

LAND INFORMATION MEMORANDUM NO: LM2401511

Received: 30 Oct 2024

Issued: 12 Nov 2024

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

APPLICANT

N Cullen
39 Denby Crescent
Tikipunga
Whangarei 0112

SITE INFORMATION

Property ID: 70729
Street Address: 39 Denby Crescent, Tikipunga, Whangarei 0112
Legal Description: LOT 1 DP 190760

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: NA120C/574
- Deposited Plan: DP 190760

This property is subject to a Building Line Restriction, information attached.

- Interest Number K47389 – Dated 13/08/1953

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

This property is in an area identified as a Mine Subsidence Hazard Zone 3, (Low Risk).

See map attached and refer:

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

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

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

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

<https://www.wdc.govt.nz/Services/Planning/District-Plan/District-Plan-changes/Current-plan-changes/PC1>

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 BC9827810

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

- BC9827810 - Resite Dwelling
Building Certificate – Issued 03/04/1998
Building Consent – Issued 08/04/1998
Code Compliance Certificate (Foundations and drainage for resited dwelling) – Issued 07/06/1998

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

- PU9827321 – Stormwater, Wastewater, Water Meter Connection
Issued 24/02/1998

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

This property is located in a General Residential Zone.

See map attached and for more information search the property address on Councils ePlan here <https://eplan.wdc.govt.nz/plan/>

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

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

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

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

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.

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.

Please find attached a copy of a Stability Report by Richardson Stevens dated 01/04/1998 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.

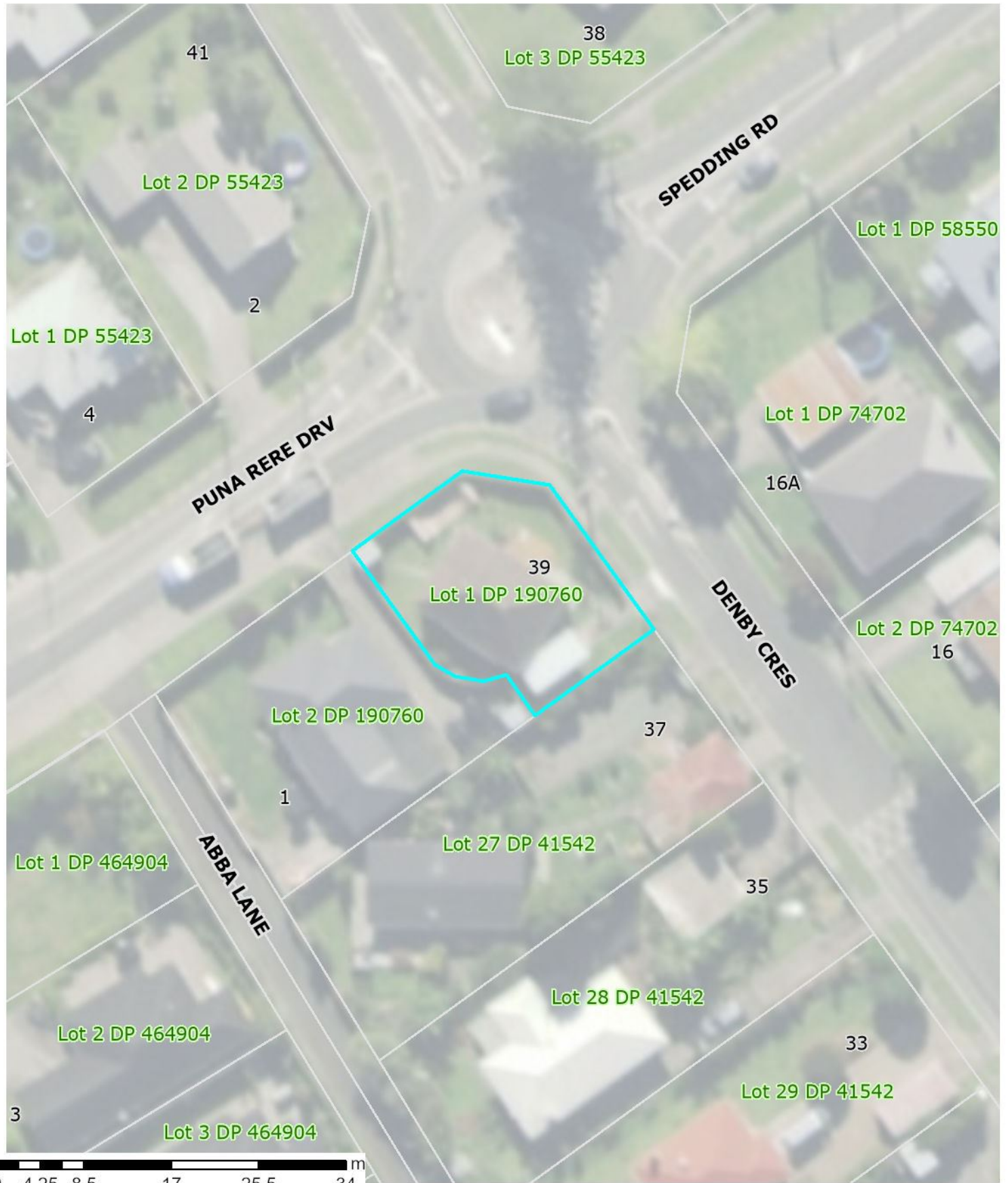
A LIM is not a suitable search of Council's records for the purposes of the National Environmental Standards (NES) for soil contamination of a potentially contaminated site.

Signed for and on behalf of Council:



Eilish Getty
Property Information Officer

Property Map



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

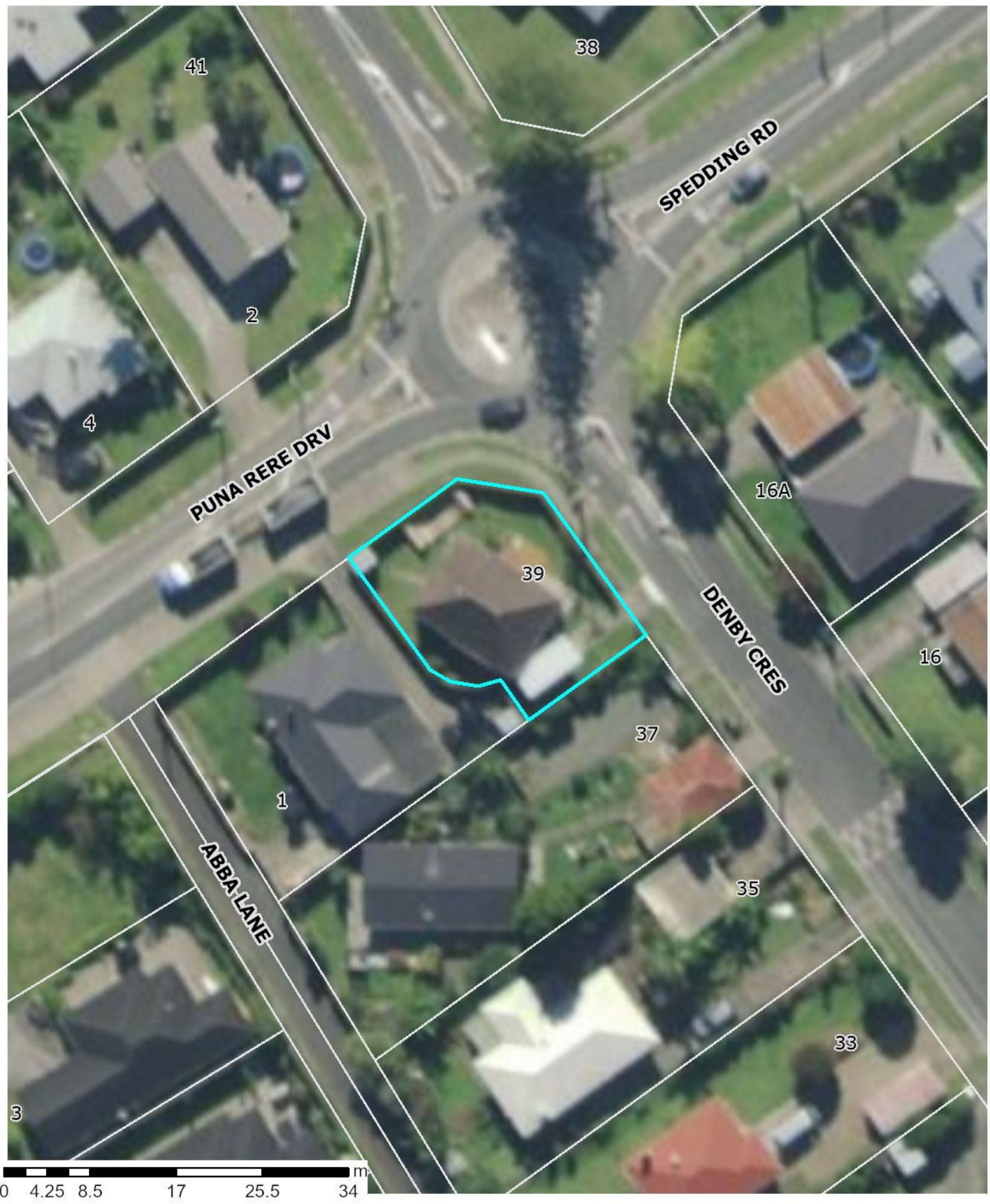
New subdivisions: Proposed as accepted, pre-223 and 223 Certificate with set Conditions.

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.

8 November 2024
Scale 1:500



Aerial Photography





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




R. W. Muir
Registrar-General
of Land

Identifier **NA120C/574**
Land Registration District **North Auckland**
Date Issued 05 February 1999

Prior References
NA19C/303

Estate Fee Simple
Area 401 square metres more or less
Legal Description Lot 1 Deposited Plan 190760
Registered Owners
Chelsea Mae Tanami Cullen and Nicholas Stuart Milburn Cullen

Interests

K47389 Building Line Restriction

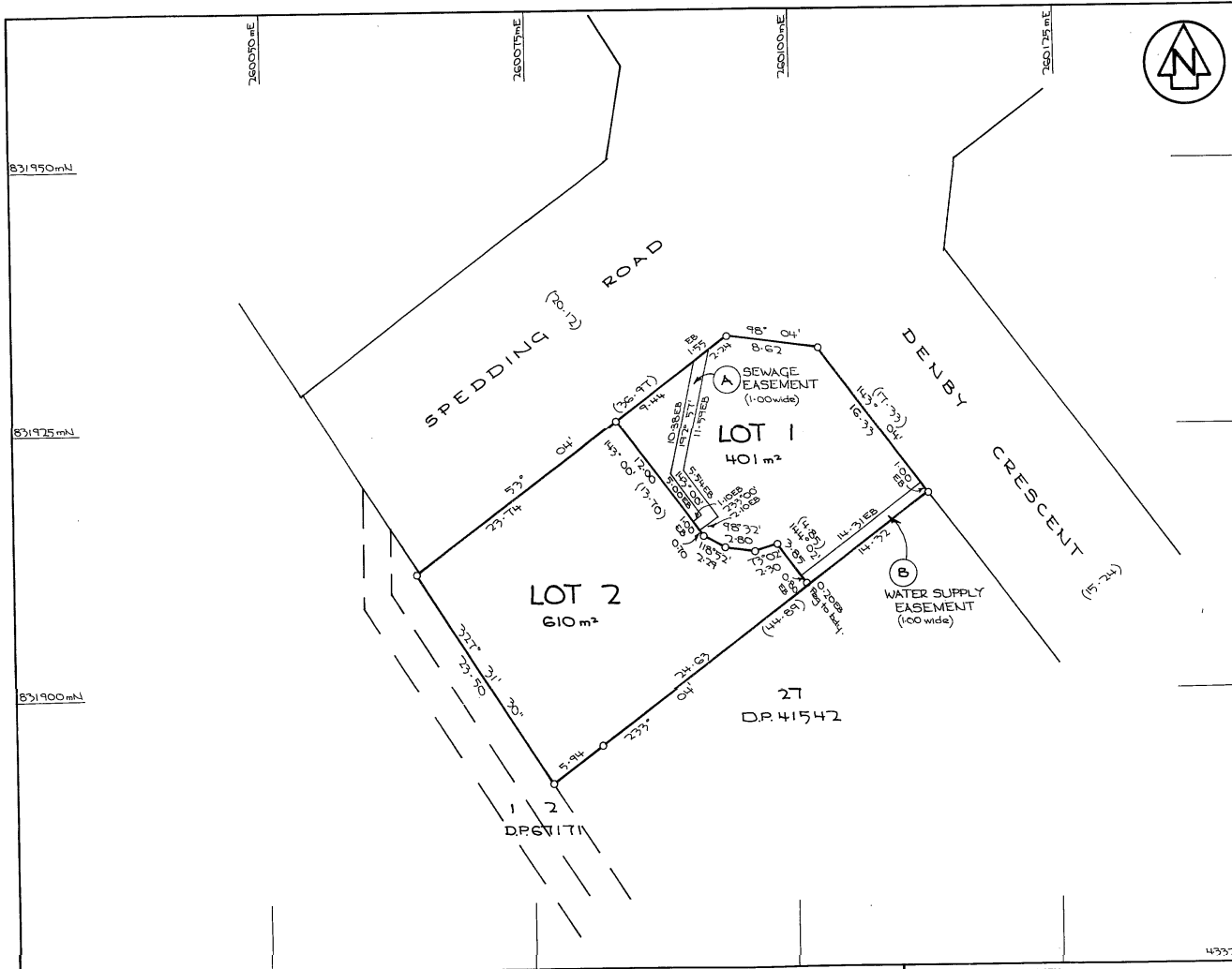
Subject to a mining easement over part created by Transfer 500776

Excepting thereout all the mines beds and seams of coal lying and being in or under the said land as excepted by Transfer 500776

D265551.1 Certificate that a building consent has been issued in respect of a building on the land that is described in Section 36(2) Building Act 1991 - 27.4.1998 at 1.50 pm

Subject to a right to drain sewerage over part marked A and to a right to convey water over part marked B on DP 190760 specified in Easement Certificate D355529.3 - 5.2.1999 at 3.09 pm

The easements specified in Easement Certificate D355529.3 are subject to Section 243 (a) Resource Management Act 1991
12227803.3 Mortgage to ASB Bank Limited - 27.8.2021 at 12:09 pm



Approvals
 Roads shown are legal.
 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 16 day of June 1998 subject to the granting or reserving of the easement set out in the Memorandum hereon.
 Council Secretary

MEMORANDUM OF EASEMENTS

Purpose Shown	Servient Tenement	Dominant Tenement
Right to Drain Sewage	(A) Lot 1 hereon	Lot 2 hereon
Right to Convey Water	(B) Lot 1 hereon	Lot 2 hereon

Approved
 J. Churches...DT. Churches
 Registered Owner

EXISTING EASEMENT

Purpose	Shown	Created by
Mining	Lots 1 & 2 hereon	T.500776

New CT. Allocated
 Lot 1 - 120C/574
 Lot 2 - 120C/575

Total Area... 1011.00m²

Comprised in... CT. 19C/303(A), excepting... areas and parcels

I, David G. Hodges, Registered Surveyor and holder of an annual practicing certificate for who may act as a registered surveyor pursuant to section 25 of the Survey Act 1988 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 1992 or any regulations made in substitution thereof.
 Dated at Whangarei, this 27th day of June 1998. Signature... D. Hodges

Field Book... p. Inverse Book... p.
 Reference Plans...
 Examined... Correct

Approved as to Survey
 W. L. Vickel
 Chief Surveyor
 4.8.1998

Deposited this 5 day of Feb 1999

LAND DISTRICT NORTH AUCKLAND
 SURVEY BLK. & DIST. V. WHANGAREI
 NZMS 261 SHT RECORD MAP No

LOTS 1 & 2 BEING A SUBDIVISION OF LOT 26 DP 41542.

