

WDC LIM REPORT



SUE & DAMIEN

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REAL ESTATE

LAND INFORMATION MEMORANDUM NO: LM2400473**Received: 02 Apr 2024****Issued: 15 Apr 2024****Section 44A, Local Government Official Information
And Meetings Act 1987****APPLICANT**Ray White Whangarei
131 Port Road
Whangarei 0110**SITE INFORMATION**Property ID: 101754
Street Address: 22 A Princes Street Whangarei 0112
Legal Description: LOT 2 DP 197439

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: NA126D/119
- Deposited Plan: DP 197439

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>

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 District Plan Operative in Part 2022 with a new Natural Hazards chapter and new rules for subdivision and land use in hazard prone areas.

For more information on the proposed plan change please visit:

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

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.

- As-Built Services Plan – From PU9934087

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

- PU9934087 – Water Meter Only
Issued 19/05/1999

Copy of a Building Consent and Code Compliance Certificate issued for this property is attached as listed below:

- BC0364320 – New Dwelling/Garage
Building Consent – Issued 09/04/2003
Code Compliance Certificate – Issued 12/11/2004

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 refer to Part 3: Area Specific Matters - Chapters - Residential zones.

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

This property is in the vicinity of a Notable Tree.

- Site 290

See map attached and refer to Part 2: District Wide Matters - Historical and Cultural Values - Notable Trees

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

NOTE: Any tree greater than 6.0m in height or with a girth (measured 1.4m above the ground) greater than 600mm, located within a road reserve, park or reserve administered by Whangarei District Council is classified as a Public Tree.

A copy of a Resource Consent Land Use Notice of Decision by Council for this property is attached.

- LU0337424 (RC37424): Application for Resource Consent to erect a dwelling with an attached garage which exceeds the length permitted nil on the boundary – Granted 28/04/2003

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 Assessment Officer

Property Map



New Subdivisions

- Proposed Pre-223
- 223 Certificate

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

15 April 2024

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

15 April 2024
Scale 1:1,000



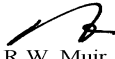
The information displayed is schematic only and serves as a guide. It has been compiled from Whangarei District Council records and is made available in good faith but its accuracy or completeness is not guaranteed. Parcel Information is sourced from the Land Information New Zealand (LINZ) Data Service. 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 **NA126D/119**
Land Registration District **North Auckland**
Date Issued 18 June 2001

Prior References
NA630/27

Estate Fee Simple
Area 560 square metres more or less
Legal Description Lot 2 Deposited Plan 197439

