



LIM Report

This information has been supplied by the Vendor or the Vendor's agents. Accordingly, Optimize Realty Limited cannot guarantee its accuracy and reliability.

All intending Purchasers are advised to conduct their own due diligence investigation into the same. To the maximum extent permitted by law, Optimize Realty Limited do not accept any responsibility to any person for the accuracy of the information herein.

LAND INFORMATION MEMORANDUM NO: LM2300939

Received: 16 Aug 2023

Issued: 24 Aug 2023

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

APPLICANT

Meyer Real Estate - Office
Unit 2
1151 Leigh Road
Matakana 0985

SITE INFORMATION

Property ID: 17688
Street Address: 57 A Mill Road Whangarei 0112
Legal Description: FLAT 2 DP 103164 HAVING 1/2 INT IN 814 SQ METRES BEING LOT 12
DP 26765

This is a Land Information Memorandum only.

Full payment has been made for this Land Information Memorandum.

1: PROPERTY DETAILS.

- Location Map
- Aerial Photo
- Deposited Plan: DP 103164 & DP 26765
- Record of Title: NA56D/966

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 WDC 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 is 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.

- Pipeline Assets Map

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

- House Connection Plan – Dated 02/06/1984

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 \$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 Building Permit issued for this property is attached.

- Erect a Second Dwelling House and Carport – Issued 16/02/1984

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.

- Application for Drainage Connection – 25/01/1984

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 subject to a Strategic Road Protection Areas (SRPA).
This is indicative to the property layer.
See map attached and refer to Part 2: District Wide Matters - Energy, Infrastructure and Transport - Transport

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

This property has been the subject of an application under a Town and Country Planning Act, information attached.

- An application for waiver or dispensation of bulk and location to erect a second residential building on a single residential lot and so convert the use to a double 'multi-unit housing' development – Granted 11/01/1984

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



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.

24 August 2023
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.

LAND TRANSFER OFFICE.
 RECEIVED: 2/11/36 PROVL. No 26765
 TITLE REF.: 525/282, 283, 526/165
 REFERRED TO DRAUGHTSMAN: 3/11/36
 L.T. DRAUGHTSMAN.
 EXAMINED: R. S. Finch 8/12/36
 TRAV. RED. NO.: VOL. —, FOL. 4
 FIELD BOOK: No. 120, PAGE 18
 COMP. Bk.: No. —, REPORT No. —
 REF. PLANS: D.P. 20156, 19222,
 D.R.O.W. 20

FOR SURVEYS UNDER THE LAND TRANSFER ACT ONLY.
 North Auckland Land District
IX WHANGAREI S. D.

DEPOSIT FEE PAID, SEE
 DECL. AS TO VALUE 1/26/36
 This space to be reserved for the Registrar
 DEPOSITED this 18th day
 of March, 1937.
 DISTRICT LAND REGISTRY
 AUCKLAND
 Registrar
 Place Deposit Stamp here.

FILE
 8/12/36

D.P. 20156

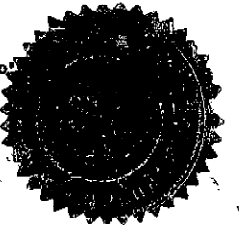
WHANGAREI

In pursuance of a resolution of the Whangarei Borough Council dated 27th September 1936, approving under Sec. 332 of the Municipal Corporations Act 1933, the subdivision shown on this plan, the Common Seal of the Body Corporate, called the Mayor, Councillors and Burgesses of the Borough of Whangarei, was hereunto affixed in the presence of:

Mayor
 Councillor
 Acting Town Clerk

6450 Chains North

Area of Lots 3a. Or. 18.29p.
 Land for Road Dedicated 1.5p.
 Total Area 3a. Or. 19.79p.



6445 Chains North of Mount Eden

I hereby certify that all hanging encumbrances have been determined by two independent measurements of bearing and distance.

