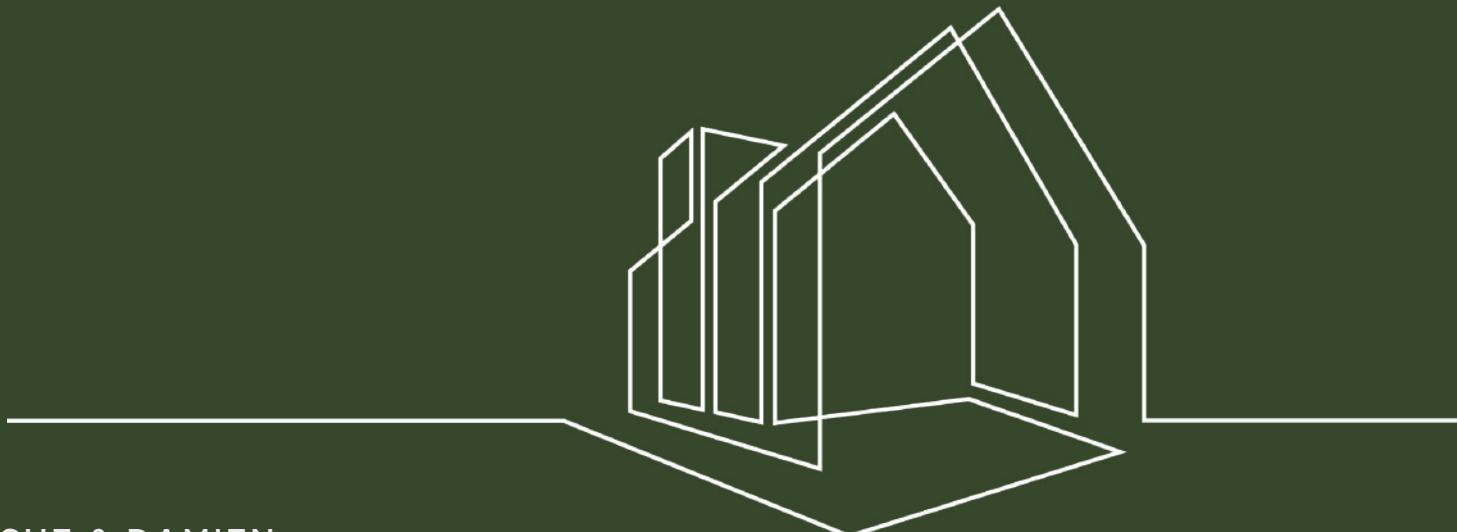


WDC LIM REPORT



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OWN
REAL ESTATE



Land Information Memorandum

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

LIM number: LM2600040

Received: 09 Jan 2026

Issued: 29 Jan 2026

Applicant

S Titley
589 Ngunguru Road
Glenbervie
Whangarei 0173

Site Information

Property ID: 174207

Street Address: 589 Ngunguru Road
Glenbervie
Whangarei 0173

Legal Description: LOT 1 DP 313278 LOT 2 DP 569015

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 Titles: 1128896 & 1128897
- Deposited Plans: DP 313278 & DP 569015

This property is subject to a Restrictive Covenant, information attached.

- Interest Number – 12728346.2

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

Council records indicate that an activity listed on the Ministry for the Environment Hazardous Activities and Industries List (HAIL) may have been undertaken on this property.

Therefore, this property has been identified as potentially meeting the criteria of Section 5(7)(c) of the Resource Management Act (National Environmental Standard for Assessing and Managing Contaminants in Soil to Protect Human Health) Regulation 2011, enacted on 1 January 2012.

- The HAIL category for this property is A10 – Persistent pesticide bulk storage or use including sport turfs, market gardens, orchards, glass houses or spray sheds.

For the HAIL list refer:

<https://environment.govt.nz/publications/hazardous-activities-and-industries-list-hail/#hazardous-activities-and-industries-list-hail-october-2011>

For the Regulations refer:

<https://www.legislation.govt.nz/regulation/public/2011/0361/latest/DLM4052228.html>

A copy of a Potential Contamination Search Report is attached for your information.

Please Note: This PCS search was conducted on the parent lots prior to the subdivision.

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

No Whangarei District Council services are available in this area.

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

- House Drainage Plan – Dated 22/06/1979

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

Information on Valuation, Rates and Water Meter location (if applicable) for the current financial year, is attached.

Please note, this property is subject to contiguous rates. A review of the annual rates charged will occur on change of ownership.

For further information, please contact the Whangarei District Council Rates Department on 09 430 4200.

Please note, this property is known to have additional separately used or inhabited parts (SUIP). A review of the annual rates charged will occur on change of ownership.

For further information, please contact the Whangarei District Council Rates Department on 09 430 4200 or refer: <https://www.wdc.govt.nz/RatesRemissionPolicy>

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.

- Garage, Workshop
Dated 17/09/1975
After an extensive search of Council records, we were unable to locate any plans.
- Erect New Dwelling
Dated 30/09/1975
- Double Garage
Dated 21/10/1976
- Commercial Glasshouse
Received 11/11/1976
- Extensions
Dated 01/05/1979
- Garage
Dated 28/05/1979
- Concrete Swimming Pool
Dated 28/09/1979

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

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

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

- BP935760 – Additions to Dwelling
Building Consent – Issued 10/02/1994
Field Advice Notice (Final Inspection) – Dated 19/05/2016
This Building Consent has **NOT** had a Code Compliance Certificate issued.
- BC1700611 – Additions and Alterations to Existing Dwelling – Garage, Wardrobe, Roof, Change Existing Garage to Games Room and Bathroom
Building Consent – Issued 31/07/2017
BCA190099 - Building Consent Amendment (Deck, Bedroom, Wardrobe and Ensuite) – Approved 04/10/2019
Code Compliance Certificate – Issued 01/09/2020

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

- Applications for Permit for Sanitary Plumbing or Drainage Work
Dated 30/09/1975
- Permits for Sanitary Plumbing or Drainage Work
Dated 17/05/1979

Swimming pool

There is a swimming pool at this property. The pool fencing was deemed to be compliant at the last inspection on the 27/02/2023.

For further information please refer: <https://www.wdc.govt.nz/PoolFencing>

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 Rural Lifestyle Zone.

See map attached and for more information search the property address on Council's ePlan: <https://eplan.wdc.govt.nz/plan>

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

- Planning Application – To subdivide from a 5.7 hectare property on allotment containing 1.215 hectares on which glass houses are to be erected for horticultural production.
Granted 17/09/1981

This property is subject to a subdivision application under the Resource Management Act 1991 which has been granted by Council.

- SD2200114 – To undertake a subdivision to cancel the existing amalgamation that's holds Lot 1 DP 313278, Lot 2 DP 569015, and Lot 3 DP 569015 together in the same record of title (pursuant to s241(3) of the RMA). Then to hold Lot 1 DP 313278 and Lot 2 DP 569015 together by way of an amalgamation covenant pursuant to s220(1) of the RMA.
Granted 01/11/2022

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 buildings.

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.

Stormwater Catchment and Flood Management

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

Overland flow paths provide indicative routes of where the surface stormwater may flow during rainfall events and the direction of this flow. Depression storage areas/surface depression ponding areas provide an indicative extent of ponding that may occur if the outlet to the ponding area is blocked or where the outlet capacity is exceeded, for example, if a pipe is either blocked or the design capacity of the pipe is exceeded during a rainfall event.

The Overland Flow Paths are a useful indicator of flow direction and location of where ponding will occur frequently during smaller events and before larger flooding may occur in major rainfall events.

The Overland Flow Path information was developed using LiDAR (Light Detection and Ranging) data. If the landform had changed since the LiDAR data was collected, the indicative Overland Flow Paths and depression ponding areas may not be accurate.

Climate change could make the natural hazard worse by increasing the amount and intensity of rain, which means more water could flow over land and follow these paths, leading to a higher risk of flooding.

Whangarei Stormwater Planning - Overland Flow Paths and Depression Storage Areas district wide report by Morphum Environmental Ltd, dated 4 October 2019, provided a technical overview of the scope, methodology, issues and limitations of the mapped Overland Flow Paths and indicative extent of surface depression areas.

The report can be viewed under the Whangarei Overland Flow Paths and Depression Storage Area section on our Natural Hazards web page: <https://www.wdc.govt.nz/NaturalHazards>

Refer disclaimer with the mapped OLFP and ponding

<https://geo.wdc.govt.nz/portal/sharing/rest/content/items/73a86bc1bfed41a3baf4842efbcf9ae1/data>

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 as 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 determine 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