Registered Owners

Belinda Ann Molony as to a 1/2 share
Peter Lawrence Molony as to a 1/2 share

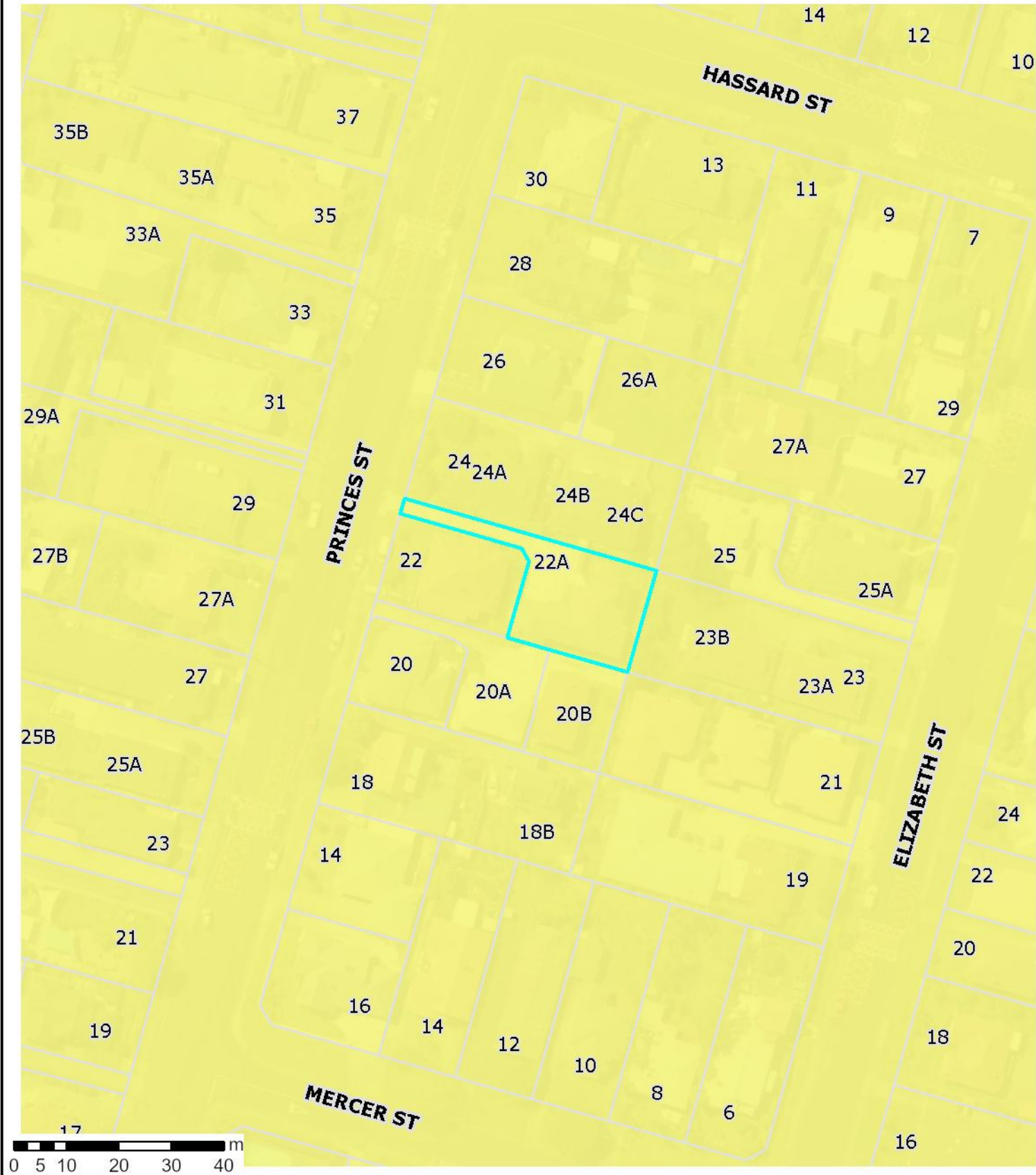
Interests

		Approvals Approved See plan copy on file for owners' signatures N.A. CORRY S.P. CORRY REGISTERED OWNERS
		I hereby certify that this plan was approved by the Whangarei District Council pursuant to Section 223 of the Resource Management Act 1991 on the 6 day of April 1999 Authorised Officer
NEW Co.T. ALLOCATED LOT 1: 126D/118 LOT 2: 126D/119		Total Area 1004 m² Comprised in CT 630/27 (All)
I, SAMUEL DONALD BEASLEY of WHANGAREI Registered Surveyor and holder of an annual practicing certificate for who act as a registered surveyor pursuant to section 25 of the Survey Act 1980 hereby certify that this plan has been made from surveys executed by me or under my directions, that both plan and survey are correct and have been made in accordance with the Survey Regulations 1982 or any regulations made in substitution thereof Dated at WHANGAREI this 18th day of May 1999 Signature		
Field Book <u> </u> Traverse Book <u> </u> Reference Plans <u> </u> Examined Correct ☒ Not Correct ☐ Approved as to Survey Deposited this 18th day of May 1999 File CORRY 1004 Received 3 JUN 1999 Instructions DP 126D/439		
LAND DISTRICT: NORTH AUCKLAND SURVEY BLK & DIST: IX WHANGAREI NZMS 261 SHT Q07 RECORD MAP No 41.01	LOTS 1 - 2 BEING A SUBDIVISION OF LOT 1 DP 23204	TERRITORIAL AUTHORITY WHANGAREI DISTRICT Surveyed by: SAM BEASLEY SURVEYORS Scale: 1:200 Date: JAN 1999

Micro Record Bureau Ltd.