Registered Surveyor

Approved as to Survey.
 Chief Surveyor,
 9/12/1936

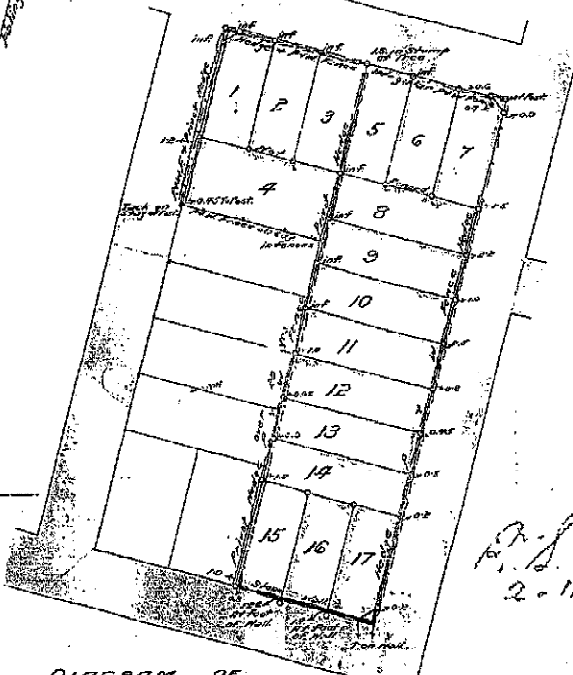
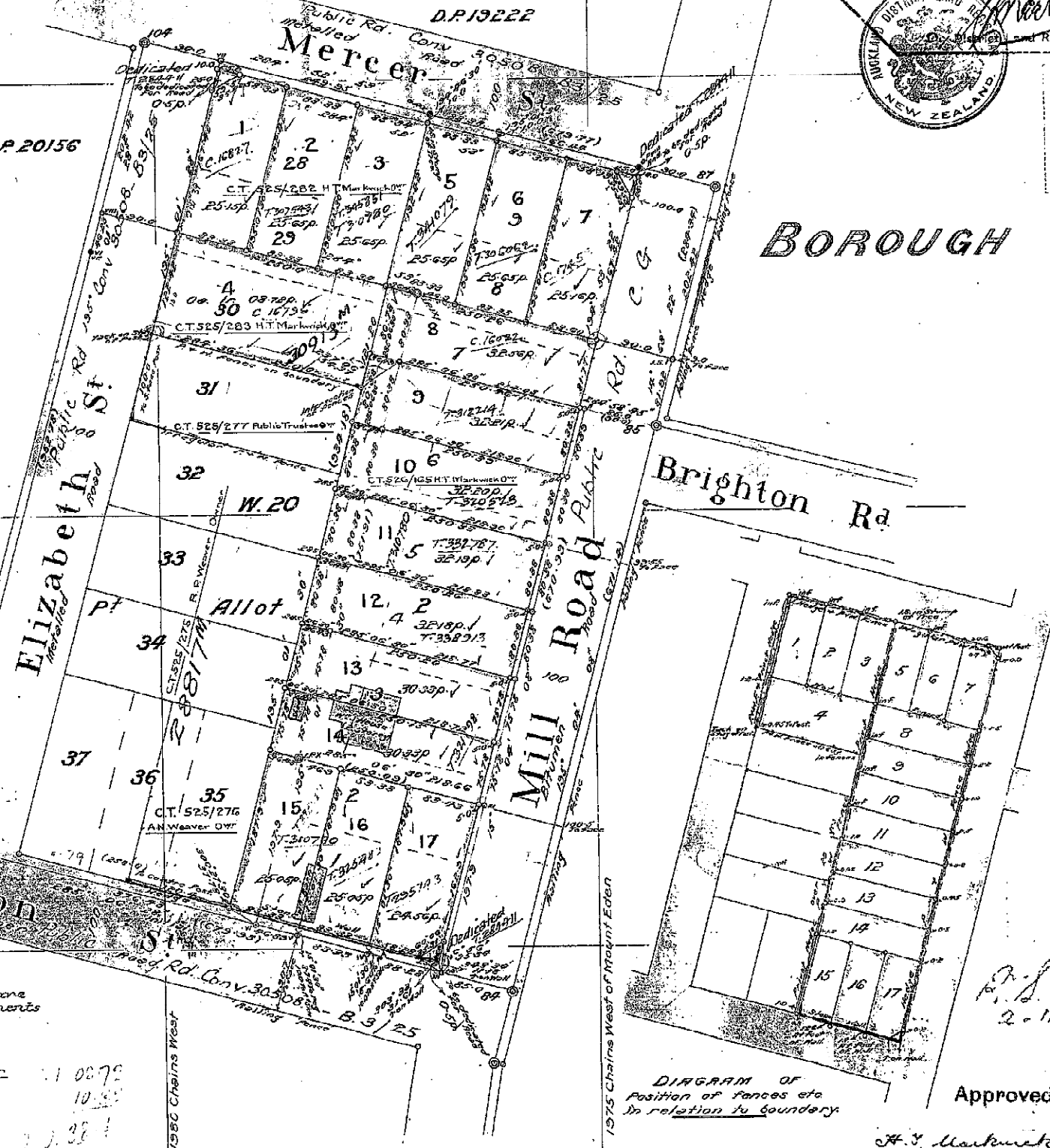


DIAGRAM OF Position of fences etc. in relation to boundary.

Approved,

R. S. Finch

Applicant [or Registered Owner].

**Plan of Part of Allot 2
 Whangarei Parish**

Comprised in C.Ts. 525/282, 525/283, 526/165
 Surveyed by R. S. Finch, Registered Surveyor, August, 1936

SCALE: 1 Chn. to an inch.

DECLARATION.

I, Robert Stanley Finch, of Whangarei, Registered Surveyor, do solemnly and sincerely declare that this plan has been made from surveys executed by me, and that both plan and survey are correct, and have been made in accordance with the rules of the Survey Board.
 And I make this solemn declaration conscientiously believing the same to be true, and by virtue of the provisions of the Justices of the Peace Act, 1927.
 Declared at Whangarei, this 11th day of October, 1936
 before me—
 Justice of the Peace or Collector, or Notary Public.

Registered Surveyor

26765



**RECORD OF TITLE
UNDER LAND TRANSFER ACT 2017
CROSS LEASE
Search Copy**




R. W. Muir
Registrar-General
of Land

Identifier **NA56D/966**
Land Registration District **North Auckland**
Date Issued 27 August 1984

Prior References
NA780/80

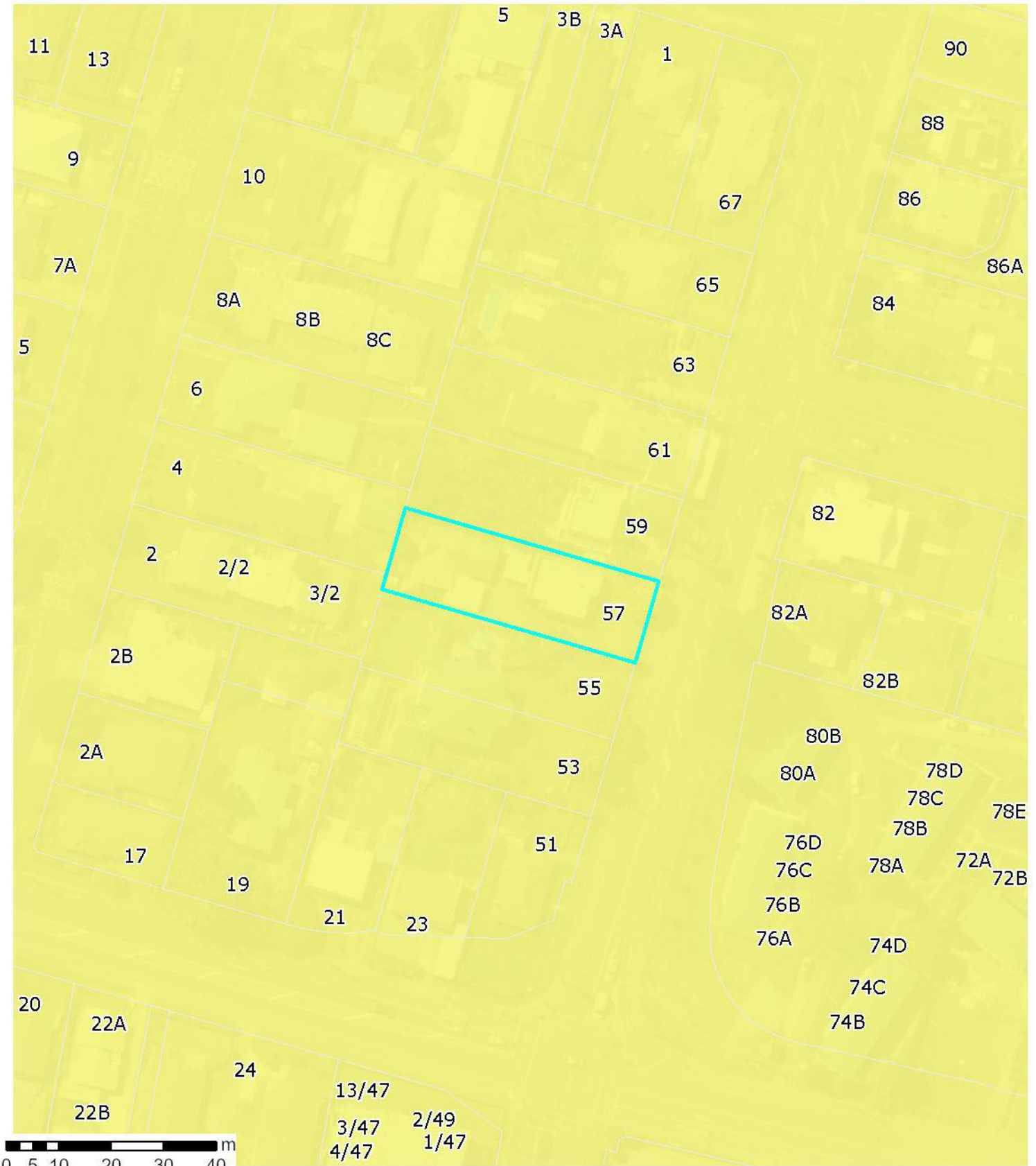
Estate Fee Simple - 1/2 share
Area 814 square metres more or less
Legal Description Lot 12 Deposited Plan 26765
Registered Owners
Beverley Ann Carrick