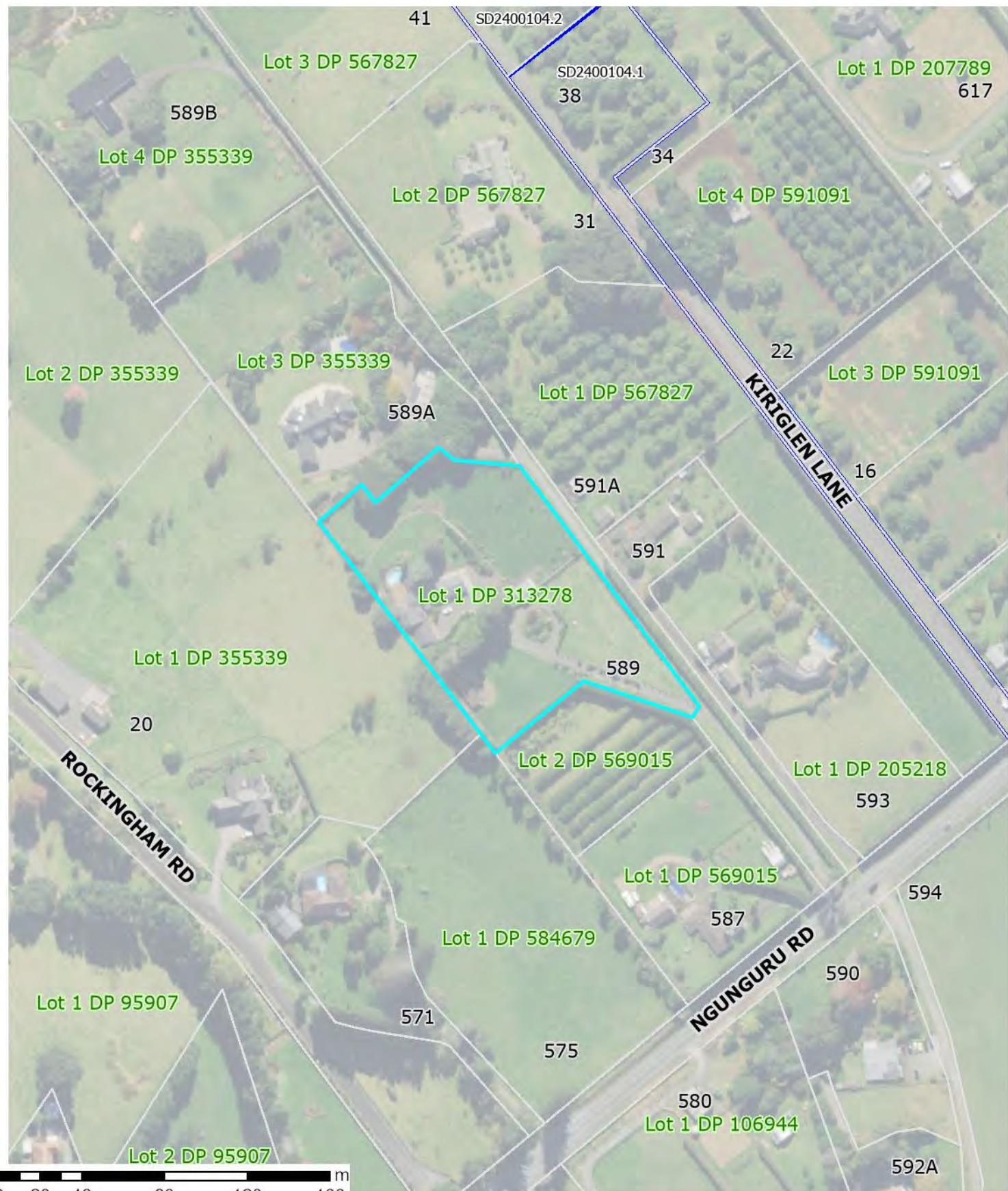
1. Scope of report	Regional
2. Report Title:	A review of natural hazards information for Northland region Section 2.0 Seismic Hazards
3. Report date:	2004
4. Report prepared by:	Institute of Geological & Nuclear Sciences Limited
5. Report commissioned by:	Northland Regional Council and Whangarei District 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:



Eilish Getty
Property Information Officer

Property Map



New Subdivisions

New subdivisions: Proposed as accepted, pre-223 and 223 Certificate with set Conditions 28 January 2026

Proposed Pre-223

Land Parcel boundaries are indicative only and are not survey accurate. Area

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.

Scale 1:2,500



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.

Property Map



New Subdivisions

New subdivisions: Proposed as accepted, pre-223 and 223 Certificate with set Conditions. 28 January 2026

 **Proposed Pre-223**

Land Parcel boundaries are indicative only and are not survey accurate. Area

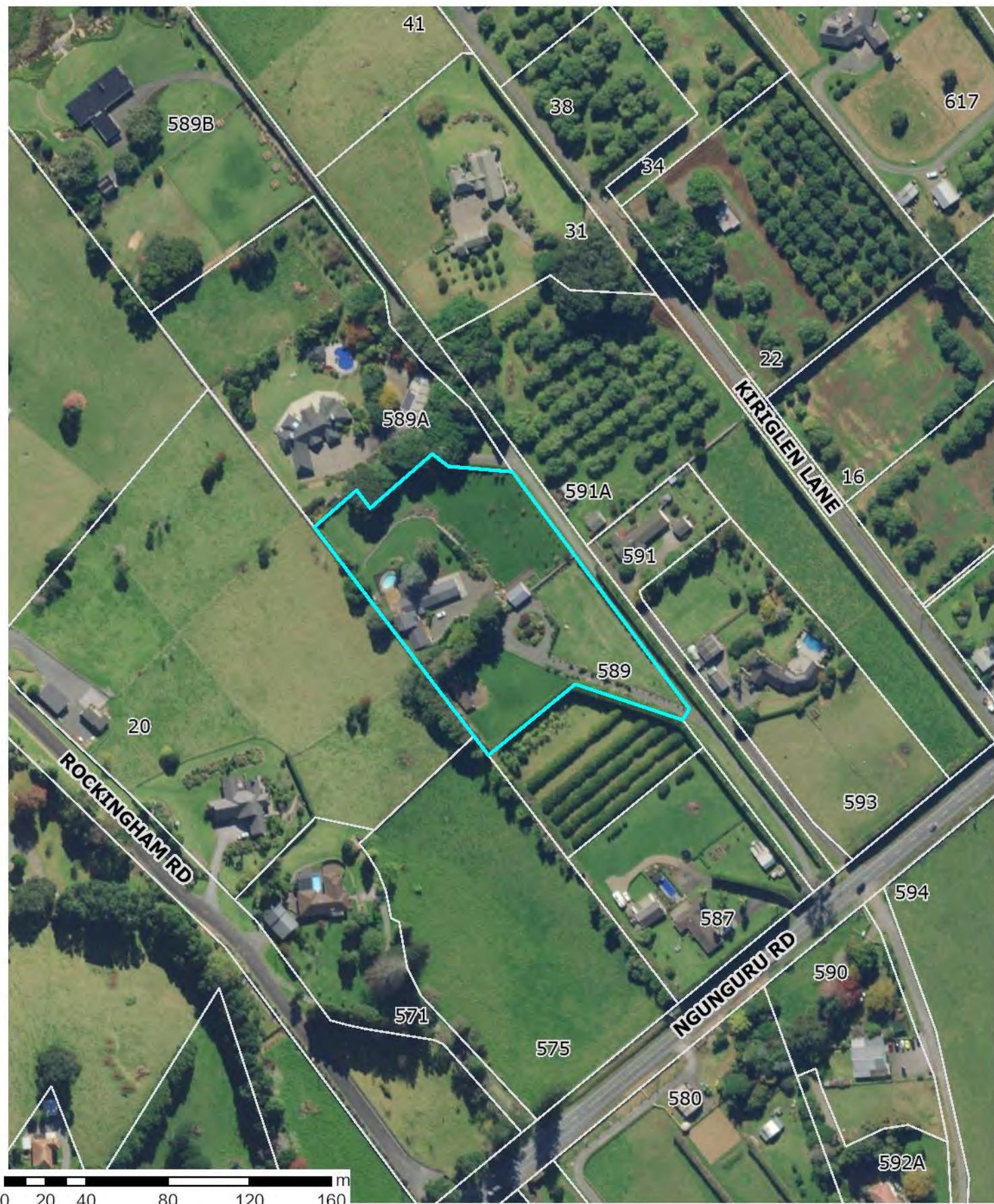
Scale 1:1,500

 **223 Certificate**

measurement is derived from the displayed geometry and is approximate. True accurate boundary dimensions can be obtained from LINZ survey and title plans



Aerial Photography



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

28 January 2026

Scale 1:2,500



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Aerial Photography



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

28 January 2026

Scale 1:1,500



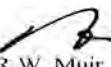
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**RECORD OF TITLE
UNDER LAND TRANSFER ACT 2017
FREEHOLD**

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




R.W. Muir
Registrar-General
of Land

Identifier **1128896**

Land Registration District **North Auckland**

Date Issued 19 May 2023

Prior References

1028223

Estate Fee Simple

Area 1.3020 hectares more or less

Legal Description Lot 1 Deposited Plan 313278

Registered Owners

Sarah Titley

Interests

Subject to Section 59 Land Act 1948

Appurtenant hereto is a right of way, right to convey telecommunications, computer media, water and electricity created by Easement Instrument 5466452.5 - 23.1.2003 at 9:00 am

The easements created by Easement Instrument 5466452.5 are subject to Section 243 (a) Resource Management Act 1991
12728346.2 COVENANT UNDER SECTION 240 RESOURCE MANAGEMENT ACT 1991 (ALSO AFFECTS
1128897) - 19.5.2023 at 3:18 pm

Land Covenant in Covenant Instrument 12728346.5 - 19.5.2023 at 3:18 pm

12971558.6 Mortgage to Bank of New Zealand - 10.4.2024 at 3:50 pm

Diagram A: Survey Plan showing Lots 1 & 2 Being a Subdivision of Lot 2 DP95052. The plan includes property boundaries, roads, and easements. Key features include:

- LOT 1:** Surveyed area of 1.3020ha, containing a 10m wide R.O.W. for Electricity & Telecommunications Easement.
- LOT 2:** Surveyed area of 5.4200ha, containing a 10m wide R.O.W. for Electricity & Telecommunications Easement.
- WATER & ELECTRICITY EASEMENT:** Located on the southern boundary of Lot 2, with a total length of 147.74m and a width of 10m.
- DIAGRAM A:** Not to Scale.
- NOTES:**
 - Bearings & distances are adopted from DP205218 unless shown otherwise.
 - Class of Survey: Class II
 - Surveyor: Michael Sington of Whangarei, being a person certified to practice as a Registered Surveyor.
 - The services to which this document relates are unincorporated by law or under my direction in accordance with the Cadastral Survey Act 2002 and the Surveyor-General's Rules for Cadastral Survey 2003/1.
 - This dataset is accurate, and has been created in accordance with that Act and those Rules.

