

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: LM2501604**Received: 02 Oct 2025****Issued: 14 Oct 2025****Section 44A, Local Government Official Information
And Meetings Act 1987****APPLICANT**OWN Real Estate
75 Forest View Road
Te Kamo
Whangārei 0185**SITE INFORMATION**Property ID: 17797
Street Address: 30 Lovatt Crescent, Kensington, Whangarei 0112
Legal Description: LOT 10 DP 38123

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: NA43A/470
- Deposited Plan: DP 38123

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>

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 Stormwater Catchment and Flood Management map attached and for further information please contact the Waste and Drainage Department on 09 430 4200.

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.

- House Connection Plan – Dated 23/08/1938

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 (if applicable) for the current financial year, is attached.

Outstanding water balance as at today's date is \$0.00.
A final reading of the water meter will be required.

5: INFORMATION CONCERNING ANY PERMIT, CONSENT, CERTIFICATE, NOTICE ORDER, OR REQUISITION AFFECTING THE LAND OR ANY BUILDING ON THE LAND PREVIOUSLY ISSUED BY THE WHANGAREI DISTRICT COUNCIL OR BUILDING CERTIFIER (WHETHER UNDER THE BUILDING ACT 1991 AND/OR 2004 OR ANY OTHER ACT).

After an extensive search of Council records, we were unable to locate the building file for the original dwelling.

Copy of Building Permits issued for this property are attached.

- Erect Addition to Dwelling
Dated 25/11/1953
- Dwelling Addition
Issued 21/12/1989
- To Erect an Ideal Garage
Issued 08/12/1992

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

- Permit for Sanitary Plumbing or Drainage Work – Drainage for Garage
Dated 08/12/1992

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 Medium Density 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.

This property is in the vicinity of an Archaeological site, refer map attached.

- Q07/1503 - Transport/Communication

Please note, any future development, including building consents, will be notified to Heritage New Zealand.

For further information contact Heritage New Zealand, Northland Area Office on ph. 09 407 0470 or infonorthland@heritage.org.nz

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.

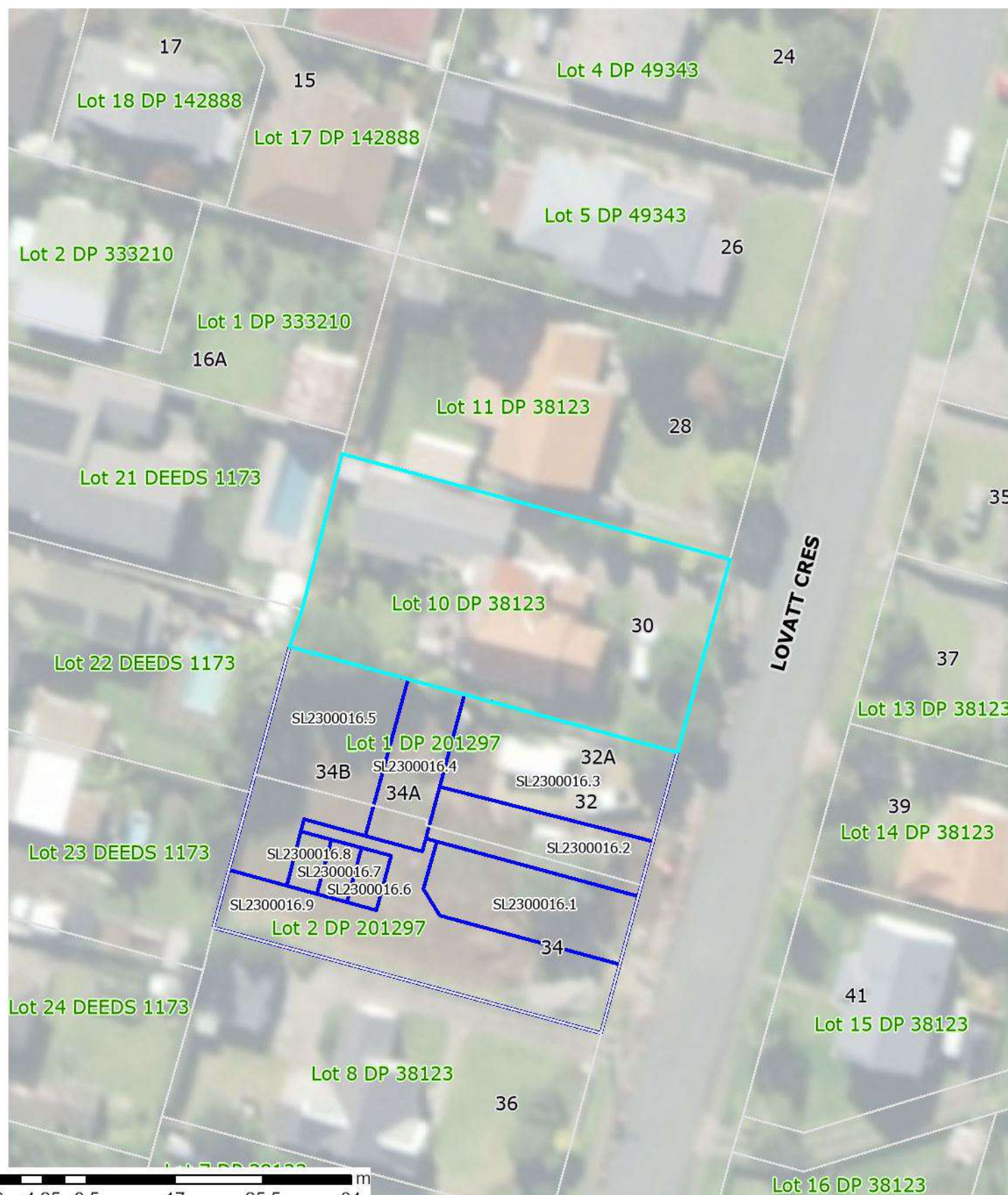
A LIM is not a suitable search of Council's records for the purposes of the National Environmental Standards (NES) for soil contamination of a potentially contaminated site.

Signed for and on behalf of Council:



Eilish Getty
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.

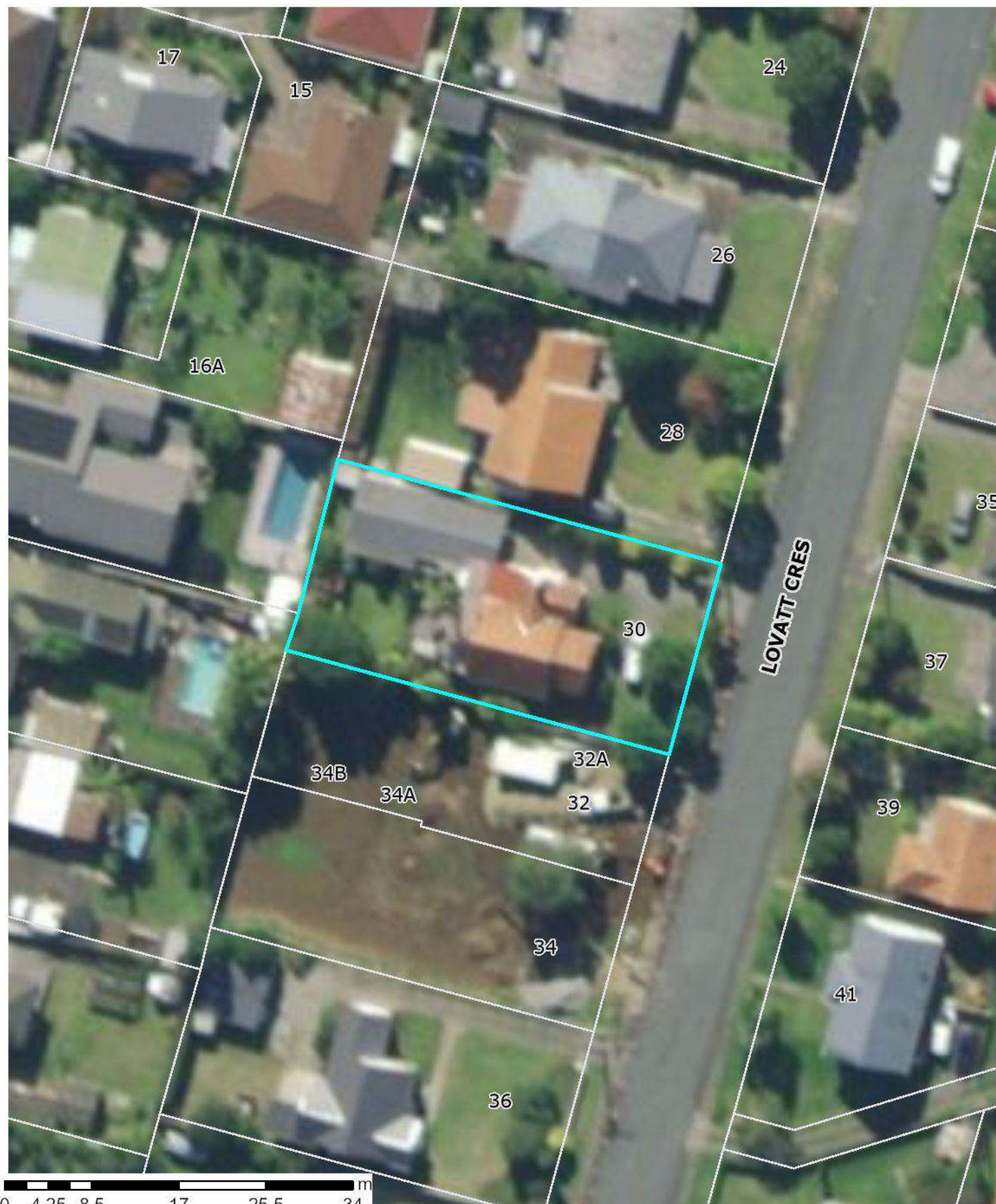
13 October 2025

Scale 1:500

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



Aerial Photography



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

13 October 2025

Scale 1:500



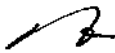
The information displayed is schematic only and serves as a guide. It has been compiled from Whangarei District Council records and is made available in good faith but its accuracy or completeness is not guaranteed. Parcel Information is sourced from the Land Information New Zealand (LINZ) Data Service.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



