

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: LM2501313**Received: 18 Aug 2025****Issued: 20 Aug 2025****Section 44A, Local Government Official Information
And Meetings Act 1987****APPLICANT**Broadie Trustee Limited
16 McAinch Place
Te Kamo
Whangarei 0112**SITE INFORMATION**Property ID: 116618
Street Address: 16 McAinch Place Te Kamo 0112
Legal Description: LOT 32 DP 353982

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: 220512
- Deposited Plan: DP 353982

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

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

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

See map attached indicating this property is located within a low zone and refer:

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

This property may be identified in a Northland Regional Council River Flood Hazard Zone.

For information refer:

<https://www.nrc.govt.nz/environment/natural-hazards-portal/river-flooding/>

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.

This property has been identified as having information available under Stormwater Catchment and Flood Management.

Any overland flow path shown provides an indicative understanding of routes where surface stormwater may flow during rainfall events.

Any depression storage area/surface depression ponding area shown provides an indicative extent of ponding that may form occur if the outlet to the ponding area is blocked or where the outlet capacity is exceeded eg a pipe is either blocked or the design capacity of the pipe is exceeded during a rainfall event.

Refer Water, Wastewater and Stormwater map attached and for further information please contact the Waste and Drainage Department on 09 430 4200.

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 Plans for this property from the building file are attached.

- As-Built Services Plan from BC0688539
- As-Built Services Plan from PU0691309

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

- BC0688539 – New Dwelling
Building Consent – Issued 18/01/2006
Code Compliance Certificate – Issued 19/10/2006
- BC2201271 – Alterations to Existing Dwelling – Ensuite
Building Consent – Issued 05/09/2022
BC2201271.A1 – Shower tray amended to a tiled shower floor, new brace walls & new cavity slider
Building Consent Amendment – Issued 01/03/2023
Code Compliance Certificate – Issued 17/07/2023

Copy of Building Consent Exemptions issued for this property are attached.

- Building Consent Exemption – Enclose Patio
Building Consent Exemption Granted – 02/11/2007
- BX1100071 – To erect Archgola for Motor Home Parking
Building Consent Exemption Granted – 09/01/2012

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

- PU0691309 – Water Meter Only
Issued – 26/05/2006

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:



W Copeland
Property Information Officer

Property Map



New Subdivisions

- Proposed Pre-223
- 223 Certificate

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

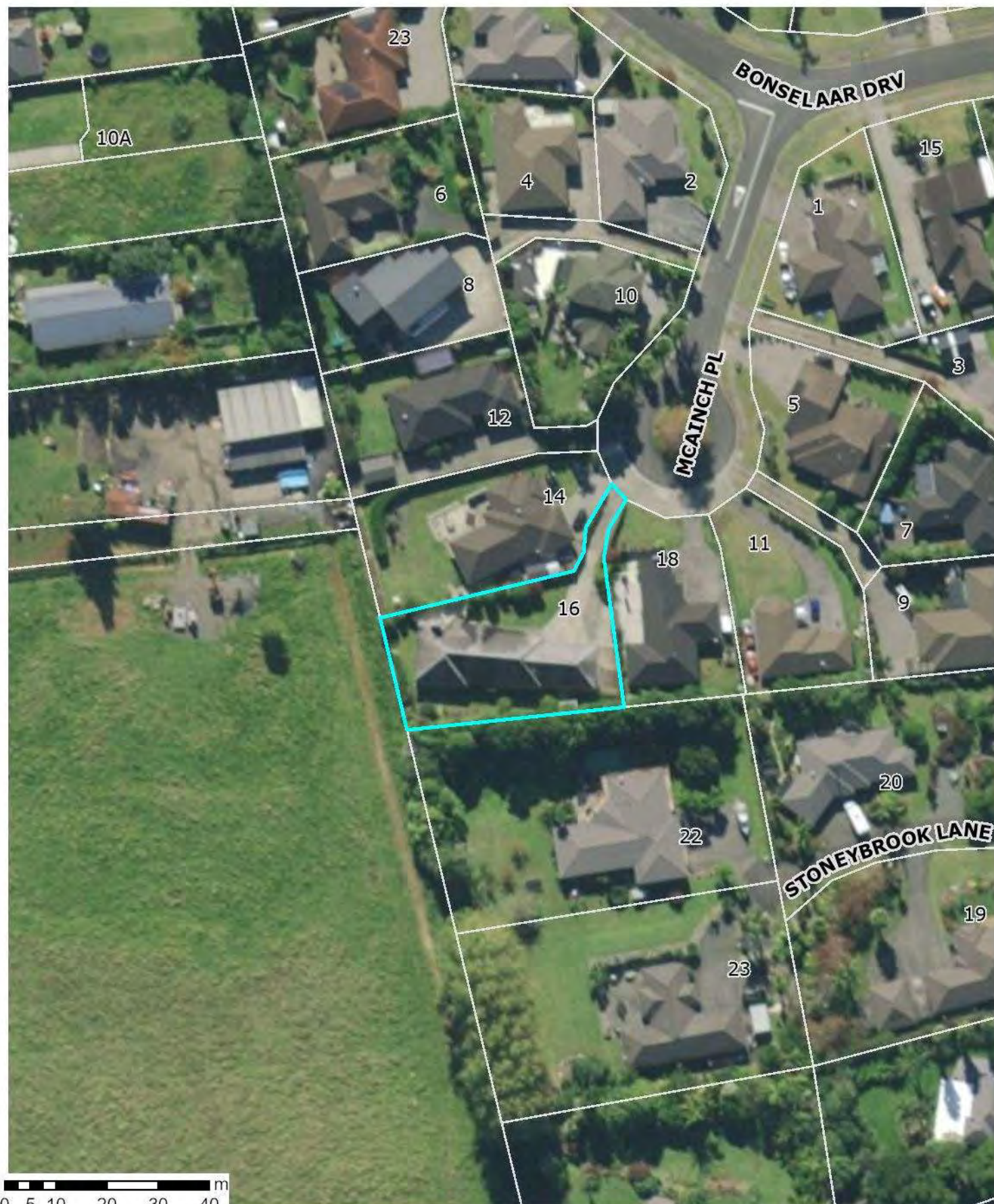
20 August 2025

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



Aerial Photography



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

20 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 **220512**
Land Registration District **North Auckland**
Date Issued 12 December 2005

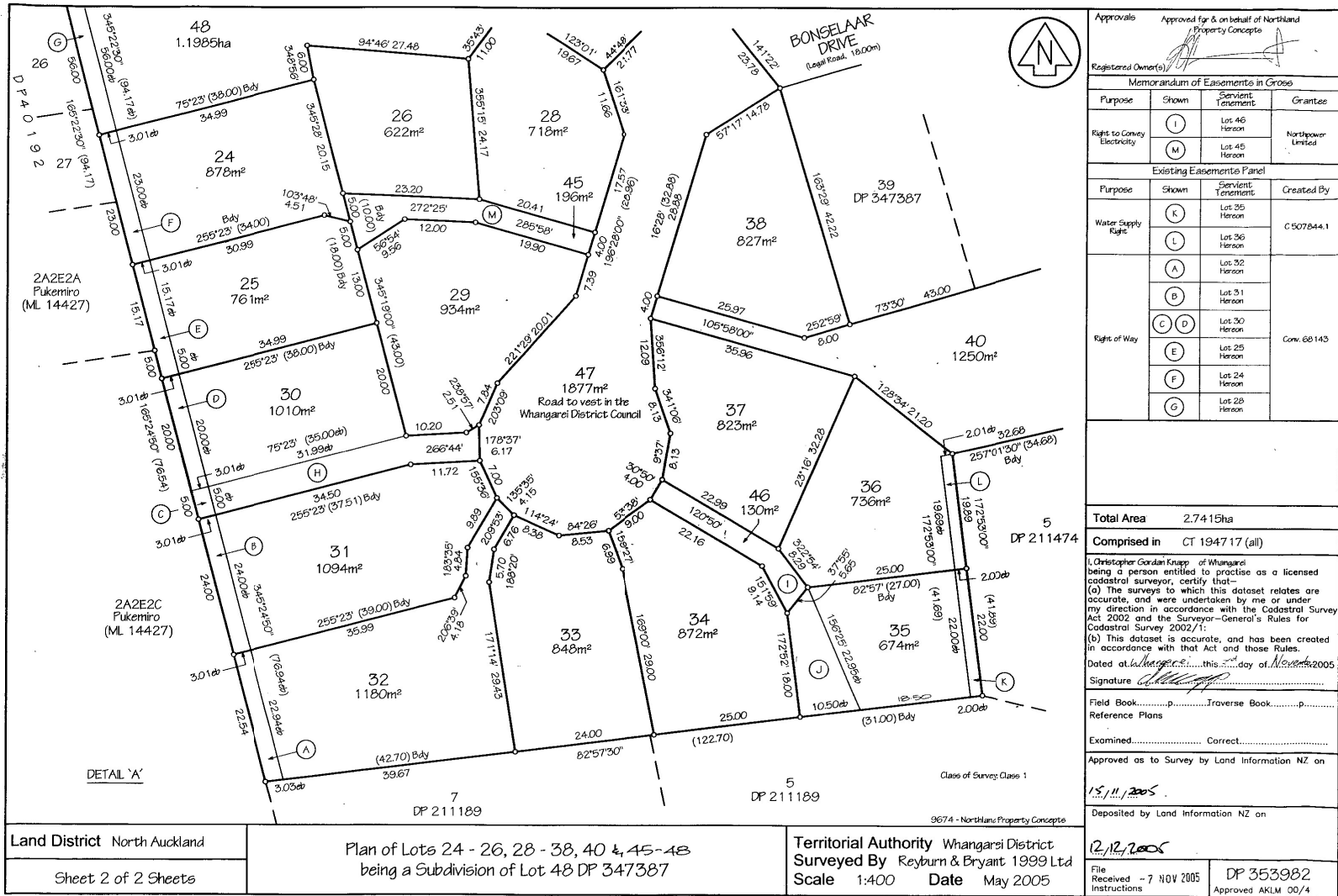
Prior References
194717

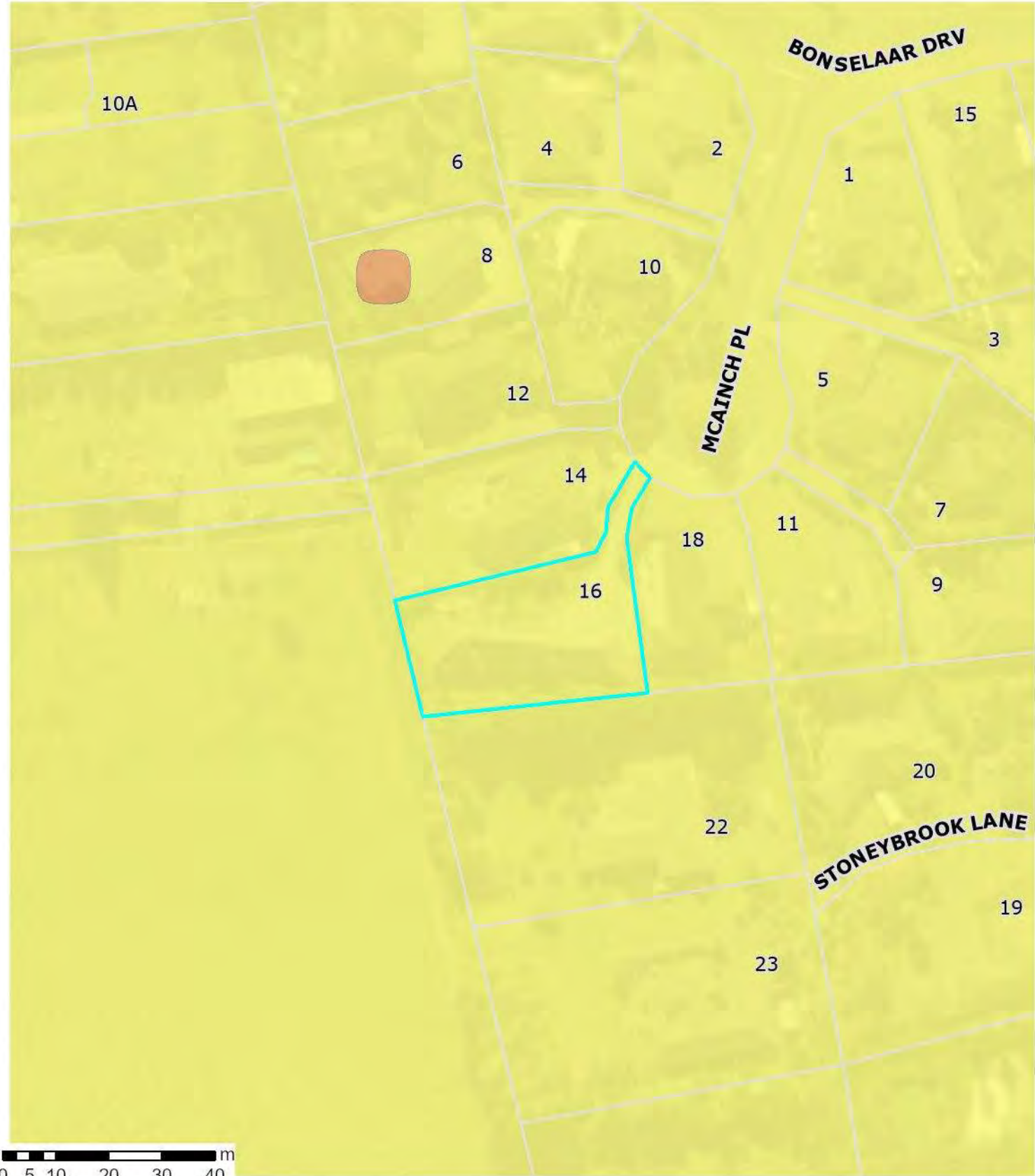
Estate Fee Simple
Area 1180 square metres more or less
Legal Description Lot 32 Deposited Plan 353982
Registered Owners
Broadie Trustee Limited

