

WHANGAREI
DISTRICT COUNCIL

*Creating the ultimate
living environment*

L I N

land information memorandum





Issue Document

LAND INFORMATION MEMORANDUM NO: LM1400600

Received: 16 Jul 2014

Issued: 23 Jul 2014

Section 44A, Local Government Official Information And Meetings Amendment (No 2) Act 1991

Applicant

F J & B A Silva
15 Shearwater Street
One Tree Point 0118

Contact

F J & B A Silva
15 Shearwater Street
One Tree Point 0118

Site Information

Property ID: 807
Street Address: 15 Shearwater Street
One Tree Point 0118
Legal Description: LOT 39 DP 75388

Project Information

This is a Land Information Memorandum only

Fees

Full payment has been made for this Land Information Memorandum.

1: PROPERTY DETAILS.

- * Location Map
- * Aerial Photo
- * Certificate of Title No: NA32A/274
- * DP 75388 – Surveyed 7.5.75

2: 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.

3: 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/s issued for this property is attached. A Code Compliance Certificate is NOT required for a Building Permit. Building Permits were issued up until 1993 prior to the Building Act 1991 coming into effect.

- * Dwelling – Dated 13.10.75.

Stormwater attenuation is likely to be required on this property for new building work that results in an increase of > 30m² in impervious area including paving, driveways etc.

For the Stormwater Attenuation guidance notes refer <http://goo.gl/EuuI7h>

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

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

Copy of As built 1775 is attached.

Copy of House Connection plan from the property file is attached.

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

- * ENVIRONMENT:

Living 1 Environment, see map attached and refer to Part D Environments
<<http://goo.gl/6u9KJC>>

Various other information documents are available on Council's website which can give a perspective on future developments in the district.

6: 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.

This property is located in a flood susceptible area identified by Campbell Consulting Ltd and yet to be notified by Council, see map attached and refer to <http://goo.gl/cKHn2s>

Under Section 71 of the Building Act 2004, this land has been identified as at risk of a natural hazard (erosion, falling debris, subsidence, inundation or slippage). If you are intending to undertake any building work you are advised to seek professional advice.

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.

The Council is not aware of any classification attached to the land or buildings.

8: OTHER INFORMATION CONCERNING THE LAND AS WHANGAREI DISTRICT COUNCIL CONSIDERS, AT COUNCIL'S DISCRETION, TO BE RELEVANT.

No further relevant information was found for this property.

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; Northland Regional Council; Northpower; Telecom; Vector Limited; etc.

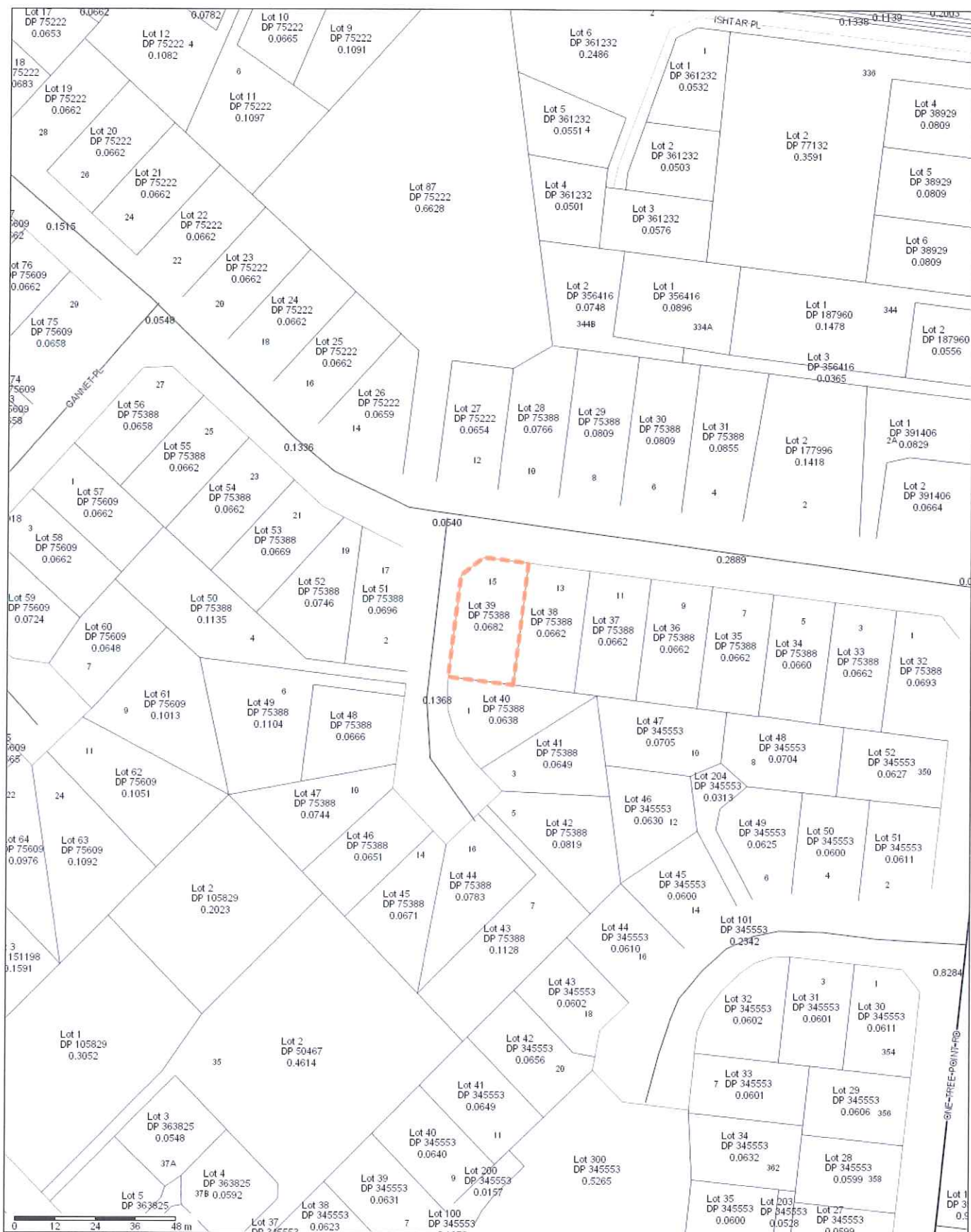
DISCLAIMER

This Land Information Memorandum (LIM) has been prepared for the purposes of Section 44A of the Local Government Official Information and Meetings Act 1987 and contains all information known to the Whangarei District Council to be relevant to the land as described. It is based on a search of Council records only and there may be other information relating to the land which is unknown to Council. The Council has not undertaken any inspection of the land or any building on it for the purposes of preparing the LIM. The applicant is solely responsible for ensuring that the land is suitable for a particular purpose. It is recommended that the Certificate of Title, which is not held by Council, be searched by the applicant. Relevant Certificates of Title and site dimensions for the above property can be obtained from Land Information NZ (LINZ). The LIM information is restricted to the land described on the application form and therefore does not include a search on neighbouring properties for the purpose of Section 6(2) of the Resource Management (National Environmental Standard for Assessing and Managing Contaminants in Soil to Protect Human Health) Regulations 2011. Council will prepare a search report dealing specifically with the requirements of those Regulations if requested.

Signed for and on behalf of Council:

A handwritten signature in black ink, appearing to read 'L Macnay', written in a cursive style.

Leanne Macnay
Property & Project Assessment Officer



Property Map

New Subdivisions

- Proposed & 223
- 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. True accurate boundary dimensions can be obtained from LINZ survey and title plans.

