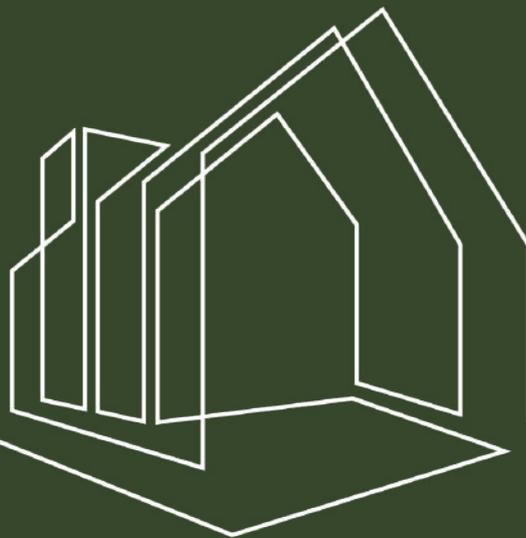


WDC LIM REPORT



SUE & DAMIEN

021 793 822 | 021 387 345

ownrealestate.co.nz

POWERED BY OWNLY LTD. LICENSED REAA 2008

OWN
REAL ESTATE



Land Information Memorandum

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

LIM number: LM2502043

Received: 27 Nov 2025

Issued: 10 Dec 2025

Applicant

Own Real Estate
75 Forest View Road
RD 1
Kamo 0185

Site Information

Property ID: 19438

Street Address: 25 A Punga Grove Avenue
Whangarei 0112

Legal Description: LOT 1 DP 74142

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: NA29D/1426
- Deposited Plan: DP 74142

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 Plan for this property from the building file is attached.

- House Connection Plan dated – 26/03/1976

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 Building Permits issued for this property are attached.

- Residence
Issued – 07/04/1975
- Build Flat Under Existing House
Issued – 24/11/1976
- Inbuilt Fire Place
Issued – 19/07/1990

Please note, a Code Compliance Certificate (CCC) is NOT required for works subject to a Building Permit. Building Permits were issued up until 1993, prior to the Building Act 1991 coming into effect.

Building 'Permits' were subsequently replaced with 'Building Consents' by the Building Act. Building Consents introduced the CCC as formal confirmation that all building works have been completed in accordance with the consented documents.

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

- BC1901046 – Alterations to Existing Dwelling – Roof, Joinery and Cladding
Building Consent Issued – 31/10/2019
Code Compliance Certificate Issued – 13/10/2020

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

- Agreement Regarding Drainage Connection
Dated – 17/11/1976

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

This property is mapped under PC1 as **Moderate & High Land Instability**. The Whangarei District Council notified PC1 on 31 May 2023. The Plan Change introduces new provisions relating to natural hazards to the District Plan, including updated 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/PlanChanges>

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 **moderate & high**. 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 tsunamis. 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:



P Luwes
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

10 December 2025
Scale 1:1,000



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 NA29D/1426
Land Registration District North Auckland
Date Issued 16 December 1974

Prior References

NA26C/625

Estate Fee Simple
Area 923 square metres more or less
Legal Description Lot 1 Deposited Plan 74142

Registered Owners

Audree Lea Rosenberg and Graham Noel Rosenberg

Interests

Appurtenant hereto is a right of way specified in Easement Certificate 607673.1 - 24.3.1976 at 10.55 am

Subject to a right of way over part marked A on DP 74142 specified in Easement Certificate 607673.1 - 24.3.1976 at 10.55 am

The easements specified in Easement Certificate 607673.1 are subject to Section 351E (1) (a) Municipal Corporations Act 1954

13133454.3 Mortgage to ANZ Bank New Zealand Limited - 14.11.2025 at 2:11 pm

Street shown is legal.

MEMORANDUM OF EASEMENTS

TYPE	SHOWN	SERV. TEN.	DOM. TEN.
RIGHT OF WAY	(A)	Pt Lot 1	Lot 2
RIGHT OF WAY	(B)	Pt Lot 2	Lot 1

FOR LOCAL BODY CONSENT
SEE PLAN FILE

NEW C.T. ALLOCATED:
LOT 1 = 29D/1426
LOT 2 = 29D/1427

APPROVED
Registered Owner

Total Area 2302 m²
Comprised in All C.T. 266/625

I, David Dawson Reburn of Whangarei
Registered Surveyor and holder of an annual practicing certificate
herby certify that this plan has been made from Surveys executed
by me or under my direction, that both plan and Survey are correct
and have been made in accordance with the regulations under the
Surveyors Act 1868

Dated at Whangarei this 30th day
of July 1974. Signature *D Dawson Reburn*

Field Book 6434 p. 95 Traverse Book p.
Reference Plans.

Examined _____ Correct _____
Approved as to Survey *D Dawson Reburn*

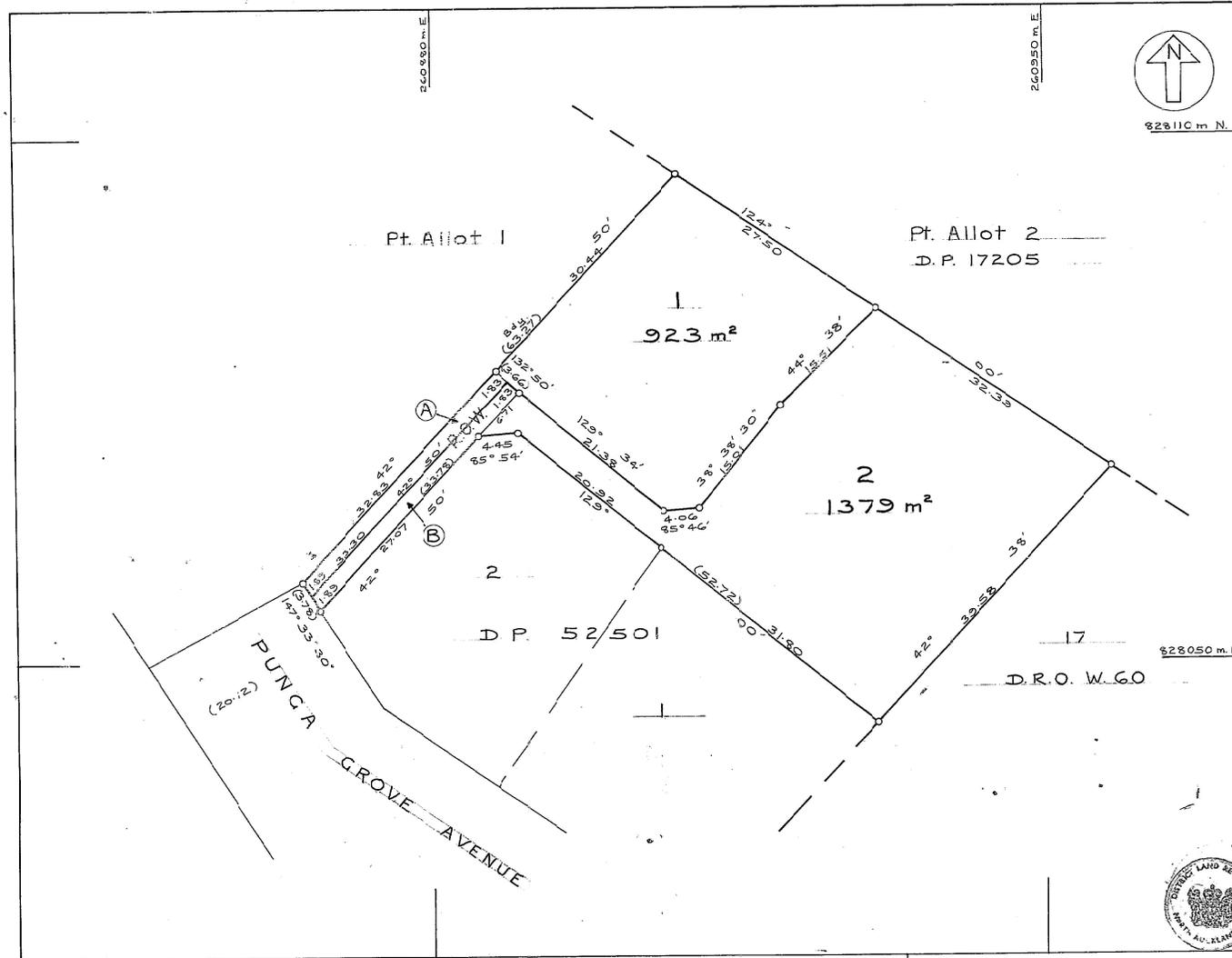
14, 11, 74 Assistant Chief Surveyor
Deposited this 16th day of December 1974

John Houghton
District Land Registrar

File No. 31 JUL 1974 DP74 142
Instructions 12



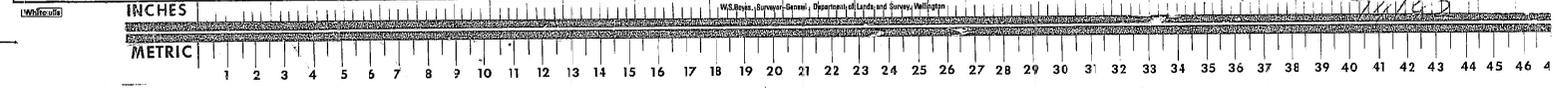
828110 m. N.