Interests

Subject to a right of way over parts marked A on DP 353982 and B on DP 347387 created by Conveyance 68143
Subject to a water right over part marked A DP 353982 created by Transfer B223481.1
Appurtenant hereto is a water supply right specified in Easement Certificate C309927.3
Appurtenant hereto is a right to drain stormwater created by Easement Instrument 5420462.5 - 2.12.2002 at 9:00 am
The easement created by Easement Instrument 5420462.5 is subject to Section 243 (a) Resource Management Act 1991
Land Covenant in Easement Instrument 6454121.4 - 10.6.2005 at 9:00 am
Land Covenant in Easement Instrument 6685994.3 - 12.12.2005 at 9:00 am
Fencing Covenant in Easement Instrument 6685994.3 - 12.12.2005 at 9:00 am







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>

20 August 2025
Scale 1:1,000



District Plan Change 1 - Natural Hazards Flooding



PC1 - Natural Hazards

Flood Hazard Area

- 10 Year Flood Hazard Area
- 100 Year Flood Hazard Area

20 August 2025

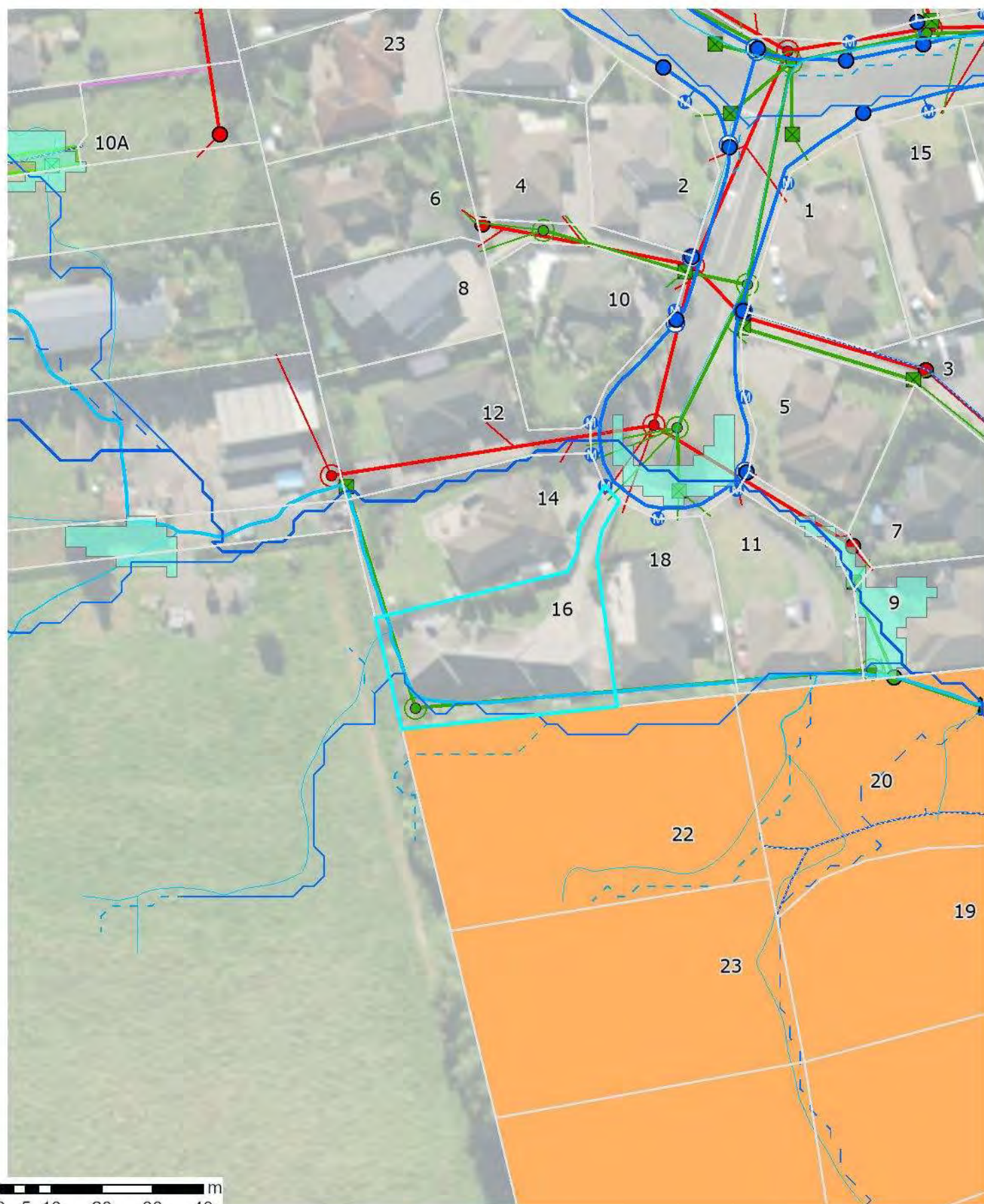
Scale 1:1,000



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.

20 August 2025

Scale 1:1,000



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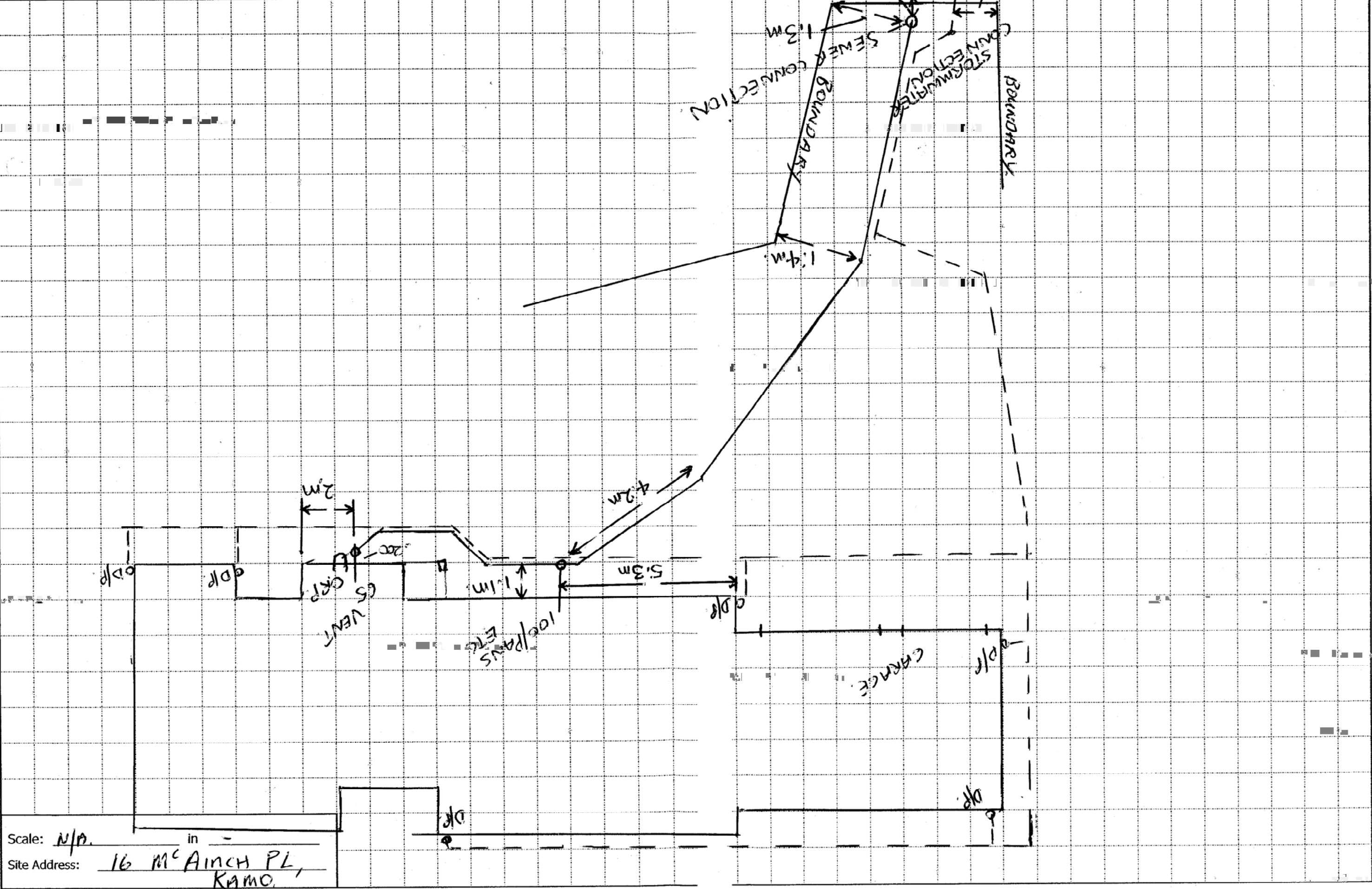
Water, Wastewater and Stormwater – Map Legend

Water	Stormwater	Stormwater Catchment and Flood Management	Wastewater
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 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 Depression Storage Areas 2017 Depression Storage Areas	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

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)

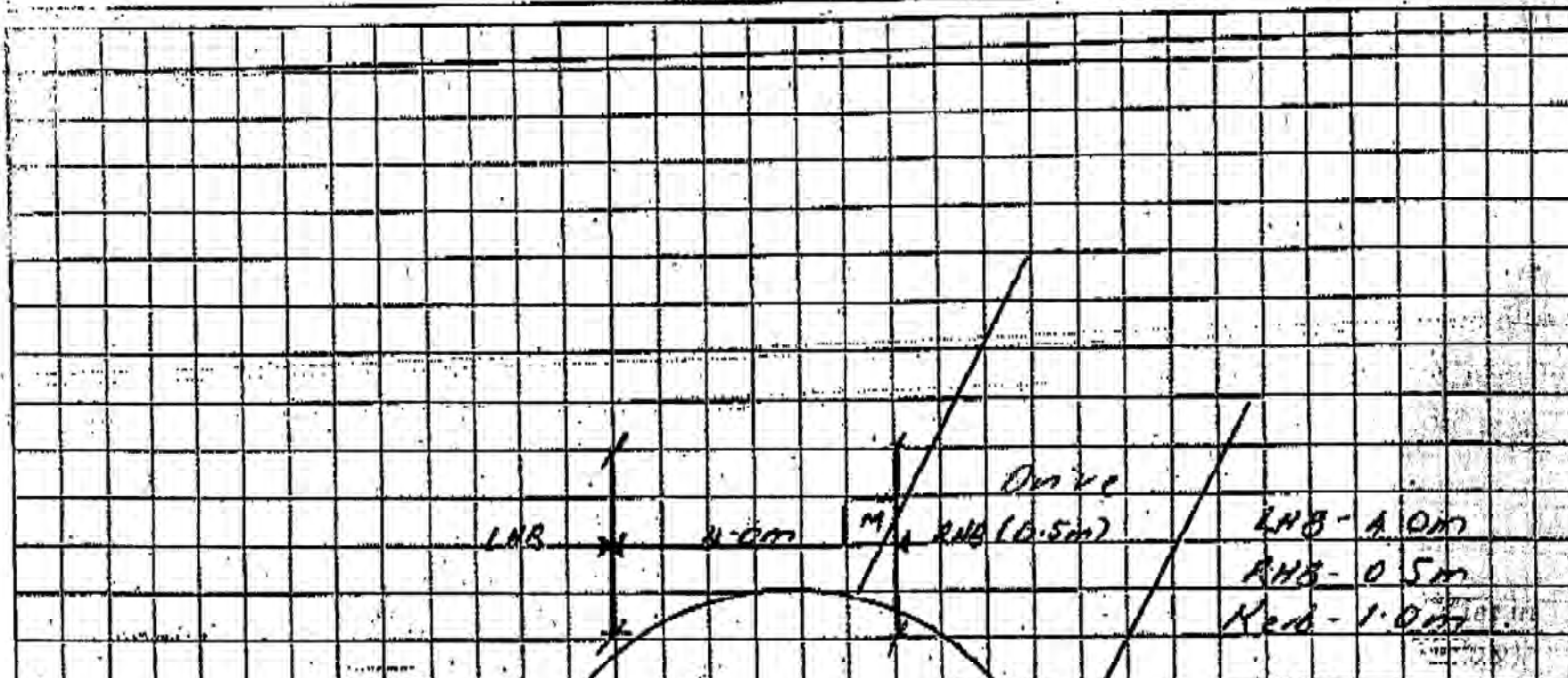
and attach to this sheet. Ensure that drawing numbers, etc, is noted below)



Scale: N/A in -
Site Address: 16 Mc Ainch PL,
KAMO.

PART C : AS-BUILT SERVICES PLAN

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).





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, 20 August, 2025

Property Number 116618
Legal Description LOT 32 DP 353982
Assessment Number 0032044254
Address 16 McAinch Place Te Kamo 0112
Record of Title(s) 220512
Land Value \$390,000
Capital Value \$1,100,000
Date of Valuation 01-July-2024
Effective Date (used for rating purposes) 01-July-2025
Meter Location RH OF ROW #16

Rates Breakdown (up to 30 June 2026)

Rates Charge	Charge Total
General Residential	\$1,137.75
Sewage Disposal - Residential	\$966.00
Stormwater	\$79.00
Uniform Annual General Charge	\$901.00
Regional Council Services	\$229.89
Regional Economic Development	\$11.86
Regional Emergency & Hazard Management	\$67.31
Regional Flood Infrastructure	\$41.66
Regional Land and Freshwater Management	\$118.01
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	\$3,757.65

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

Rates Instalments	Total
20/07/2025 Instalment	\$940.65
20/10/2025 Instalment	\$939.00
20/01/2026 Instalment	\$939.00
20/04/2026 Instalment	\$939.00
Rates Total	\$3,757.65

Balance to Clear **\$2,817.00**

88539



WHANGAREI
DISTRICT COUNCIL

BUILDING CONSENT No:88539
Section 51, Building Act 2004

Issued:18Jan06
Project Information Memorandum No 88441

The Building

Street Address of building: 16 MCAINCH PL, KAMO, WHANGAREI 0101
Legal Description of land where building is located:
LOT 32 DP 353982
LLP No 114999

The Owner

Name of owner: BRIAN & KAY DENNISON
Mailing Address: 51 KING ST
KENSINGTON
WHANGAREI

Contact Person: HOMEWORLD DESIGN & BUILD
Mailing Address: P O BOX 391
WHANGAREI 0115

Street address/registered office: 16 MCAINCH PL
KAMO
WHANGAREI 0101

Building Work

The following building work is authorised by this consent:

Project: New Building

Intended Use: **NEW DWELLING**

*Creating the ultimate
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

BUILDING CONSENT NO 88539

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.