Scale 1:1500



Wednesday, July 23, 2014

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.



Original Sheet Size 210x297mm



Aerial Photography

This aerial photography map is composed of several overlapping sets of photography. They are a state highway strip about 4 kilometers wide of a resolution from 0.15m to 0.4m taken in December 2008. The district-wide background is from satellite imagery 0.6m resolution ranging from 2008 to 2011.

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. Cartorial information has been derived from land information New Zealand's (LINZ) Core Record System Database (CRS). CROWN COPYRIGHT RESERVED. © Copyright Whangarei District Council.

Scale 1:1500

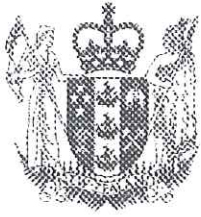


Wednesday, July 23, 2014



Original Sheet Size 210x297mm

Certificate of Title



COMPUTER FREEHOLD REGISTER UNDER LAND TRANSFER ACT 1952

Search Copy



R. W. Muir
Registrar-General
of Land

Identifier NA32A/274
Land Registration District North Auckland
Date Issued 11 June 1975

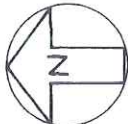
Prior References
NA29A/1108

Estate Fee Simple
Area 682 square metres more or less
Legal Description Lot 39 Deposited Plan 75388

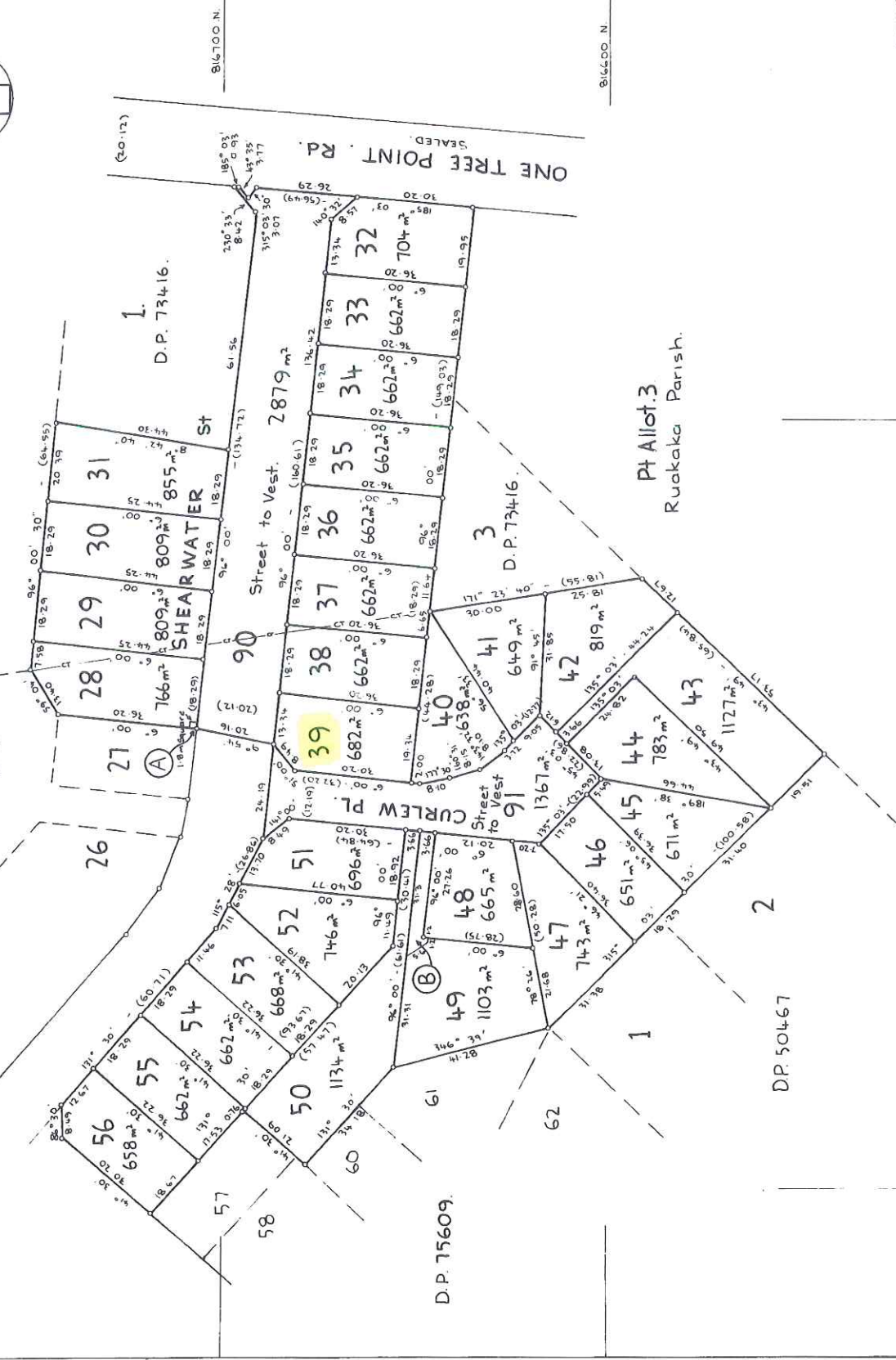
Proprietors
Frank Joseph Silva and Beryl Alison Silva

Interests
Land Covenant in Transfer 333540.2 - 22.9.1975 at 10.01 am

A vertical ruler with a metric scale from 1 to 43 cm. The ruler is marked in centimeters and millimeters. The word "METRIC" is printed vertically along the left side of the ruler.



Proposed Easements.		
SHOWN	TYPE	GRANTEE
A	Power	Lot 78
B	"	Lot 49



LAND DISTRICT SHEET NO.	NORTH AUCKLAND SURVEY BLK. & DIST. III RUAKAKA.	LOCAL AUTHORITY WHANGAREI COUNTY. Surveyed by HODGES & ELRICK Scale 1:750 Date Nov 1974.	Plan of Lots 28 - 56, 90 & 91. Being Subdivision of Pt Lot 1, D.P. 34649 & Lot 2 D.P. 73416.
----------------------------	--	--	--

509	1509
APPROVED	Approved as to Survey
7 5 75	Assisting Chief Surveyor
Deposited this	8
JUSTICE Land Registrar	
File Received 1 Nov	
Instructions	
P75388	

New Cst Allocated		
CT	Lot	CT
28	32A/263	38
29	32A/264	39
30	32A/265	40
31	32A/266	41
32	32A/267	42
33	32A/268	43
34	32A/269	44
35	32A/270	45
36	32A/271	46
37	32A/272	47
38	32A/273	48
39	32A/274	49
40	32A/275	50
41	32A/276	51
42	32A/277	52
43	32A/278	53
44	32A/279	54
45	32A/280	55
46	32A/281	56
47	32A/282	57

NOTE :- Road shown is legal.

Total Area 2.5918 ha
Comprised in CT 29A/1108 pr.
& 29B/1496.

