WDC LIM REPORT

STATEMENT OF PASSING OVER

This document has been supplied in good faith.

OWN Real Estate (Powered by Ownly Limited, Licensed REAA 2008) is merely passing over this information as supplied to us.

We cannot guarantee its accuracy as we have not checked, audited, or reviewed the information and all intending purchasers are advised to seek your own advice as to the information contained in this document.

To the maximum extent permitted by law we do not accept any responsibility to any party for the accuracy or use of the information herein.

SUE & DAMIEN

021 793 822 / 021 387 345

ownrealestate.co.nz

OVV N

LAND INFORMATION MEMORANDUM NO: LM2501144 Received: 09 Jul 2025 Issued: 16 Jul 2025 Section 44A, Local Government Official Information And Meetings Act 1987

APPLICANT
D Davis
83 Carr Street
Te Kamo 0112

SITE INFORMATION

Property ID: 12905

Street Address: 83 Carr Street, Te Kamo 0112

Legal Description: LOT 17 DP 52046

This is a Land Information Memorandum only.

Full payment has been made for this Land Information Memorandum.



1: PROPERTY DETAILS.

- Property Map
- Aerial Photo

Record of Title: NA11D/208

Deposited Plan: DP 52046

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

Interest Number K119989 Dated – 09/10/1963

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 Whangarei. 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 moderate 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

Whangarei District Council notified Plan Change 1 - Natural Hazards (PC1) on the 31st of May 2023. The Plan Change introduces new provisions relating to natural hazards to the District Plan, including new hazard maps and rules for land use, development, and subdivision in hazard susceptible areas. As of 4 December 2024 the Decision Version PC1 rules have legal effect.

Refer to map attached and for more information on the proposed plan change please visit: https://www.wdc.govt.nz/Services/Planning/District-Plan-changes/Current-plan-changes



Whangarei District Council holds information on the liquefaction vulnerability of the district.

The site is located within an area classified as Liquefaction vulnerability category:

undetermined.

The report was prepared by Tonkin & Taylor Ltd to provide WDC with a district wide liquefaction vulnerability assessment to help inform spatial planning and assessment of landuse, subdivision and building consents.

To view the report and access maps please use the following link: https://www.wdc.govt.nz/Services/My-property-and-rates/Natural-hazards

Please note: To view the liquefaction layer your map scale must be greater than 1:5000.

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

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

Water, Wastewater and Stormwater Map

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

House Connection Plan Dated – 11/10/1967

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/Council/Council/Council/Council/Council/Council/Council/Council/Council/Council/Council/Council/Council/Council/Council/Council/Council/Council/Council/Council/Council/Council/Council/Council/Council/Council/Council/Council/Council/Council/Council/Council/Council/Council/Council/Council/Council/Council/Council/Council/Council/Council/Council/Council/Council/Council/Council/Council/Council/Council/Council/Council/Council/Council/Council/Council/Council/Council/Council/Council/Council/Council/Council/Council/Council/Council/Council/Council/Council/Council/Council/Council/Council/Council/Council/Council/Council/Council/Council/Council/Council/Council/Council/Council/Council/Council/Council/Council/Council/Council/Council/Council/Council/Council/Council/Council/Council/Council/Council/Council/Council/Council/Council/Council/Council/Council/Council/Council/Council/Council/Council/Council/Council/Council/Council/Council/Council/Council/Council/Council/Council/Council/Council/Council/Council/Council/Council/Council/Council/Council/Council/Council/Council/Council/Council/Council/Council/Council/Council/Council/Council/Council/Council/Council/Council/Council/Council/Council/Council/Council/Council/Council/Council/Council/Council/Council/Council/Council/Council/Council/Council/Council/Council/Council/Council/Council/Council/Council/Council/Council/Council/Council/Council/Council/Council/Council/Council/Council/Council/Council/Council/Council/Council/Council/Council/Council/Council/Council/Council/Council/Council/Council/Council/Council/Council/Council/Council/Council/Council/Council/Council/Council/Council/Council/Council/Council/Council/Council/Council/Council/Council/Council/Council/Council/Council/Council/Council/Council/Council/Council/Council/Council/Council/Council/Council/Council/Council/Council/Council/Council/Council/Council/Council/Council

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 – 03/06/1967
- Install a 24' x 12' Swimming Pool (Above Ground) Issued – 09/02/1983
- Erect a Carport Dated – 04/04/1971

Please note, a Code Compliance Certificate (CCC) is NOT required for works subject to a Building Permit. Building Permits were issued up until 1993, prior to the Building Act 1991 coming into effect.

Building 'Permits' were subsequently replaced with 'Building Consents' by the Building Act. Building Consents introduced the CCC as formal confirmation that all building works have been completed in accordance with the consented documents.

Copy of Building Consent issued for this property is attached as listed below:

 BC1900160 – Alterations to Existing Dwelling – Bathroom, Entry and Kitchen Building Consent Issued – 18/03/2019
 This Building Consent has NOT had a Code Compliance Certificate issued.

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/

7: INFORMATION WHICH IN TERMS OF ANY OTHER ACT HAS BEEN NOTIFIED TO THE WHANGAREI DISTRICT COUNCIL BY ANY STATUTORY ORGANISATION HAVING THE POWER TO CLASSIFY LAND OR BUILDINGS FOR ANY PURPOSE.

Whangarei District Council is not aware of any classification attached to the land or building/s.

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

Whangarei District Council recommends that all Whangarei District residents visit the Northland Regional Council website, https://www.nrc.govt.nz/ for information on Civil Defence hazard response. This information includes Tsunami evacuation zones, maps and community response plans for flooding and extreme weather events etc.

Copies of site plan, floor plan and elevations are attached for your information.



9: INFORMATION RELATING TO ANY UTILITY SERVICE OTHER THAN COUNCILS SUCH AS TELEPHONE, ELECTRICITY, GAS AND REGIONAL COUNCIL WILL NEED TO BE OBTAINED FROM THE RELEVANT UTILITY OPERATOR.

Further information may be available from other authorities; Northpower; Spark; Vector Limited; etc.

DISCLAIMER

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

A LIM is prepared for the use of the applicant and may not be able to be relied on by other parties.

Advice from an independent professional such as a lawyer or property advisor should be sought regarding the contents of this LIM.

Additional information regarding the land or buildings (such as resource consents and other permissions and restrictions) not contained in this LIM may be held by Northland Regional Council. For further information contact Northland Regional Council on (09) 470 1200, 0800 002 004 or www.nrc.govt.nz.

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

Signed for and on behalf of Council:



Rellero Lunes

P Luwes Property Information Officer

Property Map





Proposed Pre-223
223 Certificate

New subdivisions: Proposed as accepted, pre-223 and 223 Certificate with set Conditions. 16 July 2028

Scale 1:500

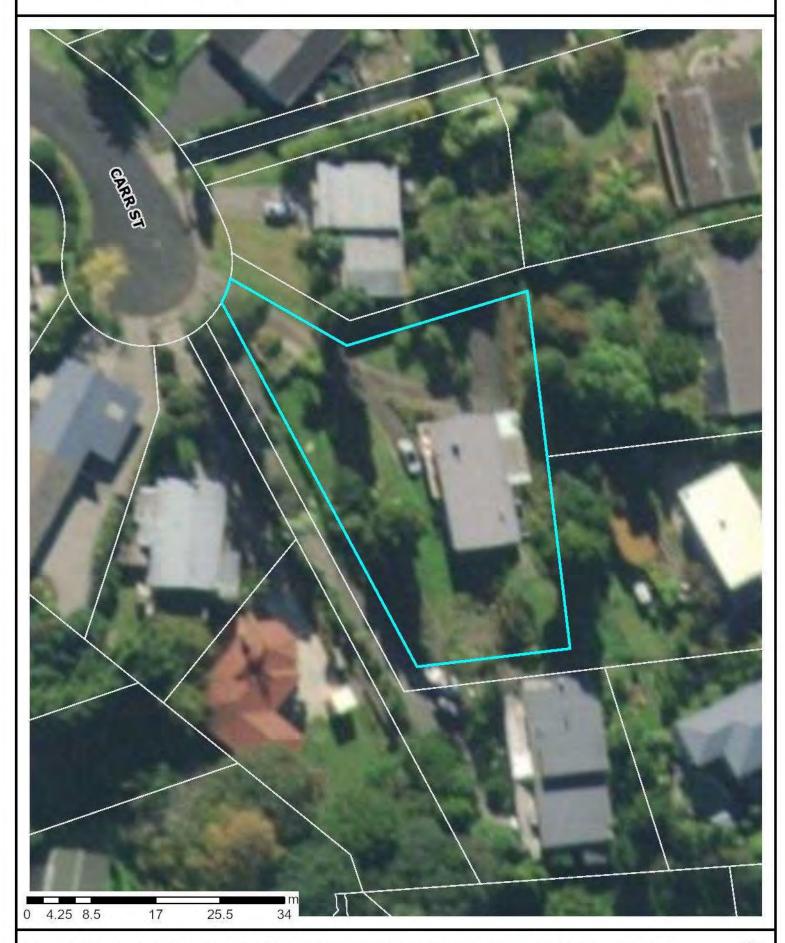
Land Parcel boundaries are indicative only and are not survey accurate. Area measurement is derived from the displayed geometry and is approximate. True accurate boundary dimensions can be obtained from LINZ survey and title plans



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

Aerial Photography





This map includes New Zealand's most current publicly owned aerial imagery and is sourced from the LINZ Data Service.

16 July 2025 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. CROWN COPYRIGHT RESERVED. © Copyright Whangarei District Council.



