

LAND INFORMATION MEMORANDUM NO: LM2501271**Received: 08 Aug 2025****Issued: 15 Aug 2025****Section 44A, Local Government Official Information
And Meetings Act 1987****APPLICANT**Olive Tree Real Estate
569 Kamo Road
Whangarei 0112**SITE INFORMATION**Property ID: 26668
Street Address: 24 Boeing Road Whangarei 0110
Legal Description: LOT 2 DP 54799

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: NA14D/907
- Deposited Plan: DP 54799

2: INFORMATION IDENTIFYING EACH (IF ANY) SPECIAL FEATURE OR CHARACTERISTIC OF THE LAND CONCERNED, INCLUDING BUT NOT LIMITED TO POTENTIAL EROSION, AVULSION, FALLING DEBRIS, SUBSIDENCE, SLIPPAGE, ALLUVION, OR INUNDATION, OR LIKELY PRESENCE OF HAZARDOUS CONTAMINANTS, BEING A FEATURE OR CHARACTERISTIC THAT IS KNOWN TO THE WHANGAREI DISTRICT COUNCIL.

Whangarei District Council holds indicative information on land stability hazard for Whangārei. Information on land stability, including an interactive web tool, can be found on the Council's website.

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

See map attached indicating this property is located within a high zone 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

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

- Site Drainage Plan dated 03/07/1986

For further information regarding Council Water Supply please refer:

<https://www.wdc.govt.nz/Services/Water-services/Water-Supply>

Pursuant to Section 51 of the Building Act 2004 and Section 451 of the Local Government Act 1974, any future building work that encroaches upon any Council Pipe or Utility must obtain written consent from the Waste & Drainage and/or Water Services Manager/s prior to works commencing.

For information refer: <https://www.wdc.govt.nz/Council/Council-documents/Policies/Building-Over-Public-Sewers-Policy>

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

Information on Valuation, Rates and Water Meter location 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 the Building Permit issued for this property is attached.

- Erect a Dwelling
Issued 24/04/1986

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

- BC9614728 – Erect Gazebo
Building Consent – Issued 24/01/1996
Code Compliance Certificate – Issued 25/03/1998
- BC08109682 – Installation of Kent Freestanding Fire
Building Consent – Issued 07/07/2008
Code Compliance Certificate – Issued 08/06/2009

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

This property is located in a Coastal Environment and identified as High Natural Character Area.
See map attached and for more information search the property address on Councils ePlan here <https://eplan.wdc.govt.nz/plan/>

This property has been the subject of an application under a Town and Country Planning Act, information attached.

- TP 85.86 – Non-notified application to erect a dwelling
Granted – 26/11/1985

A Landuse application under the Resource Management Act 1991 has been granted for this property, information attached.

- LU96.010 – Application for resource consent to construct a gazebo
Notice of Decision Granted – 05/02/1996

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 5 10 20 30 40 m

New Subdivisions

-  Proposed Pre-223
-  223 Certificate

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

13 August 2025

Scale 1:1,000

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





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

13 August 2025

Scale 1:1,000



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




R. W. Muir
Registrar-General
of Land

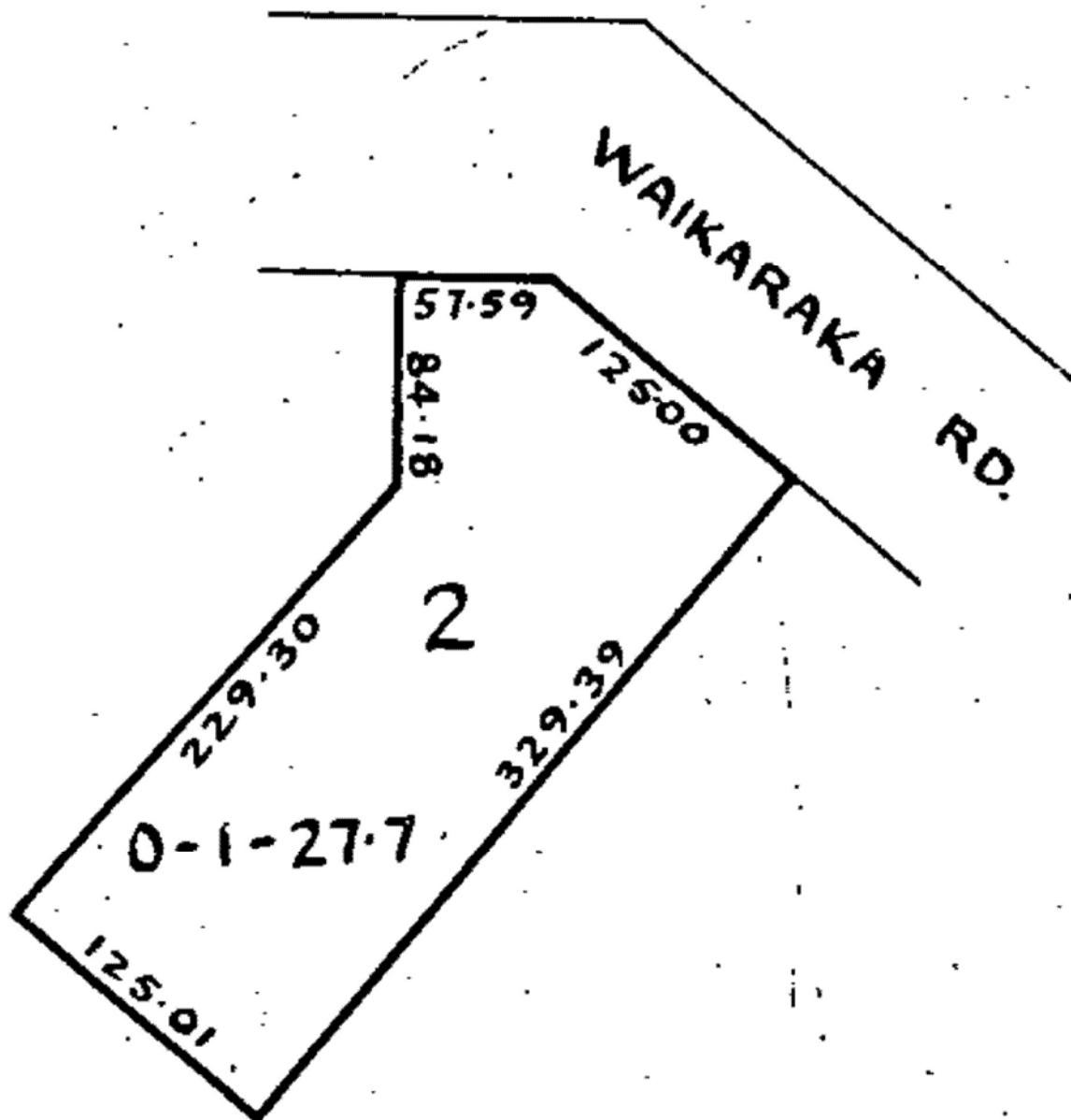
Identifier **NA14D/907**
Land Registration District **North Auckland**
Date Issued 20 June 1968

Prior References
NA1090/119

Estate Fee Simple
Area 1712 square metres more or less
Legal Description Lot 2 Deposited Plan 54799
Registered Owners
Perpetual Trust Limited as Executor

Interests
Appurtenant hereto is a right of way created by Transfer 624619.1
Subject to Section 59 Land Act 1948