DATA CONVERSION

28 JUN 2001



Landslide Susceptibility
Zone

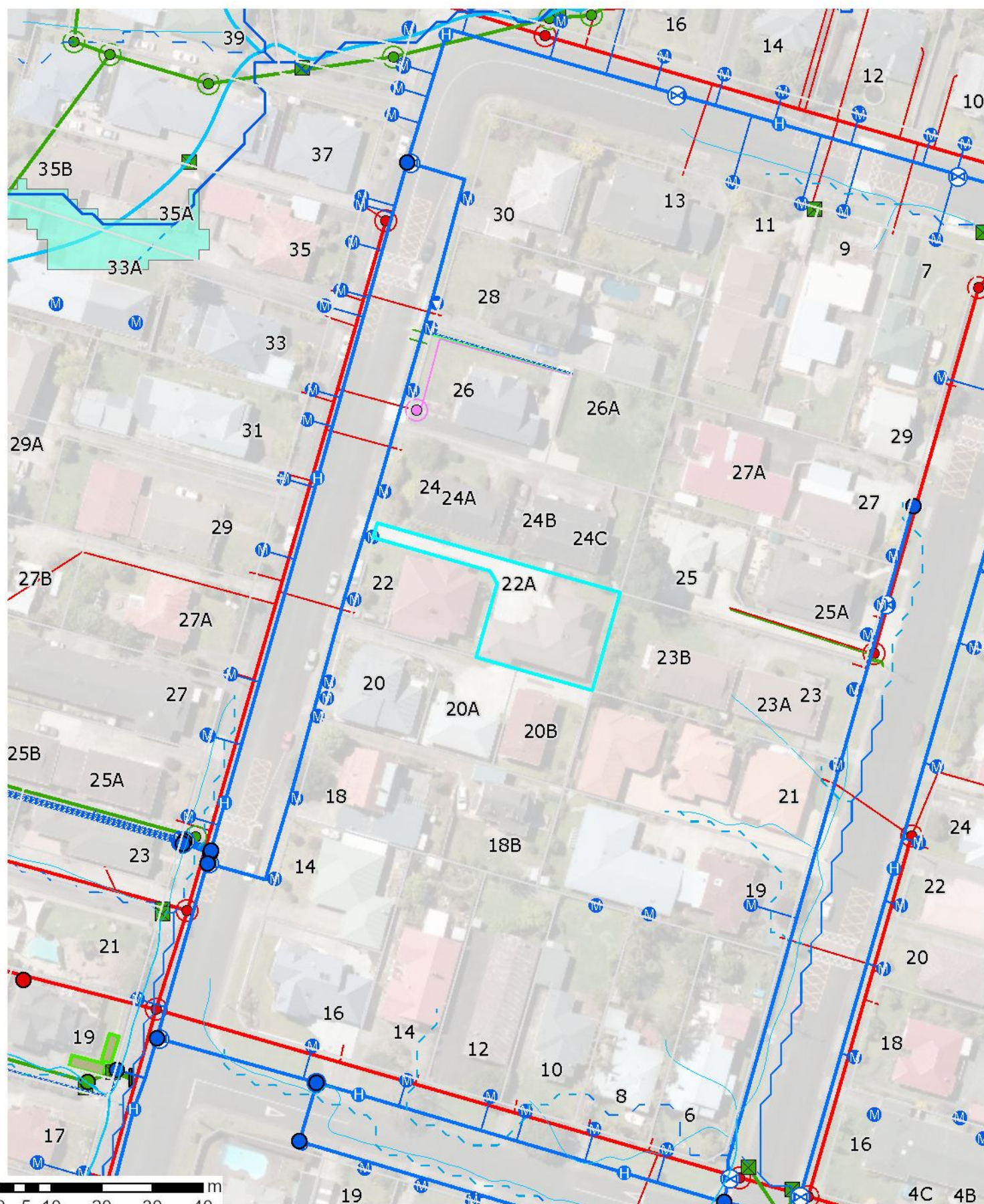
- High
- Moderate
- Low

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>

15 April 2024
Scale 1:1,000



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.

15 April 2024

Scale 1:1,000

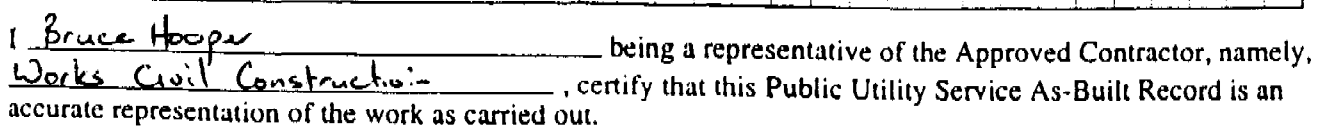


The information displayed is schematic only and serves as a guide. It has been compiled from Whangarei District Council records and is made available in good faith but its accuracy or completeness is not guaranteed. Parcel Information is sourced from the Land Information New Zealand (LINZ) Data Service.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

(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).



Date: 10 / 6 / 99



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: Monday, 15 April, 2024

Property Number 101754
Legal Description LOT 2 DP 197439
Assessment Number 0073244402
Address 22 A Princes Street Whangarei 0112
Record of Title(s) 126D/119
Land Value \$360,000
Capital Value \$850,000
Date of Valuation 01-July-2021
Effective Date (used for rating purposes) 01-July-2022
Meter Location 2m LHB OF ROW REAR SEC OF22

Rates Breakdown (up to 30 June 2024)

Rates Charge	Charge Total
General Residential	\$839.74
Sewage Disposal - Residential	\$902.00
Uniform Annual General Charge	\$701.00
Regional Council Services	\$180.61
Regional Economic Development	\$7.70
Regional Emergency & Hazard Management	\$50.50
Regional Emergency Services Rate	\$11.44
Regional Flood Infrastructure	\$36.56
Regional Land and Fresh Water Management	\$100.87
Regional Pest Management	\$88.06
Regional River Management - General Catchment Area	\$41.42
Regional Sporting Facilities	\$16.37
Regional Transport Rate	\$43.17
Annual Charge Total	\$3,019.44