LAND DISTRICT NORTH AUCKLAND
SURVEY BLK & DIST. IX WHANGAREI
NZMS SHEET NO. 1 2

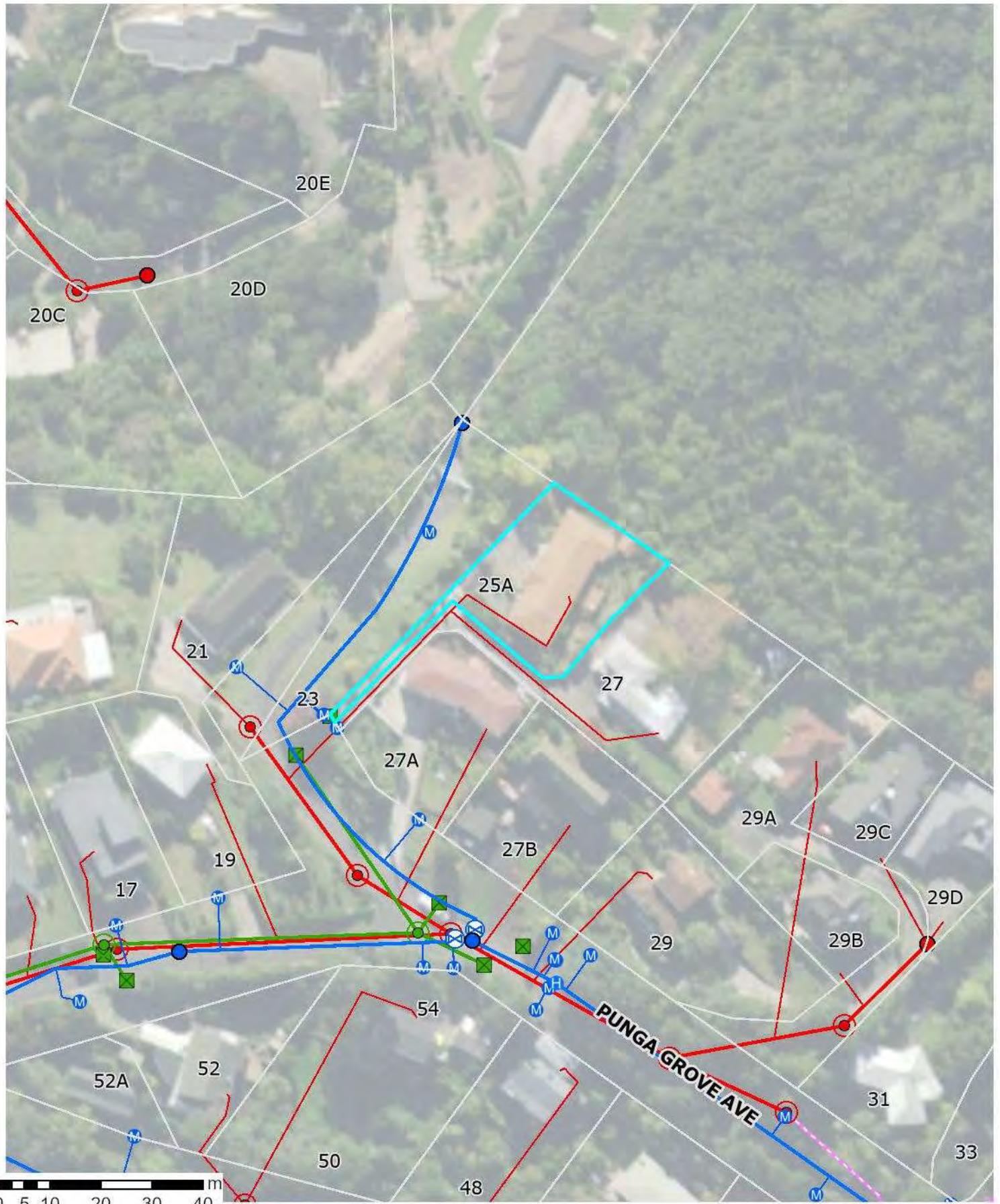
PLAN OF LOTS 1 & 2 BEING
SUBDIVISION OF LOT 3 D.P. 52501

LOCAL AUTHORITY WHANGAREI CITY
Surveyed by REYBURN & BRYANT
Scale 1:300 Date JULY 1974



LCS FORM N 11

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.

10 December 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.

Water, Wastewater and Stormwater – Map Legend

Water

- Water Point
- Actuator
- WDC
 - Private
- Backflow Device
- WDC
 - Private
- Bore
- WDC
 - Private
- End Structure
- WDC
 - Private
- Fitting Node
- WDC
 - Private
- Hydrant
- WDC
 - Private
- Meter
- WDC
- Meter Manifold
- WDC
 - Private
- Pump
- WDC
 - Private
- Valve
- WDC
 - RED
 - Private
- Water Line
- Abandoned Pipe
- Trunk Main
- WDC
 - Private
- Other Main
- WDC
 - Private
- Process Pipework
- WDC
 - Private
- Reticulation
- WDC
 - Private
- Service Line
- WDC
 - Private
- Water Area
- Chamber
- WDC
 - Private
- Reservoir
- WDC
 - Private

Stormwater

- Stormwater Point
- End Structure
- WDC
 - Private
- Fitting Node
- WDC
 - Private
- GPT
- WDC
 - Private
- Manhole
- WDC
 - Private
- Pump
- WDC
 - Private
- Stormwater Inlet
- WDC
 - Private
- Valve
- WDC
 - Private
- Stormwater Line
- Abandoned Pipe
- Culvert
- WDC
 - Private
- Drainage
- WDC
 - Private
- Main
- WDC
 - Private
- Service Line
- WDC
 - Private
- Surface Drain
- WDC
 - Private
- Stormwater Area
- Basin
- WDC
 - Private
- Chamber
- WDC
 - Private

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

19438

WHANGAREI CITY

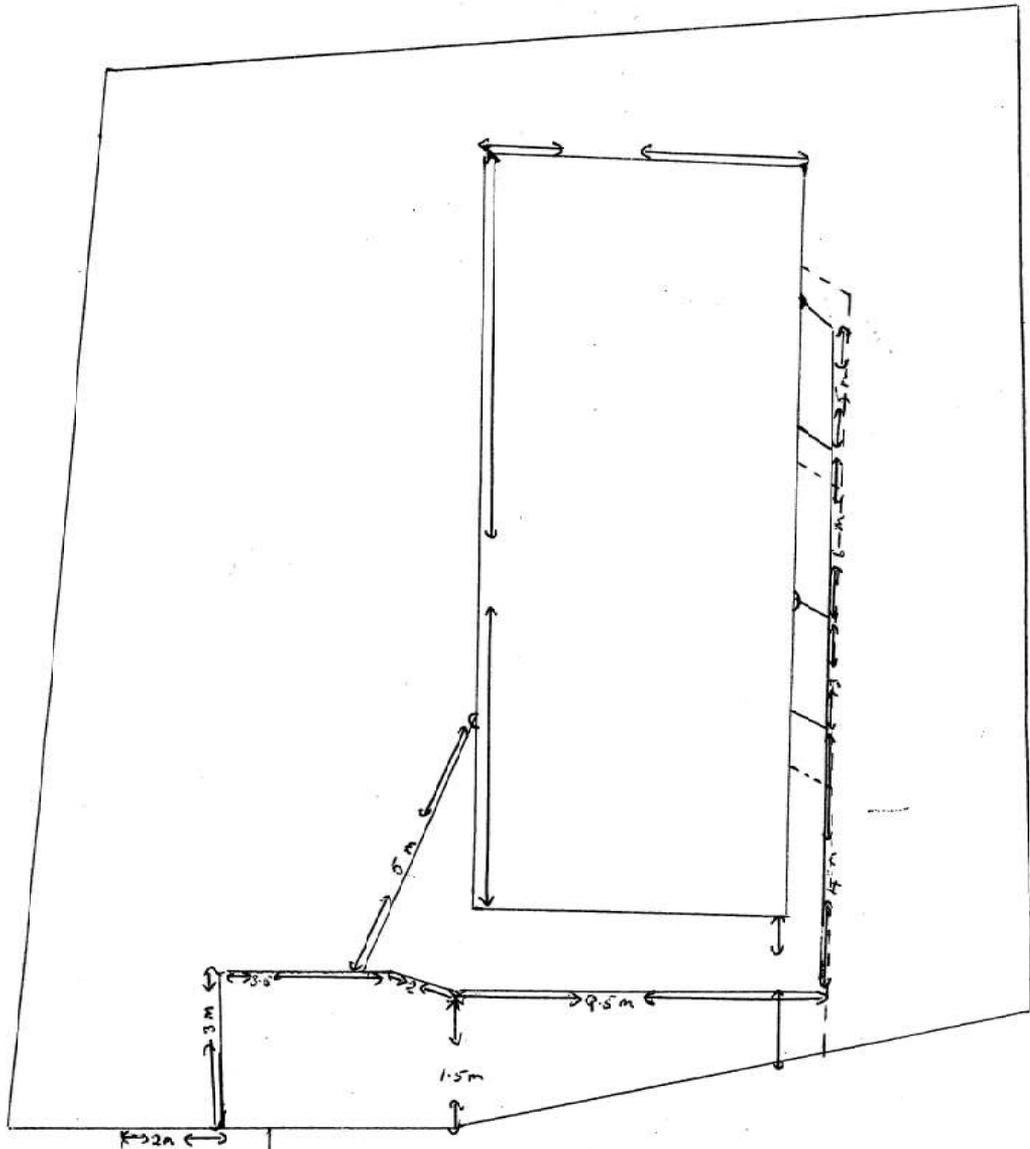
PERMIT No. 10817

DATE 26-3-26

HOUSE CONNECTION PLAN

Scale : 1/8in. to a Foot
New Sewerage Drains: Red
Storm Water : Dotted Black
Old Drains: — Full Black