RECORD OF TITLE UNDER LAND TRANSFER ACT 2017 FREEHOLD



Guaranteed Search Copy issued under Section 60 of the Land Transfer Act 2017

Identifier NA11D/208

Land Registration District North Auckland

Date Issued 19 June 1967

Prior References NA985/46

Estate Fee Simple

Area 1378 square metres more or less Legal Description Lot 17 Deposited Plan 52046

Registered Owners

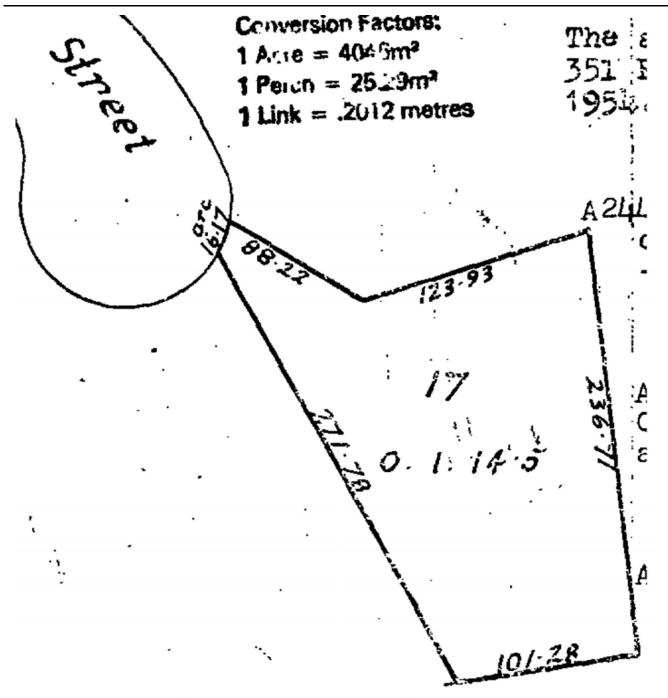
Sarah Jane Burrows and Richard William Burrows

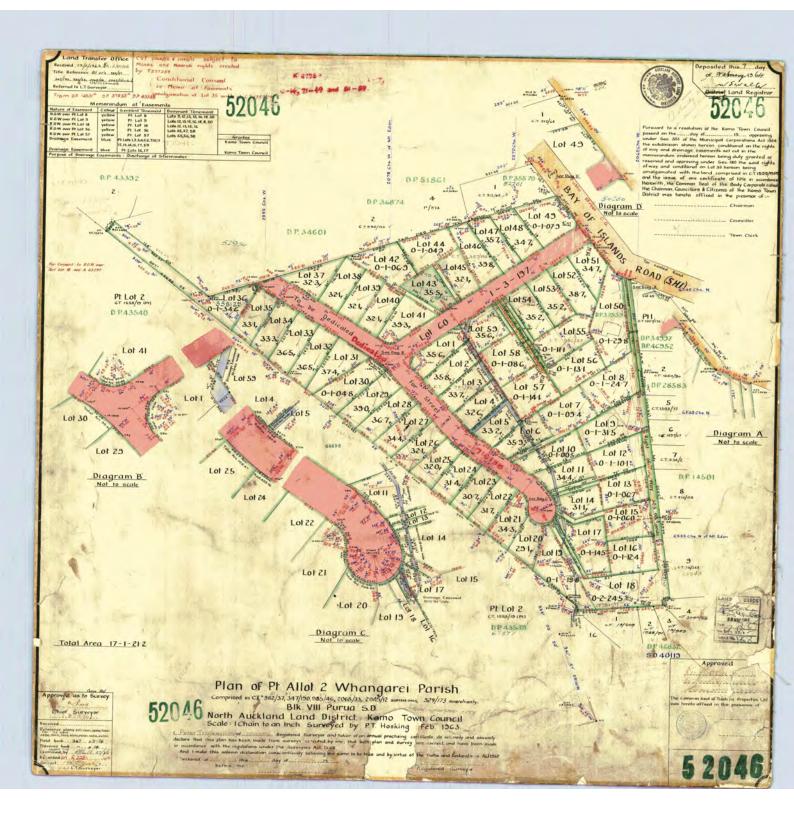
Interests

The easement created by Transfer 716141 is subject to Section 351E (1) (a) Municipal Corporations Act 1954 Subject to a drainage right (in gross) over part coloured blue on DP 52046 in favour of Kamo Town District Council created by Transfer 716141

K119989 Building Line Restriction

10448579.3 Mortgage to Westpac New Zealand Limited - 4.7.2016 at 11:36 am





TOWN _COUNCIL

SPECIAL ORDER

Laying off of under-width Street.

Certified copy of a Resolution rassed by way of Special Order by the Kamo Town Council at a Special Meeting held on the elevedthe day of 1963 and on the mintent day of September and his third day of Octaber 1963 and duly confirmed at a Special Meeting of the said Council held on minth day of 1963 .

RESOLUTION

Pursuant to the provisions of Section 186 (1) (b) of the Municipal Corporations Act, 1954 the Kamo Town Council hereby resolves by way of Special Order to permit the laying off of the proposed Street described in the Schedule hereto of a width for the whole of its length of less than 66 feet but not less than 50 feet provided that when new buildings are erected or any buildings are rebuilt of re-erected or are substantially rebuilt or re-erected on land having a frontage to any part of the said street so laid off no part of any such buildings shall stand within 8 feet of the side line of the sail Street.

SCHEDULE THE

The proposed Street sitiated in the Town District of Kamo containing 1 acre 3 roods 19.7 perches more or less being Lot 60 on Plan lodged in the Land Registry Office at Auckland for deposit under Number 52046 being part Allotment 2 Parish of Whangarei in Block VIII Purua Survey District and part of the land comprised in CERTIFICATE VOLUME 985 FOLIO 46 Auckland Registry. + 347/190

GIVEN under the Common Seal of the Body Corporate called the Chairman Councillors and Citizens of the Town District of Kamo this minth day of in the presence of:

KAMO NWOT COUNCIL

Chairman & A. Lees-

PARTICULARS ENTERED IN THE REGISTER-BOOK VOL. 985 FOLIO 46 & 317 190

AT 1.50 O'CLOOK



Assistant Land Rogistrar, Warth)

-21/00)

Recorded and LT 52046.

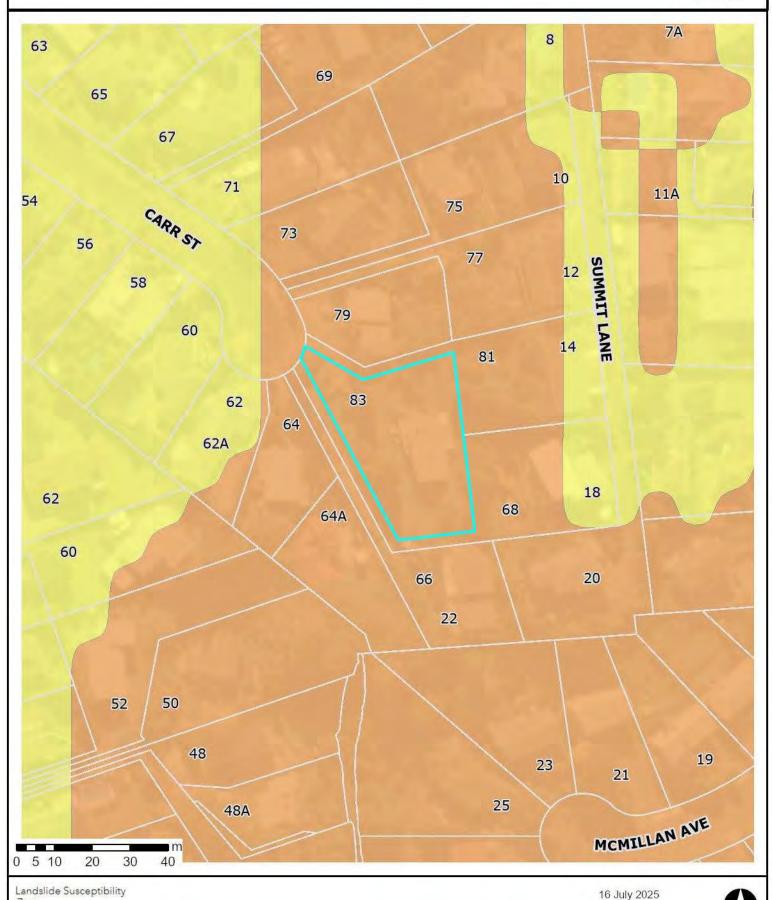
21. 2.64

to C.T. 965/45 1

Nature: Special By Lever Firm: 10 1 / Jan 12 / Special By Lever Fee: Lever Abstract No. 10445

Land Stability





Zone
High
Moderate

Whangarei District Council holds indicative information on land stability hazard for Whangarei.