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. Maintenance Schedule for exterior cladding is required prior to the issue of a Code Compliance Certificate.

Compliance Schedule

A compliance schedule is not required for the building.

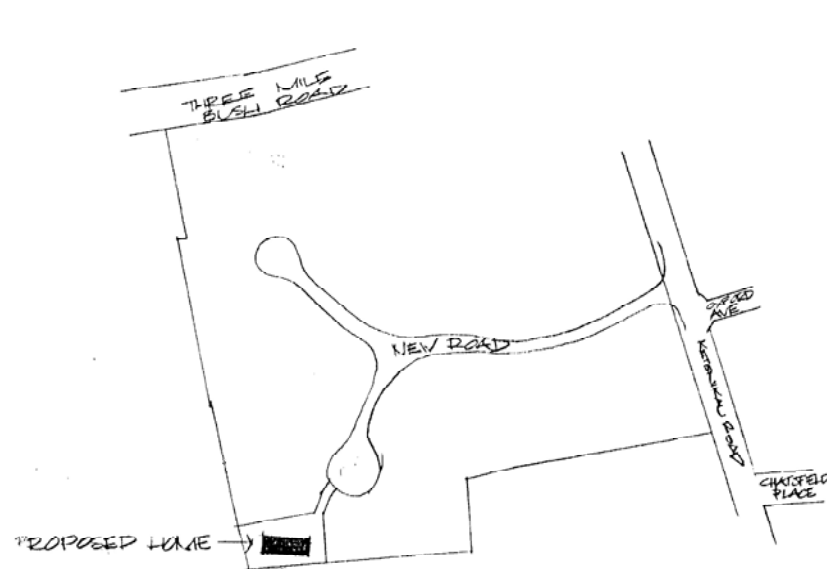
 (C E Blakeley)

Signature
COMPLIANCE SUPPORT ASSISTANT

Position

On behalf of: Whangarei District Council

Date: 18 January 2006



LOCATION PLAN N.T.S.

25 3604:1999

SECTION 8 - WALLS

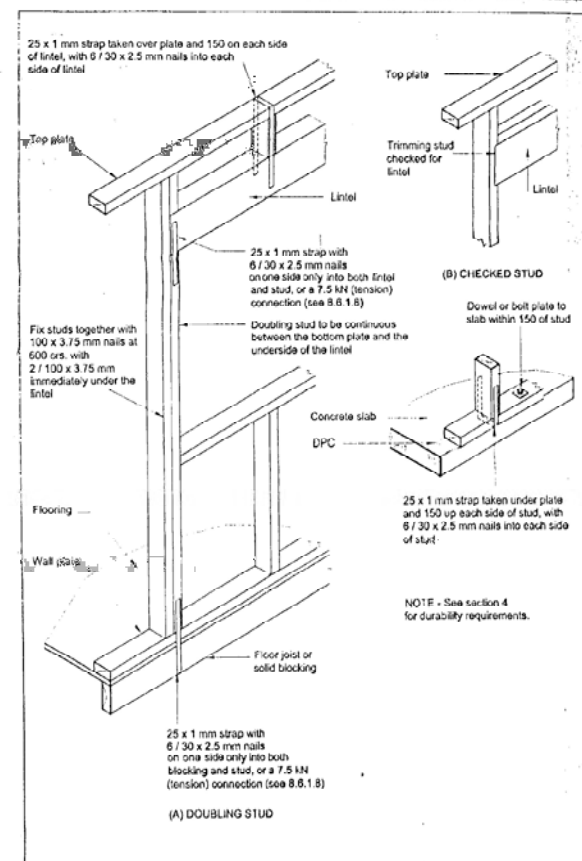
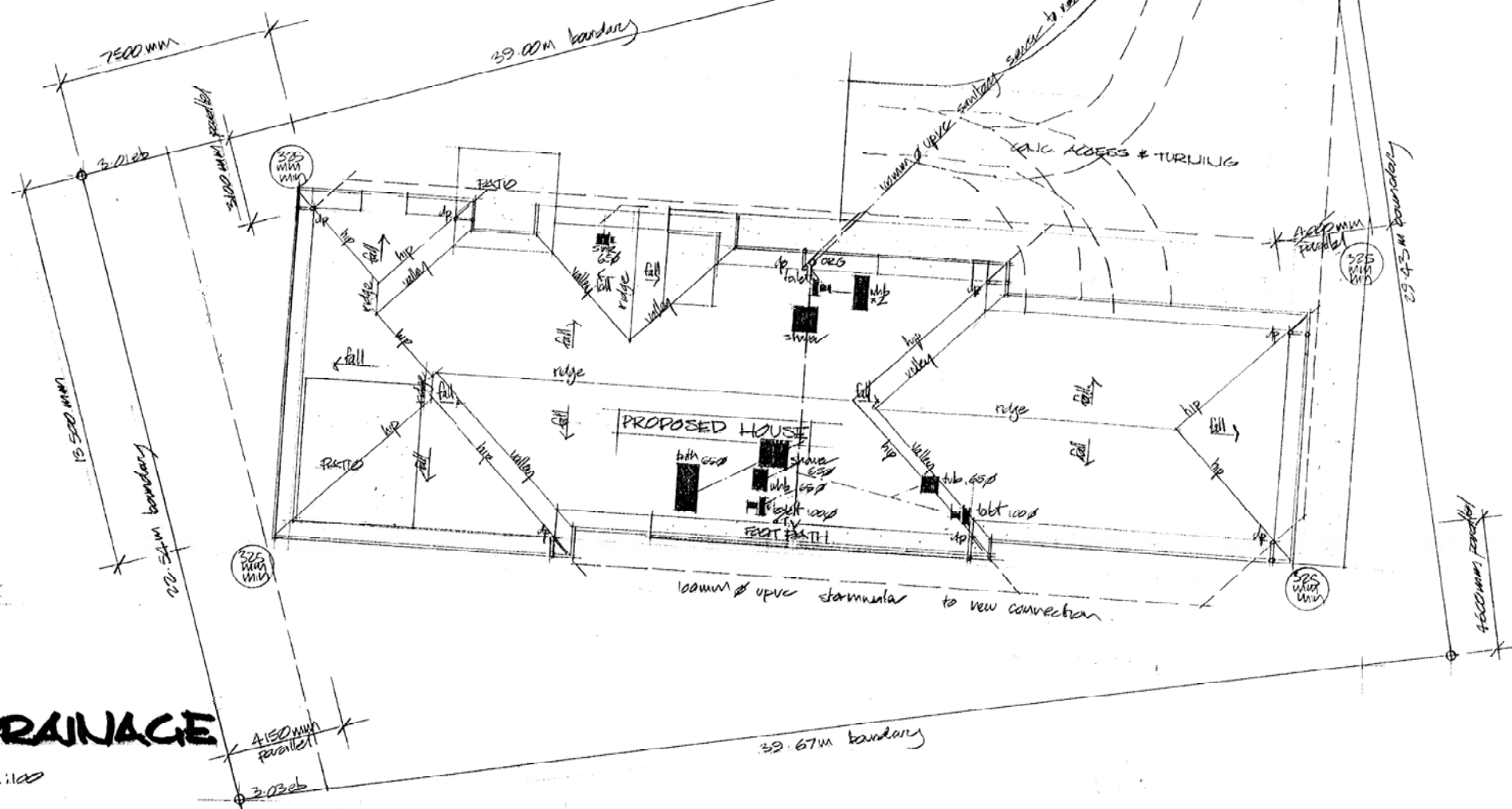


Figure 8.12 - Fixing of lintels to prevent uplift (see 8.6.1.8 and tables 8.14(A) and (B))

SITE & DRAINAGE PLAN 1:100

LOT 32
AREA: 1180 sqm
KAL 10



APPROVED
17 JAN 2005

WHANGAREI DISTRICT COUNCIL
BUILDING DEPARTMENT

LINTEL FIXING

HOMEWORLD

DESIGN AND BUILD

TELEPHONE & FAX: 09 4383779 P.O. BOX 391 WHANGAREI.

DISPLAY VILLAGE. - 401 WESTERN HILLS DRIVE, WHANGAREI.

OPEN SEVEN DAYS

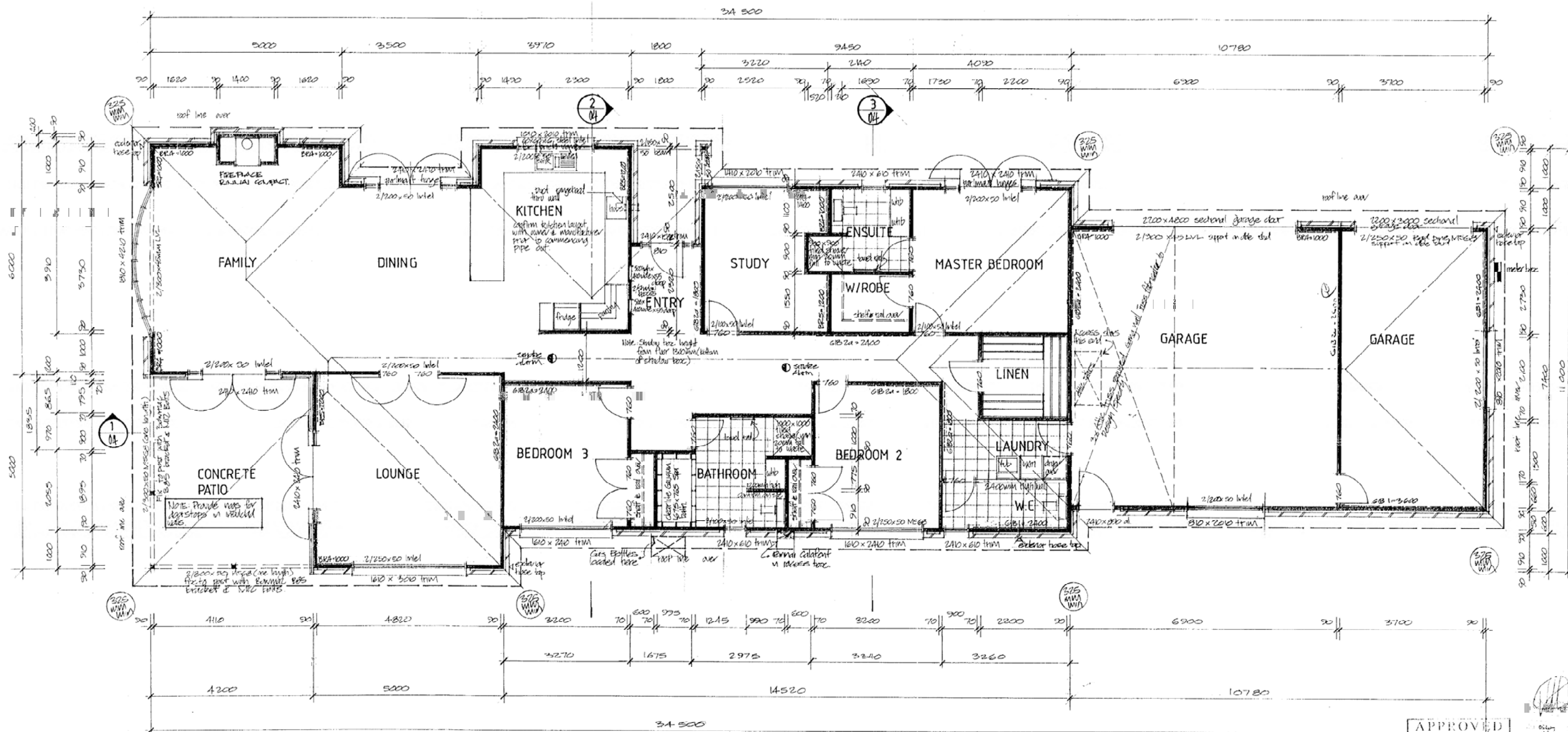
DENISON RESIDENCE, KAMO

DATE	VARIATION	N°

DATE:
DESIGNED: OWNER
DRAWN: J.M.
SCALE: AS SHOWN
DRAWING NUMBER: **01**
OF 05

THIS DRAWING AND DESIGN REMAIN PROPERTY OF AND COPYRIGHT TO HOMEWORLD NORTHLAND LTD.