Binding Margin to be left Blank



4

Owner Mr. N. Jones

Street 252 Punga groove

Assesment No. _____

Plumber J. L. Galley

Drainer J. L. Galley



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, 10 December, 2025

Property Number 19438
Legal Description LOT 1 DP 74142
Assessment Number 0074223200
Address 25 A Punga Grove Avenue Whangarei 0112
Record of Title(s) 29D/1426
Land Value \$345,000
Capital Value \$890,000
Date of Valuation 01-July-2024

Effective Date (used for rating purposes) 01-July-2025

Meter Location UP LFT OF ROW @ WATER GRATE

Rates Breakdown (up to 30 June 2026)

Rates Charge	Charge Total
Uniform Annual General Charge	901.00
Sewage Disposal - Residential	966.00
Stormwater	79.00
Regional Rescue Services	8.87
Regional Council Services	229.89
Regional Flood Infrastructure	41.66
General Residential	1,006.47
Regional Economic Development	10.49
Regional Transport Rate	30.40
Regional Pest Management	109.47
Regional Sporting Facilities	16.09
Regional Urban Rivers Management - Gen Catchment	40.34
Regional Land and Freshwater Management	104.40
Regional Emergency & Hazard Management	67.31
Annual Charge Total	\$3,611.39

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

Rates Instalments	Total
20/07/2025 Instalment	\$905.39
20/10/2025 Instalment	\$902.00
20/01/2026 Instalment	\$902.00
20/04/2026 Instalment	\$902.00

Rates Total **\$3,611.39**

Balance to Clear **\$1,804.00**

10316

BUILDING APPLICATION FORM

Please Note that any person wishing to take a vehicle over footpath, other than a proper crossing constructed for such purpose, shall apply to Council for a permit to do so and shall pay a fee of \$20.

Date 14 / 3 19 75.

To: The City Inspector,

Sir,

I hereby apply for permission to Residence
at 25A Punga Grove Avenue for Nail Trees
(House Number and Street) (Owner)
of 3 mill Road according to locality plan and detail plans, elevations cross-sections
(Address)

and specifications of building deposited herewith in duplicate.

PARTICULARS OF LAND:

Assess. No. Pt 73/836
Lot No. 1
D.P. 74142
Allotment No. _____

LENGTH OF BOUNDARIES:

Front 30.988
Back 29.768
Side 26.568 Area 38 Perch's
Side 30.988

PARTICULARS OF BUILDING:

Foundations Continuous Concrete Floors Concrete slab, reinforced
Walls Timber & brick veneer Roofs Asph/Flt from concrete tile
Area of Ground Floor 220 Square feet 200 sq ft square feet
Area of Outbuildings N.A. square feet
Number of Storeys: Above kerb level 2 Below kerb level N.A.
Average distance of set back of front of buildings from street boundary line 8.000 (See Section)

ESTIMATED VALUE:

Building \$ 38,000
Sanitary Plumbing and Drainage \$ 2,500
Total \$ 40,500.00

Proposed 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) private residence

Proposed use or occupancy of other parts of buildings N.A.

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

Yours faithfully,

N.W. Dean Owner

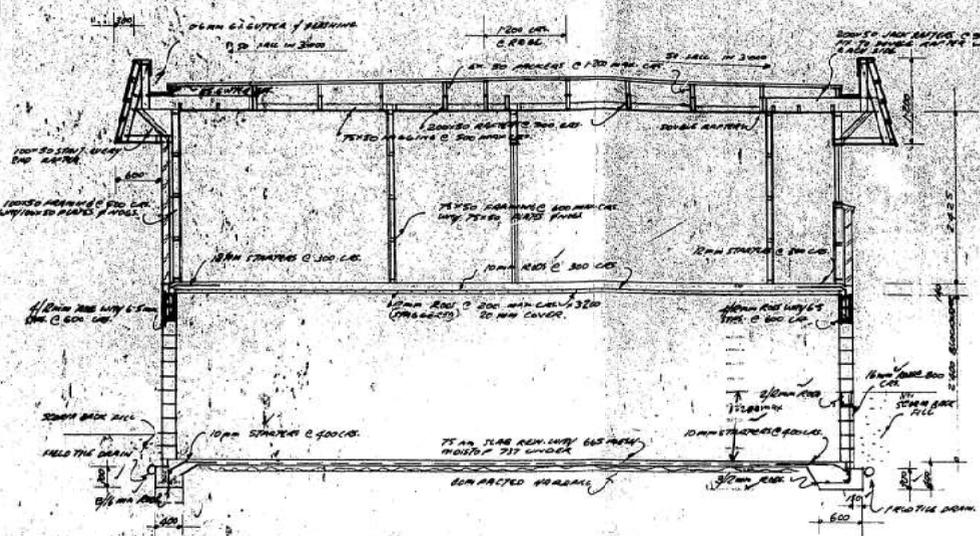
Builder's Postal Address:

3 mill Road Builder
Whangarei

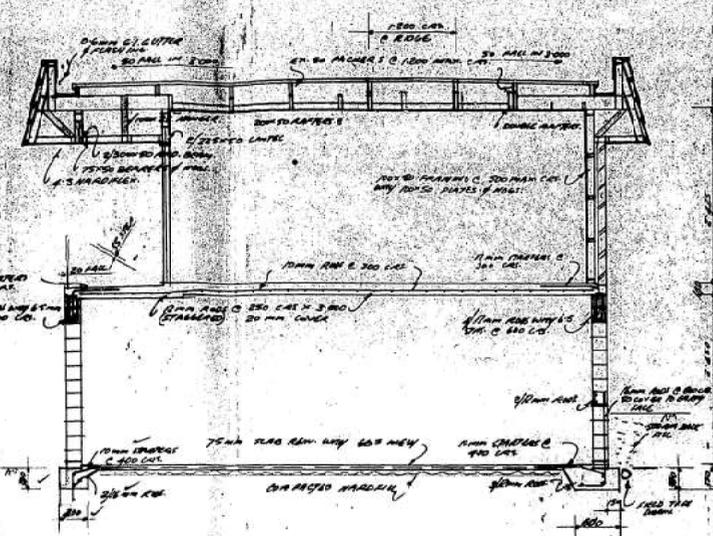
Builder's Phone 87 165



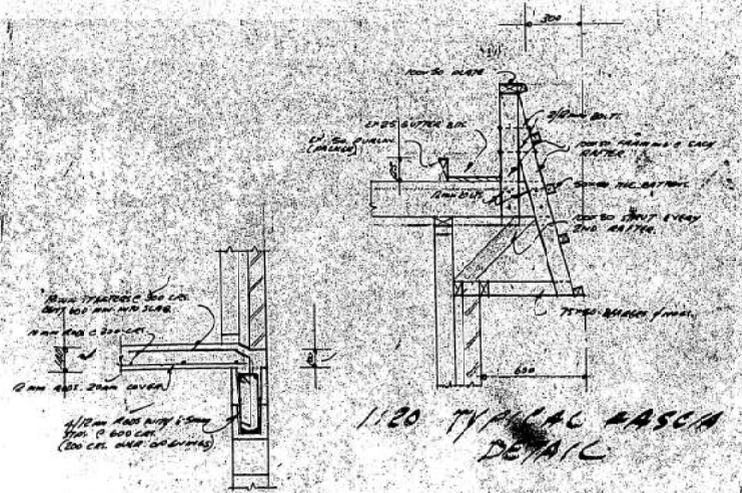
19438



1150 SECTION E-D



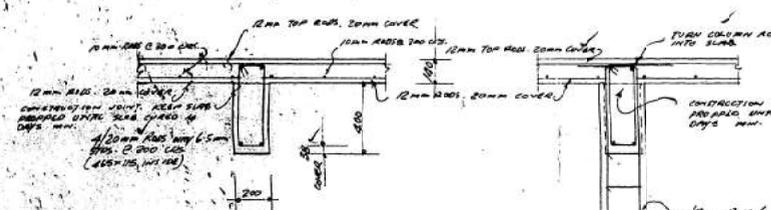
1150 SECTION D-D



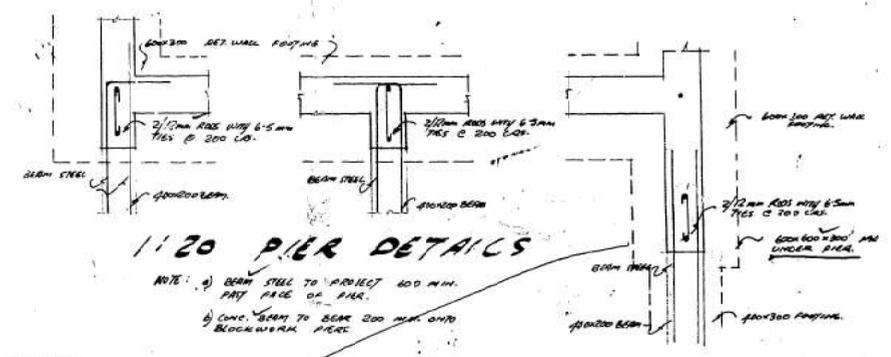
1120 TYPICAL RASCA DETAIL



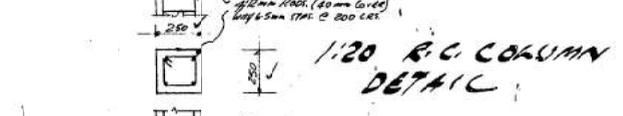
1120 TYPICAL BOND BEAM DETAIL



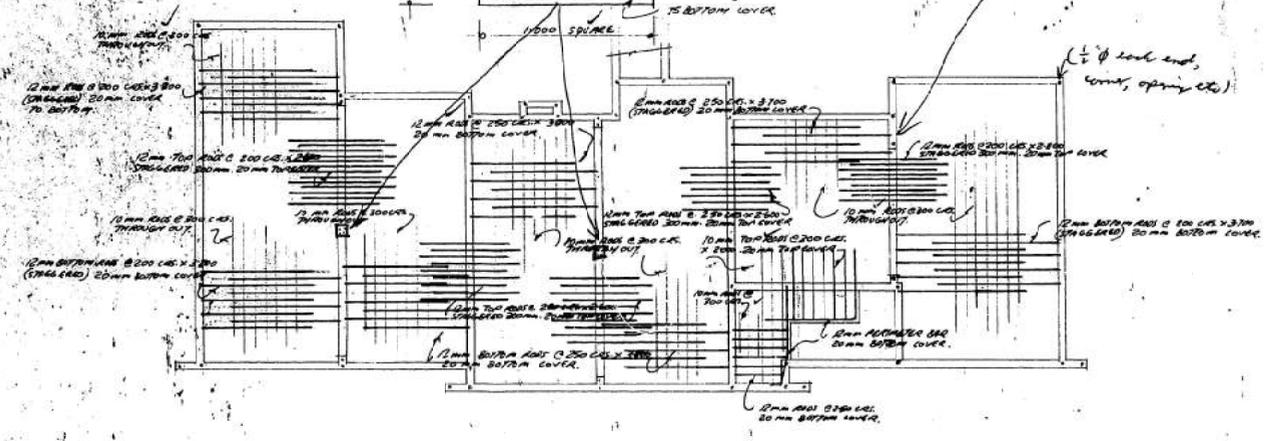
1120 R.C. BEAM DETAIL



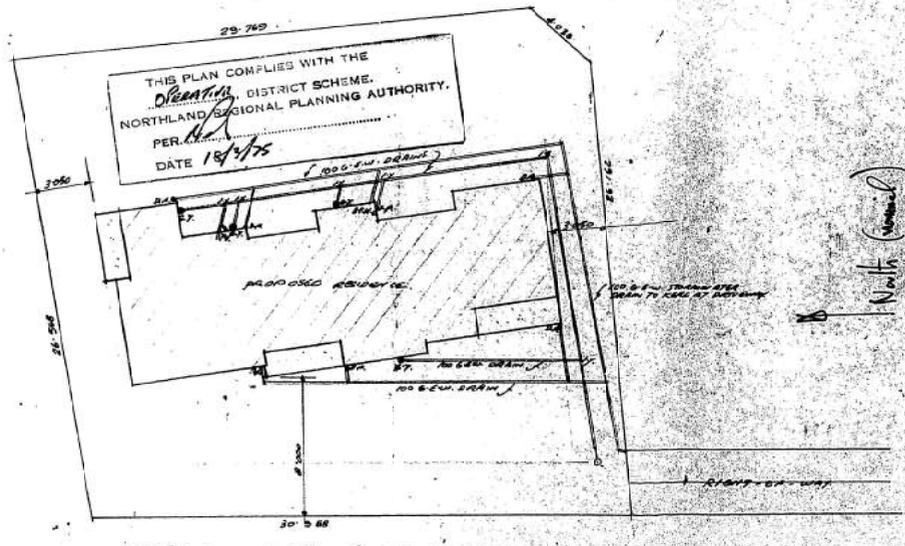
1120 PIER DETAILS



1120 R.C. COLUMN DETAIL



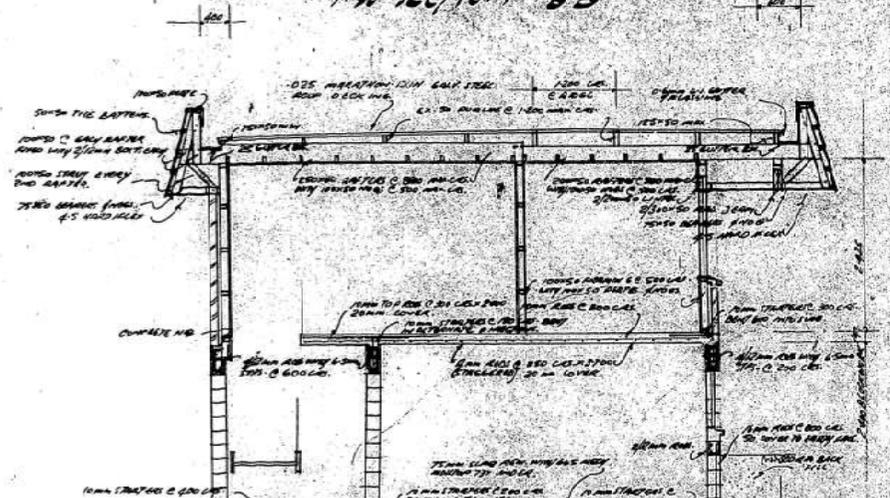
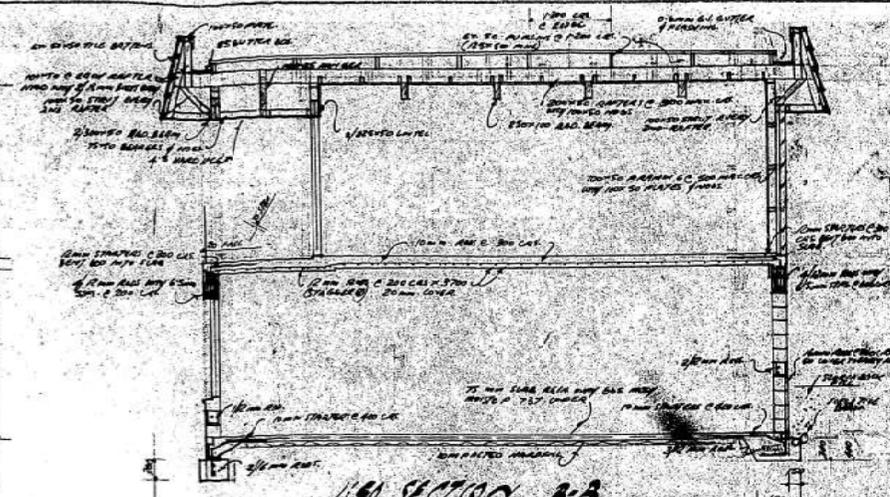
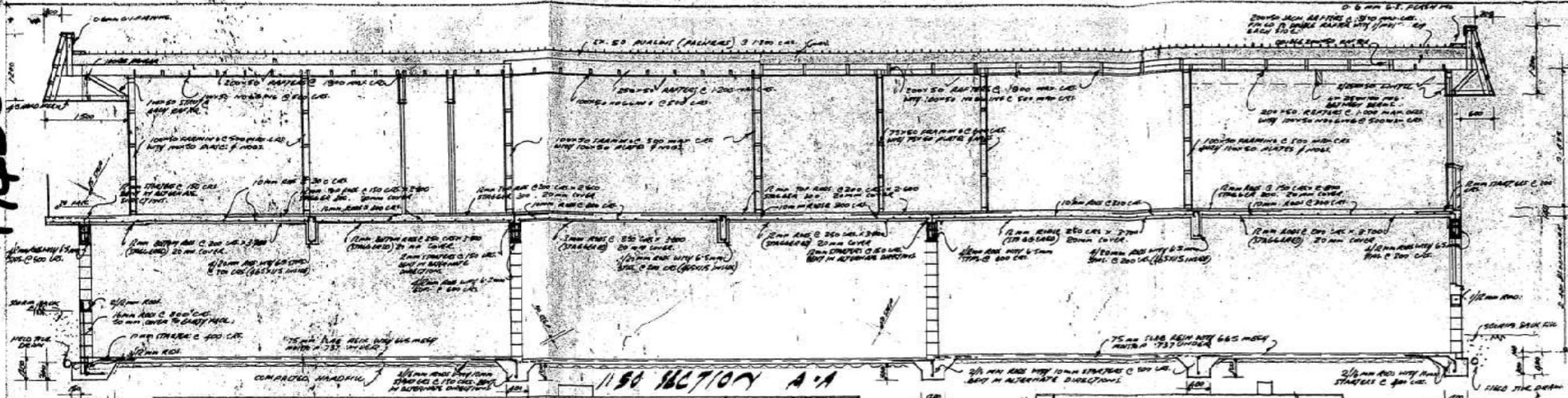
11100 SLAB REINFORCING LAYOUT.



