

WDC LIM REPORT



SUE & DAMIEN

021 793 822 | 021 387 345

ownrealestate.co.nz

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OWN
REAL ESTATE

LAND INFORMATION MEMORANDUM NO: LM2501223**Received: 31 Jul 2025****Issued: 05 Aug 2025****Section 44A, Local Government Official Information
And Meetings Act 1987****APPLICANT**OWN Real Estate
75 Forest View Road
RD 1
Kamo
Whangarei 0185**SITE INFORMATION**Property ID: 108816
Street Address: 196 Church Road Te Kamo 0185
Legal Description: LOT 1 DP 209978

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: NA137C/902
- Deposited Plan: DP 209978

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 low and moderate zones 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:

- Unlikely.

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.

No Whangarei District Council services are available in this area.

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

- As-Built Services Plan from BC0472094

4: INFORMATION RELATING TO VALUATION, LAND, AND WATER RATES. INFORMATION FROM WHANGAREI DISTRICT COUNCIL RECORDS.

Information on Valuation and Rates for the current financial year, is attached.

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 Consents and Code Compliance Certificates issued for this property are attached as listed below:

- BC0472094 – New Dwelling
Building Consent – Issued 17/03/2004
Building Consent Amendment – Approved 12/05/2004
A waiver or modification of the building code has been approved for this project, refer information attached.
Code Compliance Certificate – Issued 24/07/2025
- BC0585536 – Garage/Workshop
Building Consent – Issued 06/09/2005
Code Compliance Certificate – Issued 31/07/2007

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 Rural Production 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:



W Copeland
Property Information Officer

Property Map



0 12.5 25 50 75 100 m

New Subdivisions

- Proposed Pre-223
- 223 Certificate

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

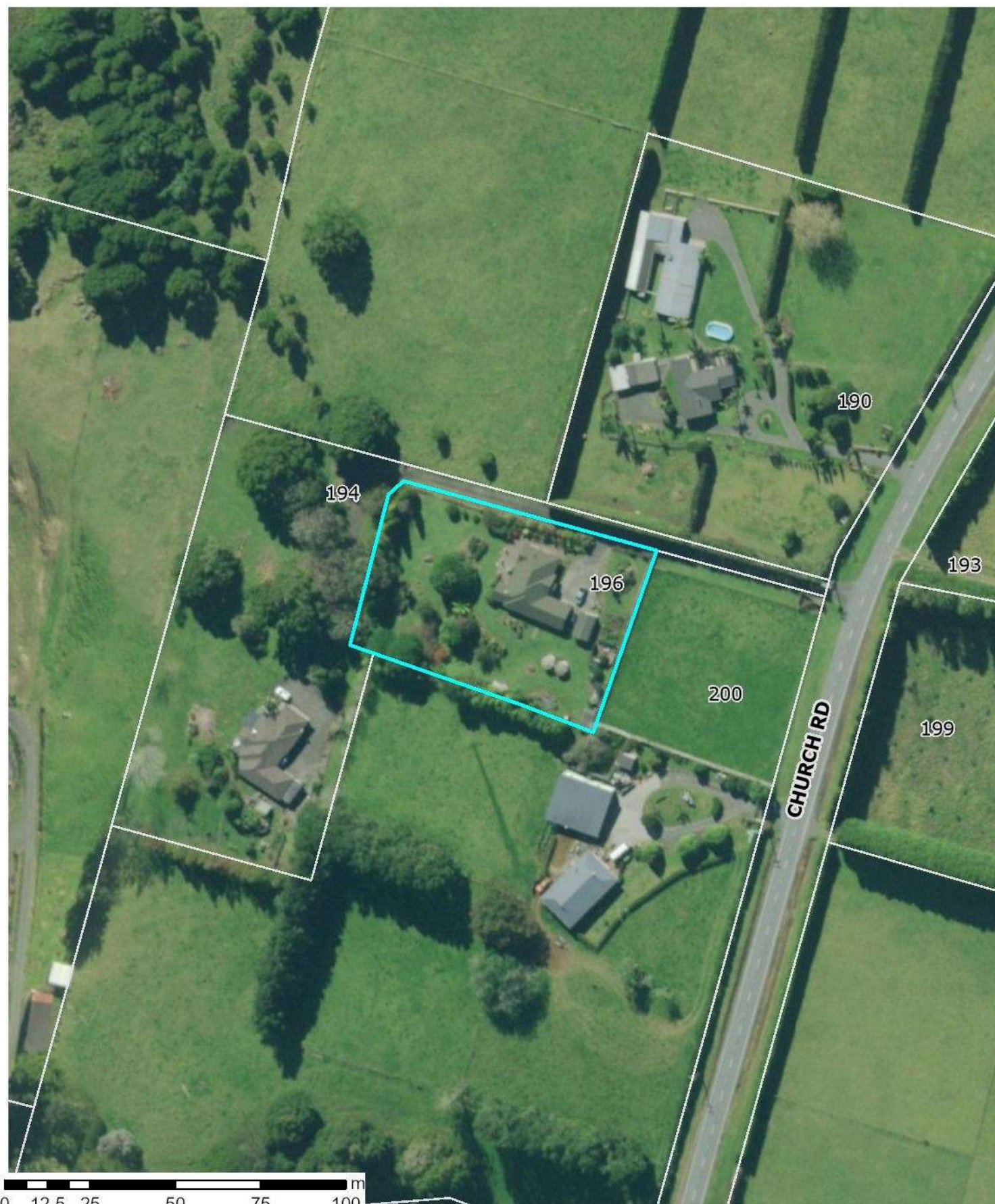
4 August 2025

Scale 1:1,500

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



Aerial Photography



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

4 August 2025

Scale 1:1,500



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**




R. W. Muir
Registrar-General
of Land

Identifier **NA137C/902**
Land Registration District **North Auckland**
Date Issued 18 February 2003

Prior References
NA136/231

Estate Fee Simple
Area 4147 square metres more or less
Legal Description Lot 1 Deposited Plan 209978
Registered Owners
Dianne Mary McConnell, John Wallace McConnell and Catherine Pearl Anderson

Interests

Subject to a right of way and a right to convey electricity, telecommunications and computer media over part marked B on DP 209978 created by Easement Instrument 5695414.1 - 15.8.2003 at 9:00 am

Appurtenant hereto is a right of way and a right to convey electricity, telecommunications and computer media created by Easement Instrument 5695414.1 - 15.8.2003 at 9:00 am

The easements created by Easement Instrument 5695414.1 are subject to Section 243 (a) Resource Management Act 1991 8283743.3 Mortgage to Westpac New Zealand Limited - 13.11.2009 at 9:09 am

Transaction ID 5957301
Client Reference Quickmap

Guaranteed Search Copy Dated 16/06/25 12:32 pm, Page 2 of 2
Register Only

Diagram A Distorted

Diagram B Distorted

Land District North Auckland
Survey Block & District VII Purua
NZMS 261 Sheet Rcd Map No

Lots 1 & 2 being Subdivision of
Maruarua 2C

Territorial Authority Whangarei District
Surveyed By Simpson, Shaw & Co.
Scale 1:1500 Date August 2001

Approvals

B Rowsell
Registered Owners

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 1st day of August 2002 Subject to the granting and reserving of easements(s) set out on the Memorandum hereon.

A. J. J. J.
Authorised Officer

Memorandum of Easements

| Purpose | Shown | Servient Tenement | Dominant Tenement |
|--|-------|-------------------|-------------------|
| Right of Way | (A) | Lot 2 Hereon | Lot 1 Hereon |
| Right to transmit Electricity & Telecommunications | (B) | Lot 1 Hereon | Lot 2 Hereon |

Area marked (C) to be subject to Land Covenant

Lot 1 - Class II Survey
Lot 2 - Class III Survey

New CT Allocated
Lot 1 C.T. 137C/902
Lot 2 C.T. 137C/903

Total Area 6.0710ha

Comprised in CT 136/231 All

I, Groom Robert Webster of Whangarei being a person entitled to practise as a registered surveyor, certify that -
(a) The surveys to which this dataset relates are accurate, and were undertaken by me or under my direction in accordance with the Survey Act 1986 and the Survey Regulations 1998;
(b) This dataset is accurate, and has been created in accordance with that Act and those Regulations.