Scale 1:1,000

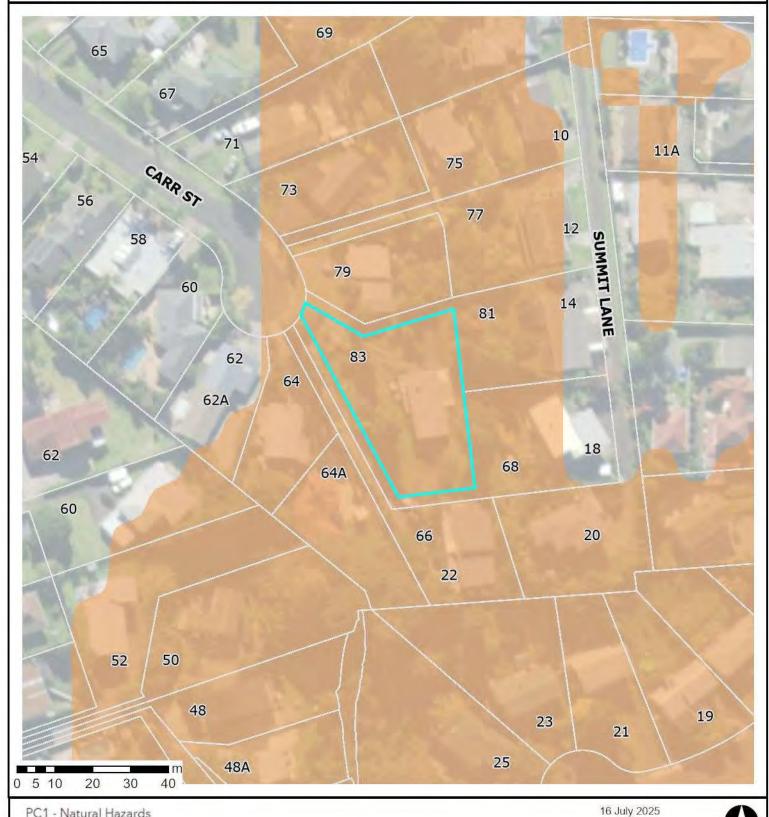
The Whangarei District Council may require site-specific investigations before granting future subdivision or building consent for the property, depending on the level of stability risk of the area the property is in:

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

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

District Plan Change 1 - Natural Hazards Land Instability







Land Instability

High Susceptibility to Land Instability



Moderate Susceptibility to Land Instability

Information provided on this map forms part of Plan Change 1 - Natural Hazards. To view the 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.

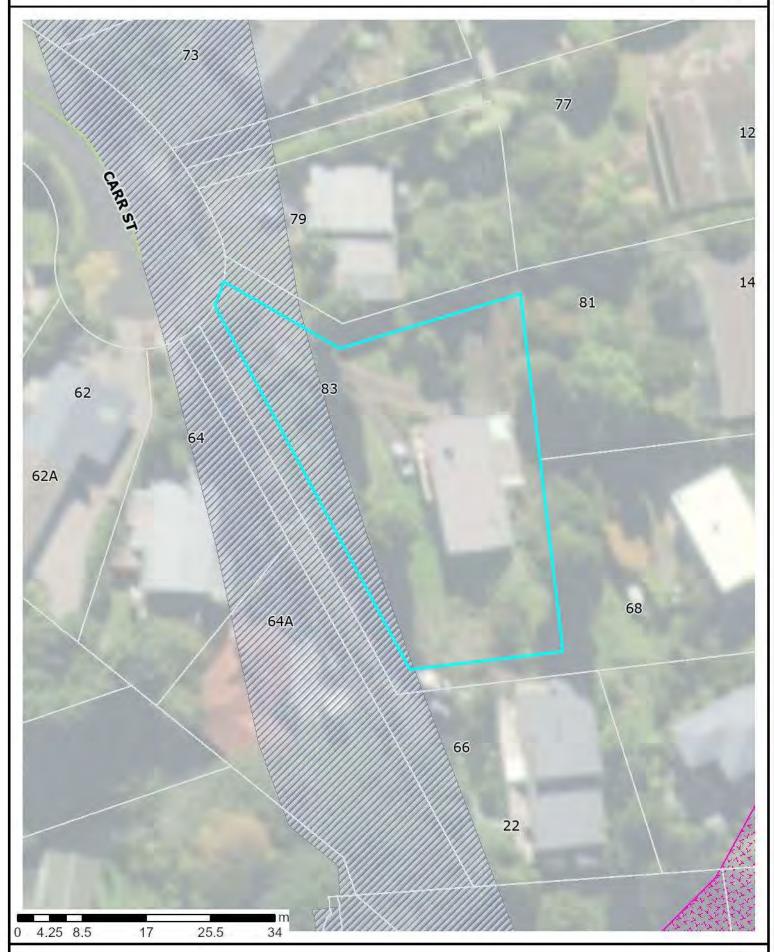
The information displayed is schematic only and serves as a guide. It has been compiled from Whangarei District Council records and is made available in good faith but its accuracy or completeness is not guaranteed. Parcel Information is sourced from the Land Information New Zealand (LINZ) Data Service.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



Scale 1:1,000

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.

16 July 2025 Scale 1:500



Operative District Plan - Map Legend



Area Specific Matters

District-Wide Matters

Energy, Infrastructure and **Historical and Cultural** Designation **Transport** Values Precinct Airport Runway Notable Tree Overlay **Development Area** ---- Indicative Road Heritage Item Overlay Heritage Area Overlay National Road Sites of Significance Regional Road **Residential Zones Industrial Zones** to Maori Arterial Road Areas of Significance Large Lot Light Industrial **Primary Collector** to Maori Residential Zone Zone Road Low Density Heavy Industrial Secondary Collector Residential Zone Zone Road **Natural Environment** General Residential Values Low Volume Road Zone Access Road **Esplanade Priority** Medium Density Residential Zone Open Space and Strategic Road Coastal Marine Area **Recreation Zones** Protection Area (CMA) boundary Strategic Railway Natural Open Space **Goat Control Areas** Protection Line Zone **Rural Zones Outstanding Natural** National Grid Tower Open Space Zone **Rural Production** Northpower Tower Sport and Active **Outstanding Natural** Zone CEL-Cat1 Recreation Zone Landscape Rural Lifestyle Zone National Grid Line Settlement Zone Northpower Overhead Residential Sub-General District-Wide Critical Line Cel-Cat1 Zone **Special Purpose Zones** Northpower Critical Settlement Zone Overhead Lines CEL Air Noise Boundary Airport Zone Centre Sub-Zone Northpower Critical **Outer Control** Settlement Zone Future Urban Zone **Underground Lines** Boundary Industry Sub-Zone CEL Fonterra Kauri Milk Helicopter Hovering Processing SRIZ -Ancillary Irrigation Noise Control Commercial and Farms **Boundary Overlay** Mixed Use Zones Hospital Zone Rail noise alert area Hazards and Risks Port Zone Local Centre Zone Rail vibration alert Coastal Erosion Neighbourhood Ruakaka Equine Hazard 1 7one Centre Zone **QRA Quarrying** Coastal Erosion Resource Area **Shopping Centre** Commercial Zone Hazard 2 **QRA Mining Area** Mixed Use Zone Flood Susceptible Strategic Rural Areas **QRA Buffer Area** Town Centre Zone Industries Zone Mining Hazard Area 1 QRA 500m Indicative City Centre Zone Waterfront Zone Setback Mining Hazard Area 2 Coastal Environment Mining Hazard Area 3 Overlay **Outstanding Natural** Character Area High Natural Character Area

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

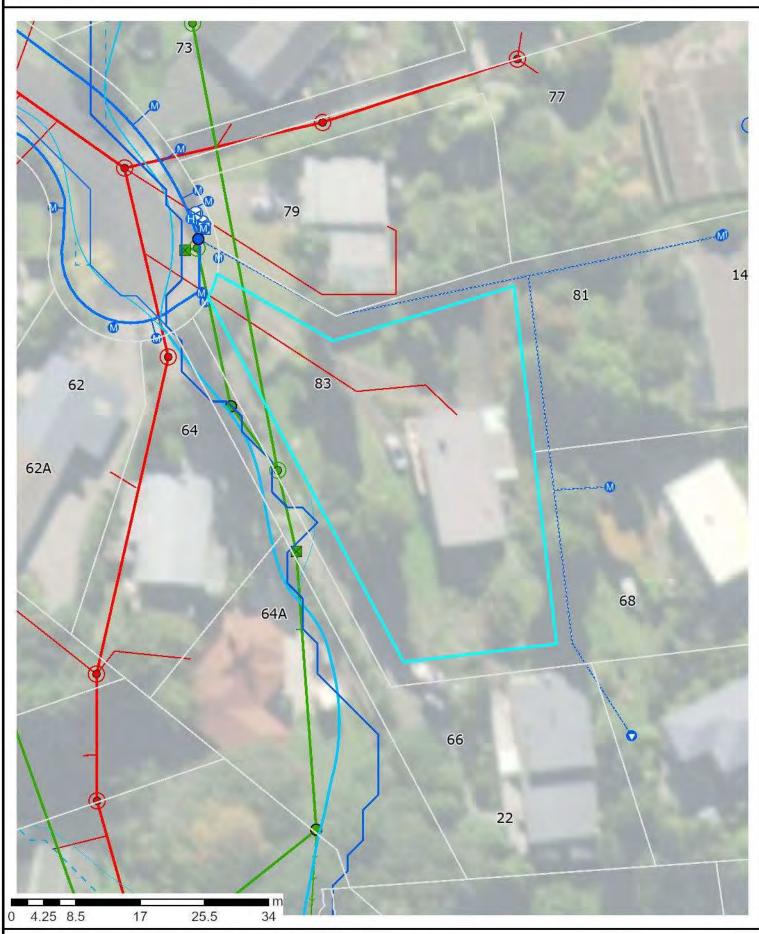
It has been compiled from Whangarei District Council records and is made available in good faith, but its accuracy or completeness is not guaranteed.

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.

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.

16 July 2025 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. CROWN COPYRIGHT RESERVED. © Copyright Whangarei District Council.