Diagram B: Survey Plan showing Lots 1 & 2 Being a Subdivision of Lot 2 DP95052. The plan includes property boundaries, roads, and easements. Key features include:

- LOT 1:** Surveyed area of 1.3020ha, containing a 10m wide R.O.W. for Electricity & Telecommunications Easement.
- LOT 2:** Surveyed area of 5.4200ha, containing a 10m wide R.O.W. for Electricity & Telecommunications Easement.
- WATER & ELECTRICITY EASEMENT:** Located on the southern boundary of Lot 2, with a total length of 147.74m and a width of 10m.
- DIAGRAM B:** Not to Scale.
- NOTES:**
 - Bearings & distances are adopted from DP205218 unless shown otherwise.
 - Surveyor: Michael Sington of Whangarei, being a person certified to practice as a Registered Surveyor.
 - The services to which this document relates are unincorporated by law or under my direction in accordance with the Cadastral Survey Act 2002 and the Surveyor-General's Rules for Cadastral Survey 2003/1.
 - This dataset is accurate, and has been created in accordance with that Act and those Rules.

Diagram C: Survey Plan showing Lots 1 & 2 Being a Subdivision of Lot 2 DP95052. The plan includes property boundaries, roads, and easements. Key features include:

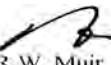
- LOT 1:** Surveyed area of 1.3020ha, containing a 10m wide R.O.W. for Electricity & Telecommunications Easement.
- LOT 2:** Surveyed area of 5.4200ha, containing a 10m wide R.O.W. for Electricity & Telecommunications Easement.
- WATER & ELECTRICITY EASEMENT:** Located on the southern boundary of Lot 2, with a total length of 147.74m and a width of 10m.
- DIAGRAM C:** Not to Scale.
- NOTES:**
 - Bearings & distances are adopted from DP205218 unless shown otherwise.
 - Surveyor: Michael Sington of Whangarei, being a person certified to practice as a Registered Surveyor.
 - The services to which this document relates are unincorporated by law or under my direction in accordance with the Cadastral Survey Act 2002 and the Surveyor-General's Rules for Cadastral Survey 2003/1.
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R.W. Muir
Registrar-General
of Land

Identifier **1128897**

Land Registration District **North Auckland**

Date Issued 19 May 2023

Prior References

1028223

Estate Fee Simple

Area 4756 square metres more or less

Legal Description Lot 2 Deposited Plan 569015

Registered Owners

Sarah Titley

Interests

Subject to Section 59 Land Act 1948

12728346.2 COVENANT UNDER SECTION 240 RESOURCE MANAGEMENT ACT 1991 (ALSO AFFECTS
1128896) - 19.5.2023 at 3:18 pm

Land Covenant in Covenant Instrument 12728346.5 - 19.5.2023 at 3:18 pm

12971558.6 Mortgage to Bank of New Zealand - 10.4.2024 at 3:50 pm

Title Plan - DP 569015

Survey Number DP 569015

Surveyor Reference 16418 Jackson JH SB

Surveyor Phillip John Lash

Survey Firm Reyburn & Bryant 1999 Ltd

Surveyor Declaration I Phillip John Lash, being a licensed cadastral surveyor, certify that:

(a) this dataset provided by me and its related survey are accurate, correct and in accordance with the Cadastral Survey Act 2002 and the Rules for Cadastral Survey 2010, and

(b) the survey was undertaken by me or under my personal direction.

Declared on 11 Jan 2022 01:54 PM

Survey Details

Dataset Description Lots 1 to 4 being a subdivision of Lot 1 DP 95052 and Lot 1 DP 315887

Status Deposited

Land District North Auckland

Survey Class Class B

Submitted Date 11/01/2022

Survey Approval Date 11/01/2022

Deposit Date 18/01/2022

Territorial Authorities

Whangarei District

Comprised In

RT NA51A/813

RT 62316

RT 52172

Created Parcels

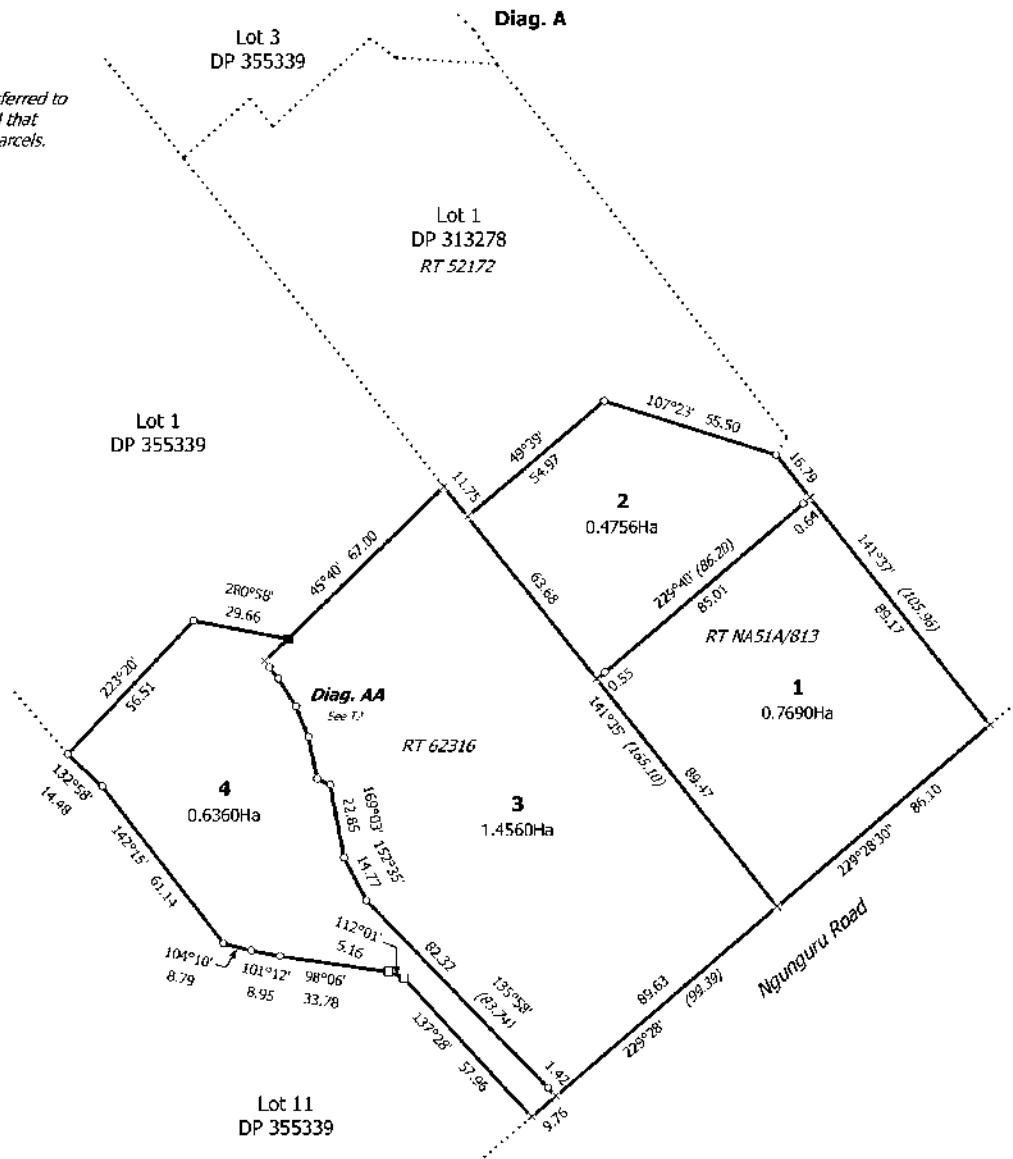
Parcels	Parcel Intent	Area	RT Reference
Lot 1 Deposited Plan 569015	Fee Simple Title	0.7690 Ha	1028222
Lot 2 Deposited Plan 569015	Fee Simple Title	0.4756 Ha	1028223
Lot 3 Deposited Plan 569015	Fee Simple Title	1.4560 Ha	1028223
Lot 4 Deposited Plan 569015	Fee Simple Title	0.6360 Ha	1028224
Total Area		<hr/> 3.3366 Ha	

**Amalgamation Condition**

Pursuant to s220(1)(b) RMA 1991

That Lots 2 & 3 DP 569015 (RT 1028223) be transferred to the owner of Lot 1 DP 313278 (RT 52172) and that one Record of Title be issued to include both parcels.