1. Michael John Elrick
Registered Surveyor and holder of an annual practicing certificate
hereby certify that this plan has been made from surveys executed
by me or under my direction, that both plan and survey are correct
and have been made in accordance with the regulations under the
Surveyors Act 1988
Dated at Whangarei this 28th day
of November 1974 Signature *Michael John Elrick*

Field Book 8467 60-65 Traverse Box
Reference Plans DPs 75322, 73416, 50461
34649
Examined N Delamore Correct
15/12/74

Approved as to Survey *J. Elrick*
7 5 75 Assisting Chief Surveyor
Deposited this 8



Whangarei District Council
Forum North - Private Bag 9023
Whangarei New Zealand
Ph:0-9-430 4200 Fax:0-9-438 7632
Email: mailroom@wdc.govt.nz

Rates LIM Report

As at: Wednesday, 23 July, 2014

Property Number 807
Legal Description LOT 39 DP 75388 BLK III RUAKAKA SD
Assessment Number 0029020858
Address 15 Shearwater Street One Tree Point 0118
Certificate of Title Reference 32A/274
Land Area 0.0682
Land Value \$ 133,000
Capital Value \$ 295,000
Meter Location IN CURLEW PL

Rates Breakdown (up to 30 June 2015)

Rates Charge	Charge Total
Regional Recreational Facilities	\$28.75
Sewage Disposal - Residential	\$596.00
Regional Council Services	\$107.40
Regional Land Management	\$44.90
District-wide Refuse Management	\$155.00
General Residential	\$415.61
Regional Infrastructure	\$4.79
Uniform Annual General Charge	\$356.00
Regional Transport Rate	\$12.54
Regional Rescue Helicopter Rate	\$8.03
Annual Charge Total	\$1,729.02

Opening Balance as at 01/07/2014 **\$0.00**

Rates Instalments	Regional	District	Total
20/07/2014 Instalment	\$50.41	\$382.61	\$433.02
20/10/2014 Instalment	\$52.00	\$380.00	\$432.00
20/01/2015 Instalment	\$52.00	\$380.00	\$432.00
20/04/2015 Instalment	\$52.00	\$380.00	\$432.00
Rates Total	\$206.41	\$1,522.61	\$1,729.02

Balance to Clear **\$1,729.02**
Arrears Balance **\$0.00**

WHANGAREI COUNTY COUNCIL

(P.O. BOX 4102, KAMO, NORTHLAND)

APPLICATION FOR BUILDING PERMIT

29/4/11
1333/76

00857

TO THE BUILDING INSPECTOR,

Sir,

I hereby make application to erect/re-erect/extend/ alter/repair the building(s) according to the site plan (overleaf) detailed plans, elevations, cross sections and specifications deposited herewith in duplicate.

Particulars of the land and buildings are:—

OWNER Name Mr. Colin Anderson, 202 Kamo Road,
Postal Address Whangarei Phone 71922

BUILDER Name Mr. Colin Anderson, 202 Kamo Road,
Postal Address Whangarei Phone 71922

EXISTING USE OF SITE & BUILDINGS Vacant

NATURE OF PROPOSED BUILDING WORK Dwelling
e.g. additions to Dwelling, Bedroom, Lounge extensions etc.

VALUATION DEPT. ASSESSMENT No.: (from rate demand) Part 29/4/11

LEGAL DESCRIPTION OF SITE: (from rate demand or title deeds)

Lot 39, D.P. 75388, Block 3, Ruakaka St

Road or Street: Curlew Place Town or Locality: One Tree Point

AREA OF SITE: Acres 26.1 Roods 26.1 Perches

Hectares 68.2 Square Metres

NATURE OF SOIL: (rock, clay, sand, loam etc.) Sound loam

FLOOR AREA: (proposed work — square Metres).

	Basement	Ground floor	Other floors	Total
Main Building				168 m ²
Accessory Buildings				

ESTIMATED VALUE OF WORK:

Main Buildings (excluding plumbing & drainage)	\$ 19,000
Accessory Buildings (excluding plumbing & drainage)	\$
Plumbing and drainage	\$ 2,600
Total Value of Work	\$ 21,600

CERTIFICATE: I hereby certify that the above information is correct in every respect and do hereby agree to abide by all provisions of the Whangarei County Council by-laws governing and regulating all matters the subject of the foregoing.

Signature of Applicant: (Mr.) Marion Anderson

Date: 13/10/75

FOR OFFICE USE ONLY				
10-030-12 Building Permit	\$ 77-00	Receipt No. 7121	Date 13.10.75	Permit No. 69729
22-005-20 Building Research Levy	\$ 2-00	Receipt No. 7122	Date 13.10.75	Permit No. 469
10-031-12 Plumbing & Drainage Permit	\$ 22-00	Receipt No. 7123	Date 13.10.75	
10-030-12 Dispensation planning Scheme	\$	Receipt No.	Date	
10-018-05 Footpath Crossing Permit	\$ 1-00	Receipt No. 7124	Date 13.10.75	Permit No.
22-002-20 Deposit Against damage to street, road or Footpath	\$ 58-00	Receipt No. 7125	Date 13.10.75	
16-004-05 Water Connection	\$ 60-00	Receipt No. 7126	Date 13.10.75	
10-031-12 Sewer Connection	\$ 15-00	Receipt No. 7127	Date 13.10.75	
Miscellaneous	\$	Receipt No.	Date	
TOTAL	\$ 283-00			

Fees Paid by: CA Anderson

Signature of Approving Officer: [Signature] Date: 13-10-75

BY [Signature] DATE 13-10-75

Supplemental approved plans returned to building.

FOR OFFICE USE ONLY

TO ADMINISTRATIVE OFFICER: Date Received 13 October

Check List: Forms completed (☒) Valuation No. (☒) Fees received (☒)

Remarks:

Signature: [Signature] Date: 13 Oct

TO PLANNING OFFICER: (Check with District Planning Scheme. Refer to Council if required)

Approved by County Chairman

Signature: _____ Date: _____

Checked and approved by Officer

Signature: [Signature] Date: 13-10-75

TO HEALTH INSPECTOR: (Check for drainage, health, etc.)

Checked and approved

Signature: [Signature] Date: 15-10-75

TO STRUCTURAL ENGINEER:

Checked and approved

Signature: [Signature] Date: 17 10-75

TO BUILDING INSPECTOR: (Check for by-laws etc.)

Checked and approved

Signature: [Signature] Date: 11-11-75

REMARKS: (PA removed)

PERMIT TO BE ISSUED SUBJECT TO:—

PERMIT

To comply with the Building Code, adequate means for cooking must be provided. Please note, therefore that in issuing this permit, the Council accepts no responsibility for providing electricity or for the installation of telephone services. All boundary pegs to be flagged for the R/I.

GENERAL INFORMATION

GENERAL INFORMATION

(1) The following MUST accompany this application:

PLANS AND SPECIFICATIONS TO BE SUBMITTED IN DUPLICATE (in ink or on print paper) including—

- Ground plans of proposed work showing position of all sanitary fittings and names and sizes of various rooms.
- Where the building is on a sloping site the correct height of foundations must be shown.
- Front and side elevations.
- Cross section showing framing with bracing.
- Where a building requires Plumbing and Drainage work a separate Application Form must be filled in and fee paid before a Building Permit can be issued.
- Application for entrance crossing from road.
- Such drawings and information in detail as may be necessary to indicate that the proposed building or other work or change of use of land or buildings will comply in all respects with the District Planning Scheme and with the By-laws.
- A report and calculations showing how the design complies with the By-laws in the case of building requiring specific design.
- Application for water connection where water supplies are available.
- Application for sewer connection where a sewer reticulation scheme is available.

(2) FEES for dispensation from the planning scheme (if required) must accompany the application but permit fees may be forwarded later on advice of availability of permit and the amount of fees required.

(3) BUILDING AND HEALTH INSPECTORS OFFICE HOURS are normally:

Monday to Thursday 9 to 8.30 a.m.
Tuesday 1 to 4 p.m.
Friday 8 a.m. to 4 p.m.

DESIGN CERTIFICATE

for: Building Permit Application

1005/15.