Dated at Whangarei, this 28th day of June 2001

Signature: *[Signature]*

Field Book p. Traverse Book p.
Reference Plans DP 100993, DP 184766, DP 95545, ML 7010
DP 196126 & DP 63380

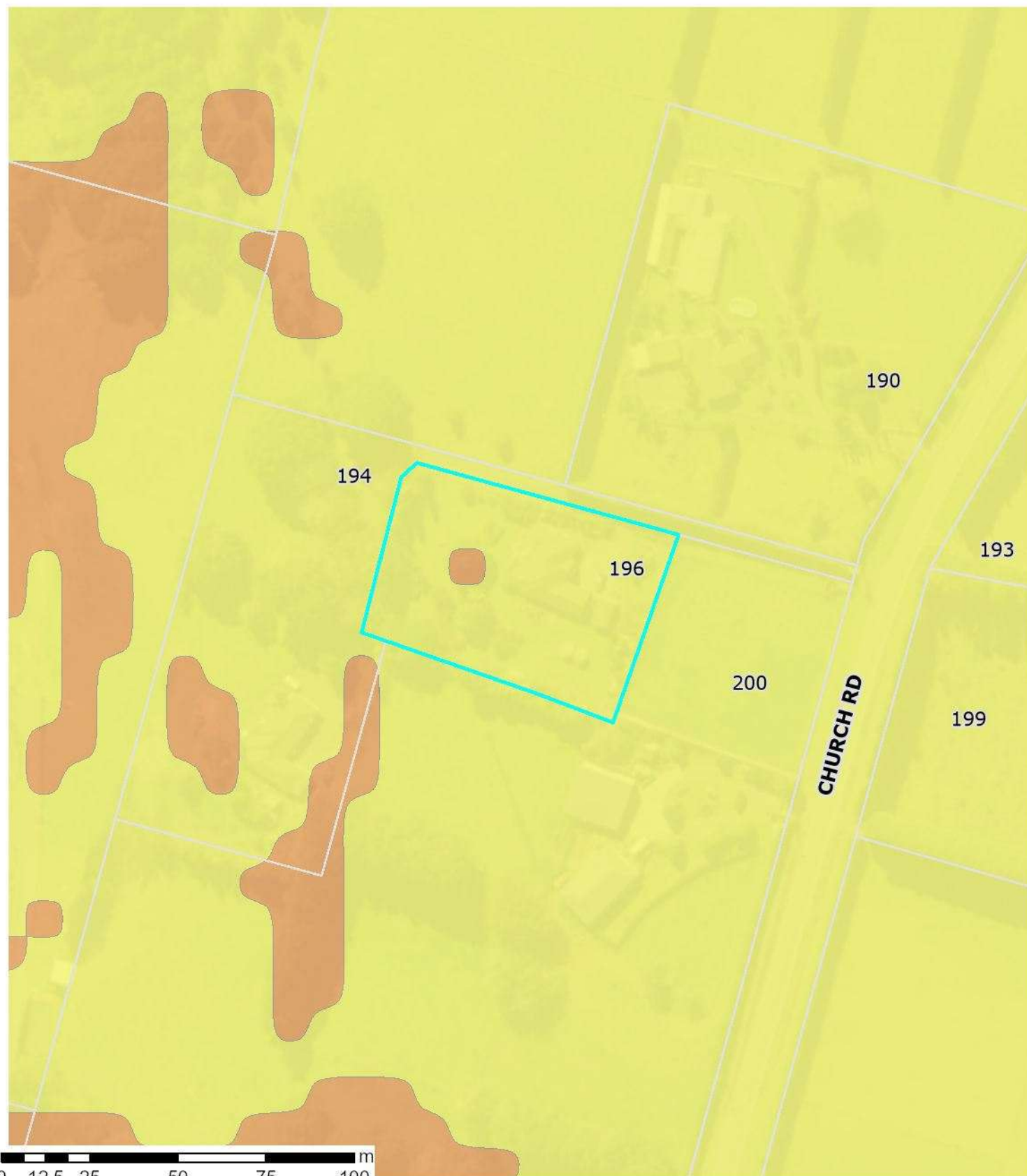
Examined Correct

Approved as to Survey *[Signature]*
8/8/2002 Chief Surveyor

Deposited by Land Information N.Z. on 19/7/2003 for Registrar-General of Land

File DB20034/36- Rowsell
Received 2 JUL 2002
Instructions Approved A/LM 01/1

DP 209978



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>

4 August 2025
Scale 1:1,500





District Plan Change 1 - Natural Hazards Land Instability



PC1 - Natural Hazards

Land Instability

-  High Susceptibility to Land Instability
-  Moderate Susceptibility to Land Instability

4 August 2025

Scale 1:1,500

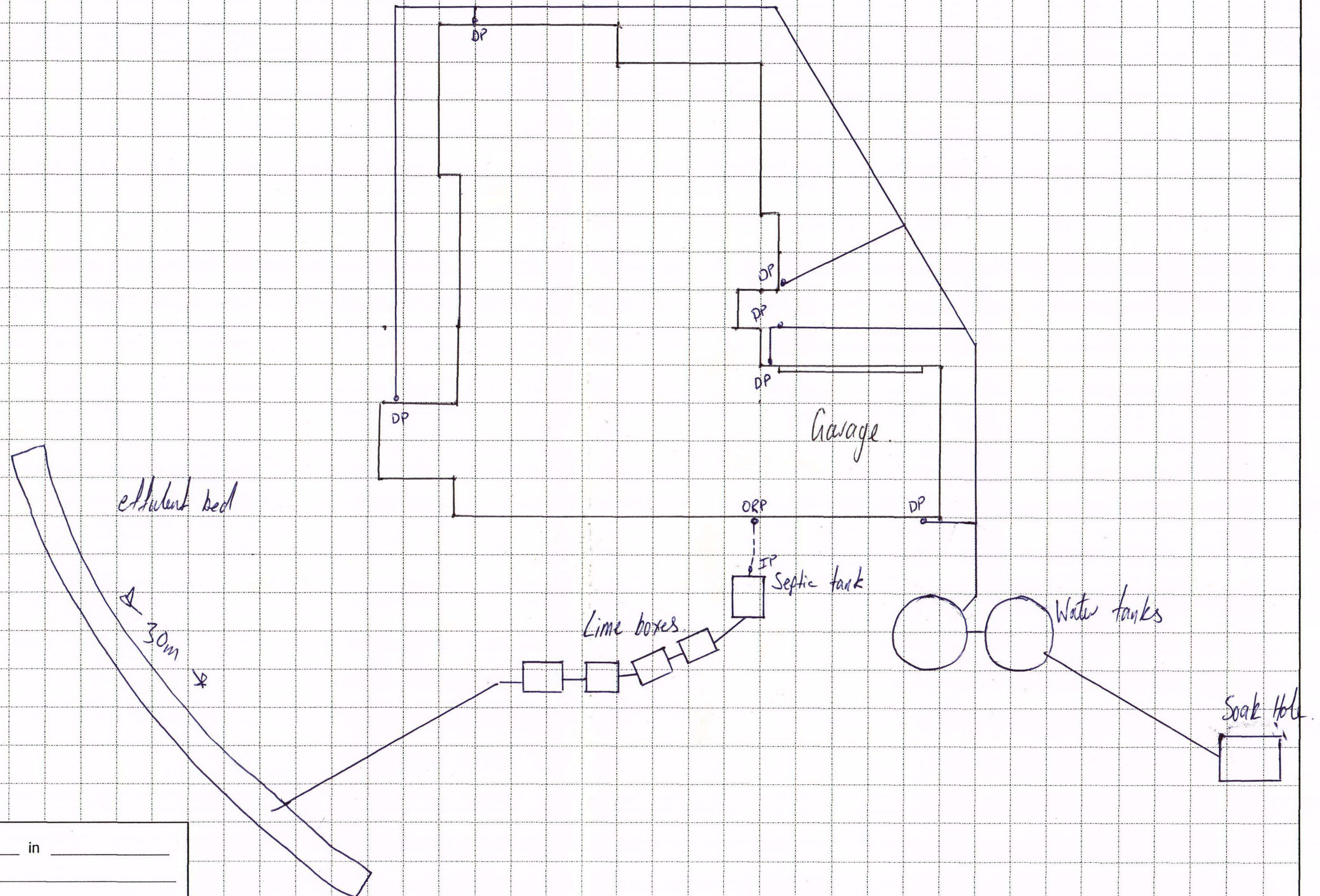


Information provided on this map forms part of Plan Change 1 – Natural Hazards.
To view the maps and see how the changes may affect the property please visit:
<https://www.wdc.govt.nz/Services/Planning/District-Plan-changes/Current-plan-changes>.