Water, Wastewater and Stormwater - Map Legend





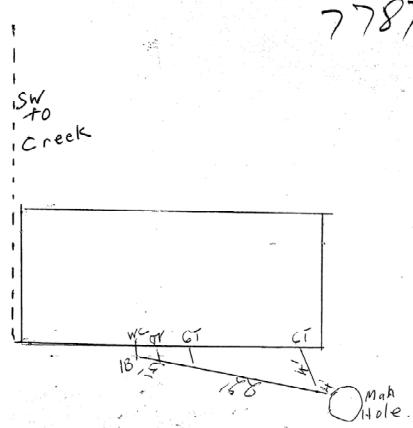
WDC Private

WHANGAREI CITY

HOUSE CONNECTION PLAN

PERMIT No. /98/ DATE 11- 10-67

Scale: 1/8 in. to a Foot New Sewerage Drains: Red. Storm Water: Dotted Black. Old Drains: - Full Black 6268



| Owner Mr Elrick | |
|--------------------|----------------|
| Street 5/4 Carr ST | Assessment No. |
| $m{P}lumber$ | ······ |
| Drainer C 500 | 35 |



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: Wednesday, 16 July, 2025

Property Number 12905

Legal Description LOT 17 DP 52046

Assessment Number 0071341600

Address 83 Carr Street Te Kamo 0112

Record of Title(s) 11D/208 Land Value \$425,000 Capital Value \$695,000

Date of Valuation 01-July-2024

Effective Date (used for rating purposes) 01-July-2025

Meter Location 2m LH OF DR

Rates Breakdown (up to 30 June 2026)

| Rates Charge | Charge Total |
|--------------------------------------------------|--------------|
| General Residential | \$1,239.85 |
| Sewage Disposal - Residential | \$966.00 |
| Stormwater | \$79.00 |
| Uniform Annual General Charge | \$901.00 |
| Regional Council Services | \$229.89 |
| Regional Economic Development | \$12.92 |
| Regional Emergency & Hazard Management | \$67.31 |
| Regional Flood Infrastructure | \$41.66 |
| Regional Land and Freshwater Management | \$128.61 |
| Regional Pest Management | \$109.47 |
| Regional Rescue Services | \$8.87 |
| Regional Sporting Facilities | \$16.09 |
| Regional Transport Rate | \$30.40 |
| Regional Urban Rivers Management - Gen Catchment | \$40.34 |
| Annual Charge Total | \$3,871.41 |

Opening Balance as at 01/07/2025

\$0.00

| Rates Instalments | Total |
|-----------------------|------------|
| 20/07/2025 Instalment | \$970.41 |
| 20/10/2025 Instalment | \$967.00 |
| 20/01/2026 Instalment | \$967.00 |
| 20/04/2026 Instalment | \$967.00 |
| Rates Total | \$3,871.41 |

Balance to Clear \$3,871.41

WHANGAREI CITY COUNCIL

APPLICATION

Please Nove that any person wishing to take a vehicle over footpath, other than a proper erossing constructed for such purpose, shall

apply to Council for a permit to do so and To: The City Engineer, shall pay a fee of £10. Sir, I have by apply for permission to Exect a alculling (House Number and Street) Life, according to locality plan and detail plans, elevations cross-sections and specifications of building deposited herewith in duplicate. LENGTH OF BOUNDARIES: PARTICULARS OF LAND: Assess. No.-PARTICULARS OF BUILDING: Foundations Connerte Black Roots born Galu. Tuan Area of Ground Floor 125square feet Area of Outbuildings..... Below kerb level.. Number of Storeys: Above kerb level______ Average distance of set back of front of buildings from street boundary line...... ESTIMATED COST: WATER Building Sanitary Plumbing and Drainage Proposed purposes for which every part of building is to be used or occupied (describing separately each part intended Proposed use or occupancy of other parts of buildings..... Nature of ground on which building is to be placed and on the subjacent strata. Uslcance Yours faithfully, Builder's Postai Address:

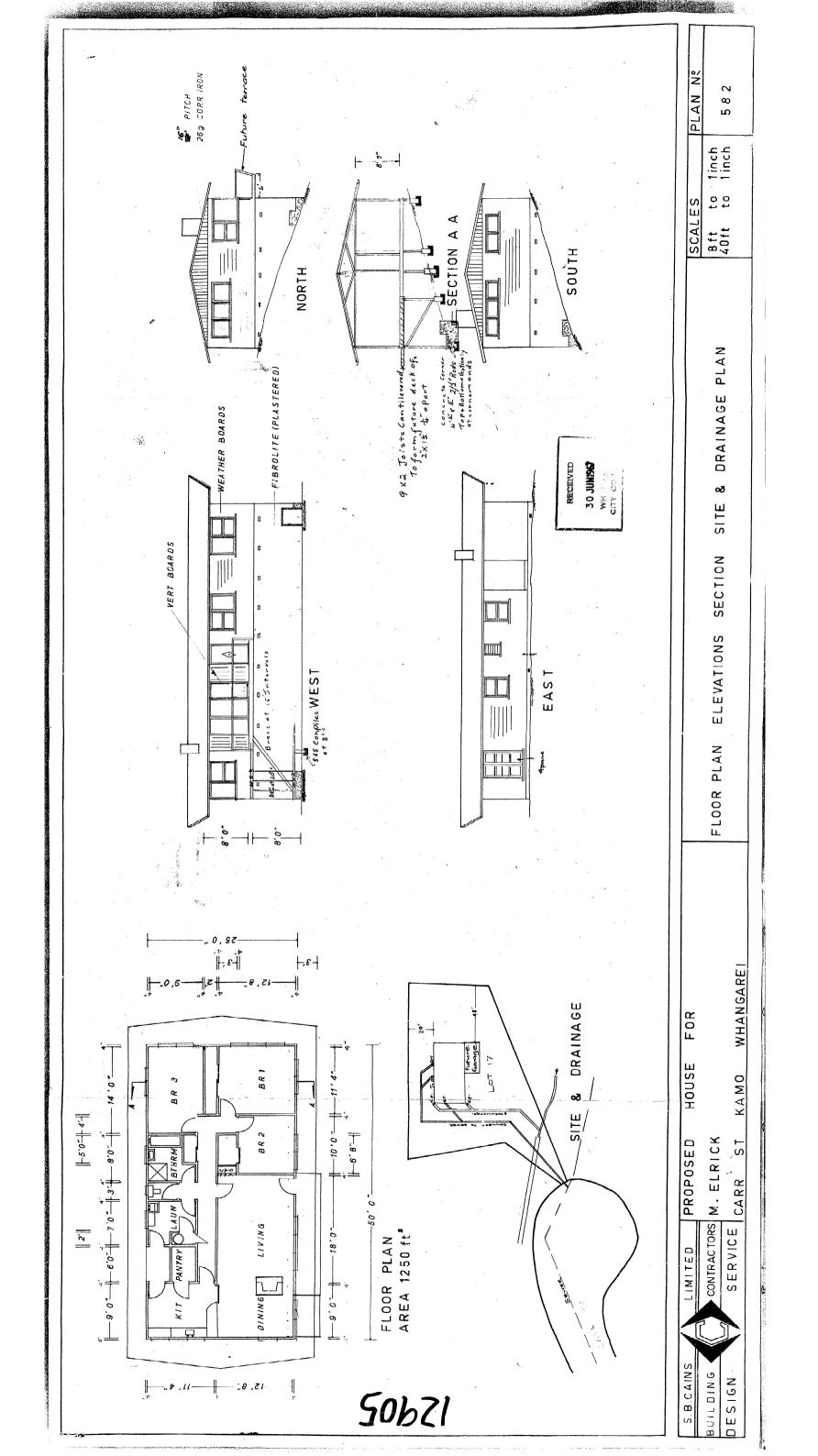
Builder's Phone 8 4 8 2.

RECEIVED

30 JUN1967

The same of the sa

Calder Print 5000/2/66



0045893.