**RECORD OF TITLE
UNDER LAND TRANSFER ACT 2017
FREEHOLD**

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




R.W. Muir
Registrar-General
of Land

Identifier **NA43A/470**
Land Registration District **North Auckland**
Date Issued 23 January 1979

Prior References

NA1567/46

Estate Fee Simple
Area 748 square metres more or less
Legal Description Lot 10 Deposited Plan 38123

Registered Owners

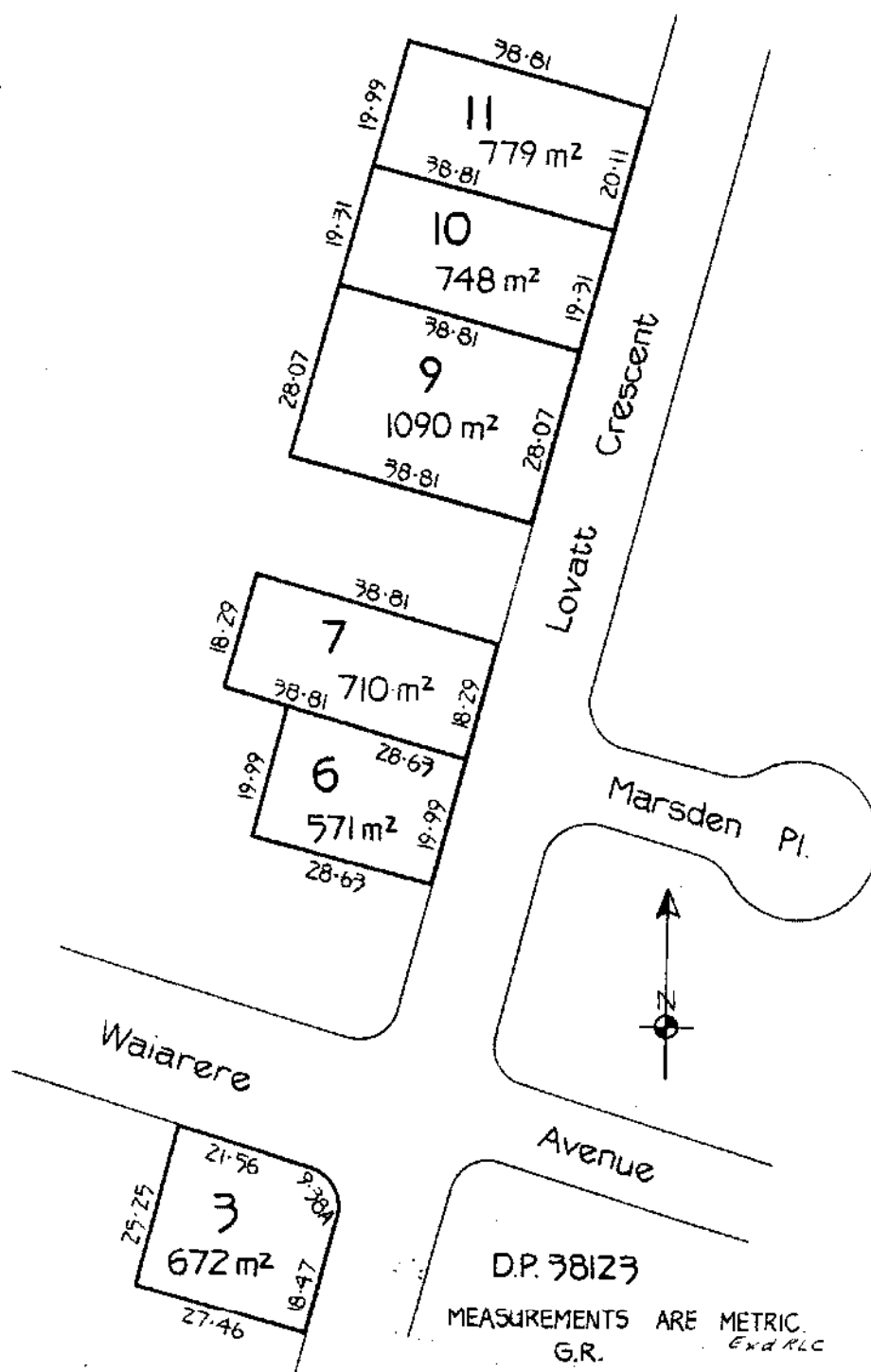
Peter Alfred Anderson and Lisa Maree Anderson

Interests

Subject to a drainage right (in gross) in favour of The Whangarei City Council created by Deed of Easement 370843 (R510/92)

43A/

WHANGAREI CITY.



38123

38123

NORTH AUCKLAND LAND DISTRICT

File 3/1494

Land Transfer Office
 Received 27/11/37
 Title Ref. R.C.S. 593/325
 Referred to Draughtsman 28/11/37
 Part Subject to Drainage Rights
 in Favour of Whangarei Borough Council
 (S.C. 3708/43) (S.C. 510/52)
 From D.P. 27013

WHANGAREI

S.

D.

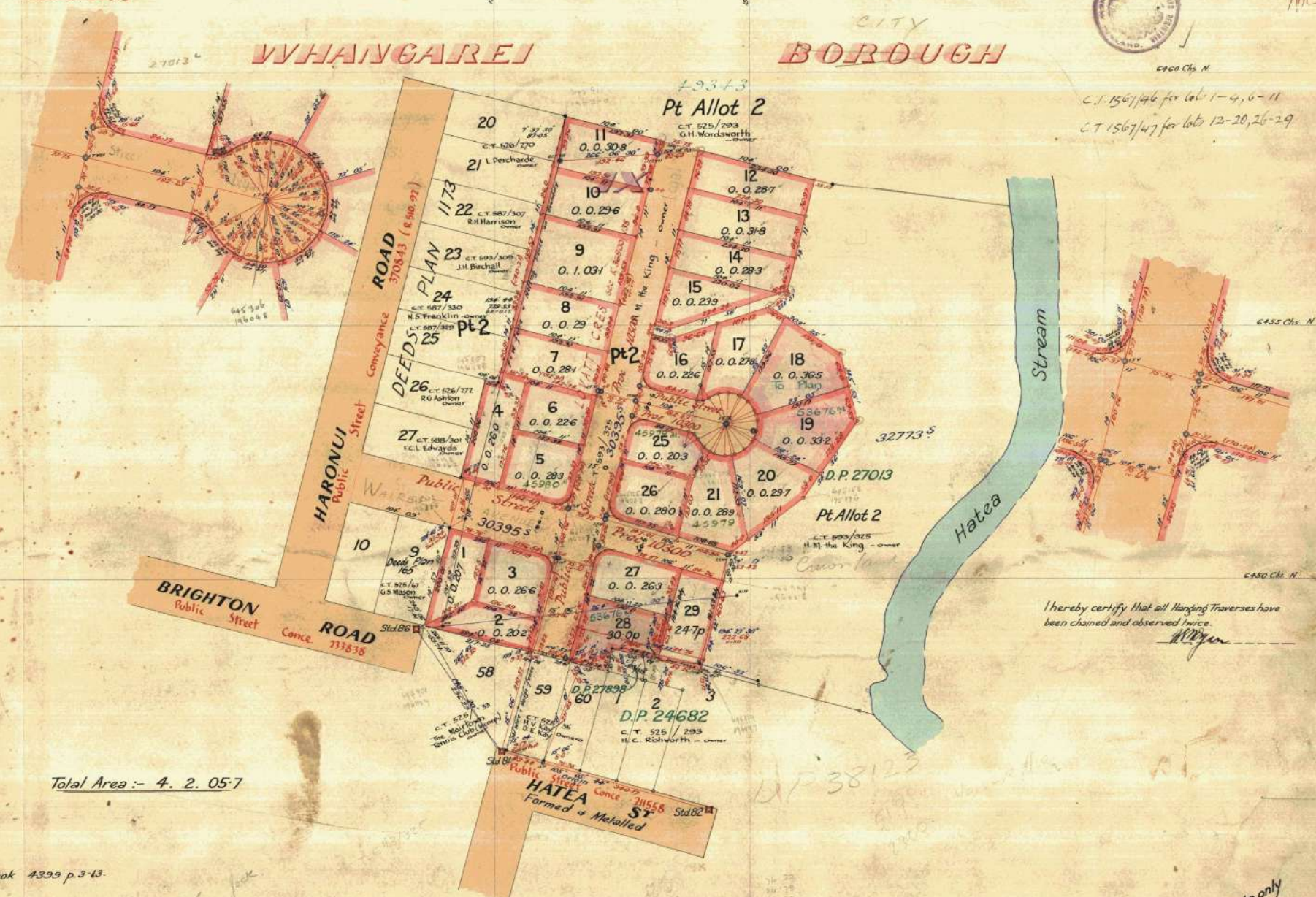
Deposited this 8th day
 of January, 1937
 W. S. M. Organ
 Assistant Land Registrar



NIL

WHANGAREI

CITY BOROUGH



Total Area :- 4. 2. 05.7

Field Book 4399 p. 3-13.