1. PREPARED
CUSTOMER SERVICE
03 JAN 2003
BY: JIMMY
PROJECT NO. 1001



FLOOR PLAN 1:50

AREA	HOUSE	208.83 sqm
	GARAGE	79.72 sqm
	TOTAL	288.55 sqm

DENISON RESIDENCE, KAMO

HOMEWORLD

DESIGN AND BUILD

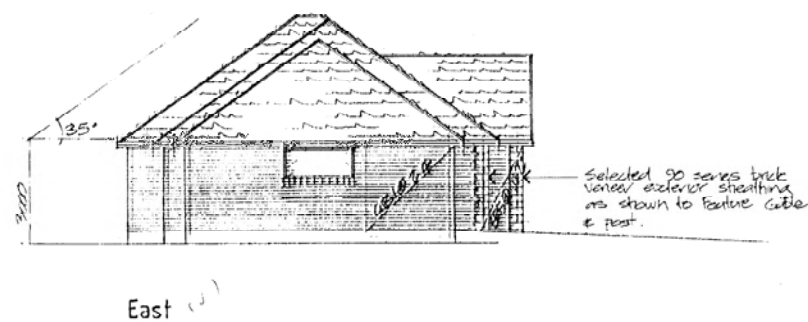
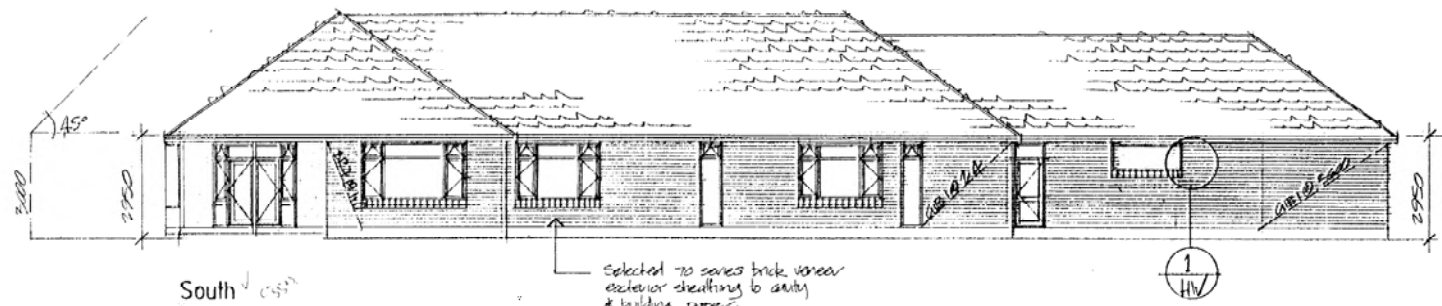
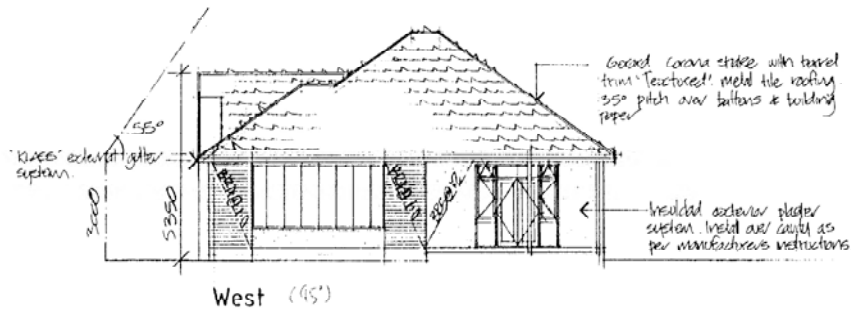
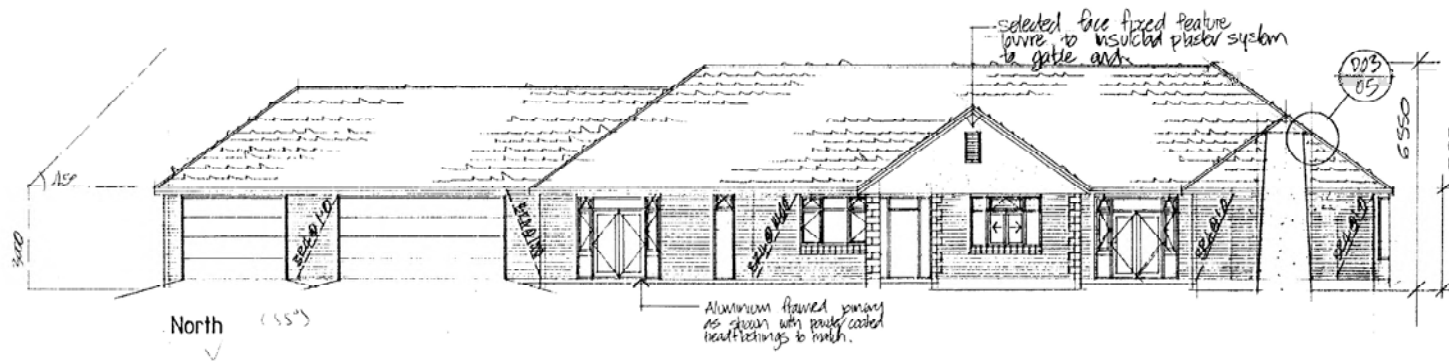
TELEPHONE & FAX: 03 4383779 P.O. BOX 391 WHANGAREI.
DISPLAY VILLAGE: WESTERN HILLS DRIVE, WHANGAREI.
OPEN SEVEN DAYS

APPROVED
17 JAN 2003

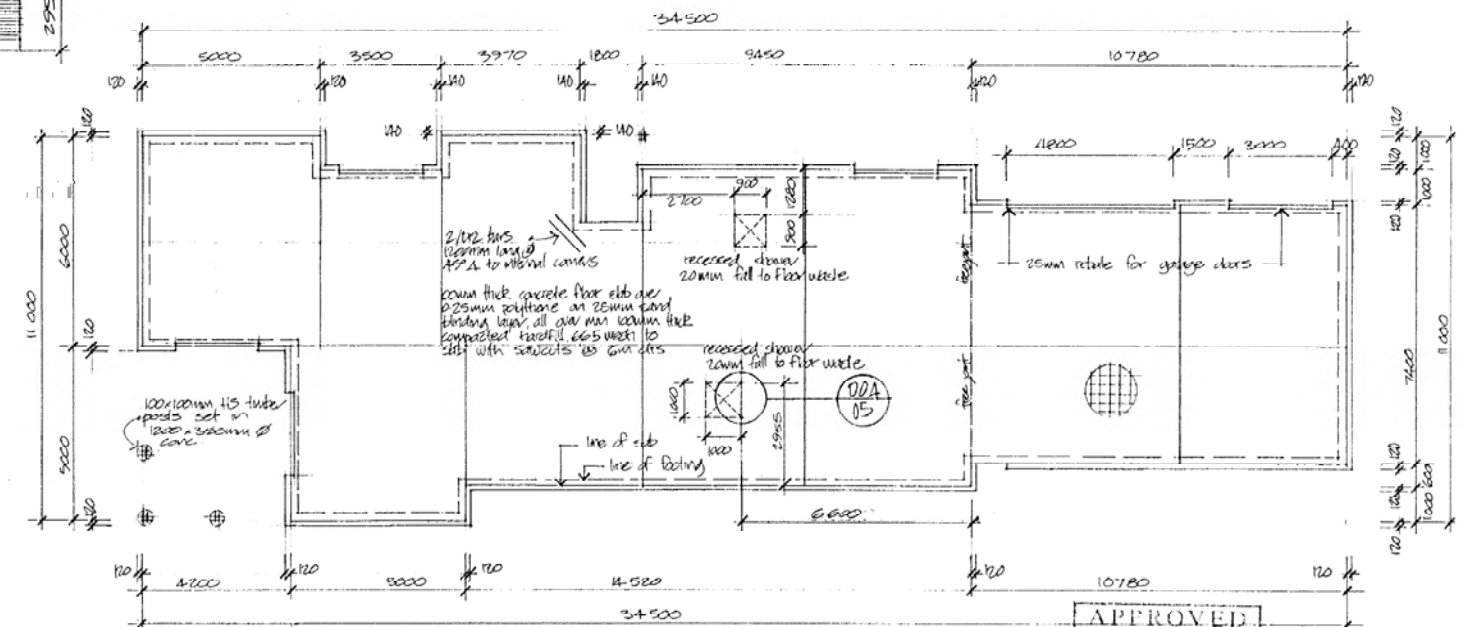
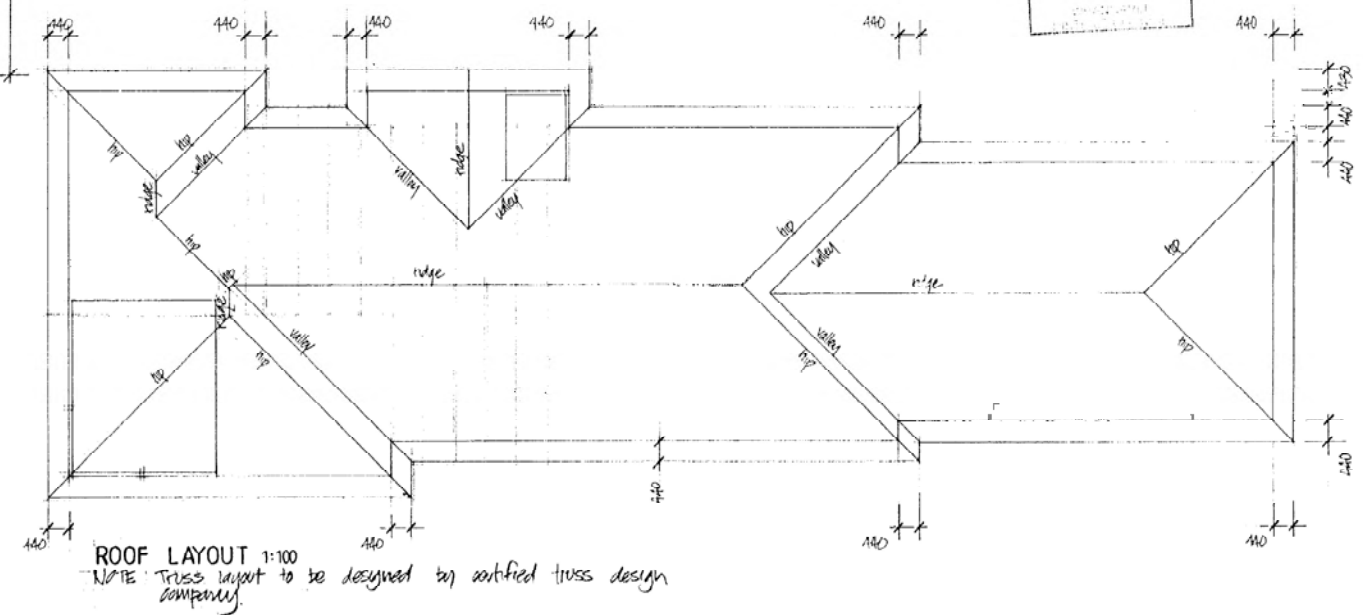
DATE	VARIATION	BY

DATE:
DESIGNED: JMMR
DRAWN: JM
SCALE: AS SHOWN
DRAWING
NUMBER: 02
OF 05

THIS DRAWING AND DESIGN REMAIN PROPERTY OF AND
COPYRIGHT TO HOMEWORLD NORTHLAND LTD.



ELEVATIONS 1:100



FLOOR SLAB PLAN 1:100
NOTE: French doors to have recessed stile for flush entry.

HOMEWORLD

DESIGN AND BUILD

TELEPHONE & FAX: 09 4383779 P.O. BOX 391 WHANGAREI.
DISPLAY VILLAGE. - 401 WESTERN HILLS DRIVE, WHANGAREI.
OPEN SEVEN DAYS

DENISON RESIDENCE, KAMO

DATE	VARIATION	BY	DATE
			DESIGNED: JWR
			DRAWN: J.M.
			SCALE:
			DRAWING NUMBER: 03
			OF 05

THIS DRAWING AND DESIGN REMAIN PROPERTY OF AND COPYRIGHT TO HOMEWORLD NORTHLAND LTD.

Box 244

Code Compliance Certificate: 88539
Section 95, Building Act 2004



WHANGAREI
DISTRICT COUNCIL

Issued: 19 Oct 06

The Building

Street Address of building: 16 MCAINCH PL, KAMO, WHANGAREI 0112

Legal Description of land where building is located:
LOT 32 DP 353982
LLP 114999

Current, lawfully established use: NEW BUILDING

Year first constructed: 19 OCTOBER 2006

The Owner

Name of owner: BRIAN & KAY DENNISON
Mailing Address: 51 KING ST
KENSINGTON
WHANGAREI

Contact Person: HOMEWORLD DESIGN & BUILD
Mailing Address: P O BOX 391
WHANGAREI 0115

Street address/registered office: 16 MCAINCH PL
KAMO
WHANGAREI 0112

Building Work **NEW DWELLING**

Building Consent number: 88539

Issued by: WHANGAREI DISTRICT COUNCIL

*Creating the ultimate
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

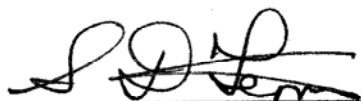
The building consent authority named below is satisfied, on reasonable grounds, that -

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

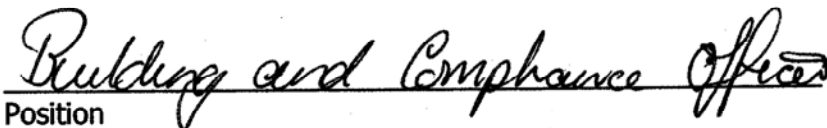
Council Charges

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: 19 Oct 2006

Final Code Compliance Certificate 88539

Form 5

Building Consent - BC2201271

Section 51, Building Act 2004

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

The Building

Street address of building:	16 McAinch Place Kamo Whangarei 0112
Legal description of land where building is located:	LOT 32 DP 353982
Building name:	N/A
Location of building within site/block number:	N/A
Level/unit number:	N/A

The Owner

Name of owner:	Broadie Trustee Limited
Contact person:	Alan and Heather Broadbent
Mailing address:	16 McAinch Place Kamo Whangarei 0112
Street address/registered office:	N/A
Phone number:	Landline: N/A Mobile: 0212312960
Daytime:	N/A
After hours:	N/A
Facsimile number:	N/A
Email address:	alanbrofl@outlook.com
Website:	N/A

First point of contact for communications with the building consent authority:
Owen Jones (Architectural Services Northland Limited); Mailing Address: 47 Norfolk Street
Regent
Whangarei 0112; Phone: 094387279; Email: owenwjones1@gmail.com

Building Work

The following building work is authorised by this building consent:
Alterations to Existing Dwelling - Ensuite

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.

Conditions

This building consent is subject to the following conditions:

Section 90 - Inspections by Building Consent Authorities: (1) Every building consent is subject to the condition that agents authorised by the building consent authority for the purposes of this section are entitled, at all times during normal working hours or while building work is being done, to inspect-

- (a) land on which building work is being or is proposed to be carried out; and
- (b) building work that has been or is being carried out on or off the building site; and
- (c) any building.