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.

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: Monday, 4 August, 2025

Property Number 108816
Legal Description LOT 1 DP 209978 - SUBJ TO & INT IN EASES
Assessment Number 0032038718
Address 196 Church Road Te Kamo 0185
Record of Title(s) 137C/902
Land Value \$415,000
Capital Value \$960,000
Date of Valuation 01-July-2024
Effective Date (used for rating purposes) 01-July-2025
Meter Location

Rates Breakdown (up to 30 June 2026)

| Rates Charge | Charge Total |
|---|-------------------|
| General Residential - Lifestyle | \$1,210.68 |
| Hikurangi Swamp Drainage - Class F | \$1.02 |
| Hikurangi Swamp Major Scheme - Class F | \$2.00 |
| Stormwater | \$79.00 |
| Uniform Annual General Charge | \$901.00 |
| Regional Council Services | \$229.89 |
| Regional Economic Development | \$12.62 |
| Regional Emergency & Hazard Management | \$67.31 |
| Regional Flood Infrastructure | \$41.66 |
| Regional Land and Freshwater Management | \$125.58 |
| Regional Pest Management | \$109.47 |
| Regional Rescue Services | \$8.87 |
| Regional Sporting Facilities | \$16.09 |
| Regional Transport Rate | \$30.40 |
| Annual Charge Total | \$2,835.59 |

Opening Balance as at 01/07/2025 **\$0.00**

| Rates Instalments | Total |
|-----------------------|-------------------|
| 20/07/2025 Instalment | \$711.59 |
| 20/10/2025 Instalment | \$708.00 |
| 20/01/2026 Instalment | \$708.00 |
| 20/04/2026 Instalment | \$708.00 |
| Rates Total | \$2,835.59 |

Balance to Clear **\$2,835.59**

**Issue Document**

BUILDING CONSENT No: 72094
Section 35, Building Act 1991
Issued: 17Mar04

Project Information Memorandum No: 71947

72094

Applicant

JOHN WALLACE MCCONNELL
C/O JENNIAN HOMES
P O BOX 8103
KENSINGTON
WHANGAREI

Agent

JENNIAN HOMES
P O BOX 8103
KENSINGTON
WHANGAREI 0130

Site Information

PROPERTY ID: 104928
STREET ADDRESS: CHURCH RD, R D 1, KAMO 0121
LEGAL DESCRIPTION: LOT 1 DP 209978

Project Information

PROJECT IS FOR: New Building
INTENDED USE(S): NEW DWELLING
INTENDED LIFE: Indefinite but not less than 50 years
VALUE OF WORK: \$235,000.00
NUMBER OF STAGES: 1

Fees

COUNCIL'S TOTAL CHARGES FOR THIS BUILDING CONSENT ARE: \$1,095.75
PAYMENTS RECEIVED TO DATE:
Receipt number: 2652007 Date: 03Mar04 Amount: \$1,095.75



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

1: General

No Requirements.

2: Dust Nuisance

The applicant must control dust nuisance created by any site or building works.

3: Toilet Facilities

Toilet facilities must be provided within reasonable distance of the construction site. Ground discharge is no longer acceptable.

4: Smoke Alarms

Smoke alarms are to be installed in compliance with the building code.

5: Monolithic Cladding

A Producer Statement is required for the cladding installation.

Signed for and on behalf of the Council

Name:.....**G. Bvers**.....

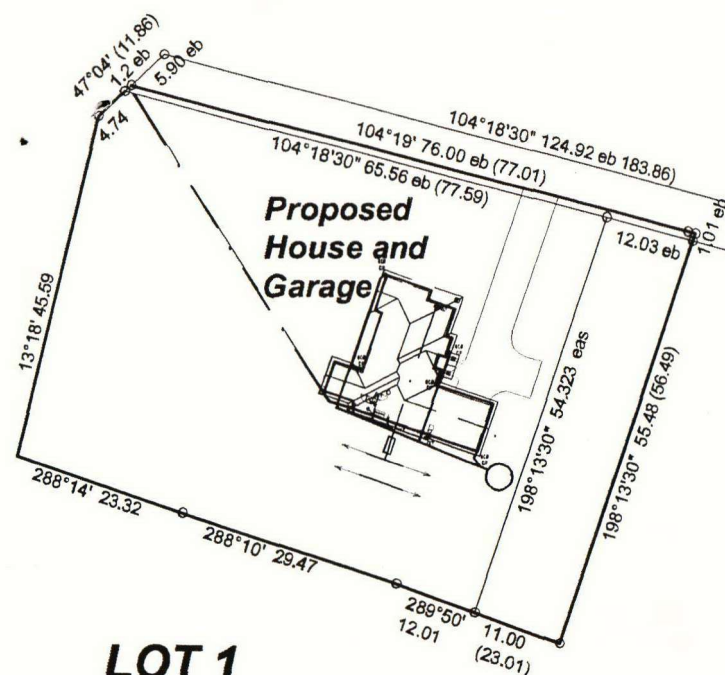
Signature:.....*[Signature]*.....

Date: *17*./*3*./*04*.

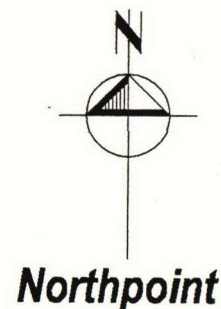
Key:

0.000

Height of FFL above adjacent G.L.



Plan 1 Overall site plan.
Scale 1:1000



Notes:

1. Drainage shown schematic only. All plumbing and drainage to comply with local authority requirements, AS/NZS 3500 2.2. 1996 and the NZ Building Code and Approved documents. FW darinage 1:60 fall (typical) refer to Foundation Plan for 1:100 plumbing and drainage layout
2. Surface stormwater drainage to discharge to local authority requirements.
3. Services locations shown indicative only. Contractor to locate existing services and cable runs prior to excavation for new connections.

Plan 2 Part site plan. Scale 1:200

Proposed Power and Telecommunications in trench from Boundary - indicative only

Septic Tank with field drains to engineers design. Location shown indicative only - refer to engineers report.

SEPTIC TANK

WATER TANK

25000 litre Water Tank with overflow to discharge to LA requirements. location to be confirmed on site.

DRIVEWAY
Note: Driveway and turning area - Indicative only

PROPOSED HOUSE AND GARAGE

Note: Services locations shown indicative only. Contractor to locate existing services and cable runs prior to excavation for new connections.

Note: Levels and boundaries indicative only. C.O.S

LOT 1
DP 209978
4147m2

ROW

RECEIVED
26 FEB 2004
WHANGAREI DISTRICT COUNCIL

The copyright of this drawing remains the property of Jennian Homes

Contractor to check all dimensions and conditions on site before commencing work.

Work only to figured dimensions. In the event of a discrepancy, consult the designer.