Opening Balance as at 01/07/2023 **\$0.00**

Rates Instalments	Total
20/07/2023 Instalment	\$757.44
20/10/2023 Instalment	\$754.00
20/01/2024 Instalment	\$754.00
20/04/2024 Instalment	\$754.00

Rates Total **\$3,019.44**

Balance to Clear **\$0.00**

**Issue Document**

Public Utility Services Application No:34087

W.D.C. Policy M.B.5309

Received:13May99

Issued:19May99

Applicant

NEVILLE ALAN CORRY
22 PRINCES ST
WHANGAREI

Doc Id: 405847

Agent

NEVILLE ALAN CORRY
22 PRINCES ST
WHANGAREI

Site Information

PROPERTY ID: 17537

ASSESSMENT NO: 00732/444.00

STREET ADDRESS: 22 PRINCES ST, WHANGAREI

LEGAL DESCRIPTION: LOT 1 DP 23204

Project Information

THIS IS A PUBLIC UTILITY SERVICES APPLICATION ONLY

Fees

COUNCIL'S TOTAL CHARGES FOR THIS PUBLIC UTILITY SERVICES APPLICATION
ARE: \$107.00

PAYMENTS RECEIVED TO DATE:

Receipt number: 1493641 Date: 13May99 Amount: \$107.00

- 1: The following Public Utility Services are approved for installation:

Water Meter Only.

- 2: Conditions of approval for Utility Services:

No work to be covered up until inspected and approved.

Signed for and on behalf of the Council

Name: P Reyburn

Signature: 

Date: 19/5/99

13 14 15 16 17 18 19 20 21 22 23 24 25 26 27 28 29 30 31 32 33 34 35 36 37 38 39 40 41 42 43 44 45 46 47 48 49 50 51 52 53 54 55 56 57 58 59 60 61 62 63 64 65 66 67 68 69 70 71 72 73 74 75 76 77 78 79 80 81 82 83 84 85 86 87 88 89 90 91 92 93 94 95 96 97 98 99 100



hereby is approved by Council pursuant to the Resource Management Act 1991 on the day of

Authorised Officer

LEGAL ROAD (20.12 WIDE)

NEW METEX

1 DP 101015

53 Deeds W.20

LOT 1
444m²

LOT 2
560m²

NEW HOUSE

1 DP 98160

2 DP23204

4 DP23204

NEW CG - ALLOCATED

LOT 1,
LOT 2.

Total Area 1004 m²

Completed in CT 630/27 (All)

I, SAMUEL DONALD BEASLEY of WHATIA, Registered Surveyor and holder of an annual practising certificate, do hereby certify that this plan has been surveyed by me or under my directions, that the survey is correct and has been made in accordance with the Regulations 1972 or any regulations made in substitution thereof. Dated at WHANGAREI this day of 1999.

Field Book ☐ Traverse Book ☐
Reference Plans ☐
Examined ☐ Correct ☐

Approved as to Survey

Deposited this day of

Registrar-General

File COPY 1994

Received

Instructions

PRINCES STREET

Whangarei District Council

12 MAY 1999

RECEIVED

LOTS 1 - 2 BEING A SUBDIVISION OF LOT 1 DP 23204

TERRITORIAL AUTHORITY WHANGAREI DISTRICT
Surveyed by: SAM BEASLEY SURVEYORS
Scale: 1:200 Date: JAN 1999

NORTH AUCKLAND

WHANGAREI

RECORD MAP No. 41.01

1271

**Issue Document**

BUILDING CONSENT No: 64320
Section 35, Building Act 1991
Issued: 09Apr03
Project Information Memorandum No: 64212

64320**Applicant**

LEO JOHN MCCULLOUGH
2/240 FAIRWAY DR
KAMO
WHANGAREI 0101

Agent

LEO JOHN MCCULLOUGH
2/240 FAIRWAY DR
KAMO
WHANGAREI 0101

Site Information

PROPERTY ID: 102182
STREET ADDRESS: 22A PRINCES ST, WHANGAREI 0101
LEGAL DESCRIPTION: LOT 2 DP 197439

Project Information

PROJECT IS FOR: New Building
INTENDED USE(S): NEW DWELLING/GARAGE
INTENDED LIFE: Indefinite but not less than 50 years
VALUE OF WORK: \$180,000.00
NUMBER OF STAGES: 1

Fees

COUNCIL'S TOTAL CHARGES FOR THIS BUILDING CONSENT ARE: \$960.00
PAYMENTS RECEIVED TO DATE:
Receipt number: 2420221 Date: 02Apr03 Amount: \$960.00

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.

Signed for and on behalf of the Council

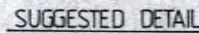
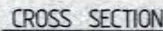
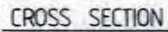
G. Byers

Name:.....