(2) The provisions (if any) that are endorsed on a building consent in relation to inspection during the carrying out of building work must be taken to include the provisions of this section.

(3) In this section, inspection means the taking of all reasonable steps to ensure that building work is being carried out in accordance with a building consent.

Inspections

The following inspections are required:

- Wastepipes
- Preline Building
- Final
- Preline Plumbing
- Internal Membrane

Documents Required

Wastepipes

- G13: Underslab plumbing as-built & plumbers details

Preline Building

- G12: Pipework pressure test documentation

Final

- G9: Energy works certificate

Compliance Schedule

A compliance schedule is not required for this building.

Attachments

Copies of the following documents are attached to this building consent:

Information page: Now you have your Building Consent

- Advice notes

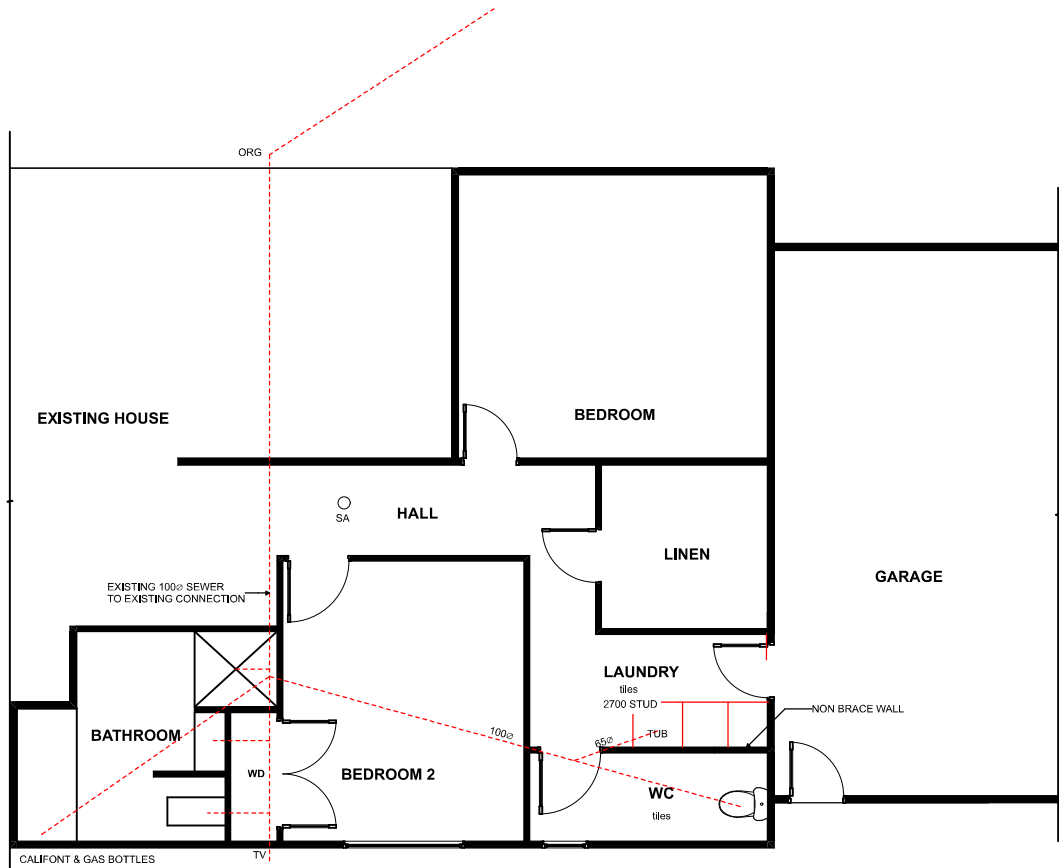
Signature: Lisa Jenkin

Position: Building Control Officer

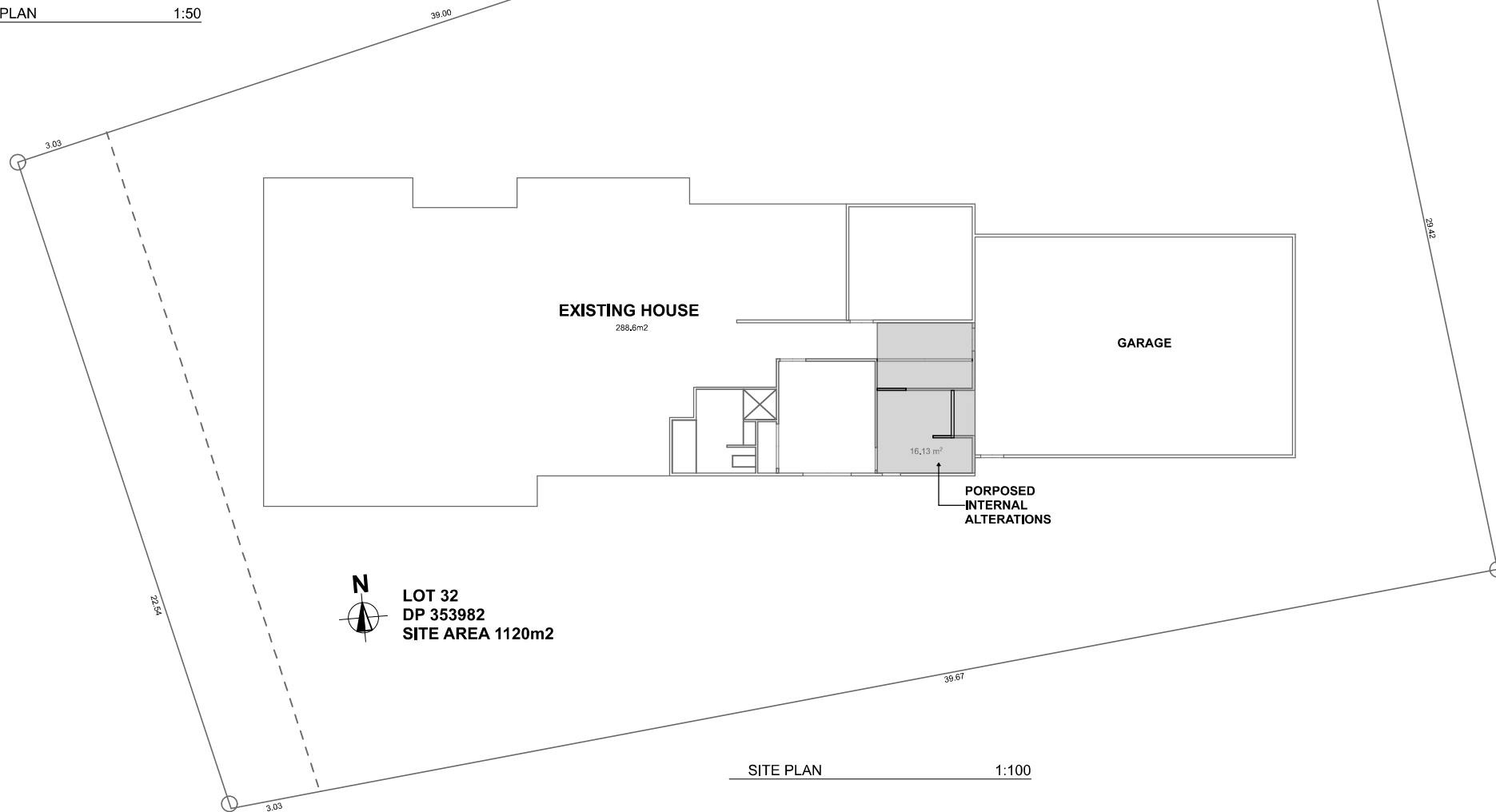
On behalf of: Whangarei District Council

Issue Date: 05 September 2022

APPROVED PLANS - WDC - BC2201271 - 5/09/2022



EXISTING FLOOR PLAN 1:50



ARCHITECTURAL
SERVICES
NORTHLAND LTD

Owen Jones

A. 47 Norfolk Street
Whangarei
PA. PO Box 300
Whangarei 0140
P. 09 4387279
E. owenwjones1@gmail.com

CLIENT:
A & H BROADBENT

PROJECT:
**PROPOSED NEW
ENSUITE**

SITE INFO:
**16 McAINCH PLACE,
KAMO**

JOB NO:
2230

NOTES:

DO NOT SCALE, CONTRACTOR SHALL VERIFY
ALL DIMENSIONS ON SITE. THIS DRAWING AND
THE DESIGN IT COVERS SHALL REMAIN THE
PROPERTY AND COPYRIGHT OF THE DESIGNER

DESIGNER: Owen Jones

DRAWN BY: KM

ENGINEER: #Engineer

CHECKED BY: Owen Jones

ISSUE TYPE:

For consultation only. Destroy all drawings once tender drawings are
issued, not for pricing or construction.

BUILDING CONSENT

DATE:
Thursday, 1 September 2022

DRAWING TITLE:
SITE PLAN

SCALE:
A1 ORIGINAL

DRAWING:

REVISION:

3 OF 3

APPROVED PLANS - WDC - BC2201271 - 5/09/2022

EXISTING HOUSE

BEDROOM

Plumbing Schedule AS/NZS 3500.2:2018
Bathrooms
Vanity: Ø65mm @ 1:40
Shower: Ø65mm @ 1:40
WC: Ø100mm @ 1:60
Laundry Sink: Ø65mm @ 1:40

ARCHITECTURAL
SERVICES
NORTHLAND LTD

Owen Jones

Whangarei
PA, PO Box 300
Whangarei 0140
P. 09 4387279
E. owenjones1@gmail.com

CLIENT:
A & H BROADBENT

C1 PREVENTION FROM FIRE
TYPE 1 SMOKE ALARM WITHIN 3M
OF ALL SLEEPING AREAS

SUPERSEDED

SHELVES CONFIRM OWNER

EXISTING 100mm SEWER
TO EXISTING CONNECTION

BATHROOM

BEDROOM 2

ENSUITE

CALIFONT & GAS BOTTLES

TV

FALL 1:50
TO NEW WASTE

Tiles 1m high to
rest of walls

Tiles 2m high

ATANTIS SHW
1MX1M

EXTRACT FAN

CONNECT NEW SEWER
PIPES INTO EXISTING
SYSTEM

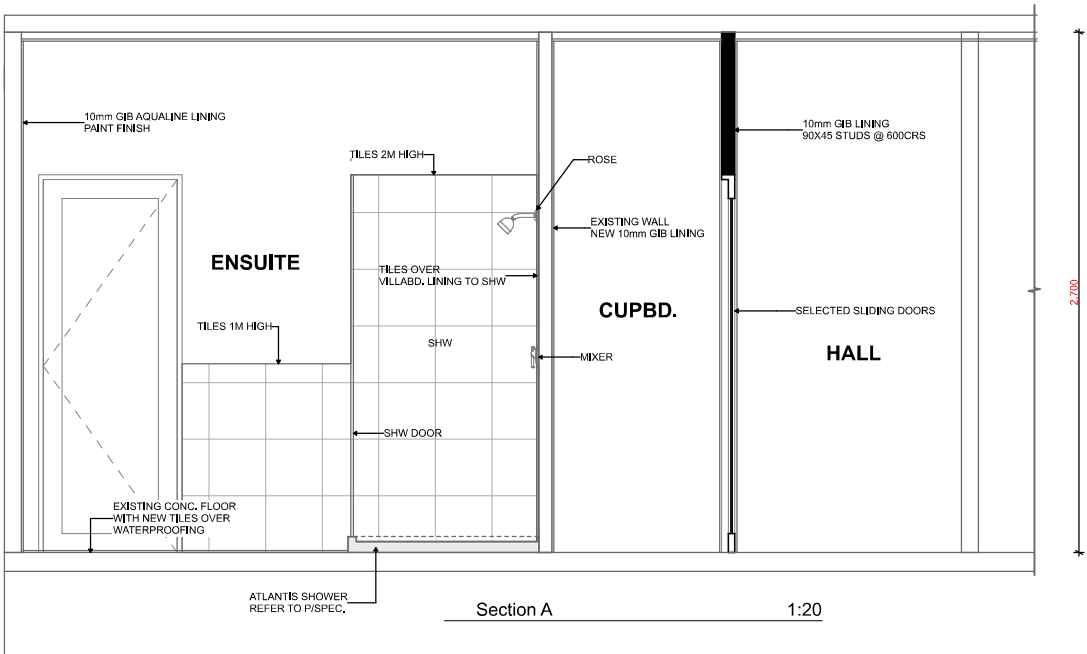
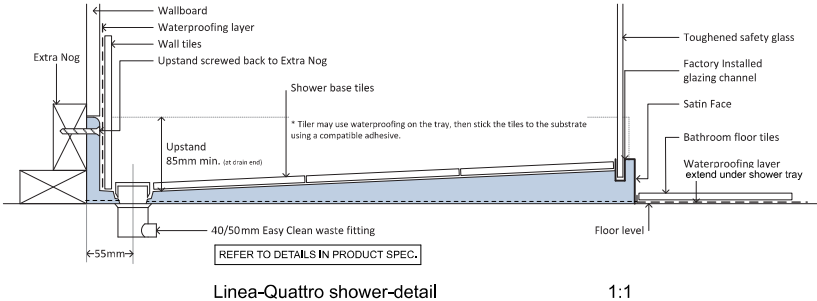
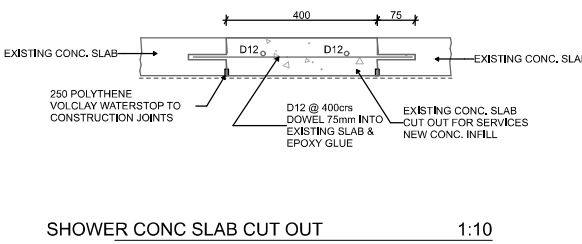
BENCH
TUB

1M HIGH WALL

VENT TO EXTERIOR

NEW SAFETY GLASS
OBSCURE GLASS

FLOOR PLAN 1:20



PROJECT:

**PROPOSED NEW
ENSUITE**

SITE INFO:

**16 McAINCH PLACE,
KAMO**

JOB NO:

2230

NOTES:

DO NOT SCALE, CONTRACTOR SHALL VERIFY
ALL DIMENSIONS ON SITE. THIS DRAWING AND
THE DESIGN IT COVERS SHALL REMAIN THE
PROPERTY AND COPYRIGHT OF THE DESIGNER

DESIGNER: Owen Jones

DRAWN BY: KM

ENGINEER: #Engineer

CHECKED BY: Owen Jones

ISSUE TYPE:

For consultation only. Destroy all drawings once tender drawings are
issued, not for pricing or construction.