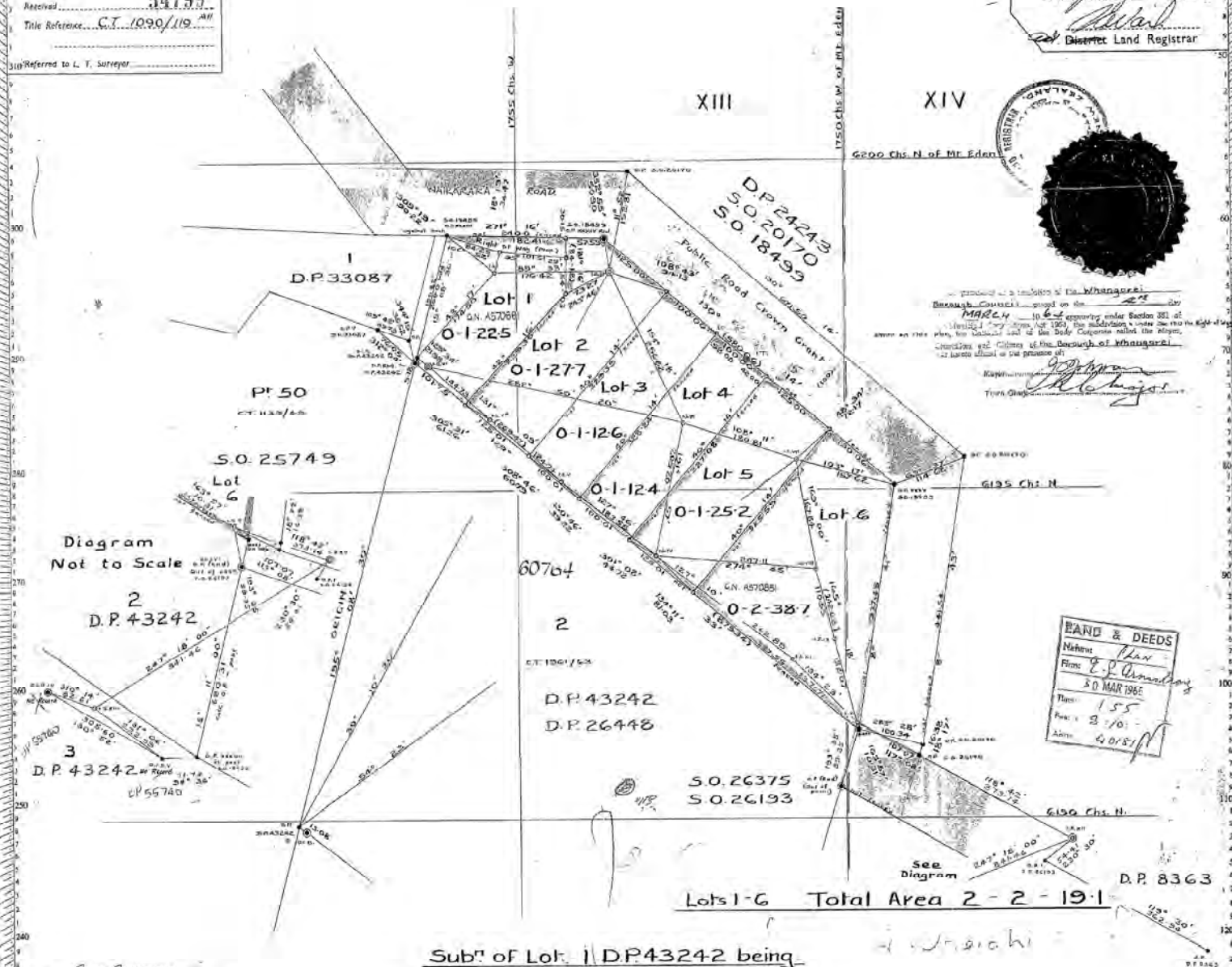
Whangarei City



Land Transfer Office
Received 54799
Title Reference C.T. 1090/119

Referred to L. T. Surveyor

Deposited this 12th day
of July 1965
District Land Registrar



Cross Reference
Approved as to Survey

Chief Surveyor
9.7.65

Received
Reference plans DP 33087, 26448, 43242, 50 18499, 25749, 26448
Field book 400 p. 140-141
Traverse book 3
Examined by J. J. A. 17/7/65
Recorded by R. B. 27/7/65
Corrected by J. J. A. 1/8/65
8.7.65

Sub of Lot 1 DP 43242 being
P. Allot 46 Suburbs of Grahamtown

Comprised in P. C.T. 1090/119
Survey Block & District XIII & XIV Whangarei S.D.
Land District N^o Auckland Local Body Whangarei Borough
Scale 1 Chain to an inch Surveyed by D. D. Reayburn Date Dec. 1963

I, David Dawson, Registrar of Whangarei, Registered Surveyor and holder of an annual practicing certificate, do solemnly and sincerely declare that this plan has been made from surveys executed by me; that both plan and survey are correct; and have been made in accordance with the regulations under the Surveyors Act, 1958.
And I make this solemn declaration conscientiously believing the same to be true and by virtue of the Oaths and Declarations Act 1957.
Declared at Whangarei this 25th day of March 1965.
G. A. B. White
Justice of the Peace, (or other person authorized to take a statutory declaration.)

