

WDC LIM REPORT



SUE & DAMIEN

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ownrealestate.co.nz

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OWN
REAL ESTATE



Land Information Memorandum

Sections 44A-C Local Government Official Information and Meetings Act 1987

LIM number: LM2501962

Received: 13 Nov 2025

Issued: 28 Nov 2025

Applicant

OWN Real Estate
75 Forest View Road
RD 1
Kamo 0185

Site Information

Property ID: 23819

Street Address: 107 Puriri Park Road Whangarei 0110

Legal Description: LOT 2 DP 60836

Disclaimer

The information included in this LIM is based on a search of Council records only and there may be other information relating to the land which is unknown to the Council.

Please note that other agencies may also have information relevant to the use of the land, for example, the Northland Regional Council, Heritage New Zealand Pouhere Taonga, and Land Information New Zealand.

The applicant is solely responsible for undertaking comprehensive due diligence of this property.

Council records may not show illegal or unauthorised building or works on the property. Council has not carried out an inspection of the land or buildings for the purpose of preparing this LIM.

The LIM also includes information that identifies natural hazards known to Council. The existence of a natural hazard or potential natural hazard does not equal likelihood of that hazard occurring.

The LIM is not a risk assessment and does not quantify risk. The applicant is advised to seek further information to ensure that the land is suitable for a particular purpose.

A LIM is only valid at the date of issue as information is based only on information that was known to the Council at the time of that LIM application being made.

Further information about the property may be available in the Council records or the current Record of Title. The LIM and any attachments should be read together.

You may wish to seek independent advice to aid the understanding of any of the information included in this LIM.

Property details

- Location Map
- Aerial Photo
- Record of Title: NA15C/880
- Deposited Plan: DP 60836

s44A(2)(aa) Information identifying special features or characteristics of the land

Council is not aware of any information on a site specific scale for this property

s44A(2)(b) Information on private and public stormwater and sewerage drains; s44A(2)(bb) Information Council holds regarding drinking water supply to the land

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 BC9721139
- As-Built Services Plan – From PU9721061

For further information regarding Council Water Supply please refer:

<https://www.wdc.govt.nz/WaterSupply>

s44A(2)(c)(ca)(cb) Information relating to any rates owing in relation to the land

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.

**s44A(2)(d) Any permit, consent, certificate, notice, order or requisition affecting the land or buildings;
s44A(2)(da) Information provided under s362T of the Building Act 2004;
s44A(2)(e) Certificate issued by a building certifier;
s44A(2)(ea) Information notified under s124 of the Weathertight Homes Resolution Services Act 2006**

Copy of a Building Consent and Code Compliance Certificate issued for this property is attached as listed below:

- BC9721139 – New Dwelling
Building Consent – Issued 04/03/1997
Code Compliance Certificate – Issued 08/9/1997

Copy of Applications (e.g. Vehicle Crossing Permit and/or Public Utility Service) for this property are attached as listed below:

- PU9721132 – Stormwater Connection
Issued 28/02/1997
- PU9721061 – Water Supply Connection and Water Meter Only
Issued 28/02/1997
- VC9723752 – Vehicle Crossing Permit
Issued 14/07/1997

s44(2)(f) Information relating to the use to which the land may be put and 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 Council's ePlan:
<https://eplan.wdc.govt.nz/plan>

s44(2)(g) Information regarding the land which has been notified to Council by another statutory organisation

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

s44(2)(h) Information regarding the land which has been notified to Council by a network utility operator pursuant to Building Act 1991 or Building Act 2004

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.

S44A(3) Other information Council considers relevant to the land

Whangarei District Council recommends that all Whangarei District residents visit the Northland Regional Council website for information on Civil Defence hazard response:

<https://www.nrc.govt.nz>.

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.

s44B(2) Natural Hazards

This LIM includes natural hazard information held by Northland Regional Council and Whangarei District Council, however:

- There may be hazards the Councils do not have information about.
- Some hazard information may be held by other organisations.
- If a hazard is not mentioned in this LIM, it does not necessarily mean the hazard does not exist.

Information about a single hazard (such as flooding, erosion, or land instability) may be included in more than one part of this report. Please check all relevant sections to ensure you have a complete understanding of the hazard.

District Plan Information about Natural Hazards

No District Plan information regarding natural hazards applies to this property.

Building Act Information about Natural Hazards

No Building Act Information about natural hazards applies to this property

Flooding

Flooding occurs when rainfall exceeds the capacity of the river, land or urban stormwater systems to hold the water. In steep terrain or around rivers, floods can be fast-moving; in low-lying areas and wetlands, floods can cause ponding.

In coastal areas, storm surges can cause flooding affecting land.

Northland Regional Council has modelled the flood risk across Te Taitokerau Northland and maintains a monitoring and forecasting programme to predict flooding. However, the absence of flooding information contained in this report does not exclude the possibility of site flooding, including from local depressions or overland flow paths on nearby properties.

This property is not in an area identified by Northland Regional Council as a River or Coastal Flood Hazard Zone.

Land Instability

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

A landslide is defined as the downslope movement of a mass of earth, rock or debris under the influence of gravity. Whangarei District is susceptible to landslides due to a combination of steep topography, subtropical climate and the underlying geology which includes weak or expansive soil, weak rock and highly weathered, clay rich soils. Landslides are often triggered by intense or prolonged rainfall (as well earthquakes, loss of vegetation cover, leaky water infrastructure and earthworks) which will increase with the effects of climate change.

It is not possible to identify all potential or actual landslides or land instability. The absence of information in this section does not necessarily indicate the absence of a landslide risk.

‘Landslide susceptibility’ is the relative likelihood of future landsliding occurring based on underlying properties compared with surrounding areas. It does not indicate the size or frequency of potential landslides, or the potential for landslides to cause damage or loss.

This LIM includes maps which indicate Landslide Susceptibility in relation to this property and its surrounds is **low**. These maps are based on a district wide study entitled ‘Landslide Susceptibility Assessment for Whangarei District Council, October 2022.

These maps are a generalisation of available data, and do not represent site specific assessment. They are not intended to be viewed or relied upon on a property-level scale.

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.

Technical report

1. Report Title:	Landslide Susceptibility Assessment for Whangarei District Council
2. Report date:	October 2022
3. Report prepared by:	Tonkin & Taylor Ltd
4. Report commissioned by:	Whangarei District Council
5. Purpose of the report:	The purpose and outcomes of this analysis and mapping is to: Provide a landslide susceptibility assessment and map that covers the Whangarei District and follows on from the landslide susceptibility assessment and mapping done previously but covered discrete areas of the district only.
6. Scope of report:	Whangarei District
7. Where or how to access report:	You can find the above report under the Land Instability section on our Natural Hazards webpage. Additional reports that may be relevant to Land Instability are also available at: https://www.wdc.govt.nz/NaturalHazards

Liquefaction

This property is located within an area classified as Liquefaction vulnerability category:

Undetermined and can be viewed on the Council Hazard viewer:

<https://www.wdc.govt.nz/HazardsGISMap>

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

Liquefaction is a natural process where earthquake shaking increases water pressure in the ground in granular soils, resulting in temporary loss of soil bearing capacity. Liquefaction commonly leads to buildings 'sinking' on their foundations during the shaking - in line with that experienced in the 2011 Canterbury earthquakes.

Climate change is expected to cause sea level rise, and in turn an elevation of groundwater levels. Elevated ground water levels are likely to increase liquefaction susceptibility, but the extent of the increase has not been quantified by the report, nor Whangarei District Council.

Whangarei District Council commissioned Tonkin and Taylor Ltd to complete a district wide Liquefaction Vulnerability Study in August 2020. The report identifies and analyses the risk of liquefaction to help inform decisions about future development of land and buildings.

You can find the report under the Liquefaction section on our Natural Hazards web page:

<https://www.wdc.govt.nz/NaturalHazards>

Tsunami

Tsunami are a series of waves, typically created by submarine or coastal earthquakes, landslides (including underwater landslides) and offshore submarine volcanic eruptions. Tsunami may travel hundreds of kilometres an hour and pass by unnoticed at sea, but slow down and grow as they move to shallow water, causing significant damage when they make landfall.

This property is located in an area identified as **Green Zone - Safe Area**

With funding from the Natural Hazards Commission Northland Civil Defence and Emergency Management have modelled the tsunami risk and created Tsunami Evacuation Zone and Safe Zone map:

<https://northlandcdem.maps.arcgis.com/apps/webappviewer/index.html?id=00bf741d369b4eb7802021004d123e3b>

Technical Report for Tsunami Evacuation Zone and Safe Zone map

1. Scope of report	Regional
2. Report Title:	Tsunami Inundation Modelling for Evacuation Planning in Northland
3. Report date:	2024
4. Report prepared by:	Orca Consulting
5. Report commissioned by:	Natural Hazards Commission
6. Purpose of the report:	The objective of this study was to produce tsunami inundation and evacuation zones for the Northland region that are compliant with guidelines set forth in the document 'Tsunami Evacuation Zones: Director's Guidelines for Civil Defence Emergency Management Groups' (MCDEM, 2016). To define these zones, numerical modelling was undertaken to determining the extents of the tsunami inundation zones for the Northland Region. The study used a Level 3/Level 4 modelling approach (as defined in MCDEM 2016) whereby a physics based numerical model was used to model the evolution of the tsunami from source through to inundation. The study used multiple sources, both local and distant.
7. Where or how to access report	A copy is available upon request from Northland Regional Council

Erosion and Landslide

Erosion is any movement of soil, rocks or sand, under the influence of wind, water or gravity. Landslides are a type of erosion. A landslide is the downslope movement of a mass of earth, rock or debris under the influence of gravity. Te Taitokerau Northland is susceptible to landslides due to its steep topography, subtropical climate, and underlying geology. Landslides are often triggered by intense or prolonged rainfall (as well as earthquakes, loss of vegetation cover, leaky water infrastructure and earthworks), which will increase with the effects of climate change. Climate change is expected to increase erosion in Te Taitokerau Northland.

Northland Regional Council has identified erosion prone land and this is mapped as part of our Proposed Regional Plan.