To: The City Engineer,

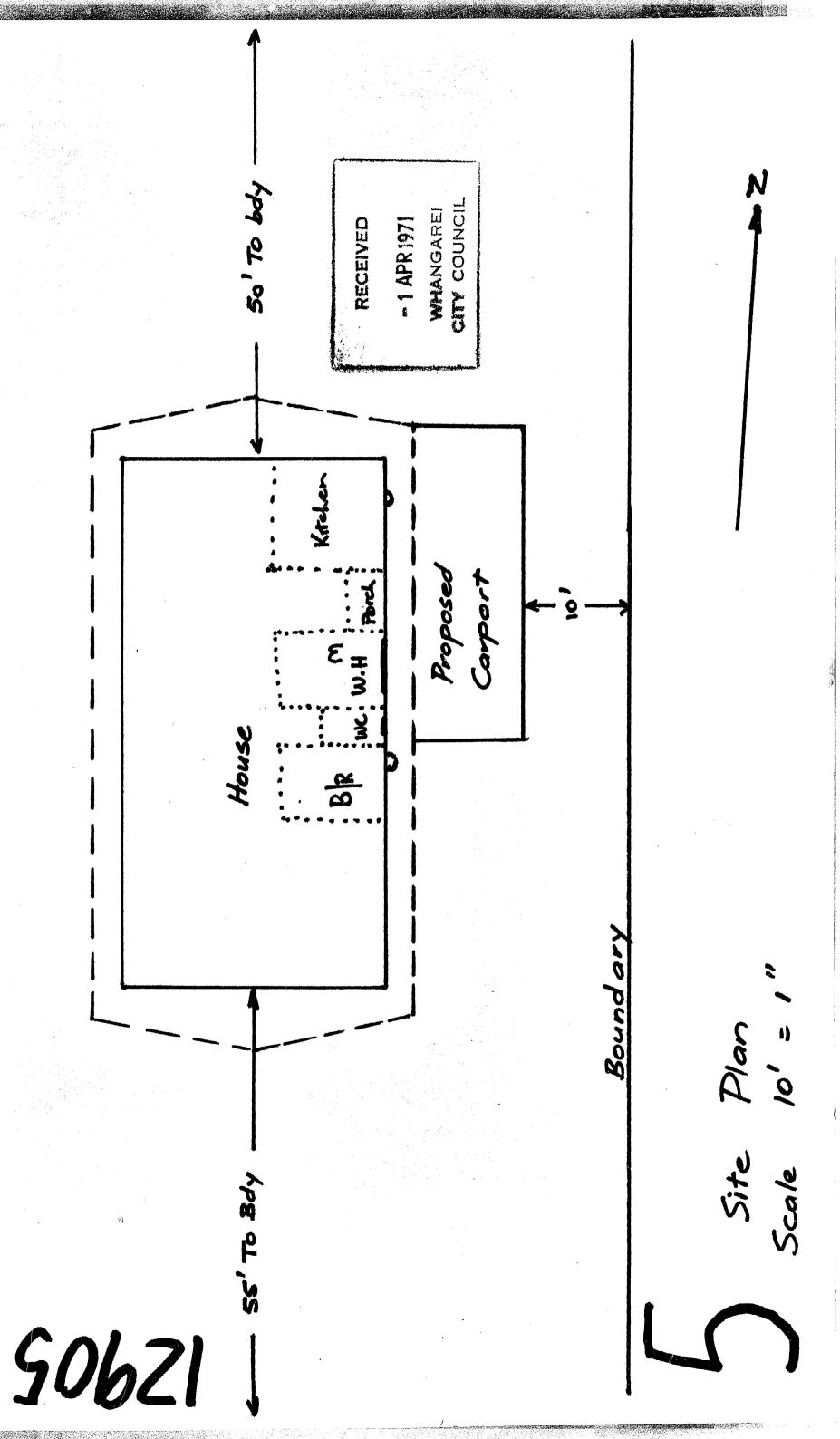
778

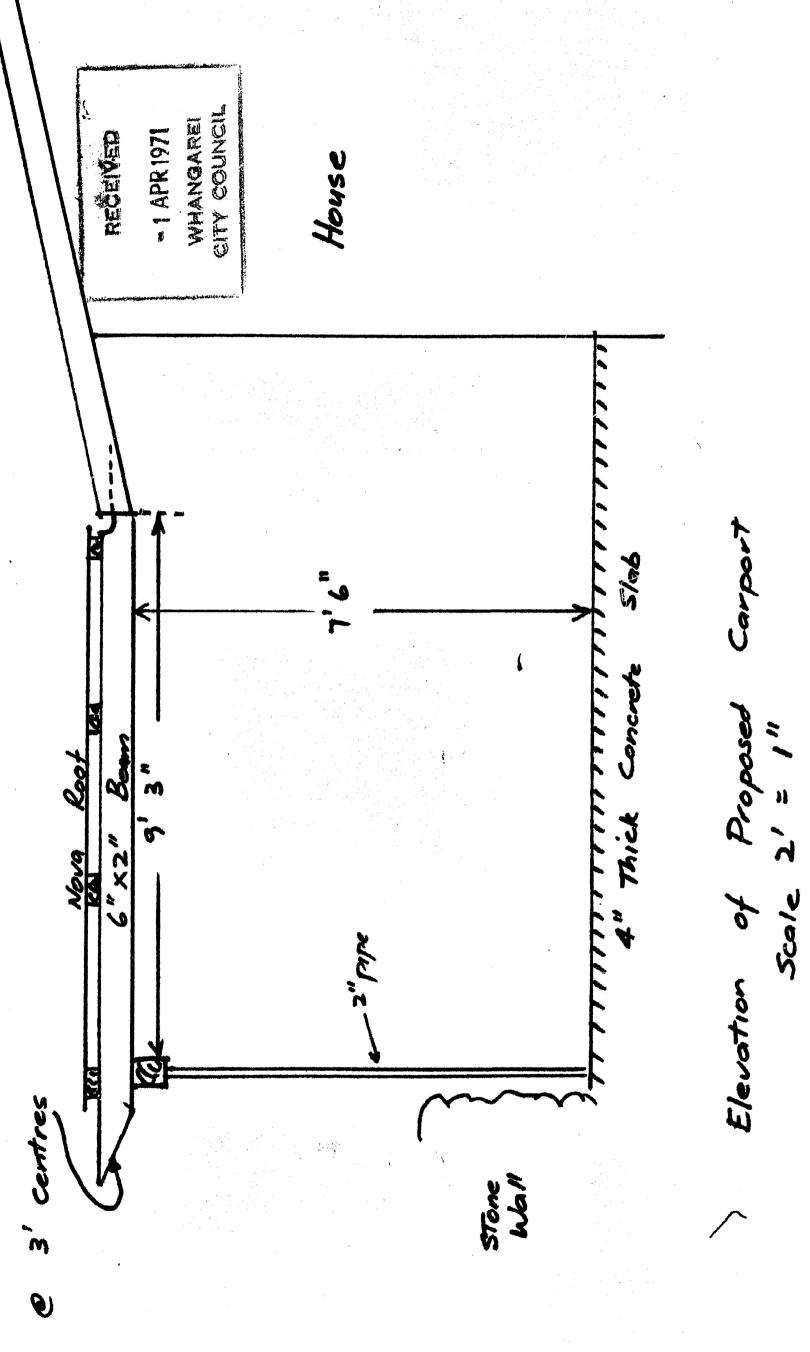
BUILDING APPLICATION FORM

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 \$20

Cate 1- 4- 1971

| Sir. | tee of \$20. |
|--------------------------------------------------------------|---------------------------------------------------------------------|
| I hereby apply for permission to | et a ban bont |
| at Gory St for | M. I. Elick |
| (House Number and Street) | (Owner) |
| of. Caress) | , according to locality plan and detail plans, elevations cross-sec |
| and specifications of building deposited herewith in duplic | cate. |
| PARTICULARS OF LAND: | LENGTH OF BOUNDARIES: |
| Assess. No | Front |
| ot No | Back |
| 52046 | Side Area Area |
| Allotment No | |
| PARTICULARS OF BUILDING: | |
| oundations | Floors |
| • Valls | Roofs |
| Area of Ground Floor | square |
| - | square |
| lumber of Storeys: Above kerb level | Below kerb level |
| verage distance of set back of front of buildings from str | eet boundary line |
| STIMATED COST: | Footpath Bond : |
| Building | Permit Fee : : : : : : : : : : : : : : : : |
| Sanitary Plumbing and Drainage | Water \$ |
| | |
| Total | Rec. No. 5526 Date 14.13 |
| reposed purposes for which every part of building is to us | ed or occupied (describing separately each part intended for use |
| ccupation for a separate purpose) | ist Carpert |
| | ************************************** |
| | *************************************** |
| ,,,,,,,,,,,,,,,,,,,,,,,,,,,,,,,,,,,,,,, | *************************************** |
| ature of ground on which building is to be placed and on the | ne subjacent strata |
| | • |
| ······································ | |
| ************************************** | Yours faithfully, |
| • | Yours faithfully, Own |
| | Yours faithfully, Wiffelinick. Own |
| | Yours faithfully, White Character Court |





WHANGAREI CITY COUNCIL .__ _ / _ ()

NUMBER


BUILDING APPLICATION

WHANGAREI

1 - FEB 1983

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.

| To: The CITY Engineer | anan pay use app | | | |
|--------------------------------------------|-------------------------------------|------------------------------------------------------|--------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|-------------|
| I hereby apply for permission | to !NST1944.A. | 24 × 12' S411 | MMIMS POOL (ABOVE SRC | icus) |
| (House Number and Street) | M.Gfo | or MRRUL | GCH-MACKEMZIE (Owner) | ••••••• |
| at 83 CARR ST. (Address) | | | | |
| cross-sections and specifications of build | ding deposited herewith | in duplicate | | |
| PARTICULARS OF LAND: | | LENGTH OF BO | La contraction of the contractio | |
| Assess. No. $77/388/13$ | } | Front 54.67 | Area | |
| Lot No | | | | |
| | | Side 20.3711 | Side 17:75 + 24 | 4.034 |
| PARTICULARS OF BUILDING: | | | | |
| Foundations | | Floors | | |
| Walls | | Roofs | • • • • • • • • • • • • • • • • • • • | ********** |
| Area of Ground Floor | | | | |
| Area of Basement | | | t for the forest the forest section and the following the | • |
| Number of Storeys: Above kerb level | | | | |
| Average distance of set back of front of | | | | |
| ESTIMATED VALUE: | | OFFICE USE ON | | |
| | 7185.00 | | | |
| Building \$ Sanitary Plumbing \$ | | | • | |
| | • | | | |
| | 7685:00 | | | |
| Total | 人 () ひ う) | FEES PAID BY | OWNER/BUILDER/OWNER'S | ACENT |
| Proposed purpose for which every part | | | | |
| use or occupation for a separate purpos | e) | течен — менеге не и пе зго поливования | · ** | , ; |
| | *********************************** | | *************************************** | |
| Proposed use or occupancy of other part | ts of buildings | | *************************************** | *********** |
| · • • • • • • • • • • • • • • • • • • • | **-******************************* | | ************************************** | * |
| Nature of ground on which building is | to be placed and on the | e subjacent strata | CLAY LOLCA | 3.M.S |
| PLEASE PRINT | | | | |
| OWNER | BUILD | ER | OWNER'S AGENT | |
| NAME | NAME | | NAME | |
| MR RW. LEICH. MACHENZII | 7 Di | JWER | ************************************** | , . , |
| POSTAL ADDRESS | POSTAL ADDRESS | | POSTAL ADDRESS | |
| 83 CARRS- | | *********** | | |
| · | ******************************** | | *************************************** | |
| PHONE 51.808 | PHONE | | PHONE | |
| | | nn. | | |
| Date | 1983 | KV/ | Signat | ture |







