

# Land Information Memorandum

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## **Disclaimer**

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



**LAND INFORMATION MEMORANDUM NO: LM2201641**

**Received: 08 Dec 2022**

**Issued: 16 Dec 2022**

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

**APPLICANT**

P J McKenzie  
2 Raumanga Heights Drive  
Whangarei 0110

**SITE INFORMATION**

Property ID: 24674  
Street Address: 2 Raumanga Heights Drive, Whangarei 0110  
Legal Description: LOT 1 DP 51596

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 51596 – Deposited – 25 June 1963
- Record of Title: NA4B/1101 – Issued – 3 September 1964

**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 will 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 moderate and high zone and refer:

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

This property is in an area identified as a Flood Susceptible Area.

See map attached and refer:

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

This property is in an area identified in the Northland Regional Council Priority Rivers study.

For information refer:

<https://www.nrc.govt.nz/environment/river-flooding-and-coastal-hazards/river-flooding/river-flood-hazard-maps/>

This property is in an area identified as Overland Flow Paths – Depression Storage Areas and Catchment Area. See map attached and for further information, please contact the Waste and Drainage Team on 09 430 4200.

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

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

- Pipeline Asset Services Map

House Connection Plans for this property from the building file is attached.

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 Permits issued for this property are attached.

- Erect a Dwelling – Dated – 4 August 1964
- Erect Retaining Wall and Fill – Issued – 30 July 1981
- Terrace – Issued – 31 October 1989
- Erect a Conservatory – Issued – 23 May 1990

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

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

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

This property is located in a General Residential Zone. See map attached and refer to Part 3: Area Specific Matters - Zones - Residential zones.

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

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**DISCLAIMER**

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

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

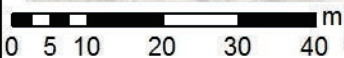
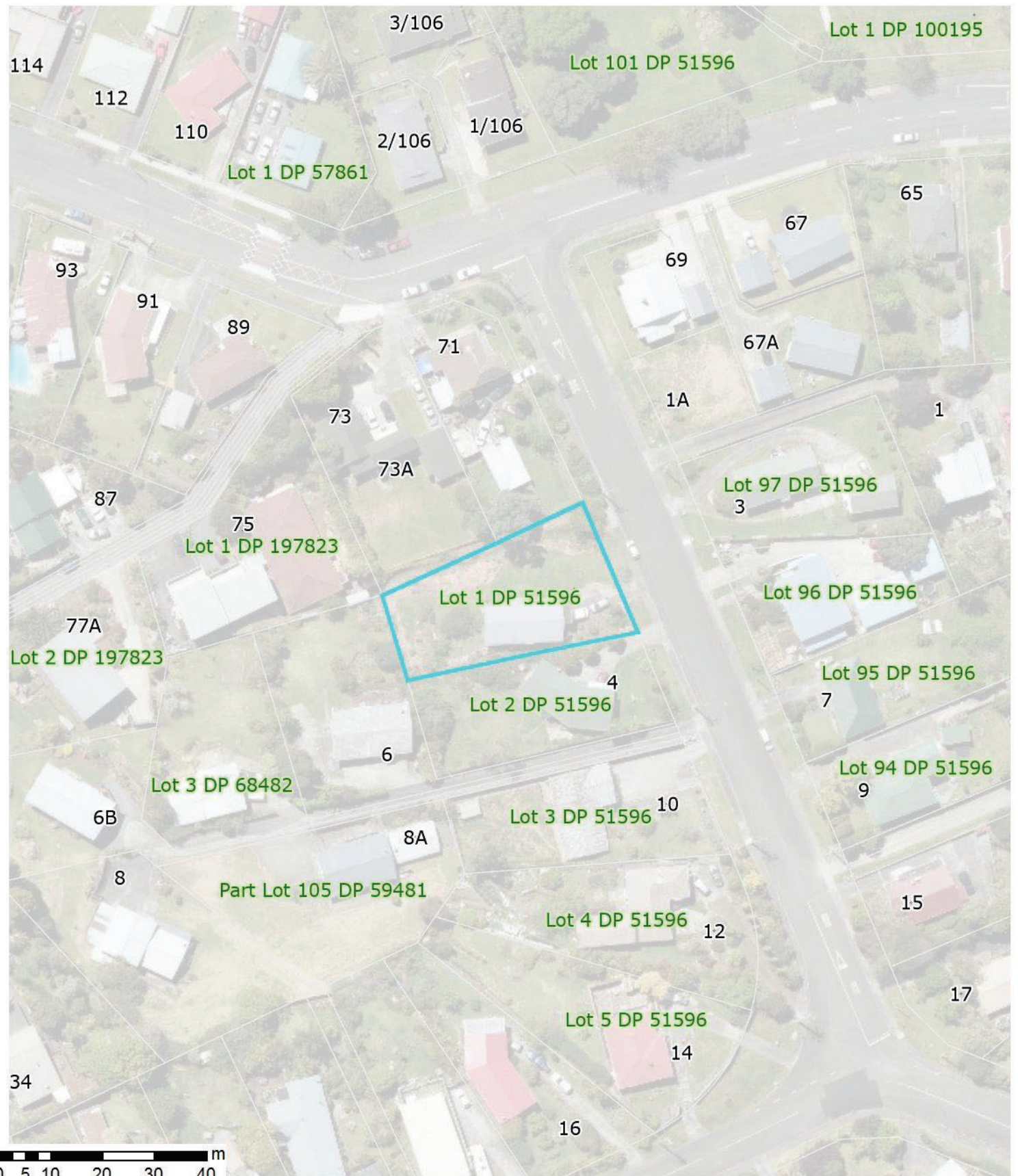
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Signed for and on behalf of Council:



Iliseva Kubu  
Property Assessment Officer

# Property Map



- New Subdivisions**
- ~ Proposed Pre-223
  - ~ 223 Certificate

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

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

Tuesday, December 13, 2022 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. Cadastral Information has been derived from land Information New Zealand's (LINZ) Core Record System Database (CRS). CROWN COPYRIGHT RESERVED. © Copyright Whangarei District Council.

# Aerial Photography



Tuesday, December 13, 2022

Scale: 1:1,000



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

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Land Transfer Office  
Received 20/12/1962 No. 51596  
Title Reference Part CT 1878/22

51596

LAND TRANSFER ACT 1952  
DP 34995

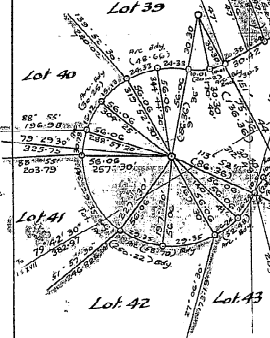


Deposited this 25th day  
of June 1963

51596

Referred to L.T. Surveyor

From D.P. 3281 M  
L.T. 998 A



Approved  
Asst. Chief Surveyor  
Approved  
District Land Registrar  
Amending Diagram

Diagram  
Not to Scale

There are no lots 22-28 or 54-62 hereon.

K112088  
5-21  
29-33, 44-53, 63-78, 102  
Permanent reference  
marks added - see  
F.B. 379/146 to 147  
L.T. SURVEYOR  
5/1/64

Consent to subdn. of  
Lot 53 see T 716865  
For Consent to Subdn. of Pt.  
Lot 83 see A. 65440  
For consent to 40.14 over  
Pt. Lot 63 see A. 104662

Note: There are no Lots 22-28, & 54-62 on this plan.  
Boundaries not fenced unless otherwise shown  
For consent to subdn.  
Lot 51 see A. 150734

Lots 1-21, 29-53, 63-99, & 102 45-2-13-0  
Recreation Reserve 12-1-00-0  
Street to be Dedicated 4-3-31-7 T. 702209  
Total Area 62-3-04-7

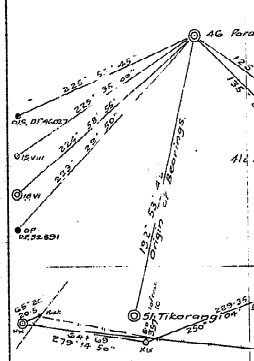


Diagram of Original  
Not to Scale

Note: Bearings on this Plan are in  
terms of Geodetic Datum 1949.  
Cross-Referenced

Approved as to Survey  
Chief Surveyor

Received - RES 1963/17  
Reference Plans No. 976, 241, 640  
1622, 2281, 2431, 2713, 3790  
282, 283, 284, 285, 286, 287, 288, 289, 290, 291, 292, 293, 294, 295, 296, 297, 298, 299, 300, 301, 302, 303, 304, 305, 306, 307, 308, 309, 310, 311, 312, 313, 314, 315, 316, 317, 318, 319, 320, 321, 322, 323, 324, 325, 326, 327, 328, 329, 330, 331, 332, 333, 334, 335, 336, 337, 338, 339, 340, 341, 342, 343, 344, 345, 346, 347, 348, 349, 350, 351, 352, 353, 354, 355, 356, 357, 358, 359, 360, 361, 362, 363, 364, 365, 366, 367, 368, 369, 370, 371, 372, 373, 374, 375, 376, 377, 378, 379, 380, 381, 382, 383, 384, 385, 386, 387, 388, 389, 390, 391, 392, 393, 394, 395, 396, 397, 398, 399, 400, 401, 402, 403, 404, 405, 406, 407, 408, 409, 410, 411, 412, 413, 414, 415, 416, 417, 418, 419, 420, 421, 422, 423, 424, 425, 426, 427, 428, 429, 430, 431, 432, 433, 434, 435, 436, 437, 438, 439, 440, 441, 442, 443, 444, 445, 446, 447, 448, 449, 450, 451, 452, 453, 454, 455, 456, 457, 458, 459, 460, 461, 462, 463, 464, 465, 466, 467, 468, 469, 470, 471, 472, 473, 474, 475, 476, 477, 478, 479, 480, 481, 482, 483, 484, 485, 486, 487, 488, 489, 490, 491, 492, 493, 494, 495, 496, 497, 498, 499, 500, 501, 502, 503, 504, 505, 506, 507, 508, 509, 510, 511, 512, 513, 514, 515, 516, 517, 518, 519, 520, 521, 522, 523, 524, 525, 526, 527, 528, 529, 530, 531, 532, 533, 534, 535, 536, 537, 538, 539, 540, 541, 542, 543, 544, 545, 546, 547, 548, 549, 550, 551, 552, 553, 554, 555, 556, 557, 558, 559, 560, 561, 562, 563, 564, 565, 566, 567, 568, 569, 570, 571, 572, 573, 574, 575, 576, 577, 578, 579, 580, 581, 582, 583, 584, 585, 586, 587, 588, 589, 590, 591, 592, 593, 594, 595, 596, 597, 598, 599, 600, 601, 602, 603, 604, 605, 606, 607, 608, 609, 610, 611, 612, 613, 614, 615, 616, 617, 618, 619, 620, 621, 622, 623, 624, 625, 626, 627, 628, 629, 630, 631, 632, 633, 634, 635, 636, 637, 638, 639, 640, 641, 642, 643, 644, 645, 646, 647, 648, 649, 650, 651, 652, 653, 654, 655, 656, 657, 658, 659, 660, 661, 662, 663, 664, 665, 666, 667, 668, 669, 670, 671, 672, 673, 674, 675, 676, 677, 678, 679, 680, 681, 682, 683, 684, 685, 686, 687, 688, 689, 690, 691, 692, 693, 694, 695, 696, 697, 698, 699, 700, 701, 702, 703, 704, 705, 706, 707, 708, 709, 710, 711, 712, 713, 714, 715, 716, 717, 718, 719, 720, 721, 722, 723, 724, 725, 726, 727, 728, 729, 730, 731, 732, 733, 734, 735, 736, 737, 738, 739, 740, 741, 742, 743, 744, 745, 746, 747, 748, 749, 750, 751, 752, 753, 754, 755, 756, 757, 758, 759, 760, 761, 762, 763, 764, 765, 766, 767, 768, 769, 770, 771, 772, 773, 774, 775, 776, 777, 778, 779, 780, 781, 782, 783, 784, 785, 786, 787, 788, 789, 790, 791, 792, 793, 794, 795, 796, 797, 798, 799, 800, 801, 802, 803, 804, 805, 806, 807, 808, 809, 810, 811, 812, 813, 814, 815, 816, 817, 818, 819, 820, 821, 822, 823, 824, 825, 826, 827, 828, 829, 830, 831, 832, 833, 834, 835, 836, 837, 838, 839, 840, 841, 842, 843, 844, 845, 846, 847, 848, 849, 850, 851, 852, 853, 854, 855, 856, 857, 858, 859, 860, 861, 862, 863, 864, 865, 866, 867, 868, 869, 870, 871, 872, 873, 874, 875, 876, 877, 878, 879, 880, 881, 882, 883, 884, 885, 886, 887, 888, 889, 890, 891, 892, 893, 894, 895, 896, 897, 898, 899, 900, 901, 902, 903, 904, 905, 906, 907, 908, 909, 910, 911, 912, 913, 914, 915, 916, 917, 918, 919, 920, 921, 922, 923, 924, 925, 926, 927, 928, 929, 930, 931, 932, 933, 934, 935, 936, 937, 938, 939, 940, 941, 942, 943, 944, 945, 946, 947, 948, 949, 950, 951, 952, 953, 954, 955, 956, 957, 958, 959, 960, 961, 962, 963, 964, 965, 966, 967, 968, 969, 970, 971, 972, 973, 974, 975, 976, 977, 978, 979, 980, 981, 982, 983, 984, 985, 986, 987, 988, 989, 990, 991, 992, 993, 994, 995, 996, 997, 998, 999, 1000