<https://nrcgis.maps.arcgis.com/apps/webappviewer/index.html?id=31f5c66ea0074f59908767452bcbc60d>

Technical Reports for erosion prone land

1. Scope of report	Regional
2. Report Title:	Sediment Process-Attribute Layer for Northland, Report 2018/35
3. Report date:	2019
4. Report prepared by:	Land and Water Science
5. Report commissioned by	Northland Regional Council
6. Purpose of the report:	This work uses regional airborne gamma-ray data, elevation maps, and geological information to understand how different natural features - like rock and sediment types, faults, and landforms - affect how likely the Northland region is to experience landslides, erosion, and better understanding sediment supply to the region's waterways, estuaries, and harbours.
7. Where or how to access report	Report available upon request from Northland Regional Council

1. Scope of report	Regional
2. Report Title:	Regional Water and Soil Plan for Northland
3. Report date:	2024
4. Report prepared by:	Northland Regional Council
5. Report commissioned by	Northland Regional Council
6. Purpose of the report:	This Plan has combined regional air, land, water and coastal plan, which sets controls for the sustainable management of natural and physical resources of the Northland Region.
7. Where or how to access report	Proposed Regional Plan 2024 https://www.nrc.govt.nz/your-council/about-us/council-projects/new-regional-plan/

Drought

Drought in Te Taitokerau Northland is a complex hazard to define and detect, and its impacts vary from one area to the other.

Technical Report for Northland Drought Assessment

1. Scope of report	Regional
2. Report Title:	Droughts in Northland: A Local and Regional Analysis
3. Report date:	2024
4. Report prepared by:	National Institute of Water and Atmosphere
5. Report commissioned by:	Northland Regional Council
6. Purpose of the report:	Analysis of the development, occurrence and severity of droughts in Northland Region.
7. Where or how to access report	Envirolink website: Droughts in Northland: A local and regional analysis https://www.envirolink.govt.nz/assets/Envirolink/2403-NLRC240-Droughts-in-Northland-A-Local-and-Regional-Analysis.pdf

In September 2024 the Ministry for the Environment and NIWA published national climate projections. Droughts are expected to become more frequent and more severe in Te Taitokerau Northland by 2090.

Volcanic, Geothermal and Earthquake

There are many processes associated with volcanic eruptions, and these can be hazardous when they interact with people and/or infrastructure. The type and intensity of volcanic process will vary from volcano to volcano. There are two areas of past local volcanic activity in Northland, at Puhipuhi-Whangārei and at Kaikohe-Bay of Islands. While climate change does not affect volcanic eruptions, it can affect the risk from volcanic hazards such as lahars (volcanic mudflows) because of the forecast changes in rainfall.

Earthquakes occur when stress that has built up along a fault - a break in the Earth's crust - is suddenly released. Earthquakes can cause ground shaking, fault rupture, permanent ground movement, subsidence or lateral spreading, liquefaction, landslides, rock falls and tsunami. Although climate change does not affect earthquakes, it can make some of the problems earthquakes cause, such as subsidence, liquefaction, and landslides, more likely or more severe. This is because climate change affects rainfall and groundwater, which play roles in these hazards.

While the earthquake risk in Northland is low, there have been earthquakes recorded in the region.

Northland Regional Council does not have a map of volcanic, geothermal or earthquake risk but did commission information on volcanic hazards as part of the review of natural hazards information for Northland region. This information relates to region-wide studies and may not reflect the on-site situation or natural hazard investigations and mitigation done on a site-specific property level.

Technical Report for earthquake information

1. Scope of report	Regional
2. Report Title:	A review of natural hazards information for Northland region Section 2.0 Seismic Hazards
3. Report date:	2004
4. Report prepared by:	Institute of Geological & Nuclear Sciences Limited
5. Report commissioned by:	Northland Regional Council and Whangarei District Council
6. Purpose of the report:	The aim of this report is to assemble and present a review of existing information on natural hazards, including earthquakes. The report identifies gaps and possible future work. Please note sections on flooding and erosion prone land have been superseded by more recent work and modelling.
7. Where or how to access report	Northland Regional Council Website https://www.nrc.govt.nz/media/2itixwuo/naturalhazards.pdf

Signed for and on behalf of Council:



Elle Swanson
Property Information Officer

Property Map



- New Subdivisions**
- Proposed Pre-223
 - 223 Certificate

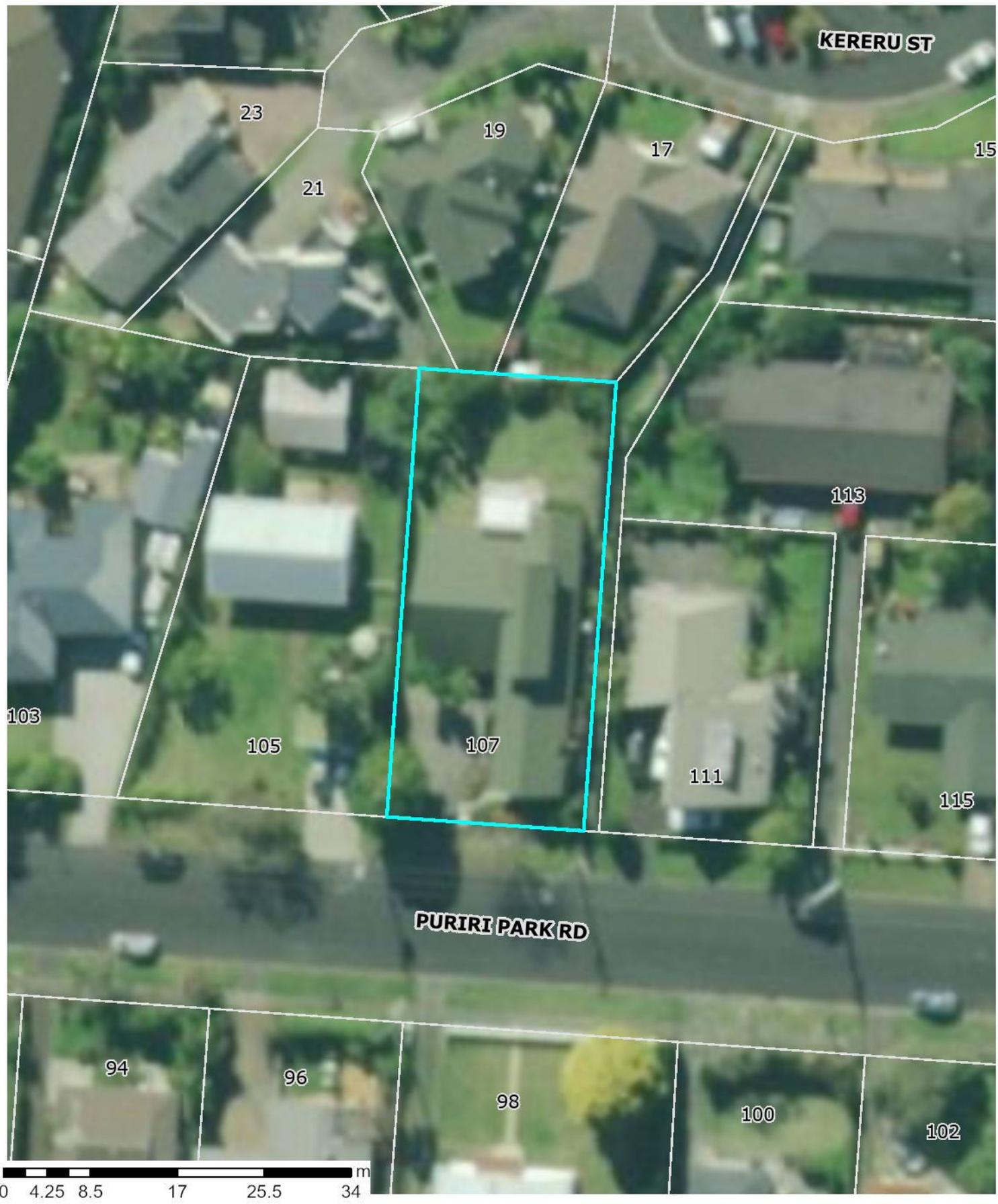
New subdivisions: Proposed as accepted, pre-223 and 223 Certificate with set Conditions.

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.

28 November 2025
Scale 1:500



Aerial Photography





**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 NA15C/880
Land Registration District North Auckland
Date Issued 21 January 1969

Prior References
NA11A/201

Estate Fee Simple
Area 857 square metres more or less
Legal Description Lot 2 Deposited Plan 60836

Registered Owners

Arthur Raymond Mewes, Annette Lois Kells, Christine Margaret Collaine and Hatea Trustee Limited