PROPOSED HOUSE AND GARAGE for
MR AND MRS McCONNELL, CHURCH RD, WHANGAREI

Proposed Site Plan

DRAWN
Karin Lindholm Bingham

CHECKED

DESIGN

DATE
February 2004

SCALE

as shown

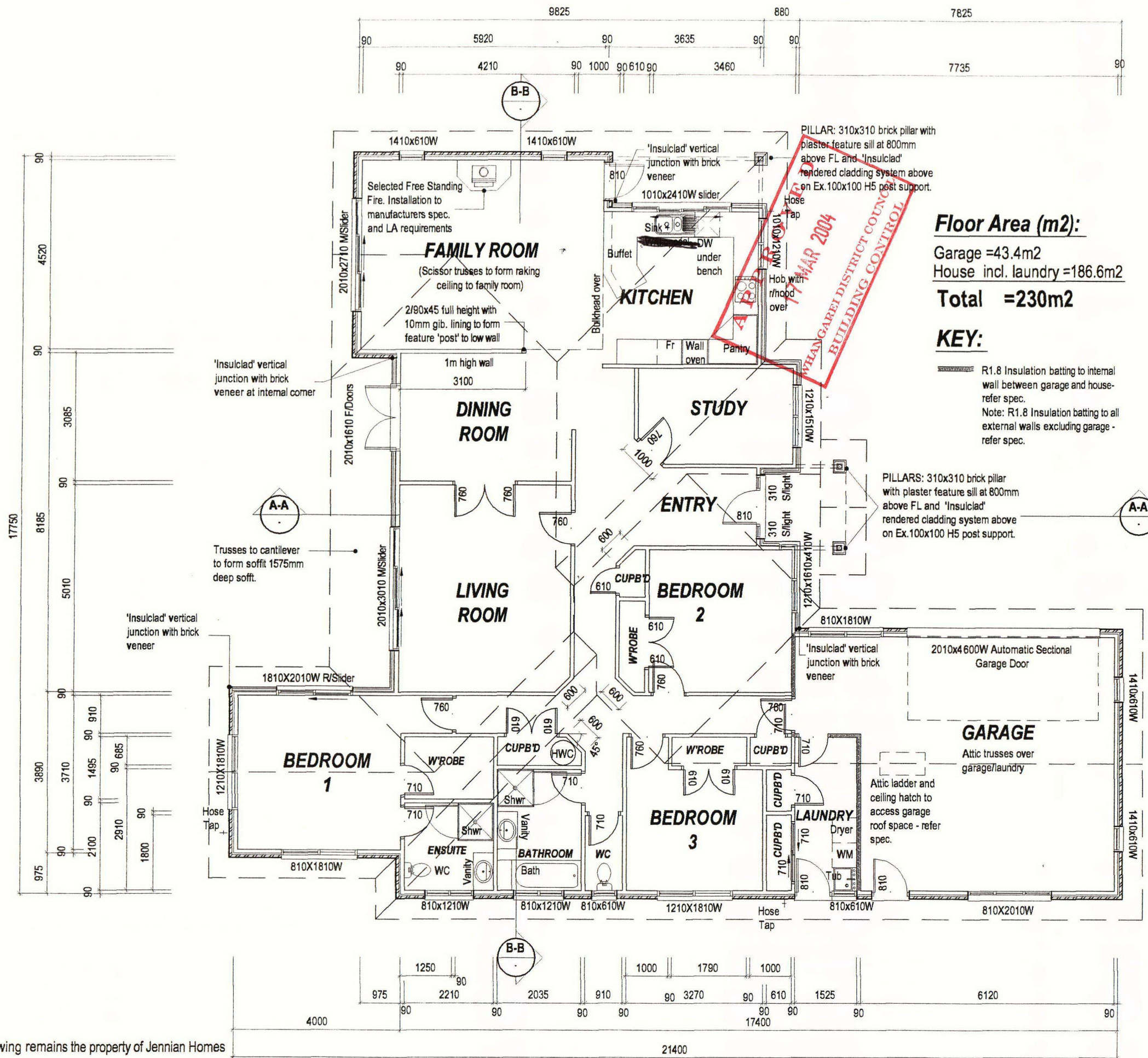


Elevation Orientation

SHEET 1



Northpoint



The copyright of this drawing remains the property of Jennian Homes

Contractor to check all dimensions and conditions on site before commencing work.

Work only to figured dimensions. In the event of a discrepancy, consult the designer.

PROPOSED HOUSE AND GARAGE for
MR AND MRS McCONNELL, CHURCH RD, WHANGAREI

Proposed House Plan

DRAWN
Karin Lindholm Bingham
DESIGN

CHECKED
-
DATE
February 2004

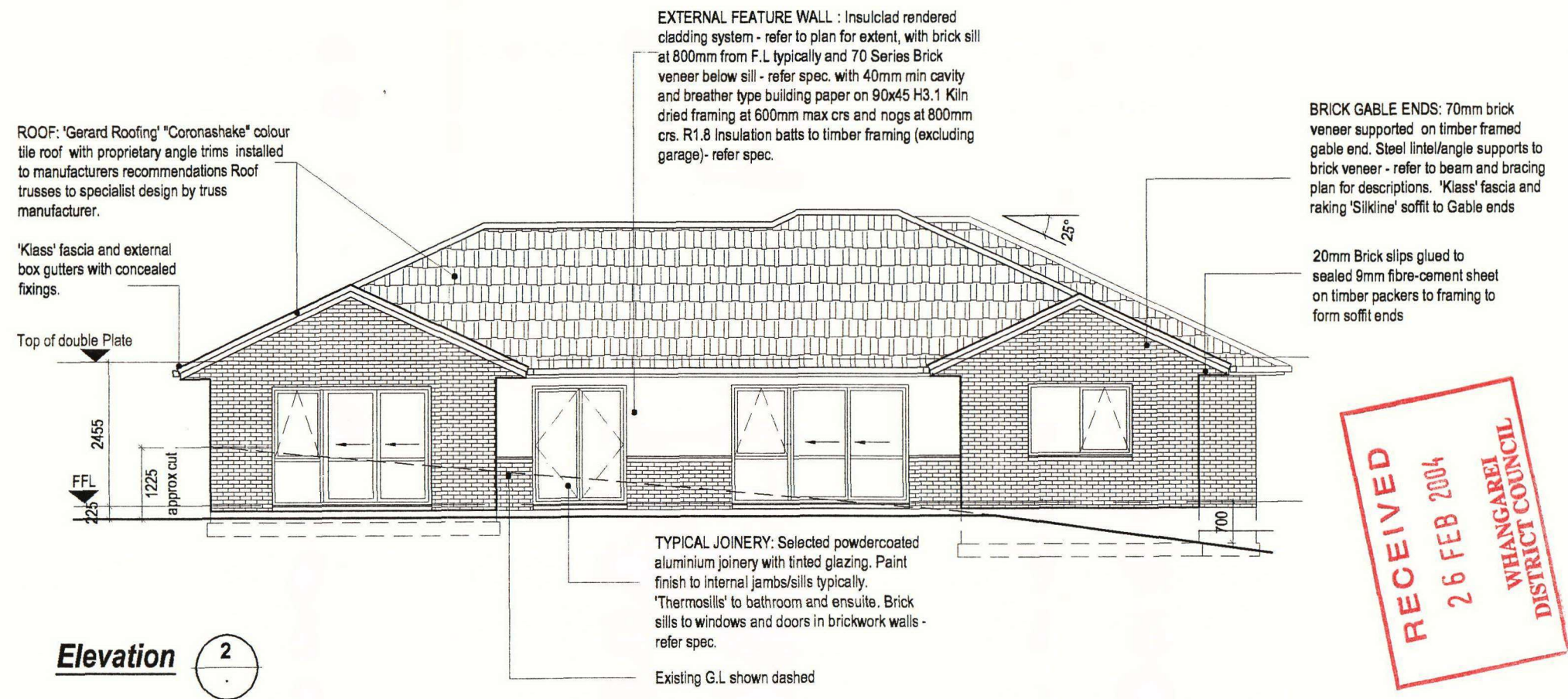
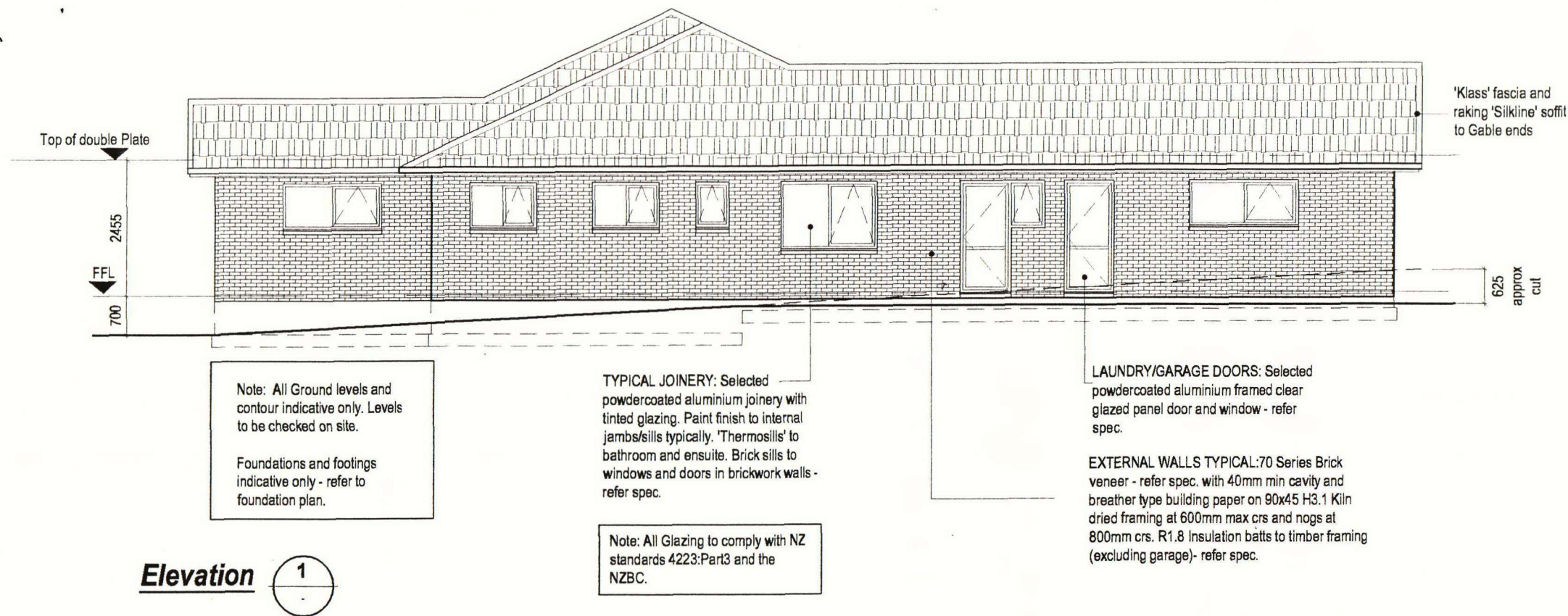
SCALE
1:100