Plan of
 Housing Lots 1-21 & 25-29, Pt Allot 2 D.P. 27013 Whangarei Parish
 Surveyed by W.S.M. Organ, Registered Surveyor, August, 1937
 Scale :- 1 Chain to an inch
 Comprised in Pt. C.T. 593/325

I, William Stirling Maxwell, Organ of AUCKLAND Registered Surveyor, hereby certify 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 Rules of the Survey Board.
 Dated at Auckland this 21st day of Feb 1938

W. S. M. Organ
Registered Surveyor

Approved as for Survey Data only
 Chief Surveyor
 Approved as to Survey
 Chief Surveyor
 17/11/37

For the Whangarei Borough Council's approval to the subdivision shown in this plan in terms of Section 332 of the Municipal Corporations Act 1933, see file 3/1494 folio 204.

38123

38123
29437



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 October 2025
Scale 1:500



District Plan Change 1 - Natural Hazards Flooding



PC1 - Natural Hazards

13 October 2025

Flood Hazard Area

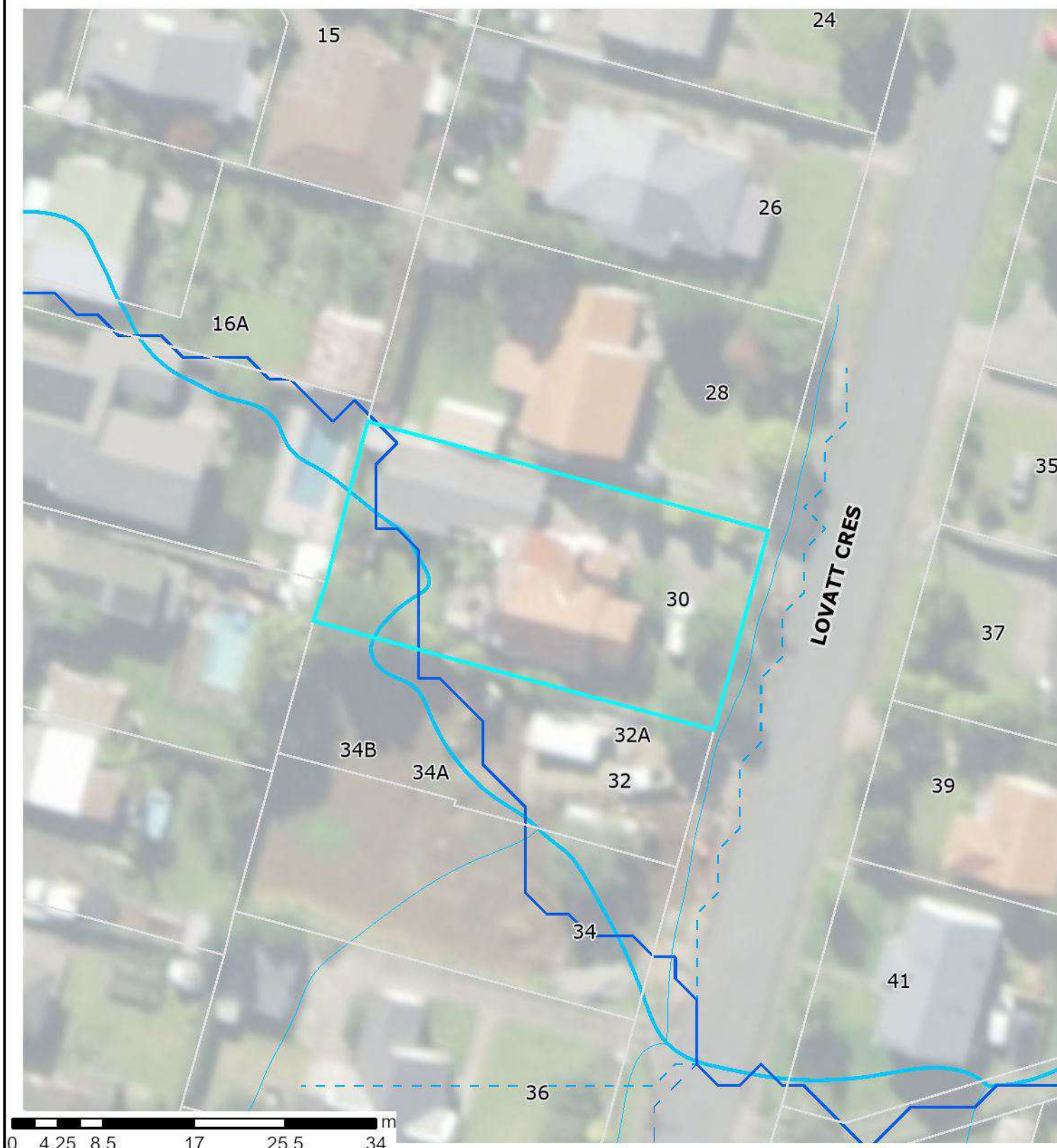
Scale 1:500

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

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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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

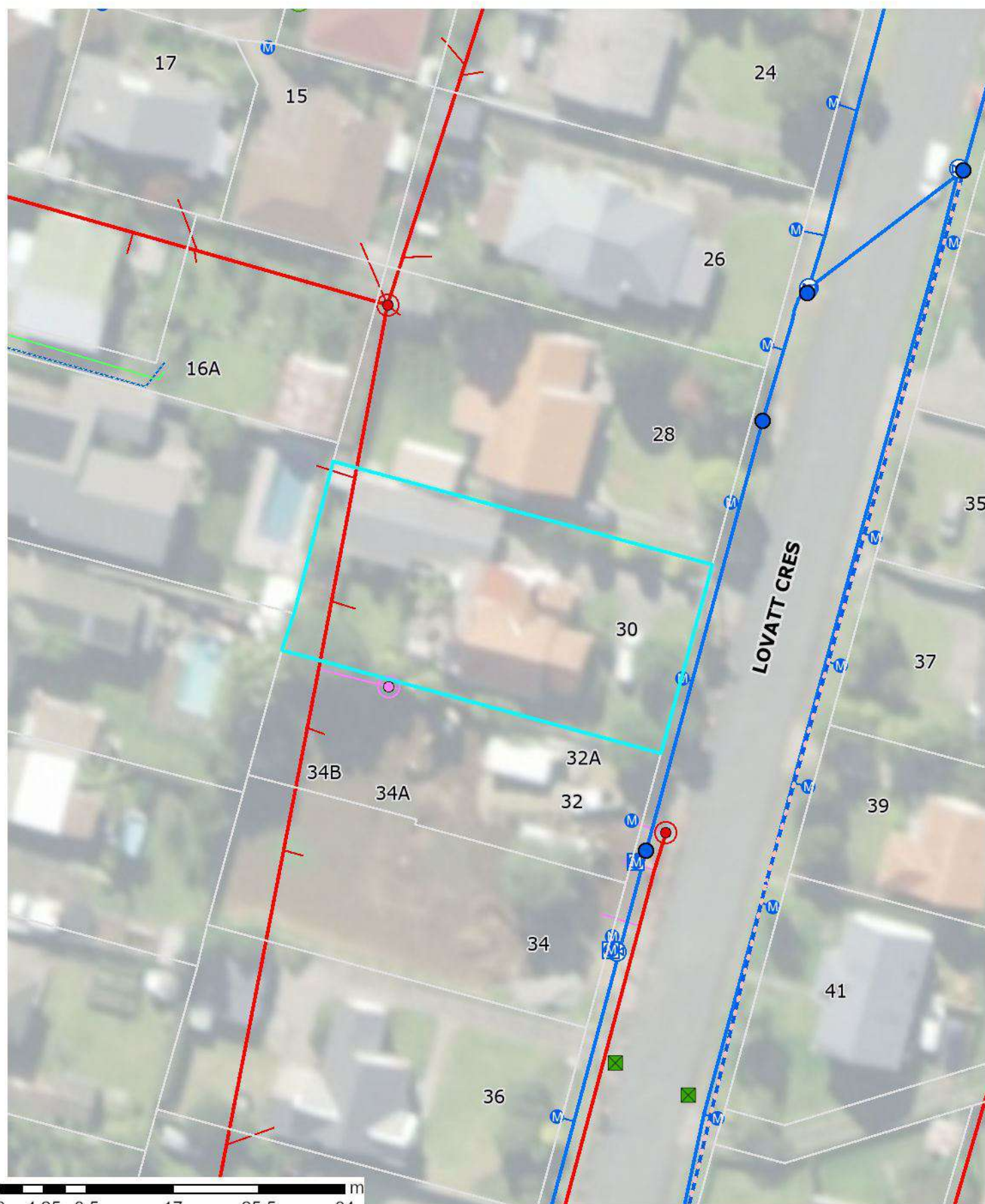
- 0.2 - 1.0 Ha
- 1.0 - 2.0 Ha
- 2.0 - 5.0 Ha
- > 5.0 Ha

Depression Storage Areas 2017

- Depression Storage Areas

13 October 2025
Scale 1:500





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 October 2025

Scale 1:500



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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