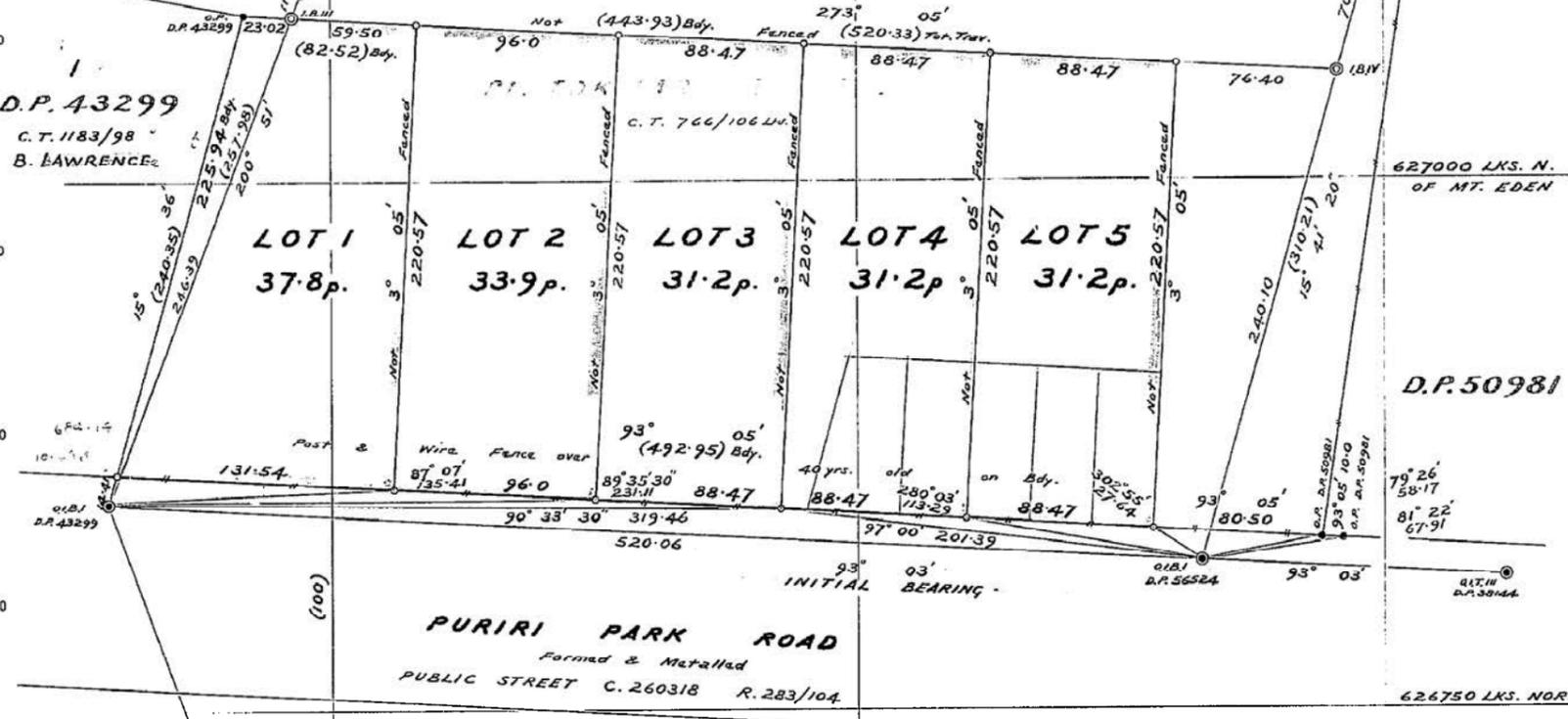
Interests

82.52	220.57	37.8p	131.54
1	220.57	33.9p	96.0
96.0	220.57	31.2p	88.47
2	220.57	31.2p	88.47
3	220.57	31.2p	88.47
4	220.57	31.2p	88.47
5	220.57	31.2p	88.47
225.94			

PURIRI PARK ROAD

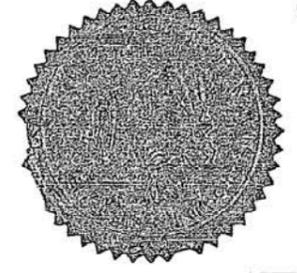
Land Transfer Office
 Received 008
 Title Referenced PT. CT. 11A/201 Ltd
 Referred to L. T. Surveyor
 Form: 8 of 1968
 19 NOV 1968
 Time: 1:30
 Fee: 1/11
 Abstract No. 13217

Deposited this 3rd day
 of December 1968
 District Land Registrar



Pursuant to a resolution of the Whangarei City Council dated 1968, approving under Section 351 of the Municipal Corporations Act 1954 the subdivision shown on this plan, and certifying that the requirements of Section 33(4) of the Town and Country Planning Act 1953 have been complied with, the Common Seal of the Body Corporate, called the Mayor, Councillors and Citizens of the City of Whangarei was hereto affixed in the presence of:

MAYOR: *[Signature]*
 COUNCILLOR:
 TOWN CLERK:



LOTS 1-5
 TOTAL AREA: 1-0-05.3
 150/879 - 883

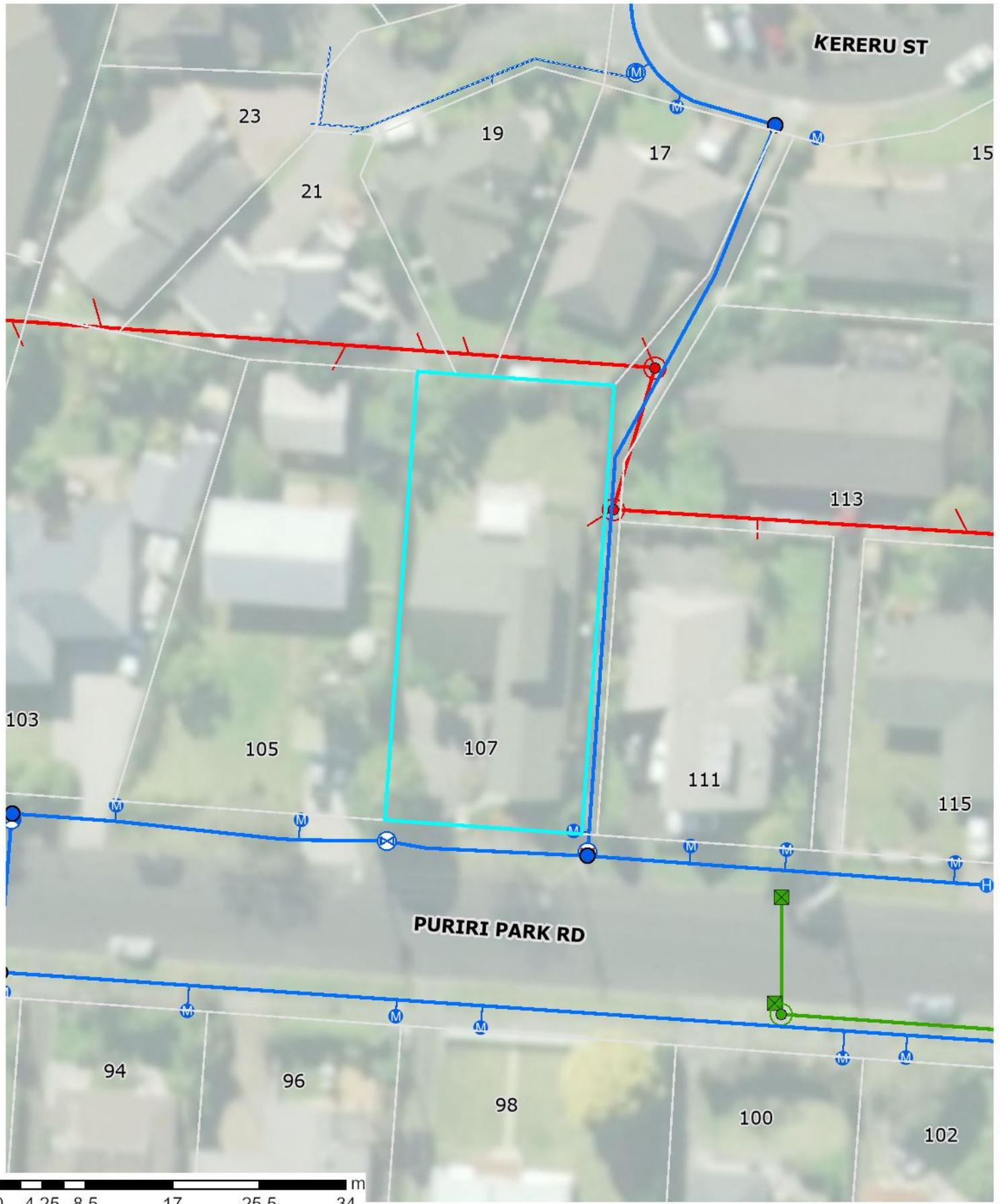
**PLAN OF SUBDIVISION OF PT. LOT 5, D.R.O. 114,
 BEING PT. TOKITARUNA BLOCK**

Cross Referenced
 Approved as to Survey
 Chief Surveyor
 2/12/68
 Received DP 43299
 Reference plans 50981, 56524
 Field book 479 p. 58
 Traverse book p. 2
 Under TC 78 I HOLT 11/68
 Examined by
 Recorded 2314
 Correct
 T. Surveyor

Comprised in C.T. 11A/201 Ltd.
 Survey Block & District XII. PURUA S.D.
 Land District NORTH AUCKLAND Local Authority WHANGAREI CITY COUNCIL
 Scale 50 LINKS TO 1 INCH Surveyed by ROBT. C. HODGES Date SEPTEMBER 1968
 I, ROBERT CYRIL HODGES of WHANGAREI Registered Surveyor and holder of an annual practising certificate, 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 1938. 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 10th day of September 1968.
 before me
 Justice of the Peace (or other person authorised to take a statutory declaration).
 A Solicitor of the Supreme Court of New Zealand.

Approved
 BARTLETT PROPERTIES LTD.
 Applicant or Registered Owner
 This space reserved for plan numbers
60836

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.

28 November 2025
Scale 1:500



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

Water, Wastewater and Stormwater – Map Legend

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
 - Private
- 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