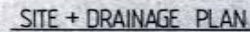
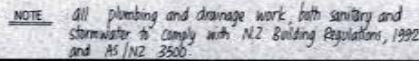
Signature:.....*G. Byers*.....

Date:..1../.5./03

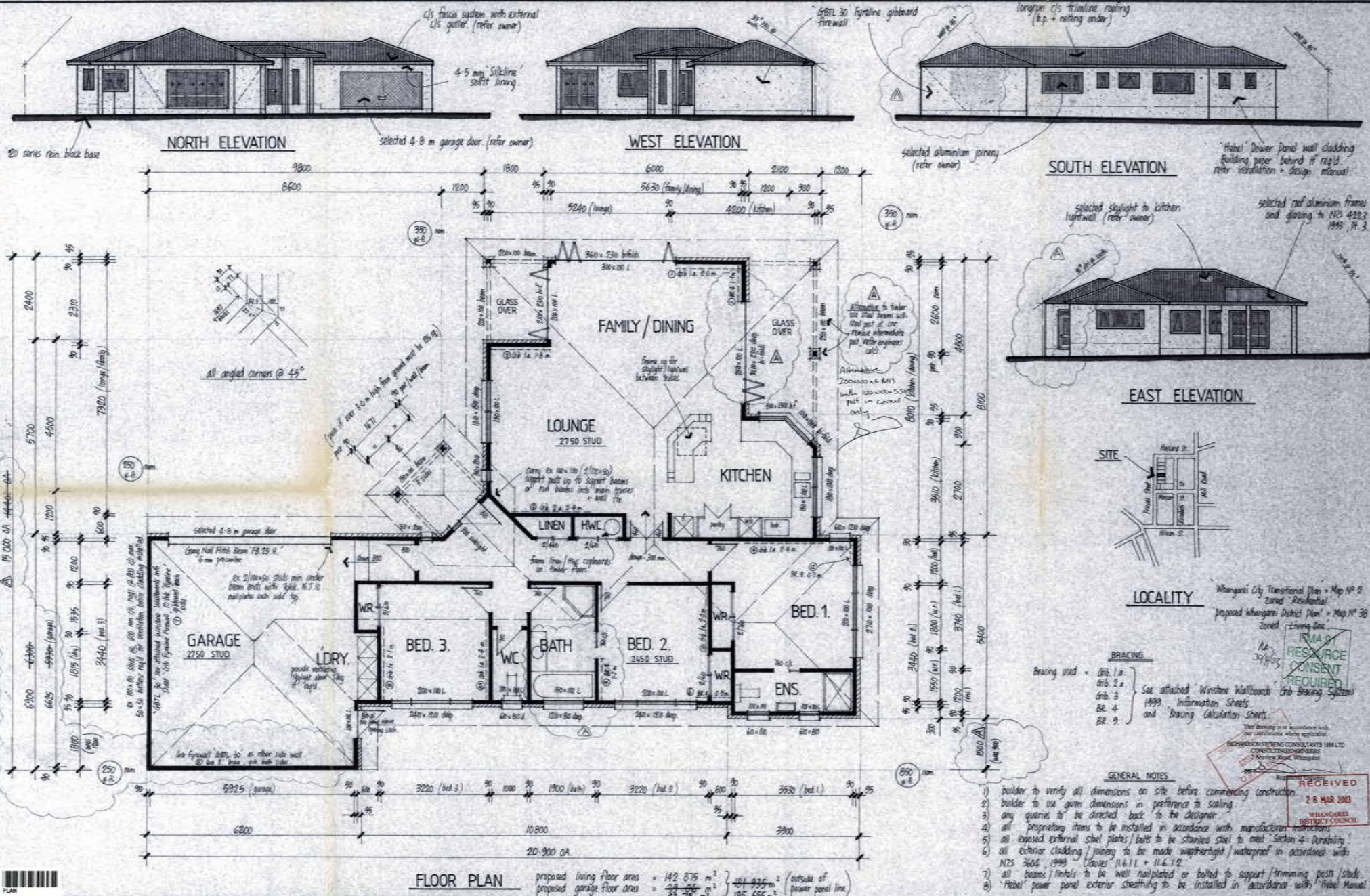
July 3-1944



(Builder and Aluminium Fabricator to liaise to determine preferred construction detail)



SERIES 3 OF 3
PAGE 2266





Issue Document

CODE COMPLIANCE CERTIFICATE No: 64320

Section 43(3), Building Act 1991

Issued: 09/04/2003
Building Consent No: 64320

Applicant

LEO JOHN MCCULLOUGH
2/240 FAIRWAY DR
KAMO
WHANGAREI 0101

Agent

LEO JOHN MCCULLOUGH
2/240 FAIRWAY DR
KAMO
WHANGAREI 0101

Site Information

PROPERTY ID: 102182
ASSESSMENT NO:
STREET ADDRESS: 22A PRINCES ST, WHANGAREI 0101
LEGAL DESCRIPT: LOT 2 DP 197439

Project Information

PROJECT IS FOR: New Building
INTENDED USE(S): NEW DWELLING/GARAGE
INTENDED LIFE: Indefinite but not less than 50 years

NUMBER OF STAGES: 1

Fees

There are no outstanding fees.