LINZ Reference: 1742143



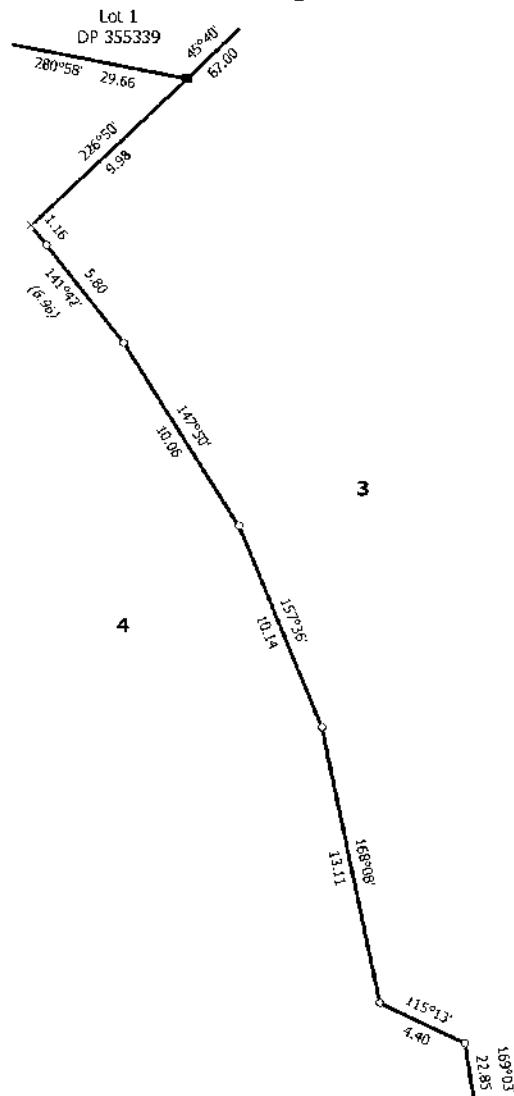
16418 Jackson JH SB

T 1/2

Land District: North Auckland	Lots 1 to 4 being a subdivision of Lot 1 DP 95052 and Lot 1 DP 315887	Surveyor: Phillip John Lash Firm: Reyburn & Bryant 1999 Ltd	Title Plan DP 569015 Deposited on: 18/01/2022
Digitally Generated Plan Generated on: 00/03/2022 1:25pm Page 2 of 3			



Diag. AA



16418 Jackson JH SB

T 2/2

Land District: North Auckland Digitally Generated Plan Generated on: 00/03/2022 1:25pm Page 3 of 3	Lots 1 to 4 being a subdivision of Lot 1 DP 95052 and Lot 1 DP 315887	Surveyor: Phillip John Lash Firm: Reyburn & Bryant 1999 Ltd	Title Plan DP 569015 Deposited on: 18/01/2022
--	---	--	---

Approved for ADLS by Registrar-General of Land under No. 2018/6263
COVENANT INSTRUMENT TO NOTE LAND COVENANT
Sections 116(1)(a) & (b) Land Transfer Act 2017

**Covenantor***Surname(s) must be underlined or in CAPITALS.*

Jennie Louise Jackson and Anthony Graham Jackson as to a half share
Anthony Graham Jackson and Jennie Louise Jackson as to a half share

Covenantee*Surname(s) must be underlined or in CAPITALS.*

Jennie Louise Jackson and Anthony Graham Jackson as to a half share
Anthony Graham Jackson and Jennie Louise Jackson as to a half share

Grant of Covenant

The Covenantor, being the registered owner of the burdened land(s) set out in Schedule A, grants to the Covenantee (and, if so stated, in gross) the covenant(s) set out in Schedule A, with the rights and powers or provisions set out in the Annexure Schedule(s).

Schedule A*Continue in additional Annexure Schedule, if required*

Purpose of covenant	Shown (plan reference)	Burdened Land (Record of Title)	Benefited Land (Record of Title) or in gross
Land Covenant (Fencing)		Lot 1 DP 584679 (RT 1100887)	Lot 1 DP 313278 (RT 1128896) Lot 2 DP 569015 (RT 1128897)

Covenant rights and powers (including terms, covenants and conditions)*Delete phrases in [] and insert memorandum number as required; continue in additional Annexure Schedule, if required*

The provisions applying to the specified covenants are those set out in: below:

So long as the Covenantee is the owner of the benefitting land the Covenantee shall not be called on to erect or contribute to the costs of erecting a boundary fence, between the burdened land and the benefitting land.

[Memorandum number] , registered under section 209 of the Land Transfer Act 2017.]

[Annexure Schedule _____].

IN THE MATTER of the Resource Management Act 1991 ("the Act")

A N D

IN THE MATTER of a Covenant pursuant to Sections 220 and 240 of the Act

A N D

IN THE MATTER of Land Transfer Plan No. 584679 ("the plan")

WHEREAS

- A. JENNIE LOUISE JACKSON and ANTHONY GRAHAM JACKSON as to a half share and ANTHONY GRAHAM JACKSON and JENNIE LOUISE JACKSON as to a half share ("the covenantors") are registered as proprietors of an estate in fee simple in that property described in the First Schedule hereto ("the covenantor's property").
- B. WHANGAREI DISTRICT COUNCIL ("the Council") has approved a subdivision of the covenantor's property as shown in the (subdivision) plan.
- C. Council's approval of the subdivision was granted was subject to a condition pursuant to Section 220(1) of the Act such requiring that the registered owner of one of the properties resulting from the subdivision of the covenantor's property would not without the consent of the Council transfer or lease that property or any part thereof except in conjunction with another parcel of land.

By this Covenant the covenantors for themselves and their successors in title hereby covenant with the Council that they shall not without the consent of the Council transfer or lease the land described in the Second Schedule, or any part of it, except in conjunction with the land described in the Third Schedule and similarly will not

transfer or lease the land described in the Third Schedule or any part of it except in conjunction with the land described in the Second Schedule.

FIRST SCHEDULE

The land in Record of Title 1028223 (Lot 1 DP 584679)

SECOND SCHEDULE

The land in Record of Title 1128896 (Lot 1 DP 313278)

THIRD SCHEDULE

The land in Record of Title 1128897 (Lot 2 DP 569015)

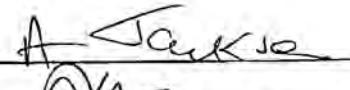
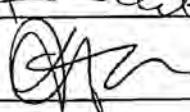
SIGNED by JENNIE LOUISE JACKSON
and
ANTHONY GRAHAM JACKSON
as to a half share as COVENANTORS
in the presence of:

Witness Signature: 

Witness Name: Aneta E Kapron
Solicitor
609480
Occupation:

Address:

Rose & Rose Solicitors
The Riverside Centre
40 High Street
Kingston, KT1 1HL
Tel: 0208 974 7490

SIGNED by ANTHONY GRAHAM JACKSON) 
and
JENNIE LOUISE JACKSON) 
as to a half share as COVENANTORS
in the presence of:

Witness Signature: 

Witness Name: Aneta E Kapron
Solicitor
609480
Occupation:

Address:

Rose & Rose Solicitors
The Riverside Centre
40 High Street
Kingston, KT1 1HL
Tel: 0208 974 7490

SIGNED for WHANGAREI DISTRICT COUNCIL pursuant
to the authority of the Council given pursuant to the
Local Government Act 2002 and the Resource
Management Act 1991

K.T.Satherley
KT Satherley (May 10, 2022 15:08 GMT+12)

Authorised Signatory
Karen Toni Satherley
Post Approval & Development Contributions Officer

adobe Acrobat Sign Transaction Number: CB1CHBCAABA4k-4px2J0NcQVr1_BVS8kVA_2765Qc

COVENANT UNDER SECTIONS 220 & 240
OF THE RESOURCE MANAGEMENT ACT
1991

Correct for the Purposes of the Land
Transfer Act

Solicitor for the Whangarei District
Council

JENNIE LOUISE JACKSON and ANTHONY GRAHAM JACKSON as to a half share; and ANTHONY
GRAHAM JACKSON and JENNIE LOUISE JACKSON as to a half share

"the Covenantors"

WHANGAREI DISTRICT COUNCIL

"the Council"

Report of the outcome of a “Potentially Contaminated Site” Property search under Section 6 of the Resource Management (National Environmental Standard for Assessing and Managing Contaminants in Soil to Protect Human Health) Regulations 2011.

Application No: PCS210115

Reyburn & Bryant 1999 Limited
 PO Box 191
 Whangarei 0140

Date report compiled: 06/07/2021

Property Search Details:

Address: Ngunguru Road
 Whangarei 0173

Legal Description: LOT 1 DP 95052, LOT 1 DP 315887 & LOT 1 DP 313278

PID NO: 5338, 5342 & 108189

LLP NO: 37586, 106591 & 101668

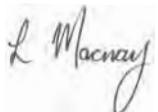
The search undertaken on Council records for this property has identified indications of the following current or previous activities in the area of the site that are included on the current version of the Hazardous Activities and Industries List (HAIL) issued by the Ministry for the Environment. Further information is given below:

HAIL reference	Detail
A10	Persistent pesticide bulk storage or use including sport turfs, market gardens, orchards, glass houses or spray sheds
	Aerial photo – flown 1979 showing glass houses on Lot 1 DP313278
	Permit for commercial glasshouse on Lot 1 DP313278 dated 11/11/76
	Site plan for glasshouse
	Permit for glasshouse and packing shed on Lot 1 DP 95052 dated 6/05/82
	Site plan showing glasshouse and packing shed
	Permit for glasshouse on Lot 1 DP95052 dated 16/05/83
	Copy of TP81.597 application
	Site plan from TP81.597 showing glass house

DISCLAIMER

This Report has been prepared for the purposes of Section 6 of the Resource Management (National Environmental Standard for Assessing and Managing Contaminants in Soil to Protect Human Health) Regulations 2011 and contains all information known to the Whangarei District Council to be relevant to the land as described. It is based on a search of Council records only and there may be other information relating to the land which is unknown to Council. The Council has not undertaken any inspection of the land or any building on it for the purposes of preparing this report.

