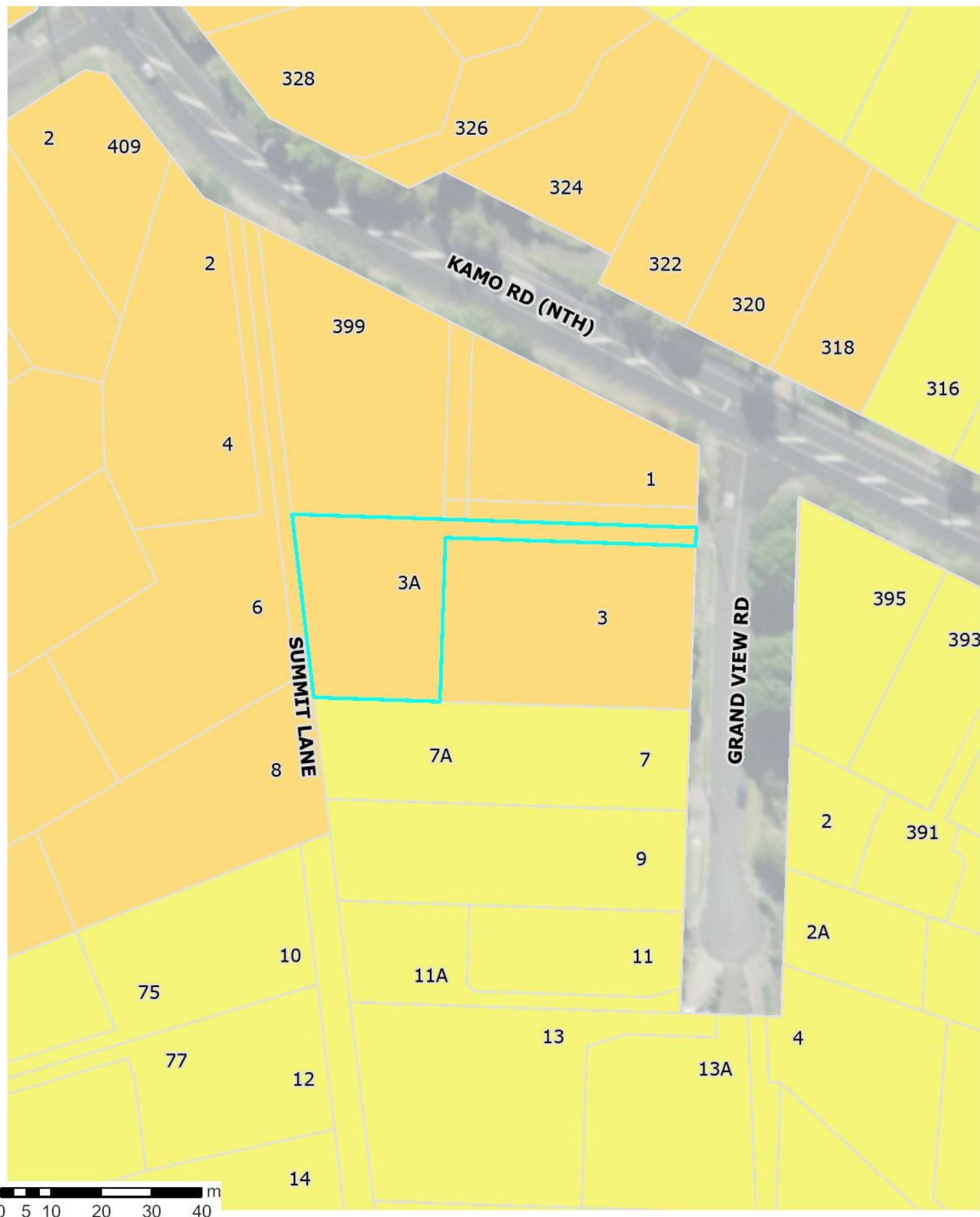
19

WORK INSPECTED AND PASSED Inspector

26/10/60

19

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.

17 July 2025
Scale 1:1,000

Parcel Information is sourced from the Land Information New Zealand (LINZ) Data Service.
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Operative District Plan – Map Legend

District-Wide Matters

Energy, Infrastructure and Transport

- Airport Runway
- Indicative Road
- National Road
- Regional Road
- Arterial Road
- Primary Collector Road
- Secondary Collector Road
- Low Volume Road
- Access Road
- Strategic Road Protection Area
- Strategic Railway Protection Line
- National Grid Tower
- Northpower Tower CEL-Cat1
- National Grid Line
- Northpower Overhead Critical Line Cel-Cat1
- Northpower Critical Overhead Lines CEL
- Northpower Critical Underground Lines CEL

Hazards and Risks

- Coastal Erosion Hazard 1
- Coastal Erosion Hazard 2
- Flood Susceptible Areas
- Mining Hazard Area 1
- Mining Hazard Area 2
- Mining Hazard Area 3

Historical and Cultural Values

- Notable Tree Overlay
- Heritage Item Overlay
- Heritage Area Overlay
- Sites of Significance to Maori
- Areas of Significance to Maori

Natural Environment Values

- Esplanade Priority Area
- Coastal Marine Area (CMA) boundary
- Goat Control Areas
- Outstanding Natural Feature
- Outstanding Natural Landscape

General District-Wide Matters

- Air Noise Boundary
- Outer Control Boundary
- Helicopter Hovering Area
- Noise Control Boundary Overlay
- Rail noise alert area
- Rail vibration alert area
- QRA Quarrying Resource Area
- QRA Mining Area
- QRA Buffer Area
- QRA 500m Indicative Setback
- Coastal Environment Overlay
- Outstanding Natural Character Area
- High Natural Character Area

Area Specific Matters

- Designation
- Precinct
- Development Area

Residential Zones

- Large Lot Residential Zone
- Low Density Residential Zone
- General Residential Zone
- Medium Density Residential Zone

Rural Zones

- Rural Production Zone
- Rural Lifestyle Zone
- Settlement Zone
- Residential Sub-Zone
- Settlement Zone Centre Sub-Zone
- Settlement Zone Industry Sub-Zone

Commercial and Mixed Use Zones

- Local Centre Zone
- Neighbourhood Centre Zone
- Commercial Zone
- Mixed Use Zone
- Town Centre Zone
- City Centre Zone

Industrial Zones

- Light Industrial Zone
- Heavy Industrial Zone

Open Space and Recreation Zones

- Natural Open Space Zone
- Open Space Zone
- Sport and Active Recreation Zone

Special Purpose Zones

- Airport Zone
- Future Urban Zone
- Fonterra Kauri Milk Processing SRIZ – Ancillary Irrigation Farms
- Hospital Zone
- Port Zone
- Ruakaka Equine Zone
- Shopping Centre Zone
- Strategic Rural Industries Zone
- Waterfront Zone

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.

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