BUILDING CONSENT

DATE:

Thursday, 1 September 2022

DRAWING TITLE:

Floor Plan

SCALE:

A1 ORIGINAL

DRAWING:

1 OF3

REVISION:

Form 5

Building Consent - BC2201271.A1

Section 51, Building Act 2004

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

The Building

Street address of building:	16 McAinch Place Kamo Whangarei 0112
Legal description of land where building is located:	LOT 32 DP 353982
Building name:	N/A
Location of building within site/block number:	N/A
Level/unit number:	N/A

The Owner

Name of owner:	Broadie Trustee Limited
Contact person:	Alan and Heather Broadbent
Mailing address:	16 McAinch Place Kamo Whangarei 0112
Street address/registered office:	N/A
Phone number:	Landline: N/A Mobile: 0212312960
Daytime:	N/A
After hours:	N/A
Facsimile number:	N/A
Email address:	alanbrofl@outlook.com
Website:	N/A

First point of contact for communications with the building consent authority:
Owen Jones (Architectural Services Northland Limited); Mailing Address: 47 Norfolk Street
Regent
Whangarei 0112; Phone: 094387279; Email: owenwjones1@gmail.com

Building Work

The following building work is authorised by this building consent:
Alterations to Existing Dwelling - Ensuite

Amendment 1: Shower tray amended to a tiled shower floor, new brace walls & new cavity slider

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.

Conditions

This building consent is subject to the following conditions:

- Section 90 - Inspections by Building Consent Authorities:** (1) Every building consent is subject to the condition that agents authorised by the building consent authority for the purposes of this section are entitled, at all times during normal working hours or while building work is being done, to inspect-
- (a) land on which building work is being or is proposed to be carried out; and
 - (b) building work that has been or is being carried out on or off the building site; and
 - (c) any building.
- (2) The provisions (if any) that are endorsed on a building consent in relation to inspection during the carrying out of building work must be taken to include the provisions of this section.
- (3) In this section, inspection means the taking of all reasonable steps to ensure that building work is being carried out in accordance with a building consent.

Inspections

The following inspections are required:

Inspections generated from Main Building

- Wastepipes
- Preline Building
- Final
- Preline Plumbing
- Internal Membrane

Inspections generated from Amendment 1

No additional inspections have been generated.

Documents Required

MAIN BUILDING

Wastepipes

- G12: Pipework pressure test documentation

- G13: Underslab plumbing as-built & plumbers details

Preline Building

- G12: Pipework pressure test documentation

Final

- G9: Energy works certificate

Compliance Schedule

A compliance schedule is not required for this building.

Attachments

Copies of the following documents are attached to this building consent:

Information page: Now you have your Building Consent

- Advice notes

Signature: Jamie Nikora (NZBTC)

Position: Building Control Officer

On behalf of: Whangarei District Council

Issue Date: 01 March 2023

Architectural Services Northland Ltd. 16 McAlinch Place, Kamo, Auckland 1061. Tel: 09 4387279. Email: owenw@architecturalservices.co.nz

EXISTING HOUSE

BEDROOM

HALL

GARAGE

BATHROOM

BEDROOM 2

ENSUITE

APPROX

Plumbing Schedule AS/NZS 3500.2:2018	
Bathrooms	
Vanity:	Ø65mm @ 1:40
Shower:	Ø65mm @ 1:40
WC:	Ø100mm @ 1:60
Laundry Sink:	Ø65mm @ 1:40

SA C1 PREVENTION FROM FIRE
TYPE 1 SMOKE ALARM WITHIN 3M
OF ALL SLEEPING AREAS

EXISTING 100Ø SEWER
TO EXISTING CONNECTION

Tiles to shw walls 2250mm high

EXISTING GIB1a - 1.8
REPLACE WITH BLG-H -1.1

FALL 1:50
TO NEW WASTE

SHELVE CONFIRM OWNER

Tiles 1m high to
rest of walls

CONNECT NEW SEWER
PIPES INTO EXISTING
SYSTEM

10mm GIB LINING
90X45 STUDS @ 600CRS

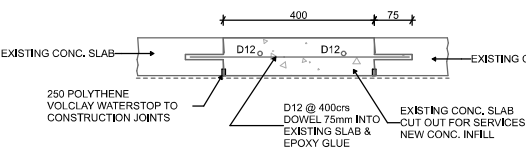
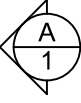
EXTRACT FAN

NEW WC

VENT TO EXTERIOR

NEW SAFETY GLASS
OBSCURE GLASS

FLOOR PLAN 1:20



SHOWER CONC SLAB CUT OUT 1:10

Figure 24: Typical tiled shower area with no hob

- Notes:
- Where a screed is not used to form falls, falls must be formed in the installation of the substrate itself, eg lay sheet substrates on firings.
 - Grout lines must be positioned over direction changes in the waterproofing membrane system.

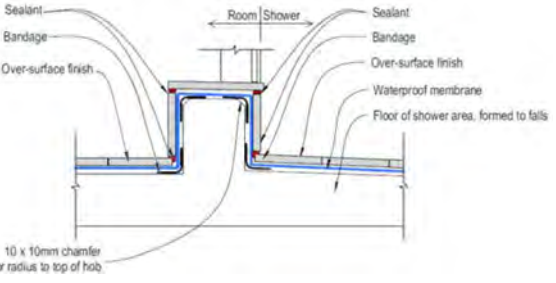
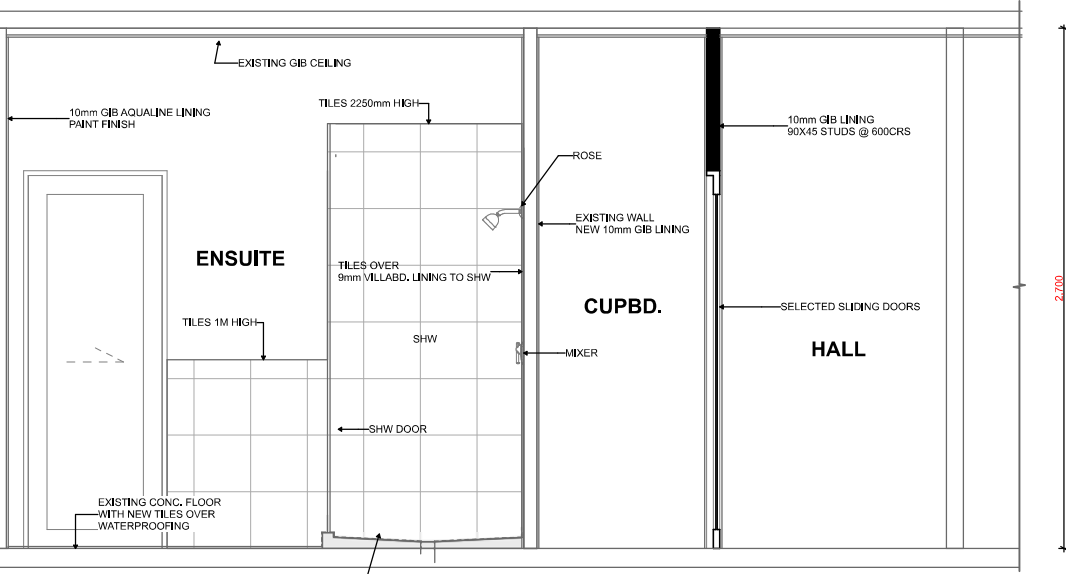


Figure 25: Typical formed shower area with integral hob

- Notes:
- The hob structure is drawn indicatively. It may be formed as part of a concrete slab or from timber framing.
 - Where a screed is not used to form falls, falls must be formed in the installation of the substrate itself, eg lay sheet substrates on firings.
 - Provide a 20 x 20mm timber fillet (CCA-treated to H3.2) or a 10mm sealant fillet to internal corners, where required by the Supplier's handling/installation instructions.
 - Top edges of the hob must be chamfered or radiused by 10 x 10mm.



NOTE:
WHERE EXISTING GIB BD, REMOVED
REPLACE WITH 10mm GIB AQUALINE

ARCHITECTURAL
SERVICES
NORTHLAND LTD

Owen Jones

A. 47 Norfolk Street
Whangarei
PA. PO Box 300
Whangarei 0140
P. 09 4387279
E. owenwjones1@gmail.com

CLIENT:
A & H BROADBENT

PROJECT:
PROPOSED NEW
ENSUITE

SITE INFO:
16 McAlinch Place,
Kamo

JOB NO:
2230

NOTES:

DO NOT SCALE, CONTRACTOR SHALL VERIFY
ALL DIMENSIONS ON SITE. THIS DRAWING AND
THE DESIGN IT COVERS SHALL REMAIN THE
PROPERTY AND COPYRIGHT OF THE DESIGNER

DESIGNER: Owen Jones

DRAWN BY: KM

ENGINEER: #Engineer

CHECKED BY: Owen Jones

ISSUE TYPE:

For consultation only. Destroy all drawings once tender drawings are
issued, not for pricing or construction.

BUILDING CONSENT

DATE:
Monday, 20 February 2023

DRAWING TITLE:
Floor Plan

SCALE:
A1 ORIGINAL

DRAWING: 1 OF3
REVISION:

Form 7

Code Compliance Certificate

Section 95, Building Act 2004

Rust Avenue, Whangarei
Private Bag 9023, Te Mai,
Whangarei 0143, New Zealand
P +64 9 430 4200

E mailroom@wdc.govt.nz
www.wdc.govt.nz/ContactUs

The Building

Street address of building: 16 McAinch Place, Kamo, Whangarei 0112
Legal description of land where building is located: LOT 32 DP 353982
Building name: N/A
Location of building within site/block number: N/A
Level/unit number: N/A
Current, lawfully established, use: 2.0 Housing: 2.0.2 Detached Dwelling
Year first constructed: 2005

The Owner

Name of owner: Broadie Trustee Limited
Contact person: Alan and Heather Broadbent
Mailing address: 16 McAinch Place, Kamo, Whangarei
Street address/registered office: N/A
Phone number: Landline: N/A Mobile: 0212312960
Daytime: Landline: N/A Mobile: 0212312960
After hours: Landline: N/A Mobile: 0212312960
Facsimile number: N/A
Email address: alanbrofl@outlook.com
First point of contact for communications with the council/building consent authority:
Owen Jones (Architectural Services Northland Limited); Mailing Address: 47 Norfolk Street
Regent
Whangarei 0112; Phone: 094387279; Email: owenwjones1@gmail.com

Building Work

Building consent number: BC2201271
Description: Alterations to Existing Dwelling - Ensuite

Amendment 1: Shower tray amended to a tiled
shower floor, new brace walls & new cavity slider
Issued by: Whangarei District Council

Code Compliance

The building consent authority named below is satisfied, on reasonable grounds, that -
the building work complies with the building consent.

A handwritten signature in black ink, appearing to read 'MM Broeshart', with a stylized flourish at the end.

Signature: Mike Broeshart

Position: Building Control Officer - Snr - Inspections

On behalf of: Whangarei District Council

Date: 17 July 2023

In reply please quote: P114999

Or ask for: Paul Reyburn

2 November 2007

B M Denison
16 McAinch Place
Kamo
WHANGAREI

Dear Sir

**Exemption from Obtaining a Building Consent for:
ENCLOSE PATIO AS PER PLAN WITH ALUMINIUM WINDOW JOINERY &
BRICK VENEER ALONG WITH INFILL 100X50**

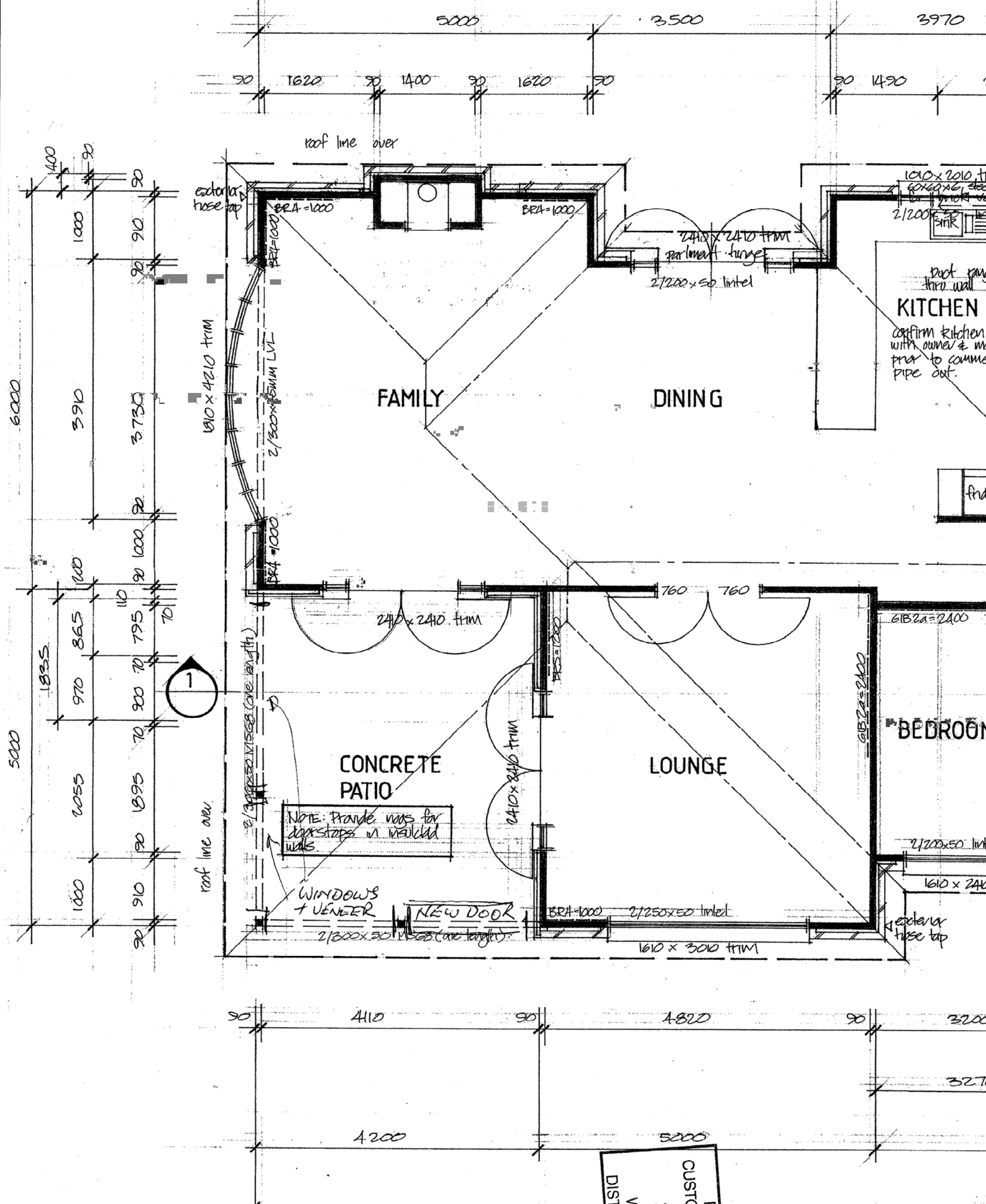
I am pleased to advise you that pursuant to Clause (K) (i) of the First Schedule of the New Zealand Building Act 2004, you have been granted an exemption from obtaining a building consent for the above mentioned building.