51596

Subdn. of Pt. Raumanga No. 2 Block.  
Comprised in Pt. CT 1878/22  
Block No. Purua S. D.  
North Auckland Land District - Whangarei Borough.  
Scale: 150 links to an inch. Surveyed by K. I. Simpson, December 1962.

Approved  
Applicant or Registered Owner

51596





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



  
R.W. Muir  
Registrar-General  
of Land

**Identifier** NA4B/1101  
**Land Registration District** North Auckland  
**Date Issued** 03 September 1964

**Prior References**

NA1D/382

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**Estate** Fee Simple  
**Area** 964 square metres more or less  
**Legal Description** Lot 1 Deposited Plan 51596

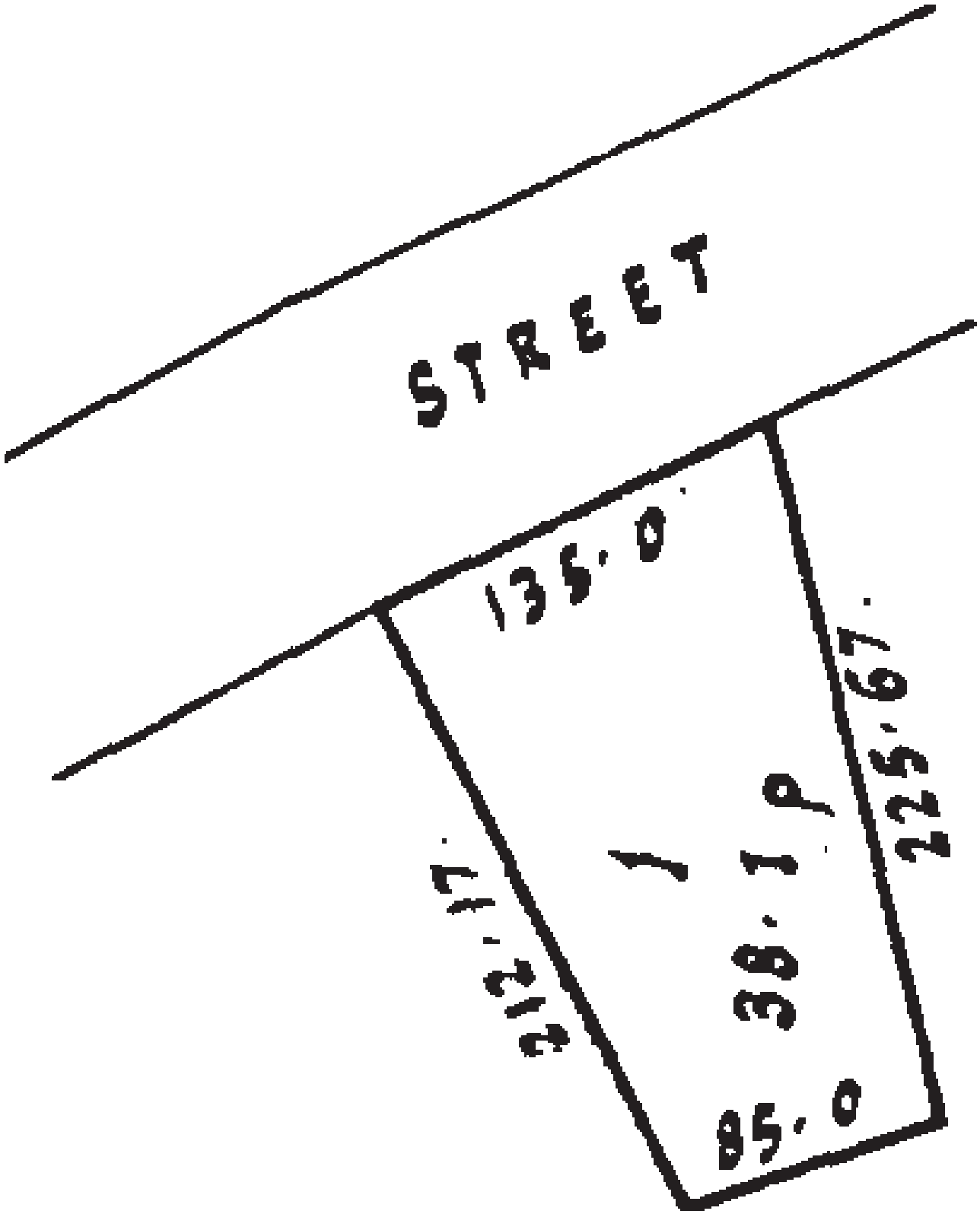
**Registered Owners**

Pamela Joy McKenzie

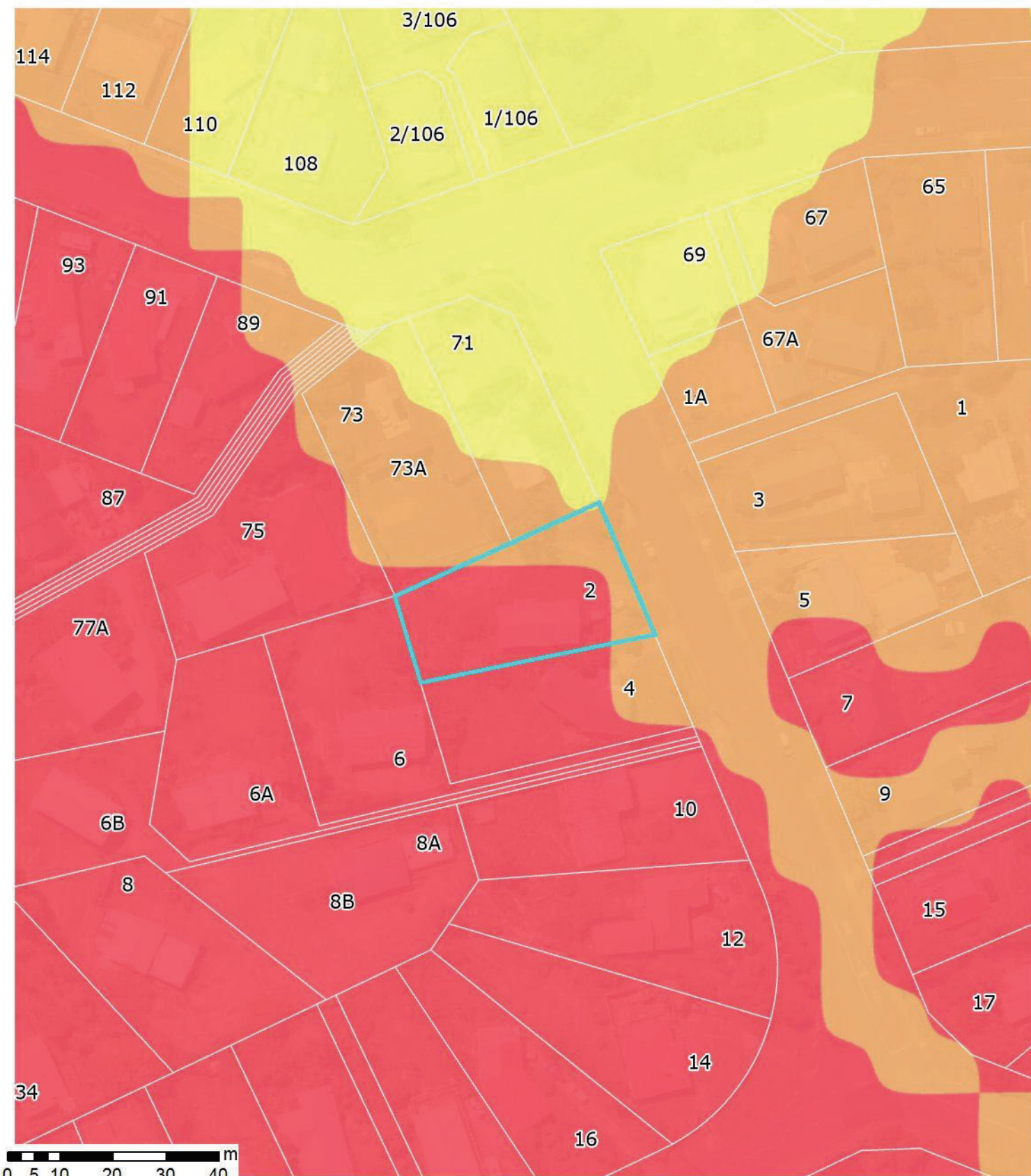
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**Interests**