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

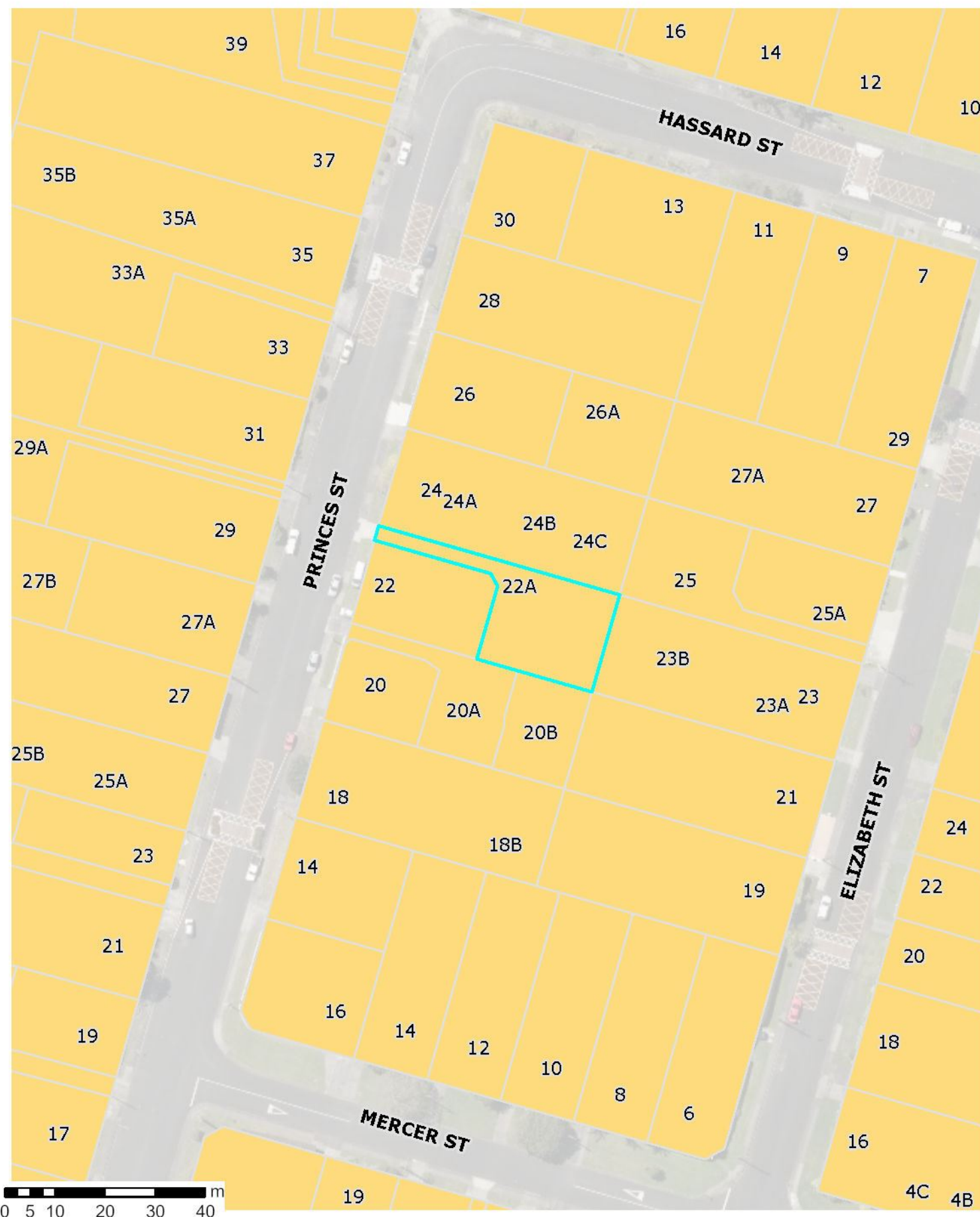
Signed for and on behalf of the Council

Name:.....*P.M. VAN DER SAND*.....

Signature:.....*[Signature]*.....

Date:..*12.11.04*..