WDC

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



WDC

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

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



WDC

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



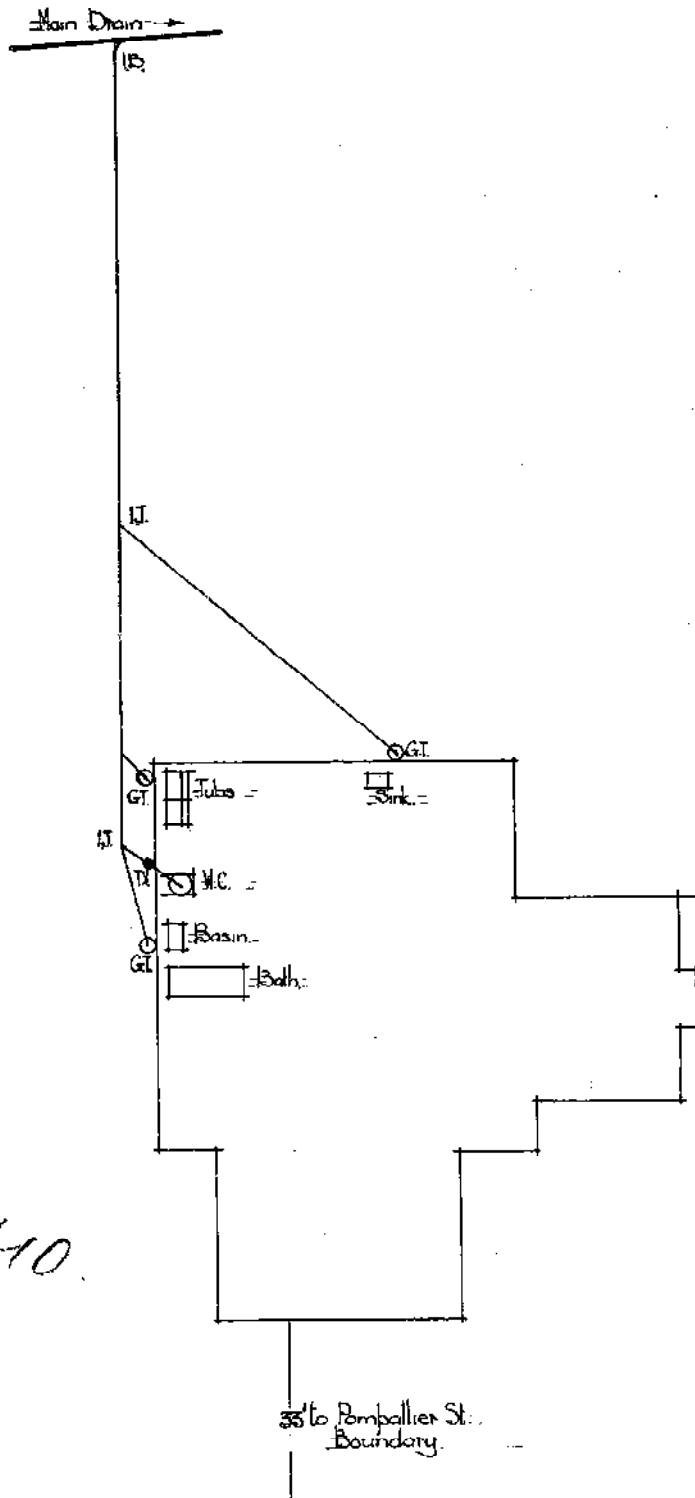
Private

HOUSE CONNECTION PLAN

17797

Binding Margin to be left blank

566



Lot 10.

Owner _____

Street _____

Assessment No. _____

Signature of Plumber _____

Signature of Drainer _____



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, 13 October, 2025

Property Number 17797
Legal Description LOT 10 DP 38123
Assessment Number 0073263000
Address 30 Lovatt Crescent Whangarei 0112
Record of Title(s) 43A/470
Land Value \$365,000
Capital Value \$650,000
Date of Valuation 01-July-2024
Effective Date (used for rating purposes) 01-July-2025
Meter Location 7M LHB 10M RHB

Rates Breakdown (up to 30 June 2026)

Rates Charge	Charge Total
General Residential	\$1,064.81
Sewage Disposal - Residential	\$966.00
Stormwater	\$79.00
Uniform Annual General Charge	\$901.00
Regional Council Services	\$229.89
Regional Economic Development	\$11.10
Regional Emergency & Hazard Management	\$67.31
Regional Flood Infrastructure	\$41.66
Regional Land and Freshwater Management	\$110.45
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	\$3,676.39

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

Rates Instalments	Total
20/07/2025 Instalment	\$919.39
20/10/2025 Instalment	\$919.00
20/01/2026 Instalment	\$919.00
20/04/2026 Instalment	\$919.00

Rates Total **\$3,676.39**

Balance to Clear **\$2,757.00**

Whangarei Borough Council

BUILDING APPLICATION FORM

To: The Borough Engineer,

Date: Nov 25th 1923

Sir,

I hereby apply for permission to

at 19 Pomallier St for Miles Hughes

(House Number and Street)

(Owner)

of Whangarei, according to locality plan and detailed plans, elevations

(Address)

cross-sections and specifications of building deposited herewith in duplicate.

PARTICULARS OF LAND:

LENGTH OF BOUNDARIES:

Assess. No. 1/4 2269Lot No. 10D.P. 50. 29437Allotment No. 2Front: /Back: /Side: / Area: 0-0 29-6Side: /

PARTICULARS OF BUILDING:

Foundations: ConcreteFloors: /Walls: weatherboardRoofs: Flat IronArea of Ground Floor: 99 square feet.Area of Outbuildings: / square feet.Number of Storeys: Above kerb level: / Below kerb level: /Average distance of set back of front of buildings from street boundary line: /

ESTIMATED COST:

Building - - - - - \$ 254Sanitary, Plumbing and Drainage - - - - - \$ 32Total 286Proposed purposes 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): /Proposed use or occupancy of other parts of buildings: /Nature of ground on which building is to be placed and on the subjacent strata: /

Yours faithfully

Builder's Postal Address:

12 Cairnfield Rd.
WhangareiMiles Hughes Owner.Barren A Hardd Builder.

17797

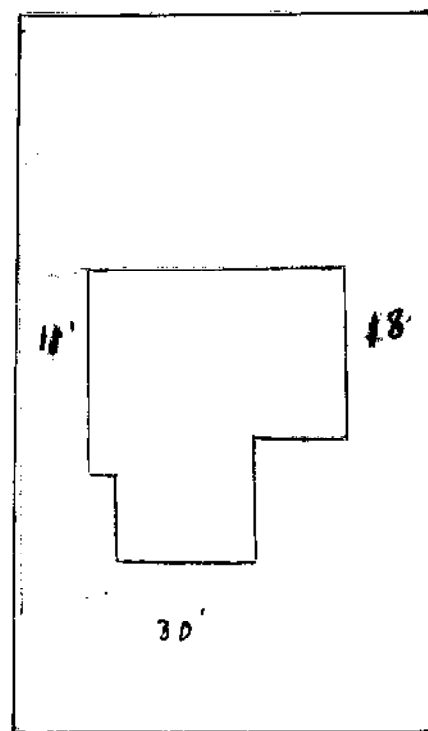
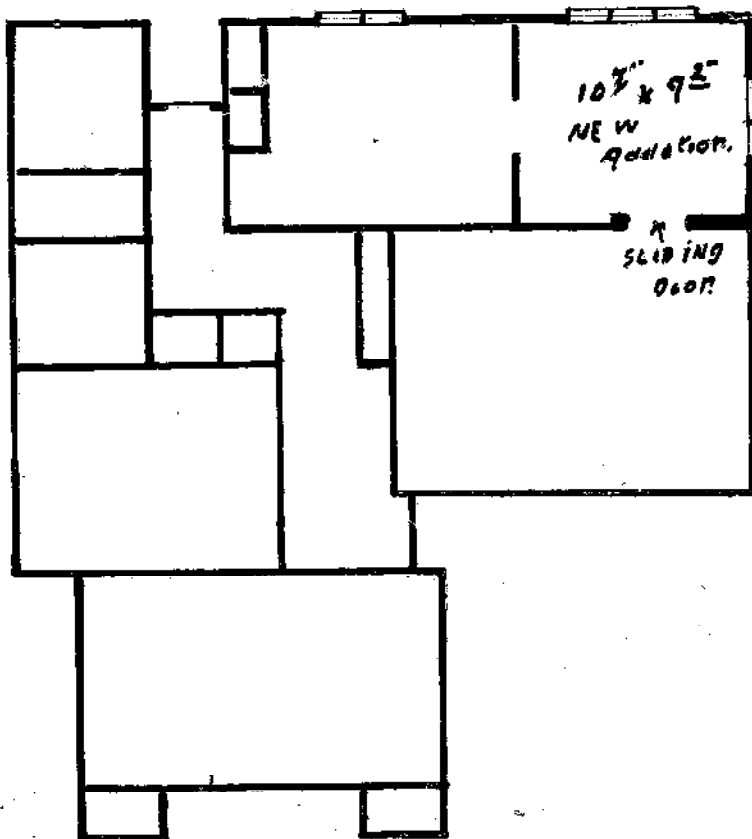
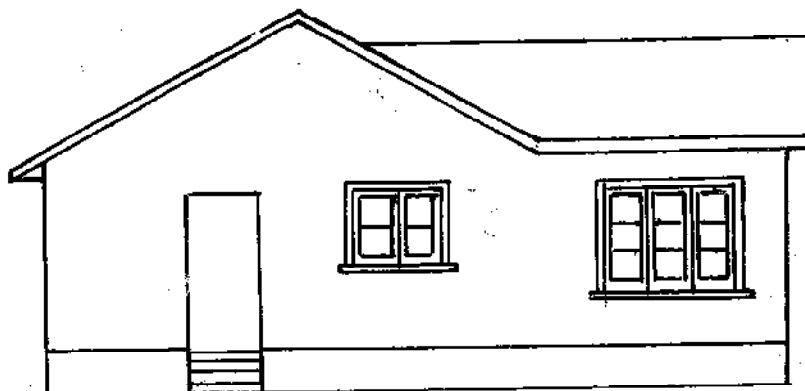
3