9511939.3 Mortgage to ASB Bank Limited - 13.9.2013 at 12:30 pm



# Land Stability



## Landslide Susceptibility Zone

High Moderate Low

Tuesday, December 13, 2022 Scale: 1:1,000

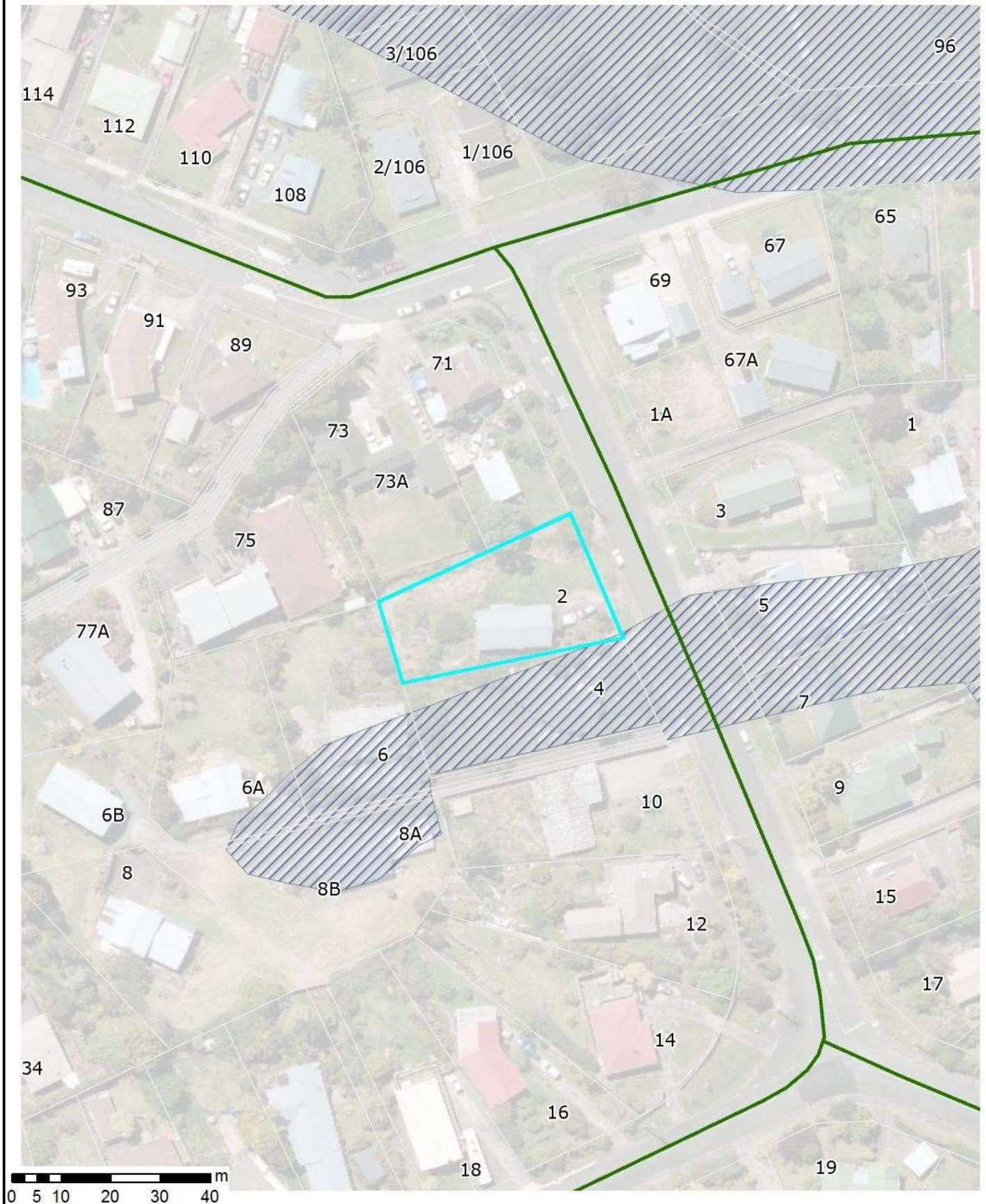


Whangarei District Council holds indicative information on land stability hazard for Whangarei. The Whangarei District Council may require site-specific investigations before granting future subdivision or building consent for the property, depending on the level of stability risk of the area the property 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>

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# Operative District Plan - Resource Areas



Friday, December 16, 2022

Scale:1:1,000



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









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# Operative District Plan – Map Legend




## Zone Maps

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







## Resource Areas Maps

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

## Coastal Areas Maps

 Coastal Area
 Outstanding Natural Character Area
 High Natural Character Area

## All District Plan Maps

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

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Eagle Technology, Land Information New Zealand, ©EBCO, Community

**Overland Flow Path**



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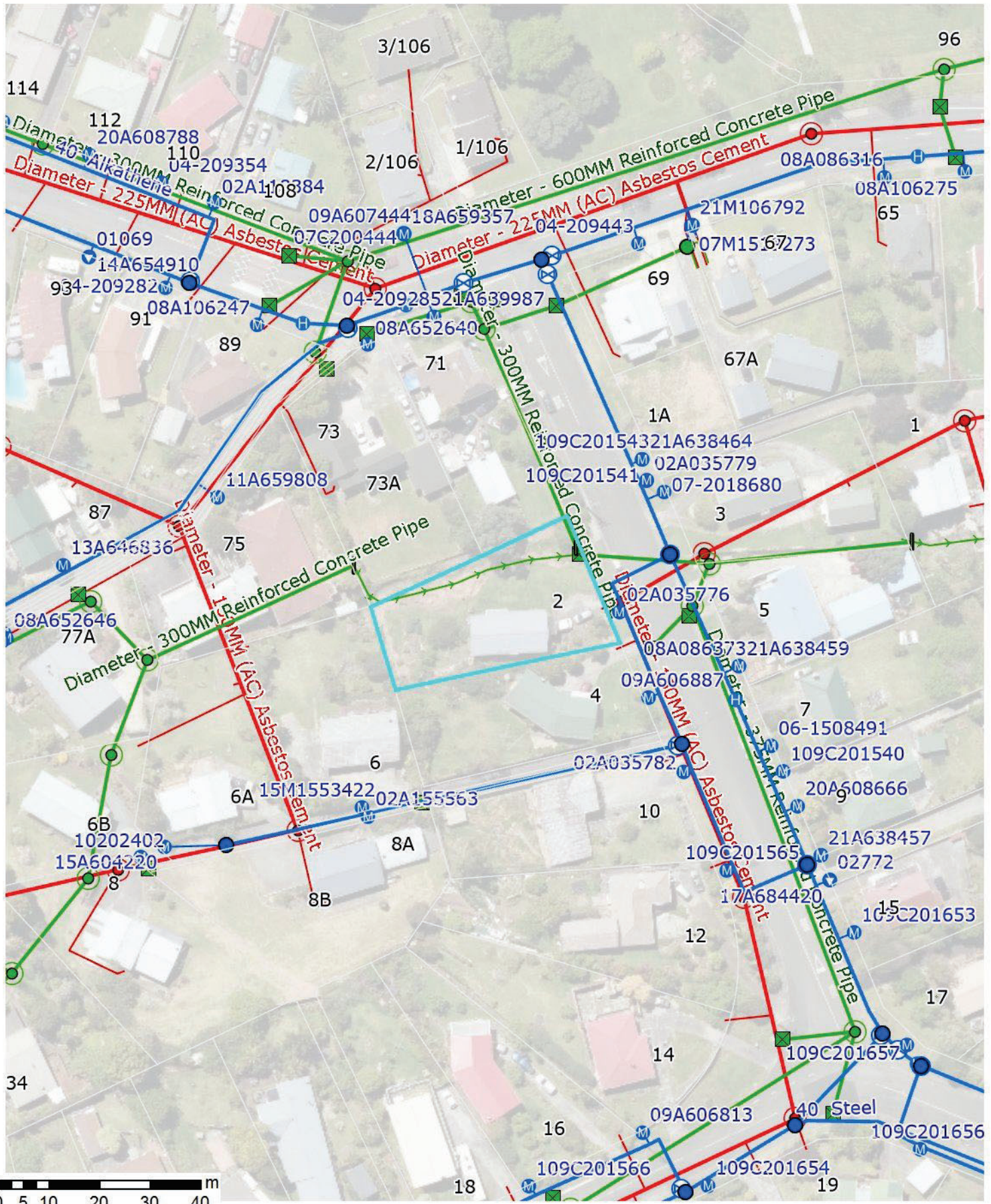
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Friday, December 16, 2022



Scale: 1:564  
Projection: NZGD2000 / NZTM 2000

# 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.

Tuesday, December 13, 2022 Scale:1:1,000



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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



#### Main

-  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


#### Culvert

-  WDC
-  Private

#### Main

-  WDC
-  Private



#### Drainage

-  WDC
-  Private

#### Service Line



-  WDC
-  Private

#### Surface Drain

-  WDC
-  Private

### Stormwater Area



#### Chamber

-  WDC
-  Private



## 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

#### Main



-  WDC
-  Private

#### Service Line



-  WDC
-  Private

### Wastewater Area

#### Chamber

-  WDC
-  Private

#### Pressure Sewer System

-  Public
-  Private



# Whangarei Corporation

PERMIT No. ....

DATE 6-10-64 .....

## HOUSE CONNECTION PLAN

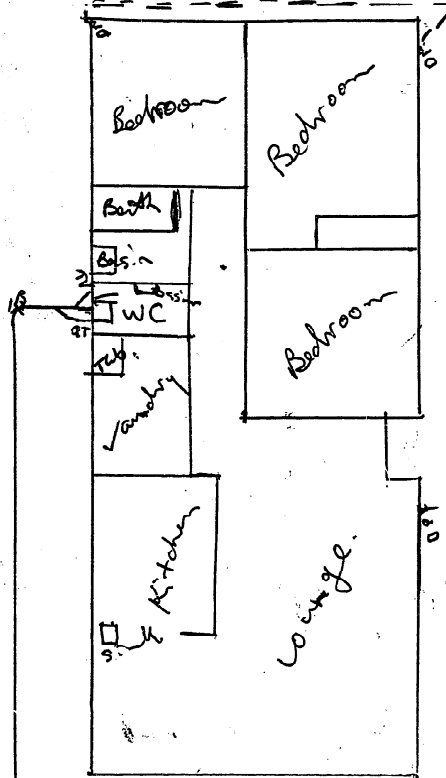
Scale: 1/8in. to a Foot

New Sewerage Drains: Red.

Storm Water: Dotted Black.

Old Drains: — Full Black.

4345



4971

Owner K CHAPPELL

Street RAU MANCA HEIGHTS DRIVE Assessment No. ....

Plumber .....

Drainer V. S. WALKER + CO



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, 13 December, 2022

**Property Number** 24674  
**Legal Description** LOT 1 DP 51596  
**Assessment Number** 0076245500  
**Address** 2 Raumanga Heights Drive Whangarei 0110  
**Record of Title(s)** 4B/1101  
**Land Value** \$210,000  
**Capital Value** \$550,000  
**Date of Valuation** 01-July-2021  
**Effective Date (used for rating purposes)** 01-July-2022  
**Meter Location**

### Rates Breakdown (up to 30 June 2023)

Rates Charge	Charge Total
General Residential	\$453.98
Sewage Disposal - Residential	\$836.00
Uniform Annual General Charge	\$650.00
Regional Council Services	\$158.26
Regional Economic Development	\$3.95
Regional Emergency & Hazard Management	\$44.88
Regional Emergency Services Rate	\$11.60
Regional Flood Infrastructure	\$33.24
Regional Land and Fresh Water Management	\$58.38
Regional Pest Management	\$80.23
Regional River Management - General Catchment Area	\$42.13
Regional Sporting Facilities	\$16.60
Regional Transport Rate	\$38.47
<b>Annual Charge Total</b>	<b>\$2,427.72</b>

**Opening Balance as at 01/07/2022** **\$-123.04**

Rates Instalments	Total
20/07/2022 Instalment	\$609.72
20/10/2022 Instalment	\$606.00
20/01/2023 Instalment	\$606.00
20/04/2023 Instalment	\$606.00
<b>Rates Total</b>	<b>\$2,427.72</b>

**Balance to Clear** **\$850.69**

# Whangarei Borough Council

80493 ✓

## BUILDING APPLICATION FORM

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 £10.

Date: 4 - 8 - 1964

To: The Borough Engineer,

Sir,

I hereby apply for permission to Erect a dwelling  
at Lot 1. Raumanga Hts. for K. CHAPPEL  
(House Number and Street) (Owner)  
of C/- JEVES BUILDER BOX 551.  
(Address), according to locality plan and detail plans, elevations

cross-sections and specifications of building deposited herewith in duplicate.

### PARTICULARS OF LAND:

### LENGTH OF BOUNDARIES:

Assess. No.: PC 75/740  
Lot No.: 1  
D.P.: 51596  
Allotment No.: .....

Front: 135 L.  
Back: 85 L.  
Side: 225 L. Area: 38.16  
Side: 212 L.

### PARTICULARS OF BUILDING:

Foundations: C/Block  
Walls: w/Boards

Floors: Timber  
Roofs: Iron

Area of Ground Floor: 913 square feet.

Area of Outbuildings: ..... square feet.