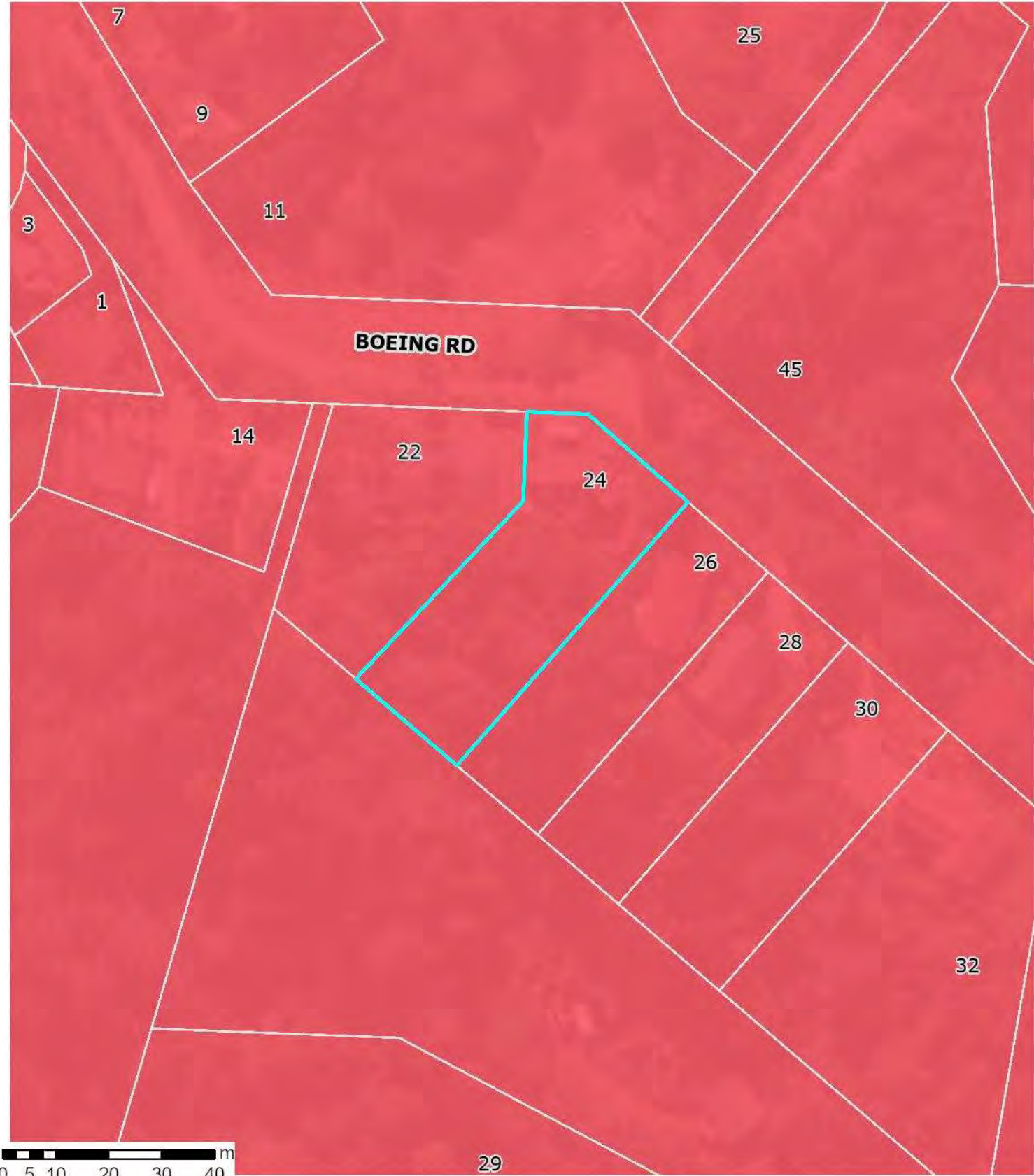
Approved

K. J. B. McCardle

Applicant of Registered Owner

This space reserved for plan number

54799



Landslide Susceptibility
Zone

- High
- Moderate
- Low

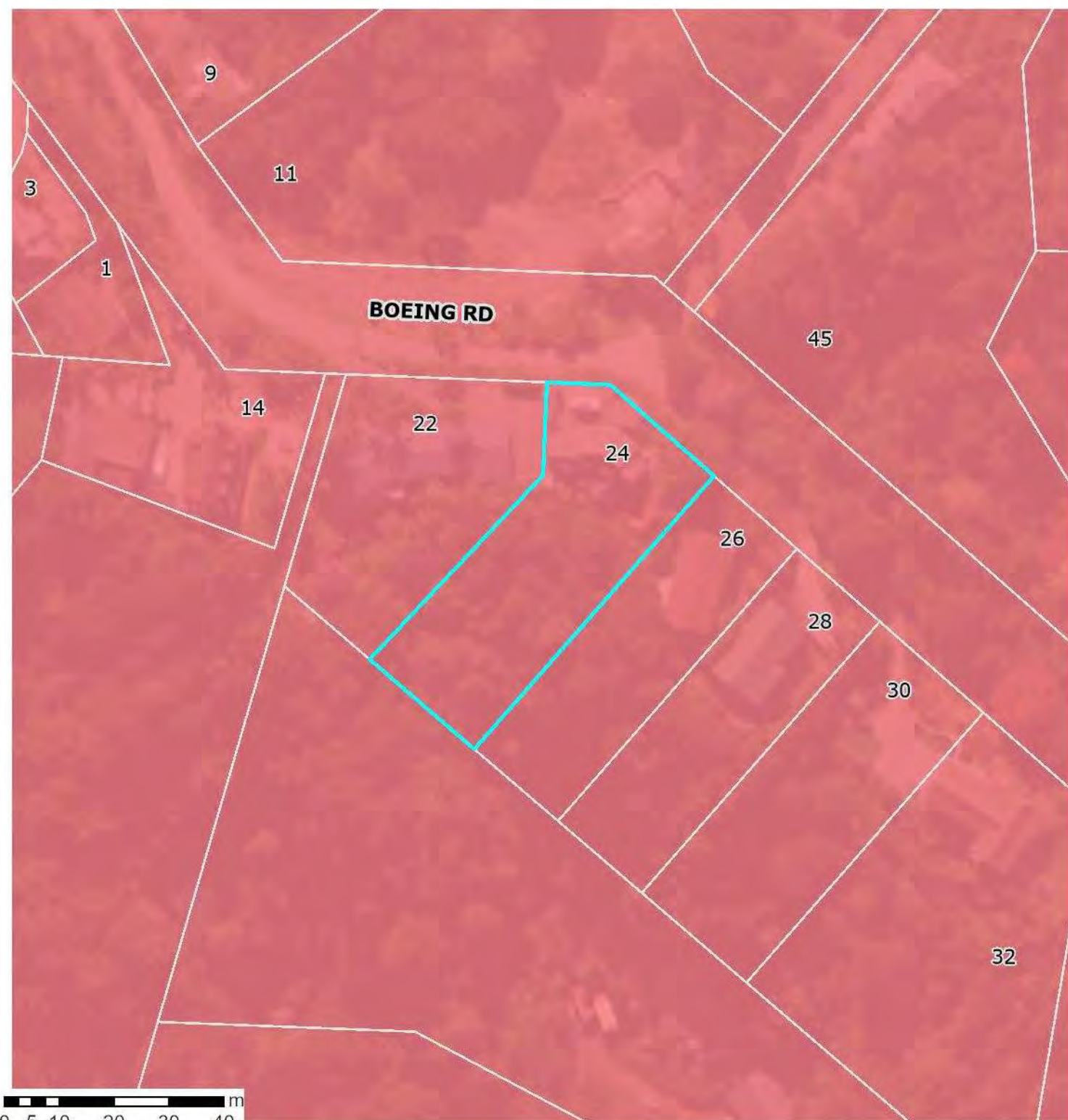
Whangārei District Council holds indicative information on land stability hazard for Whangārei. The Whangārei District Council may require site-specific investigations before granting future subdivision or building consent for the property, depending on the level of stability risk of the area the property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

13 August 2025
Scale 1:1,000





District Plan Change 1 - Natural Hazards

Land Instability



PC1 - Natural Hazards

Land Instability

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

13 August 2025

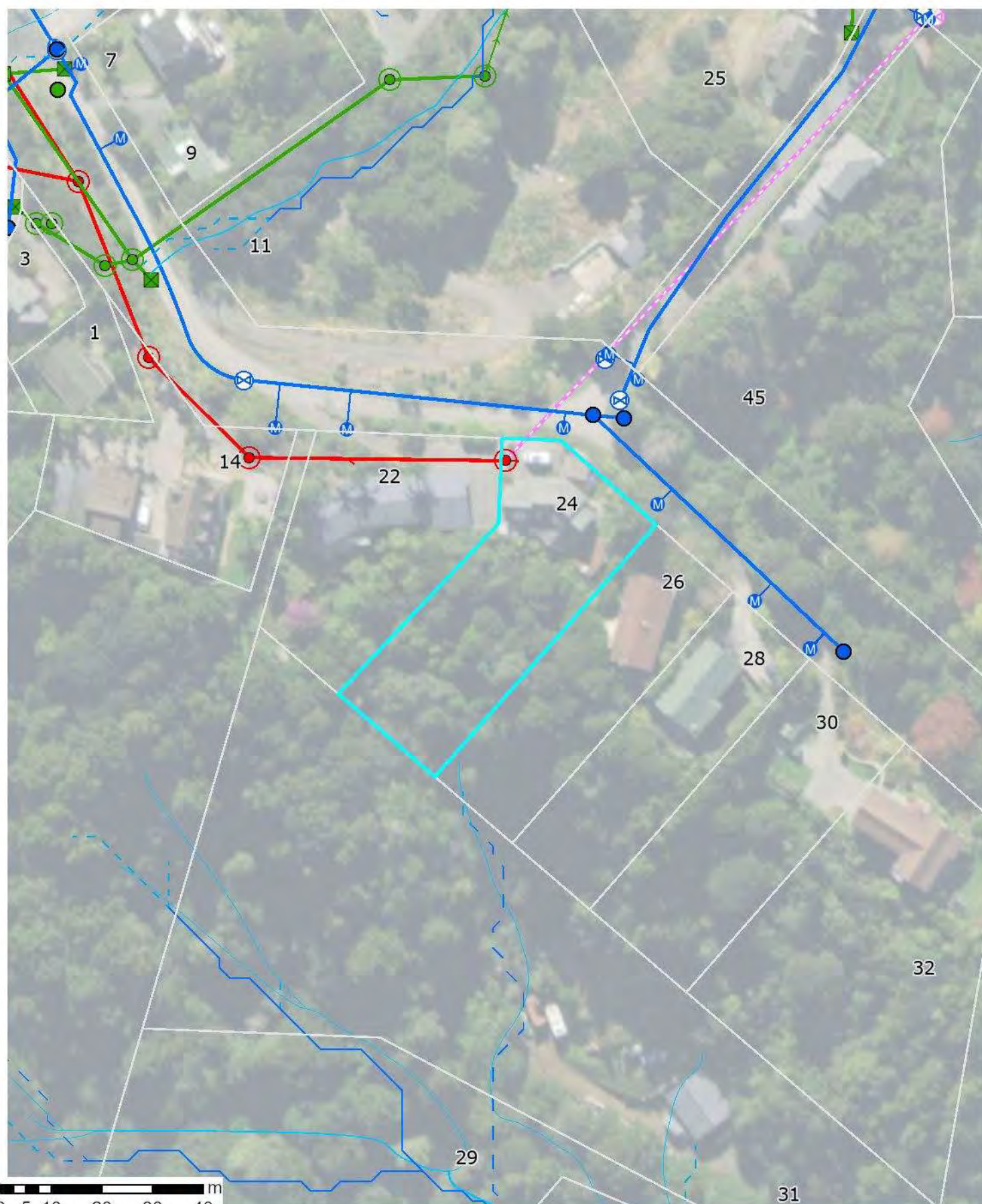
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Information provided on this map forms part of Plan Change 1 – Natural Hazards.
To view the maps and see how the changes may affect the property please visit:
<https://www.wdc.govt.nz/Services/Planning/District-Plan-changes/Current-plan-changes>