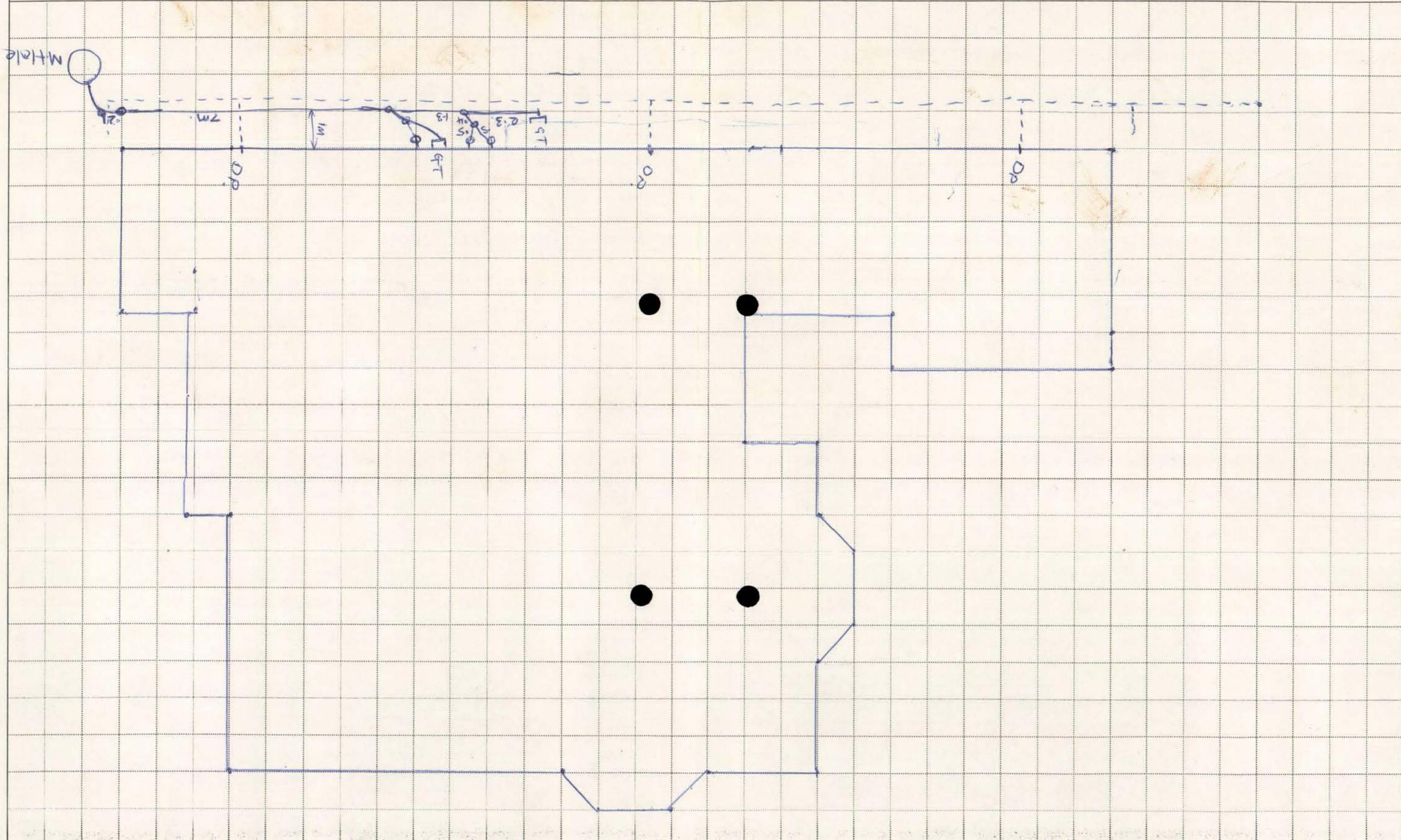
- Stormwater Point**
- End Structure**
- WDC
 - Private
- Fitting Node**
- WDC
 - Private
- GPT**
- WDC
 - Private
- Manhole**
- WDC
 - Private
- Pump**
- WDC
 - Private
- Stormwater Inlet**
- WDC
 - Private
- Valve**
- WDC
 - Private
- Stormwater Line**
- Abandoned Pipe**
- WDC
 - Private
- Culvert**
- 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
 - Private
- 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.)

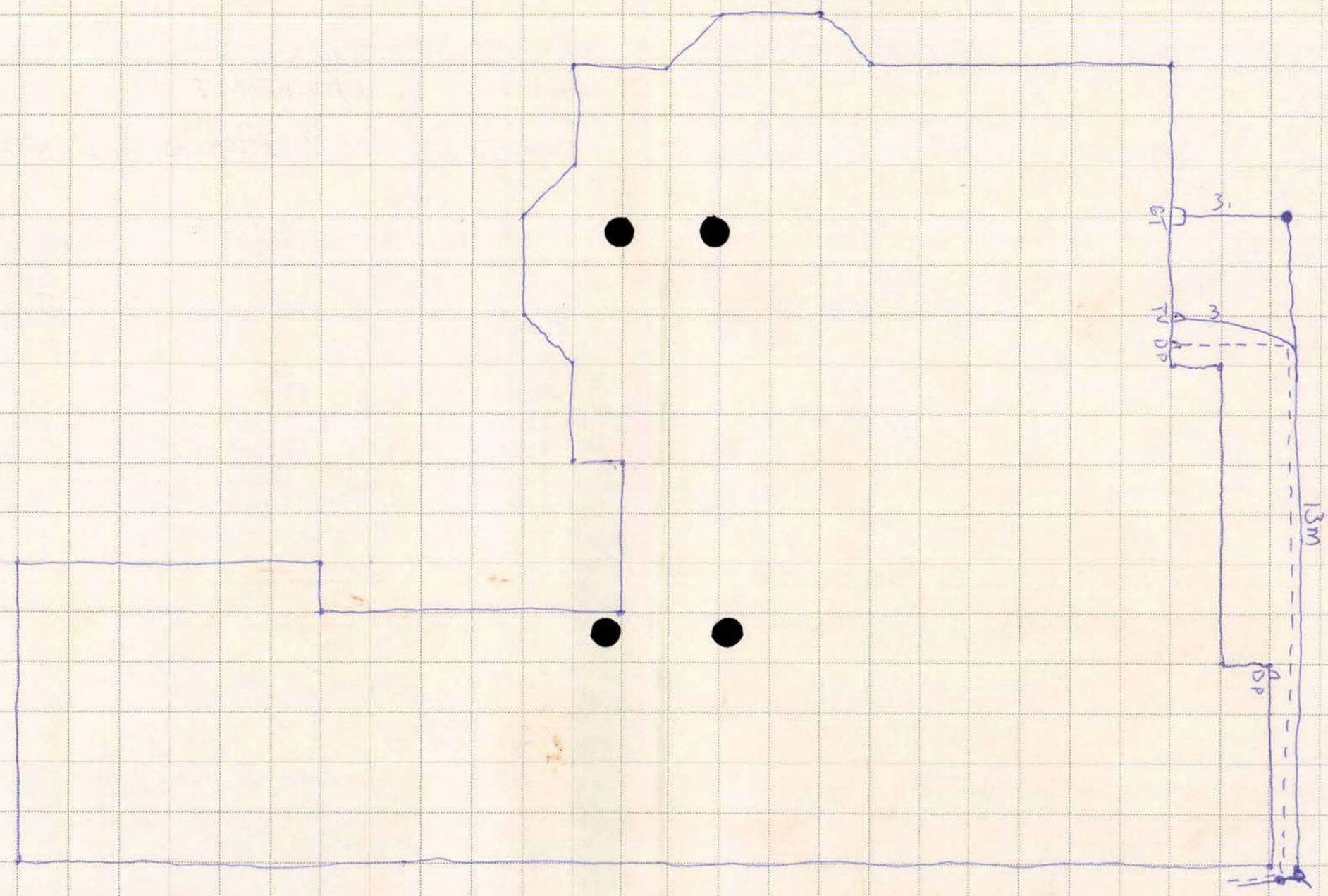


Scale: _____ in _____

Site Address: _____

PART C : AS BUILT SERVICES PLAN

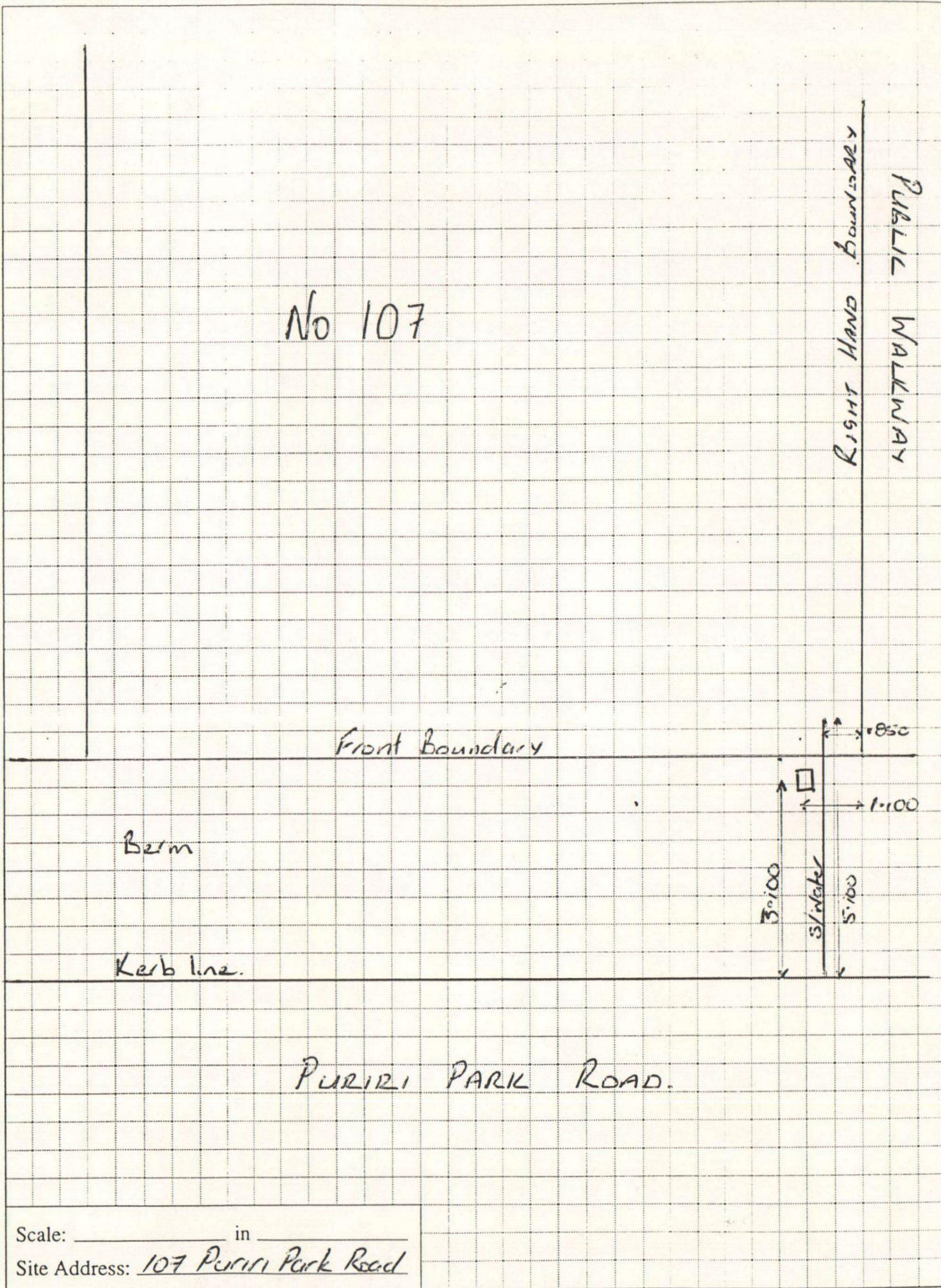
(To be completed in all cases. If details are already noted on separate drawings then provide copies in duplicate as appropriate and attach to this sheet. Ensure that drawing numbers, etc, is noted below.)