Elevation Orientation

SHEET 2

RECEIVED
26 FEB 2004
WHANGAREI DISTRICT COUNCIL
17 MAR 2004
WHANGAREI DISTRICT COUNCIL
BUILDING CONTROL



RECEIVED
26 FEB 2004
WHANGAREI
DISTRICT COUNCIL

The copyright of this drawing remains the property of Jennian Homes

Contractor to check all dimensions and conditions on site before commencing work.

Work only to figured dimensions. In the event of a discrepancy, consult the designer.

PROPOSED HOUSE AND GARAGE for
MR AND MRS McCONNELL, CHURCH RD, WHANGAREI

Proposed Elevations

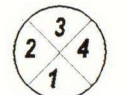
DRAWN
Karin Lindholm Bingham

DESIGN

CHECKED
-

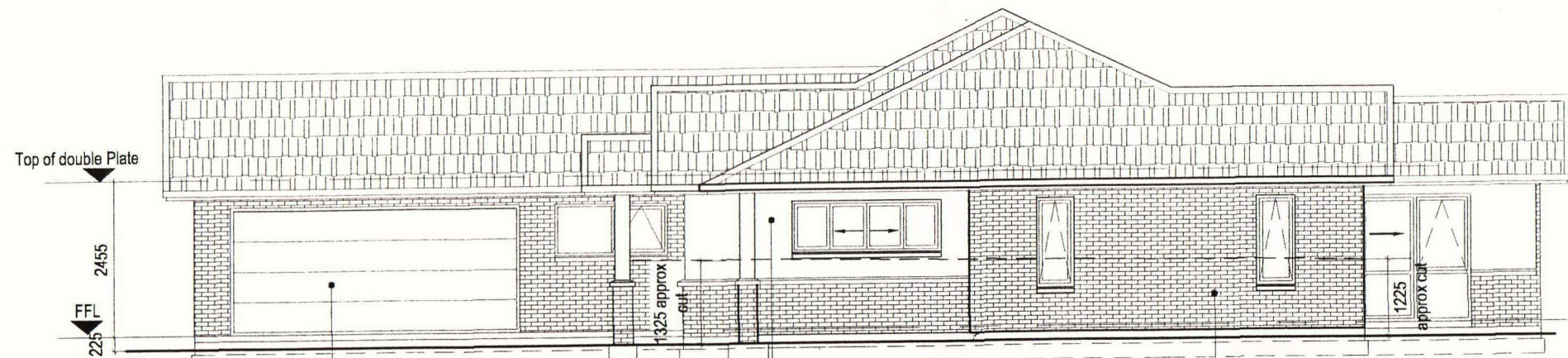
DATE
February 2004

SCALE
1:100



Elevation Orientation

SHEET 3



GARAGE DOOR: 4.6m "Windsor" "Ribline" automatic sectional garage door

EXTERANL FEATURE WALLS : Insulclad rendered cladding system - refer to plan for extent, with brick sill at 800mm from F.L typically and 70 Series Brick veneer below sill - refer spec. with 40mm min cavity and breather type building paper on 90x45 H3.1 Kiln dried framing at 600mm max crs and nogs at 800mm crs. R1.8 Insulation batts to timber framing (excluding garage)- refer spec.

Elevation

3

BRICK GABLE END: 70mm brick veneer supported on timber framed gable end. Steel lintel/angle supports to brick veneer - refer to beam and bracing plan for descriptions. 'Klass' fascia and raking 'Silkline' soffit to Gable ends

20mm Brick slips glued to sealed 9mm fibre-cement sheet on timber packers to framing to form soffit ends

Top of double Plate

2455

FFL
225

FEATURE GABLE END: 'Insulclad' rendered cladding system to gable end. 'Klass' fascia and raking 'Silkline' soffit to Gable ends

EXTERANL FEATURE WALLS : Insulclad rendered cladding system - refer to plan for extent, with brick sill at 800mm from F.L typically and 70 Series Brick veneer below sill - refer spec. with 40mm min cavity and breather type building paper on 90x45 H3.1 Kiln dried framing at 600mm max crs and nogs at 800mm crs. R1.8 Insulation batts to timber framing (excluding garage)- refer spec.

Roof: 'Gerard Roofing' "Coronashake" colour tile roof with proprietary angle trims installed to manufacturers recommendations Roof trusses to specialist design by truss manufacturer.

'Klass' fascia and external box gutters with concealed fixings.

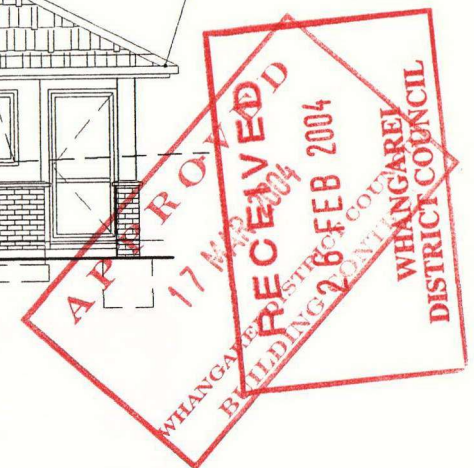
Elevation

4

CORNER WINDOW Selected powdercoated aluminium window with tinted butt glazing

TYPICAL PILLAR: 1/2 'Insulclad' 1/2 'Brick' pillar. "Monier" "Claybrook" brick to form 310x310mm brick pillar below brick sill with 'Insulclad' on proprietary battens above over Ex.100x100 H5 timber post. Footing to NZS3604:1999

Selected Powdercoated aluminium framed door to front entry with glazed sidelights and paint finish to jambs - refer spec. Brick external sill



The copyright of this drawing remains the property of Jennian Homes

Contractor to check all dimensions and conditions on site before commencing work.