Number of Storeys: Above kerb level..... Below kerb level.....

Average distance of set back of front of buildings from street boundary line: Footpath Boundary 0-0

### ESTIMATED COST:

Building	£2745-0-0
Sanitary, Plumbing and Drainage	£250-0-0
Total	£2995-0-0

PERMIT FEE	12:0:0
WATER	2:0:0
	122:2:0
Inspector: <u>Jmw</u>	
Receipt No.	22186
Date	11/8/64

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

Proposed use or occupancy of other parts of buildings: .....

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

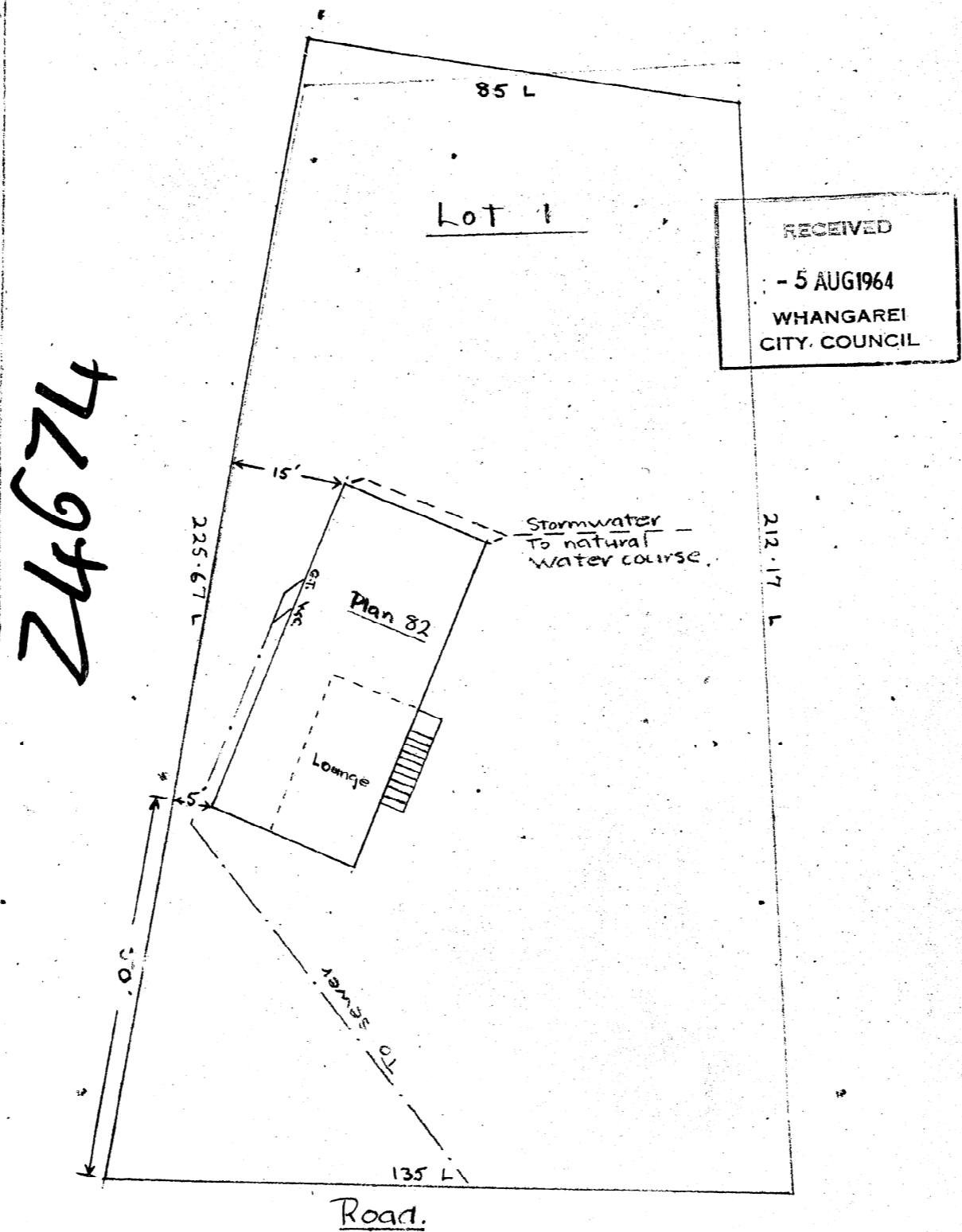
Yours faithfully,

.....Owner.  
JEVES BUILDER RD.  
PAUL HARRISON Builder.

Builder's Postal Address:

Box 551  
WHANGAREI

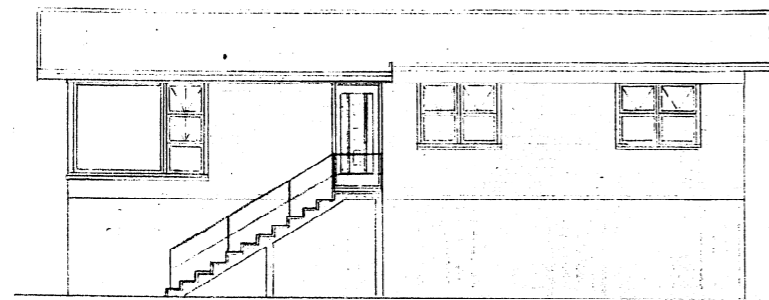
Site Plan Scale 1/6" = 1'



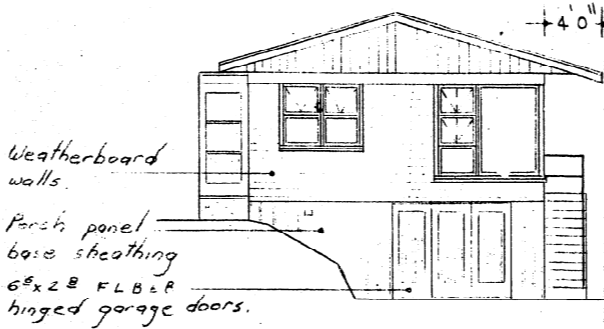
24674

Proposed Residence For Mr. K. CHAPPEL  
Lot no 1 Rainanga Heights Sub-div.

24674



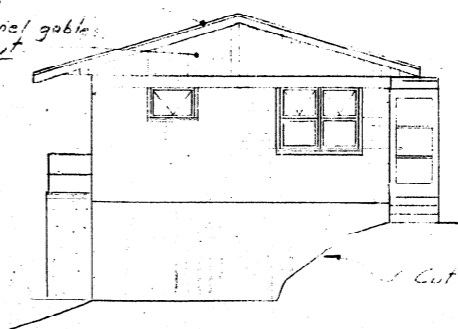
FRONT ELEVATION



Weatherboard walls.  
Porch panel base sheathing 6"x2" F.L.B. & P. hinged garage doors.

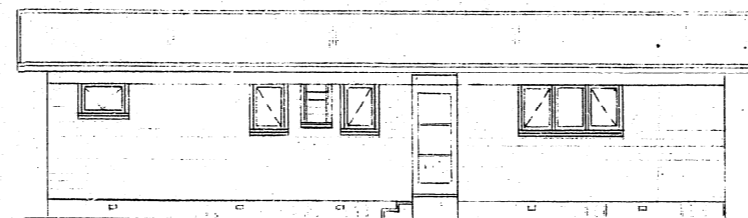
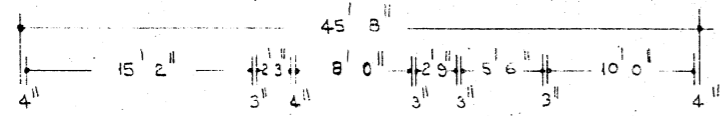
SIDE ELEVATION

Corrugated corr. roof 16° pitch.  
Porch panel gables boxed out.

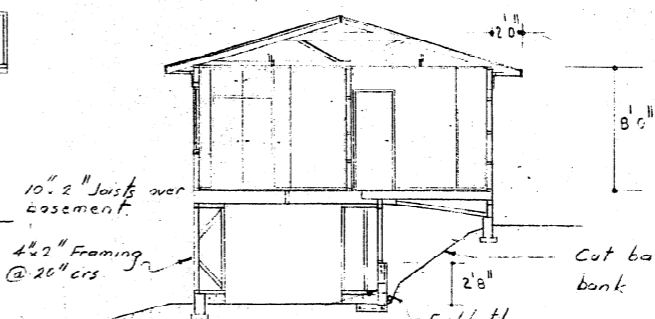


SIDE ELEVATION

RECEIVED  
- 5 AUG 1964  
WHANGAREI CITY COUNCIL



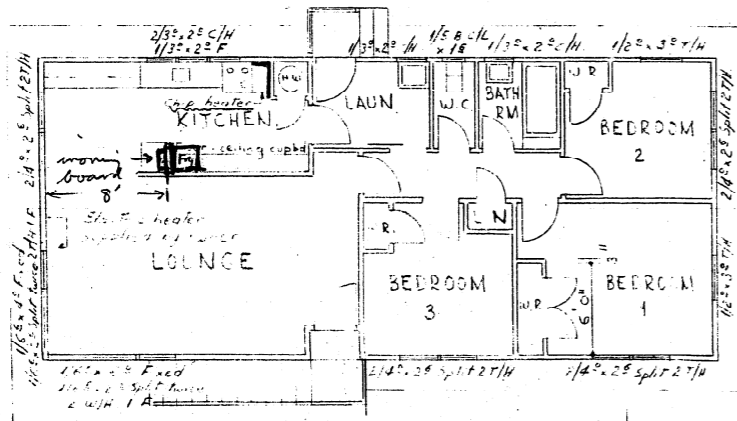
REAR ELEVATION



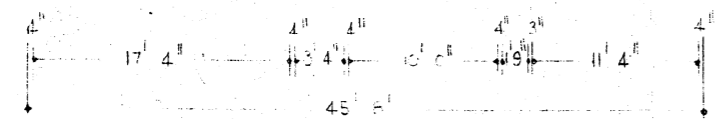
SECTION A-A

10" x 2" Joists over eavesment.  
4"x2" Framing @ 20" c/s.

Field tile  
2" cut in joints in retaining wall & roofing. Stop & start vertical steel at joints. Retaining wall reinforced as detailed on attached dug. Type A.

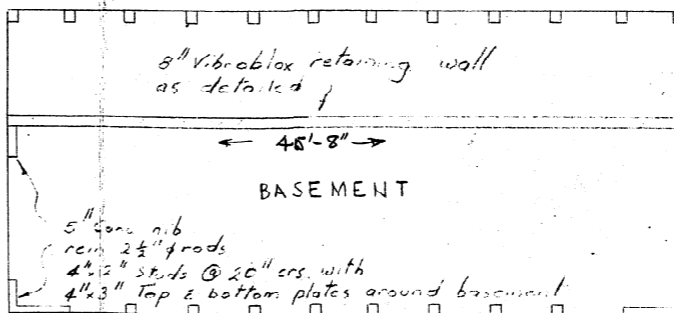


FLOOR PLAN

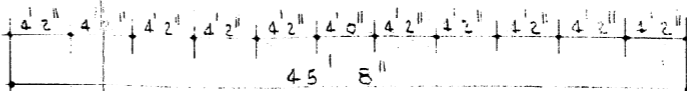


DOOR SIZES

FRONT	6'6" x 2'10"
REAR	6'6" x 2'8"
MAIN INTERIOR	6'6" x 2'6"
BATH RM, W.C.	6'6" x 2'2"
W.S.	6'0" x 2'2" (Cupbds over)
H.W. LIN.	6'6" x 2'0"



BASEMENT



FOUNDATION PLAN

AREA: 913 SQ. FEET

- 7 POWER POINTS
- 14 LIGHTS

- RANGE P.C. SUM 53 0 0
- CHIP HEATER " " 34 0 0
- SHOWER OVER BATH
- DUAL CYLINDER
- FORMICA TOP TO DRESSER

TELEPHONES: 33-773  
23-779  
P.O. BOX 561

**GIEVES**  
Quality  
27 years

KAKA STREET,  
WHANGAREI.