TERRITORIAL AUTHORITY WHANGAREI DISTRICT.
 Surveyed by... HODGES & FLRICK
 Scale... 1:250 Date... MAY 1998

File Received
 2 JUL 1998
 DP 190760
 District Land Registrar

GHL:rlj:phs W.A. ROBERTSON, SURVEYOR GENERAL, DEPARTMENT OF SURVEY AND LAND INFORMATION, NEW ZEALAND 50 98 1070 P 15050 APPROVED LM 92-01 DCS/LI FORM 5



23 FEB 1999

K47389 BLR

NOTICE NO: 537
SCHEME PLAN NO: 5198

CONDITIONS OF BUILDING LINE.

SECTION 5 LAND SUBDIVISION IN COUNTIES
ACT, 1946.

Image Quality due
to Condition
of Original

PURSUANT to the provisions of Section 5 (4)
of the Land Subdivision in Counties Act, 1946,
I, THOMAS STRATHALLAN ROE, Chief Surveyor,
North Auckland Land District, HEREBY GIVE NOTICE
that Lots 10-16 and 21-34, more particularly
delineated in the scheme plan of the Town of
Whangarei Extension No. 27, being a subdivision
of Part Allotment 2, Whangarei Parish, comprised
in Certificate of Title Volume 1016 folio 5,
Auckland Land Registry, are subject to the
condition that no buildings or hoardings shall
be erected on the said lots within 33 feet of the
middle line of Lot 35 (Road to be dedicated) as
shown in the aforementioned scheme plan.

GIVEN under my hand this 15th
day of August, 1953.

Signed: T. S. Roe,
CHIEF SURVEYOR.

NORTH AUCKLAND LAND DISTRICT.

I, THOMAS STRATHALLAN ROE, Hereby Certify
that this is a copy of a notice issued in
accordance with the Land Subdivision in
Counties Act, 1946.

T. S. Roe
CHIEF SURVEYOR.

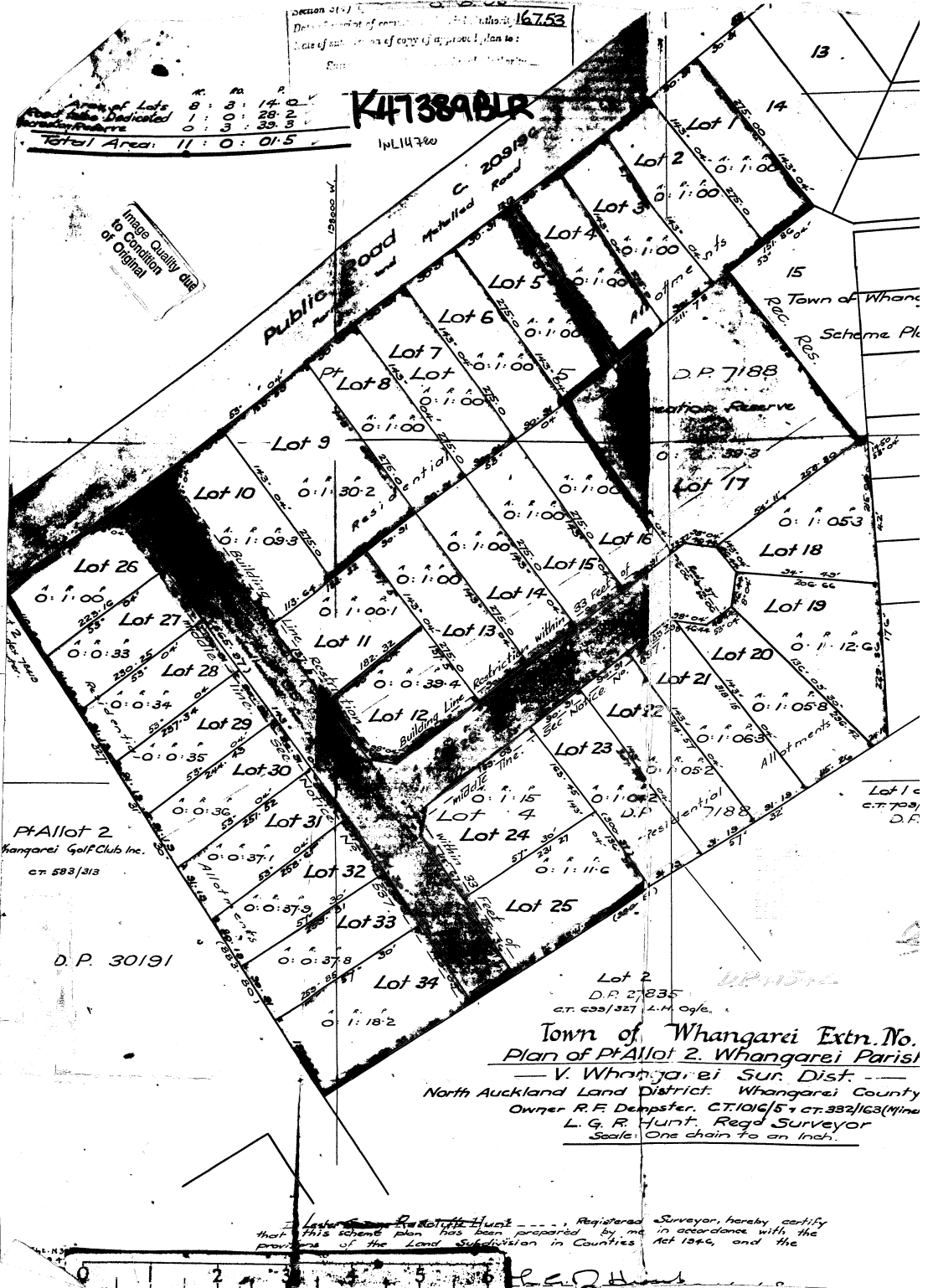
*Per Chief Surveyor
to [unclear]*

Section 167.53
 Date of issue of copy of approved plan is:
 Date of issue of copy of approved plan is:

Area of Lots	8	3	14	0
Roads Indicated	1	0	28	2
Boundary Features	0	3	39	3
Total Area	11	0	01	5