I, DAVID M. COOK
being registered under the Provisions of the Engineers' Registration Act 1924, and currently holding
Annual Practising Certificate No. 5450, hereby certify:

For the structure Roof & Floor beams & blockwork walls.

Drawn on the accompanying plan(s) numbered _____
titled PROPOSED BACH.

Dated _____ and described in the accompanying specifications, and proposed to
be erected for M.R. C.A. ANDERSON.

located at CURLEW PLACE, ONE TREE BENT.

- (1) That I have personally supervised the preparation of the structural computations and the specifications, and state that the works defined above have been designed in accordance with sound and widely accepted engineering principles; that they have been designed to support the loads specified in N.Z.S.S. 1900 Chap. 8. that I have ascertained to the best of my ability that the stresses and combinations of stresses in the various materials of construction under the above loads will not exceed the maxima to ensure the safety and stability of the structure if erected in accordance with those plans and specifications.
- (2) That I accept personal responsibility for:
- (a) The adequacy of the structural design submitted;
 - (b) The professional competency, in the structural engineering field, of the individual or individuals who have personally carried out:
 - (i) The actual structural design and the relevant computations.
 - (ii) The checking of the structural computations and of the structural drawings.
 - (c) ~~The professional competency, in the foundation engineering field, of the individual or individuals who have personally carried out the necessary testing for and evaluation of safe foundation pressures and conditions.~~
- (3) That the structural drawings correctly represent the intended design as hereinbefore defined.
- (4) That the computed maximum ground pressure exerted by the foundation is < 2 k/0'

Signature

David M. CookDate 19-9-75.

Professional Qualifications

M.N.Z.I.E.

In Witness Hereof

in the firm of

D.M. COOKConsulting Civil Engineer

Principal

Address

27A ANZAC ROAD, WHANGAREI

Building Permit No. _____

Date _____

Calder Print

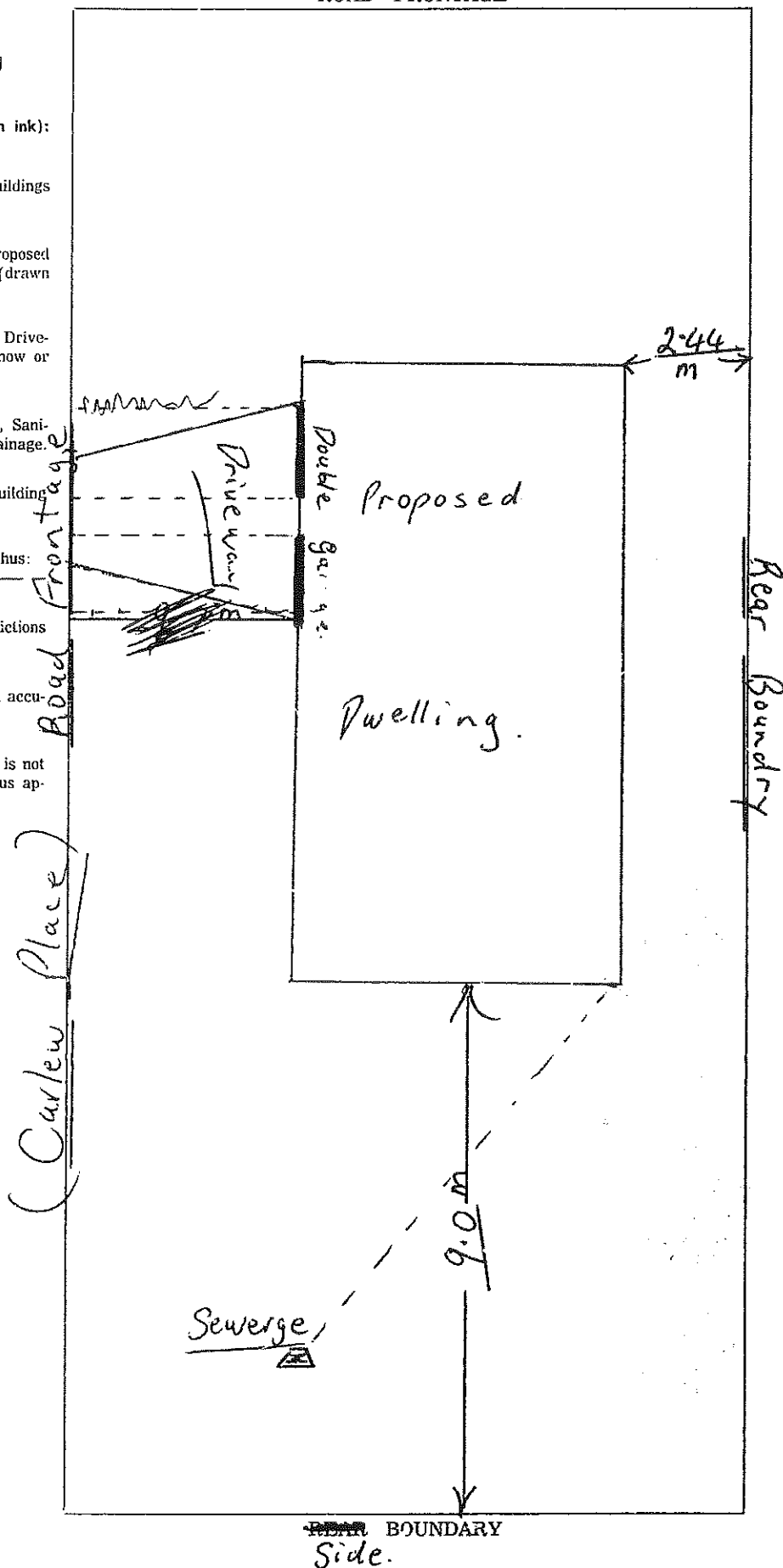
00807

ROAD FRONTAGE

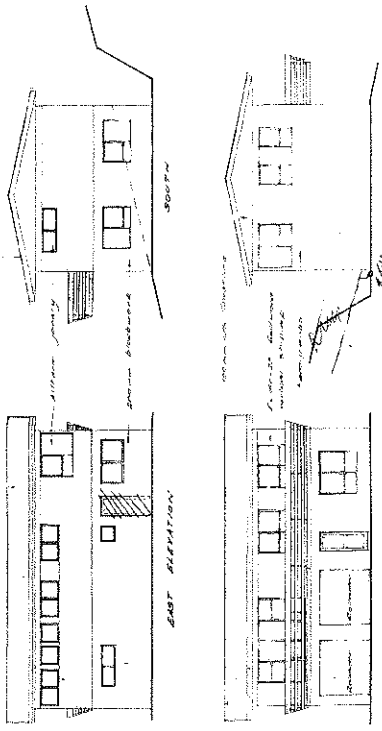
SITE PLAN

THIS PLAN MUST SHOW (in ink):