PROPOSED RESIDENCE FOR K. CHAPPEL	DRAWN J.K.
AT LOT 1 RAUMANGA HEIGHTS	DATE 15.5.64
	PLAN No. 82

043342  
30.7.81

4971

**BUILDING APPLICATION FORM**

Date ..... 19.....

To: The Director of Engineering,  
Sir.

Please Note that any person wishing to take a vehicle over footway other than a proper crossing constructed for such purpose, shall apply to Council for a permit to do so and shall pay the appropriate deposit.

I hereby apply for permission to Erect Retaining wall & land fill  
at 2 Raumanga Heights Drive for L. E. McPeake  
(House Number and Street) (Owner)

of 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. 75/862 Front .....  
Lot No. 1 Back .....  
D.P. 51596 Side ..... Area .....  
Allotment No. .... Side .....

**PARTICULARS OF BUILDING:**

Wood Retaining Wall

Foundations ..... Floors .....

Walls ..... Roofs .....

Area of Ground Floor ..... (Metres)

Area of Basement ..... (Metres)

Area of First Floor or Mezzanine ..... (Metres)

Area of Outbuildings ..... (Metres)

Number of Storeys: Above kerb level ..... Below kerb level .....

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

**ESTIMATED VALUE:**

Building ..... \$ 300 : -00  
Sanitary Plumbing Drainage ..... \$ :  
Total ..... \$ 300 : 00

Proposed purpose 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) Retaining Wall & Filling

Proposed use or occupancy of other parts of buildings .....

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

**PLEASE PRINT**

Yours faithfully,

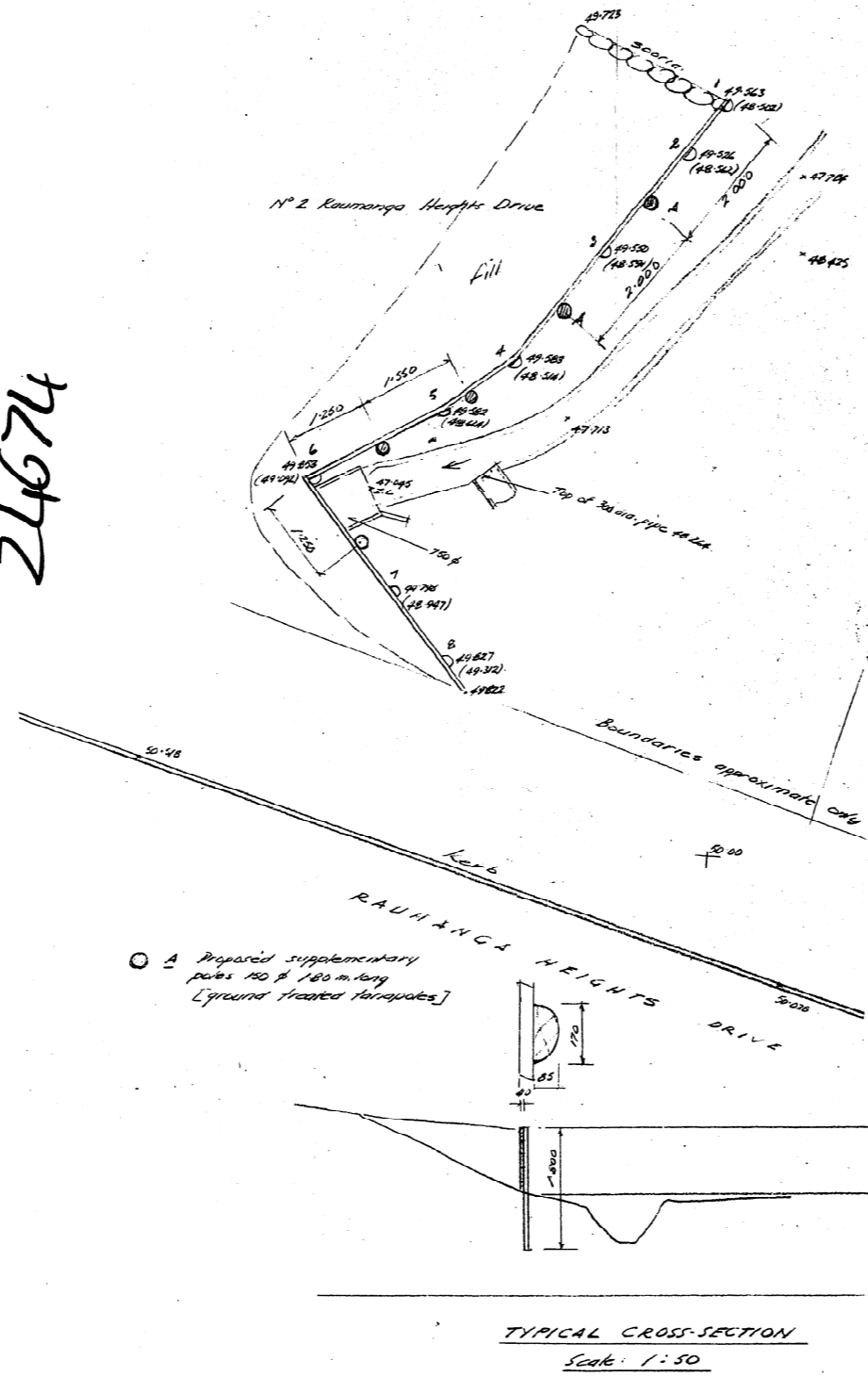
Builder's Postal Address. (Please print) L. E. McPEAKE Owner