Work only to figured dimensions. In the event of a discrepancy, consult the designer.

**PROPOSED HOUSE AND GARAGE for
MR AND MRS McCONNELL, CHURCH RD, WHANGAREI**

Proposed Elevations

DRAWN
Karin Lindholm Bingham
DESIGN

CHECKED
DATE
February 2004

SCALE
1:100



Elevation Orientation

SHEET 4

WHANGAREI DISTRICT COUNCIL

Forum North • Private Bag 9023 • Whangarei • New Zealand
Telephone: (09) 430 4200 • 0800 WDC INFO • 0800 932 463 • Facsimile: (09) 438 7632
Website: <http://www.wdc.govt.nz> • E-mail: mailroom@wdc.govt.nz



Creating the ultimate living environment

BC 72094 LCP 104928

Building Consent Amendment Application

Amended plan to be returned to: Jeanian Homes
PO Box 8103
Kensington.

Checklist

1. Was Building Consent applied for through council only
(NB: Staff check text notes for certifier)
2. Has Building Consent been issued
(if not, amendment can be added to original)
3. Code of Compliance yet to be issued?
4. Amendment is similar to use
(If rooms being changed around within footprint eg. bathrooms becomes laundry and vice versa then amendment is ok, but if garage becomes rumpus room or spare space is to become toilet/shower etc, this would not qualify for amendment)
5. Amendment contained within footprint of building and no change to height, daylight angles etc as per original submitted plans.
(If not the Compliance Manager or Building Officer is to decide) Duty Planner may be required.
6. Original application less than 1 year old
(If older than 1 year Compliance Manager or Building Officer is to decide)
7. Amendment under \$20,000 or 5% of original value (\$20,000 max) This is "Market Value".
Additional Brand Fees may apply.

Customer Check

- ☒ yes
☒ no

Office Use Only

- ☒ yes
☒ no

Comments on Application

On site excavation, too much rock encountered
for RWG Footings & block base:

07 MAY 2004

WHANGAREI
DISTRICT COUNCIL

Customer Services Representative

Name:

Megan

Signed:

m [signature]

One copy for customer
One copy for file

VG Codes
Application fee
Certification fee

510032 / 168
510032 / 167

\$30.00
\$25.00

In reply please quote BC0472094



24 July 2025

J W McConnell
D M McConnell
C P Anderson
196 Church Road
Te Kamo 0185

Forum North, Private Bag 9023
Whangarei 0148, New Zealand
P +64 9 430 4200
F +64 9 438 7632
E mailroom@wdc.govt.nz
www.wdc.govt.nz

Dear Sir/Madam

Waiver or Modification of the Building Code – S67 Building Act 2004

In connection with Section 67 of the Building Act 2004, a modification of the Building Code has been approved in connection with building consent number 0472094 issued on 17 March 2004 in the name of J W McConnell.

The effect of the modification is to amend the building consent to incorporate a modification to Building Code clause B2 (durability) for the required durability period for all elements to apply from the date of substantial completion of the building which it has been agreed was 16 December 2004 and not from the date of the Code Compliance Certificate.

Yours faithfully

A handwritten signature in black ink, appearing to be "M Sowry", written over a light blue horizontal line.

M Sowry
Senior Building Controls Officer

This document is to be attached to the Building Consent to which it relates.

cc Manager Building Standards
Ministry of Business, Innovation and Employment
PO Box 1473
Wellington 6140

Form 7

Code Compliance Certificate BC0472094

Section 95, Building Act 2004

Issued: 24 July 2025

The Building

| | |
|--|---------------------------------|
| Street address of building: | 196 Church Road Te Kamo 0185 |
| Legal description of land where building is located: | LOT 1 DP 209978 LLP: 104928 |
| Building name: | N/A |
| Location of building within site/block number: | N/A |
| Level unit number: | N/A |
| Current, lawfully established use: | Detached Dwelling |
| Year first constructed: | N/A |

The Owner

J W McConnell
D M McConnell
C P Anderson
196 Church Road
Te Kamo 0185

| | |
|-------------------|--|
| Phone number: | N/A |
| Mobile number: | 02102345547 |
| Facsimile number: | N/A |
| Email address: | j.dmcconnell@actrix.co.nz |
| Website | N/A |

| | |
|-----------------------------------|---------------------------------|
| Street address/registered office: | 196 Church Road Te Kamo 0185 |
|-----------------------------------|---------------------------------|

First point of contact for communications with the building consent authority: Owner

Building Work

Building Consent Number:

Issued by:

New Dwelling

BC0472094

Whangarei District Council

Code Compliance

The building consent authority named below is satisfied, on reasonable grounds, that -

- (a) The building work complies with the building consent.



Jessica Tyler-Whiteman
Support Assistant – Building Processing
On behalf of Whangarei District Council

24 July 2025

Date

85536



WHANGAREI
DISTRICT COUNCIL

BUILDING CONSENT No:85536
Section 51, Building Act 2004

Issued:06Sep05
Project Information Memorandum No 85182

The Building

Street Address of building: 196 CHURCH RD, R D 1, KAMO 0121
Legal Description of land where building is located:
LOT 1 DP 209978
LLP No 104928

The Owner

Name of owner: ^WJOHN & ^MDIANNE MCCONNELL
Mailing Address: 196 CHURCH RD
R D 1
KAMO 0121

Contact Person: IDEAL BUILDINGS
Mailing Address: PO BOX 10082
TE MAI
WHANGAREI

Street address/registered office: 196 CHURCH RD
R D 1
KAMO 0121

Building Work

The following building work is authorised by this consent:

Project: Other & Demolition

Intended Use: **GARAGE/WORKSHOP**

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living environment*

Forum North, Private Bag 9023
Whangarei, New Zealand
Telephone: +64 9 430 4200
Freephone: 0800 WDC INFO
0800 932 463
Facsimile: +64 9 438 7632
Email: mailroom@wdc.govt.nz
Website: www.wdc.govt.nz

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:

1: General

No Requirements.

2: Dust Nuisance


The applicant must control dust nuisance created by any site or building works.

3: Toilet Facilities

Toilet facilities must be provided within reasonable distance of the construction site. Ground discharge is no longer acceptable.

Compliance Schedule

A compliance schedule is not required for the building.

 (G J Byers)