Scale: _____ in _____
Site Address: _____

PART C : AS-BUILT SERVICES PLAN

(To be completed in all cases. If details are already noted on separate drawings then provide copies in duplicate as appropriate and attach to this sheet. Ensure that drawing numbers, etc, is noted below).



Scale: _____ in _____

Site Address: 107 Puriri Park Road

I Bruce Hooper being a representative of the Approved Contractor, namely, Springs Flat Contractors, certify that this Public Utility Service As-Built Record is an accurate representation of the work as carried out.

Signature: B.S. Hooper

Date: 20 / 5 / 97



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: Friday, 28 November, 2025

Property Number 23819
Legal Description LOT 2 DP 60836
Assessment Number 0076167500
Address 107 Puriri Park Road Whangarei 0110
Record of Title(s) 15C/880
Land Value \$375,000
Capital Value \$840,000
Date of Valuation 01-July-2024
Effective Date (used for rating purposes) 01-July-2025
Meter Location 1M RHB, 2M x KERB

Rates Breakdown (up to 30 June 2026)

Rates Charge	Charge Total
Regional Emergency & Hazard Management	67.31
General Residential	1,093.99
Stormwater	79.00
Regional Rescue Services	8.87
Regional Council Services	229.89
Regional Urban Rivers Management - Gen Catchment	40.34
Regional Flood Infrastructure	41.66
Sewage Disposal - Residential	966.00
Regional Land and Freshwater Management	113.48
Regional Sporting Facilities	16.09
Regional Transport Rate	30.40
Uniform Annual General Charge	901.00
Regional Economic Development	11.40
Regional Pest Management	109.47
Annual Charge Total	\$3,708.90

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

Rates Instalments	Total
20/07/2025 Instalment	\$927.90
20/10/2025 Instalment	\$927.00
20/01/2026 Instalment	\$927.00
20/04/2026 Instalment	\$927.00
Rates Total	\$3,708.90

Balance to Clear **\$0.00**

**Issue Document**

BUILDING CONSENT No: 21139 **21139**
Section 35, Building Act 1991
Issued: 04Mar97
Project Information Memorandum No: 20916

Applicant

BRIAN LAWRENCE
c/- DOUG FAITHFULL BUILDER
"KOROMIKO"
WHAREORA RD, WHANGAREI

Agent

D H FAITHFULL
"Koromiko" Whareora
R D 5
WHANGAREI

Site Information

PROPERTY ID: 23819
ASSESSMENT NO: 00761/675.00
STREET ADDRESS: PURIRI PARK RD, WHANGAREI
LEGAL DESCRIPTION: LOT 2 DP 60836

Project Information

PROJECT IS FOR: New Building
INTENDED USE(S): NEW DWELLING
INTENDED LIFE: Indefinite but not less than 50 years
VALUE OF WORK: \$290,000.00
NUMBER OF STAGES: 1

Fees

COUNCIL'S TOTAL CHARGES FOR THIS BUILDING CONSENT ARE: \$1,343.50
PAYMENTS RECEIVED TO DATE:
Receipt number: 1006623 Date: 27Feb97 Amount: \$1,343.50

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

1: General

No Requirements.

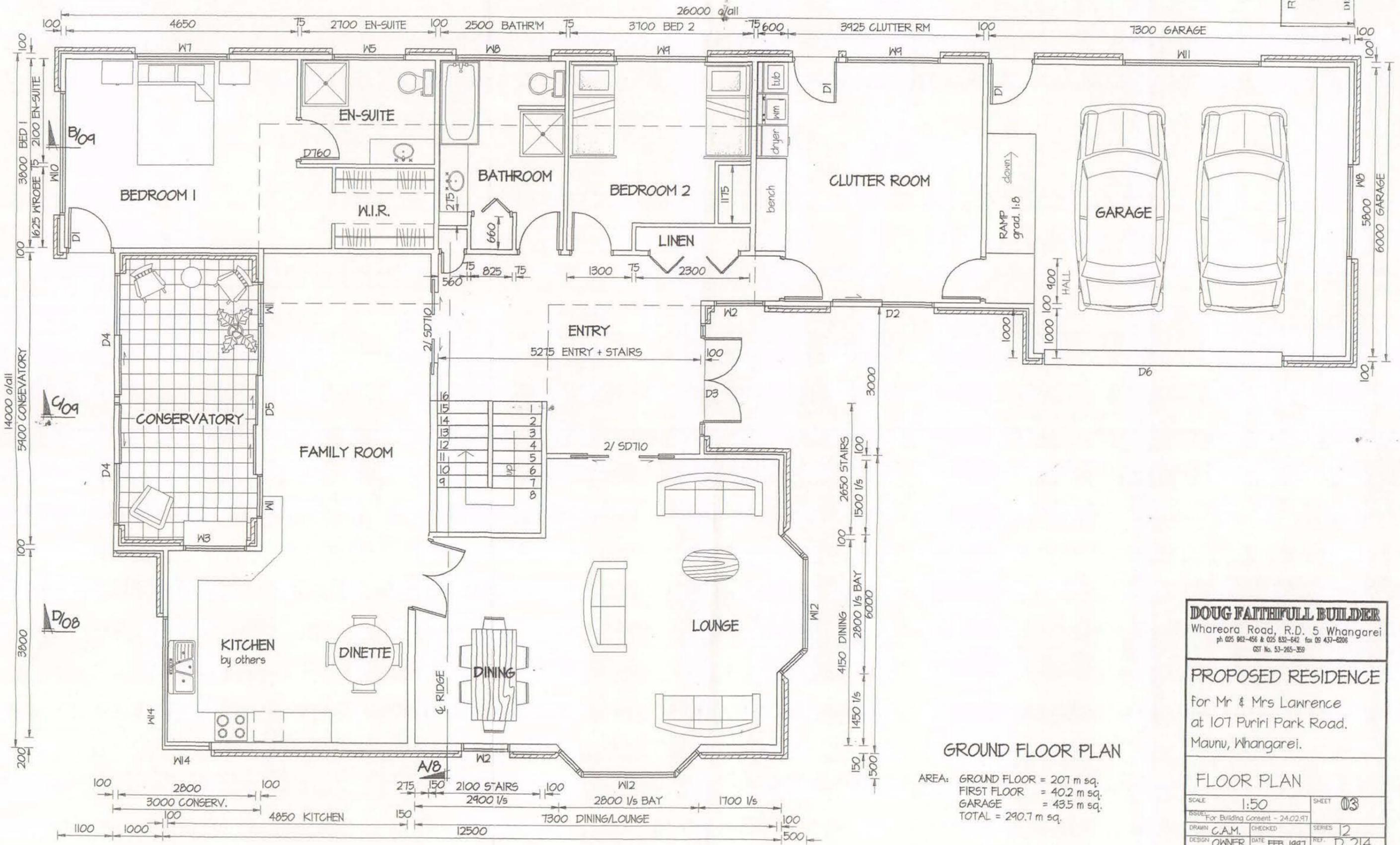
Signed for and on behalf of the Council

Name:.....**G. Byers**.....

Signature:....*G. Byers*.....

Date:..5../3../97.

RECEIVED
25 FEB 1997
WHANGAREI
DISTRICT COUNCIL



GROUND FLOOR PLAN

AREA: GROUND FLOOR = 207 m sq.
FIRST FLOOR = 40.2 m sq.
GARAGE = 43.5 m sq.
TOTAL = 290.7 m sq.

DOUG FAITHFULL BUILDER
Whareora Road, R.D. 5 Whangarei
ph 025 962-456 & 025 832-642 fax 09 437-6206
GST No. 53-265-359

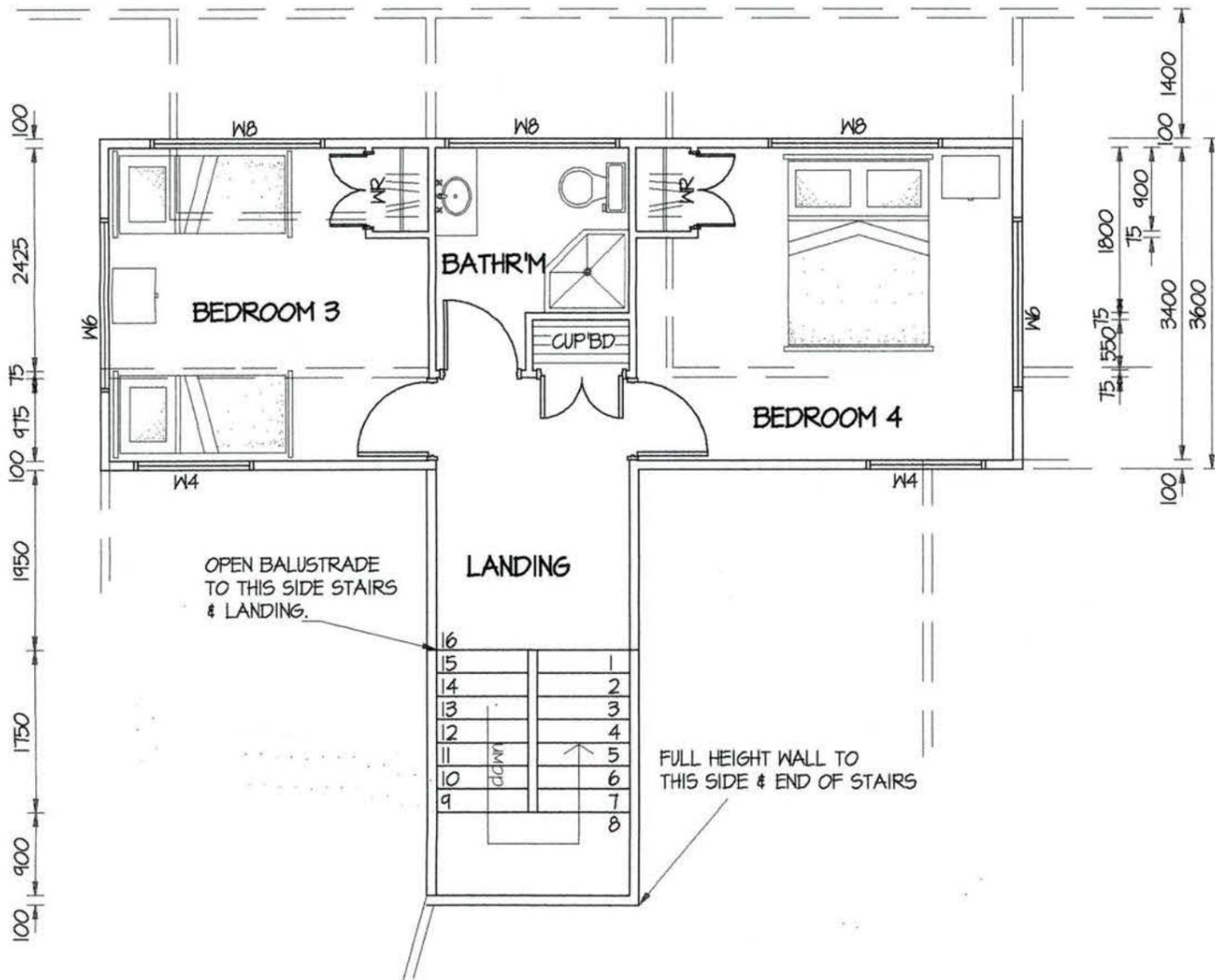
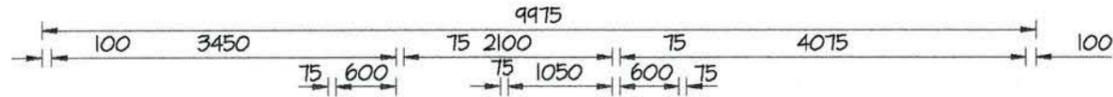
PROPOSED RESIDENCE
for Mr & Mrs Lawrence
at 107 Puriri Park Road.
Maunu, Whangarei.