Owner Builder

Builder's Phone 84410 L. E. McPeake Signature  
WORK. 82-999

RECEIVED  
28 JUL 1981  
WHANGAREI  
CITY COUNCIL

24674

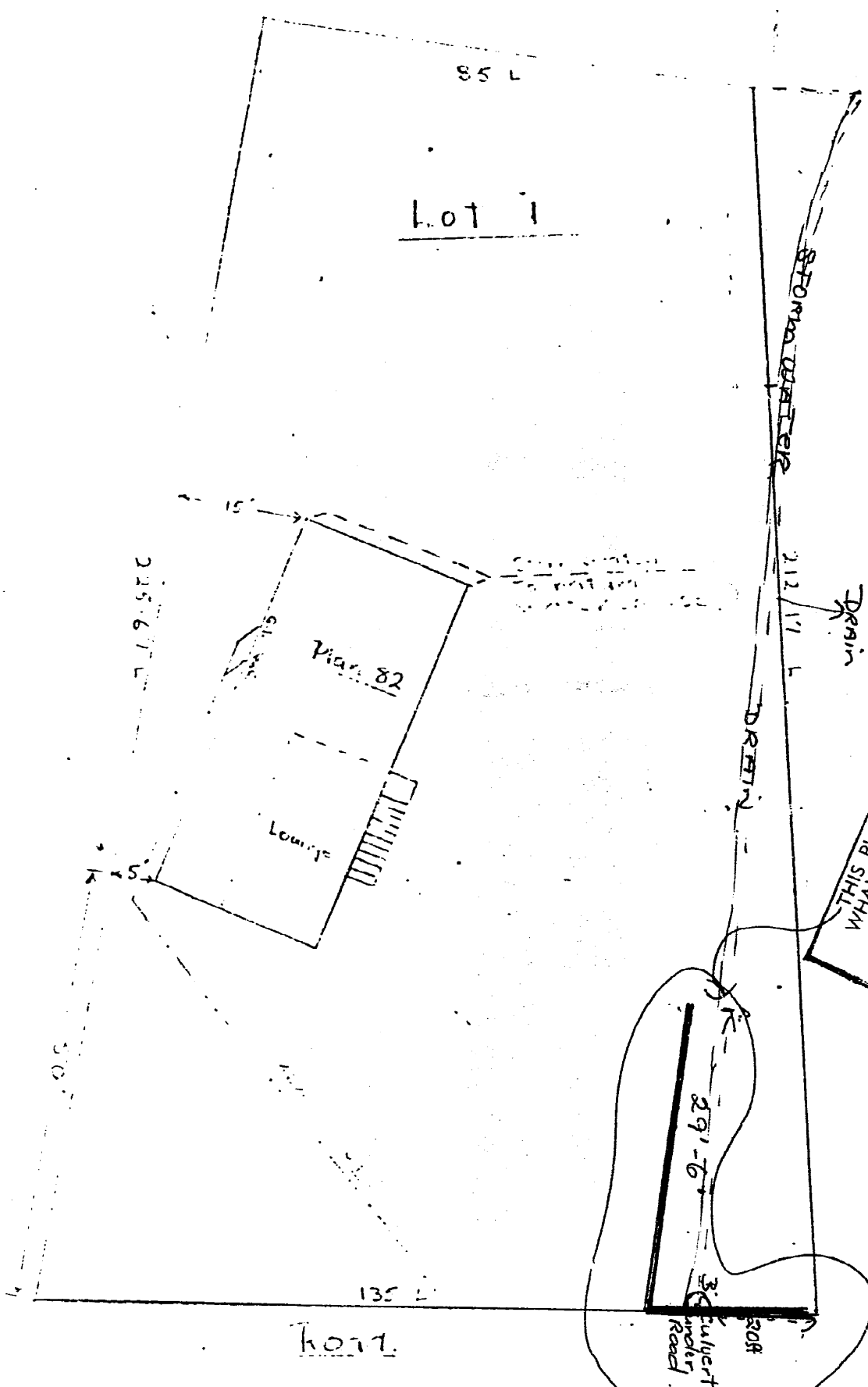


PROPOSED RETAINING WALL  
FOR L.E. & P.H. M'PEAKE  
2 RAUNANGA HEIGHTS DRIVE  
WHANGAREI

LEESE & RICHARDSON  
CONSULTING ENGINEERS  
C.H.L. INSURANCE BLDG VINE STREET

SHEET N°1  
OF 1  
PLAN N° 6574  
SERIES OF  
REF

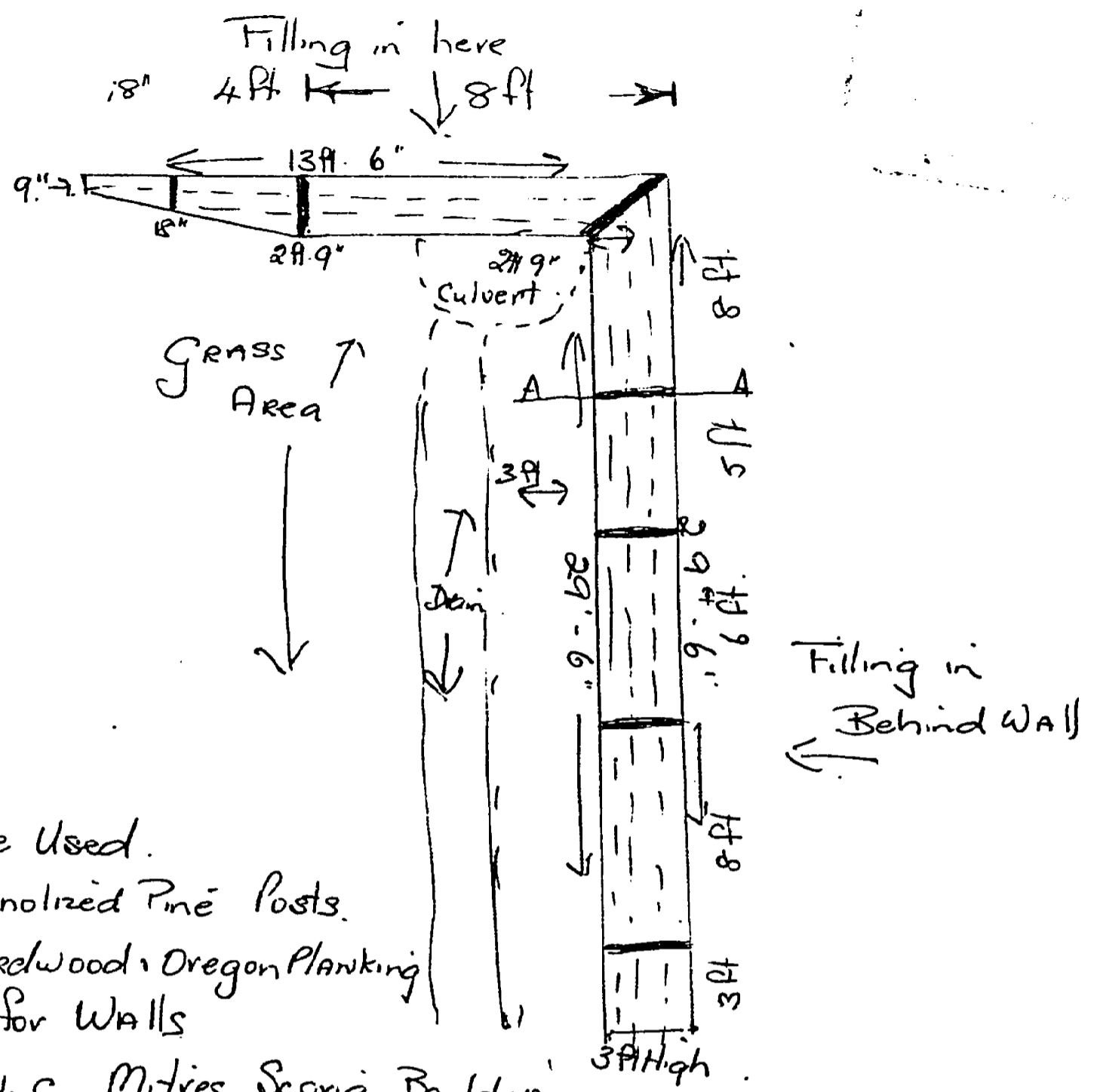
DRAWN: [Signature] CHECKED: [Signature] SCALES: 1:50  
TRACED: 23/7/78 DATE: [Signature]



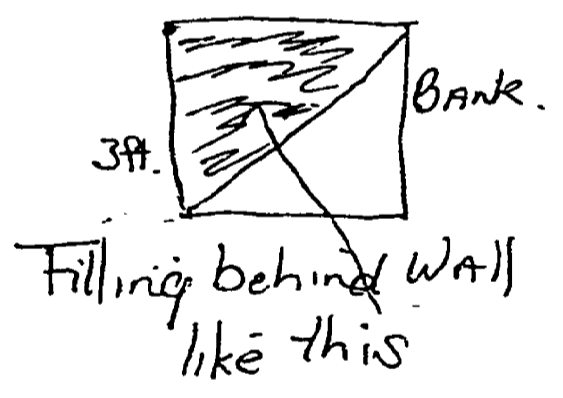
THIS PLAN COMPLIES WITH THE  
 WHANGAREI CITY DISTRICT SCHEME  
 FOR  
 30/8/85 SIGNED  
 DIRECTOR OF PLANNING DATE

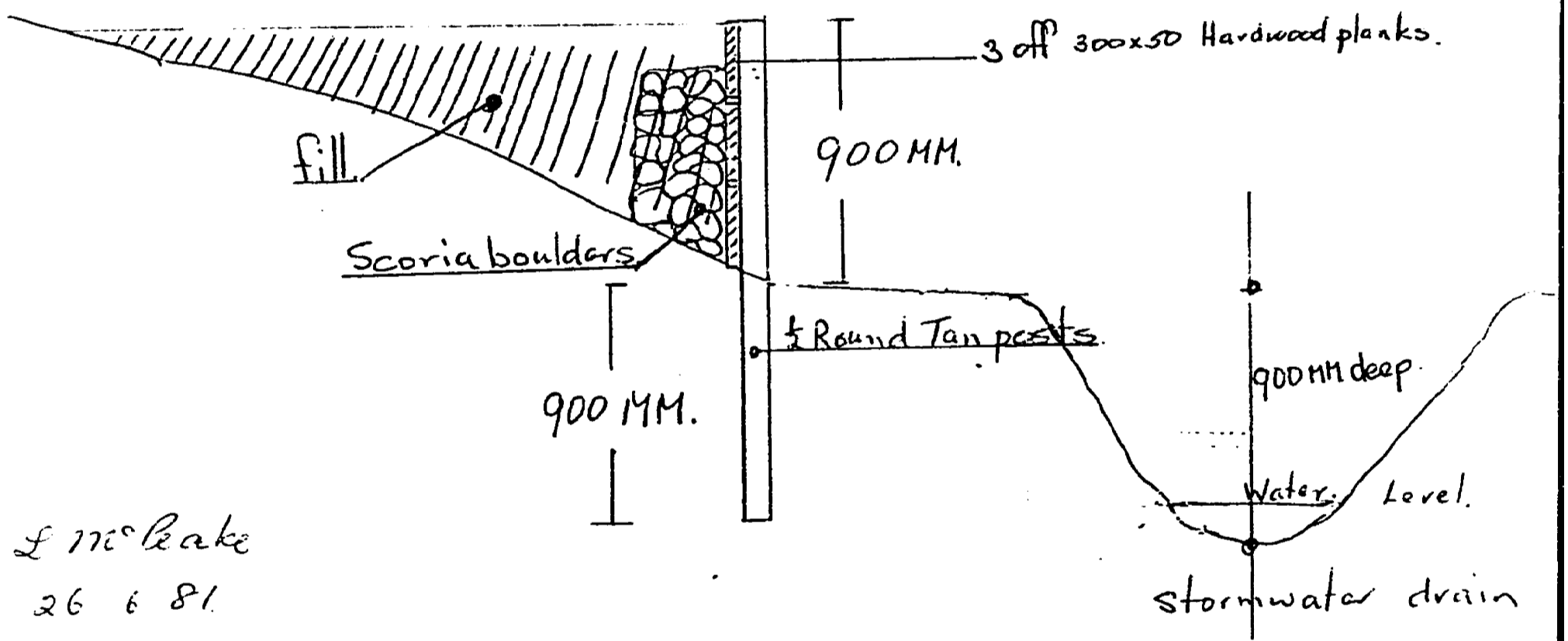
Proposed Residence For Mrs McPheat.  
 Lot No 1 Raumunga Heights.





We Used.  
 TAnolized Pine Posts.  
 Hardwood Oregon Planking  
 for Walls  
 4 c. Mitres Scoria Boulders  
 4 " " " Aggregate.





L McKeake  
26 6 81.

A ————— A

All correspondence conveying offers on behalf of the Whangarei City Corporation and all correspondence relating to property transactions and settlement of claims is entirely WITHOUT PREJUDICE.

G065946  
PERMIT NUMBER

31/10/89

4971  
FILE NUMBER

**BUILDING APPLICATION FORM**

Please Note that any person wishing to take a vehicle over footway other than a proper crossing constructed for such purpose, shall apply to the Council for a permit to do so and shall pay the appropriate deposit.

RECEIVED

20 OCT 1989

WHANGAREI CITY COUNCIL

To: The CITY Engineer

I hereby apply for permission to erect Terrace  
at 2 Raumanga Heights Drive for R. Anderson  
(House Number and Street) (Owner)  
of 2 Raumanga Heights Drive according to locality plan and detail plans, elevations  
(Address)

cross-sections and specifications of building deposited herewith in duplicate.

**PARTICULARS OF LAND:**

**LENGTH OF BOUNDARIES:**

Assess. No. 762/455 Front ..... Area .....  
Lot No. 1 Back .....  
D.P. 51596 Side ..... Side .....

**PARTICULARS OF BUILDINGS:**

Foundations Reinforced concrete Floors .....  
Walls ..... Roofs .....  
Area of Ground Floor ..... (Metres) Area of First Floor or Mezzanine ..... (Metres)  
Area of Basement ..... (Metres) Area of Outbuildings ..... (Metres)  
Number of Storeys: Above kerb level ..... Below kerb level .....  
Average distance of set back of front of buildings from street boundary line .....

**ESTIMATED VALUE:**

**OFFICE USE ONLY**  
  
  
  
  
  
  
  
  
  
**FEE'S PAID BY OWNER/BUILDER/OWNER'S AGENT**

Buildings ..... \$ 1700 ..... :00  
Sanitary Plumbing ..... \$ ..... :.....  
Sanitary Drainage ..... \$ ..... :.....  
Total ..... \$ 1700 ..... :00

Proposed purpose 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) Open Terrace

Proposed use or occupancy of other parts of buildings .....

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

PLEASE PRINT		
OWNER	BUILDER	OWNER'S AGENT
NAME <u>R. ANDERSON</u>	NAME <u>R.A. JENKINS</u>	NAME
POSTAL ADDRESS <u>2 Raumanga Heights Drive</u>	POSTAL ADDRESS <u>252 Western Hills Drive Whang.</u>	POSTAL ADDRESS
PHONE <u>484410</u>	PHONE <u>487001</u>	PHONE
<u>R.A. Jenkins</u>	Signature	Date <u>20.10.1989</u>

**TAGS**

AMBOND No. ....



File No 4971  
 Due 31/5  
 Permit No 118045  
 Issued 23/5/90

**WHANGAREI DISTRICT COUNCIL**



FORUM NORTH • PRIVATE BAG, WHANGAREI, NEW ZEALAND  
 TELEPHONE (089) 484-879. FAX (089) 487-632

BUILDING APPLICATION FORM

**24674**  
**RECEIVED**  
 22 MAY 1990  
 WHANGAREI DISTRICT COUNCIL

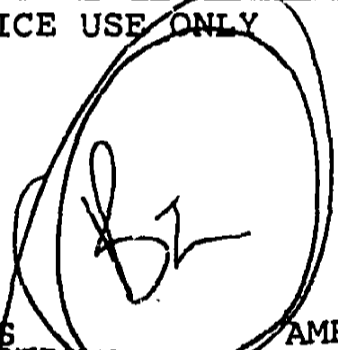
I WISH TO MAKE APPLICATION FOR A. [REDACTED] (owner)  
 TO ERECT CONSERVATORY (proposed building work)  
 AT 2 RAUMAPARA HEIGHTS DRIVE (property address)  
 OWNERS POSTAL ADDRESS 2 RAUMAPARA ST. HAMILTON. PHONE NO 484410

NAME OF BUILDER **C. & F. CONSTRUCTION** Phone 481-422  
 POSTAL ADDRESS **Box 910 WHANGAREI** Res. 60-504  
 PHONE NO **WHANGAREI**

PARTICULARS OF LAND                      PARTICULARS OF SITE  
 ASSESSMENT NO 262/455                      AREA OF BUILDING SITE (hectares or square metres)  
 LOT NO 1                      NATURE OF SOIL (rock, clay, peat, sand, loam etc)  
 D P 51596                      OTHER BUILDINGS ON SITE

AREA OF GROUND FLOOR (Sq metres)                      AREA OF BASEMENT (Sq metres)  
 AREA OF OTHER FLOORS (Sq metres)                      AREA OF ACCESSORY BUILDINGS (Sq metres)

ESTIMATED VALUE OF WORK  
 BUILDING \$ 5900-00  
 ACCESSORY BUILDING \$ .....  
 PLUMBING \$ .....  
 DRAINAGE \$ .....  
 TOTAL \$ 5900-00