Estate	Leasehold	Instrument	L B323667.2
		Term	999 years as from and including 31.7.1984
Legal Description	Flat 2 Deposited Plan 103164		
Registered Owners	Beverley Ann Carrick		

Interests

Fencing Agreement in Transfer 310780 (Affects Fee Simple)
B323667.1 Lease of Flat 1 Composite CT NA56D/965 issued - 27.8.1984 (Affects Fee Simple)
B323667.2 Lease of Flat 2 DP 103164 for the space of 999 years as from and including 31.7.1984 Composite CT NA56D/966 issued - 27.8.1984 (Affects Fee Simple)

Land Stability



Landslide Susceptibility Zone

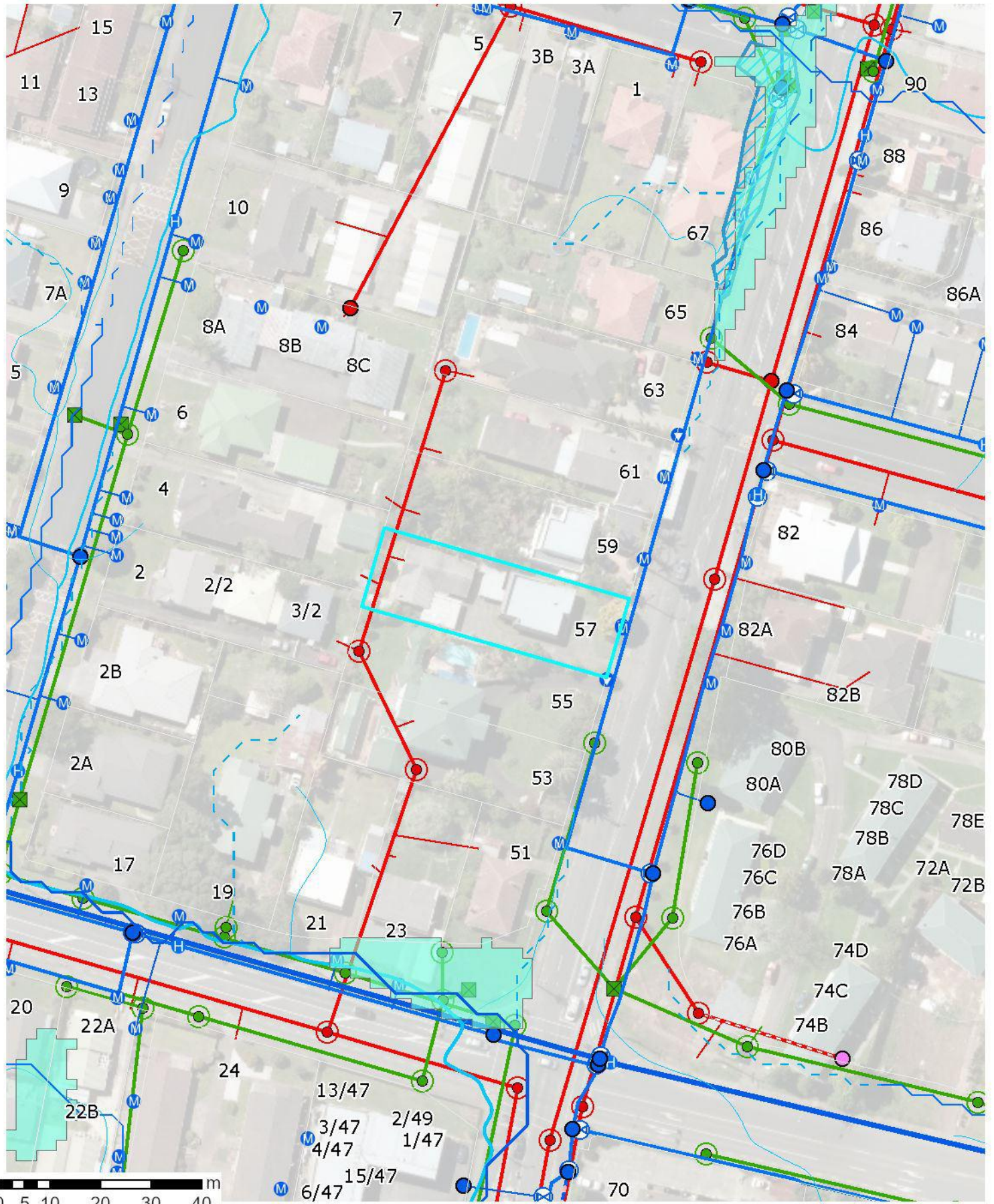
- High
- Moderate
- Low

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>

24 August 2023
Scale 1:1,000



Pipeline Assets



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.