The exemption is granted on the condition that the building work is carried out to comply with the New Zealand Building Code and the submitted plans.

Please note that the exemption from having to obtain a building consent does not relieve you, as the property owner, from having to obtain any other authorisation under any other Act, District Plan etc, if such authorisation is required.

Yours faithfully

P A Reyburn
BUILDING OFFICER



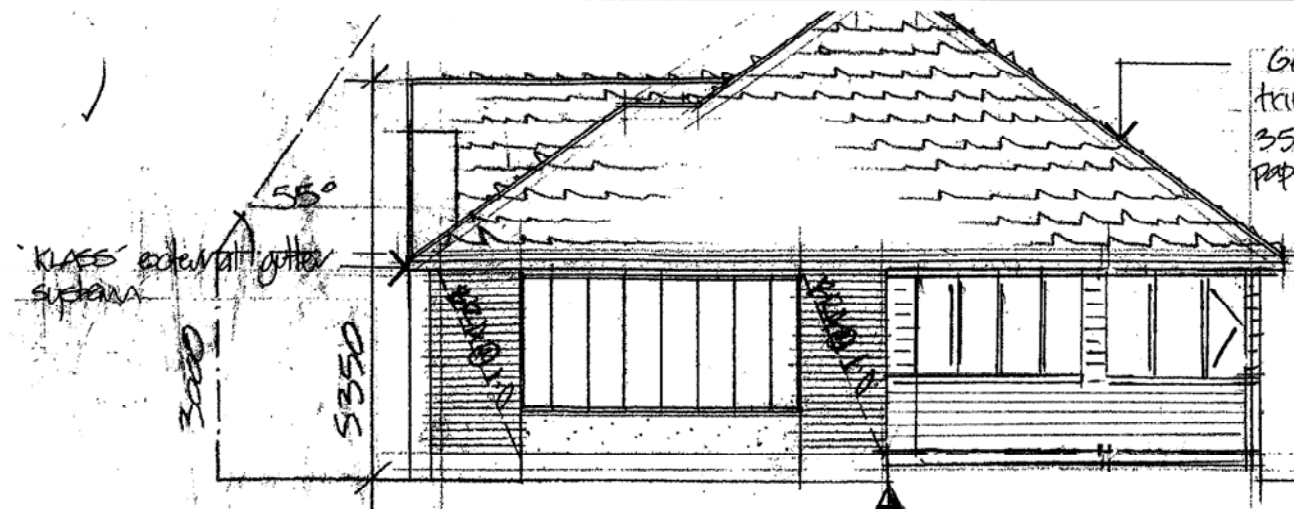
RECEIVED
CUSTOMER SERVICES
30 OCT 2007
WHANGAREI
DISTRICT COUNCIL

FLOOR PLAN 1:50

AREA	HOUSE	208.83 sq
GARAGE	79.77 sq	
TOTAL	288.60 sq	

20
- 2.5 x 2.1m

HOMEWORLD



General Corona stake with barrel
trim 'Textured' metal tile roofing
35° pitch over battens & building
paper

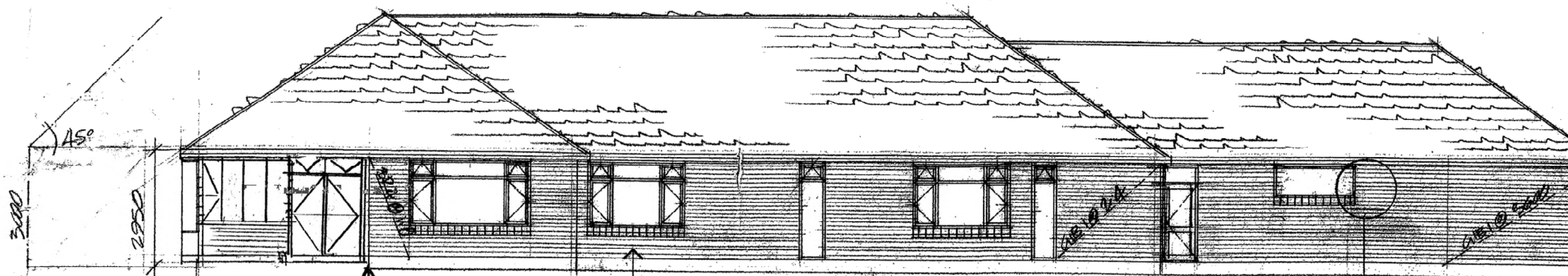
West

EXISTING

PROPOSED

NEW BRICK VENEER
+ AL - WINDOWS

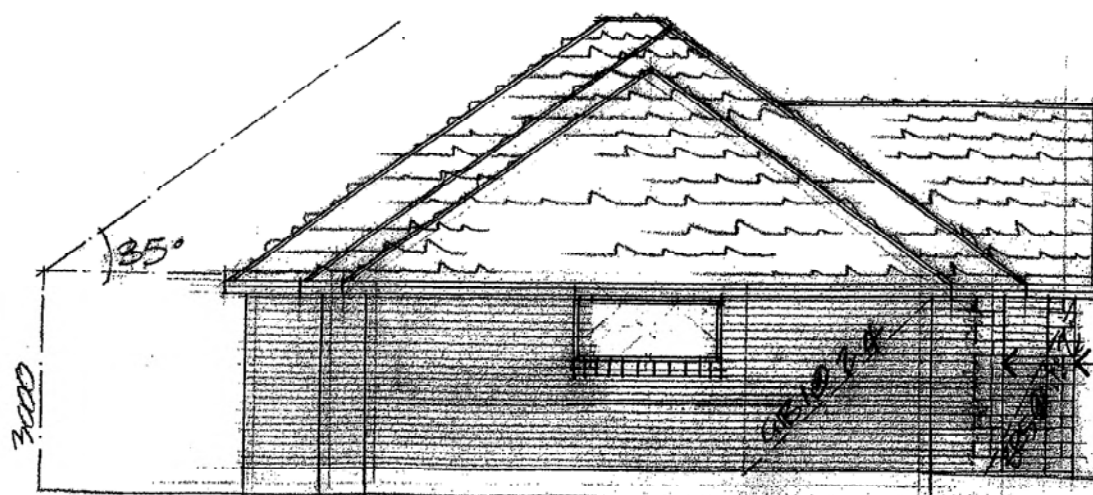
SEE DETAIL A
FOR JOINT



PROPOSED
South NEW BRICK
VENEER + AL JOINERY

Selected 70 series brick veneer
exterior sheathing to cavity
& building paper

SEE DETAIL B
FOR JOINT



Selected 90 series brick
veneer exterior sheathing
as shown to Feature Gable
& post

PROPOSED ALTERATION

DENISON

16 MCALINCH PLACE

KAMO WEST

In reply please quote:

BX1100071

Or ask for:

Paul Van der Sluis

09 January 2012

B M Denison
16 McAinch Place
Kamo 0112

Dear Sir/Madam

Building Consent Exemption No: BX1100071
Building Work: Archgola for Motor Home Parking
Site Address: 16 McAinch Place Kamo 0112

I am pleased to advise you that pursuant to Clause (K) (i) of the First Schedule of the New Zealand Building Act 2004, you have been granted an exemption from obtaining a building consent for the above mentioned building.

The exemption is granted on the condition that the building work is carried out to comply with the New Zealand Building Code and the submitted plans.

Please note that the exemption from having to obtain a building consent does not relieve you, as the property owner, from having to obtain any other authorisation under any other Act, District Plan etc, if such authorisation is required.

A planning check has been undertaken and the building appears to:

- comply with the requirements of the District Plan.

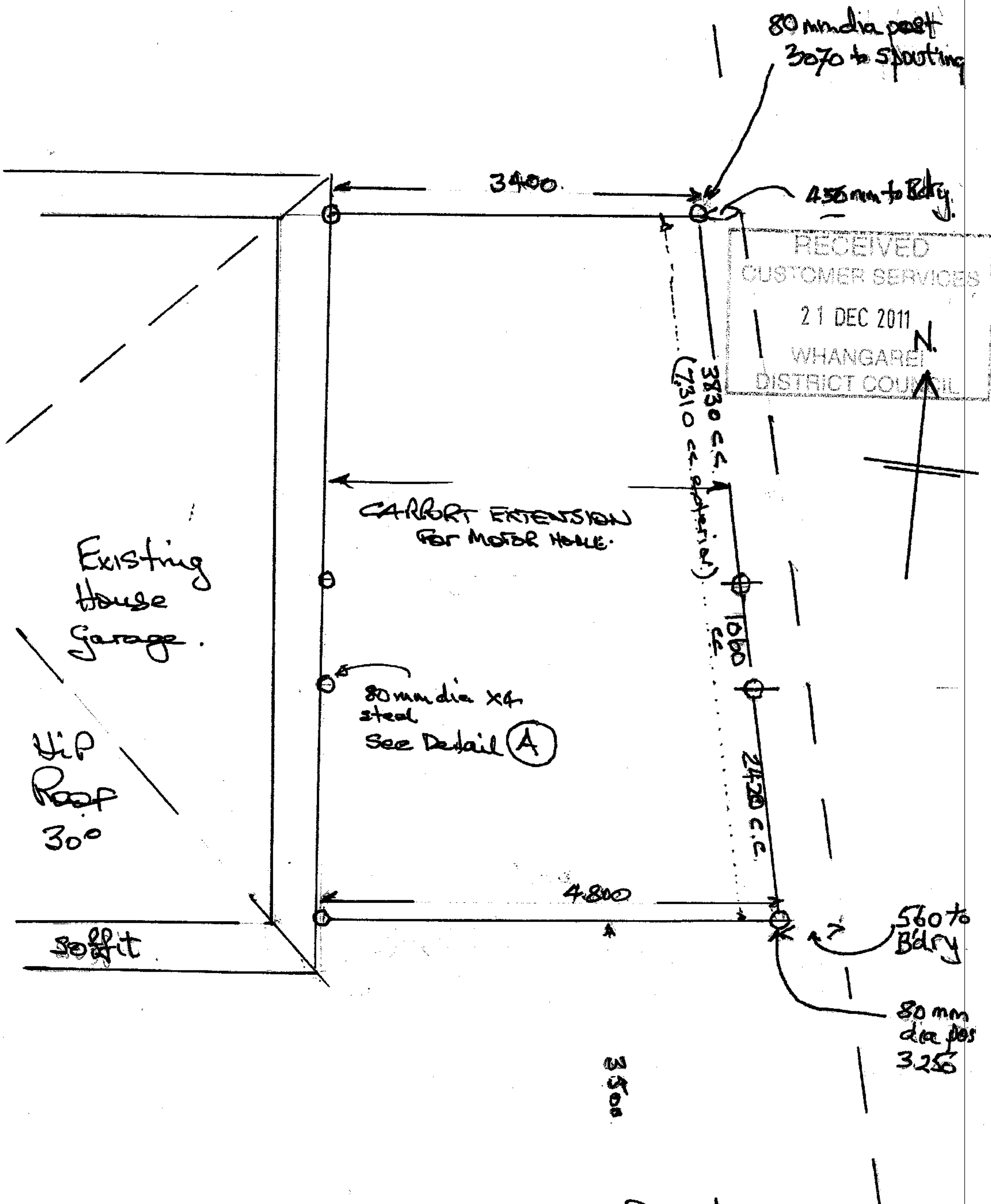
If you commence work in breach of the District Plan, you may be liable to enforcement action pursuant to the provisions of the Resource Management Act, which may include abatement and/or infringement proceedings, or prosecution in the District Court.