Signed



Leanne Macnay
Project Assessment Coordinator

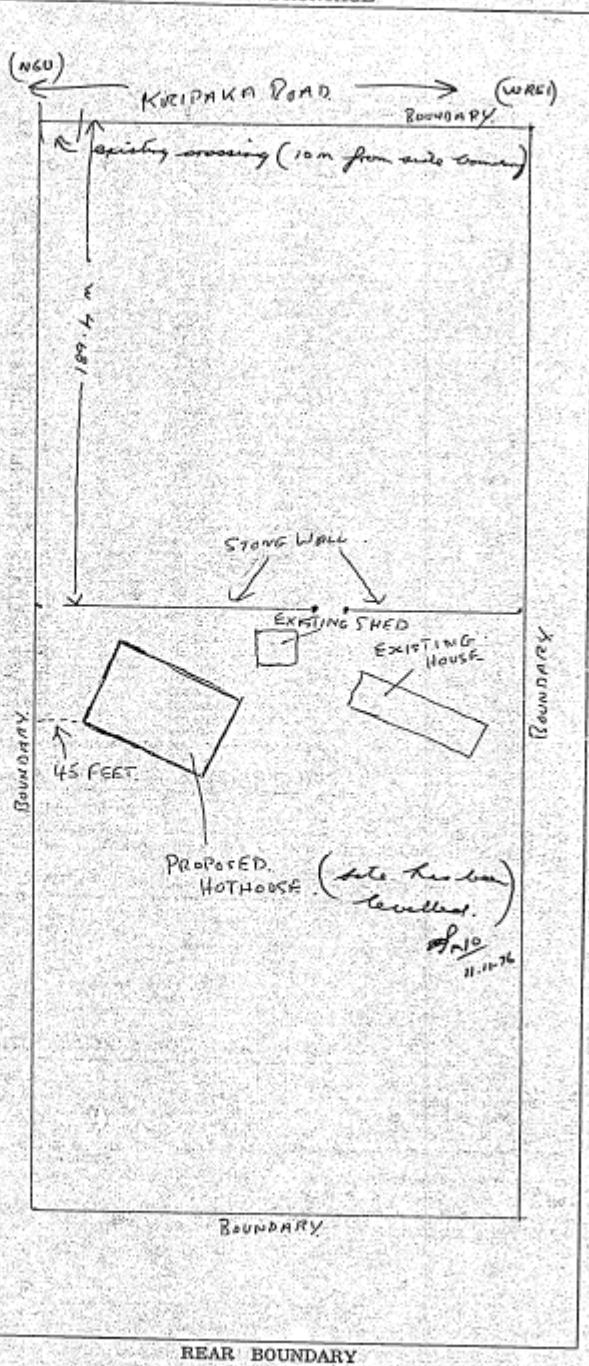
ROAD FRONTAGE

105338

SITE PLAN

THIS PLAN MUST SHOW (in ink):

1. Position of existing buildings (draw in red).
2. Position of building proposed under this application (drawn in blue).
3. Position of garage and Driveways whether required now or not.
4. Position of Septic Tank, Sanitary and Stormwater drainage.
5. Distances of each building from boundary lines.
6. Boundary lines shown thus: _____
7. Any Building Line Restrictions imposed on land.
8. Site plan must be drawn accurately to scale.
9. Deviation from site plan is not permitted without previous approval of the Council.



Specifications

Dimensions of House = 18.288m x 29.21m

05338

APPROVED - PERMIT NO.
COUNTY ENGINEERS OFFICE
WHANGAREI COUNTY COUNCIL

Foundations

Concrete must have an ultimate compressive stress of 10 M.Pa minimum and a slump of 150.

Portal foundation sizes and reinforcing requirements are subject to site variations and will be designed accordingly to meet local authority requirements.

Portals

Main portal frame 203 x 76 Brownbuilt cold rolled galvanised steel purlin having a minimum yield strength of 262 M.Pa back to back with bolted connections at knee and apex.

Purlins

102 x 51 steel channel section (galvanised).

Girts

102 x 51 steel channel section (galvanised).

Cladding

Durolite f glass reinforced acrylic modified polyester sheeting in greenhouse profile and fixed to walls with 18 x 12 Tek screws, to roof with 43 x 12 Tek screws.

Roof Bracing

76 x 38 steel channel section (galvanised).

End Wall Vertical Members

102 x 51 steel channel section (galvanised).

Doors

One pair top hung sliding doors one end only - opening size 2.7 m wide x 2.2 m high.

Ventilation

There are two types of system available:
(a) Non-vented - an airtight structure ready for fan and pad installation (not supplied).

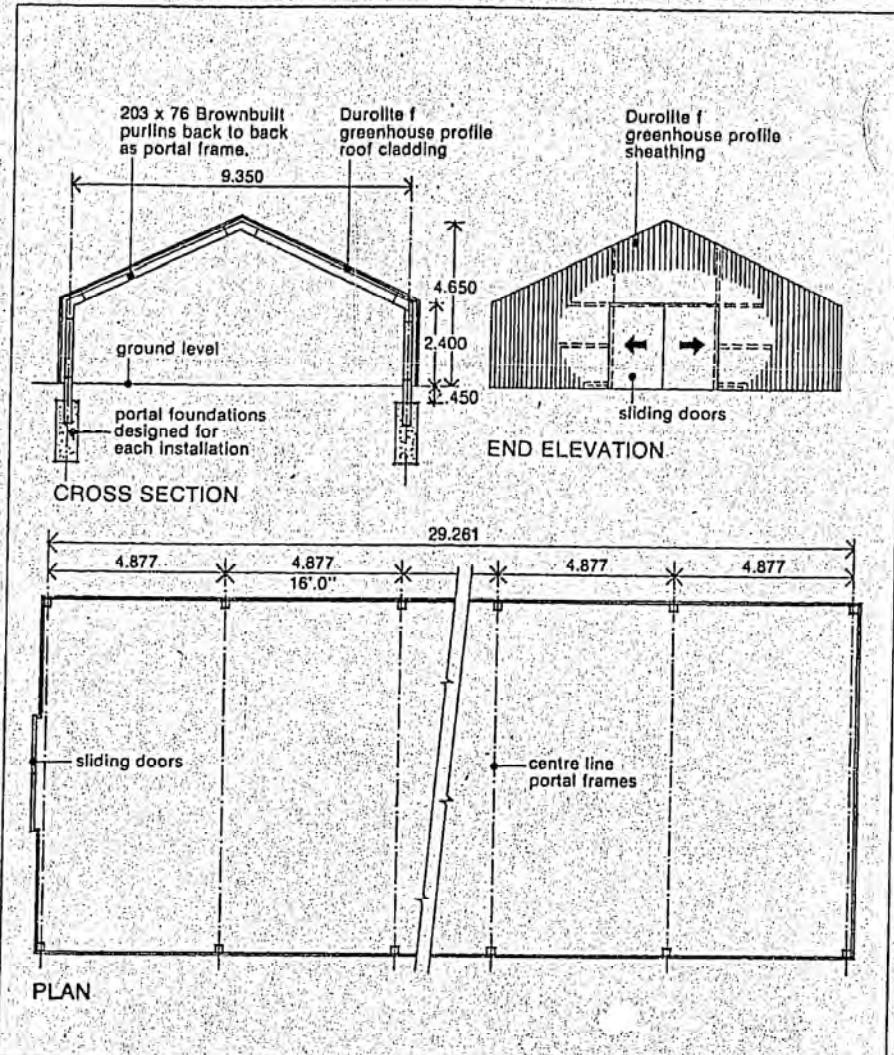
(b) Vented - 800 mm wide ridge opening, lifting 400 mm plus 400 mm side vents. All vents operate from door end.

Optional Extras

- (a) continuous concrete perimeter foundation between portal foundations.
- (b) Additional pair of doors.
- (c) ridge and eaves ventilation.
- (d) eaves gutter and downpipes.

Recladding existing timber-framed glasshouses

Existing timber-framed structures can be reclad with Durolite f to give the grower the advantages of this sheathing.



All photographs in this brochure were taken on the property of T. S. & D. J. Jarvis, the home of 'Carnbrae Carnations' Springs Road, Prebbleton Christchurch.

The Fletcher Greenhouse is manufactured and marketed by
Fletcher Brownbuilt
A division of The Fletcher Industries Limited

Auckland
Private Bag
Telephone 595-519
Hastings
P.O. Box 1319
Telephone 88-825

Wellington
P.O. Box 36085, Moera.
Telephone 686-720
Christchurch
P.O. Box 7124, Sydenham.
Telephone 487-059

Dunedin
P.O. Box 1380
Telephone 79-970



THE FLETCHER GREENHOUSE

F33 – Aerial photo 1979 – showing greenhouse



NO 5338

WHANGAREI COUNTY COUNCIL

HOUSE DRAINAGE PLAN
HOUSE DRAINAGE PLAN

PERMIT NO.