K47389BLR
 In L 14780

Image Quality due to Condition of Original



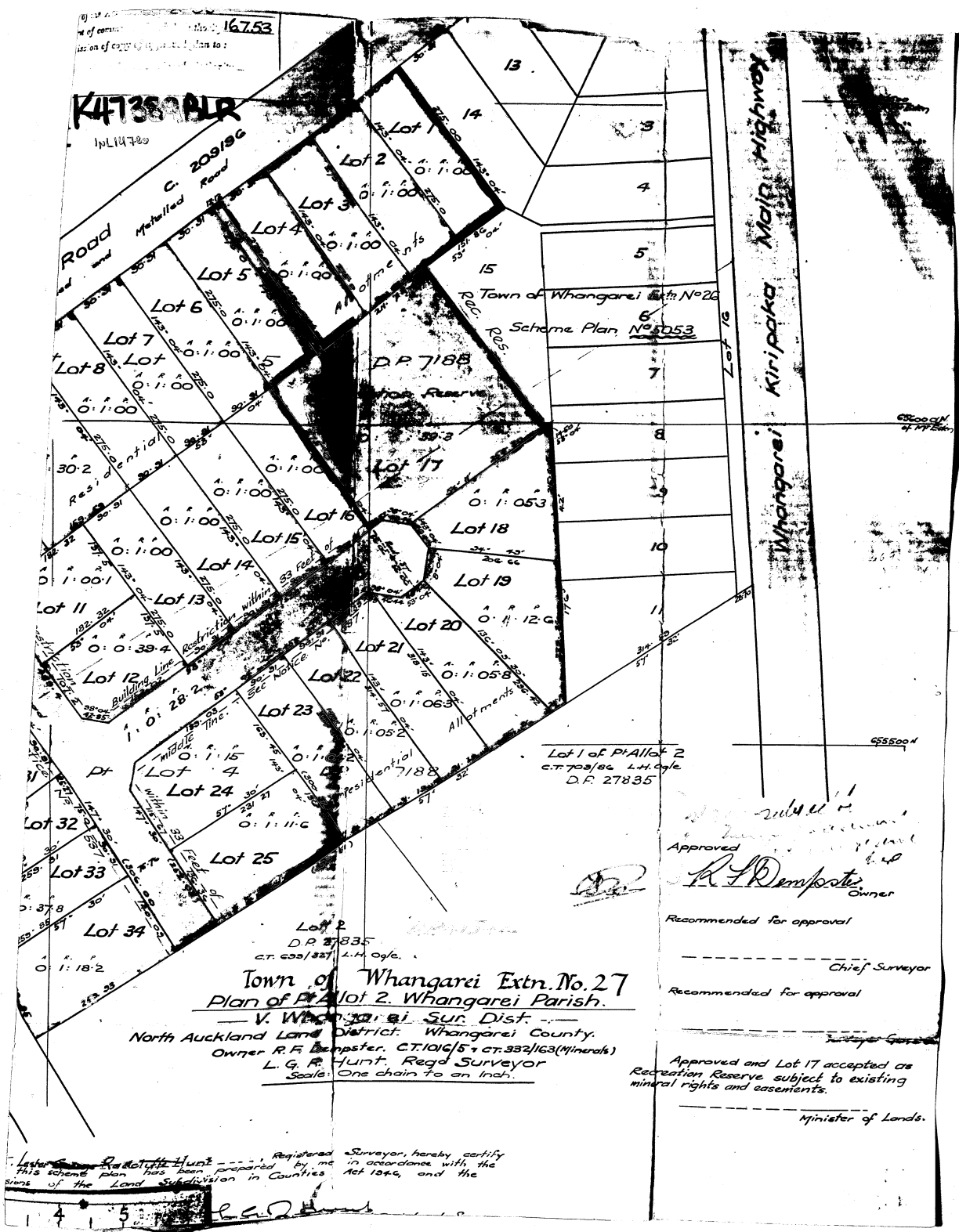
P1 Allot 2
 Whangarei Golf Club Inc.
 C.T. 583/313

D.P. 30191

Town of Whangarei Extn. No.
Plan of P1 Allot 2. Whangarei Parish
 V. Whangarei Sur. Dist.
 North Auckland Land District. Whangarei County
 Owner R.F. Dempster. C.T. 1016/5. C.T. 332/163 (Mine)
 L.G. R. Hunt, Regd Surveyor
 Scale: One chain to an inch.

I, Lester R. Hunt, Registered Surveyor, hereby certify that this scheme plan has been prepared by me in accordance with the provisions of the Land Subdivision in Counties Act 1944, and the





K4735 ALR

1pL14720

C. 209/96

Road Metalled Road

Lot 1

Lot 2

Lot 3

Lot 4

Lot 5

Lot 6

Lot 7

Lot 8

Lot 9

Lot 10

Lot 11

Lot 12

Lot 13

Lot 14

Lot 15

Lot 16

Lot 17

Lot 18

Lot 19

Lot 20

Lot 21

Lot 22

Lot 23

Lot 24

Lot 25

Town of Whangarei Extn. No. 27
Plan of Pt. Allot 2, Whangarei Parish.

V. Whangarei Sur. Dist.
 North Auckland Land District, Whangarei County.
 Owner R. F. Dempster. C.T. 1016/5 + C.T. 332/163 (Minerals)
 L. G. R. Hunt, Regd Surveyor
 Scale: One chain to an Inch.

Lot 1 of Pt. Allot 2
 C.T. 702/82 L.H. Ogle
 D.P. 27835

Approved
R. F. Dempster
 Owner

Recommended for approval
 Chief Surveyor

Recommended for approval
 Surveyor General

Approved and Lot 17 accepted as
 Recreation Reserve subject to existing
 mineral rights and easements.

Minister of Lands.

I, *L. G. R. Hunt*, Registered Surveyor, hereby certify
 this scheme plan has been prepared by me
 in accordance with the
 provisions of the Land Subdivision in Counties
 Act 1954, and the

7389
Postcard
No. 1016 5

14th DAY OF August 1953
11

J. J. [unclear]

To L.T. 7.8.53
From L.T. 18.8.53

Advise Chief Conveyer.