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.
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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.

13 August 2025

Scale 1:1,000



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Water, Wastewater and Stormwater – Map Legend

Water

Water Point

Actuator

-  WDC
-  Private



Backflow Device

-  WDC
-  Private



Bore

-  WDC
-  Private

End Structure

-  WDC
-  Private

Fitting Node

-  WDC
-  Private



Hydrant

-  WDC
-  Private

Meter

-  WDC



Meter Manifold

-  WDC
-  Private

Pump

-  WDC
-  Private

Valve

-  WDC
-  RED
-  Private

Water Line

Abandoned Pipe

- 



Trunk Main

-  WDC
-  Private



Other Main

-  WDC
-  Private



Process Pipework

-  WDC
-  Private

Reticulation

-  WDC
-  Private

Service Line

-  WDC
-  Private

Water Area

Chamber

-  WDC
-  Private

Reservoir

-  WDC
-  Private

Stormwater

Stormwater Point

End Structure

-  WDC
-  Private

Fitting Node

-  WDC
-  Private

GPT

-  WDC
-  Private


Manhole

-  WDC
-  Private

Pump

-  WDC
-  Private

Stormwater Inlet

-  WDC
-  Private

Valve



-  WDC
-  Private

Stormwater Line



Abandoned Pipe

- 



Culvert

-  WDC
-  Private



Drainage

-  WDC
-  Private



Main

-  WDC
-  Private

Service Line

-  WDC
-  Private

Surface Drain

-  WDC
-  Private

Stormwater Area

Basin

-  WDC
-  Private






Chamber

-  WDC
-  Private






Stormwater Catchment and Flood Management

Overland Flow Paths 2021

Modelled Catchment Flowpaths 2021




-  0.2 ha to 0.4 ha
-  0.4 ha to 1.0 ha
-  1.0 ha to 3.0 ha
-  3.0 ha to 100.0 ha
-  100.0 ha and above

Surface Depression Ponding Areas 2021


-  0.200000 - 0.600000 m
-  0.600001 - 1.200000 m
-  1.200001 - 2.000000 m
-  2.000001 - 4.000000 m
-  4.000001 - 9.910000 m

Overland Flow Paths 2017

Catchment Area 2017

-  0.2 - 1.0 Ha
-  1.0 - 2.0 Ha
-  2.0 - 5.0 Ha
- > 5.0 Ha symbol" data-bbox="445 432 472 447"/> > 5.0 Ha


Depression Storage Areas 2017

- 



Wastewater

Wastewater Point


Backflow Device

-  WDC
-  Private

End Structure

-  WDC
-  Private



Fitting Node

-  WDC
-  Private

Manhole

-  WDC
-  Private

Meter

-  WDC
-  Private

Motor Control Centre

-  WDC
-  Private

Pump

-  WDC
-  Private

Valve





-  WDC
-  Private

Wastewater Line



Abandoned Pipe

- 



Main

-  Rising Main (Pressure)
-  Sewer Gravity Main
-  Private
-  Other

Process Pipework

-  WDC
-  Private

Service Line

-  WDC
-  Private

Wastewater Area

Chamber

-  WDC
-  Private

Pressure Sewer System

-  Public
-  Private

26668

WHANGAREI CITY

SITE DRAINAGE PLAN

ACTUAL measurements between inspection pipes, changes of direction, etc., are to be clearly shown. This applies to stormwater drains also. The DEPTH of all cleaning eyes, is also to be shown.