24 August 2023

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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Pipeline Assets – Map Legend


Water

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

- 



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

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



Process Pipework

-  WDC
-  Private

Service Line



-  WDC
-  Private

Surface Drain

-  WDC
-  Private

Stormwater Area






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
-  0.600001 - 1.200000
-  1.200001 - 2.000000
-  2.000001 - 4.000000
-  4.000001 - 9.910000

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 symbol" data-bbox="480 393 509 410"/> > 5.0 Ha



Depression Storage Areas 2017

-  Depression Storage Areas



Wastewater

Wastewater Point



Backflow Device

-  WDC
-  Private



Bore

-  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

SITE DRAINAGE PLAN 17686

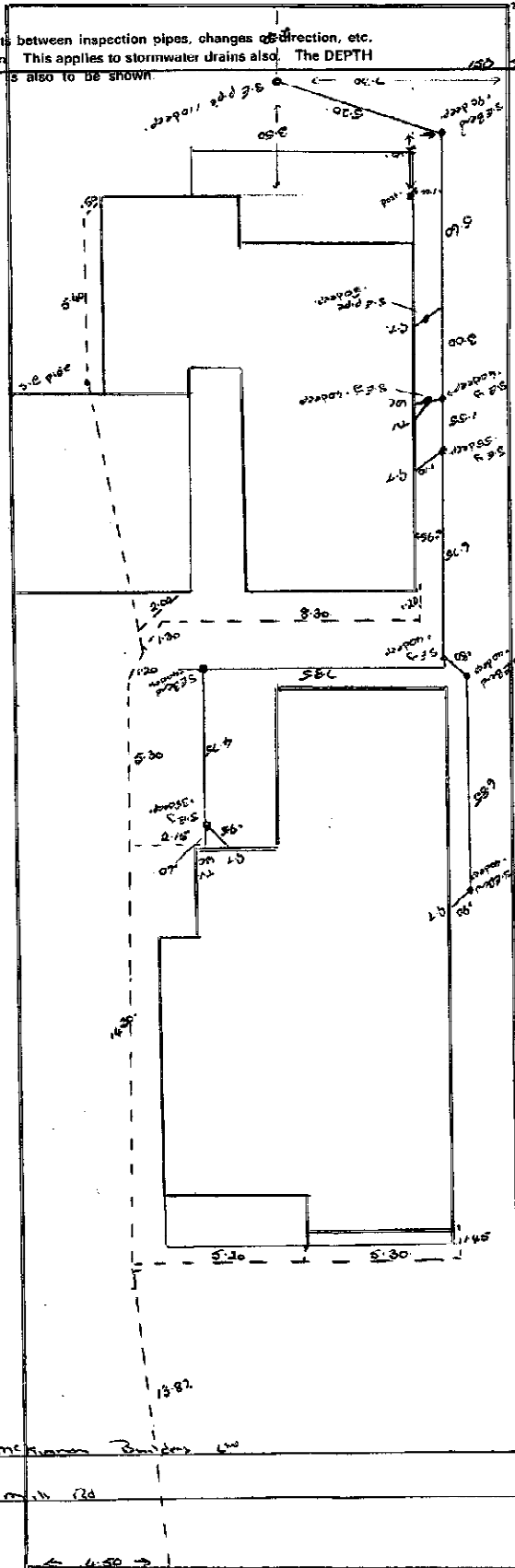
DRAINLAYER S. M. Adams

Permit No. 2978

Date 2nd Dec 1984

New Sewerdrains	RED	——
Stormwater	DOTTED BLACK	----
Old Drains	FULL BLACK	_____
Material Used		
SEWER	PVC/CERAMIC	
STORMWATER	PVC/CERAMIC	
	DELETE	1/50

ACTUAL measurements between inspection pipes, changes of direction, etc. are to be clearly shown. This applies to stormwater drains also. The DEPTH of all cleaning eyes is also to be shown.



17686

OWNER: G. R. McKeown Builders Ltd

STREET: 57 Mill Rd

LOT No. 12

DP No. _____

Mill Rd Frontage



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: Thursday, 24 August, 2023

Property Number 17688
Legal Description FLAT 2 DP 103164 HAVING 1/2 INT IN 814 SQ METRES BEING LOT 12 DP 26765
Assessment Number 0073253100B
Address A - 57 Mill Road Whangarei 0112
Record of Title(s) -,56D/966
Land Value \$215,000
Capital Value \$595,000
Date of Valuation 01-July-2021
Effective Date (used for rating purposes) 01-July-2022
Meter Location 35.1m LHB 0.4m RHB #57A RHM 11m LHB 6.2m RHB #57A

Rates Breakdown (up to 30 June 2024)

Rates Charge	Charge Total
General Residential	\$501.51
Sewage Disposal - Residential	\$902.00
Uniform Annual General Charge	\$701.00
Regional Council Services	\$180.61
Regional Economic Development	\$4.60
Regional Emergency & Hazard Management	\$50.50
Regional Emergency Services Rate	\$11.44
Regional Flood Infrastructure	\$36.56
Regional Land and Fresh Water Management	\$60.24
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	\$2,637.48

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

Rates Instalments	Total
20/07/2023 Instalment	\$660.48
20/10/2023 Instalment	\$659.00
20/01/2024 Instalment	\$659.00
20/04/2024 Instalment	\$659.00

Rates Total **\$2,637.48**

Balance to Clear **\$1,977.00**

7/12
WHANGAREI CITY COUNCIL

RECEIVED

21 NOV 1983

B054673
16 2 84

1600. 121

BUILDING APPLICATION FORM

Date 18-11-1983

Please Note that any person wishing to take a vehicle over footpath, other than a proper crossing constructed for such purpose, shall apply to Council for a permit to do so and shall pay a fee of \$20.

To: The City Inspector.

Sir,

I hereby apply for permission to ERECT A SECOND DWELLING HOUSE & CARPORT
at 57 Mill Road for GLENNADRIER PROPERTIES LTD
(House Number and Street) (Owner)
of P.O. Box 872 WHANGAREI, according to locality plan and detail plans, elevations cross-sections
(Address)

and specifications of building deposited herewith in duplicate.