DATE 29-6-79

OWNER

Knight

ADDRESS

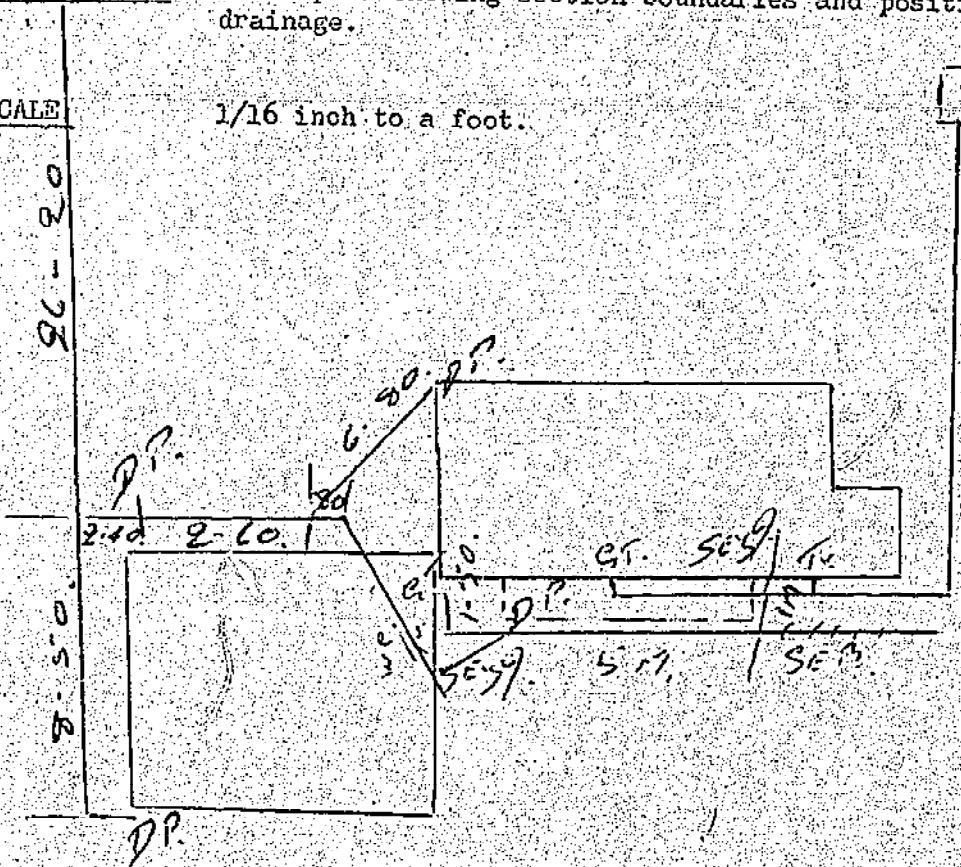
Knight's Road

UAC REF 34/237/4

REQUIREMENTS: Block plan showing section boundaries and position of drainage.

SCALE

1/16 inch to a foot.



DRAINLAYER

G. Chapman

NOTE: This plan to be forwarded to the County Inspector when work is completed.

Rates LIM Report

As at: Wednesday, 28 January, 2026

Property Number 174207
Legal Description LOT 1 DP 313278
Assessment Number 0034023730
Address 589 Ngunguru Road Whangarei 0173
Record of Title(s) 1128896
Land Value \$590,000
Capital Value \$1,700,000
Date of Valuation 01-July-2024

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

Meter Location

Rates Breakdown (up to 30 June 2026)

Rates Charge	Charge Total
Regional Transport Rate	30.40
Stormwater	79.00
Regional Pest Management	109.47
Regional Rescue Services	8.87
Regional Council Services	229.89
Regional Land and Freshwater Management	178.53
Regional Flood Infrastructure	41.66
Regional Economic Development	17.94
Uniform Annual General Charge	901.00
General Residential - Lifestyle	1,721.21
Regional Emergency & Hazard Management	67.31
Regional Sporting Facilities	16.09
Annual Charge Total	\$3,401.37

Opening Balance as at 01/07/2025 \$-0.51

Rates Instalments	Total
20/07/2025 Instalment	\$851.37
20/10/2025 Instalment	\$850.00
20/01/2026 Instalment	\$850.00
20/04/2026 Instalment	\$850.00
Rates Total	\$3,401.37

Balance to Clear \$1,699.86

Rates LIM Report

As at: Wednesday, 28 January, 2026

Property Number 174418
Legal Description LOT 2 DP 569015
Assessment Number 0034023731
Address Ngunguru Road Whangarei 0173
Record of Title(s) 1128897
Land Value \$530,000
Capital Value \$555,000
Date of Valuation 01-July-2024

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

Meter Location

Rates Breakdown (up to 30 June 2026)

Rates Charge	Charge Total
General Residential - Lifestyle	1,546.17
Regional Economic Development	16.11
Regional Land and Freshwater Management	160.38
Annual Charge Total	\$1,722.66

Opening Balance as at 01/07/2025	\$0.00
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Rates Instalments	Total
20/07/2025 Instalment	\$432.66
20/10/2025 Instalment	\$430.00
20/01/2026 Instalment	\$430.00
20/04/2026 Instalment	\$430.00
Rates Total	\$1,722.66

Balance to Clear	\$859.66
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WHANGAREI COUNTY COUNCIL

(P.O. BOX 4102, KAMO, NORTHLAND)

APPROVED - PERMIT NO. 55338
COUNTY ENGINEERS OFFICE
WHANGAREI COUNTY COUNCIL

APPLICATION FOR BUILDING PERMIT

TO THE COUNTY ENGINEER

Sir,

I hereby make application to erect/re-erect/extend/alter/repair the building(s) according to the site plan (overleaf) detailed plans, elevations, cross sections and specifications deposited herewith in duplicate.

Particulars of the land and buildings are:—

OWNER Name KNIGHT, H.E.W. 1/24
Postal Address P.O. Box 1186 WLONG. Phone 70947.

BUILDER Name GARAGE BUILDERS, NORTHLAND LTD
Postal Address P.O. Box 902, WHANGAREI. Phone 89312.

EXISTING USE OF SITE & BUILDINGS PROPOSED NEVI DWELLING.

NATURE OF PROPOSED BUILDING WORK GARAGE, WORKSHOP.
e.g. additions to Dwelling, Bedroom, Lounge extensions etc.

VALUATION DEPT. ASSESSMENT No.: (from rate demand) A1 341237

A. McAllard S.61

LEGAL DESCRIPTION OF SITE: (from rate demand or title deeds)

LOT 1, DP. 7350, 69469, Block II Wdg. 3D.

Road or Street: KIRIPAKA RD Town or Locality: PLEIN BERVIE.

AREA OF SITE: 1/4 Acres 0 Roods 0 Perches
0 Hectares

NATURE OF SOIL: (rock, clay, sand, loam etc.) LOAM.

FLOOR AREA: (proposed work — square feet)

	Basement	Ground floor	Other floors	Total
Main Building	41.89 SQ METRES	.....	41.89 SQ METRES
Accessory Buildings

ESTIMATED VALUE OF WORK:

Main Buildings (excluding plumbing & drainage) \$1016.00

Accessory Buildings (excluding plumbing & drainage) \$

Plumbing and drainage DOWN PIPES TO TANK. \$

Total Value of Work \$1016.00

CERTIFICATE: I hereby certify that the above information is correct in every respect and do hereby agree to abide by all provisions of the Whangarei County Council by-laws governing and regulating all matters the subject of the foregoing.

GARAGE BUILDERS, NORTHLAND LTD
Signature of Applicant DK P.O. 2 WHANGAREI

PHONE 82-9275

FOR OFFICE USE ONLY

FEES:

Building permit	\$ 7.00	Receipt No. <u>CR54</u>	Date <u>12-9-75</u>	Permit No. <u>C 69659</u>
Plumbing & Drainage permit	\$.....	Receipt No.	Date	Permit No.
Dispensation planning scheme	\$.....	Receipt No.	Date .....	.....
Building research levy	\$.....	Receipt No.	Date .....	.....
Footpath crossing	\$.....	Receipt No.	Date .....	.....
Footpath Deposit	\$.....	Receipt No.	Date .....	.....
TOTAL \$ 7.00		<u>JL</u>		

WHANGAREI COUNTY COUNCIL

(P.O. BOX 4102, KAMO, NORTHLAND)

105338

APPLICATION FOR BUILDING PERMIT

TO THE COUNTY ENGINEER

Sir,

I hereby make application to erect/re-erect/extend/alter/repair the building(s) according to the site plan (overleaf) detailed plans, elevations, cross sections and specifications deposited herewith in duplicate.

Particulars of the land and buildings are:—

OWNER Name Mr. H. KNIGHT
 Postal Address 21 HINAU STREET Phone

BUILDER Name JEEVES CONSTRUCTION LTD.
 Postal Address P.O. Box 551 Phone 83778

EXISTING USE OF SITE & BUILDINGS

NATURE OF PROPOSED BUILDING WORK ERECT NEW DWELLING
 e.g. additions to Dwelling, Bedroom, Lounge extensions etc.

VALUATION DEPT. ASSESSMENT No.: (from rate demand) 341237

LEGAL DESCRIPTION OF SITE: (from rate demand or title deeds)

LOT 1 D.P. 69469 Block II Whangarei S.D.
 Road or Street: KIRIPAKA RD Town or Locality: GLENBERVIE

AREA OF SITE: Acres 5.966 Rods Perches
 Hectares

NATURE OF SOIL: (rock, clay, sand, loam etc.)

FLOOR AREA: (proposed work — square feet)

	Basement	Ground floor	Other floors	Total
Main Building		<u>112.050</u>		<u>112.050</u>
Accessory Buildings				

ESTIMATED VALUE OF WORK:

Main Buildings (excluding plumbing & drainage) \$23,002.00

Accessory Buildings (excluding plumbing & drainage) \$

Plumbing and drainage \$1,800.00

Total Value of Work \$24,802.00

CERTIFICATE: I hereby certify that the above information is correct in every respect and do hereby agree to abide by all provisions of the Whangarei County Council by-laws governing and regulating all matters the subject of the foregoing.