DRAINLAYER ASLAPOR

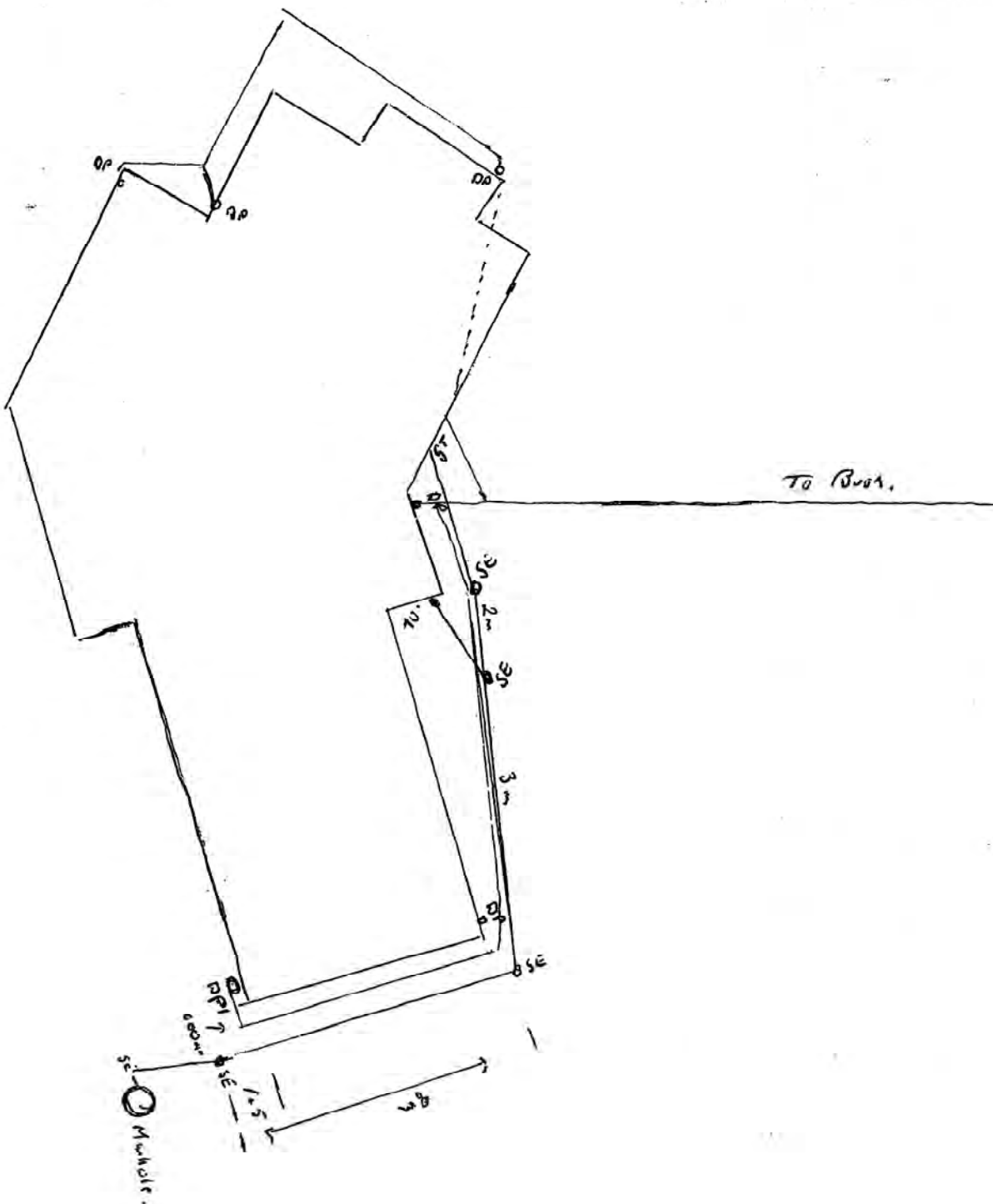
Permit No. _____

Date 3-7-86

New Sewerdrains	RED
Stormwater	DOTTED BLACK
Old Drains	FULL BLACK

Material Used	PVC/CERAMIC
SEWER	PVC/CERAMIC
STORMWATER	DELETE

11



OWNER: PROUD RAJISON

STREET: BOEING RD

LOT No. _____

DP No. _____



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, 13 August, 2025

Property Number 26668
Legal Description LOT 2 DP 54799
Assessment Number 0077245901
Address 24 Boeing Road Whangarei 0110
Record of Title(s) 14D/907
Land Value \$405,000
Capital Value \$790,000
Date of Valuation 01-July-2024
Effective Date (used for rating purposes) 01-July-2025
Meter Location ON BANK AT CORNER 22m LHB 13m RHB #24

Rates Breakdown (up to 30 June 2026)

Rates Charge	Charge Total
General Residential	\$1,181.51
Sewage Disposal - Residential	\$966.00
Stormwater	\$79.00
Uniform Annual General Charge	\$901.00
Regional Council Services	\$229.89
Regional Economic Development	\$12.31
Regional Emergency & Hazard Management	\$67.31
Regional Flood Infrastructure	\$41.66
Regional Land and Freshwater Management	\$122.55
Regional Pest Management	\$109.47
Regional Rescue Services	\$8.87
Regional Sporting Facilities	\$16.09
Regional Transport Rate	\$30.40
Annual Charge Total	\$3,766.06

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

Rates Instalments	Total
20/07/2025 Instalment	\$943.06
20/10/2025 Instalment	\$941.00
20/01/2026 Instalment	\$941.00
20/04/2026 Instalment	\$941.00
Rates Total	\$3,766.06

Balance to Clear **\$2,823.00**

DO17371
PERMIT NUMBER

24/04/86

WHANGAREI CITY COUNCIL

11292
FILE NUMBER

11.3

BUILDING APPLICATION FORM

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

To: The CITY Engineer

I hereby apply for permission to

at 24 Boering Rd for

(House Number and Street)

of Box 438 Whangarei

(Address)

according to locality plan and detail plans, elevations

cross-sections and specifications of building deposited herewith in duplicate

PARTICULARS OF LAND:

Assess. No. PT 772/457

Lot No. 2

D.P. 54799

LENGTH OF BOUNDARIES:

Front 11.505 25.146 Area 1712 m²

Back 25.146

Side 66.26 Side 46.127

PARTICULARS OF BUILDING:

Foundations Concrete & Pile

Walls Brick & timber cladding

Area of Ground Floor 79.5 (Metres) Area of First Floor or Mezzanine 46.67 (Metres)

Area of Basement (Metres) Area of Outbuildings Garage 37.0 (Metres)

Number of Storeys: Above kerb level 2 Below kerb level

Average distance of set back of front of buildings from street boundary line Row Section

ESTIMATED VALUE:

Building \$ 76700.00

Sanitary Plumbing \$ 6500.00

Sanitary Drainage \$ 1800.00

Total \$ 85000.00

OFFICE USE ONLY

FEE PAID BY OWNER/BUILDER/OWNER'S AGENT

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

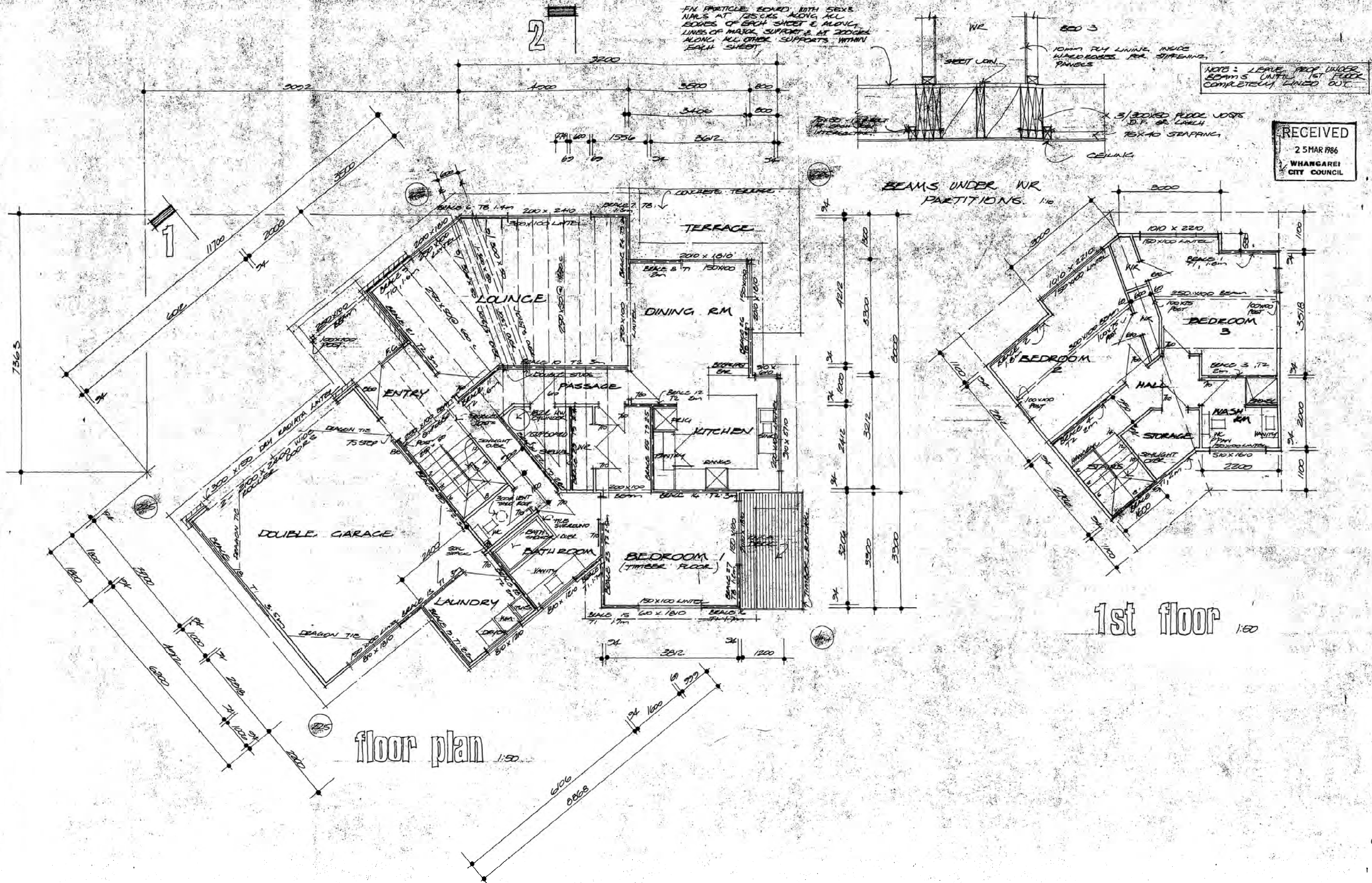
Proposed use or occupancy of other parts of buildings

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

PLEASE PRINT		OWNER'S AGENT
OWNER	BUILDER	
NAME Provan Homes	NAME Provan Homes	NAME
POSTAL ADDRESS Box 438 Whangarei	POSTAL ADDRESS Box 438 Whangarei	POSTAL ADDRESS
PHONE 482510	PHONE 482510	PHONE
Signature D.D. Gault		Date 5/3/86

S.W.