OFFICE USE ONLY  
  
 TAGS                      AMBOND NO

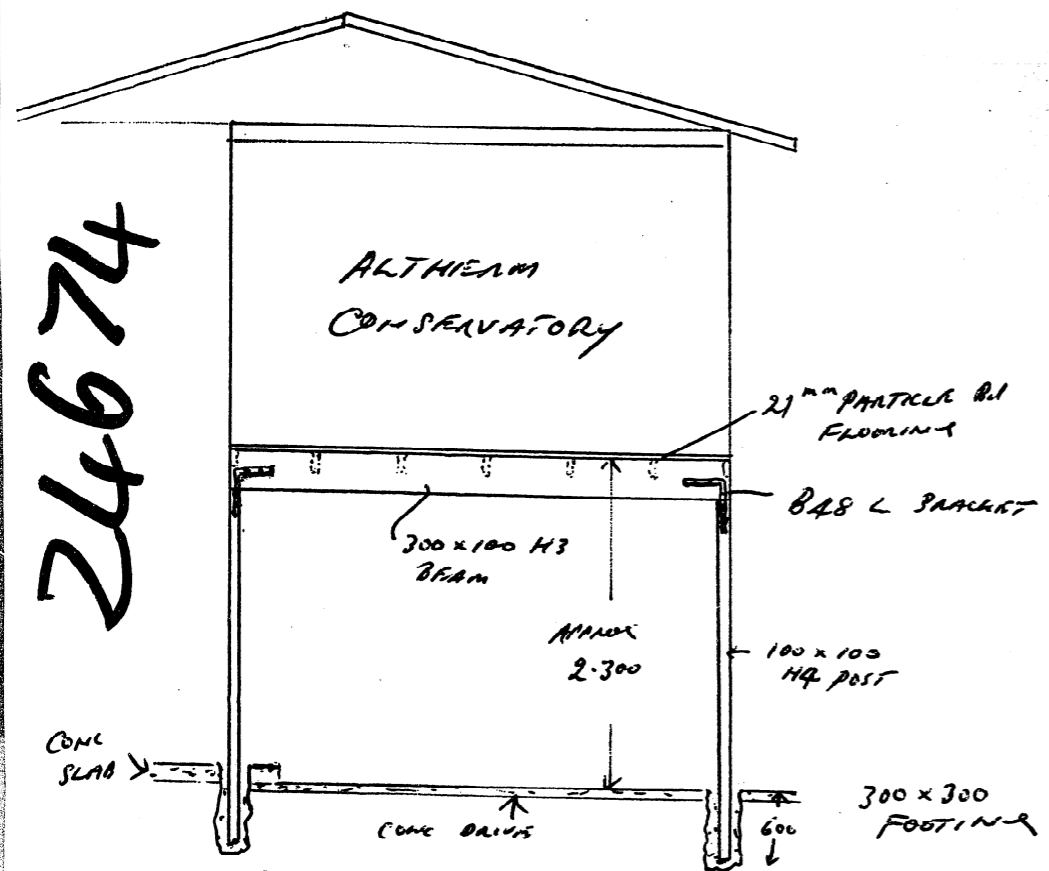
(PLEASE PRINT) NAME OF APPLICANT **C & F CONSTRUCTION** Phone 481-422  
 POSTAL ADDRESS **Box 910 WHANGAREI** Res. 60-504  
 PHONE NO **WHANGAREI**  
 DESIGNATION OF APPLICANT BUILDER  
 (Owner, Builder, Owners Agent)

I hereby acknowledge that the above information is correct and that should a permit not be uplifted I undertake to pay the designated administration fee.

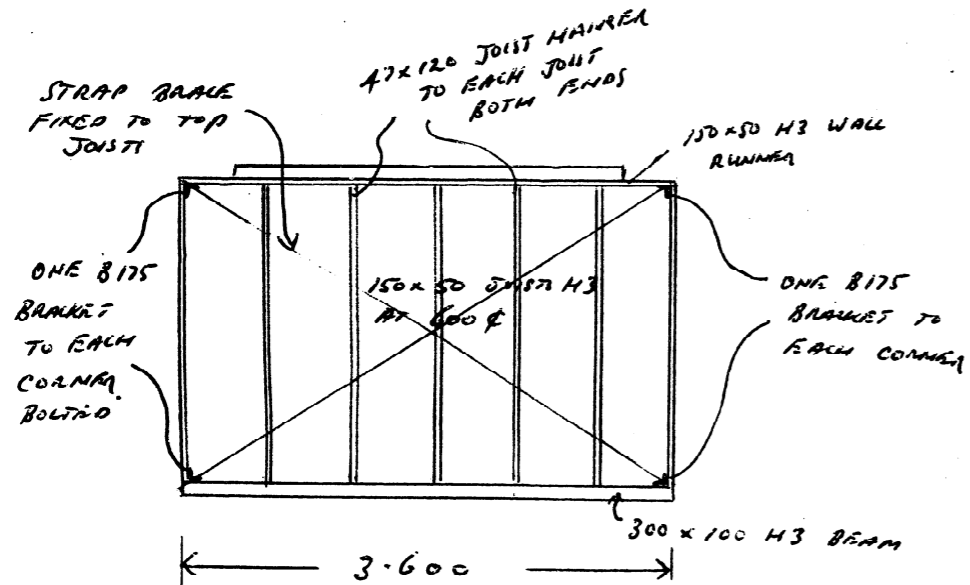
SIGNATURE OF APPLICANT [Signature] DATE .....

OFFICE USE ONLY	
Building Permit . . . . . \$.....	Permit to Cross Footway . . . \$.....
Street Damage Bond . . . \$.....	Crossing Permit . . . . . \$.....
Building Research Levy . \$.....	Development Levy . . . . . \$.....
Plumbing Permit . . . . . \$.....	Water Connection . . . . . \$.....
Drainage Permit . . . . . \$.....	Water for Building . . . . . \$.....
Sewer Connection . . . . . \$.....	Backflow Preventor . . . . . \$.....
Stormwater Connection . . \$.....	Sundry Building . . . . . \$.....
TOTAL \$ .....	