Signature
SUPPORT CO-ORDINATOR - COMPLIANCE

Position

On behalf of: Whangarei District Council

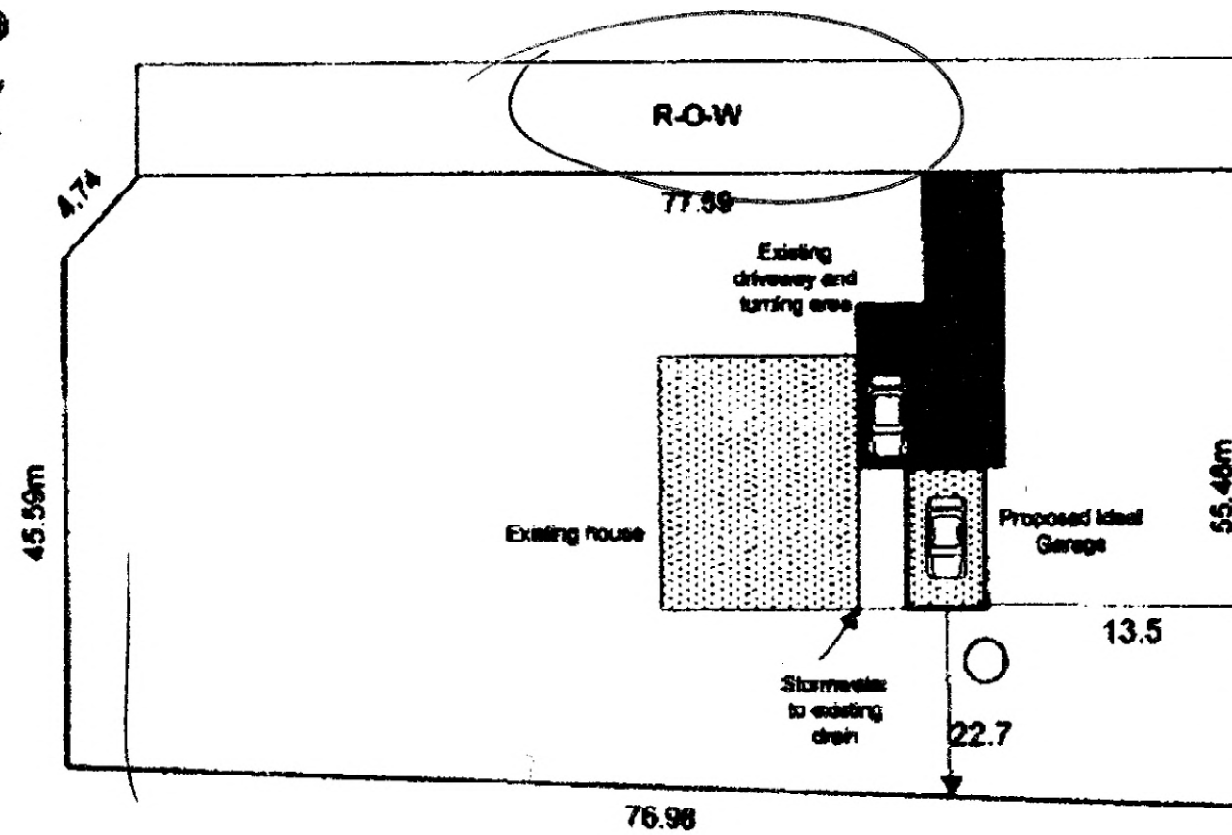
Date: 6 September 2005

BUILDING CONSENT NO 85536



SITE PLAN

Site Plan for John
McConnell
196 Church Road
Whangarei.



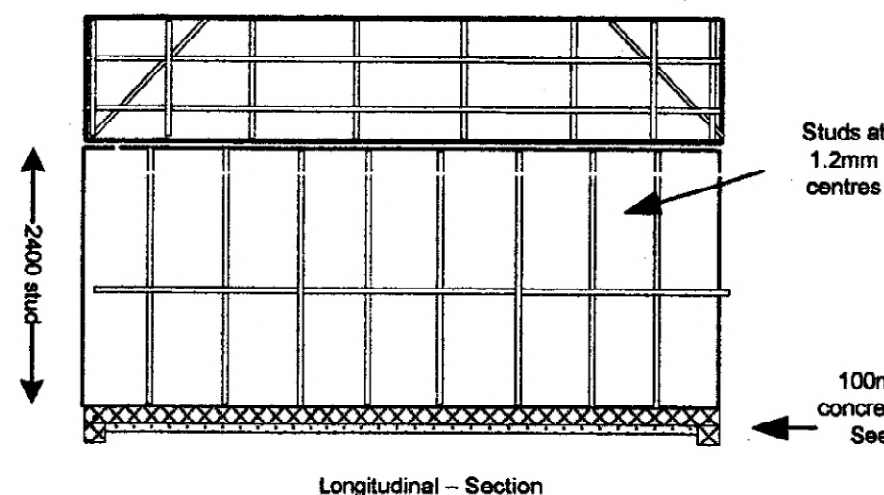
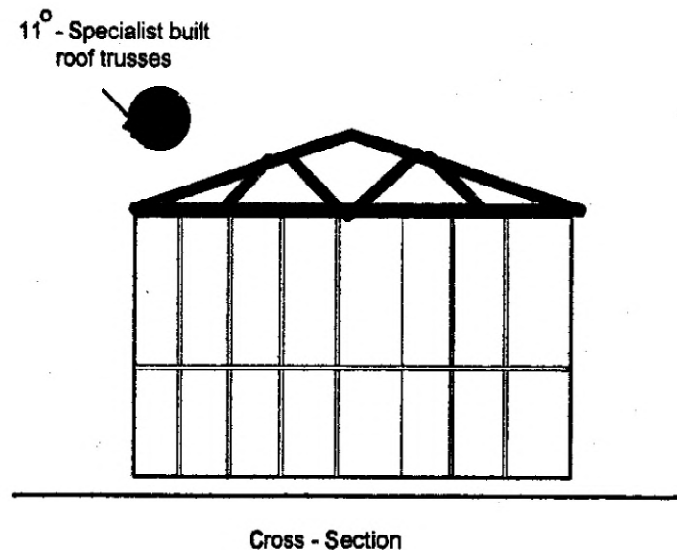
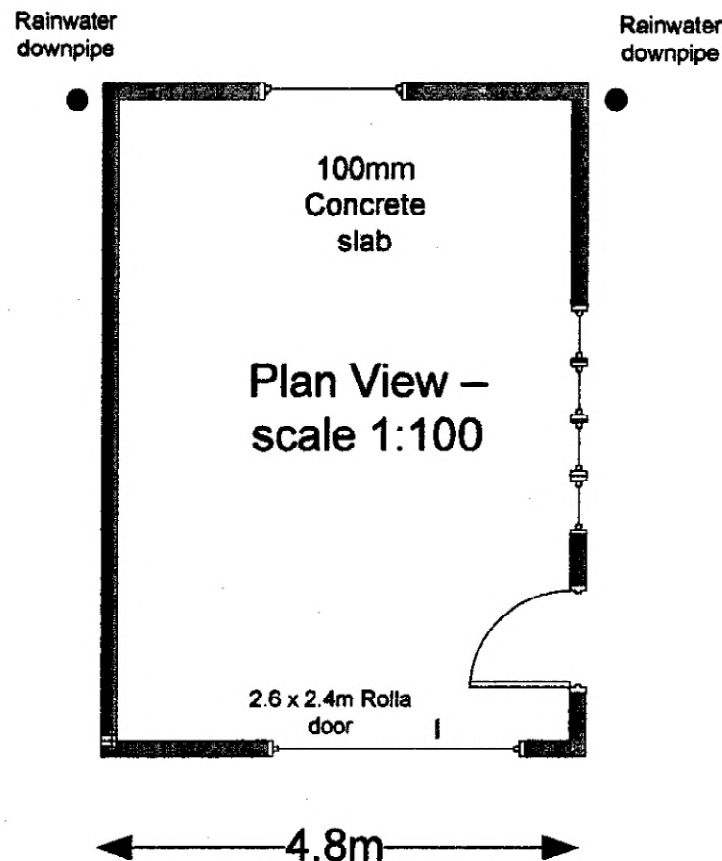
Lot 1 DP 209978
4147m²
Building details, 7.2 x 4.8
2.4 Stud

Row

*That's been
blacked out*

CHURCH RD.