FIGURED DIMENSIONS ARE TO BE TAKEN IN PREFERENCE TO SCALING



**Issue Document**

BUILDING CONSENT No:14728
Section 35, Building Act 1991
Issued:24Jan96
Project Information Memorandum No: 14656

14728**Applicant**

DONALD GRAHAM BURCH
24 BOEING RD
ONERAHI

Agent

DONALD GRAHAM BURCH
24 BOEING RD
ONERAHI

Site Information

PROPERTY ID: 26668
ASSESSMENT NO: 00772/459.01
STREET ADDRESS: 24 BOEING RD, ONERAHI
LEGAL DESCRIPTION: Lot

Project Information

PROJECT IS FOR: Other & Demolition
INTENDED USE(S): ERECT GAZEBO
INTENDED LIFE: Indefinite but not less than 50 years
VALUE OF WORK: \$1,950.00
NUMBER OF STAGES: 1

Fees

COUNCIL'S TOTAL CHARGES FOR THIS BUILDING CONSENT ARE: \$140.00
PAYMENTS RECEIVED TO DATE:

Receipt number: 765749	Date: 22Jan96	Amount:	\$125.00
Receipt number: 768291	Date: 22Jan96	Amount:	\$15.00

This Consent is issued subject to the following conditions:

=====

1: General

No Requirements.

Signed for and on behalf of the Council

Name:.....

Signature:..... Date:..../..../....



FORUM NORTH • PRIVATE BAG 9023, WHANGAREI, NEW ZEALAND. TELEPHONE 09 438 4879. FAX 09 438 7632

Issue Document

CODE COMPLIANCE CERTIFICATE No: 14728

Section 43(3), Building Act 1991

Doc Id 356593

Issued: 24/01/96
Building Consent No: 14728**Applicant**DONALD GRAHAM BURCH
24 BOEING RD
ONERAHI**Agent**DONALD GRAHAM BURCH
24 BOEING RD
ONERAHI**Site Information**PROPERTY ID: 26668
ASSESSMENT NO: 00772/459.01
STREET ADDRESS: 24 BOEING RD, ONERAHI
LEGAL DESCRIPT: LOT 2 DP 54799**Project Information**PROJECT IS FOR: Other & Demolition
INTENDED USE(S): ERECT GAZEBO
INTENDED LIFE: Indefinite but not less than 50 years
NUMBER OF STAGES: 1**Fees**

There are no outstanding fees.

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

Signed for and on behalf of the Council

Name:.....BCW Ltd.....

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

Date: 25/5/97

109682

BUILDING CONSENT No: 109682
Section 51, Building Act 2004



WHANGAREI
DISTRICT COUNCIL

Issued: 07 July 2008
Project Information Memorandum No. 109634

The Building

Street Address of building: 24 BOEING RD, ONERAHI, WHANGAREI 0110
Legal Description of land where building is located:
LOT 2 DP 54799
LLP 058912
Building Name: N/A
Location of building within site/block number: N/A
Level/unit number: N/A

The Owner

Name of owner: IAN JOHN AND PATRICIA DAWN BURKE
Mailing Address: C/- MAGGIE DIXON REAL ESTATE
PO BOX 7085
WHANGAREI 0144
Phone number: (Bus.) (09) 435 0627
(Mb.) N/A
Facsimile number: N/A
Email address: N/A
Website: N/A
Street address/registered office: 24 BOEING RD
ONERAHI
WHANGAREI 0110

First point of contact for communications with council/building consent authority:

Contact Person: BBQ FACTORY
Mailing Address: 146 LOWER CAMERON ST
WHANGAREI 0110
Phone number: (Bus.) (09) 430 0595
(Mb.) N/A
Facsimile number: N/A
Email address: N/A
Website: N/A

Building Work

The following building work is authorised by this consent:

INSTALLATION OF KENT FREESTANDING FIRE

*Creating the ultimate
living environment*

Forum North, Private Bag 9023
Whangarei 0140, New Zealand
Telephone: +64 9 430 4200
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:

No Requirements.

Compliance Schedule

A compliance schedule is not required for the building.

Attachments

No Attachments

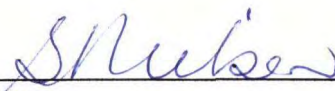
Additional Information

1: Dust Nuisance

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

2: Toilet Facilities

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


Signature

(S Neilsen)

SUPPORT ASSISTANT – BUILDING COMPLIANCE

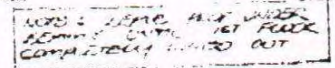
Position

On behalf of: Whangarei District Council

Date: 10 July 2008

BUILDING CONSENT NO. 109682

RECEIVED
JAN 10 1964
U.S. AIR FORCE
OFFICE OF THE SECRETARY
WASHINGTON, D.C.



floor plan

Hearth: 12 x 12 concrete tile
existing hearth, bolted to
floor using 8mm dymo bolts

bedroom to comply
with 4L217
BOEING ST ONEKAHI

Job No 229	Sheet 2
Base 100	of 2



WHANGAREI
DISTRICT COUNCIL

Code Compliance Certificate BC08109682
Section 95, Building Act 2004
Issued: 8 June 2009

The Building

Street Address of building:	24 Boeing Rd Whangarei 0110
Legal Description of land where building is located:	LOT 2 DP 54799 LLP 058912
Building name:	N/A
Location of building within site/block number:	N/A
Level unit number:	N/A
Current, lawfully established use:	N/A
Year first constructed:	N/A

The Owner

I J & P D Burke
11 Florance Place
Parklands
Christchurch 8083

Phone number:	N/A
Mobile number:	021 882 213
Facsimile number:	N/A
Email address:	N/A
Website:	N/A

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

Contact Person

Maggie Dixon Real Estate Limited
PO Box 7085
Tikipunga 0144

Phone number:	09 435 0980
Mobile number:	N/A
Facsimile number:	09 435 1012
Email address:	tegan@maggiedixon.co.nz
Website:	N/A

Street address/registered office:	24 Boeing Rd Whangarei 0110
-----------------------------------	--------------------------------

*Creating the ultimate
living environment*

Forum North, Private Bag 9023
Whangarei 0140, New Zealand
Telephone: +64 9 430 4200
Facsimile: +64 9 438 7632
Email: mailroom@wdc.govt.nz
Website: www.wdc.govt.nz



DEC

Building Work**INSTALLATION OF KENT
FREESTANDING FIRE**

Building Consent number

BC08109682

Issued by:

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.

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 Code Compliance Certificate issued in respect of all the
building work under the above building consent.