Yours faithfully

Paul Van der Sluis
Principal Building Controls Officer

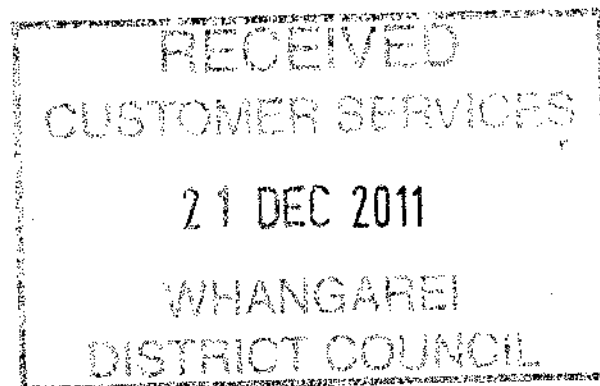
BM DENKON = L.S. LEE

PLAN Scale 1:50

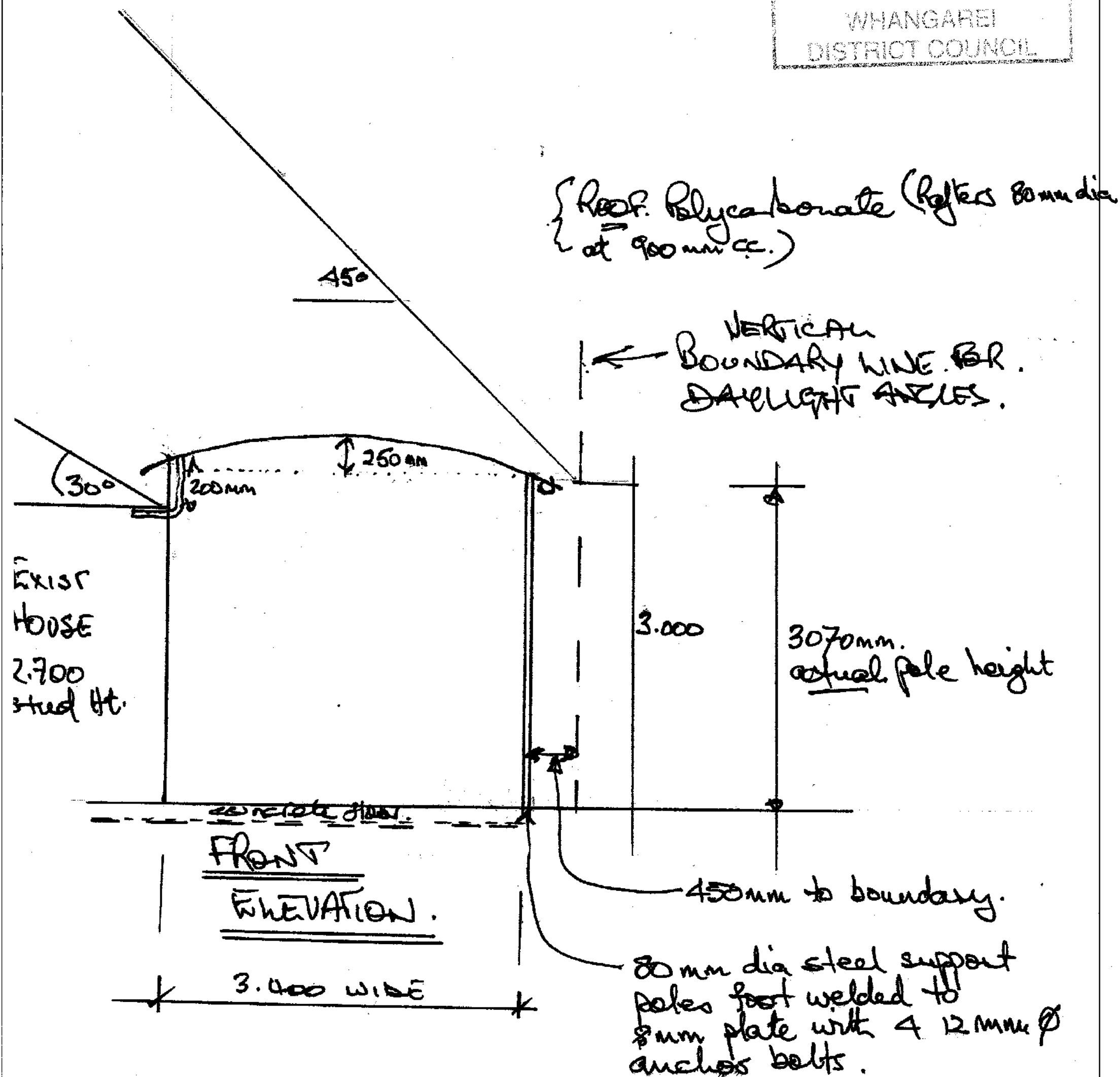


BM DERIVISON & LS LEES.

FRONT ELEVATION. Scale 1:50



{ Roof Polycarbonate (Rafters 80mm dia
at 900mm cc.)





Issue Document

Public Utility Services Application No:91309

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

Received:15May06

Issued:26May06

Applicant

BRIAN & KAY DENNISON
16 MCAINCH PL
KAMO
WHANGAREI 0101

Agent

THE WATER TIGHT CO LTD
P O BOX 523
WHANGAREI

Site Information

PROPERTY ID: 114999
STREET ADDRESS: 16 MCAINCH PL, KAMO, WHANGAREI 0101
LEGAL DESCRIPTION: LOT 32 DP 353982

Project Information

THIS IS A PUBLIC UTILITY SERVICES APPLICATION ONLY

Fees

COUNCIL'S TOTAL CHARGES FOR THIS PUBLIC UTILITY SERVICES APPLICATION
ARE: \$153.00

PAYMENTS RECEIVED TO DATE:

Receipt number: 3228220 Date: 15May06 Amount: \$153.00

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

Water Meter Only.

- 2: Conditions of approval for Utility Services:

No work to be covered up until inspected and approved.

Signed for and on behalf of the Council

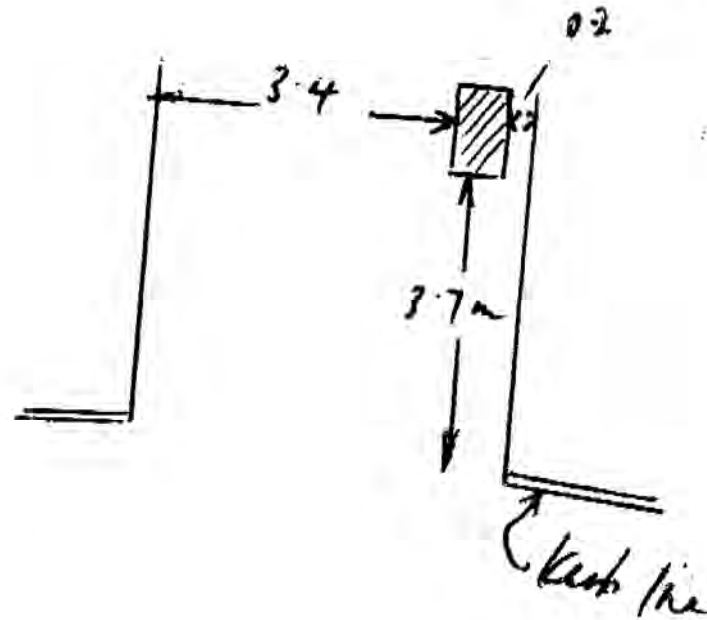
Name: G Byers

 Signature: 

Date: 26/03/06

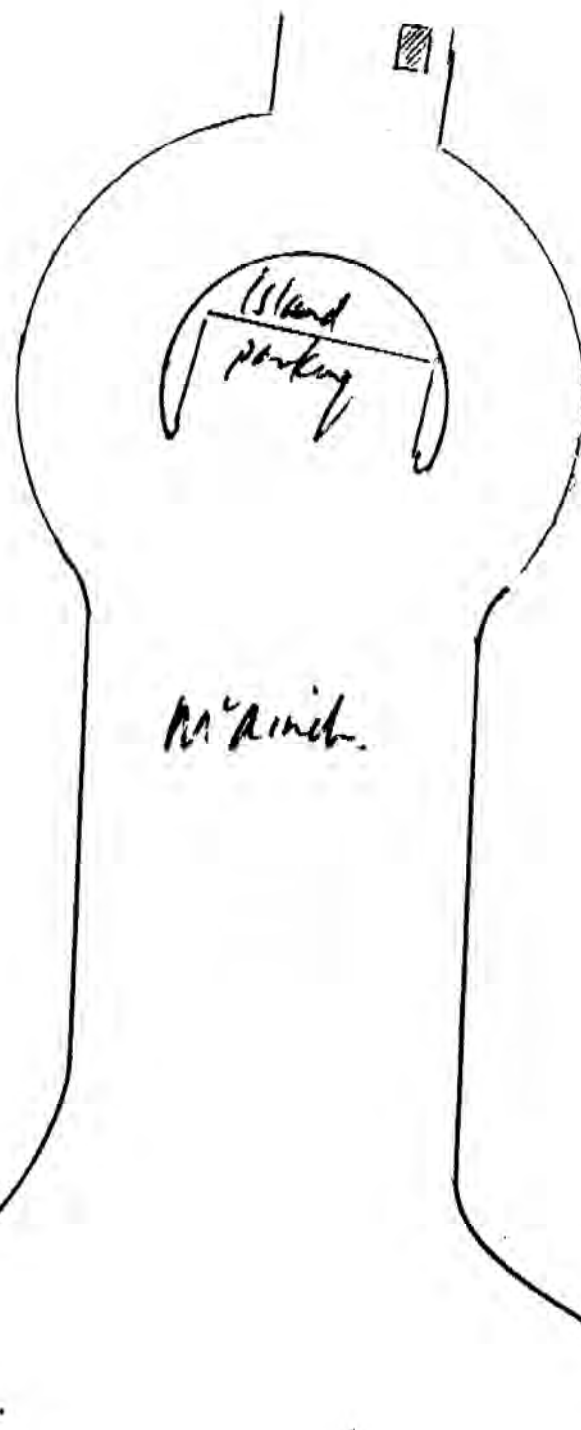
LWC

RECEIVED
CUSTOMER SERVICES
11 MAY 2006
PO Box 523
Whangarei
WHANGAREI 0274 511 714
DISTRICT COUNCIL 09 438 2629
Fax 09 438 2629



WATER METER
CONNECTION APPROVED
Signed: *[Signature]* Date 17-5-06

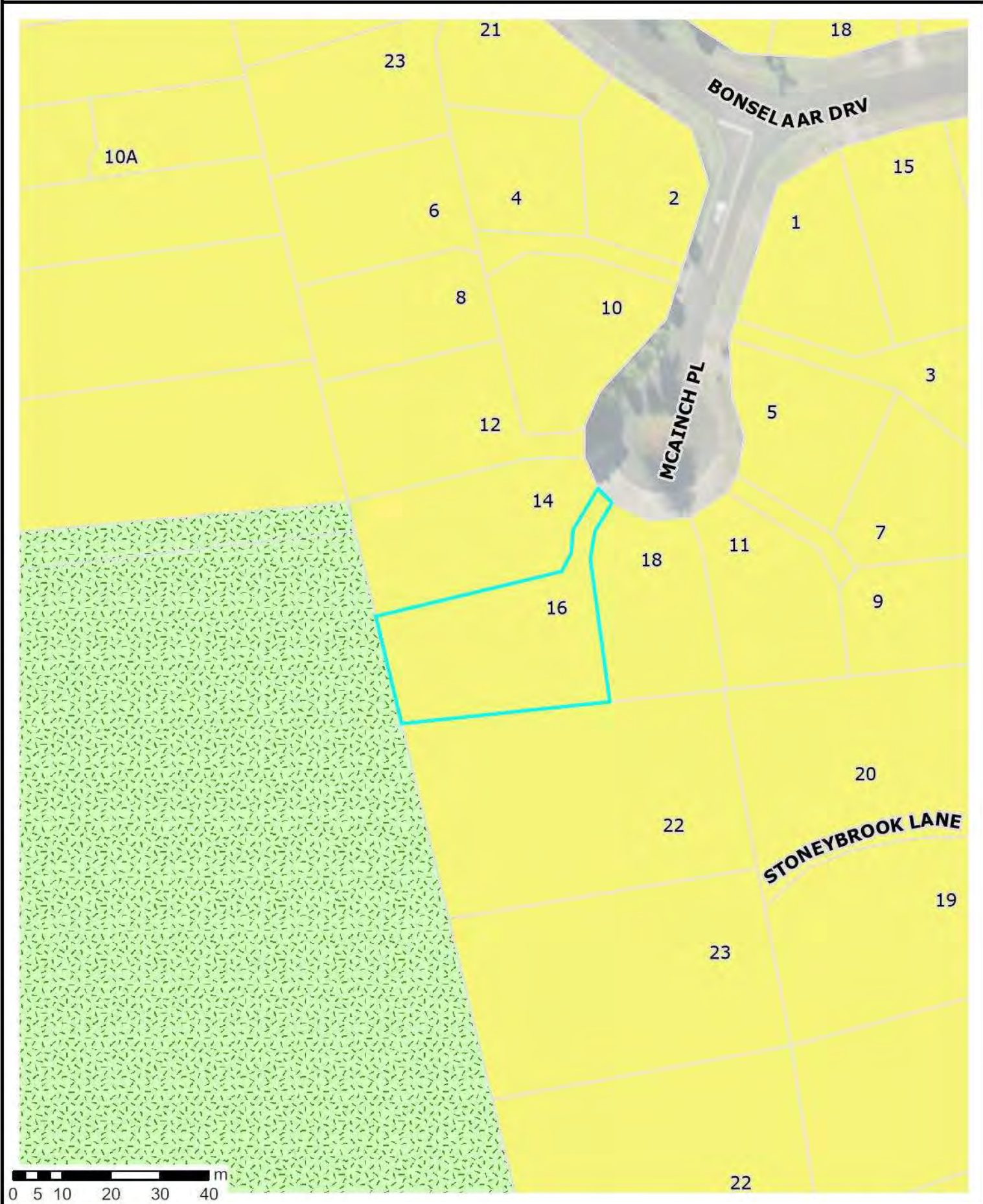
Cost iron meter box required



**Making
the
Connection**

100%
Locally
Owned &
Operated

- Bonsaeton Drini*
- Water connections • Back flow device testing • Fire hydrants, Pressure testing, Installation • Water meter installations • Sub divisions • Water main installations • Site Works Infrastructure Contractors



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.

20 August 2025
Scale 1:1,000



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.

CROWN COPYRIGHT RESERVED. © Copyright Whangarei District Council.