PROPOSED Addition

FOR

MILWAUKEE HUGHES E30

10 THOMAS LEE ST. BANGOR, ME.



SCALE $\frac{1}{8}" = 1 \text{ FOOT}$

File No 1268
Date 21/12/89
Permit No H 1253
Received 21/12/89

17797

WHANGAREI DISTRICT COUNCIL
BUILDING APPLICATION FORM

RECEIVED

13 DEC 1989

WHANGAREI
DISTRICT COUNCIL

PROPOSED BUILDING WORK Dwelling Addition

PROPERTY ADDRESS 30 LOVATT CREST WHANGAREI

NAME OF OWNER M. L. + T. G. BARNETT

Postal Address 30 LOVATT CREST

NAME OF BUILDER MEAN BARNETT

Postal Address 30 LOVATT CREST

ASSESSMENT NO 732/630 Lot 10 PF 38/23

AREA OF BUILDING SITE Hectares 749 Square Metres

NATURE OF SOIL (Rock, Clay, Sand, Loam etc)

FLOOR AREA OF PROPOSED WORK (Square Metres)

	Basement	Ground Floor	Other Floors	Total
Main Building		<u>29 m</u>		<u>29 m</u>
Accessory Buildings				

ESTIMATED VALUE OF WORK

Building	\$ <u>4050 =</u>
Accessory Building	\$
Plumbing	\$ <u>300 =</u>
Drainage	\$
TOTAL	\$ <u>4050 =</u>

OFFICE USE ONLY

TAGS AMBOND NO

NAME OF APPLICANT M. L. Barnett

Postal Address 30 LOVATT CREST Phone 4372145

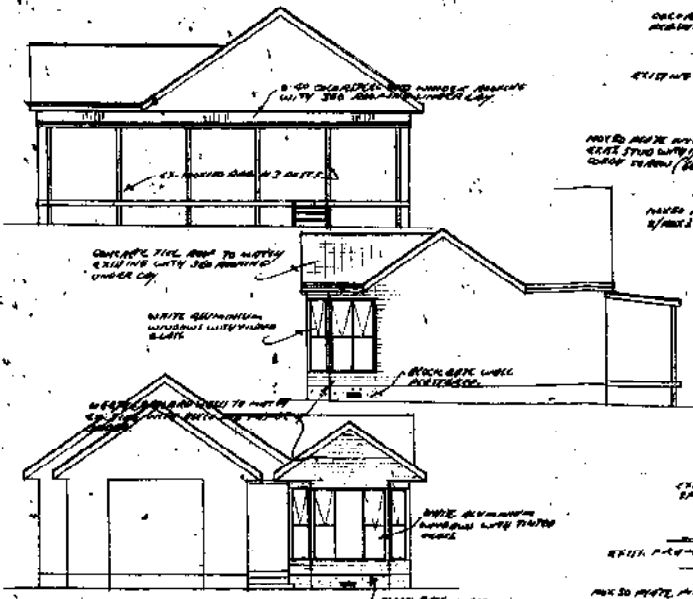
DESIGNATION OF APPLICANT M. L. Barnett (eg Owner, Builder, Owner's Agent)

I hereby acknowledge that the above information is correct and that should a permit not be uplifted I undertake to pay the designated administration fee.

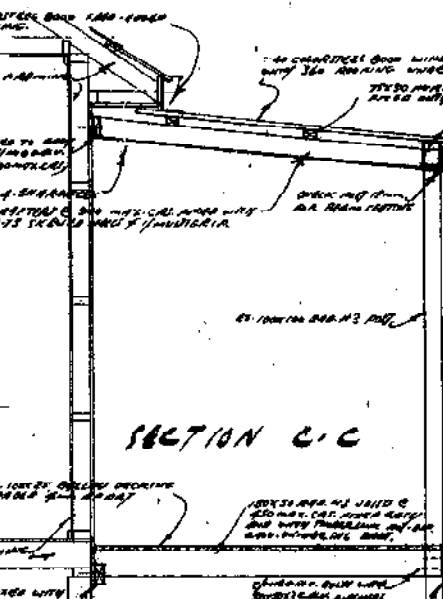
SIGNATURE OF APPLICANT [Signature] Date 13-12-89

OFFICE USE ONLY			
Stormwater Connection	\$.....	Permit to Cross Footway	\$.....
Sewer Connection	\$.....	Deposit Against Street Damage	\$.....
Water Connection	\$.....	Building Research Levy	\$.....
Water for Building	\$.....	Development Levy	\$.....
Backflow Preventer	\$.....	Building Permit	\$ <u>80.50</u>
Plumbing Permit	\$.....	Sundry Building	\$.....
Drainage Permit	\$.....	Other	\$.....
		<u>80.50</u>	