PARTICULARS OF LAND:

LENGTH OF BOUNDARIES:

Assess. No. 72/321
Lot No. 12
D.P. 26765
Allotment No. A. 2

Front 16
Back 16
Side 50 Area
Side 50

PARTICULARS OF BUILDING:

Foundations CONCRETE
Walls TIMBER - BRICK - BLOCK
Area of Ground Floor 89.6
Area of Outbuildings
Number of Storeys: Above kerb level 1

Floors
Roofs
square feet (metres)
square feet (metres)
Below kerb level

Average distance of set back of front of buildings from street boundary line

ESTIMATED VALUE:

Building \$ 49200 : 00
Sanitary Plumbing and Drainage \$ 5000 : 00
Total \$ 54200 : 00

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) DWELLING, LEASEHOLD TITLE

Proposed use or occupancy of other parts of buildings

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

Yours faithfully,

Builder's Postal Address:

P.O. Box 872
WHANGAREI

Builder's Phone 70128

G.K. McKean Owner
Builder

Builder paid fees

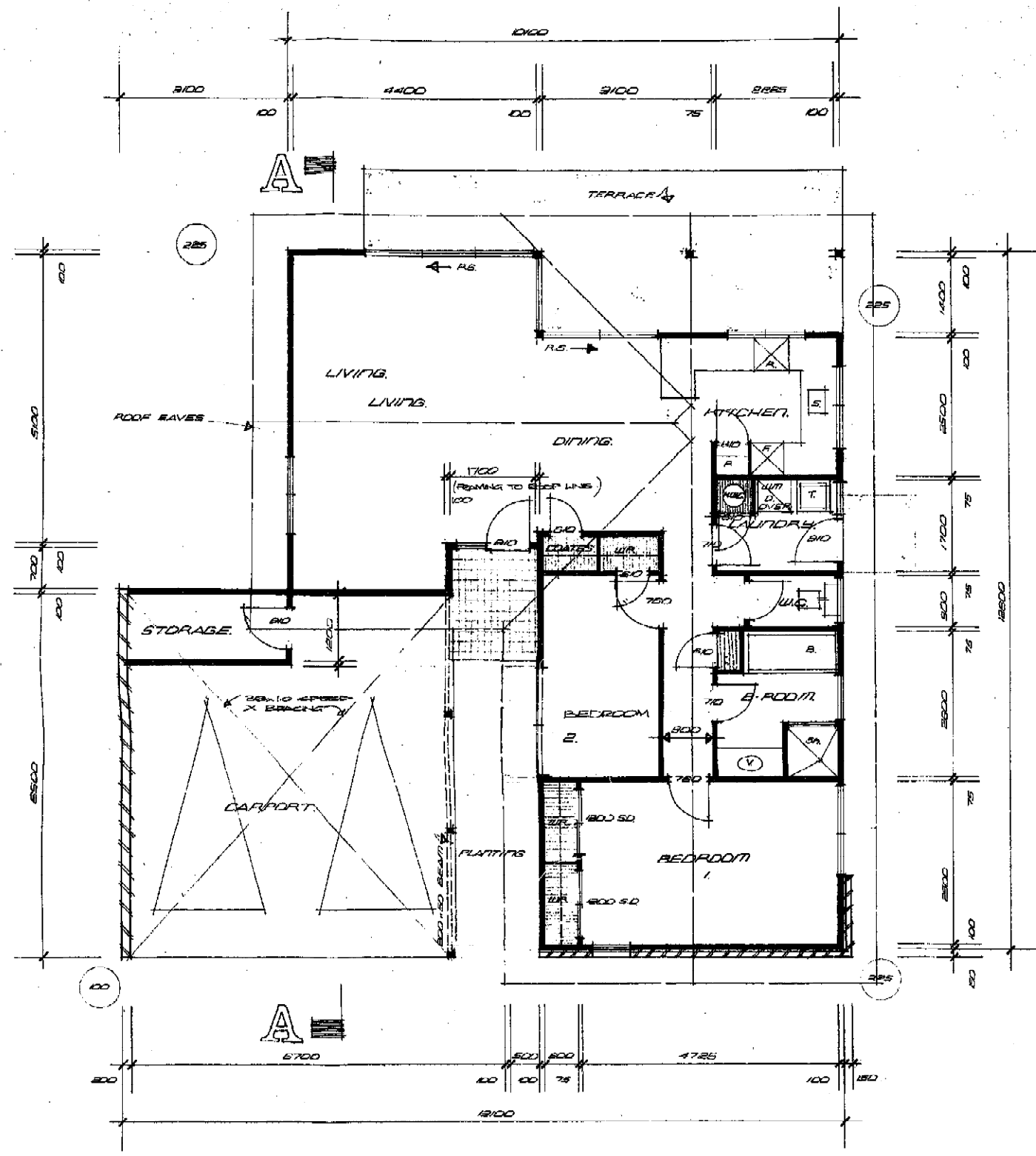
CALDER & MACDONALD 4.75

TAGS

P+D

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27 JAN 1984
WHANGAREI
CITY COUNCIL