Private Bag 9023 | Whangarei 0148 | New Zealand T: 09 430 4200 | 0800 WDC INFO | 0800 932 463 | F: 09 438 7632 W: www.wdc.govt.nz | E: mailroom@wdc.govt.nz



Form 5

Building Consent No: BC1900160

Section 51, Building Act 2004

Issued: 18 March 2019

The Building

Street address of building:

83 Carr Street Kamo 0112

Legal description of land where building is located:

LOT 17 DP 52046

LLP: 45149

Building name:

N/A

Location of building within site/block number:

N/A

Level/unit number:

N/A

The Owner

R W Burrows S J Burrows 83 Carr Street Kamo 0112

Phone number:

N/A

Mobile number:

0273357124

Facsimile number:

N/A

Email address:

sarah@burrowdesign.co.nz

Website:

N/A

Street address/registered office:

83 Carr Street Kamo 0112

First point of contact for communications with Council/building consent authority

Contact Person

R and J Architecture Limited 71N Cameron Street Whangarei 0110

Phone number:

N/A

Mobile number:

0224702587; 0272040415

Facsimile number:

N/A

Email address:

rhys@randjarchitecture.co.nz

Website:

www.randjarchitecture.co.nz

Building Work

The following building work is authorised by this consent:

Alterations to Existing Dwelling - Bathroom, Entry and Kitchen



This building consent is issued under section 51 of the Building Act 2004. This building consent does not relieve the owner of the building (or proposed building) of any duty or responsibility under any other Act relating to or affecting the building (or proposed building).

This building consent also does not permit the construction, alteration, demolition, or removal of the building (or proposed building) if that construction, alteration, demolition, or removal would be in breach of any other Act.

This building consent is subject to the following conditions:

Section 90 Building Act 2004

Section 90 Building Act 2004 Inspections by Building Consent Authorities applies. This building consent is subject to the condition that agents authorised by the building consent authority are entitled at all times during normal working hours or while work is being done to inspect land on which building work is being or is proposed to be carried out and building work that has been or is being carried out on or off the building site and any building.

Nominated Inspections are carried out to ensure that the building work is in accordance with the building consent. Completed Inspections will be classified as pass, or pass subject to remedial work or failed status.

- 1. See attached schedule of site requirements for inspections and documentation required.
- 2. To confirm compliance an Energy Works Certificate will be required (Electrical).
- 3. To confirm compliance an Energy Works Certificate will be required (Gas).

Compliance Schedule

A compliance schedule is not required for the building.

On behalf of Whangarei District Council

Attachments

No attachments.

Additional Information

- 1. The applicant must control dust nuisance created by any site or building works.
- Toilet facilities must be provided within reasonable distance of the construction site. Ground discharge is no longer acceptable.
- Lapsing of building consent. For the purposes of S52(b) of the Building Act 2004, the period after which this consent will lapse if the building work to which it relates does not commence will be 12 months from the date of issue.
- 4. Building advice that a maintenance schedule is recommended for the ongoing performance of the building elements to ensure they meet their serviceable life please consult with your designer to develop a specific maintenance programme or another helpful source of information is the BRANZ web site http://www.maintainingmyhome.org.nz/maintenance-guides/maintenance-schedule.

Tilly Selwyn

Support Assistant – Building Processing

Date



All drawings are copyright of R and J Architecture and cannot be copied without prior consent

ENVIRONMENT: WIND ZONE:

1378m²

High LIVING 1 Zone C ZONE 1 None EARTHOUAKE ZONE: HAZARDS: EXPOSURE ZONE:

HEALTH AND SAFETY
 Site to adhere to all health

RECEIVED - CUSTOMISH SERVICES 2 2 FEB 2019

WHANGARE! DISTRICT COUNCIL,

NORTH

SITE PLAN

These drawings are limited to and by the extent of the detail covered in the drawings to reset the current New Zealand Building Code (NZED). Where detail is required for construction and to demonstrate complaints with the current NZED; a specific request should be made for the required detail to be supplied. No liability will be abouged for any datal or construction nat covered in these drawings and/or carried out. By persons other than the designer producting these documents.

Drawn rade Scale: As shown

Date 14-02-19

JOB NO. 7082 DWG NO. <

Seonsent Set

61/60/51 CHYOGH AND

091006138

ARCHITECTURE

Copyright: Rand J Architecture Limited 2017

External load bearing
2.4m stud - 90x45 timber framing, studs @ 600crs, nogs @ 800crs.

2.7m stud - 90x45 timber framing, studs @ 400crs, nogs @ 800crs

3.0m stud - 90x45 timber framing, studs @ 300crs, nogs @ 800crs

3.6m stud - 140x45 timber framing, studs @ 600crs or 90x90 @ 300crs, nogs @ 800crs

exposed while undertaking alterations - except where no building

underlay is present - if this is the case

NOTE: •Provide R2.2 insulation batts to all exterior wall cavities

External non-load bearing 2.4m stud - 90x45 timber framing, studs @ 800crs, nogs @ 800crs

Internal non-load bearing Studs @ 600crs, nogs @ 800crs.

NOTE:
For vertical claddings - nogs to be at 600crs.

568 568 566 566 568 568 568 568 568 H1.2 KD H1.2 KD H1.2 KD H1.2 KET TIMBER TREATMENT SPECIFICATION WALLS: EXTERIOR WALLS EXTERIOR WALL LINTELS INTERIOR WALLS WET AREA WALLS ROOFS: TRUSS FRAMING PURLINS RIDGE AND HIPS VALLEY BOARDS

NOTE:

contact a licensed removalist, as they will take the necessary precautions and follow good work practices, as required by the Health and Safety at Work (Asbestos) Regulations 2016. products. If in doubt avoid disturbing and have a sample analysed to confirm. If found including but not limited to ceiling and wall linings and fibrecement type base cladding linings (including bathroom linings) soffit Existing materials may contain asbestos

TABLE 1: MSG8, VSG8, MSG6 or Unverified No. 1 F LINTELS SUPPORTING ROOF AND CEILING ONLY

GROUND FLOOR

Scale 1:100

| | LINTEL | 315 | FB15L | FB20M | FB25L | FB25M | FB30M | FB15L | FB20M | FB25L | FB25M | |
|-------------------------|------------------------|------|-------|-------|-------|-------|-------|-------|-------|-------|-------|--|
| 1 | L L | | | | | | ÷ | | | | | |
| | 1 | 3.0 | 3.44 | 4.93 | 5.17 | 5.90 | 6.81 | 2.92 | 4.21 | 4.41 | 5.03 | |
| | | 4.0 | 3.21 | 4.68 | 4.91 | 5.59 | 6.46 | 2.72 | 3.99 | 4.19 | 4.77 | |
| | | 2.0 | 3.03 | 4.48 | 4.70 | 5.36 | 6.19 | 2.57 | 3.82 | 4.01 | 4.57 | |
| | | 0.9 | 2.89 | 4.32 | 4.53 | 5.16 | 5.96 | 2.45 | 3.68 | 3.79 | 4.41 | |
| M | SUP | 7.0 | 2.75 | 4.15 | 4.26 | 5.00 | 5.78 | 2.30 | 3.52 | 3.56 | 4.27 | |
| AXIMUN | PORTE | 8.0 | 2.60 | 4.00 | 4.02 | 4.86 | 5.61 | 2.17 | 3.39 | 3.36 | 4.15 | |
| A LINTEL | D ROOF | 0.6 | 2.47 | 3.87 | 3.82 | 4.74 | 5.47 | 2.06 | 3.26 | 3.19 | 4.04 | |
| MAXIMUM LINTEL SPAN (m) | SUPPORTED ROOF SPAN'S' | 10.0 | 2.36 | 3.73 | 3.65 | 4.63 | 5.35 | 1.97 | 3.12 | 3.05 | 3.95 | |
| m) | (m) ,s | 11.0 | 2.26 | 3.58 | 3.50 | 4.53 | 5.23 | 1.89 | 2.99 | 2.92 | 3.80 | |
| | | 12.0 | 2.17 | 3.44 | 3.37 | 4.37 | 5.13 | 1.82 | 2.87 | 2.81 | 3.65 | |
| | | 13.0 | 2.10 | 3.32 | 3.25 | 4.22 | 5.04 | 1.75 | 2.77 | 2.71 | 3.52 | |
| | | 14.0 | 2.03 | 3.21 | 3.14 | 4.08 | 4.95 | 1.69 | 2.68 | 2.62 | 3.40 | |
| | ż | 15.0 | 1.96 | 3.11 | 3.04 | 3.95 | 4.79 | 1.64 | 2.59 | 2.54 | 3.30 | |

116m² 2.32m² **118.32m²** HOUSE: ADDITION: TOTAL

ses bottle location under namp. Restnain bottles with chain to 90sq 15 post cast into 450da x with chain to 90sq 40sq southing with 100mm base cover. Provide MI S stainless explets bott with 50sq washings through post for chain to 50sq washings through post for chain to connect on to. hrough ceiling space and exiting through soffit.