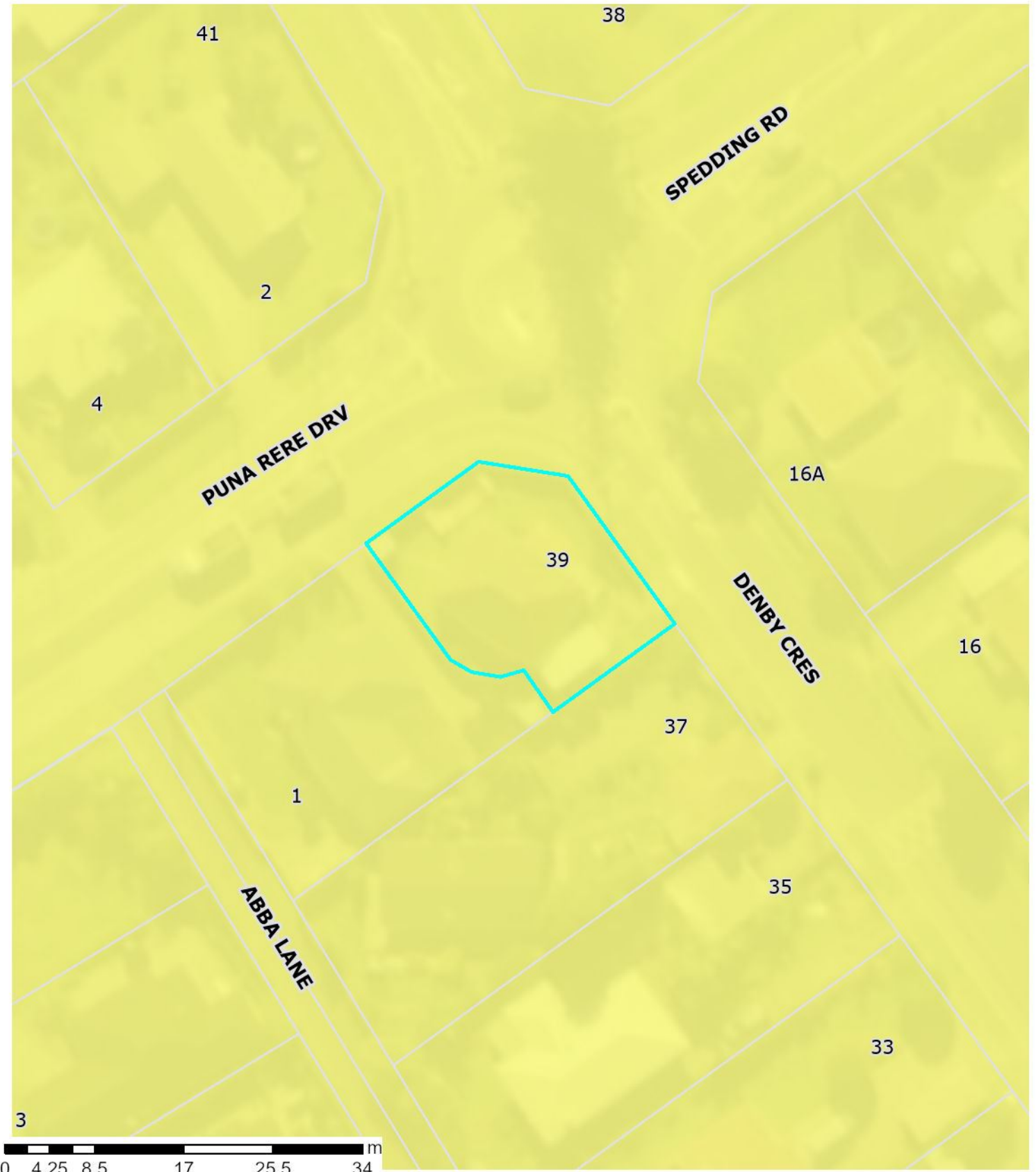
Advised 26.8.53

Recorded on 7188
in h.b.



4387
127 A 04 06

Full
K
Mag. Lic. [unclear]
14.8.53
1100.
Chief Conveyer.



Landslide Susceptibility Zone

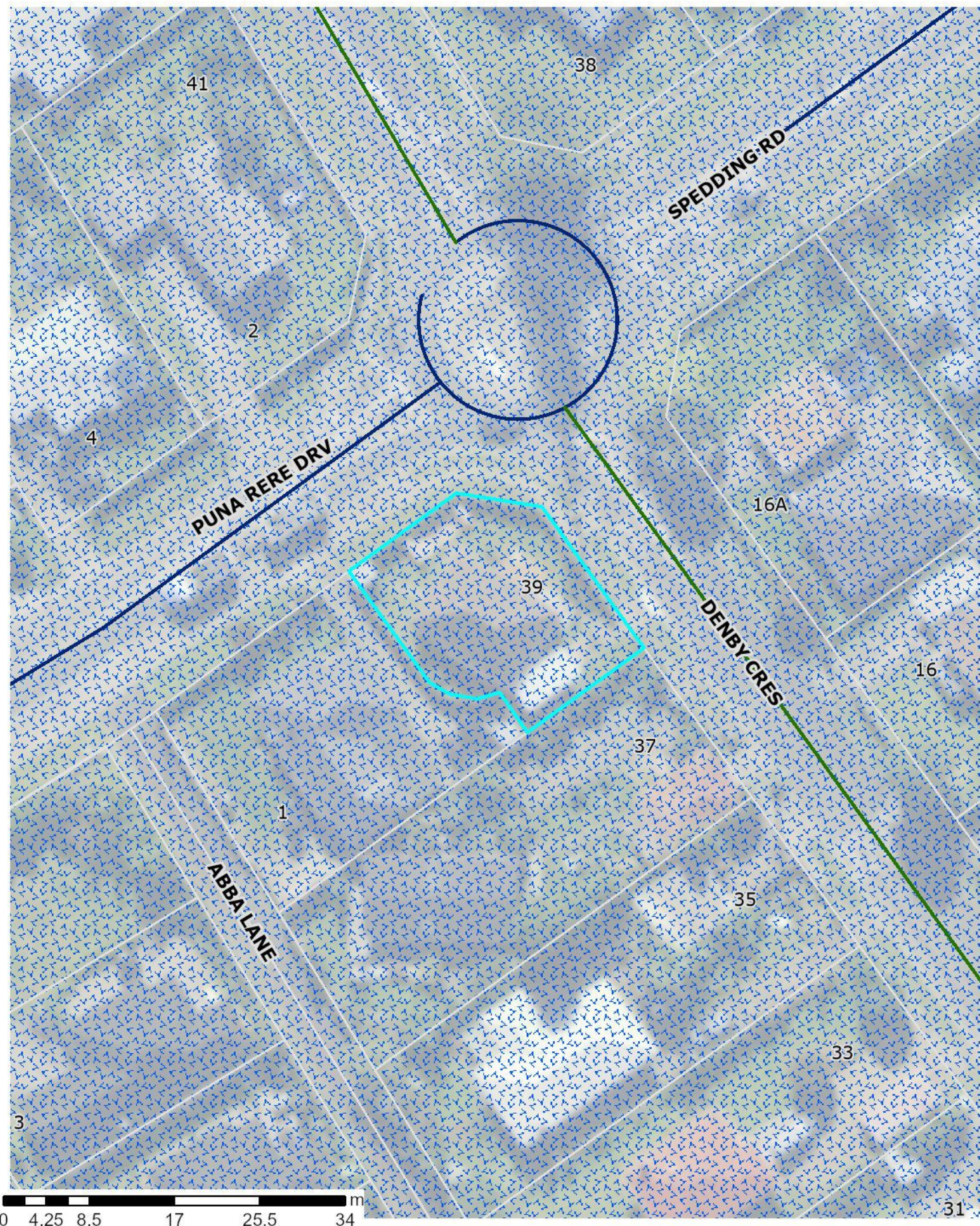
- High
- Moderate
- Low

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>

8 November 2024
Scale 1:500



Operative District Plan - District-Wide Matters



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

8 November 2024
Scale 1:500




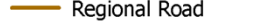
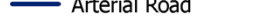
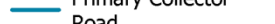




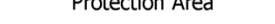
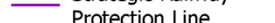
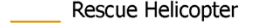
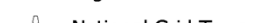

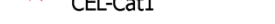
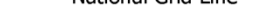



Parcel Information is sourced from the Land Information New Zealand (LINZ) Data Service.
CROWN COPYRIGHT RESERVED. © Copyright Whangarei District Council.