Operative District Plan - Area Specific Matters

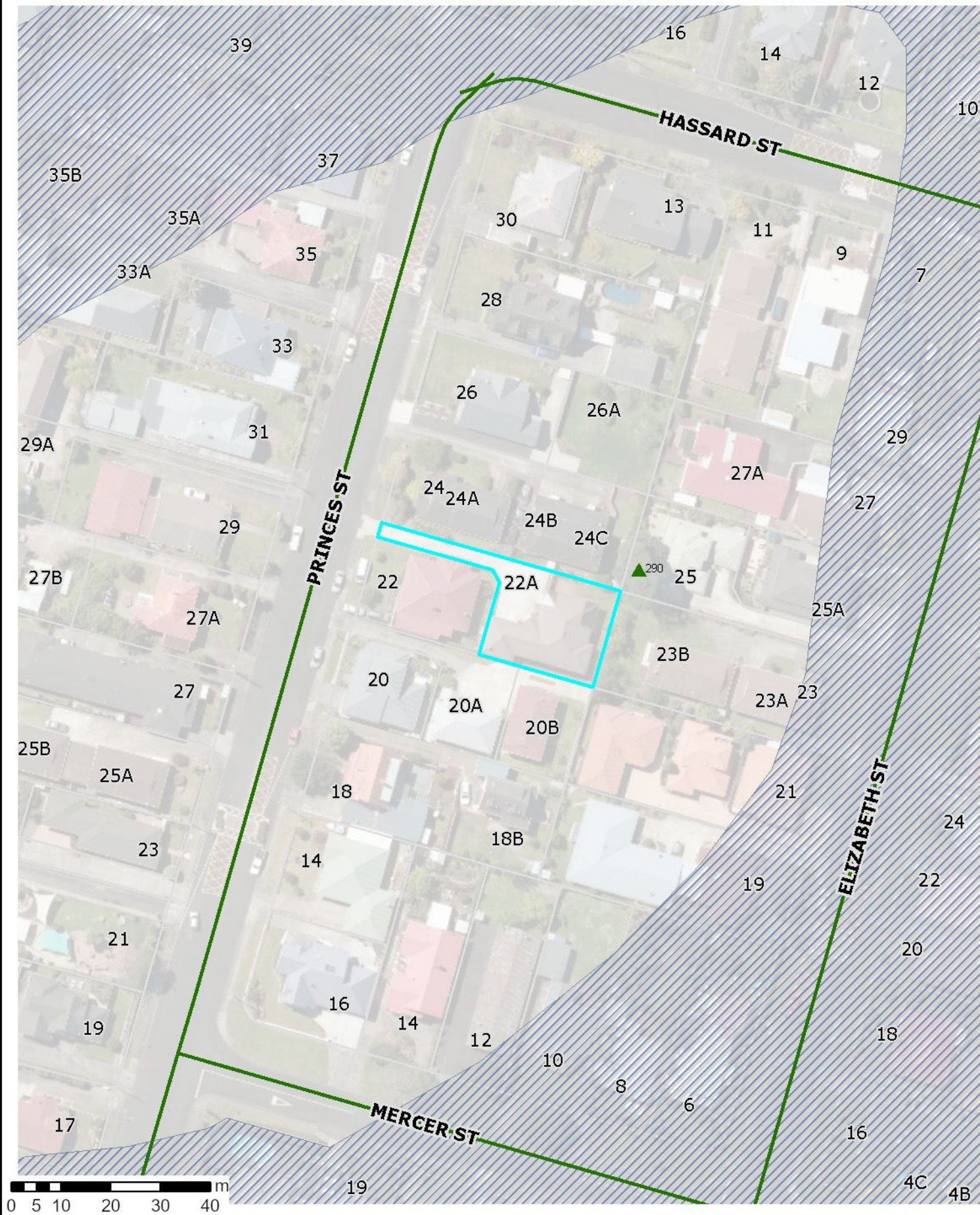


The information displayed is schematic only and serves as a guide. It has been compiled from Whangarei District Council records and is made available in good faith but its accuracy or completeness is not guaranteed.

15 April 2024
Scale 1:1,000

Parcel Information is sourced from the Land Information New Zealand (LINZ) Data Service.
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15 April 2024
Scale 1:1,000



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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
- Access Road
- Low Volume Road
- Strategic Road Protection Area
- Strategic Railway Protection Line
- Rescue Helicopter Flight Path
- 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
- Papakainga

Natural Environment Values

- Esplanade Priority Area
- Coastal Marine Area (CMA) boundary
- Goat Control Areas
- QRA Quarrying Resource Area
- QRA Mining Area
- QRA Buffer Area
- QRA 500m Indicative Setback
- 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
- Coastal Environment Overlay
- Outstanding Natural Character Area
- High Natural Character Area

Area Specific Matters

- Multi Title Site
- Designation
- Precinct
- Development Area

Residential Zones

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

Rural Zones

- Settlement Zone Residential Sub-Zone
- Settlement Zone Centre Sub-Zone
- Settlement Zone Industry Sub-Zone
- Rural Production Zone
- Rural Lifestyle Zone
- Future Urban Zone
- Strategic Rural Industries Zone
- Fonterra Kauri Milk Processing SRIZ – Ancillary Irrigation Farms