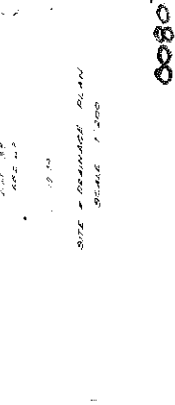
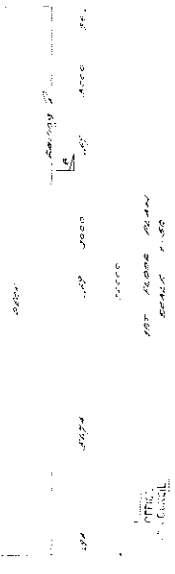
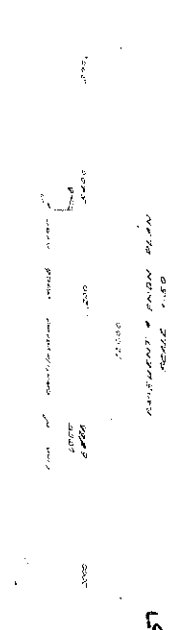
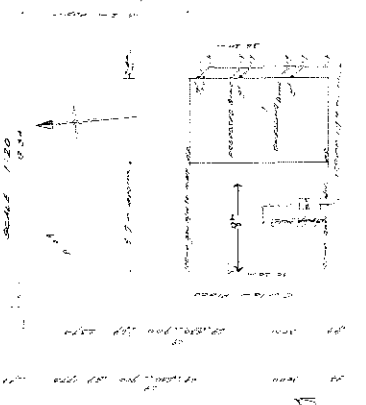
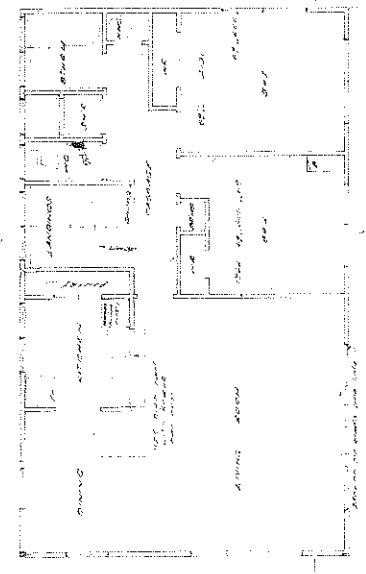
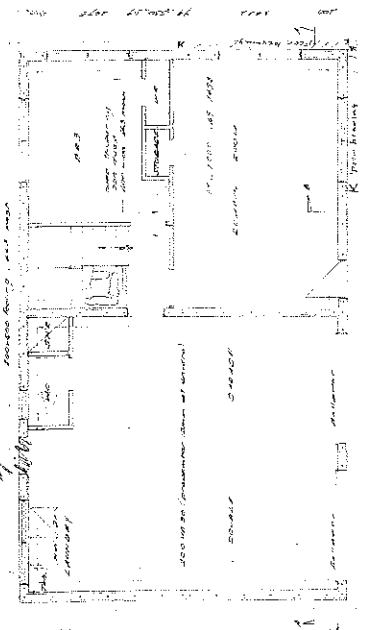
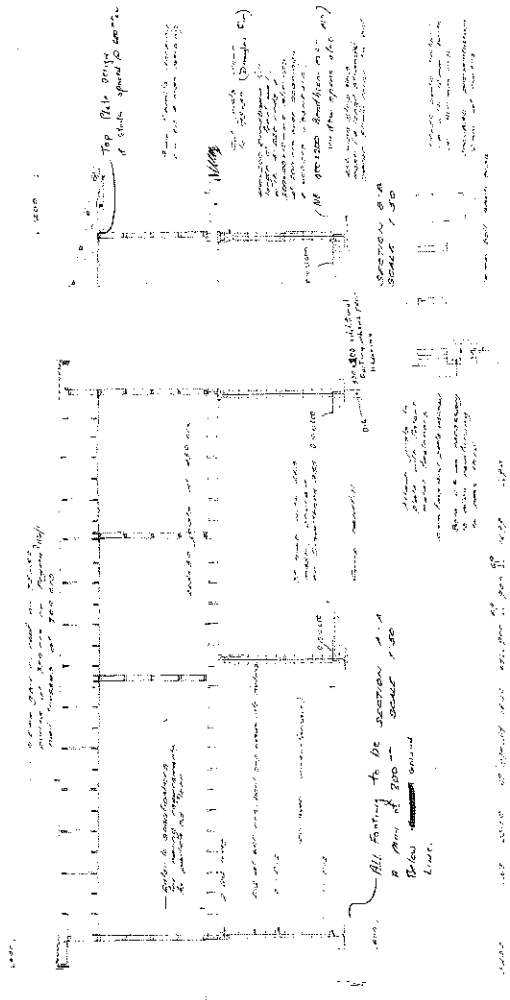
1. Position of existing buildings (draw in red).
2. Position of building proposed under this application (drawn in blue).
3. Position of garage and Driveways whether required now or not.
4. Position of Septic Tank, Sanitary and Stormwater drainage.
5. Distances of each building from boundary lines.
6. Boundary lines shown thus: _____
7. Any Building Line Restrictions imposed on land.
8. Site plan must be drawn accurately to scale.
9. Deviation from site plan is not permitted without previous approval of the Council.



00807



00807



00807

00807

PROPOSED DWELLING FOR
MRS C ANDERSON AT
ONE TREE POINT

P.B. CAIRNS
BUILDING DESIGN CONSULTANT
101 ROSS STREET, PO BOX 243
PUNAHU, AUCKLAND

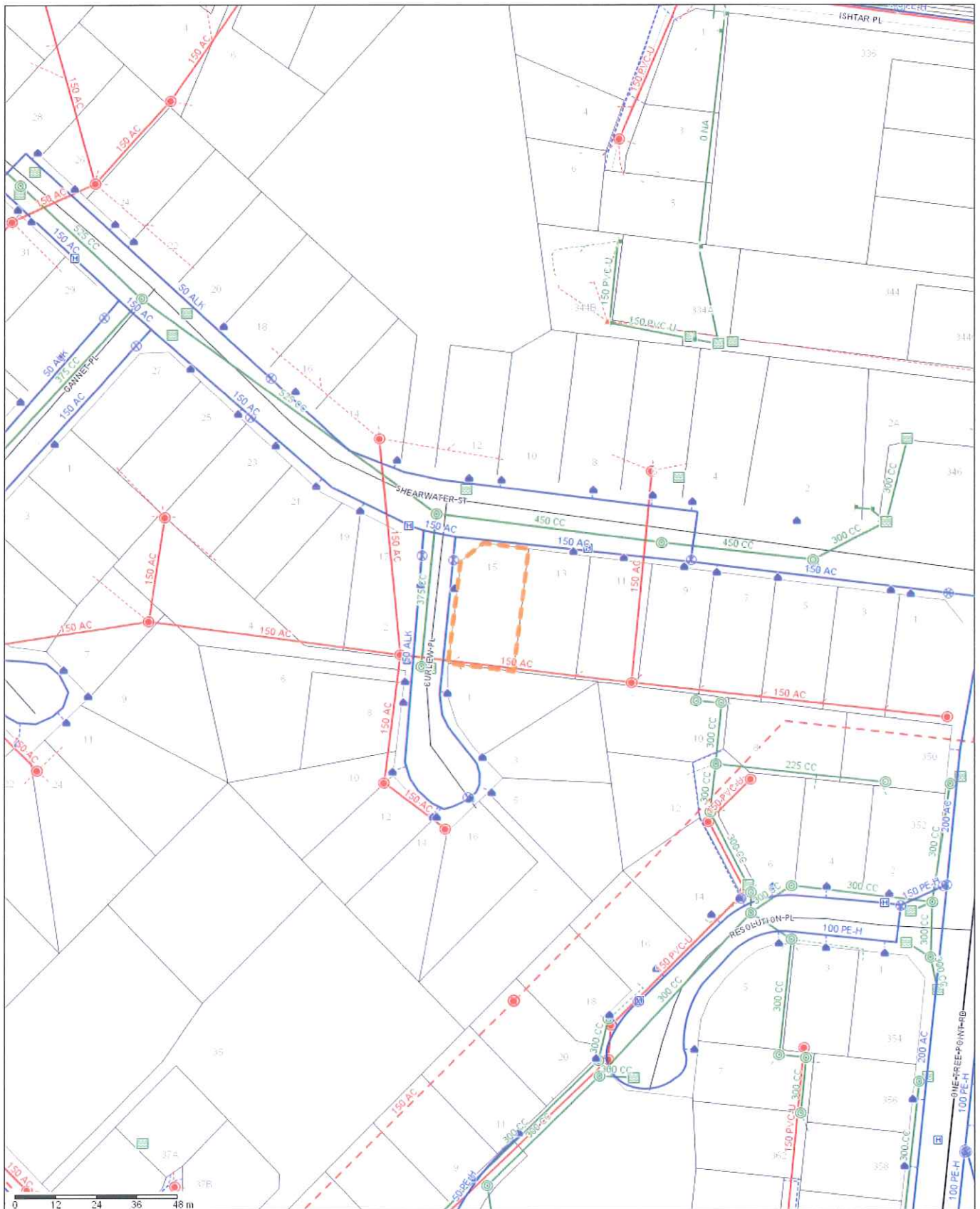
DATE	10/8/52
SHEET	1064-1
DESIGNED BY	P.B. CAIRNS
CHECKED BY	P.B. CAIRNS
DATE	10/8/52
SCALE	1/200
BY	P.B. CAIRNS