201
201
000 | 000 | **A**9 2 2000×1000 Slot drain to edge of house - see attached detail 105 FB20M Flitch beam.... FB20M Flitch beam Provide acoustic batts between living areas and bedrooms.
 Provide R3.2 insulation batts to ceiling cavity of porch being •Where existing gib is removed from exterior walls of house insulate as per retrofitting insulation NZ Standard NZS4246: 2016 - See attached detail KITCHEN 7/97 ٠ **EXISTING DECK** Type **F** Intel fxmg **EXISTING CARPORT** -2000x910 Panel 1766 90 1 930 1 06×06 ≸SG8 7 1294 ENTRY ENTRY 102 9 716 closed in. 700 450 90x90 SG8 1000 x 700 BATHR'M 2438 1288 BED 2 2 2 2 2 💳 New wall frames 🗀 Existing walls 0/77 BED I BED 3 =2=₹

۲۱۲۲

1985

SOI

716 701

Z01 Z01

006

8272

0001

201 201

PROPOSED ALTERATIONS for RITCHIE and SARAH BURROWS 83 CARR ST, KAMO

These drawings are limited to and by the extent of the detail covered in the drawings to meet the current New Zelahad Bulding Code (NZEC). Where detail is required for construction and to demonstrate or construction and to demonstrate or construction and to demonstrate or construction and to demonstrate should be made for the required test in the specific will be accepted for any detail or construction not covered in these drawings and/or carried out by persons other than the designer producing these documents.

FLOOR PLAN Scale:

14-02-19 Date: Drawn: RMC

JOB NO: 7082 DWG NO. A2

CONSTRUCTION CONTROL Set

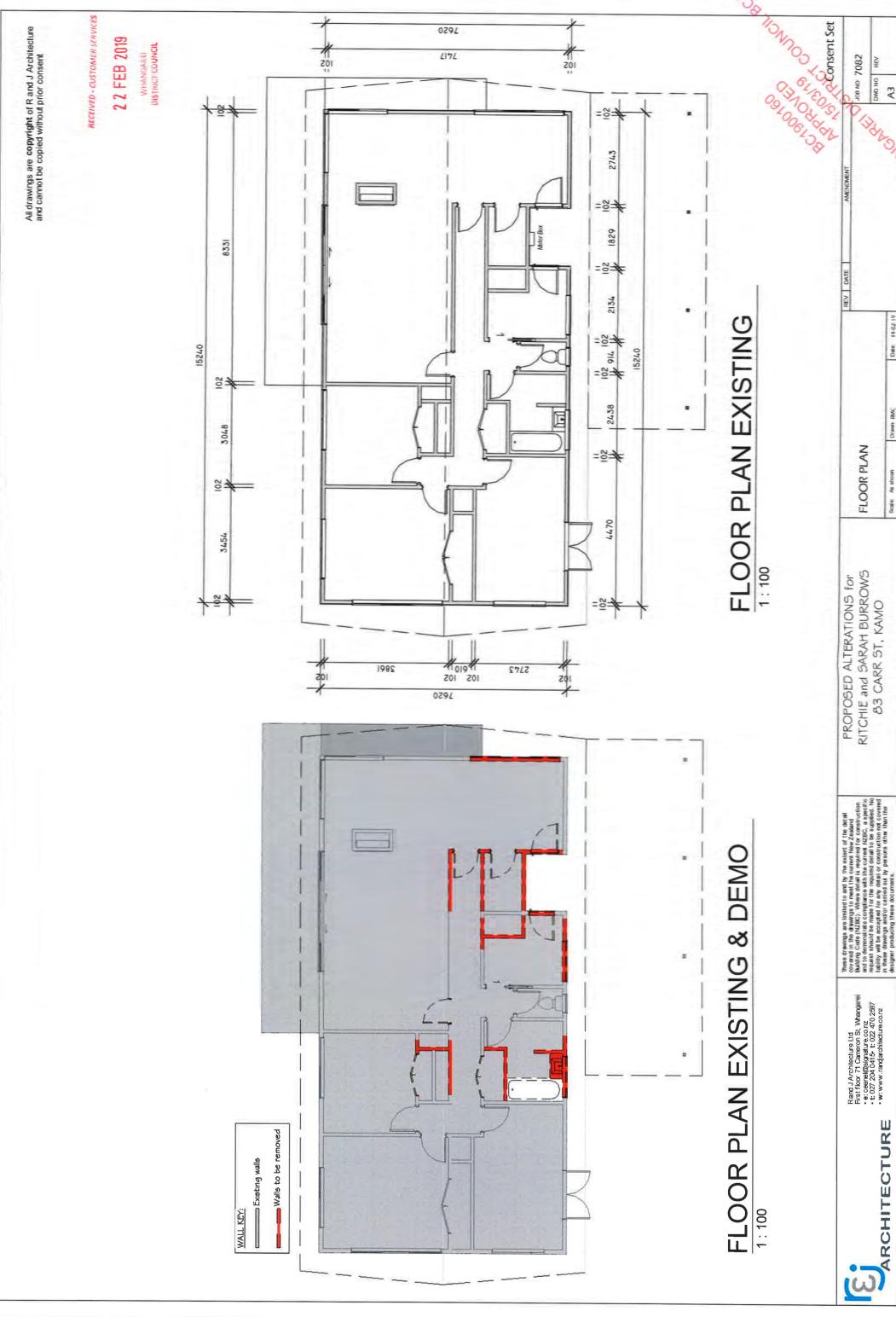
OHNOH HAV

091006138

Rand J Architecture Ltd First floor 71 Cameron St, Whangarei e. e. ceanel@signature.co.nz e. t. 072 Q04 Q415- t. 1022 470- 2887 • w:www.randjarchitecture.co.nz

Opyright: Rand J Architecture Limited 2017

ARCHITECTURE



PROPOSED ALTERATIONS for RITCHIE and SARAH BURROWS 83 CARR ST, KAMO

FLOOR PLAN

Drawn RMC

Date: 19-02-19

DWG NO REV

JOH NO. 7082 A3

> ARCHITECTURE Copyright: Rand J Architecture Limited 2017

All drawings are copyright of R and J Architecture and cannot be copied without prior consent

CLADDING:
Timber bevel back weatherboards direct fix to match existing over
breather type BP. JOINERY: Selected double glazed powdercoated aluminium joinery for all new joinery. 2000×1000

NORTH 1:100

RECEIVED - CUSTOMER SERVICES

WHANGAREI DISTRICT COUNCIL

| | | _ | RISK SEVERITY (Worst case) | TTY (Wors | t case) | | | | | | |
|------------------------|-----|-------|----------------------------|-----------|---------|-------|-----------|-------|----------------------------------------|-------|-----------|
| Risk Factor | Low | Score | Score Medium Score | Score | Hgh | Score | Very high | Score | Score Very high Score Extra high Score | Score | Subtotals |
| Wind Zone | 0 | | 0 | | - | - | 2 | | 2 | | - |
| No. of storeys | 0 | 0 | - | | 2 | | 4 | | | | 0 |
| Roof/wall intersection | 0 | 0 | - | | 6 | | 5 | | | | 0 |
| Eaves width | 0 | | - | - | 2 | | 5 | | | | - |
| Envelope complexity | 0 | 0 | - | | 8 | | 9 | | | | 0 |
| Deck Design | 0 | | 2 | 2 | 4 | | 9 | | | | 2 |
| | | 0 | | 3 | | - | | 0 | | 0 | 4 |



EAST

1:100

These drawings are limited to and by the extent of the detail covered in the drawings to meet the current New Zealand Sulding Scoe (NZED). Where detail is required to construction and to demonstrate compliance with the current NZED, a specific request should be made for the required detail to be supplied. No shall will be accepted for any detail or construction not covered in those drawings andor current by persons other than the designer producing those documents. Rand J Architecture Ltd
First floor 71 Cameron St, Whanpurel
e.e. ceanel@signature.co.nz
e.e. 027 204 0415- e.022 470 2597
• w.:www.randarchitecture.co.nz

PROPOSED ALTERATIONS for RITCHIE and SARAH BURROWS 83 CARR ST, KAMO

ELEVATIONS

Drawn: IMC Scale: As shown

Date: 14-02-19

SONO SONO SONO SET 091006194 09100494

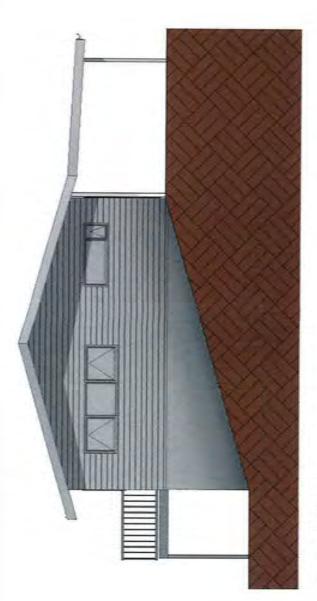
REV DATE

708 NO: 7082 DWG NO. REV

4

ARCHITECTURE

Copyright: Rand J Architecture Limited 2017

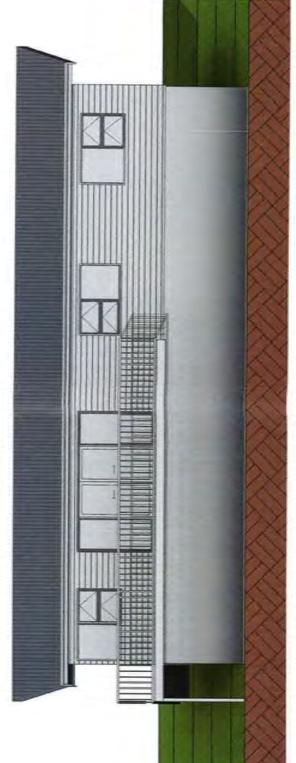


SOUTH

RECEIVED - CUSTOMER SERVICES

WHANGARE! DISTRICT COUNCIL

| | | | RISK SEVERITY (Worst case) | TY (Wors | t case/ | | | | | | |
|------------------------|-----|-------|----------------------------|----------|---------|-------|-----------|-------|--------------------------------------------|-------|-----------|
| Risk Factor | Low | Score | Score Medium Score | Score | Hgh | Score | Very high | Score | Very high Score Extra high Score Subtotals | Score | Subtotals |
| Wind Zone | 0 | | 0 | | - | - | 2 | | 2 | | - |
| No. of storeys | 0 | 0 | - | | 2 | | 4 | | | | 0 |
| Roof/well intersection | 0 | 0 | - | | 6 | | 5 | | | | 0 |
| Eaves width | 0 | | - | - | 2 | | 5 | | | | - |
| Envelope complexity | 0 | 0 | - | | 8 | | 9 | | | | 0 |
| Deck Design | 0 | | 2 | 2 | 4 | | 9 | | | | 2 |
| | | 0 | | 8 | | - | | 0 | | 0 | 4 |