FLOOR PLAN

SCALE	1:50	SHEET	03
ISSUE	For Building Consent - 24.02.97		
DRAWN	C.A.M.	CHECKED	SERIES 12
DESIGN	OWNER	DATE	FEB. 1997
		REF.	D 214

APPROVED
- 3 MAR 1997
B. C. W. LTD.

RECEIVED
 25 FEB 1997
 WHANGAREI DISTRICT COUNCIL



FIRST FLOOR PLAN

WINDOW & DOOR SCHEDULE

No. SIZE LINTEL No. OFF

WINDOWS:

W1	0.8 x 1.0	2/100 x 50	2
W2	0.9 x 1.2	2/150 x 50	2
W3	1.2 x 1.1 SLIDER	2/125 x 50	2
W4	1.2 x 1.1 RAKED	2/150 x 50	1
W5	1.4 x 0.9	2/200 x 50	1
W6	1.8 x 0.5	2/150 x 50	2
W7	1.8 x 0.6	2/150 x 50	1
W8	1.8 x 0.9 (1st FLOOR)	2/150 x 50	3
"	" " (GROUND FLOOR)	2/150 x 50	1
"	" " (GROUND FLOOR)	2/200 x 50	2
W9	1.8 x 1.2	2/200 x 50	1
W10	2.4 x 2.0	2/150 x 50	1
W11	2.7 x 0.9	2/200 x 50	1
W12	BAY - 510 + 1810 + 510	2/200 x 50	2
W13	GABLE END SPECIAL		1
W14	CORNER 900 + 2550	TRIFOLD - cant. 400-CH x 3.7	1 No.
		TRIFOLD - simp.s. 400-L x 0.9	1 No.

DOORS:

D1	810 External	2/100 x 50	3
D2	2.0m R/Slider	2/150 x 50	1
D3	2.2m (2/D800 + side lites)	2/150 x 50	1
D4	2.4m R/Slider	2/150 x 50	2
D5	3.0m R/Slider	2/200 x 50	1 OR
"	" "	TRIFOLD: 350-2H (DS)	
		Incl. over side windows W1	
D6	4.8m x 2.2h SECTIONAL	4.8m TRIFOLD: 350-2H (DS)	1

FIRST FLOOR PLAN

PROPOSED RESIDENCE
 for Mr & Mrs Lawrence
 at 107 Puriri Park Road, Mauru, Whangarei.

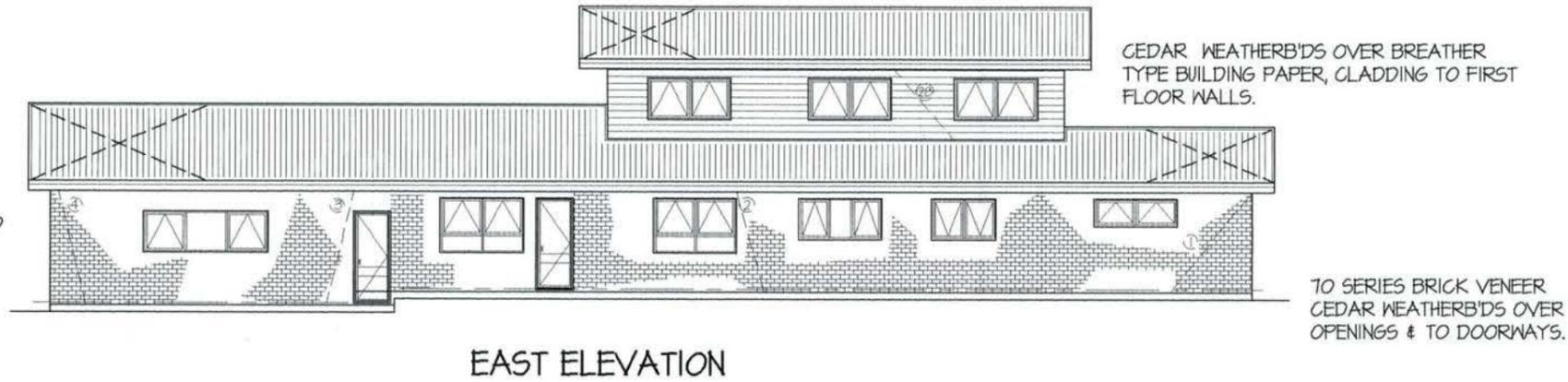
DOUG FAITHFULL BUILDER
 Whareora Road, R.D. 5 Whangarei
 ph 025 982-452 & 025 832-692 fax 08 437-8286
 GST No. 52-265-258

ISSUED FOR BUILDING CONSENT - 24.02.97
 SHEET 04
 SERIES 12
 SCALE 1:50
 DATE FEBRUARY 1997
 DESIGNER OWNER

APPROVED

- 3 MAR 1997

B. C. W. LTD.



EAST ELEVATION



NORTH ELEVATION



SOUTH ELEVATION

NOTES:

ALL CONSTRUCTION TO BE IN ACCORDANCE WITH THE NEW ZEALAND BUILDING CODE & RELATED DOCUMENTS - NZS 3604:1990 AND ENGINEERS CALCULATIONS.

ALL CONCRETE TO BE 17.5 MPa AT 28 DAYS.

ALL TIMBER EXPOSED TO WEATHER TO BE H3 TREATED.

PLUMBING & DRAINAGE TO BE IN ACCORDANCE WITH NZBC AS/ NZS 3500.2.2:1996
 ALL FOUL WATER PIPES TO BE 100mm uPVC - DISCHARGE TO COUNCIL CONNECTION.
 ALL STORMWATER PIPES TO BE 100mm uPVC - DISCHARGE TO COUNCIL CONNECTION.

ALL METAL FIXINGS EXPOSED TO WEATHER TO BE GALVANISED.

SAFE SOIL BEARING CAPACITY ASSUMED TO BE 100 kPa.



WEST ELEVATION

APPROVED
 - 3 MAR 1997
 B. C. W. LTD.

RECEIVED
 / 3 MAR 1997
 BCW LTD.

Issued For Building Consent - 24.02.97		SHEET	02
ELEVATIONS		SERIES	12
DRAWN CA MISCHESKI		SCALE	1:50
DESIGNER OWNER		DATE	FEBRUARY 1997
PROPOSED RESIDENCE for Mr & Mrs Lawrence at 107 Puriri Park Road, Maunu, Whangarei.			
DOUG FAITHFULL BUILDER Whareora Road, R.D. 5 Whangarei ph 055 962-656 & 055 837-842 fax 08 437-8205 GST No. 53-265-359			

**Issue Document**

CODE COMPLIANCE CERTIFICATE No:21139

*Section 43(3), Building Act 1991*Issued: 04/03/97
Building Consent No: 21139**Applicant**BRIAN LAWRENCE
c/- DOUG FAITHFULL BUILDER
"KOROMIKO"
WHAREORA RD, WHANGAREI

Doc Id 328981

AgentD H FAITHFULL
"Koromiko" Whareora
R D 5
WHANGAREI**Site Information**PROPERTY ID: 23819
ASSESSMENT NO: 00761/675.00
STREET ADDRESS: 107 PURIRI PARK RD, WHANGAREI
LEGAL DESCRIPT: LOT 2 DP 60836**Project Information**PROJECT IS FOR: New Building
INTENDED USE(S): NEW DWELLING
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:..... **P. Reyburn**

Signature:..... 

Date: **8.9.97**

Sw

WHANGAREI DISTRICT COUNCIL

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



21132

In reply please quote: 23819

Or ask for: Building Control



PUBLIC UTILITY SERVICE APPROVAL NO 21132
(Whangarei District Council Policy 21.10.93 MB5309)

Date Application Received: 26 February 1997

Applicant's Name: **B Lawrence**
Mailing Address: C/- D H Faithfull, Koromiko,
R D 5, Whangarei

Agent's Name: Springs Flat Contractors
Mailing Address: P O Box 4294, Kamo

Site Address: **107 Puriri Park Road**

Legal Description: Lot 2 DP 60836

The following public utility services are approved for installation:

- Stormwater Connection.....100mm

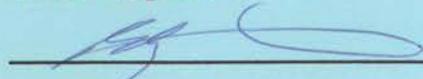
as per the approved plan(s) dated 27 February 1997.