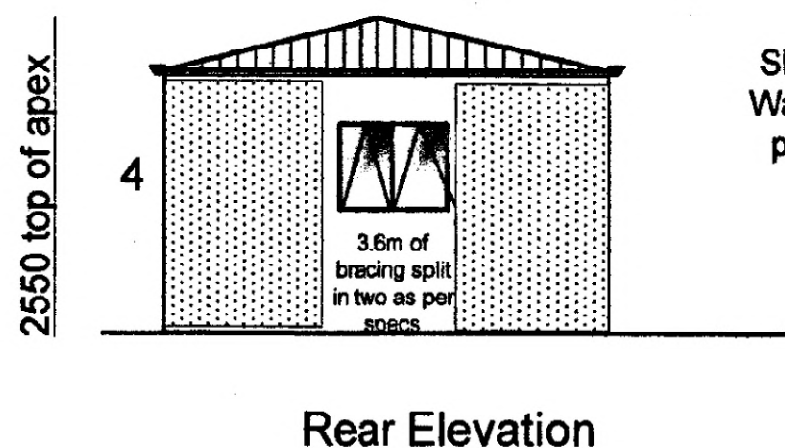
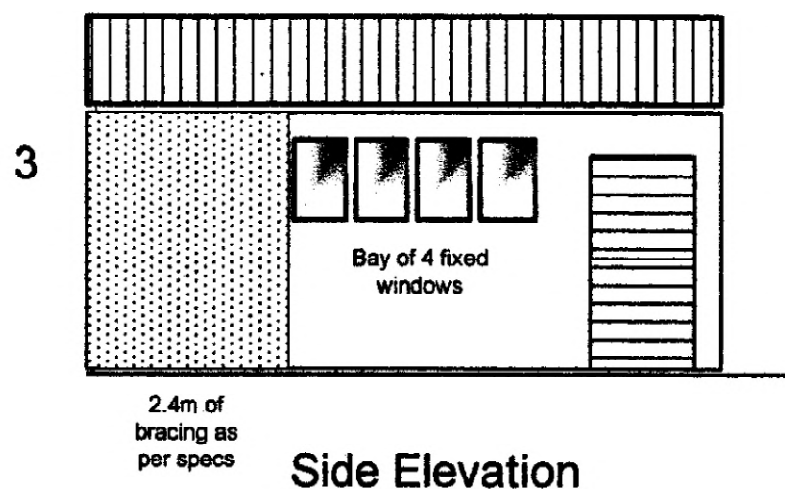
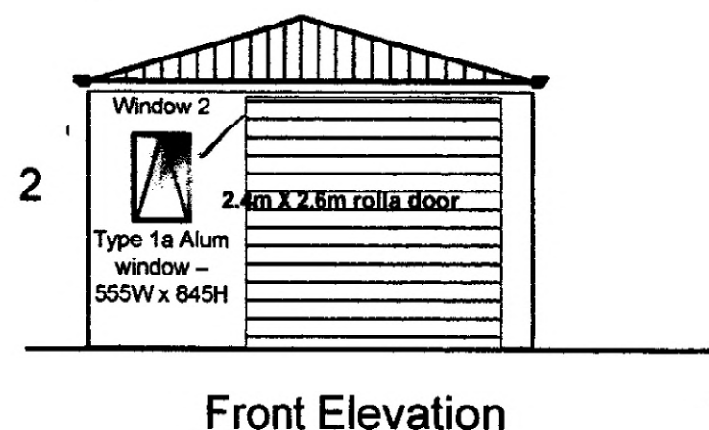
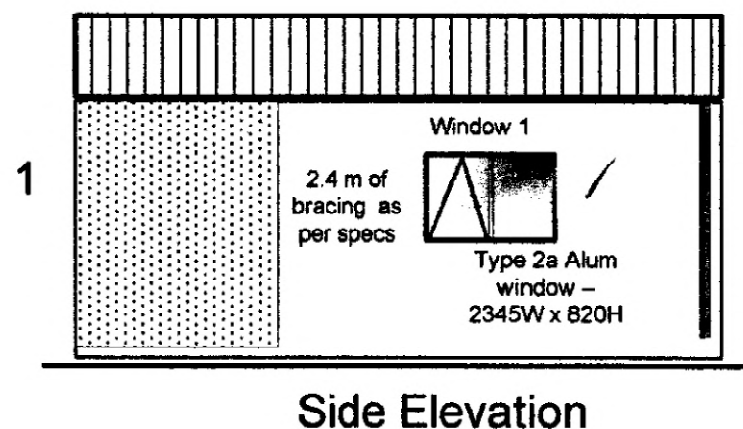
APPROVED
05 SEP 2005
WHANGAREI DISTRICT COUNCIL
BUILDING CONTROL



Proposed 7.2 x 4.8
Thrifty garage for
John McConnell

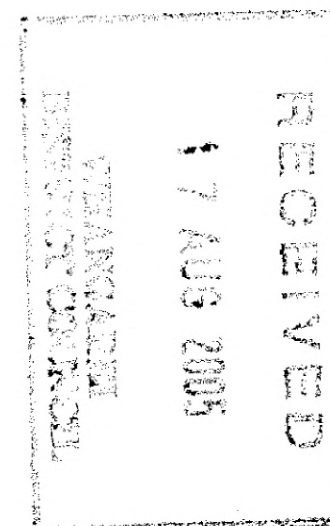
APPROVED
05 SEP 2005

SPECIFICATIONS FOR THRIFTY GARAGE
7.2 X 4.8 FOR John McConnell
FRAMING- Kiln Dried Lazerframe 90mm x 35mm studs @ 1.2m centres with one rows of noggin.
Floor - PC under on 100mm above ground concrete floor.
Roof - H1+ 90 x 45 kiln dried - perlin, grading & 11 degrees pitch Trusses @ 2.4m centres.
Roofing iron - BHP NZ Endura Coloursteel - Metdeck profile.
Thermkraft bituminous breathing type building paper string supported @ 600 centres for Roof.
Exterior cladding to be BHP NZ deluxe Superclad Weatherboard at 3.05m max width x 1.075 height x 0.4 mm BMT 180mm rusticated style.
Floor - as attached detail 100 above ground level with no mesh.
Bracing -Wall bracing attached no bracing required for roof.
-Footing detail attached.



Shaded areas
Wall bracing as
per attached
detail

LEVEL SITE



Box 174



WHANGAREI
DISTRICT COUNCIL

Code Compliance Certificate: 85536
Section 95, Building Act 2004

Issued: 31 Jul 07

The Building

Street Address of building: 196 CHURCH RD, RD 1, KAMO 0185

Legal Description of land where building is located:
LOT 1 DP 209978
LLP 104928

Current, lawfully established use: OTHER & DEMOLITION

Year first constructed: 31 JULY 2007

The Owner

Name of owner: JOHN & DIANNE MCCONNELL
Mailing Address: 196 CHURCH RD
RD 1
KAMO 0185

Contact Person: IDEAL BUILDINGS
Mailing Address: P O BOX 10082
TE MAI
WHANGAREI

Street address/registered office: 196 CHURCH RD
RD 1
KAMO 0185

Building Work

GARAGE/WORKSHOP

Building Consent number: 85536

Issued by: WHANGAREI DISTRICT COUNCIL

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living environment*

Forum North, Private Bag 9023
Whangarei, New Zealand
Telephone: +64 9 430 4200
Facsimile: +64 9 438 7632
Email: mailroom@wdc.govt.nz
Website: www.wdc.govt.nz

Code Compliance

The building consent authority named below is satisfied, on reasonable grounds, that -

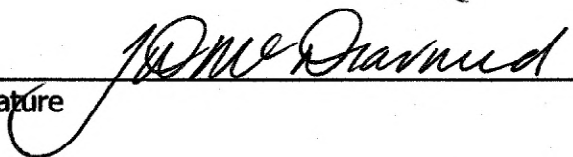
(a) the building work complies with the building consent.

Council Charges

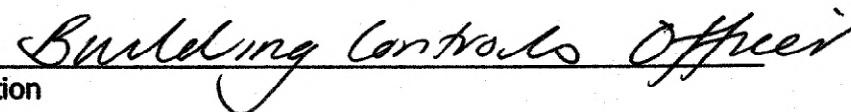
The Council's total charges payable on the uplifting of this code compliance certificate in accordance with the attached details are: \$0.00

This is a final code compliance certificate issued in respect of all of the building work under the above building consent

Signature



Position



On behalf of: WHANGAREI DISTRICT COUNCIL

Date: 31 Jul 2007

Final Code Compliance Certificate 85536



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.

4 August 2025
Scale 1:1,500

Parcel Information is sourced from the Land Information New Zealand (LINZ) Data Service.
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Operative District Plan – Map Legend

District-Wide Matters

Energy, Infrastructure and Transport

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

- 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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