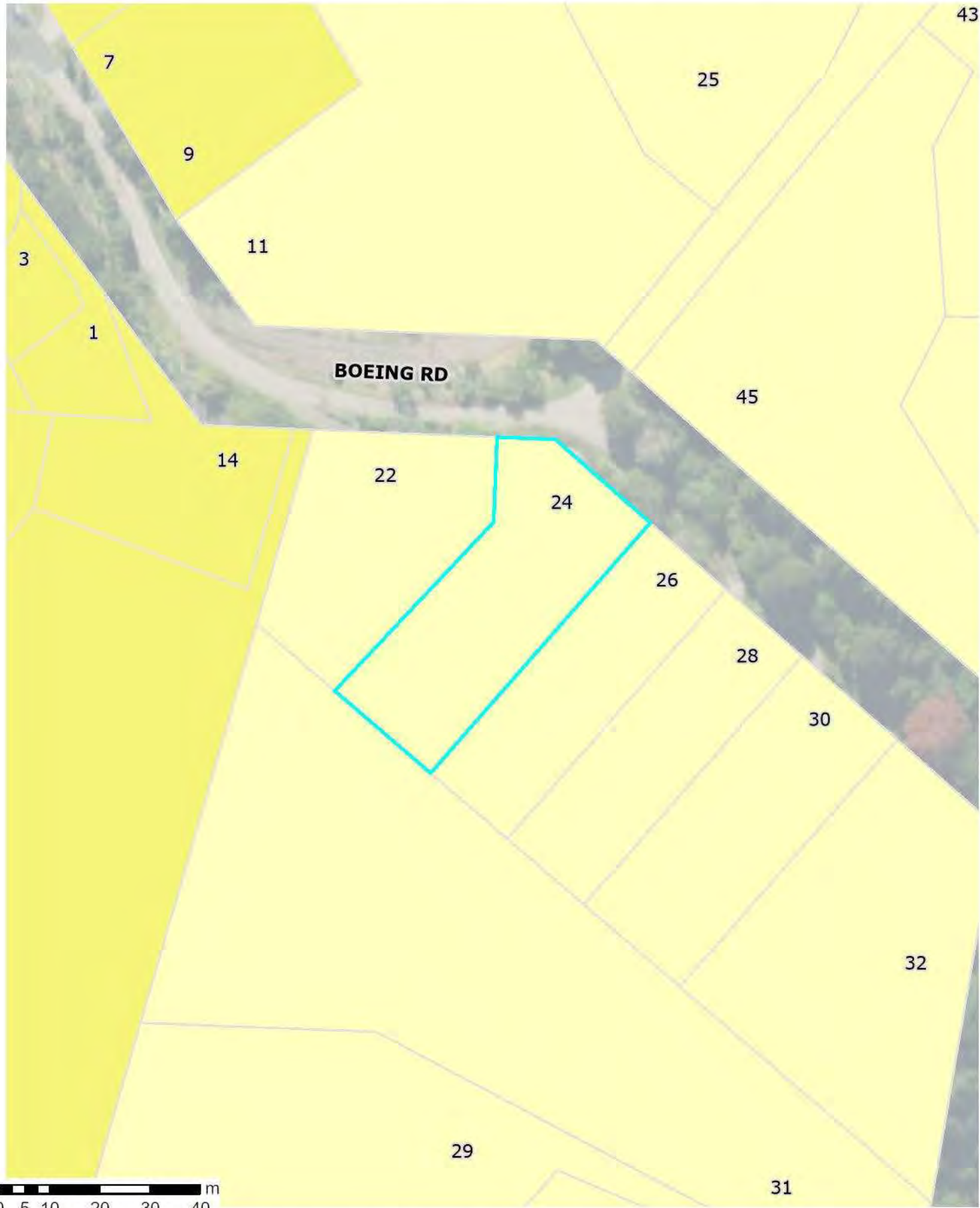
Signature

BUILDING SUPPORT – CODE COMPLIANCE
Position

On behalf of: WHANGAREI DISTRICT COUNCIL

8 June 2009

Code Compliance Certificate BC08109682



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.

13 August 2025
Scale 1:1,000

Parcel Information is sourced from the Land Information New Zealand (LINZ) Data Service.
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13 August 2025
Scale 1:1,000



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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.

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.

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NON-NOTIFIED APPLICATION FOR PLANNING CONSENT - CONTROLLED USE - PROVAN HOMES (1984) LIMITED

City Planner reports:

File Ref: TP 85/86 SF 2563

(Date: 25/11/85)

REPORT

1.0 Consent is sort to erect a dwelling on Lot 2 DP 54799 in Boeing Road Onerahi. The property is zoned Residential 1 under the Operative District Scheme and dwellings are a controlled use in the zone. The land is shown as being stability sensitive in the planning data maps and access to the property is by way of a right of way off Boeing Road.

2.0 The property has a flat building platform, but limited in area, adjacent to Boeing Road frontage and beyond this it falls away steeply to the back of property. In view of the limited building platform the home is proposed to be sited partly in the 7.5 metre front yard rather than over the steep part of the property. The maximum dispensation sort is 2.9 metres from Boeing Road frontage. Boeing Road is only partly formed and it is unlikely to be formed to anything wider than a single lane access road.

3.0 The high pitched roof of the proposed home incorporates a second story and will intrude partly into the skyline but not to the extent that it will create a detraction. A number of houses on the adjacent hills are visible above the skyline but these do not detract from the attractiveness of these bush clad hills. It is therefore considered that consent to this application would not be inconsistent with Council's objectives for Residential 1 Zones.

4.0 The area beyond the building platform is covered in thick native bush and should be retained to preserve the visual attraction of the general area. A condition to this effect is included in the recommendation.

RECOMMENDATION

THAT THE COUNCIL GRANT CONSENT TO THE APPLICATION BY PROVAN HOMES (1984) LIMITED FOR CONSENT TO ERECT A HOUSE ON LOT 2 DP 54799 IN BOEING ROAD PURSUANT TO ORDINANCE 9.14 AND APPENDIX V5 OF THE OPERATIVE DISTRICT SCHEME SUBJECT TO:-

- A) THAT THE PROPOSED DEVELOPMENT BEING GENERALLY IN ACCORDANCE WITH THE PLANS SUBMITTED.
- B) NO TREES OR BUSH BELOW THE TOP OF THE BANK BEING REMOVED OR DESTROYED WITHOUT THE PRIOR CONSENT OF THE CITY PLANNER.
- C) COMPLIANCE WITH ALL RELEVANT ACTS, REGULATIONS AND BY/LAWS.

J. Boulton
J. BOULTON

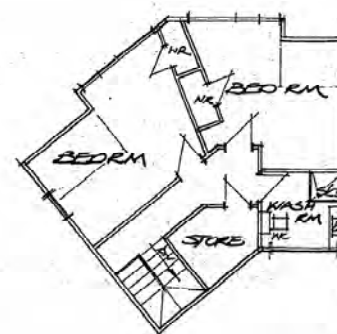
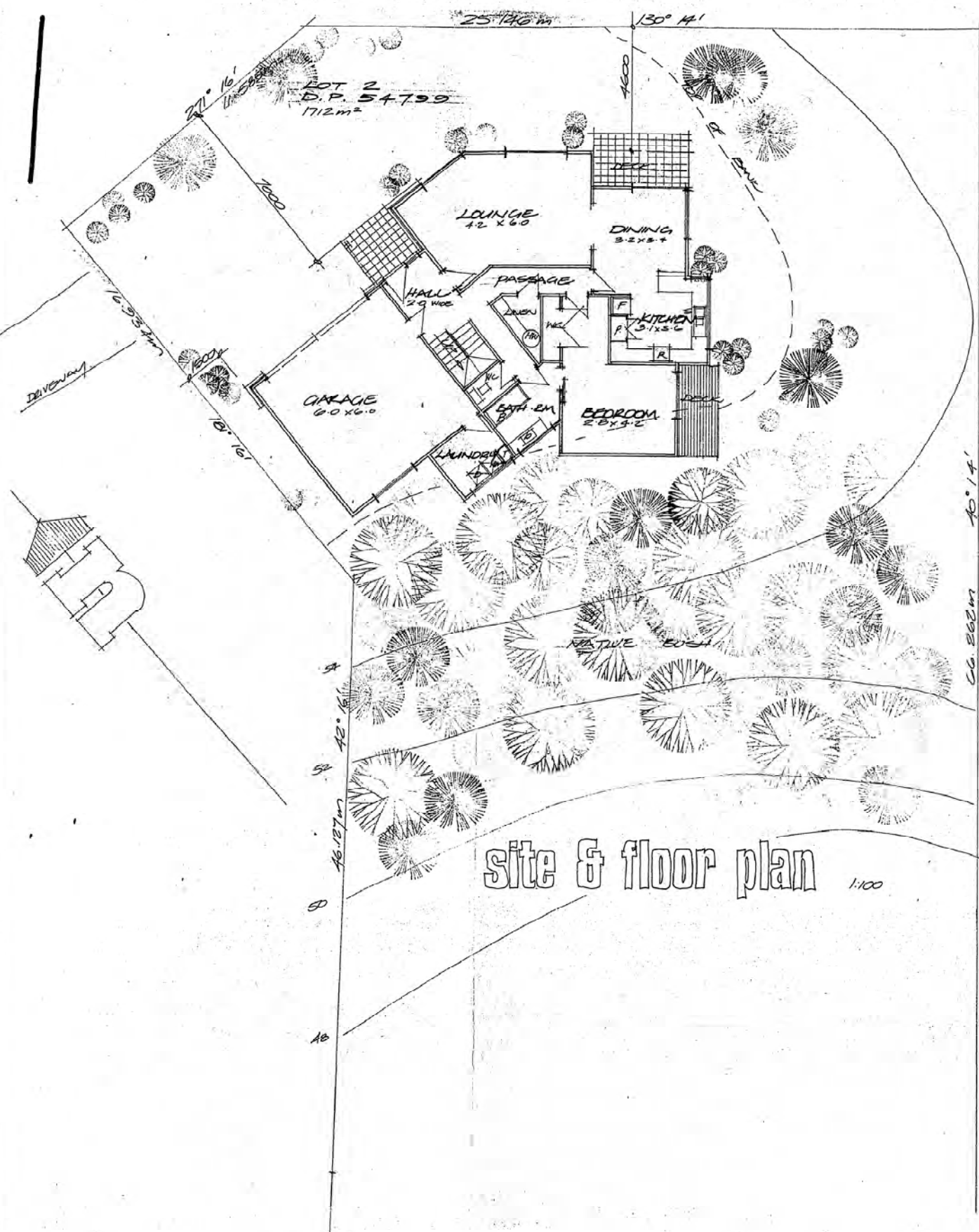
COUNCIL'S DECISION