MICROBOX

21/8/52

HAMILTON

2



Pipeline Assets

Scale 1:1500



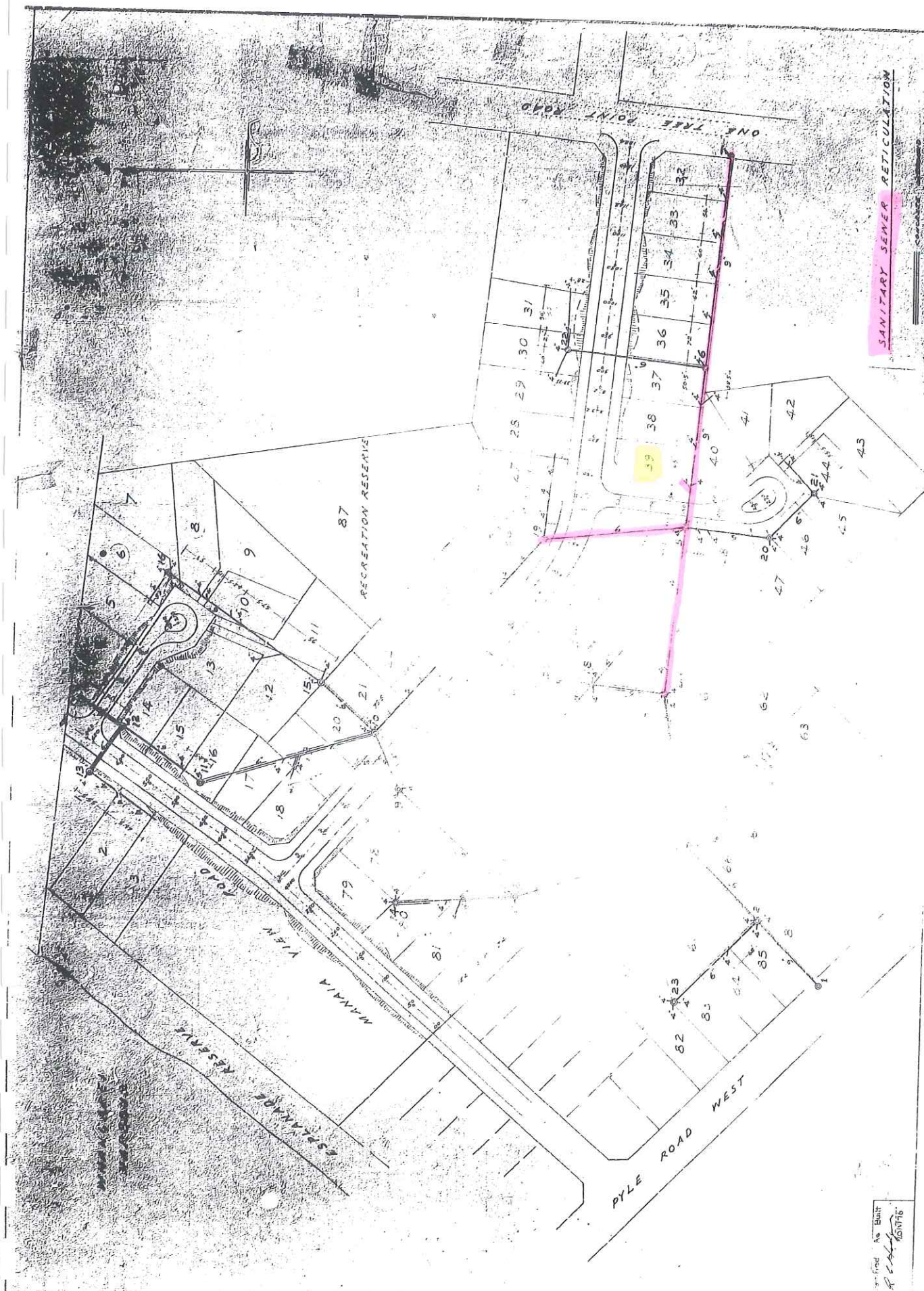
This information is generalized and shows the approximate location of the Public pipeline services. For digging, the As-Built engineering drawings must be used to accurately locate the services. See WDC Customer Services.

Wednesday, July 23, 2014

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Original Sheet Size 210x297mm



SANITARY SEWER RETICULATION

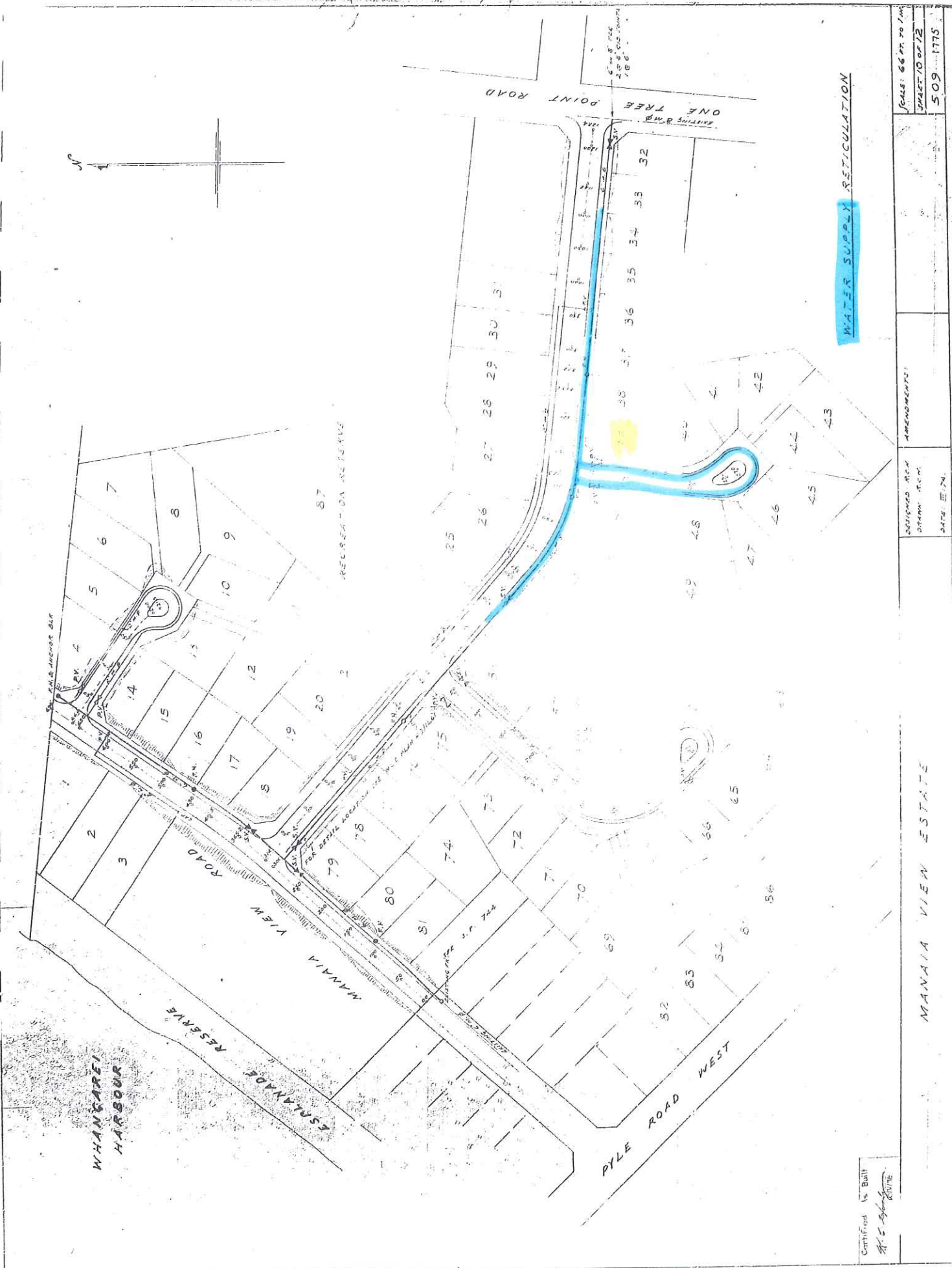
DESIGNED BY	DATE
DRAWN BY	DATE
CHECKED BY	DATE
505	1775