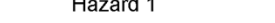
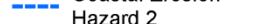

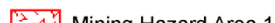
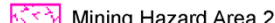
Operative District Plan – Map Legend

District-Wide Matters

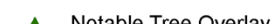

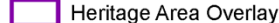
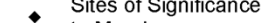

Energy, Infrastructure and Transport

-  Airport Runway
-  Indicative Road
-  National Road
-  Regional Road
-  Arterial Road
-  Primary Collector Road
-  Secondary Collector Road
-  Low Volume Road
-  Access Road
-  Strategic Road Protection Area
-  Strategic Railway Protection Line
-  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





Natural Environment Values

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





General District-Wide Matters

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

Area Specific Matters

-  Multi Title Site
-  Designation
-  Precinct
-  Development Area

Residential Zones

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

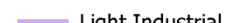
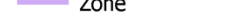
Rural Zones

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

Commercial and Mixed Use Zones

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

Industrial Zones

-  Light Industrial Zone
-  Heavy Industrial Zone

Open Space and Recreation Zones

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

Special Purpose Zones

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

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

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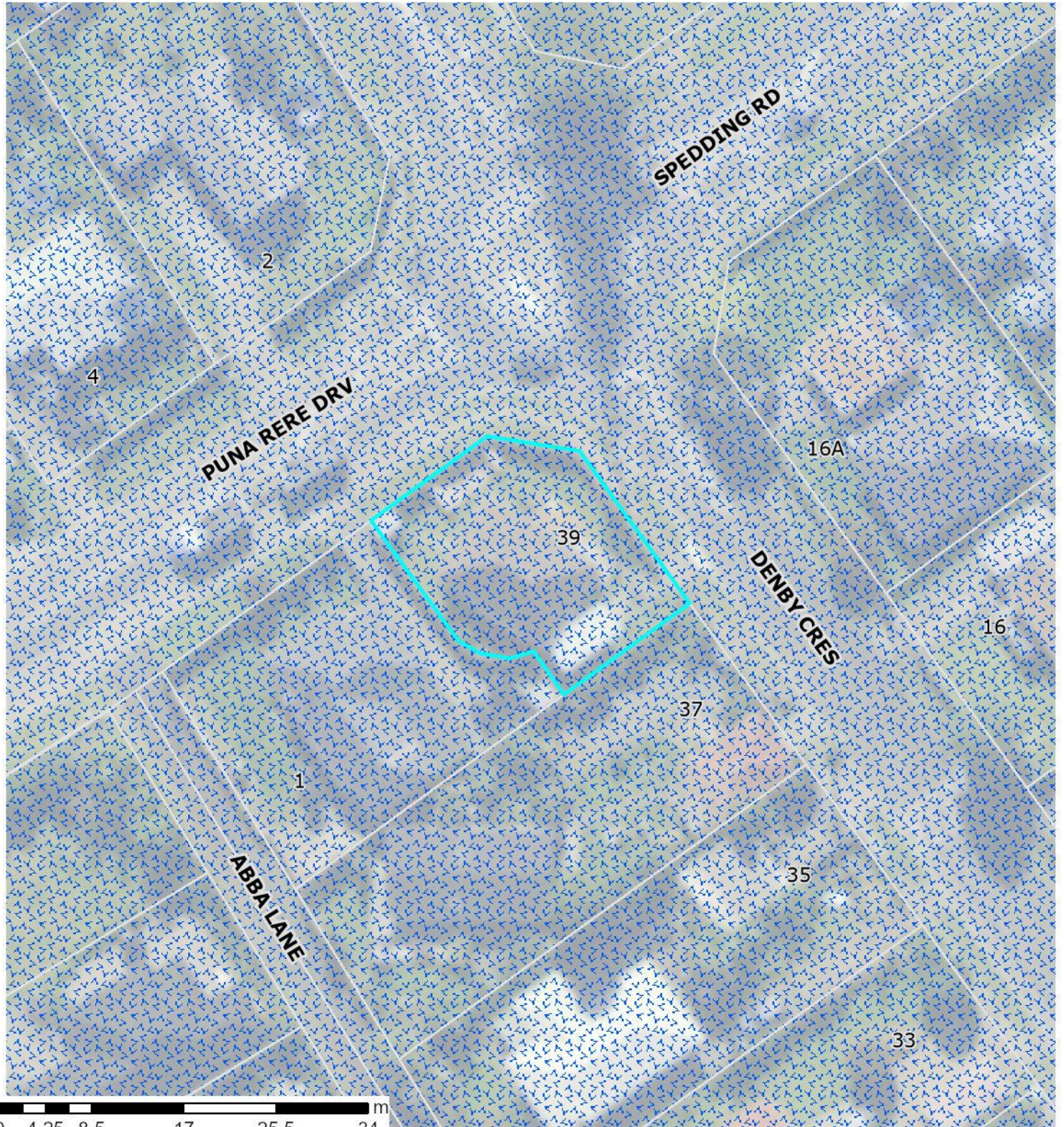
The Whangarei District Council district plan GIS data was created at a specific point in time.

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

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District Plan Change 1 - Natural Hazards

Mining Subsidence



PC1 - Natural Hazards

Mining Subsidence Hazard Area

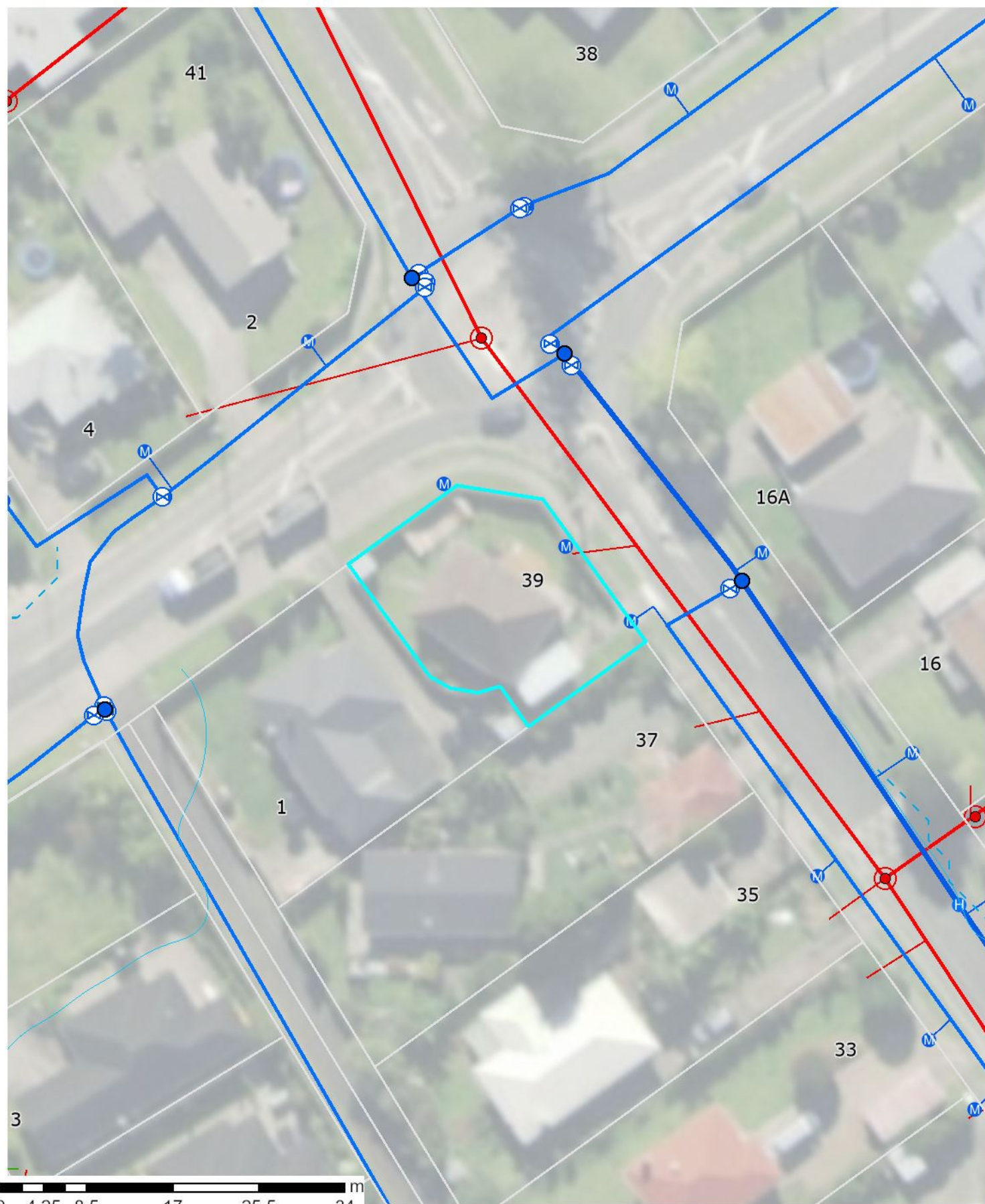
8 November 2024
Scale 1:500



-  Mining Hazard Area 1
-  Mining Hazard Area 2
-  Mining Hazard Area 3

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

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.