This public utility service approval is issued subject to the following conditions:

1. No work to be covered up until inspected and approved.
2. As-built record to be submitted to Whangarei District Council Building Coordinators Plumbing & Drainage within 48 hours of completion of the work.

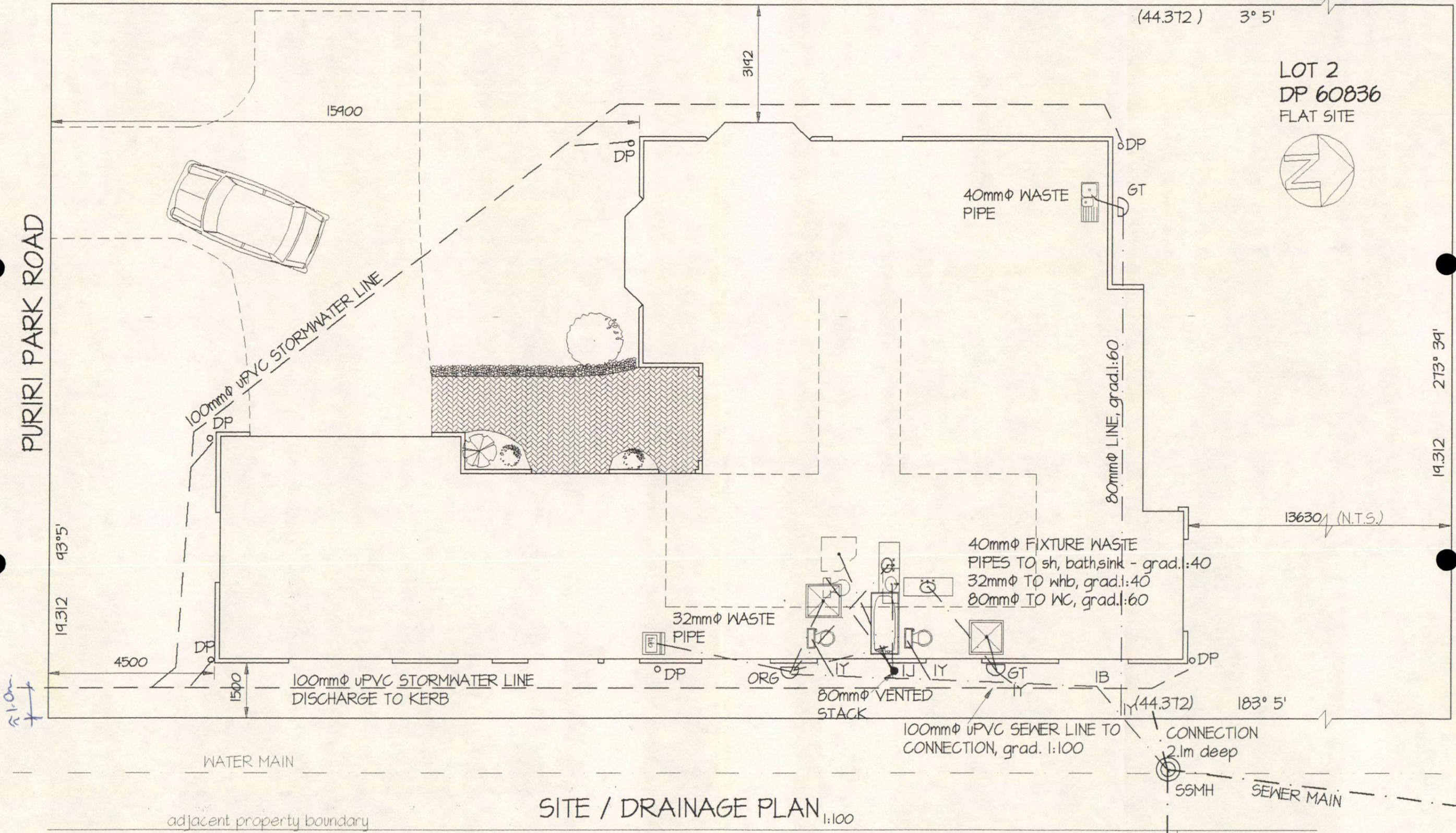
Signed for and on behalf of the Whangarei District Council:

Name: Paul Reyburn

Signature: 

Date: 28/2/97

LOT 2
 DP 60836
 FLAT SITE



DOUG FAITHFULL BUILDER
 Whareora Road, R.D. 5 Whangarei
 ph 025 962-456 & 025 832-642 fax 09 437-6206
 GST No. 53-265-359

PROPOSED NEW RESIDENCE
 for Mr & Mrs Lawrence
 at 107 Puriri Park Road, Maunu.

SITE PLAN

DRAWN C.A. Mischewski	CHECKED	SCALE 1:100	SHEET 01
DESIGN OWNER	DATE FEBRUARY 1997		SERIES 12
			REF. D 214

Issued for Building Consent - 24.02.97

WHANGAREI DISTRICT COUNCIL

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



In reply please quote: 23819

Or ask for: Building Control

Doc Id 313690

PUBLIC UTILITY SERVICE APPROVAL NO 21061
(Whangarei District Council Policy 21.10.93 MB5309)

21061

Date Application Received: 26 February 1997

Applicant's Name: **B Lawrence**
Mailing Address: 107 Puriri Park Road, Whangarei

Agent's Name: Springs Flat Contractors
Mailing Address: P O Box 4294, Kamo

Site Address: **107 Puriri Park Road**

Legal Description: Lot 2 DP 60836

The following public utility services are approved for installation:

- Water Supply Connection.....20mm
- Water Meter Only.....20mm

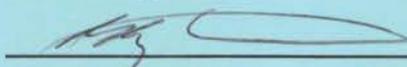
as per the approved plan(s) dated 27 February 1997.

This public utility service approval is issued subject to the following conditions:

1. No work to be covered up until inspected and approved.
2. As-built record to be submitted to Whangarei District Council Building Coordinators Plumbing & Drainage within 48 hours of completion of the work.

Signed for and on behalf of the Whangarei District Council:

Name: Paul Reyburn

Signature: 

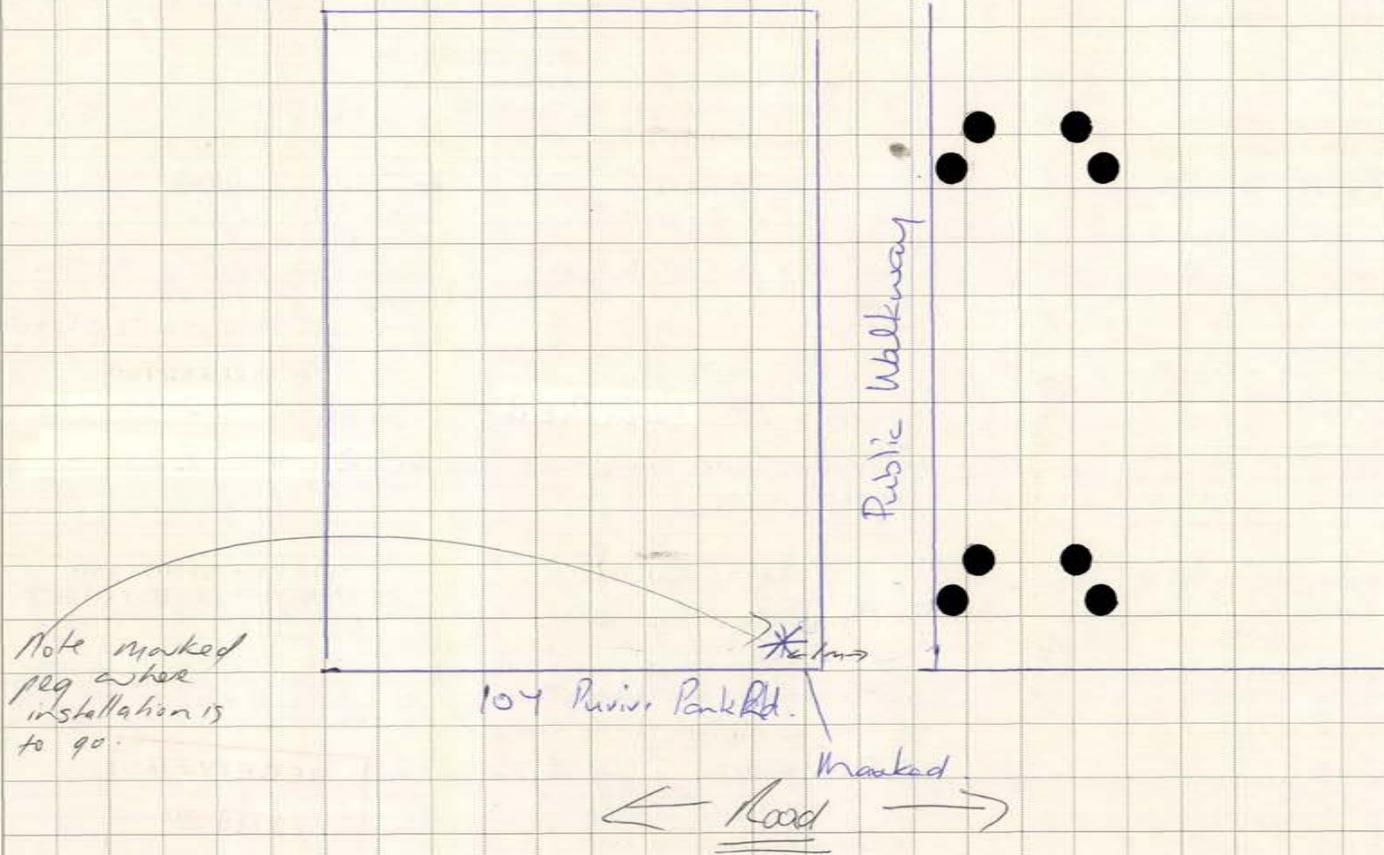
Date: 28/2/97



107

PART B : SKETCH PLANS

(To be completed in all cases. Sketch plans are to include boundaries, existing and proposed services, pipe sizes and materials, buildings, property features, all appropriate site measurements, etc. If details are already noted on separate drawings then provide copies in duplicate as appropriate and attach to this application. Ensure that drawing numbers, etc, are referenced below.)