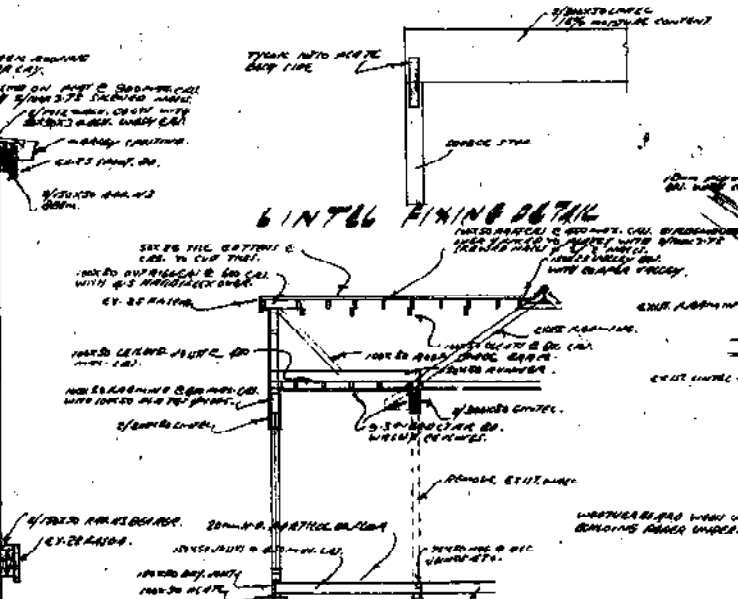
17797



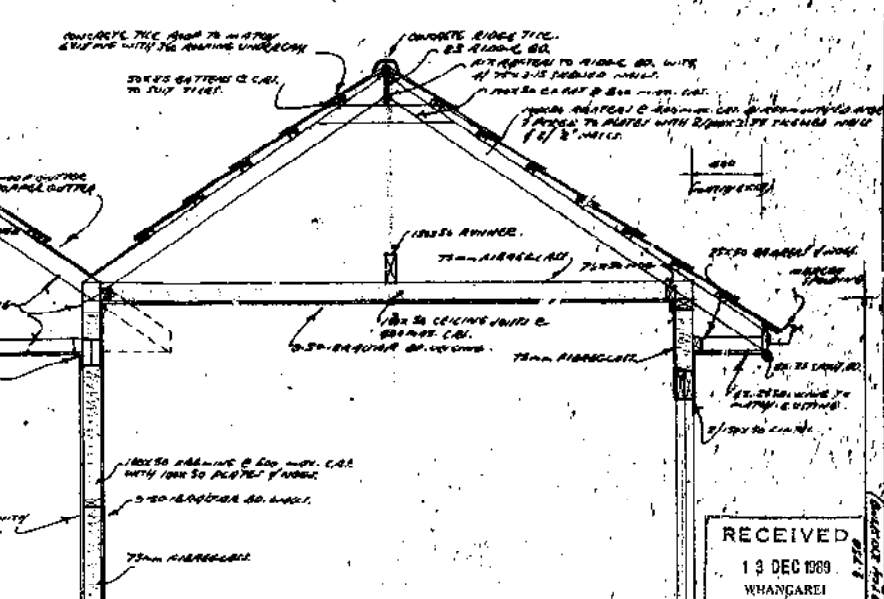
ELEVATIONS



SECTION C-C

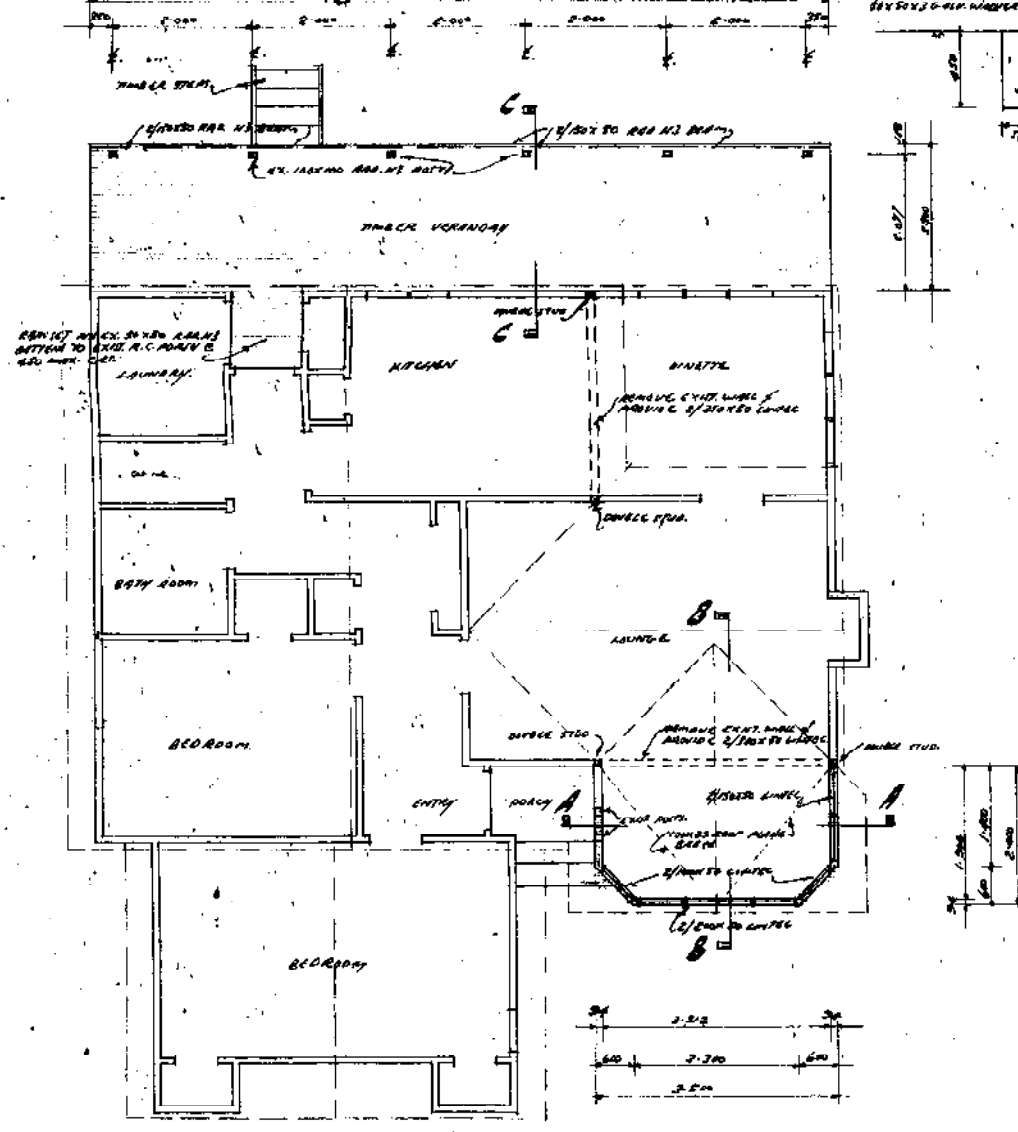


SECTION B-B

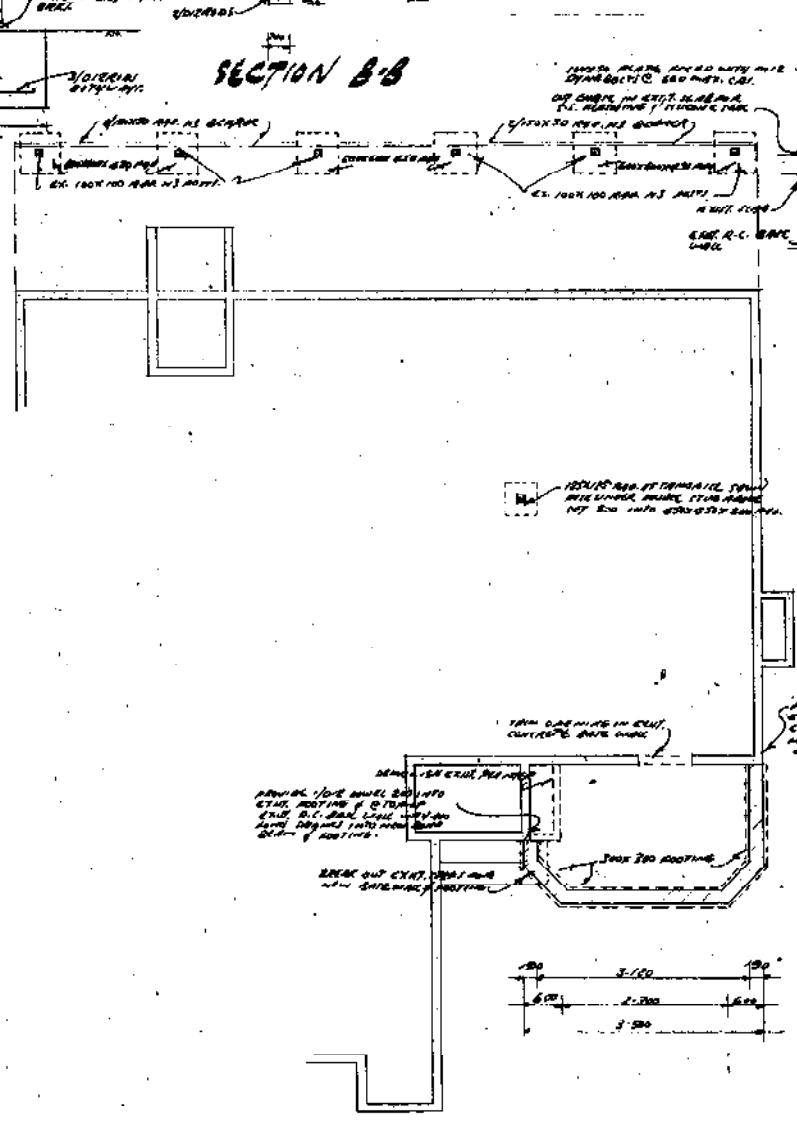


SECTION A-A

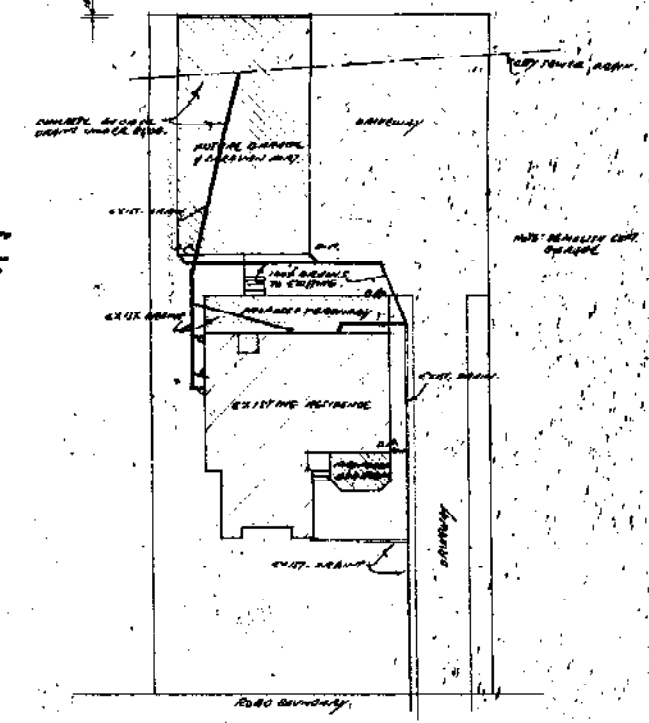
RECEIVED
13 DEC 1989
WHANGAREI
DISTRICT COUNCIL



FLOOR PLAN



FOUNDATION PLAN



SITE & DRAINAGE PLAN

NOTE: ALL MEASUREMENTS ARE TO BE VERIFIED ON JOB

PROPOSED ADDITION TO RESIDENCE AT 30 LOVATT CRESCENT FOR MR M. BARNETT

SCALE
1:100 (50' = 1" = 0.25')

PLAN NO
5/82

BRENT POLYMER
DESIGN ENGINEERING
1981 CONCEPT PLAN

OUTB
3563

WHANGAREI DISTRICT COUNCIL

17797

RECEIVED

27 NOV 1992

WHANGAREI
DISTRICT COUNCIL

NO _____
PERMIT NO BAD 3563
ISSUED 8/12/92

FORUM NORTH PRIVATE BAG, WHANGAREI
TELEPHONE (09) 438 4879
FAX (09) 438 7632

FILE NO 1268

BUILDING PERMIT APPLICATION

OWNER	
NAME <u>Mr Marshall</u>	
MAILING ADDRESS <u>30 Lovit Cres</u>	
<u>Whangarei</u>	
PHONE <u>4373841</u>	

BUILDER	
NAME <u>IDEAL GARAGES</u>	
MAILING ADDRESS <u>P.O. BOX 6033</u>	
<u>BAUMANGA</u>	
<u>WHANGAREI</u>	
PHONE <u>(09) 438 5137</u>	

PROPERTY ON WHICH BUILDING IS TO BE ERECTED / DEMOLISHED

SITE
PROPERTY ADDRESS <u>30 Lovit Cres</u>

LEGAL DESCRIPTION
VAL ROLL NO <u>00732/630-00</u>
LOT <u>10</u> DP <u>38123</u>
BLOCK <u> </u> SEC <u> </u>
SURVEY DISTRICT <u> </u>