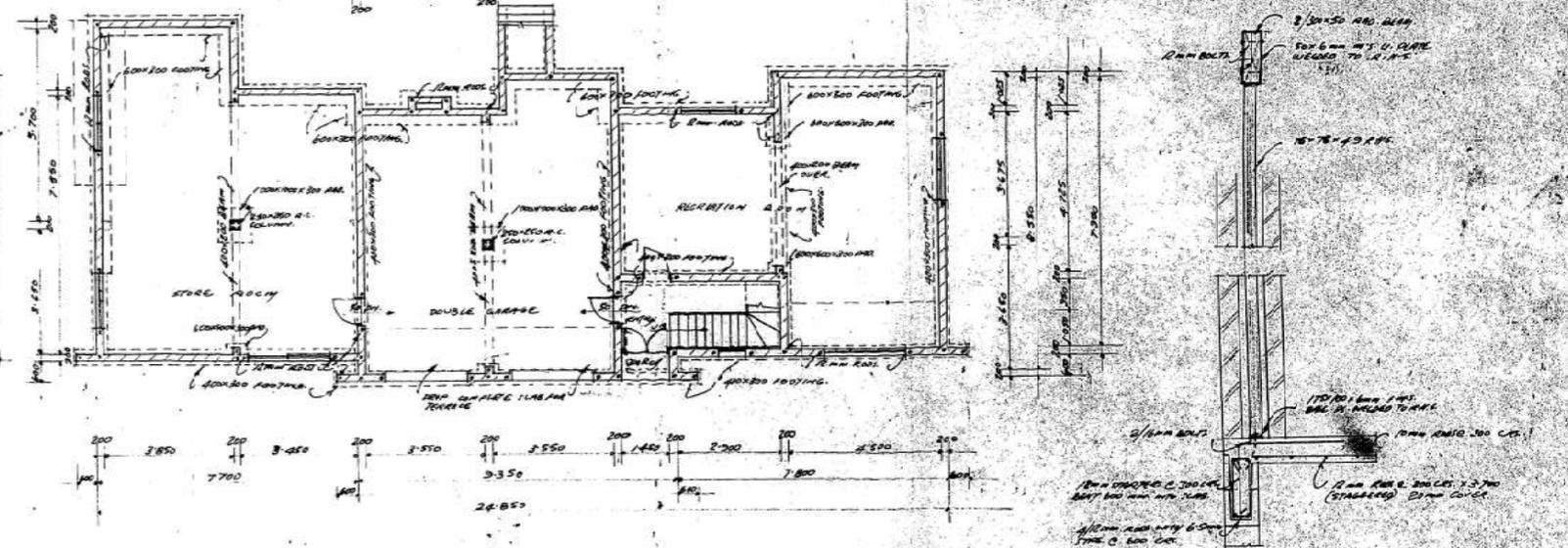
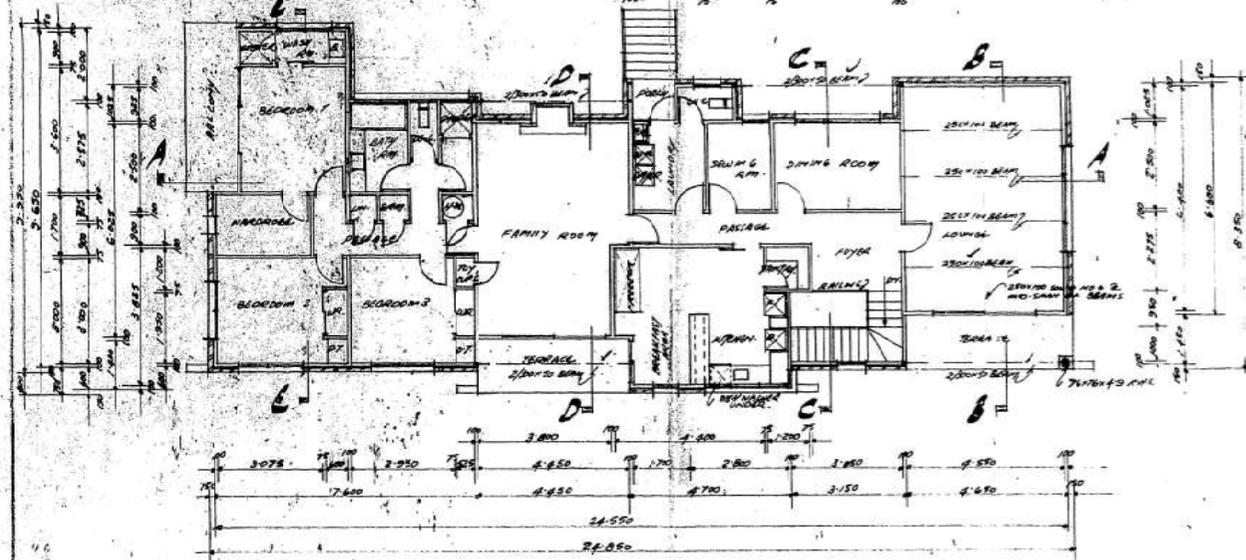
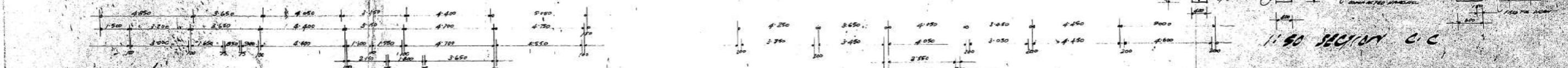
11200 SITE & DRAINAGE PLAN

RECEIVED
14 MAR 1975
WHANGAREI
CITY COUNCIL

19438



ELEVATIONS



FLOOR PLAN

BASEMENT PLAN

RECEIVED
14 MAR 1975
WHANGAREI
CITY COUNCIL

1:20 R.H.S. FIXING DETAIL

25/11

WHANGAREI CITY COUNCIL

19438

10316

Q 105256
2/11/76

BUILDING APPLICATION FORM

Please Note that any person wishing to take a vehicle over footpath other than a proper crossing constructed for such purpose shall apply to Council for a permit to do so and shall pay a fee of \$100.00

Date 27/10 1976

To: The Director of Engineering.

Sir,

I hereby apply for permission to Build FLAT UNDER EXISTING HOUSE.
at 25A Punga Grove for N.W TEARS
(House Number and Street) (Owner)
of 25A Punga Grove according to locality plan and detail plans, elevations cross-sections
(Address)
and specifications of building deposited herewith in duplicate.

PARTICULARS OF LAND:

Assess. No. P7 73/836/3
Lot No. 1
D.P. 74162
Allotment No.

LENGTH OF BOUNDARIES:

Front 26.16m
Back 21.50
Side 30.92 Area
Side 30.92

PARTICULARS OF BUILDING:

Foundations EXISTING Floors EXISTING
Walls Roofs EXISTING
Area of Ground Floor 47.1m² square feet (metres)
Area of Outbuildings square feet (metres)
Number of Storeys Above kerb level Below kerb level
Average distance of set back of front of buildings from street boundary line

ESTIMATED VALUE:

Building \$3000
Sanitary Plumbing Drainage \$500
Total \$3500.00

Proposed 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) FLAT TO LET.

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: 25A Punga Grove Owner
Whangarei Builder

Builder's Phone 87165

File No 10316
 Due 26/7
 Permit No H.3744
 Issued 19/7

WHANGAREI DISTRICT COUNCIL

FORUM NORTH • PRIVATE BAG, WHANGAREI, NEW ZEALAND
 TELEPHONE: (089) 484-879. FAX: (089) 487-832

19438



BUILDING APPLICATION FORM RECEIVED
 18 JUL 1990
 WHANGAREI DISTRICT COUNCIL

I WISH TO MAKE APPLICATION FOR G. Rose & B. Red
 TO ERECT INBUILT FIRE PLACE (owner)
 AT 25A Puny A Grove (proposed building work)
 (property address)

OWNERS POSTAL ADDRESS PHONE NO

NAME OF BUILDER LAWNBOYS

POSTAL ADDRESS 130 CAMERON ST PHONE NO 484-868

<u>PARTICULARS OF LAND</u>	<u>PARTICULARS OF SITE</u>
ASSESSMENT NO <u>742/232</u>	AREA OF BUILDING SITE (hectares or square metres)
LOT NO <u>1</u>	NATURE OF SOIL (rock, clay, peat, sand, loam etc)
D P <u>74142</u>	OTHER BUILDINGS ON SITE
AREA OF GROUND FLOOR (Sq metres)	AREA OF BASEMENT (Sq metres)
AREA OF OTHER FLOORS (Sq metres)	AREA OF ACCESSORY BUILDINGS (Sq metres)

ESTIMATED VALUE OF WORK

BUILDING	\$ <u>1200</u>
ACCESSORY BUILDING	\$
PLUMBING	\$
DRAINAGE	\$
TOTAL	\$ <u>1200</u>

OFFICE USE ONLY

TAGS AMROND NO

(PLEASE PRINT) NAME OF APPLICANT LAWNBOYS
 POSTAL ADDRESS 130 CAMERON ST PHONE NO 484-868
 DESIGNATION OF APPLICANT INSTALLER
 (Owner, Builder, Owners 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 19-7-90

OFFICE USE ONLY	
Building Permit	\$ <u>50-00</u>
Street Damage Bond	\$
Building Research Levy	\$
Plumbing Permit	\$
Drainage Permit	\$
Sewer Connection	\$
Stormwater Connection	\$
Permit to Cross Footway	\$
Crossing Permit	\$
Development Levy	\$
Water Connection	\$
Water for Building	\$
Backflow Preventor	\$
Sundry Building	\$
TOTAL	\$ <u>50-00</u>

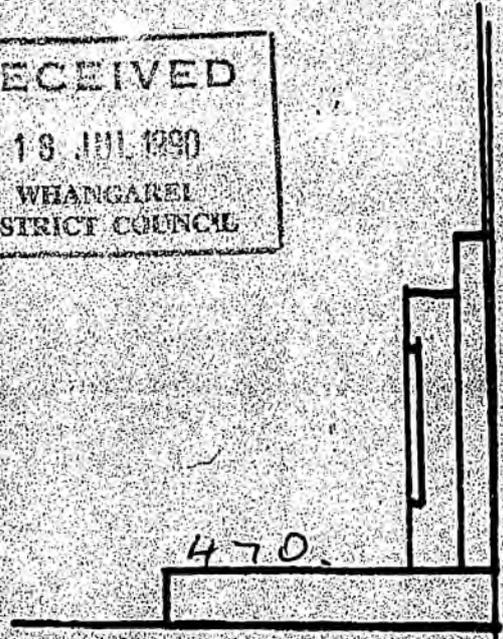
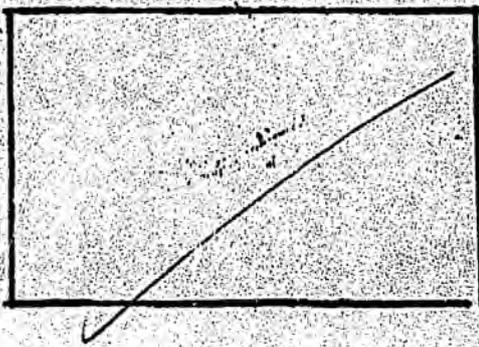
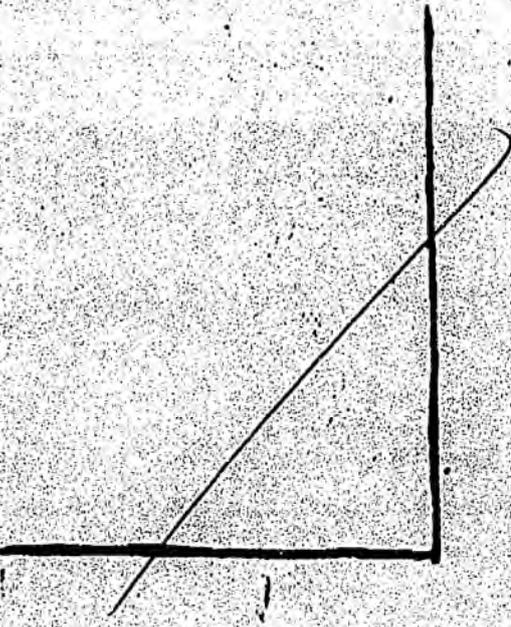
JW