Commercial and Mixed Zones

- Local Centre Zone
- Neighbourhood Centre Zone
- Commercial Zone
- Mixed Use Zone
- Town Centre Zone
- City Centre Zone
- Waterfront Zone
- Shopping 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
- Hospital Zone
- Port Zone
- Ruakaka Equine Zone

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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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WHANGAREI DISTRICT COUNCIL

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



Notice of Decision on Application for Land Use Consent Pursuant to Section 88 of the Resource Management Act 1991

IN THE MATTER of the Resource Management Act 1991

and

IN THE MATTER of an application under Section 88 of the Resource Management Act 1991 by L McCullough

Application

Application for Resource Consent to erect a dwelling with an attached garage which exceeds the length permitted nil on the boundary at 22A Princes Street, Whangarei being Lot 2 DP 197439.

Decision

THAT pursuant to Section 94 of the Resource Management Act 1991, council determines that the application need not be notified as it is satisfied that any adverse effect on the environment will be minor and that written approval has been obtained from every person that may be adversely affected by granting of the land use consent.

The application was considered and decided under authority delegated pursuant to Section 34 of the Resource Management Act 1991 to the Land Use Commissioner of the Whangarei District Council.

THAT pursuant to Section 105 and 108 of the Resource Management Act 1991, council grants consent to the application being RC 37424 to erect a dwelling with an attached garage which exceeds the length permitted nil on the boundary at 22A Princes Street, Whangarei being Lot 2 DP 197439 subject to compliance with the following conditions:

CONDITIONS:

1. That the proposed development proceeds in general accordance with the site plan, elevations and accompanying details submitted with this application by L McCullough drawn by Noel Douglas reference 2346 dated 26/27 February 2003.

Advice Notes:

1. This resource consent will expire two years after the date of commencement of consent unless:
 - (a) It is given effect to before the end of that period; OR
 - (b) Upon an application made up to 3 months after the expiry of that period (or such longer period as is fixed under Section 37 of the Resource Management Act 1991), the

WHANGAREI DISTRICT COUNCIL

Property Identification No: 102182

Resource Consent : 37424

council fixes a longer period. The statutory considerations which apply to extensions are set out in Section 125(1)(b) of the Resource Management Act 1991.

2. A copy of this consent should be held on site at all times during the establishment and construction phase of the activity.
3. All archaeological sites are protected under the provisions of the Historic Places Act 1993. It is an offence under that act to modify, damage or destroy any archaeological site, whether the site is recorded or not. Application must be made to the New Zealand Historic Places Trust for an authority to modify, damage or destroy an archaeological site(s) where avoidance of effect cannot be practised.
4. The Consent Holder shall pay all charges set by council under Section 36 of the Resource Management Act 1991, including any administration, monitoring and supervision charges relating to the conditions of this resource consent. The applicant will be advised of the charges as they fall.
5. The consent holder is requested to notify council, in writing, of their intention to begin works, a minimum of seven days prior to commencement. Such notification should be sent to the Senior Monitoring Officer and include the following details:
 - (a) Name and telephone number of the project manager and site owner
 - (b) Site address to which the consent relates
 - (c) Activity to which the consent relates
 - (d) Expected duration of works.

WHANGAREI DISTRICT COUNCIL

Property Identification No: 102182

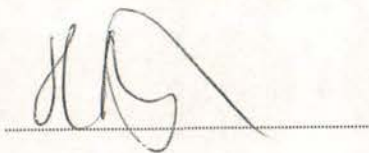
Resource Consent : 37424

Reasons for the Decision

Pursuant to Section 113 of the Resource Management Act 1991 the reasons for the decision are:

1. Written approval has been obtained from all of those parties assessed as being affected by the proposal.
2. The proposal is consistent with the objectives and policies of the District Plans.
3. The effects of the proposal are assessed as being less than minor.

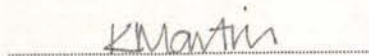
Environmental Planner
(Consents):



Date:

23 April 2003

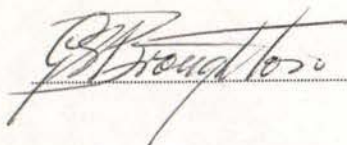
Senior Environmental
Planner (Consents):



Date:

23 April 2003

Land Use
Commissioner:



Date:

DECISION DATED at Whangarei this

28th

day of

April 2003

Right of Objection

Section 357 of the Resource Management Act 1991 provides a right of objection to this decision. Objection must be in writing, setting out the reasons for the objection, delivered to council within 15 working days after the decision has been notified to you. A fee may be payable to cover the costs of processing any objection.

STATEMENT OF PASSING OVER

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