DESCRIPTION OF PROPOSED WORK AND MAIN PURPOSE OF USE	
<u>To erect an Ideal Garage</u>	OFFICE USE ONLY
	STATS NO <u> </u>

FLOOR AREA DWELLING UNITS	
WHOLE SQ METRES <u>518</u>	NUMBER <u>1</u>
ERECTED	

ESTIMATED VALUE OF WORK	
BUILDING	\$ <u>7800</u>
PLUMBING	\$ <u> </u>
DRAINAGE	\$ <u>200</u>
TOTAL	\$ <u>8000</u>

PLUMBING & DRAINAGE LABOUR	
PLUMBING	\$ <u> </u>
DRAINAGE	\$ <u>100</u>

MASTER BUILDERS STREET DAMAGE	
BOND NUMBER	<u> </u>

OFFICE USE ONLY	
PLANNING ☒	DANGEROUS GOODS
PLUMBING ☒	ENGINEER
HEALTH ☒	FIRE SAFETY
BUILDING ☒	COMMERCIAL INSP
	SBI
	FINAL APPROVAL

NATURE OF PERMIT (TICK)	
1 NEW BUILDING (NOT NO 4)	☐
2 FOUNDATIONS ONLY	☐
3 RESITED, REPAIRED, ALT, EXT	☐
4 DOM GARAGES & OUTBUILDINGS	☒
5 CHIMNEYS, APPL & FIREPLACES	☐
6 OTHER CONST & DEMOLITIONS	☐

PARTICULARS OF SITE	
AREA OF LAND <u>0.0742 ha</u>	
NATURE OF SOIL <u>Chy loam</u>	
OTHER BUILDINGS ON SITE <u>House</u>	

APPLICANT (PLEASE PRINT)	
NAME <u>IDEAL GARAGES</u>	
MAILING ADDRESS <u>P.O. BOX 6033</u>	
<u>BAUMANGA</u>	
<u>WHANGAREI</u>	
PHONE <u>(09) 438 5137</u>	
TITLE <u>Builder</u>	(OWNER, BUILDER, OWNERS AGENT)
SIGNATURE <u>[Signature]</u>	



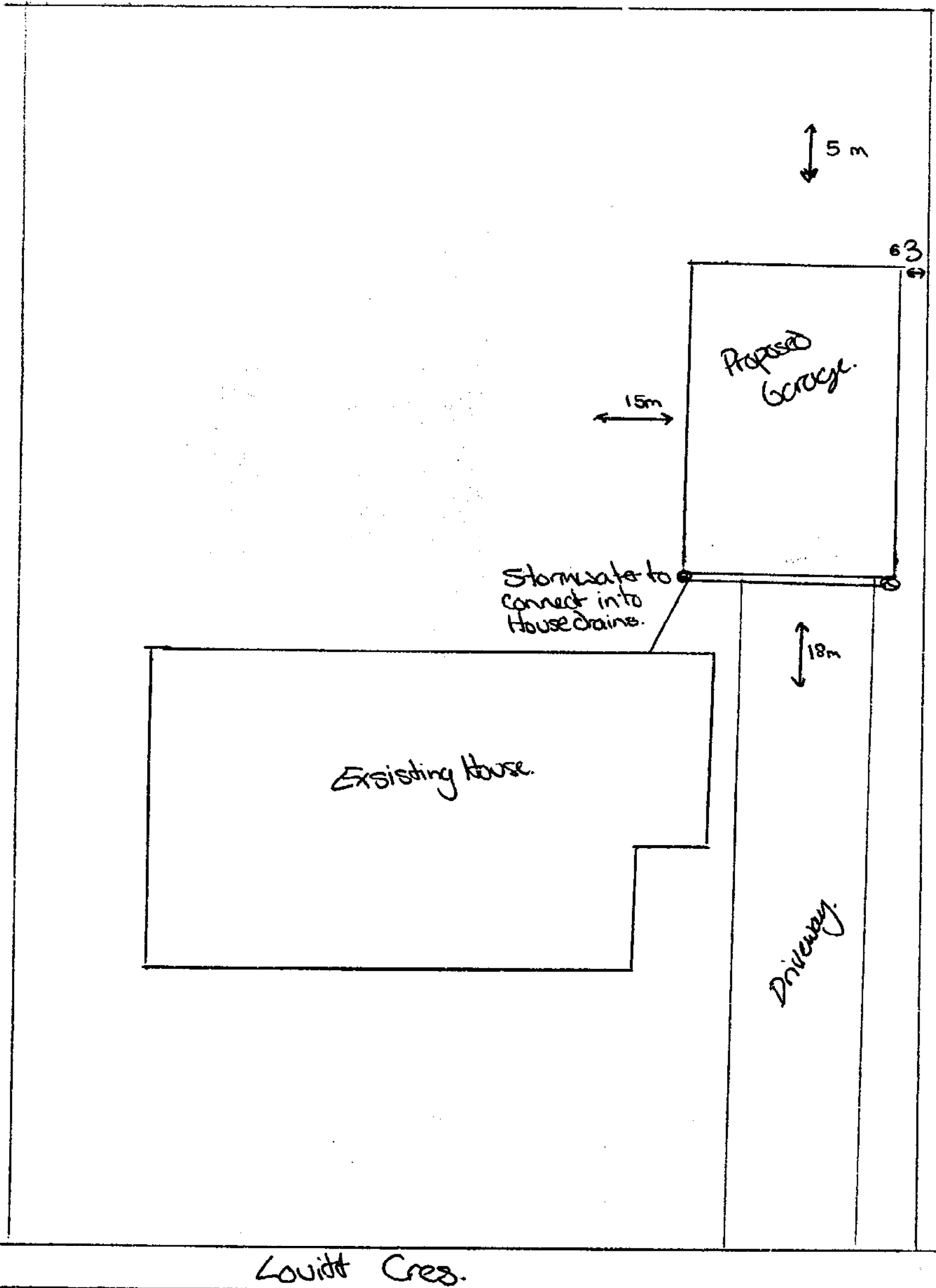
MANUFACTURERS OF PREFABRICATED GARAGES AND SHEDS

17797

RECEIVED

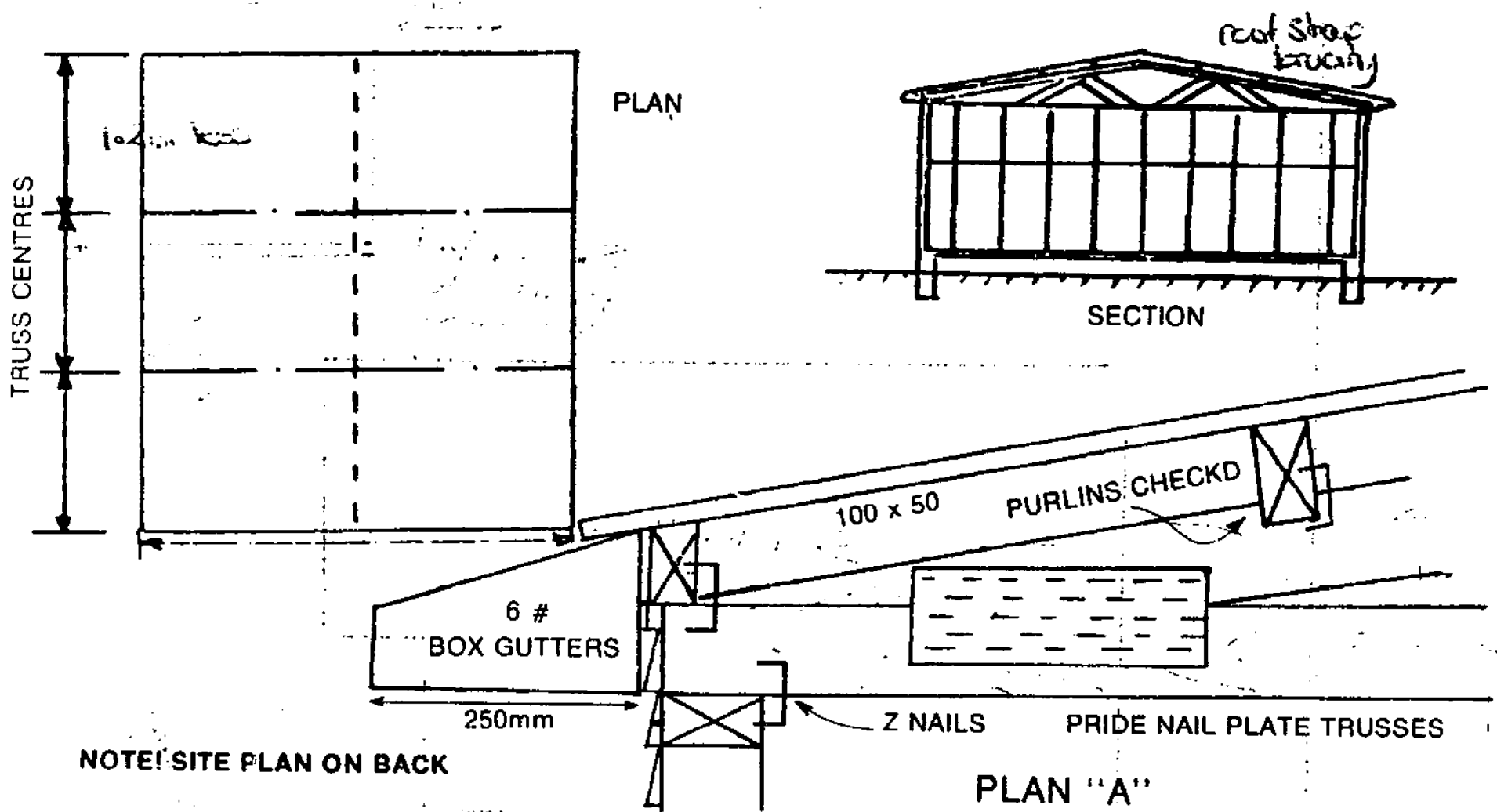
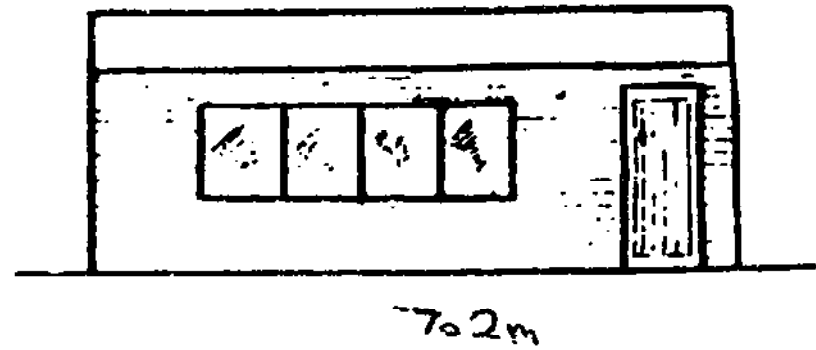
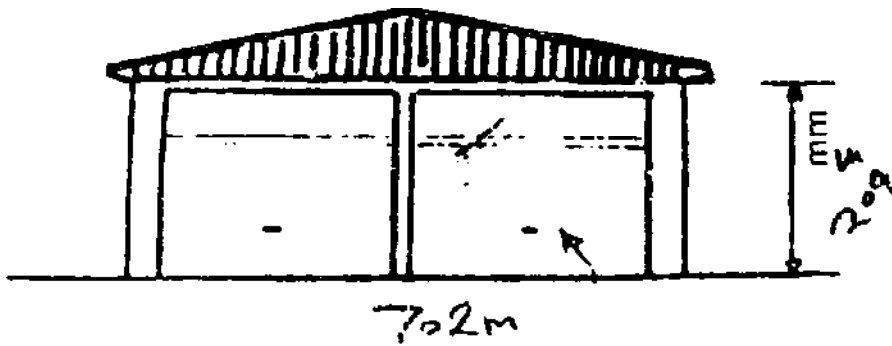
27 NOV 1992