DESIGNED BY	DATE
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DESIGNED BY	DATE
DRAWN BY	DATE
CHECKED BY	DATE
505	1775





STORMWATER REGULATION

SCALE: 66 FT TO 1" IN SHEET 6 OF 12			MANAIA VIEW ESTATE
509 1775		REVISED PLAN DRAWN PLAN	DATE: 12/11/11

NOTE: ALL LINES FROM C.P.M.
TO MANAIA ARE 12" W.

12/11/11
12/11/11

1250/26

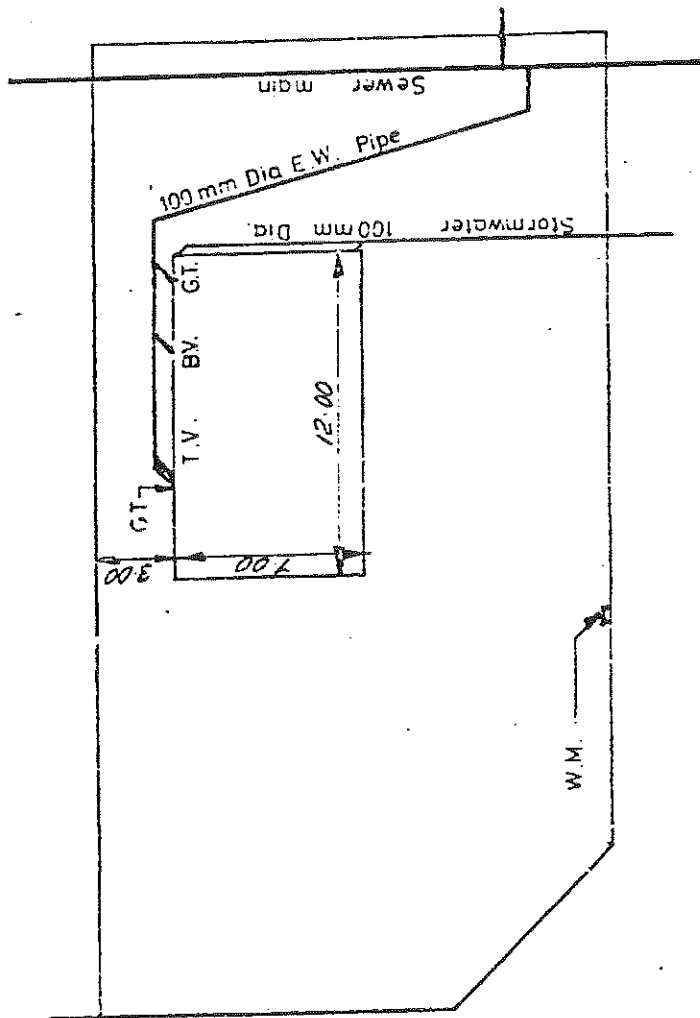
21/208/38

1250/26

Locality : One Tree Point.....

Street name and number : 15. Shearwater Str.

Legal description : Lot 39. D.P. 75389. Blk. III Ruahaka S.D.



Scale : 1:250 Plotted by : K.J.A.



District Plan Environments

Scale 1:1500



Wednesday, July 23, 2014



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Original Sheet Size 210x297mm