That Council adopts the Recommendations of the above report; that the applicant is advised of the rights of appeal available under Section 69 of the Act.

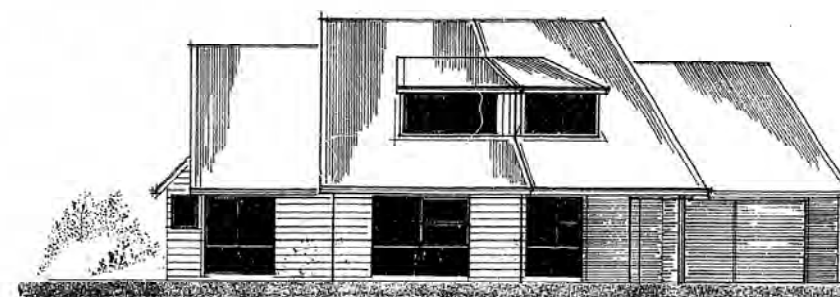
SIGNED: *K. King* DATE: *26/11/85*
Member, Planning Committee (Acting under delegated authority)

26668

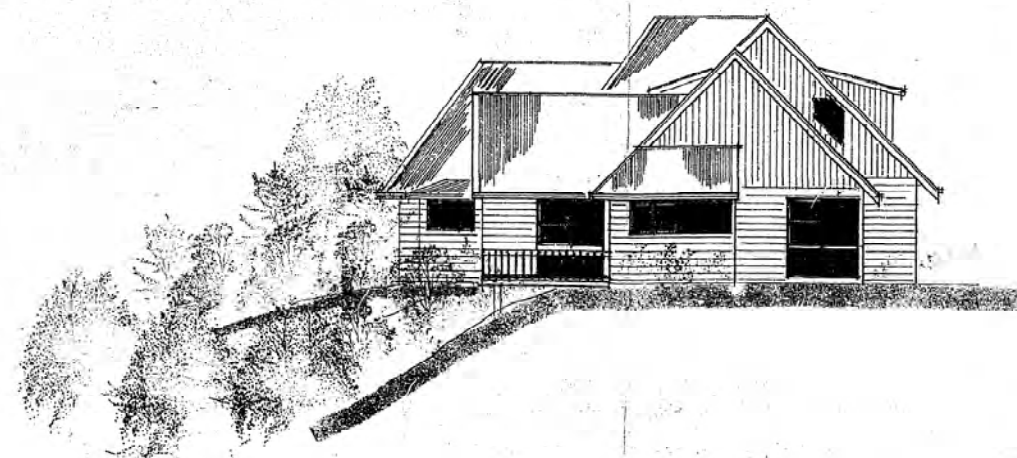
NAIKARAKA ROAD
BOEING RD.



1st floor 1:100



north 1:100



east 1:100

BUTT DESIGN LTD
BUILDING DESIGN CONSULTANTS M.N.Z.F.A.D.
INDUSTRIAL COMMERCIAL RESIDENTIAL
2 Norfolk Street Whangarei Ph 87411

RESIDENCE IN BOEING ST OVERAHI for PROVAN HOMES LTD

Job No	Sheet
Scale 1:100	of

THIS DRAWING AND THE DESIGN IT COVERS ARE THE PROPERTY OF BUTT DESIGN



WHANGAREI DISTRICT COUNCIL

NOTICE OF DECISION ON APPLICATION FOR RESOURCE CONSENT

IN THE MATTER of the Resource
Management Act 1991

A N D

IN THE MATTER of an application
under Section 88 of the Act by
Donald Graham Burch

APPLICATION

APPLICATION FOR RESOURCE CONSENT to construct a gazebo.

The property in respect of which the application is made, is situated at 24 Boeing Road, Onerahi.

DELEGATION

The application was considered and decided under authority delegated pursuant to Section 34 of the Act to the Landuse Commissioner of the Whangarei District Council.

DECISION

THAT pursuant to Section 94 of the Resource Management Act 1991 Council determines that the application need not be notified as it is satisfied that any adverse effect on the environment will be minor and that written approval has been obtained from every person that may be adversely affected by the granting of the land use consent.

THAT pursuant to Section 105 of the Resource Management Act 1991, Council grants consent to the application being TP96/010 by Donald Graham Burch to construct a gazebo, such land being situated at 24 Boeing Road, Onerahi (Lot 2 DP 54799), subject to the following conditions:

CONDITIONS:

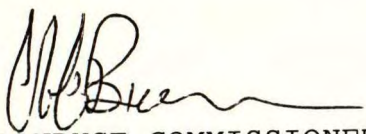
- i) That the application is in compliance with all relevant Acts, Regulations and Bylaws.
- ii) That the proposed development proceeds in accordance with the site plan, elevations and accompanying details submitted with this application.

REASONS FOR THE DECISION

Pursuant to Section 113 of the Act the reasons for the decision are:

- 1. The nature of the development on the site and topography of the property, dictate the location of the structure within the front yard.
- 2. The open structure will not appear visually obtrusive when viewed from beyond the site and will not result in any adverse effects upon the surrounding environment.

DATED at Whangarei this 5th day of February 1996


LANDUSE COMMISSIONER
WHANGAREI DISTRICT COUNCIL

RIGHT OF OBJECTION

Section 357 of the Act provides a right of objection to this decision. Objection must be by notice in writing, setting out the reasons for the objection, delivered to the Council within 15 working days after this decision has been notified to you. A fee will be payable if the objection is not upheld.

No of days to process: 13

WAIKARAKA ROAD

Sink to Road

1.5

PROPOSED GAZEBO

EXISTING DWELLING

EXISTING 100mm high fence and gateway

EXISTING 100mm high fence and gateway

EXISTING 100mm high fence and gateway

EXISTING 100mm high fence and gateway

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SITE PLAN scale 1:500

ELEVATION 1. scale 1:500

ELEVATION 2. scale 1:500

SECTION AA scale 1:500

DETAIL 'B' scale 1:50

POST TO BEAM DETAIL scale 1:50

Butt Design Ltd.

PROPOSED GAZEBO for D. BURCH
BOEING ROAD ONERAHI

scale as shown
sheet 1 of 1

RECEIVED
8 - JAN 1996
Whangarei District Council

This drawing is in accordance with my calculations where applicable.
RICHARDSON, STEWART CONSULTANTS LTD.
CONSULTING ENGINEERS
20/11/95
Registered Engineer