LAWNBOYS

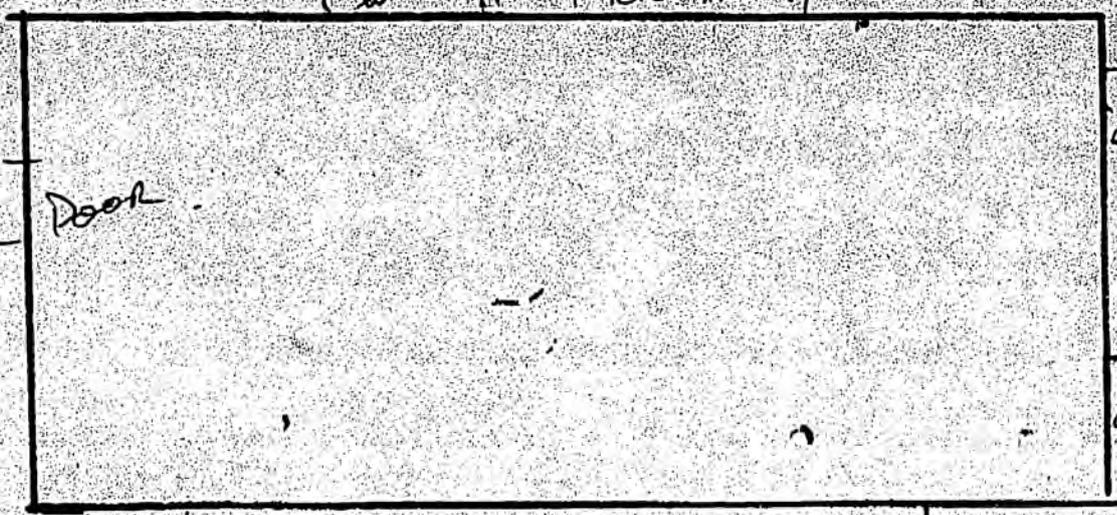
130 LOWER CAMERON ST
WHANGAREI
PHONE 484-868

19438

RECEIVED
19 JUL 1990
WHANGAREI
DISTRICT COUNCIL



(Windows) (Fireplace)



+

Form 5

Building Consent No: BC1901046

Section 51, Building Act 2004

Issued: 31 October 2019

COPY

The Building

Street address of building: 25A Punga Grove Avenue
Whangarei 0112

Legal description of land where building is located: LOT 1 DP 74142
LLP: 51682

Building name: N/A

Location of building within site/block number: N/A

Level/unit number: N/A

The Owner

G N Rosenberg
A L Rosenberg
25A Punga Grove Avenue
Whangarei 0112

Phone number: N/A

Mobile number: 021938379

Facsimile number: N/A

Email address: irosenberg@gmail.com

Website: N/A

Street address/registered office: 25A Punga Grove Avenue
Whangarei 0112

First point of contact for communications with Council/building consent authority

Contact Person

R and J Architecture Limited
71N Cameron Street
Whangarei 0110

Phone number: N/A

Mobile number: 0272040415

Facsimile number: N/A

Email address: rhys@randjarchitecture.co.nz

Website: www.randjarchitecture.co.nz

Building Work

The following building work is authorised by this consent:

Alterations to Existing Dwelling - Roof, Joinery and Cladding



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:

Section 90 Building Act 2004

Section 90 Building Act 2004 Inspections by Building Consent Authorities applies. This building consent is subject to the condition that agents authorised by the building consent authority are entitled at all times during normal working hours or while work is being done to inspect land on which building work is being or is proposed to be carried out and building work that has been or is being carried out on or off the building site and any building.

Nominated Inspections are carried out to ensure that the building work is in accordance with the building consent. Completed Inspections will be classified as pass, or pass subject to remedial work or failed status.

See attached schedule of site requirements for inspections and documentation required.

Compliance Schedule

A compliance schedule is not required for the building.

Attachments

No attachments.

Additional Information

1. The applicant must control dust nuisance created by any site or building works.
2. Toilet facilities must be provided within reasonable distance of the construction site. Ground discharge is no longer acceptable.
3. Lapsing of building consent. For the purposes of S52(b) of the Building Act 2004, the period after which this consent will lapse if the building work to which it relates does not commence will be 12 months from the date of issue.

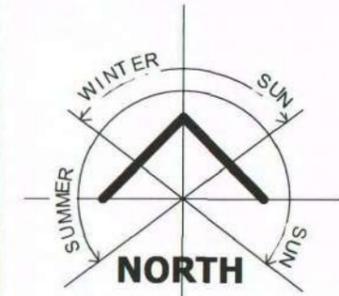


Enka Stephenson
Support Assistant – Building Processing
On behalf of Whangarei District Council

31 October 2019

Date

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SITE NOTES:

LEGAL DESCRIPTION:

Lot 1
DP 74142
Area: 0.0923HA 923m²

WIND ZONE: Very High
ENVIRONMENT: LIVING 1
EXPOSURE ZONE: Zone C
EARTHQUAKE ZONE: ZONE 1
HAZARDS: None

HEALTH AND SAFETY

•Site to adhere to all health and safety requirements as set out in NZBC Clause F5. Including the prevention of access to children.

NOTE:
Existing footprint remains unchanged.



Rand J Architecture Ltd
First floor 71 Cameron St, Whangarei
• e: ceanel@signature.co.nz
• t: 027 204 0415 • f: 022 470 2587
• w: www.randjarchitecture.co.nz

These drawings are limited to and by the extent of the detail covered in the drawings to meet the current New Zealand Building Code (NZBC). Where detail is required for construction and to demonstrate compliance with the current NZBC, a specific request should be made for the required detail to be supplied. No liability will be accepted for any detail or construction not covered in these drawings and/or carried out by persons other than the designer producing these documents.

PROPOSED ALTERATIONS for
ROSENBERG
25A PUNGA GROVE AVENUE, RIVERSIDE

SITE PLAN

Scale: As shown | Drawn: RMC | Date: 04-09-19

REV	DATE	AMENDMENT

JOB NO: 7158

DWG NO: A1 | REV:

TIMBER TREATMENT SPECIFICATION

WALLS:		
EXTERIOR WALLS	H1.2 KD	SG8
EXTERIOR WALL LINTELS	H1.2 KD	SG8
INTERIOR WALLS	H1.2 KD	SG8
WET AREA WALLS	H1.2 KD	SG8
ROOFS:		
TRUSS FRAMING	H1.2 KD	SG8
PURLINS	H1.2 KD	SG8
RIDGE AND HIPS	H1.2 KD	SG6
VALLEY BOARDS	H1.2 WET	SG6