WEST

1:100

These drawings are limited to and by the extent of the detail covered in the dewings to free the current New Zealand Building Code (NZBC). Where detail is required for construction and to demonstrate compliance with the current NZBC, as specific requast should be made for the required detail to be supplied. No labelity will be accepted for any detail or construction not covered in these dimensional carried carried out by persons other than the designer production these documents.

PROPOSED ALTERATIONS for RITCHIE and SARAH BURROWS 83 CARR ST, KAMO

Drawn (MC ELEVATIONS Scale: As shown

Date: 14-02-19

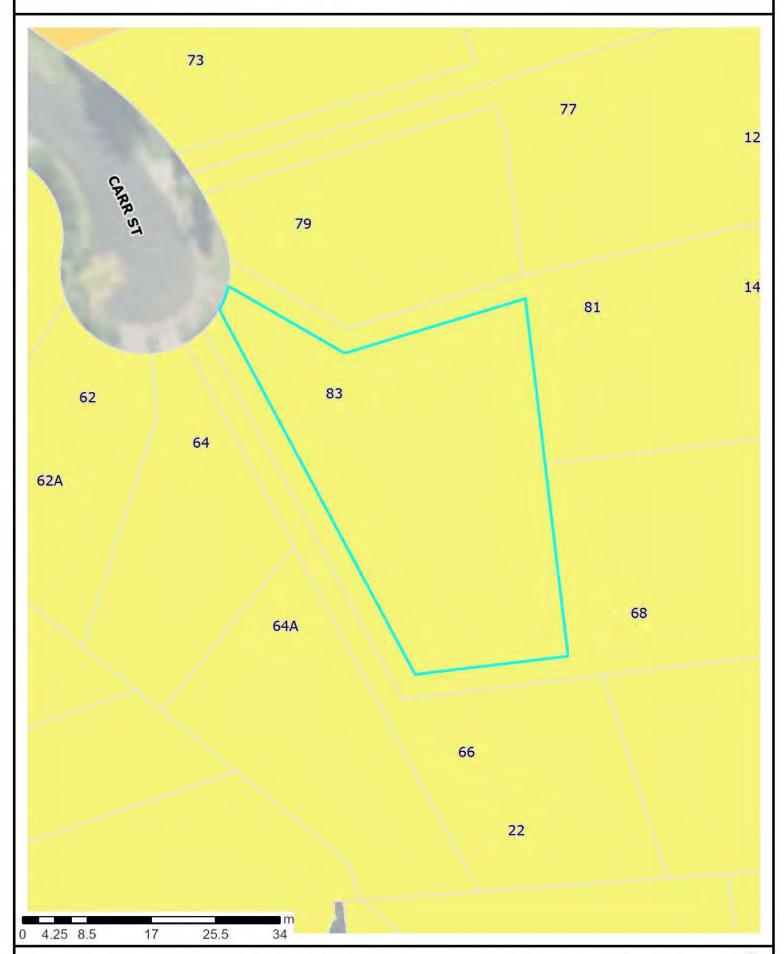
ACT 900160 VED COUNCIL JOB NO. 7082 DWG NO. REV Y2

Rand J Architecture Ltd First floor 71 Cameron St, Whangurei e. ceanel@signature conz e. tr. 027 204 0415- tr. 022 470 2567 • www.randarchitecture.conz

ARCHITECTURE

Operative District Plan - Area Specific Matters





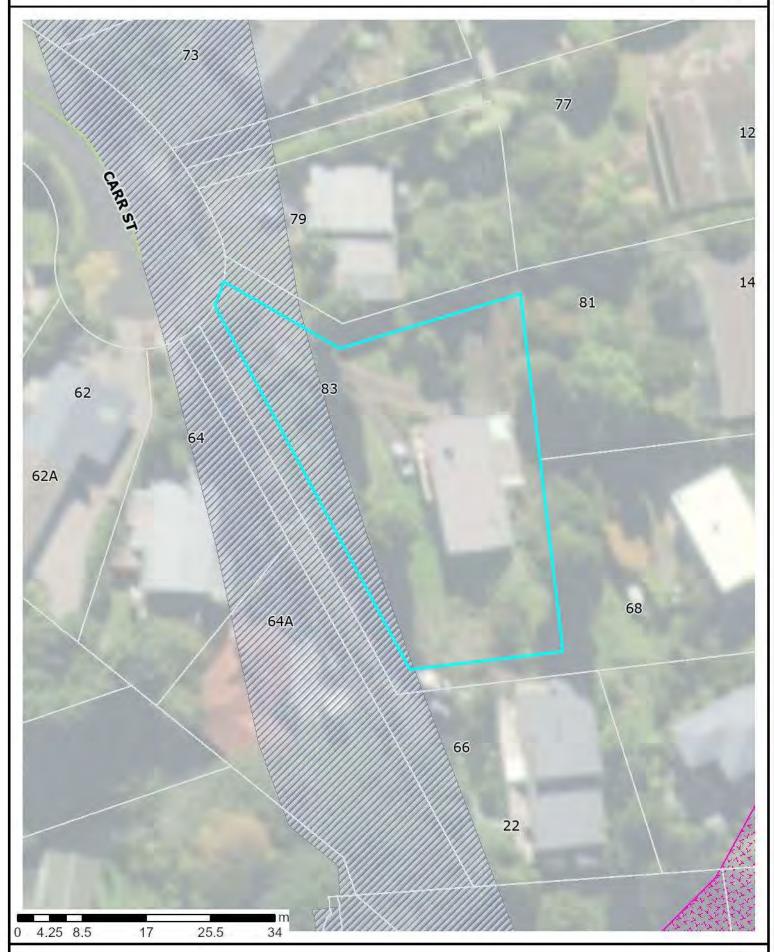
The information displayed is schematic only and serves as a guide. It has been compiled from Whangarei District Council records and is made available in good faith but its accuracy or completeness is not guaranteed.

16 July 2025 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.

16 July 2025 Scale 1:500



Operative District Plan - Map Legend



Area Specific Matters

District-Wide Matters

Energy, Infrastructure and **Historical and Cultural** Designation **Transport** Values Precinct Airport Runway Notable Tree Overlay **Development Area** ---- Indicative Road Heritage Item Overlay Heritage Area Overlay National Road Sites of Significance Regional Road **Residential Zones Industrial Zones** to Maori Arterial Road Areas of Significance Large Lot Light Industrial **Primary Collector** to Maori Residential Zone Zone Road Low Density Heavy Industrial Secondary Collector Residential Zone Zone Road **Natural Environment** General Residential Values Low Volume Road Zone Access Road **Esplanade Priority** Medium Density Residential Zone Open Space and Strategic Road Coastal Marine Area **Recreation Zones** Protection Area (CMA) boundary Strategic Railway Natural Open Space **Goat Control Areas** Protection Line Zone **Rural Zones Outstanding Natural** National Grid Tower Open Space Zone **Rural Production** Northpower Tower Sport and Active **Outstanding Natural** Zone CEL-Cat1 Recreation Zone Landscape Rural Lifestyle Zone National Grid Line Settlement Zone Northpower Overhead Residential Sub-General District-Wide Critical Line Cel-Cat1 Zone **Special Purpose Zones** Northpower Critical Settlement Zone Overhead Lines CEL Air Noise Boundary Airport Zone Centre Sub-Zone Northpower Critical **Outer Control** Settlement Zone Future Urban Zone **Underground Lines** Boundary Industry Sub-Zone CEL Fonterra Kauri Milk Helicopter Hovering Processing SRIZ -Ancillary Irrigation Noise Control Commercial and Farms **Boundary Overlay** Mixed Use Zones Hospital Zone Rail noise alert area Hazards and Risks Port Zone Local Centre Zone Rail vibration alert Coastal Erosion Neighbourhood Ruakaka Equine Hazard 1 7one Centre Zone **QRA Quarrying** Coastal Erosion Resource Area **Shopping Centre** Commercial Zone Hazard 2 **QRA Mining Area** Mixed Use Zone Flood Susceptible Strategic Rural Areas **QRA Buffer Area** Town Centre Zone Industries Zone Mining Hazard Area 1 QRA 500m Indicative City Centre Zone Waterfront Zone Setback Mining Hazard Area 2 Coastal Environment Mining Hazard Area 3 Overlay **Outstanding Natural** Character Area High Natural Character Area

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.

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.