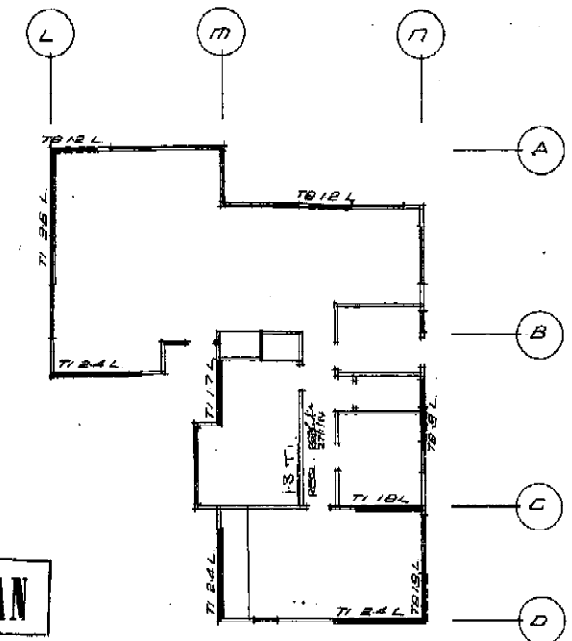
17686



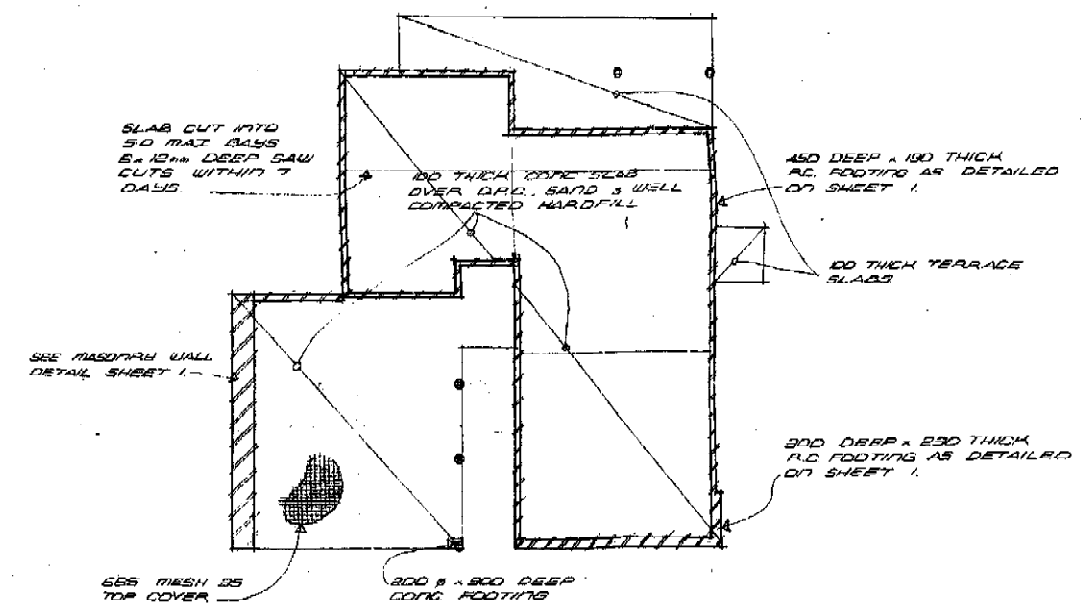
CONSTRUCTION NORTH

FLOOR PLAN, SCALE 1:50
AREA 68.6 m²

AMENDED PLAN



BRACING PLAN, SCALE 1:100



FOUNDATION PLAN, SCALE 1:50

Blomfield Design
Building Design Consultants Whangarei N.Z.

PROPOSED HOME UNIT FOR G.K. MCKINNON BUILDERS LTD. AT
LOT 12 MILL RD. WHANGAREI.

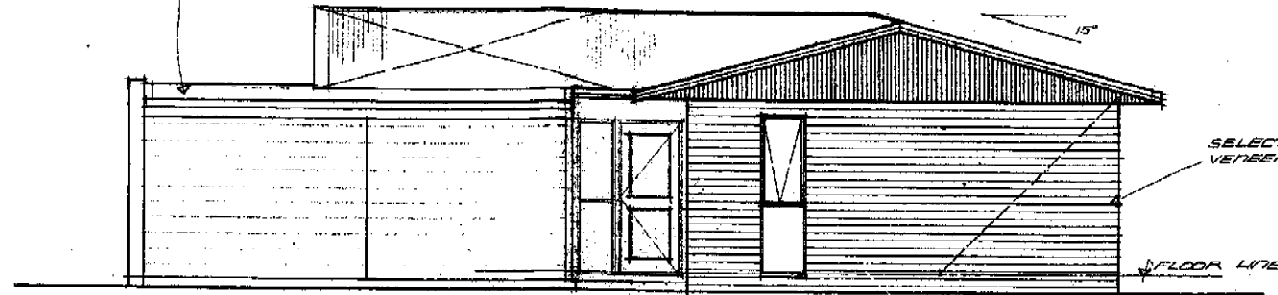
Blomfield
design

Scales 1:50 1:100
Job No. 434
NOV 83

Sheet 2 of 4
31/1/84

RECEIVED
27 JAN 1984
WHANGAREI
CITY COUNCIL

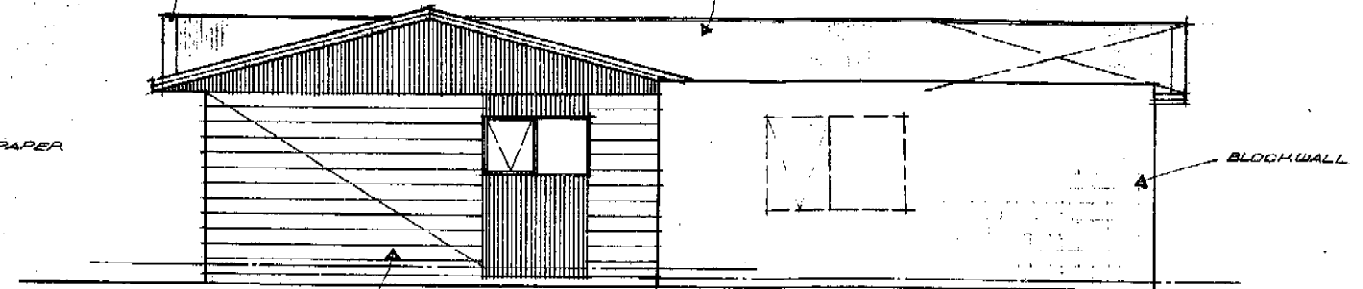
DIMONDEN 300 ROOFING
OVER CARPORT



EAST.

GALV. STEEL BARGE
FLASHING

40 GALV. STEEL ROOFING
OVER B-PAPER & NETTING

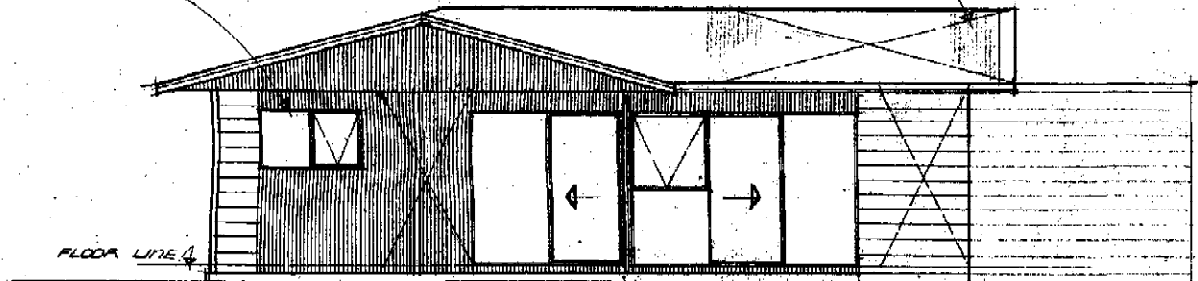


SOUTH.