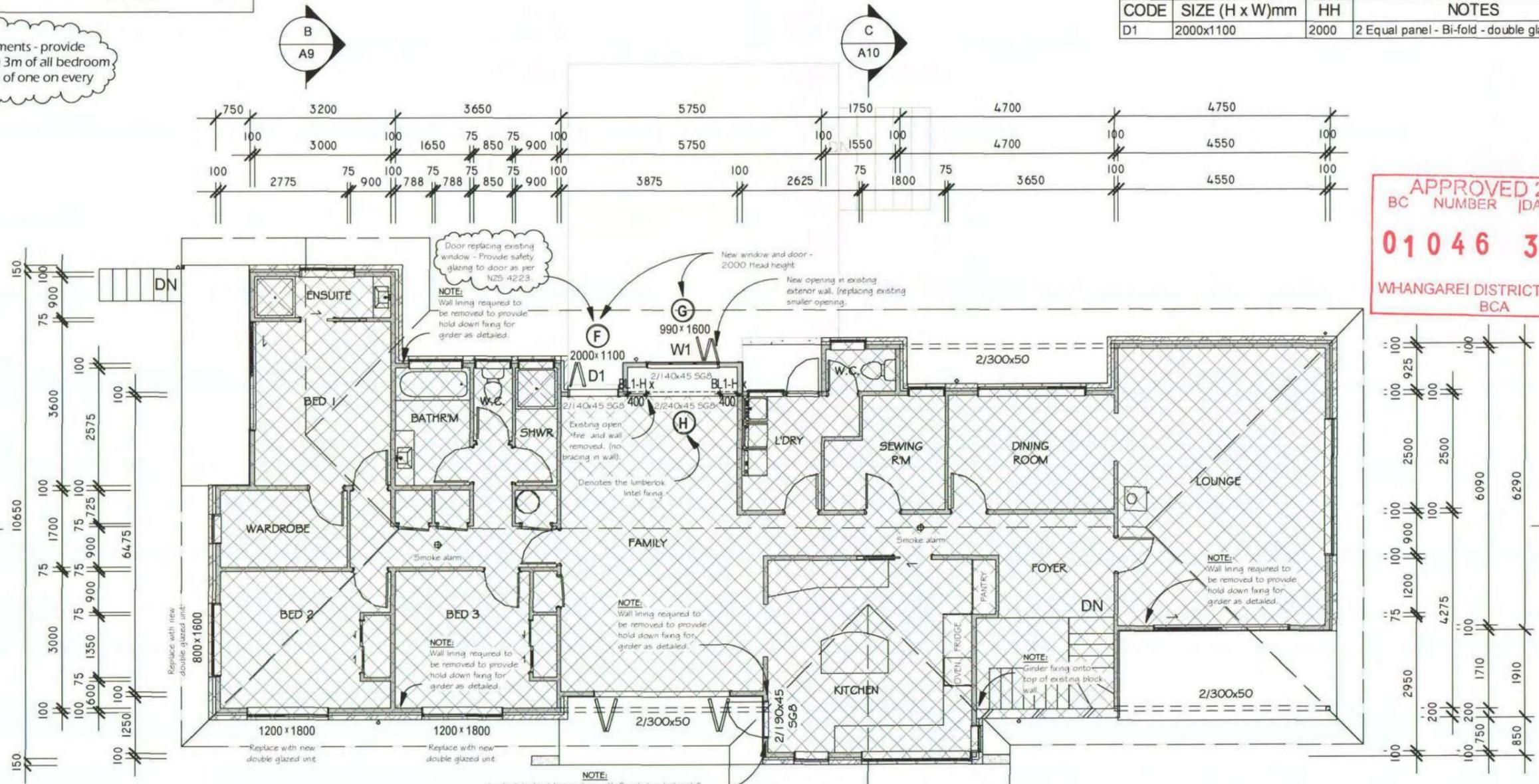
SMOKE ALARMS:
As per code requirements - provide smoke alarms within 3m of all bedroom doors and minimum of one on every level.

NOTE:
Existing materials may contain asbestos including but not limited to ceiling and wall linings (including bathroom linings) soffit linings and fibrecement type base cladding products. If in doubt avoid disturbing and have a sample analysed to confirm. If found contact a licensed removalist, as they will take the necessary precautions and follow good work practices, as required by the Health and Safety at Work (Asbestos) Regulations 2016.

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WINDOW SCHEDULE			
CODE	SIZE (H x W)mm	HH	NOTES
W1	990x1600	2000	3 Equal panel - bi-fold, double glazed

DOOR SCHEDULE			
CODE	SIZE (H x W)mm	HH	NOTES
D1	2000x1100	2000	2 Equal panel - Bi-fold - double glazed



APPROVED 2019
 BC NUMBER DAY MTH
01046 3010
 WHANGAREI DISTRICT COUNCIL
 BCA

FIRST FLOOR

Scale 1:100
 UPPER: 189.70m²
 LOWER: 208.75m²
 TOTAL: 407.45m²

100	3075	75	100	2950	75	100	4450	100	5025	75	2550	100	4550	100
100	3750	100	3550	4450	100	4500	100	3050	100	4550	100	4550	100	100
150			7600	4450		4700		3150		4650				
				24550										

COLOUR SELECTION:
 • Ground floor walls: 1/2 Tapa (Resene)
 • Garage and front doors: Full Tapa (Resene)
 • Linea weatherboards: Black white (Resene)
 • Soffits: Black white (Resene)

Construction



Rand J Architecture Ltd
 First floor 71 Cameron St, Whangarei
 • e: ceanel@signature.co.nz
 • t: 027 204 0415 • t: 022 470 2587
 • w: www.randjarchitecture.co.nz

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PROPOSED ALTERATIONS for
ROSENBERG
25A PUNGA GROVE AVENUE, RIVERSIDE

FLOOR PLAN	
Scale: As shown	Drawn: RMC
Date: 04-09-19	

REV	DATE	AMENDMENT	JOB NO:
2	21-08-14	Showhome sign size & position	7158

DWG NO:	REV:
A2	2



NORTH

1 : 100

RISK SEVERITY (Worst case)											
Risk Factor	Low	Score	Medium	Score	High	Score	Very high	Score	Extra high	Score	Subtotals
Wind Zone	0		0		1		2	2	2		2
No. of storeys	0		1		2	2	4				2
Roof/wall intersection	0	0	1		3		5				0
Eaves width	0		1	1	2		5				1
Envelope complexity	0		1		3	3	6				3
Deck Design	0		2		4	4	6				4
		0		1		9		2		0	12



EAST

1 : 100



Construction



Rand J Architecture Ltd
First floor 71 Cameron St, Whangarei
• e: ceanel@signature.co.nz
• t: 027 204 0415 • f: 022 470 2587
• w: www.randjarchitecture.co.nz

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PROPOSED ALTERATIONS for
ROSENBERG
25A PUNGA GROVE AVENUE, RIVERSIDE

ELEVATIONS
Scale: As shown
Drawn: RMC
Date: 04-09-19

REV	DATE	AMENDMENT

JOB NO: 7158
DWG NO: A4
REV:



SOUTH

1 : 100

Risk Factor	RISK SEVERITY (Worst case)										Subtotals
	Low	Score	Medium	Score	High	Score	Very high	Score	Extra high	Score	
Wind Zone	0		0		1		2	2	2		2
No. of storeys	0		1		2	2	4				2
Roof/wall intersection	0	0	1		3		5				0
Eaves width	0		1	1	2		5				1
Envelope complexity	0		1		3	3	6				3
Deck Design	0		2		4	4	6				4
		0		1		9		2		0	12



WEST

1 : 100

Construction



Form 7

Code Compliance Certificate BC1901046

Section 95, Building Act 2004

Issued: 13 October 2020

The Building

Street address of building: 25A Punga Grove Avenue
Whangarei 0112

Legal description of land where building is located: LOT 1 DP 74142
LLP: 51682

Building name: N/A

Location of building within site/block number: N/A

Level unit number: N/A

Current, lawfully established use: Detached Dwelling

Year first constructed: 1976

The Owner

G N Rosenberg
A L Rosenberg
25A Punga Grove Avenue
Whangarei 0112

Phone number: N/A

Mobile number: 021438264

Facsimile number: N/A

Email address: roseberg2@xtra.co.nz

Website: N/A

Street address/registered office: 25A Punga Grove Avenue
Whangarei 0112

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

Contact Person

Ezra Bell Construction Limited
17 Jackson Road
RD 9
Whangarei 0179

Phone number: N/A

Mobile number: 0221269804

Facsimile number: N/A

Email address: ezra@ezrabelconstruction.com

Website: N/A

Building Work**Alterations to Existing Dwelling - Roof,
Joinery and Cladding**

Building Consent Number:

BC1901046

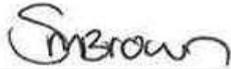
Issued by:

Whangarei District Council

Code Compliance

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

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



Stephanie Brown

Support Assistant – Building Processing
On behalf of Whangarei District Council

13 October 2020

Date

The General Manager,
Whangarei City Council
WHANGAREI

19438
No 2129

AGREEMENT REGARDING DRAINAGE CONNECTION

I hereby apply for a sewer/stormwater connection to be made to the property at
SEA PUNGA ROAD being Lot 1 Deposited Plan 74162
and in consideration of the Council undertaking
to construct and provide such drainage connection to the said land I agree to pay for such service,
the charge set out hereunder and such charge to be paid prior to the council commencing work.

Sanitary sewer — No. 1 Size 100 Type 6 Charge 7.10
Stormwater sewer — No. _____ Size _____ Type _____ Charge _____
dated this 17 day of Nov 1976

[Signature]
Owner/Authorised agent for owner.

In consideration of and on receipt of payment of the above charge the Whangarei City Council
hereby undertakes to construct and provide the above drainage connection.

[Signature]
For Whangarei City Council.

City Engineer,
do give effect to above application.

\$ 10.00 Receipt No. 4371

Rating Roll No. PT 73/836

[Signature]
For City Inspector

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.

10 December 2025
Scale 1:1,000

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

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

District-Wide Matters

Energy, Infrastructure and Transport

-  Airport Runway
-  Indicative Road
-  National Road
-  Regional Road
-  Arterial Road
-  Primary Collector Road
-  Secondary Collector Road
-  Low Volume Road
-  Access Road
-  Strategic Road Protection Area
-  Strategic Railway Protection Line
-  National Grid Tower
-  Northpower Tower CEL-Cat1
-  National Grid Line
-  Northpower Overhead Critical Line Cel-Cat1
-  Northpower Critical Overhead Lines CEL
-  Northpower Critical Underground Lines CEL

Hazards and Risks

-  Coastal Erosion Hazard 1
-  Coastal Erosion Hazard 2
-  Flood Susceptible Areas
-  Mining Hazard Area 1
-  Mining Hazard Area 2
-  Mining Hazard Area 3

Historical and Cultural Values

-  Notable Tree Overlay
-  Heritage Item Overlay
-  Heritage Area Overlay
-  Sites of Significance to Maori
-  Areas of Significance to Maori

Natural Environment Values

-  Esplanade Priority Area
-  Coastal Marine Area (CMA) boundary
-  Goat Control Areas
-  Outstanding Natural Feature
-  Outstanding Natural Landscape

General District-Wide Matters

-  Air Noise Boundary
-  Outer Control Boundary
-  Helicopter Hovering Area
-  Noise Control Boundary Overlay
-  Rail noise alert area
-  Rail vibration alert area
-  QRA Quarrying Resource Area
-  QRA Mining Area
-  QRA Buffer Area
-  QRA 500m Indicative Setback
-  Coastal Environment Overlay
-  Outstanding Natural Character Area
-  High Natural Character Area