Scale (Approx.): NTS in _____

Site Address: 107 River Park Rd.



Issue Document

Vehicle Crossing Permit Application No:23752
Whangarei District Council Public Places Bylaw
Received:11Jul97
Issued:14Jul97

23752

Applicant

BRIAN LAWRENCE
107 PURIRI PARK RD
MAUNU

Agent

D H FAITHFULL
"Koromiko" Whareora
R D 5
WHANGAREI

Site Information

PROPERTY ID: 23819
ASSESSMENT NO: 00761/675.00
STREET ADDRESS: 107 PURIRI PARK RD, WHANGAREI
LEGAL DESCRIPTION: LOT 2 DP 60836

Project Information

THIS IS A VEHICLE CROSSING PERMIT APPLICATION ONLY

Fees

COUNCIL'S TOTAL CHARGES FOR THIS VEHICLE CROSSING PERMIT APPLICATION ARE: \$60.00

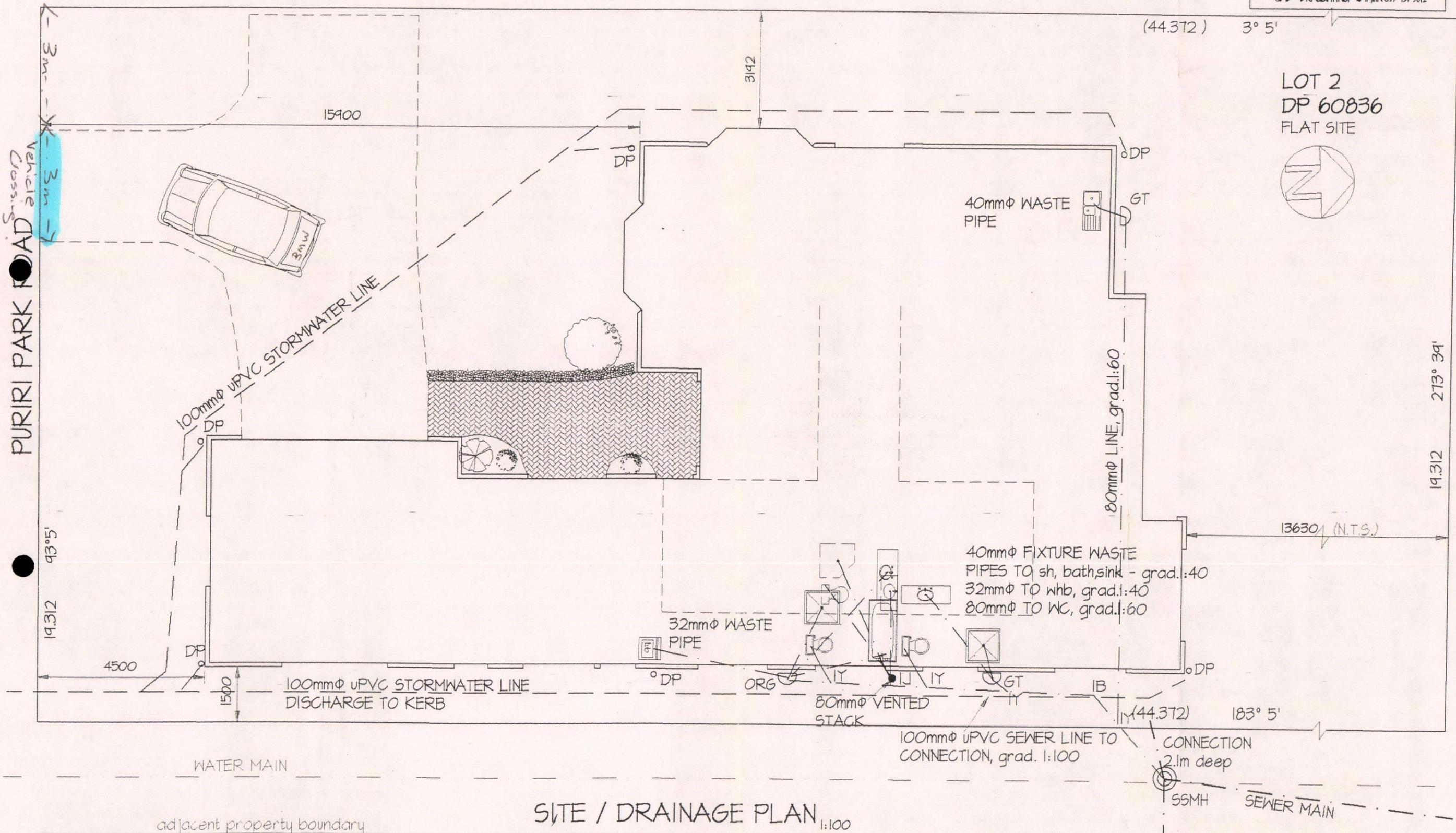
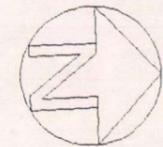
PAYMENTS RECEIVED TO DATE:

Receipt number: 1085771 Date: 11Jul97 Amount: \$60.00



Christine Mischewski
PLANS & DESIGN
 CAD-DRAUGHTING w/h ph. (09) 437 5412

LOT 2
 DP 60836
 FLAT SITE



SITE / DRAINAGE PLAN 1:100

DOUG FAITHFULL BUILDER
 Whareora Road, R.D. 5 Whangarei
 ph 025 962-456 & 025 832-642 fax 09 437-6206
 GST No. 53-265-359

PROPOSED NEW RESIDENCE
 for Mr & Mrs Lawrence
 at 107 Puriri Park Road, Maunu.

SITE PLAN

DRAWN C.A. Mischewski
 DESIGN OWNER
 CHECKED
 DATE FEBRUARY 1997

SCALE
 1:100

Issued for Building Consent - 24.02.97

SHEET	01
SERIES	12
REF.	D 214

Operative District Plan - Area Specific Matters



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

28 November 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

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

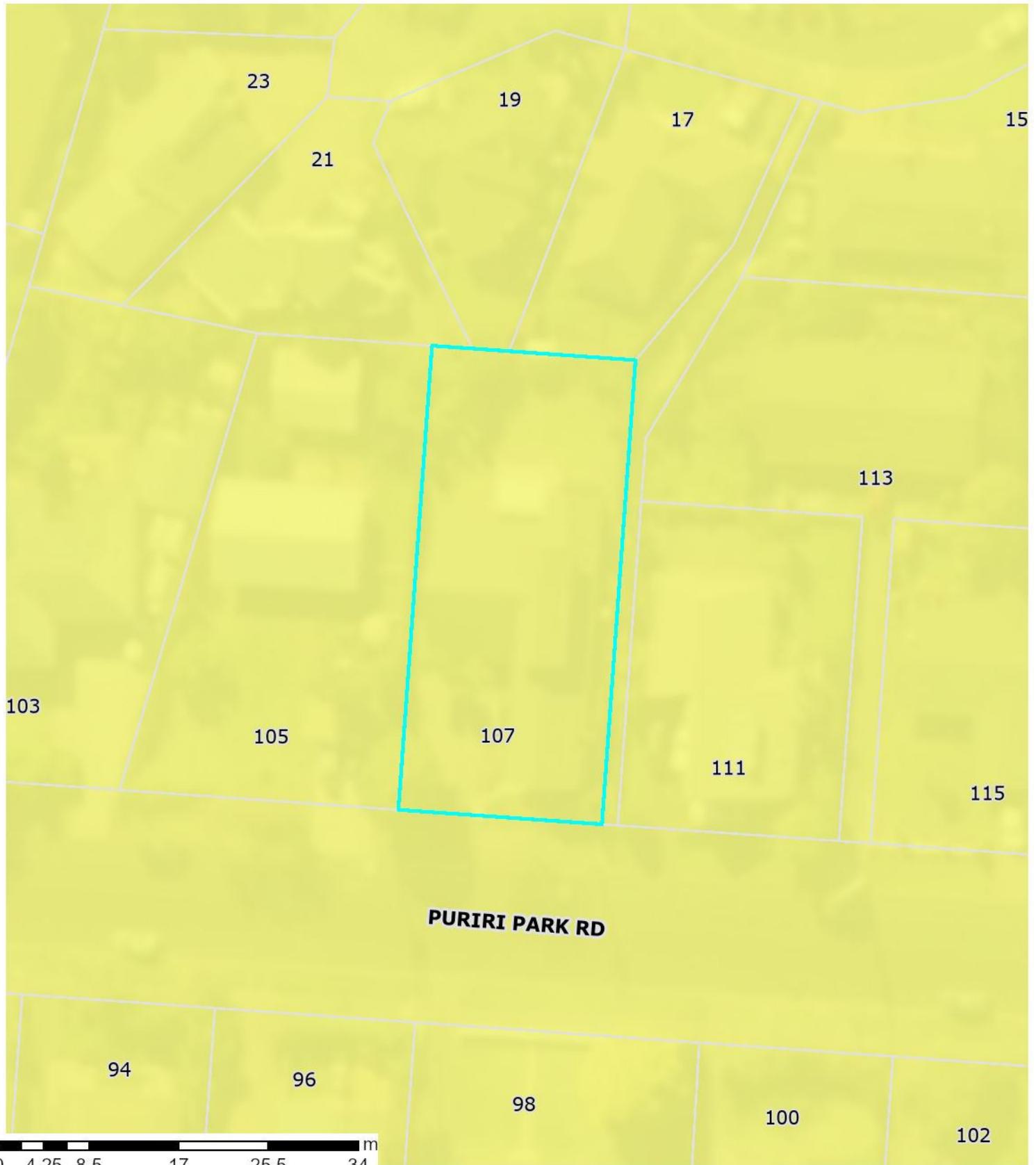
It has been compiled from Whangarei District Council records and is made available in good faith, but its accuracy or completeness is not guaranteed.

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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Land Instability



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/v2/documents/council/reports/hazard-reports/land-stability/landslide-susceptibility-technical-report.pdf>

28 November 2025
Scale 1:500



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