17686

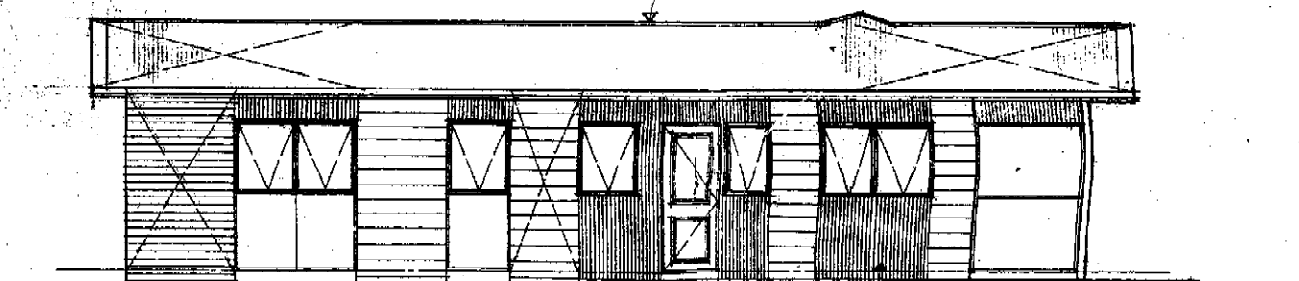
ALUMINIUM JOINERY

PANDA SPEED BRACING



WEST.

GALV. STEEL LEAD
EDGED RIDGE CAPPING



NORTH.

AMENDED PLAN

ELEVATIONS
SCALE 1:50

Blomfield Design
Building Design Consultants Whangarei N.Z.

PROPOSED HOME UNIT FOR G.H. MCKINNON BUILDERS LTD AT
LOT 12 MILL RD. WHANGAREI.

Blomfield
design

Scales 1:50

Job No. 434

Sheet 3 of 4

M.C. Stenish Reg Eng. 3/1/84

1600

WHANGAREI CITY CORPORATION

APPLICATION FOR: **DRAINAGE CONNECTION**
~~WATER CONNECTION~~
~~PERMIT TO CROSS FOOTWAY~~

No 2240

Date 25/1/1984

Address and Legal Description of Property which is the subject of this Application

Please print clearly and firmly

Address 57 Mill Rd. Lot No. 12 D. P. No. 26765
Assess No. 72/321
Legal Owner GLENMOHA PROP. LTD. Inspector's Signature B. Chappell
Name of Applicant McKINNON BUILDERS LTD. Receipt No. _____
Applicant's Postal Address P.O. Box 872 Date _____
WHANGAREI Cashier's Signature _____
Applicant's Signature [Signature]

DRAINAGE CONNECTIONS

In consideration of the Council undertaking to construct and provide a sewer/stomwater connection to the above said land, I agree to pay for such service the charge set out hereunder, and such charge to be paid prior to the Council commencing work.

STORMWATER SEWER No. 1 Size 100 Type G Depth — Charge 100.00
SANITARY SEWER No. _____ Size _____ Type _____ Depth _____ Charge _____

Tick when required: To be advised As soon as possible _____ Urgent _____

In consideration of and on receipt of the above charge, the Whangarei City Council hereby undertakes to construct and provide the above drainage connection. (Note "Depth" means depth from ground level, to invert level of proposed private drain where it reaches Council connection.)

WATER CONNECTION

Size of connection required _____ to service _____
(subdivision, section, dwelling, factory, etc.)

Fee \$ _____

NOTE 1. Where no fee has been paid at the time of application and subsequently, no connection is available, the standard charge will be debited against the applicant for the installation of the appropriate sized connection.

NOTE 2. Where the size of the connection applied for is deemed by the Dir. of Eng. to be unsuitable, the appropriate sized connection will be installed, and any adjustment in costs will be debited or credited to the applicant.

PERMIT TO CROSS FOOTWAY

I hereby make application under Clause 111 Whangarei C. C. By-law No. 2 1964 for a permit to take a vehicle over the footway to the property owned by _____

at _____ Permit Fee \$ _____

I hereby pay a deposit of \$ _____ for the purpose of repairing any damage that may be done to the footway during the currency of the permit and pursuant to the licence granted by the permit. If the repairs cost less than the deposit a refund shall be made to me by the Council and if the repairs cost more than the deposit I will pay the Council the extra cost. I hereby absolutely accept that the footway which is the subject of this application is at this date hereof undamaged/damaged, and I request that the damage be assessed.