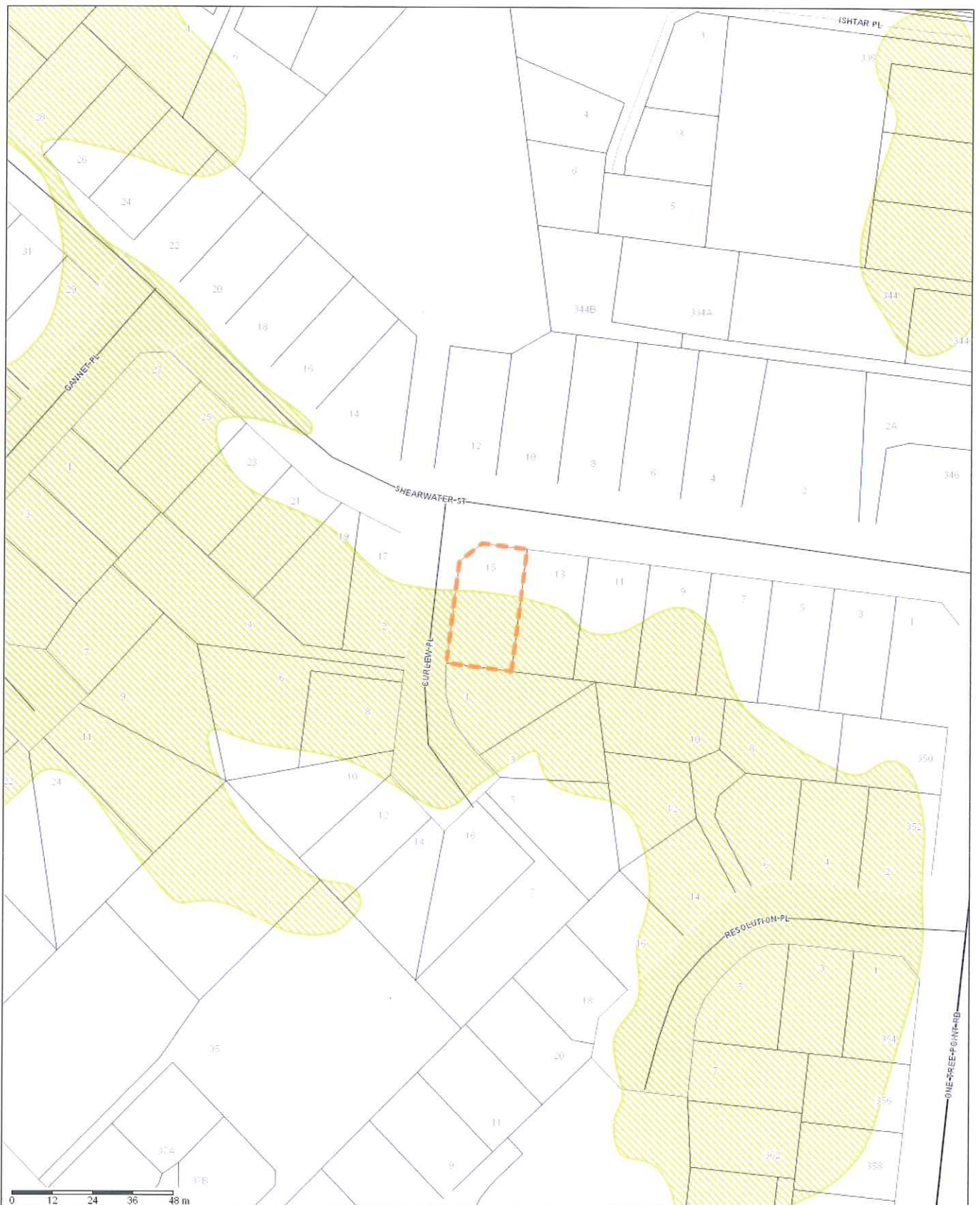
District Plan Legends

District Plan Resources

-  CoastlineR
-  Runway
-  Maori Significant Sites
-  Heritage Buildings, Sites and Objects
-  Protected Trees
-  Outstanding Geological
-  Scheduled Area or Overlay Area
-  Building Line Restriction
-  Esplanade Priority Area
-  Airport Noise Boundary
-  Outer Control Boundary
-  Maori Significant Areas
-  Mineral Extraction Area
-  Coastal Erosion
 -  Coastal Hazard 1
 -  Coastal Hazard 2
-  Helicopter Hovering Area
-  Flood Susceptibility
-  Goat Control Area
-  Mining Hazard Areas
 -  Mining Hazard Area 1
 -  Mining Hazard Area 2
 -  Mining Hazard Area 3
-  Outstanding Natural Features
-  Significant Landscapes
 -  Notable Landscape Area
 -  Outstanding Landscape Area

District Plan Environments

-  CoastlineE
-  Airport Designation
-  Rescue Helicopter Flight Path
-  Northpower Tower CEL-Cat1
-  National Grid Tower
-  Northpower Overhead Critical Line CEL-Cat1
-  National Grid Line
-  Northpower Critical Overhead Lines CEL
-  Northpower Critical Underground Lines CEL
-  Indicative Roads
-  Road Hierarchy
 -  State Highway
 -  Arterial
 -  Collector
 -  Local
-  Proposed Plan Change
-  Scheduled or Overlay Area
-  Multi Title Site
-  Designation
 -  Coastal Countryside
-  Future Environment
 -  Future Marine
 -  Future Environment
-  Overlay
 -  Croft Timber Overlay Area B2
 -  Kauri Dairy Factory Overlay Area
 -  Oil Refinery Overlay Area
 -  Portland Overlay Area
 -  Headland Farm Park Overlay Area
-  Ngararatunua Overlay
-  Open Space
-  Environments
 -  Business 1
 -  Business 2
 -  Business 3
 -  Business 4
 -  Town Basin
 -  Port Nikau
 -  Marsden Point Port
 -  Airport
 -  Living 1
 -  Living 2
 -  Living 3
 -  Countryside
 -  Marsden Primary Centre
 -  Urban Transition UTE



Flood Susceptible

- Accepted by Council Decision
- Variation, not accepted by Council

Flood susceptibility areas are symbolized to show both the information from the District Plan Flood Susceptible Areas 'Accepted by Council decision' (in diagonal pink) and Additional Flood Susceptible Areas 'Yet to be accepted by Council' (in diagonal green). Flood information is shown approximate and should not be used as a replacement for site specific investigation and assessments. The absence of hazard information shown does not mean that there is none, only that the information may not yet have been collected.

Flood Susceptibility

Scale 1:1500



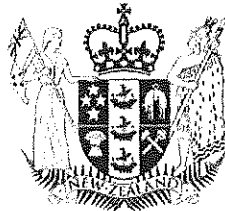
Wednesday, July 23, 2014



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.

Original Sheet Size 210x297mm

**Reprint
as at 13 March 2012**



Building Act 2004

Public Act 2004 No 72
Date of assent 24 August 2004
Commencement see section 2

Contents

	Page
1 Title	24
Part 1	
Preliminary provisions	
Subpart 1—General	
<i>Commencement</i>	
2 Commencement	24
<i>Purpose and principles</i>	
3 Purposes	25
4 Principles to be applied in performing functions or duties, or exercising powers, under this Act	25
<i>Overview</i>	
5 Overview	28
<i>Application of Act to the Crown</i>	
6 Act binds the Crown	29

Note

Changes authorised by section 17C of the Acts and Regulations Publication Act 1989 have been made in this reprint.

A general outline of these changes is set out in the notes at the end of this reprint, together with other explanatory material about this reprint.

This Act is administered by the Department of Building and Housing.

73 Conditions on building consents granted under section 72

(1) A building consent authority that is a territorial authority that grants a building consent under [section 72](#) must include, as a condition of the consent, that the building consent authority will, on issuing the consent, notify the consent to,—

- (a) in the case of an application made by, or on behalf of, the Crown, the appropriate Minister and the Surveyor-General; and
- (b) in the case of an application made by, or on behalf of, the owners of Māori land, the Registrar of the Maori Land Court; and
- (c) in any other case, the Registrar-General of Land.

(2) The notification under subsection (1)(a) or (b) must be accompanied by a copy of any project information memorandum that has been issued and that relates to the building consent in question.

(3) The notification under subsection (1)(c) must identify the natural hazard concerned.

Compare: 1991 No 150 s 36(2), (3)

Section 73(1): amended, on 15 March 2008, by [section 14](#) of the Building Amendment Act 2008 (2008 No 4).

Section 73(2): amended, on 1 February 2010, by [section 20](#) of the Building Amendment Act 2009 (2009 No 25).

74 Steps after notification

(1) On receiving a notification under [section 73](#),—

- (a) the Surveyor-General or the Registrar of the Maori Land Court, as the case may be, must enter in his or her records the particulars of the notification together with a copy of any project information memorandum that accompanied the notification;
- (b) the Registrar-General of Land must record, as an entry on the certificate of title to the land on which the building work is carried out,—
 - (i) that a building consent has been granted under [section 72](#); and
 - (ii) particulars that identify the natural hazard concerned.

(2) If an entry has been recorded on a duplicate of the certificate of title referred to in subsection (1)(b) under [section 641A](#) of the Local Government Act 1974 or section 36 of the former Act, the Registrar-General of Land does not need to record another entry on the duplicate.

(3) Subsection (4) applies if a building consent authority determines that any of the following entries is no longer required:

- (a) an entry referred to in subsection (1)(b);
- (b) an entry under [section 641A](#) of the Local Government Act 1974;
- (c) an entry under section 36 of the former Act.

(4) The building consent authority must notify the Surveyor-General, the Registrar of the Maori Land Court, or the Registrar-General of Land, as the case may be, who must amend his or her records or remove the entry from the certificate of title.

Compare: 1991 No 150 s 36(5), (6), (7)

Section 74(1)(a): amended, on 1 February 2010, by [section 21](#) of the Building Amendment Act 2009 (2009 No 25).