8 November 2024
Scale 1:500



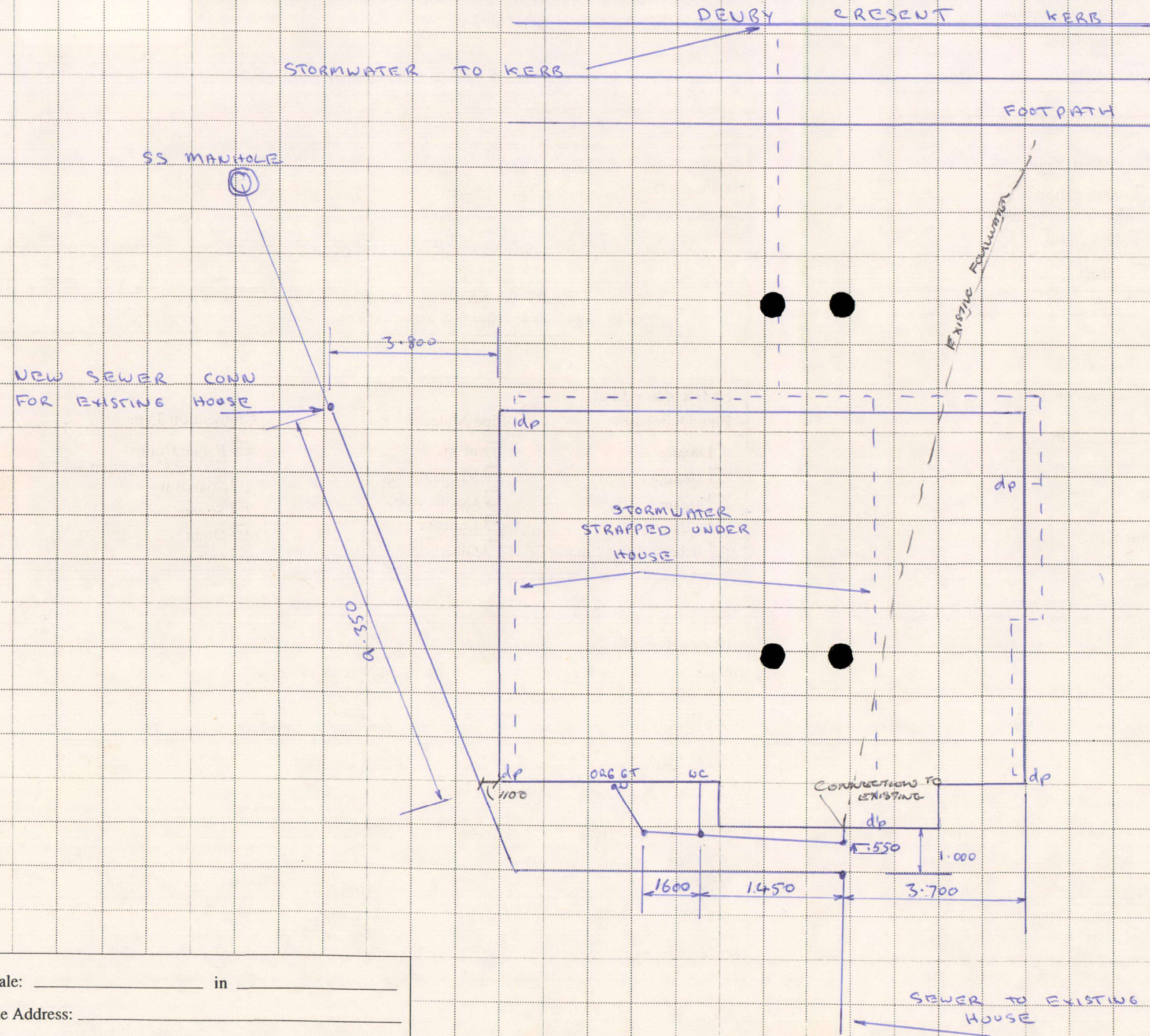
The information displayed is schematic only and serves as a guide. It has been compiled from Whangarei District Council records and is made available in good faith but its accuracy or completeness is not guaranteed. Parcel Information is sourced from the Land Information New Zealand (LINZ) Data Service.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

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

PART C : AS BUILT SERVICES PLAN

(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.)



Scale: _____ in _____

Site Address: _____



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: Friday, 8 November, 2024

Property Number 70729
Legal Description LOT 1 DP 190760
Assessment Number 0072310601
Address 39 Denby Crescent Whangarei 0112
Record of Title(s) 120C/574
Land Value \$265,000
Capital Value \$590,000
Date of Valuation 01-July-2021
Effective Date (used for rating purposes) 01-July-2022
Meter Location 1m BF FENCE # 39 1M RH OF CORNER

Rates Breakdown (up to 30 June 2025)

Rates Charge	Charge Total
General Residential	\$724.46
Sewage Disposal - Residential	\$928.00
Uniform Annual General Charge	\$821.00
Regional Council Services	\$209.33
Regional Economic Development	\$6.55
Regional Emergency & Hazard Management	\$57.07
Regional Flood Infrastructure	\$40.67
Regional Land and Freshwater Management	\$76.00
Regional Pest Management	\$100.86
Regional Rescue Services	\$11.30
Regional Sporting Facilities	\$16.18
Regional Transport Rate	\$51.81
Regional Urban Rivers Management - Gen Catchment	\$40.78
Annual Charge Total	\$3,084.01

Opening Balance as at 01/07/2024 **\$0.00**

Rates Instalments	Total
20/07/2024 Instalment	\$771.01
20/10/2024 Instalment	\$771.00
20/01/2025 Instalment	\$771.00
20/04/2025 Instalment	\$771.00
Rates Total	\$3,084.01

Balance to Clear **\$2,313.00**

BUILDING CERTIFICATE NO: 0795

Section 56, Building Act 1991

Issued by: **Building Certifiers (Whangarei) Ltd** currently approved and registered as a building certifier.

To Whangarei District Council

Building Consent No: 27810 (If issued)

Project Information Memorandum No: 27726 (If issued)

PROJECT	PROJECT LOCATION
New or relocated building <input checked="" type="checkbox"/>	Applicant: <u>S. Edge</u>
Alteration <input type="checkbox"/>	Street address (If any)
Intended use(s) (In detail):	<u>39 Denby Cresc</u>
<u>Resite a dwelling (foundations/drainage)</u>	Legal Description: <u>Lot 41542</u>
Intended life:	<u>Lot 26</u>
Indefinite but not less than 50 years <input checked="" type="checkbox"/>	
Specified as years	
Demolition <input type="checkbox"/>	
Being stage of an intended stages	

This is to certify that B.C.W. Ltd has been engaged to check plans and specifications and to carry out site inspections to ensure compliance with the N.Z. Building Code. B.C.W. Ltd have not checked the Producer Statements and/or calculations for those structural elements that are beyond B.C.W. Ltds scope of Approval. i.e.