Area Specific Matters

-  Designation
-  Precinct
-  Development Area

Residential Zones

-  Large Lot Residential Zone
-  Low Density Residential Zone
-  General Residential Zone
-  Medium Density Residential Zone

Rural Zones

-  Rural Production Zone
-  Rural Lifestyle Zone
-  Settlement Zone Residential Sub-Zone
-  Settlement Zone Centre Sub-Zone
-  Settlement Zone Industry Sub-Zone

Commercial and Mixed Use Zones

-  Local Centre Zone
-  Neighbourhood Centre Zone
-  Commercial Zone
-  Mixed Use Zone
-  Town Centre Zone
-  City Centre Zone

Industrial Zones

-  Light Industrial Zone
-  Heavy Industrial Zone

Open Space and Recreation Zones

-  Natural Open Space Zone
-  Open Space Zone
-  Sport and Active Recreation Zone

Special Purpose Zones

-  Airport Zone
-  Future Urban Zone
-  Fonterra Kauri Milk Processing SRIZ – Ancillary Irrigation Farms
-  Hospital Zone
-  Port Zone
-  Ruakaka Equine Zone
-  Shopping Centre Zone
-  Strategic Rural Industries Zone
-  Waterfront Zone

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

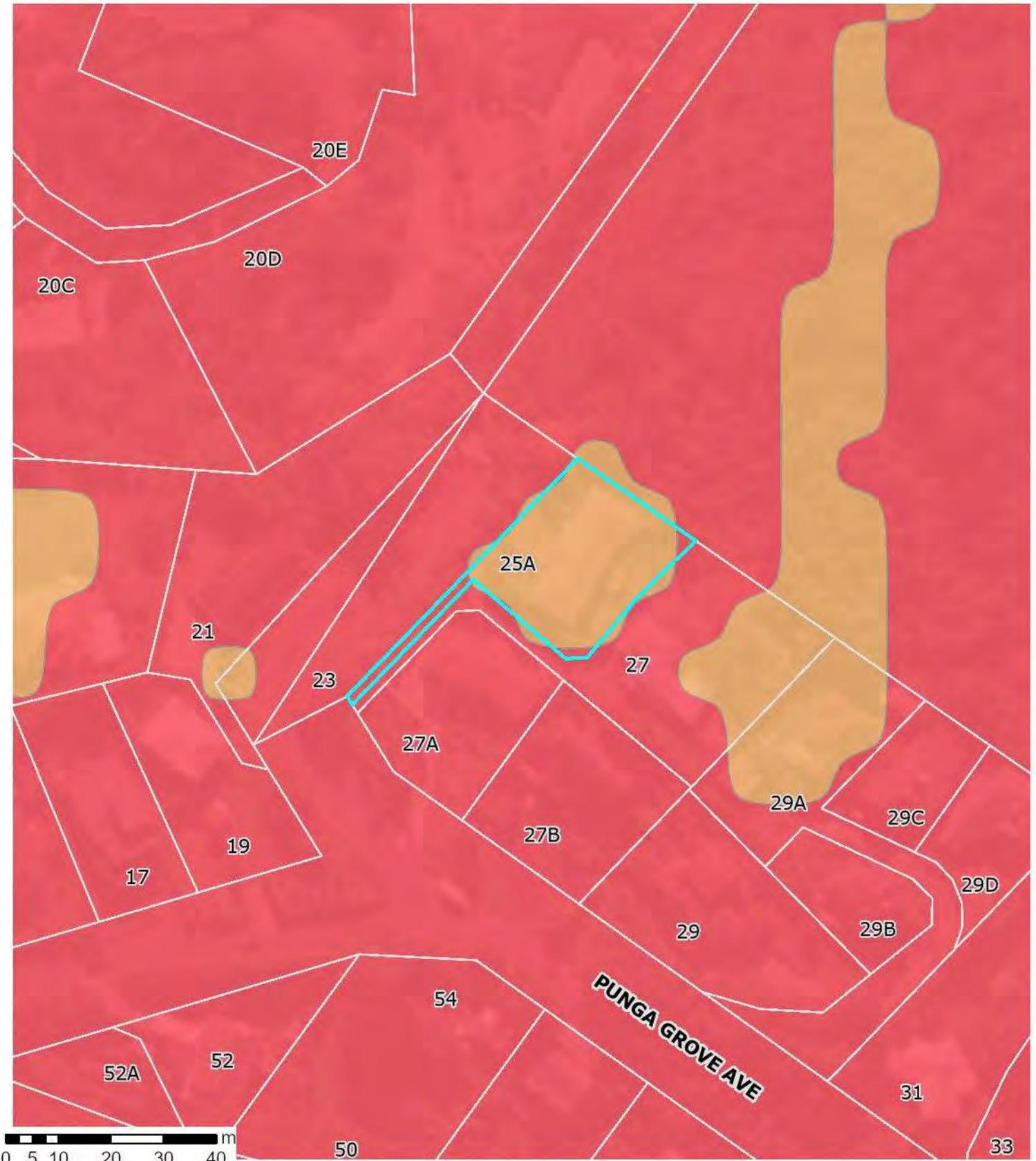
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The Whangarei District Council district plan GIS data was created at a specific point in time.

Land parcel Information is sourced from the Land Information New Zealand (LINZ) Data Service. The LINZ land parcel information may be updated by LINZ at any time from that time, which may result in misalignments with Whangarei District Council information.

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Land Instability



Landslide Susceptibility Zone

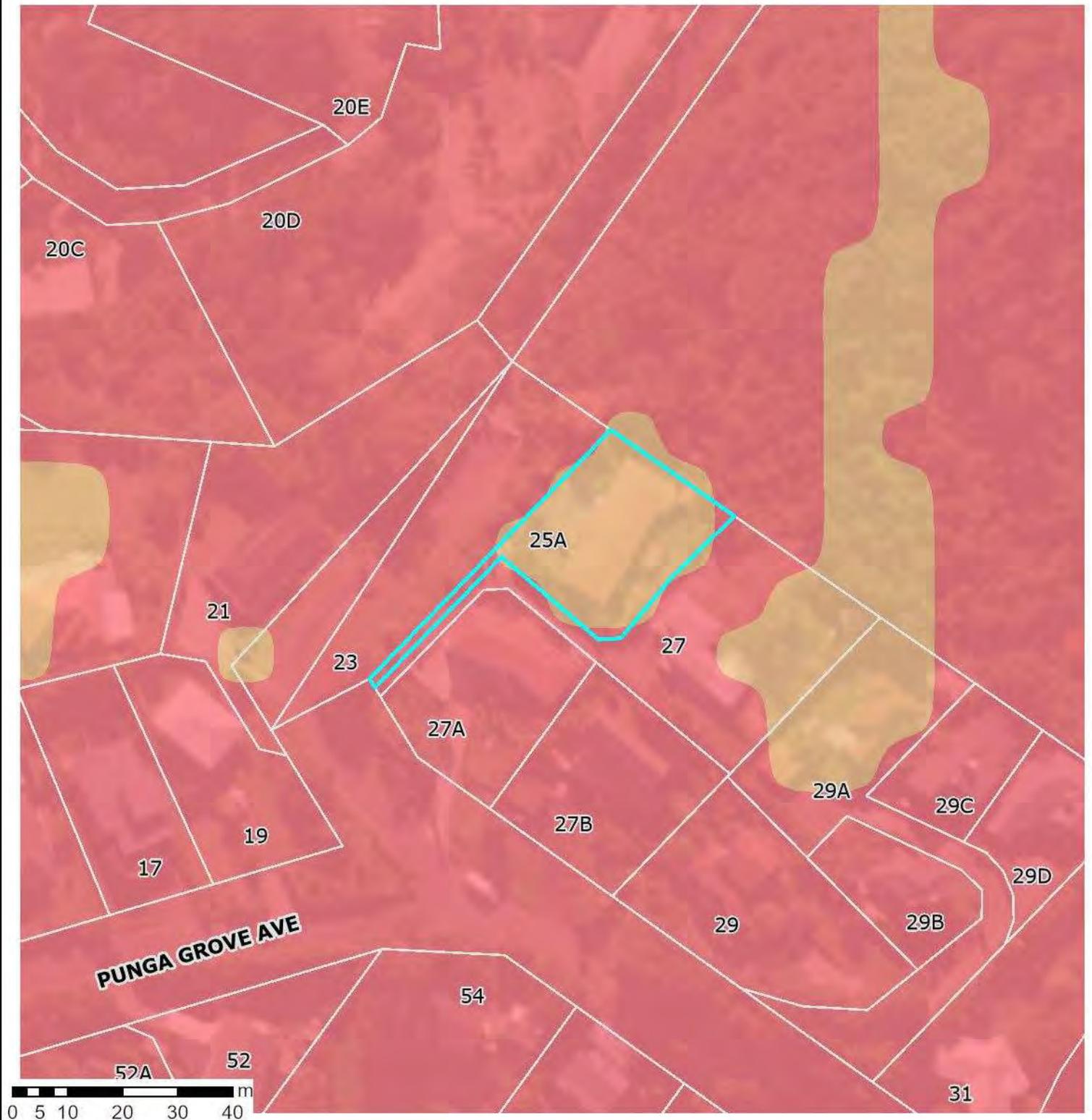
-  High
-  Moderate
-  Low

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>

10 December 2025
Scale 1:1,000



District Plan Change 1 - Natural Hazards Land Instability



PC1 - Natural Hazards

Land Instability

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

10 December 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>.

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