Dated _____/_____/19____ Signature of Applicant _____

TO DIRECTOR OF FINANCE I hereby apply for the refund of deposit No 2240

Name of Applicant (block letters) _____

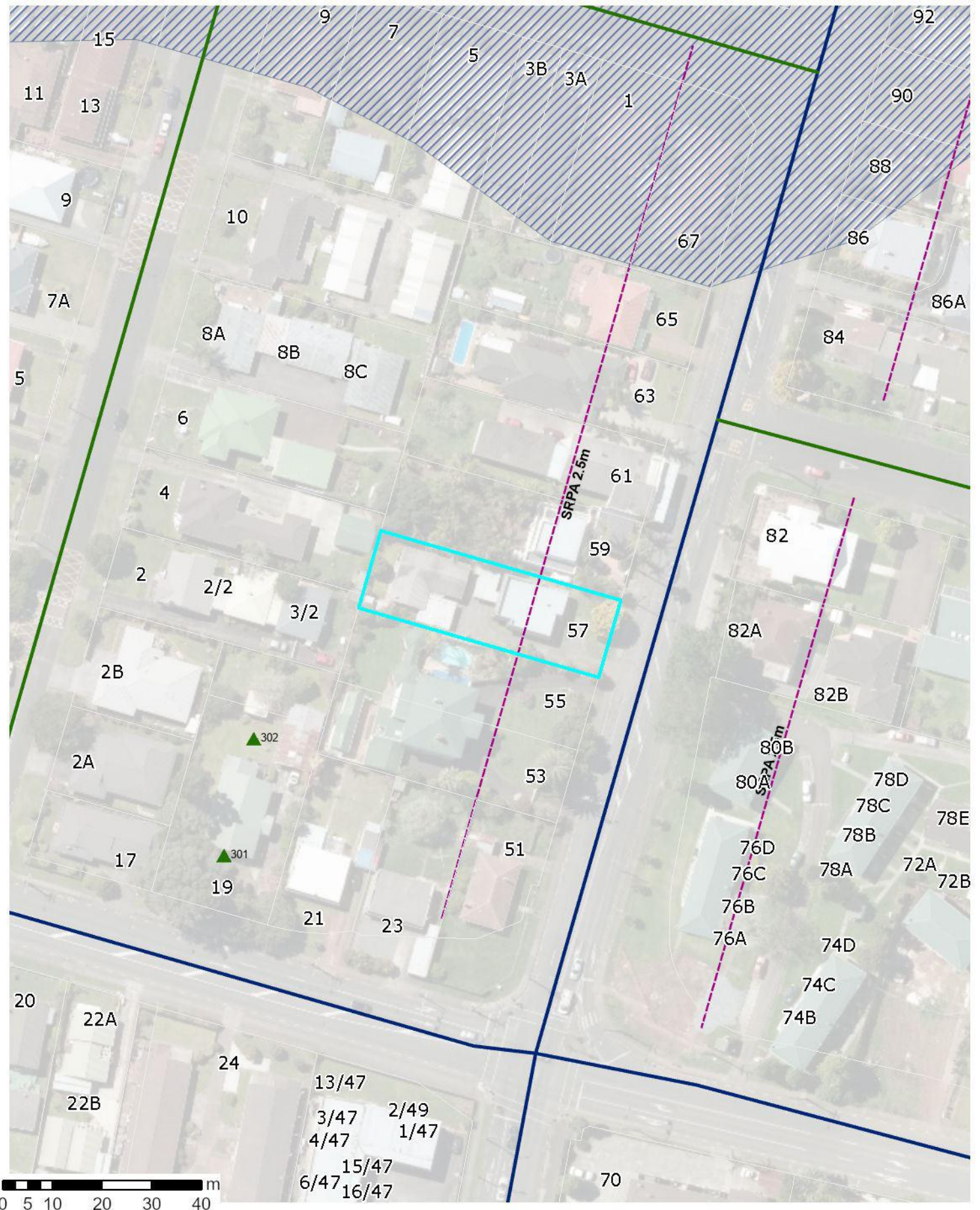
Signature of Applicant _____ Dated _____/_____/19____

For Office Use Only

Footway inspected and refund approved.

For Director of Operations _____ Dated _____/_____/19____

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.

24 August 2023
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
-  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
-  Heritage Item Overlay
-  Heritage Area
-  Sites of Significance to Maori
-  Areas of Significance to Maori
-  Papakāinga

Natural Environment Values

-  Esplanade Priority Area
-  Coastal Marine Area (CMA) boundary
-  Goat Control Areas
-  QRA Quarrying Resource Area
-  QRA Mining
-  QRA Buffer
-  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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AN APPLICATION FOR WAIVER OR DISPENSATION OF BULK AND LOCATION AND/OR PROVISION OF PARKING AND LOADING SPACES AND/OR DESIGN, PROVISION AND APPEARANCE OF BUILDINGS, SIGNS, VERANDAHS AND LANDSCAPING UNDER SECTION 76 OF THE TOWN & COUNTRY PLANNING ACT 1977

Owner: GLENMORE PROPERTIES LIMITED
Address: 57 MILL ROAD (LOT 12 D.P. 26765)
Date: 10 JANUARY 1984

Site File: 4367

Proposal: AN APPLICATION FOR A BUILDING PERMIT TO ERECT A SECOND RESIDENTIAL BUILDING ON A SINGLE RESIDENTIAL LOT AND SO CONVERT THE USE TO A DOUBLE "MULTI-UNIT HOUSING" DEVELOPMENT THAT WOULD BY THE EXISTING DWELLING INTRUDE APPROXIMATELY 0.75M INTO A PRESCRIBED 3.0M SIDE YARD AND BY A PROPOSED ATTACHED DOUBLE CARPORT SIMILARLY INTRUDE INTO THIS SAME YARD, AND BY A PROPOSED DOUBLE CARPORT FOR THE NEW DWELLING INTRUDE UP TO THE BOUNDARY OF THE OTHER PRESCRIBED 3.0M SIDE YARD.

Inspecting Officer's report:

The property is a front site of 32 perches/809m² located in a Residential 3 zone in the Operative District Scheme.

If detached from the dwelling the proposed carports could otherwise as of right be erected in the positions shown. I consider no useful purpose would be achieved by insisting upon a separation.

To restrict the proposed development on the grounds of the approximate 0.75M existing intrusion into the prescribed 3.0M side yard would in my opinion be unreasonable particularly in view of the generous parking and manoeuvring provision and the 10.0M front yard compared with a minimum prescribed 6.0M.

In terms of Section 76 (2) I consider both conditions (a) and (b) precedent for consent are satisfied.

In my opinion the submitted written consents of the two affected adjoining property owners satisfy the provisions of Subsection (3) of Section 76.

I recommend that Council grant its consent subject to:

- (a) Compliance with all relevant Acts, Bylaws and Regulations.
- (b) The existing attached garage to be removed and the driveway to the two sets of proposed carports to be completed to Council's construction standards prior to the use of the new dwelling.
- (c) That the consent shall lapse after the expiration of a period of two years from the date when the consent was given.

E.R. Allbon
CITY PLANNER Per: 

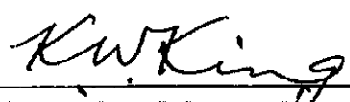
J.E.G. PETERS

COUNCIL'S DECISION: The applicant be advised, that pursuant to the provisions of Section 76 of the Town and Country Planning Act 1977 and for the reasons given in the foregoing report:

EITHER (a) Council's consent has been granted subject to the conditions of the foregoing recommendation.

OR *KWK* ~~(b) Council's consent has not been granted.~~

OR *KWK* ~~(c) The Council has decided in the circumstances that it cannot "exercise its powers" on this application which has been made without notice. Consequently it is necessary the applicant request the Council to "notify" the application as prescribed in Section 37 of the Town and Country Planning Act 1977 if the applicant wishes to proceed.~~

Signed: 
(Acting under delegated authority)

Date: 11/1/84

Applicant's plans and original copy of this decision forwarded to the City Engineer

Date: 11/1/84