Producer Statement Design of _____

Namely: _____

The building certifier is satisfied on reasonable grounds that:

- The proposed building work would comply with the provisions of the building code if properly completed in accordance with the plans and specifications
- The building work complied with the listed provisions of the building code on the date of certification

Signed by or for and on behalf of the building certifier

Name: [Signature]

Position: [Signature] Date: 3/4/98

**Issue Document**

BUILDING CONSENT No: 27810
Section 35, Building Act 1991
Issued: 08Apr98
Project Information Memorandum No: 27726

27810**Applicant**

STUART GRAHAM EDGE
C/- P D C
MAUNGATAPERE

Agent

STUART GRAHAM EDGE
C/- P D C
MAUNGATAPERE

Site Information

PROPERTY ID: 15050
ASSESSMENT NO: 00723/106.00
STREET ADDRESS: 39 DENBY CRES, TIKIPUNGA
LEGAL DESCRIPTION: LOT 26 DP 41542

Project Information

PROJECT IS FOR: Relocation
INTENDED USE(S): RESITE DWELLING
INTENDED LIFE: Indefinite but not less than 50 years
VALUE OF WORK: \$15,000.00
NUMBER OF STAGES: 1

Fees

~~COUNCIL'S TOTAL CHARGES FOR THIS BUILDING CONSENT ARE: \$55.00~~
PAYMENTS RECEIVED TO DATE:
Receipt number: 1236986 Date: 18Mar98 Amount: \$55.00

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

1: **Legislative Issues**

In accordance with the provisions of Section 36(2) of the Building Act 1991, upon issue of this consent the Council will instruct the District Land Registrar to make an entry on the Certificate of Title that a building consent has been issued. If your certificate of title(s) is/are held by your bank/solicitor or other institution and a charge is made by them to produce the certificate of title then the Council will require payment of this by you.

A fee of \$120 must be paid to Council to register on your behalf.

2: **General**

No Requirements.

Signed for and on behalf of the Council

G. Byers

Name:.....

Signature:..... *G. Byers* Date: 8 / 4 / 98.



Grant Stevens
B.E., M.I.P.E.N.Z.
Registered Engineer

Tim Pike
N.Z.C.E., B.E.(Hons.) M.I.P.E.N.Z.
Registered Engineer

CIVIL & STRUCTURAL ENGINEERS, 2 SEAVIEW RD, WHANGAREI. PH: 09 438 3273, FAX: 09 438 5734

File: 980408

1 April 1998

Stuart Edge
P.D.C.
MAUNGATAPERE

Dear Stuart

**STABILITY REPORT FOR PROPOSED HOUSE
39 Denby Cres, Tikipunga**

On 1 April 1998 a site visit was carried out. The proposed building area is level with no signs of instability. Two scala penetrometer tests were taken which indicated good ground to NZS 3604:1990 (100 kPa allowable bearing pressure), at 300 mm below the present ground level with one test, and 800 mm with the other. All the footings should be taken into this good ground.

The area is in a Mining 3 zone with the possibility of mine shafts are over 100 m below the ground level.

Therefore in conclusion, it is the recommendation of Richardson Stevens Consultants (1996) Ltd that a potential hazard does exist, in terms of Section 36 of the Building Act 1991, but that the building work will not worsen the situation.

Yours faithfully

Gary Wood
RICHARDSON STEVENS CONSULTANTS (1996) LTD



CODE COMPLIANCE CERTIFICATE NO 27810

Section 56(3), Building Act 1991

Issued by: **Building Certifiers (Whangarei) Ltd.**
currently approved and registered as a building certifier.

Doc Id 361480

[Cross each applicable box and attach relevant documents]

To: **Whangarei District Council**

Building Consent No **27810**

P.I.D **15050**

PROJECT

PROJECT LOCATION

New or relocated building (x)
Alteration ()

Street address : 39 Denby Cres

Intended use(s) [In detail]
**Foundations and drainage for
resited dwelling**

Legal description : Lot 26 DP 41542

Intended life:

Indefinite but not less
than 50 years (x)
Specified as years
Demolition ()

Being stage of an intended stages

This is:

- (x) A final code compliance certificate issued in respect of all of the building work under the above building consent.
- () An interim code compliance certificate in respect of part only of the building work under the above building consent as specified in the attached page(s) (being this certificate)

Signed on behalf of Building Certifiers (Whangarei) Ltd

Signature:  Date: 7 16 198



Issue Document

Public Utility Services Application No:27321

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

Received:18Feb98

Issued:24Feb98

Applicant

STUART GRAHAM EDGE
C/- P D C
MAUNGATAPERE

Agent

STUART GRAHAM EDGE
C/- P D C
MAUNGATAPERE

Site Information

PROPERTY ID: 15050
ASSESSMENT NO: 00723/106.00
STREET ADDRESS: 39 DENBY CRES, TIKIPUNGA
LEGAL DESCRIPTION: LOT 26 DP 41542

Project Information

THIS IS A PUBLIC UTILITY SERVICES APPLICATION ONLY

Fees

COUNCIL'S TOTAL CHARGES FOR THIS PUBLIC UTILITY SERVICES APPLICATION ARE: \$60.00

PAYMENTS RECEIVED TO DATE:

Receipt number: 1214397 Date: 18Feb98 Amount: \$60.00

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

Stormwater Connection

Water Meter Only.

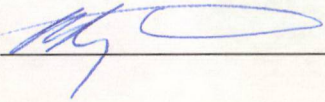
Waste Water Connection.

2: Conditions of approval for Utility Services:

As-built record by ONLY Council Approved Contractors is to be submitted to the Whangarei District Council (Building Control) in triplicate within 48 hr of the completion of works.

Signed for and on behalf of the Council

Name: P Reyburn

Signature:  _____

Date: 24 / 2 / 98

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.

8 November 2024
Scale 1:500




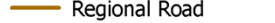
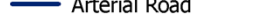
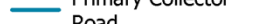




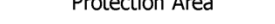
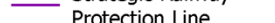
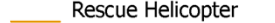
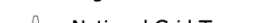

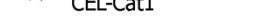
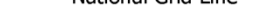



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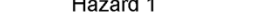
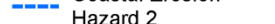

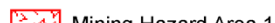
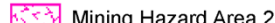
Operative District Plan – Map Legend

District-Wide Matters

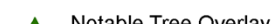

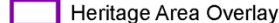
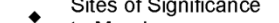

Energy, Infrastructure and Transport

-  Airport Runway
-  Indicative Road
-  National Road
-  Regional Road
-  Arterial Road
-  Primary Collector Road
-  Secondary Collector Road
-  Low Volume Road
-  Access Road
-  Strategic Road Protection Area
-  Strategic Railway Protection Line
-  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





Natural Environment Values

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





General District-Wide Matters

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

Area Specific Matters

-  Multi Title Site
-  Designation
-  Precinct
-  Development Area

Residential Zones

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

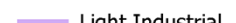
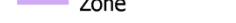
Rural Zones

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

Commercial and Mixed Use Zones

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

Industrial Zones

-  Light Industrial Zone
-  Heavy Industrial Zone

Open Space and Recreation Zones

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

Special Purpose Zones

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

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

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

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

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