WHANGAREI
DISTRICT COUNCIL



ELEVATION

17797



SPECIFICATIONS

Foundations	200mm x 200mm Concrete Blocks @ 1200mm No. 8 wire ties Concrete Slab, Nib Wall No. 8 wire ties.
Plates	100mm x 50mm B.T. Rad. 150mm clear of ground.
Studs	100mm x 50mm B.T. Rad. @ 600mm CRS.
Nogs	100mm x 50mm B.T. Rad. 1 Row
Purlins	100mm x 50mm B.T. Rad. on edge checked 25mm over Trusses installed @ maximum 650mm CRS.
Roof	Pride Nail Plate Trusses by Ideal Garages Ltd, at 2400mm Centrs. A2962.
Cladding Roof	0.40g Steel
Walls	0.40g-Steel

AUTHORITY WHANGAREI DISTRICT COUNCIL

17797

No. D3563

PERMIT FOR SANITARY PLUMBING OR DRAINAGE WORK**PLUMBER - DRAINLAYER**

NAME **B W BRECKON**
MAILING ADDRESS **PO BOX 86
MANGATAPERE**

Is hereby authorised to carry out the work described herein, as set forth
in the plans deposited with me, in the premises owned (or occupied) by:

PROPERTY ON WHICH THE WORK IS TO BE CARRIED OUT

STREET No. **30**
OWNER **C M MARSHALL**
STREET NAME **LOVATT CRES**
TOWN/
DISTRICT **WHANGAREI**

LEGAL DESCRIPTION

Valuation Roll No. **00732/630.00**
Lot **10**
D.P. **38123**
Section
Block
Survey District

DESCRIPTION OF WORK**DRAINAGE FOR GARAGE****ESTIMATED VALUE OF WORK**

TOTAL COST \$ **\$0** LABOUR \$ **\$0**

PERMIT FEE \$ **137.00**

RECEIPT No. **290160**

The work is to be carried out in strict accordance with the
Drainage and Plumbing Regulations 1978 and shall be
completed on or before the

6th day of June 19 1993
DATE 08/12/1992

FOR ENGINEER

PLUMBER - Refer to approved Plan and Specifications
DRAINLAYER - Refer to approved Plan and Specifications

D3563

LOVATT CRES

C M MARSHALL

6th December 92



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 October 2025
Scale 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

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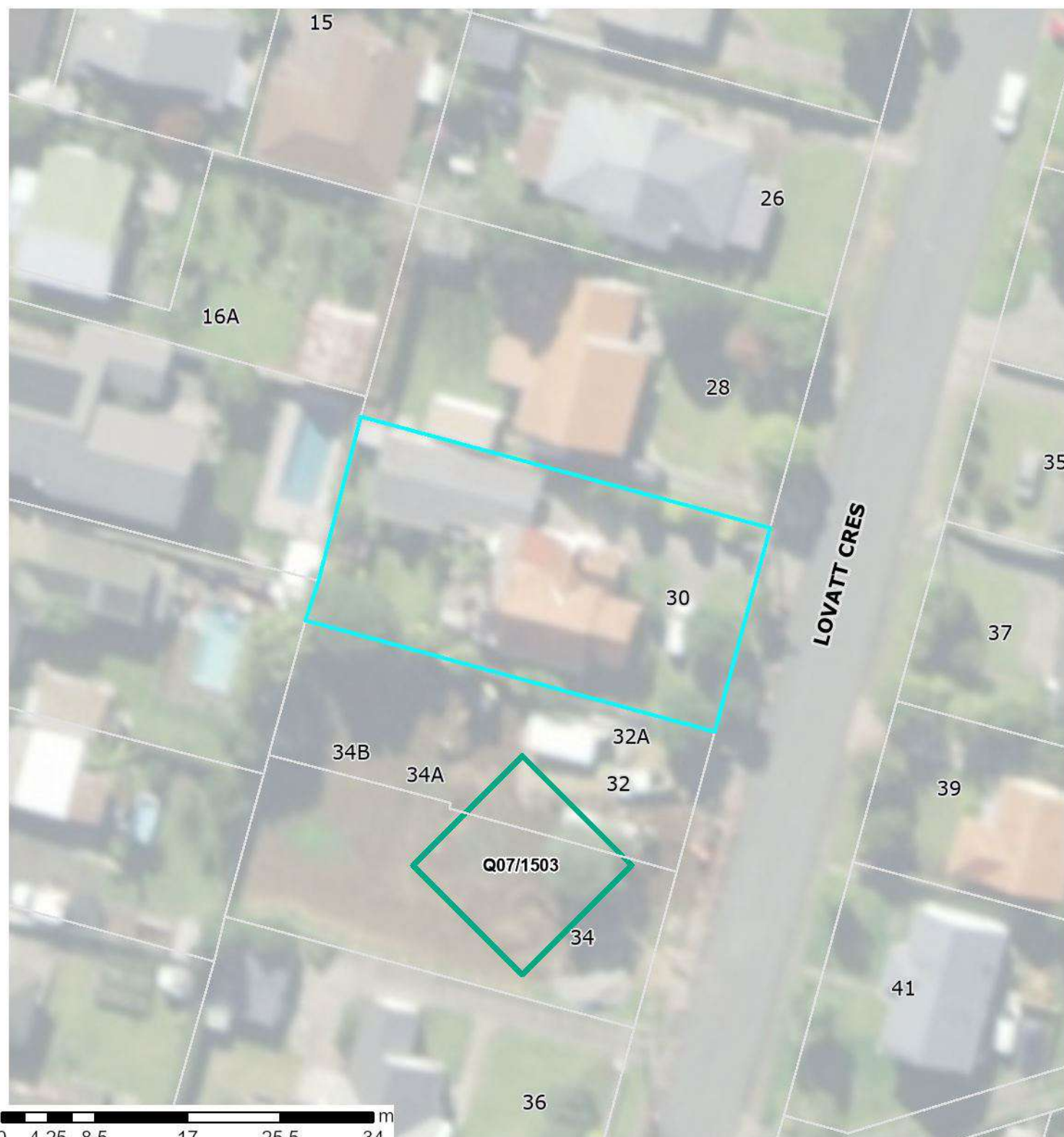
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Archaeological and Historical Sites



Archaeological and Historical Sites

Heritage New Zealand
Pouhere Taonga

The historic places data is sourced from Heritage New Zealand Pouhere Taonga.
<https://www.heritage.org.nz/>

13 October 2025
Scale 1:500



NZAA Sites

NZAA sites is sourced from the New Zealand Archaeological Association ArchSite.

 Approved

Terms of use refer <https://nzaa-archsite.hub.arcgis.com/pages/terms-use>

 Pending - Edit

To interpret the data refer <https://nzaa-archsite.hub.arcgis.com/pages/help#:~:text=Interpreting%20ArchSite%20data>

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