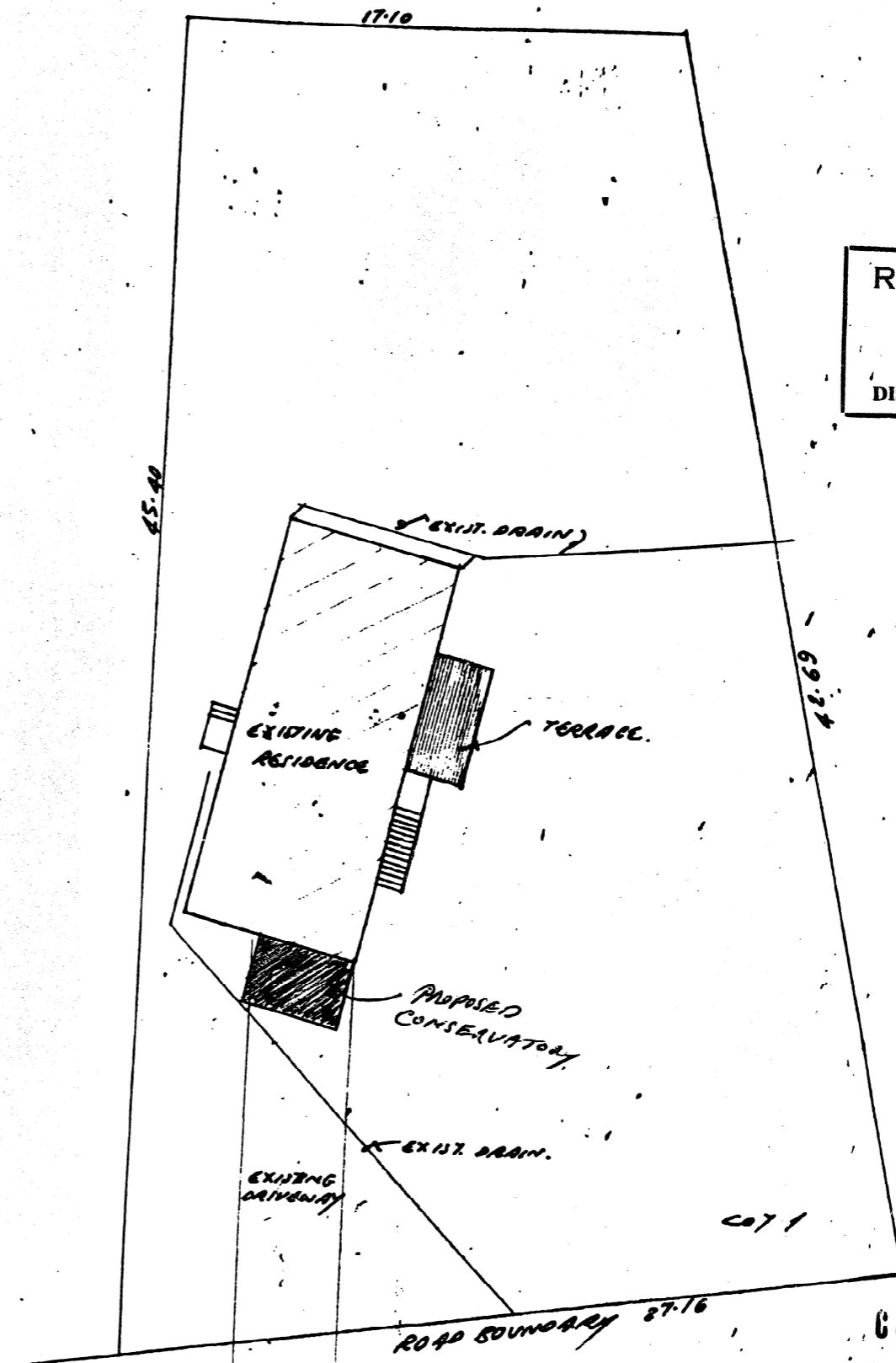
24674



ELEVATION



PLAN



RECEIVED

22 MAY 1990

WHANGAREI DISTRICT COUNCIL

C & F CONSTRUCTION

Box 919

WHANGAREI

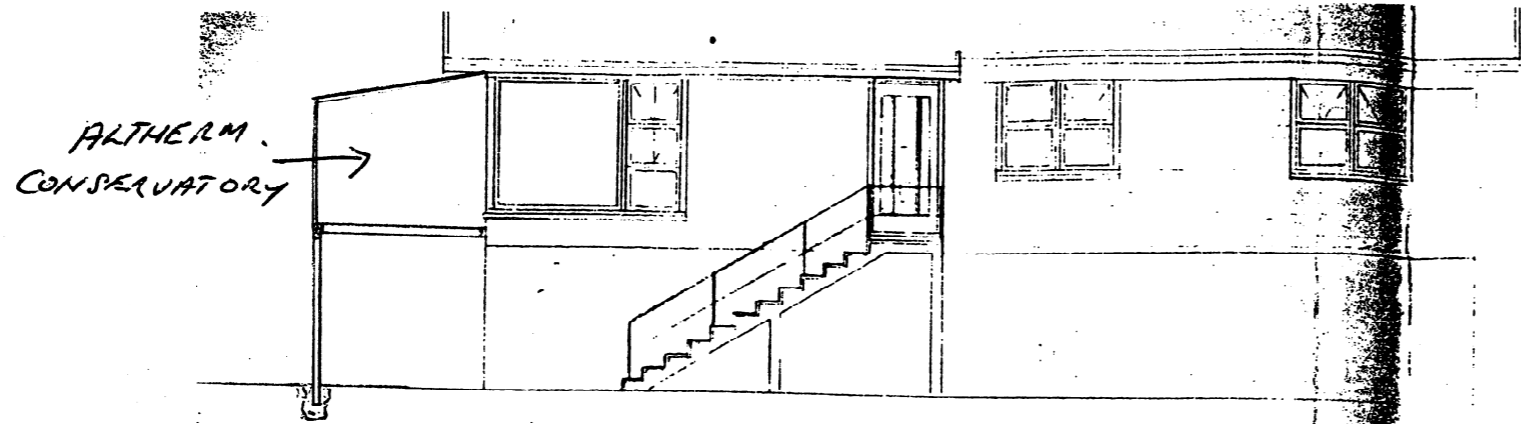
SCALE 1:50

PROPOSED CONSERVATORY

A. WRIGHT 2 RAUMANGA HEIGHTS DRIVE

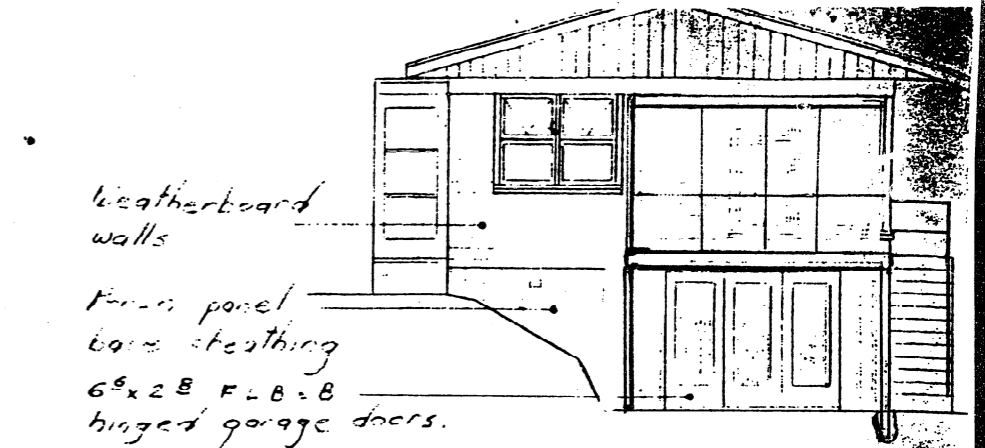
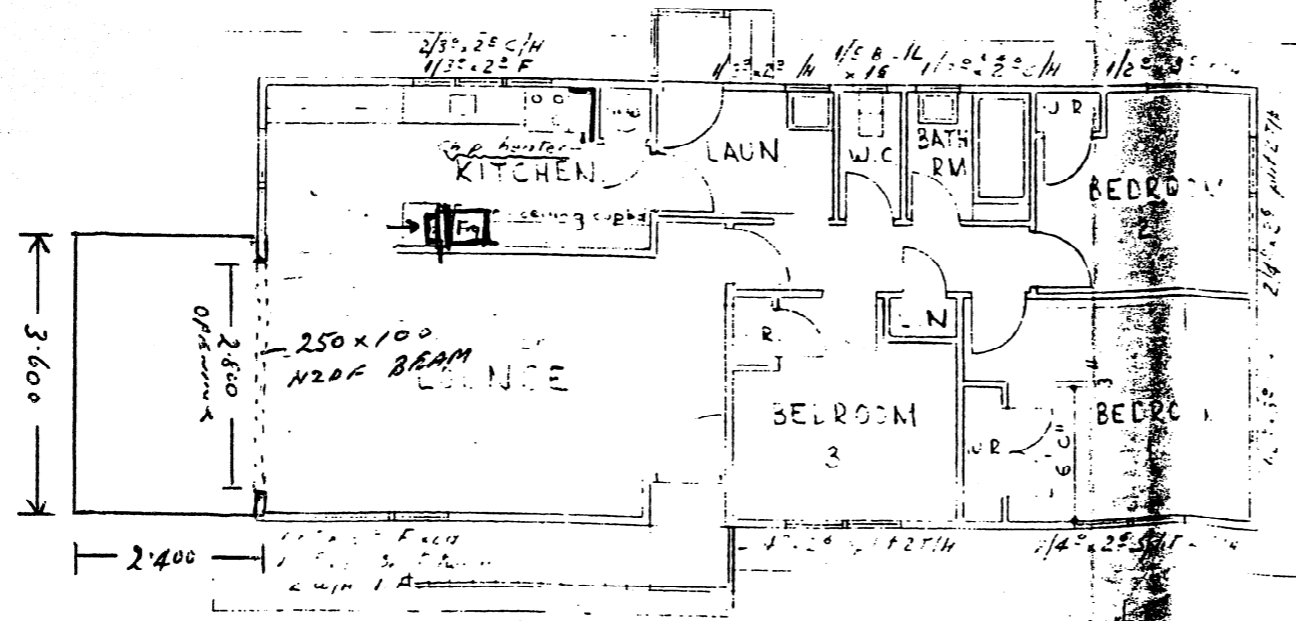
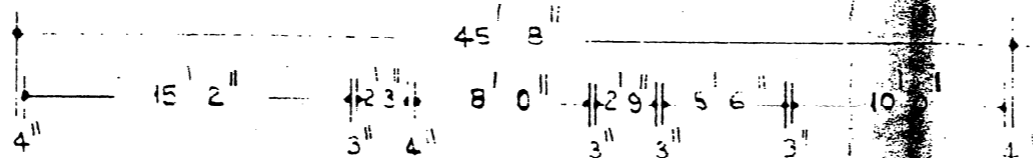
SITE PLAN

24674



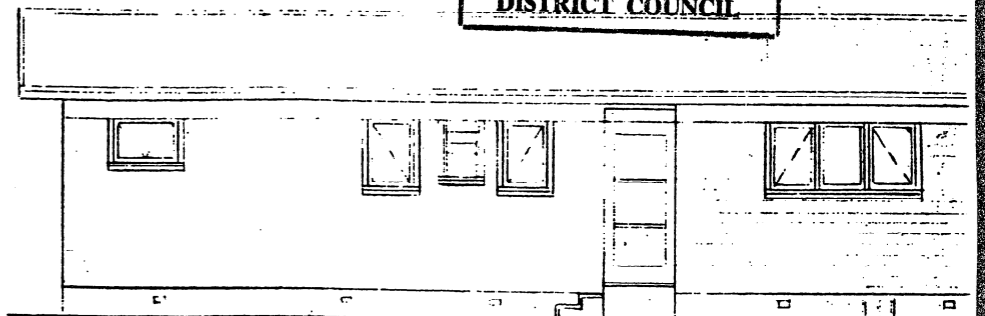
FRONT ELEVATION

RECEIVED  
- 5 AUG 1967



weatherboard walls  
 panel base sheathing  
 6" x 2" F.L.B. x 8  
 hinged garage doors.

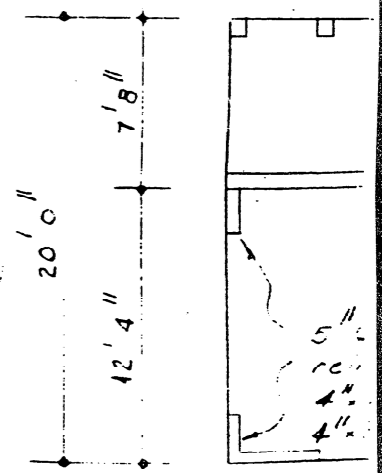
RECEIVED  
22 MAY 1990  
WHANGAREI DISTRICT COUNCIL



REAR ELEVATION

DOOR SIZES

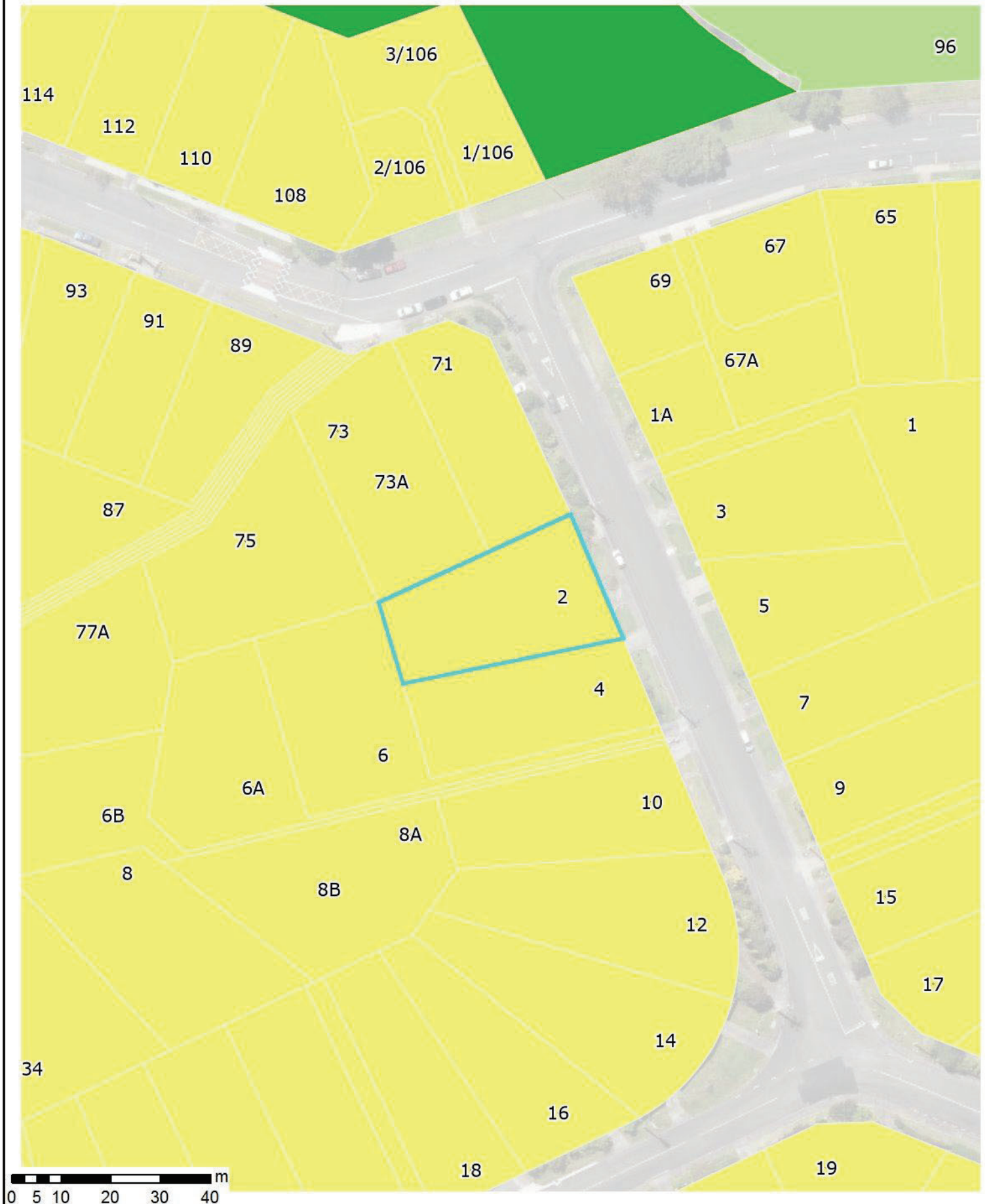
FRONT	6' 0" x 2' 10"
REAR	6' 6" x 2' 8"
MAIN INTERIOR	6' 6" x 2' 6"
BATH RM	6' 0" x 2' 2"
ALLS.	6' 0" x 2' 2"
HALL LIN	5' 6" x 2' 0"



C & F CONSTRUCTION  
 BOX 919  
 WHANGAREI

PROPOSED CONSERVATORY A. WRIGHT 2 RAUMANUA HEIRNIS DRIVE

# Operative District Plan - Zones



Tuesday, December 13, 2022

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











# Operative District Plan – Map Legend




## Zone Maps

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







## Resource Areas Maps

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

## Coastal Areas Maps

 Coastal Area
 Outstanding Natural Character Area
 High Natural Character Area

## All District Plan Maps

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

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

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