JEEVES CONSTRUCTION LTD.
 Signature of Applicant

Date: 30-9-75

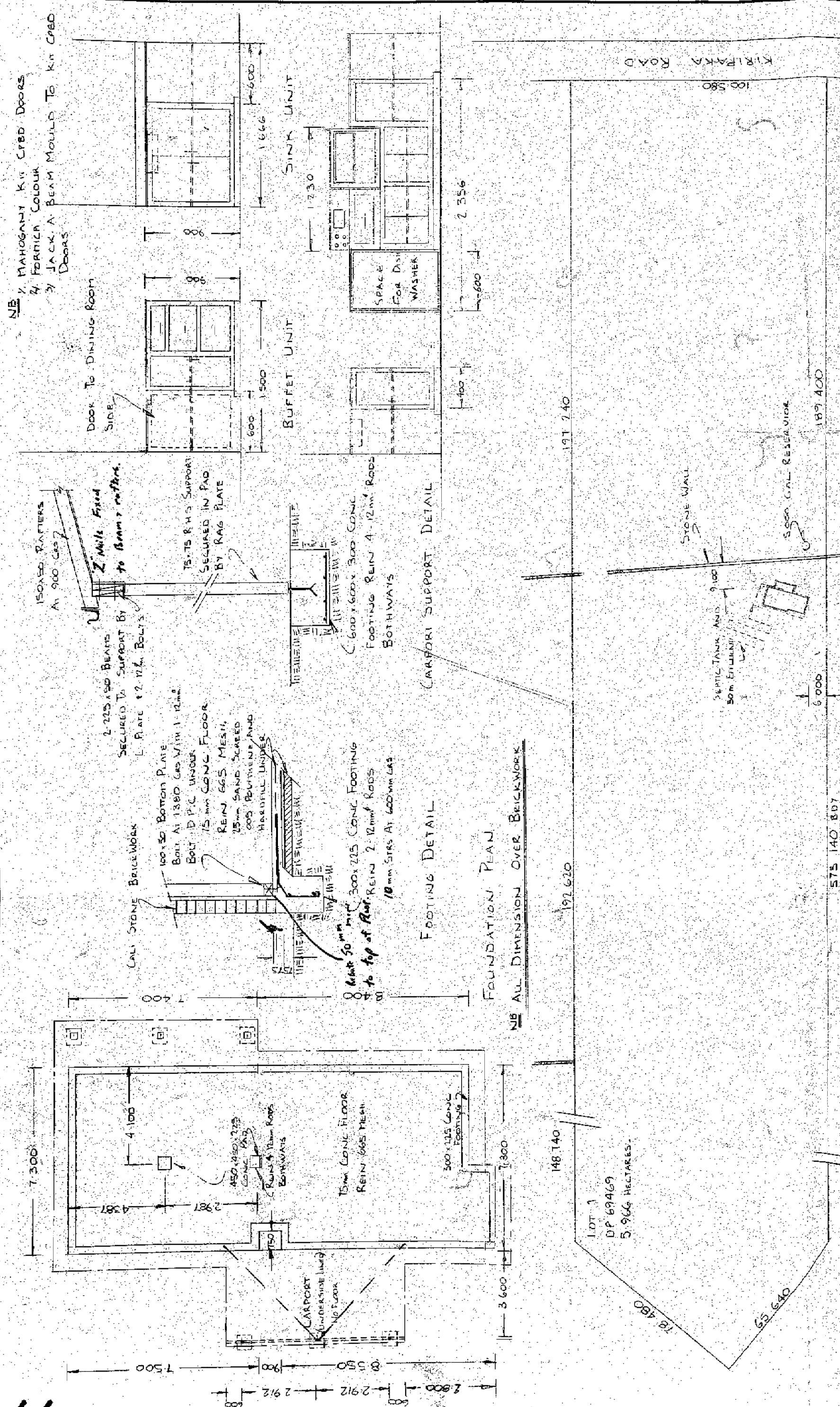
FOR OFFICE USE ONLY

FEES:

Building permit	\$ <u>14.00</u>	✓	Receipt No. <u>7129</u>	Date <u>14.10.75</u>	Permit No. <u>G.69664</u>
Plumbing & Drainage permit	\$ <u>45.00</u>	✓	Receipt No. <u>7130</u>	Date <u>14.10.75</u>	Permit No. <u>407/408</u>
Dispensation planning scheme	\$ <u></u>		Receipt No. <u></u>	Date <u></u>	
Building research levy	\$ <u>12.50</u>	✓	Receipt No. <u>7131</u>	Date <u>14.10.75</u>	
Footpath crossing	\$ <u>5.00</u>	✓	Receipt No. <u>7132</u>	Date <u>14.10.75</u>	
Footpath Deposit	\$ <u>50.00</u>	✓	Receipt No. <u>7133</u>	Date <u>14.10.75</u>	
TOTAL		\$ <u>186.50</u>			

Reid by Jeeves

*Matthews
13/11/75*



Project Final Title Room

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ELEVATION
ROOM

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An architectural drawing of a building elevation. The building features a gabled roof with a 60° pitch, indicated by a line from the peak to the eaves. The facade includes a central entrance with a double door, flanked by two windows. Above the entrance is a decorative pedimented gable. The building is surrounded by a brick wall, and a small chimney is visible on the right side.

Architectural drawing of a building elevation. The building features a central entrance with a pedimented portico supported by four columns. The drawing includes the following details:

- Material:** CALIFORNIAN STONE, BRICKWORK
- Dimensions:** 8' 2 1/2" width, 10' 0" height, 1' 0" thickness.
- Structural:**
 - Brickwork: 100 x 50 BEAMS, 100 x 50 RAPERS, 100 x 50 NODS, 100 x 50 NODS.
 - Stone Supports: 100 x 100 CAV.
 - Steel: RHS in centre, 100 x 100 x 100 mm.
- Windows:** 2- 200 x 50 BEAMS.
- Doors:** 1- 150 x 80 mm.
- Roof:** 1- 375 x 100 mm.

SECTION A A

CARPORT		16' 500	
<p>ADDENDUM 1. Little Alley 2. New Ceilings 3. Back Batts & Ceilings And Walls 4. Mahogany Knob 5. Deeds 6. GNL Reserve Amn/Press 7. Pantry Draw 8. Gal. H.W. Cyl. Number 9. H.W. Lin 10. Ext.</p>			
DOOR SIZES		17'00" x 8'00 9'00" x 8'00 14'00" x 7'00 17'20" x 6'00 19'00" x 6'00 19'00" x 6'00 19'00" x 6'00	
FINANCE		DRAWN BY DATE 4 - 8 - 15 PLAN NO. 423 REVISED AREA 112.050 m ²	
PROPOSED RESIDENCE		H. H. KNIGHT FOR AT KIRIPAKA ROAD GLENBEAVER	
 <p>JEEVES HOMES BOX 551</p>			

WHANGAREI 053338 47
AKA ST. LEVELS shown are approximate only
ROOF CONST. AS PER PLAN

WHANGAREI COUNTY COUNCIL

(P.O. BOX 4102, KAMO, NORTHLAND)

105338

2930

10/12/76

WHANGAREI COUNTY COUNCIL
COUNCIL OFFICE
COUNTY ENGINEERS

APPLICATION FOR BUILDING PERMIT

TO THE BUILDING INSPECTOR

Sir,

I hereby make application to erect/re-erect/extend/ alter/repair the building(s) according to the site plan (overleaf) detailed plans, elevations, cross sections and specifications deposited herewith in duplicate.

Particulars of the land and buildings are:-

OWNER Name H. E. W. KNIGHT
Postal Address R.D. 3 Phone P.O. Box 1186 Whangarei

BUILDER Name I. MITCHELL
Postal Address P.O. Box 392 Whangarei Phone ████████

EXISTING USE OF SITE & BUILDINGS DWELLING

NATURE OF PROPOSED BUILDING WORK DOUBLE GARAGE
e.g. additions to Dwelling, Bedroom, Lounge extensions etc.

VALUATION DEPT. ASSESSMENT No.: (from rate demand) 237

LEGAL DESCRIPTION OF SITE: (from rate demand or title deeds) LOT 1 DP 69469
BLK. 11. WHANGAREI SD.

Road or Street: KIRAPAKA RD Town or Locality: GREENBERG

AREA OF SITE: Acres 5.9643 Roods ████████ Perches ████████
Hectares ████████ Square Metres ████████

NATURE OF SOIL: (rock, clay, sand, loam etc) VOLCANIC

FLOOR AREA: (proposed work — square Metres)

Basement	Ground floor	Other floors	Total
Main Building			<u>56 m²</u>
Accessory Buildings			

ESTIMATED VALUE OF WORK:

Main Buildings (excluding plumbing & drainage) \$ 2900

Accessory Buildings (excluding plumbing & drainage) \$ 2900

Plumbing and drainage \$ 2900

Total Value of Work \$ 2900

CERTIFICATE: I hereby certify that the above information is correct in every respect and do hereby agree to abide by all provisions of the Whangarei County Council by-laws governing and regulating all matters the subject of the foregoing.

Signature of Applicant: I. Mitchell

Date: 21-10-76

FOR OFFICE USE ONLY

FEES:

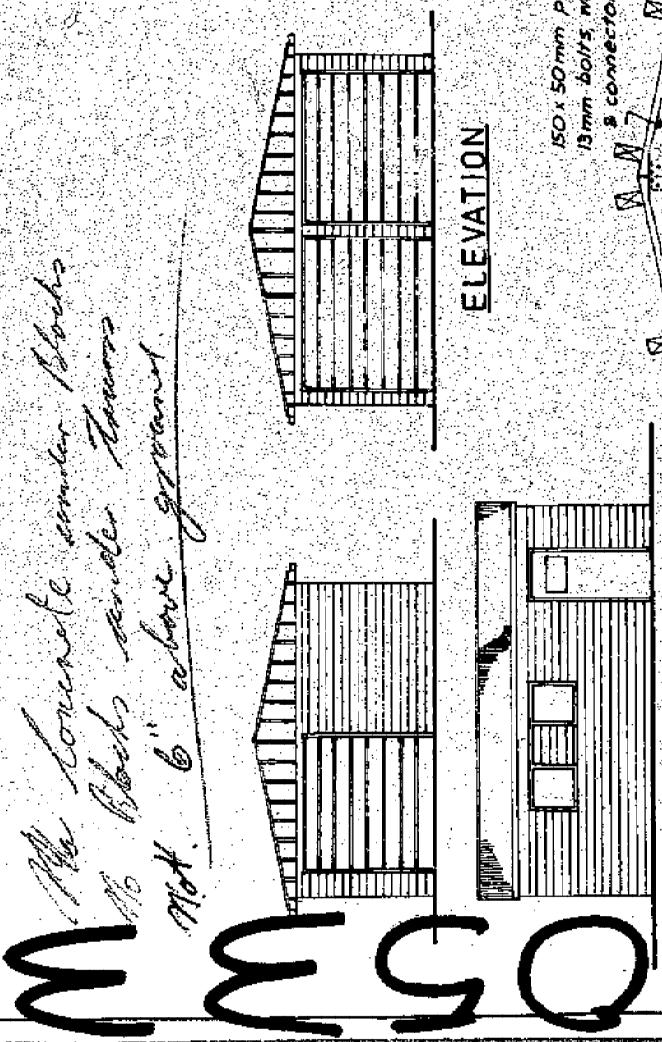
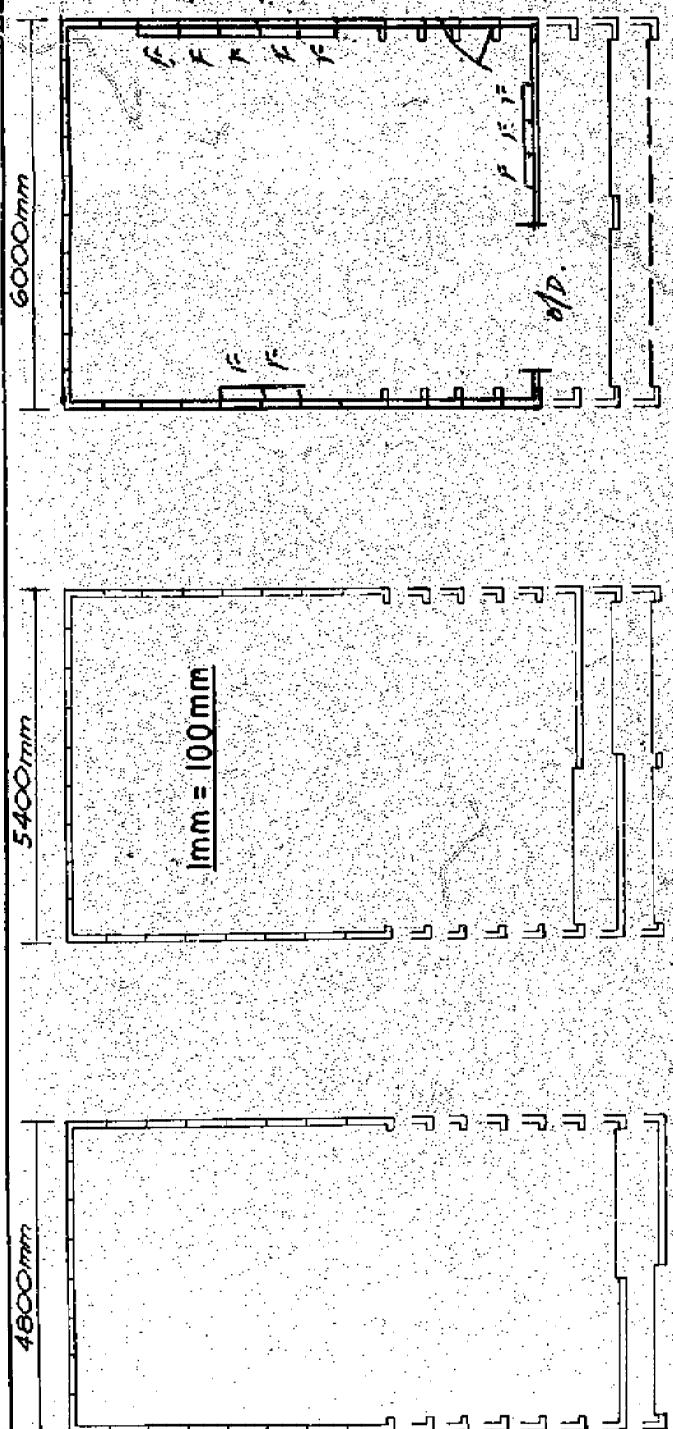
10-030-12	Building Permit	\$ 22.00	Receipt No. <u>435</u>	Date <u>12-10-76</u>	Permit No. <u>13092</u>
22-005-20	Building Research Levy	\$	Receipt No.	Date	Permit No.
10-031-12	Plumbing & Drainage Permit	\$	Receipt No.	Date	
10-030-12	Dispensation planning Scheme	\$	Receipt No.	Date	
10-018-05	Footpath Crossing Permit	\$	Receipt No.	Date	Permit No.
22-002-20	Deposit Against damage to street, road or Footpath	\$ <u>100.00</u>	Receipt No.	Date	
16-004-05	Water Connection	\$	Receipt No.	Date	
10-031-12	Sewer Connection	\$	Receipt No.	Date	
Miscellaneous \$					
TOTAL		\$ 22.00			

Fees Paid by: I. Mitchell

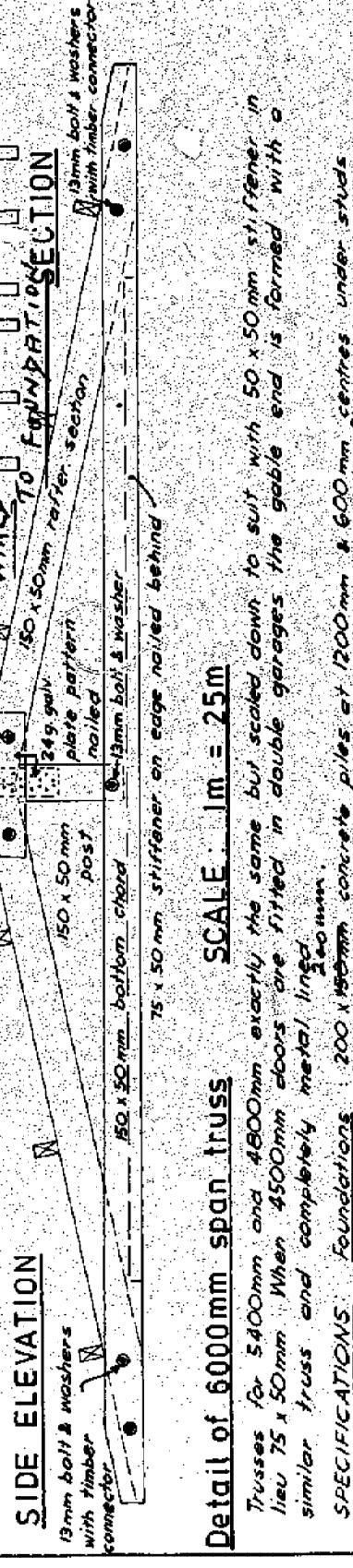
Post to Builder

SKYLINE GARAGES

Manufactured by
Skyline Walls Ltd,
Stonehouse, Gloucestershire, GL10 8SU



1/2



Detail of 6000mm span truss

Trusses for 5400mm and 4800mm exactly the same but scaled down to suit with 50 x 50 mm stiffener in lieu 75 x 50mm. When 4500mm doors are fitted in double garages the gable end is formed with a similar truss and completely metal lined 2400mm.

SPECIFICATIONS:

Demolition

2ply dpc under all plates

Framing

All timber is boric treated machine gauged radiata

All framing is housed i.e. studs checked into plates & nogg checked into studs

Studs at 600mm centres top and bottom plates and nogg - 100 x 50mm

Wall Beams

75 x 50 mm cut on edge

Minimum 150 x 50mm with minimum of 13mm check in at each end

2400mm centres to suit 2400mm centres to suit

Roof trusses and purlins

as per detail drawing placed over studs at 1800mm and

Foundations

200 x 150mm concrete piles at 1200mm & 600mm centres under studs

SCALE: 1m = 25m

Trusses for 5400mm and 4800mm exactly the same but scaled down to suit with 50 x 50 mm stiffener in lieu 75 x 50mm. When 4500mm doors are fitted in double garages the gable end is formed with a similar truss and completely metal lined 2400mm.

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2ply dpc under all plates

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All framing is housed i.e. studs checked into plates & nogg checked into studs

Studs at 600mm centres top and bottom plates and nogg - 100 x 50mm

Wall Beams

75 x 50 mm cut on edge

Minimum 150 x 50mm with minimum of 13mm check in at each end

2400mm centres to suit 2400mm centres to suit

Roof trusses and purlins

as per detail drawing placed over studs at 1800mm and

Foundations

200 x 150mm concrete piles at 1200mm & 600mm centres under studs

27

KIRI PAKA ROAD
SITE PLAN Imm = 200mm. 05338

Roofing : 26g. galv. corr. iron single sheets. Riddings : 26g. galv. lead edged. Halls : 26g. galv. metal weatherboards.

Scouring : 24g. galv. iron gutters fixed at side. Downspouts : 75 x 50mm galv. iron. Bars : 24g. or 26g. metal doors on overhead gear or galv. roller doors.

FOR A.C.M. KIRI PAKA

GLEN BERRICK

WHANGAREI COUNTY COUNCIL

(P.O. BOX 4102, KAMO, NORTHLAND)

Permit File 2930

105338

60
10
1027

APPLICATION FOR BUILDING PERMIT

TO THE BUILDING INSPECTOR.

Sir,

I hereby make application to erect/re-erect/extend/ alter/repair the building(s) according to the site plan (overleaf) detailed plans, elevations, cross sections and specifications deposited herewith in duplicate.

Particulars of the land and buildings are:-

OWNER Name H. E. W. KNIGHT

Postal Address R.D. 3 Phone 85627

BUILDER Name FLETCHER BROWNBUILT

Postal Address PRIVATE BAG Phone 595-019 AUCKLAND
AUCKLAND

EXISTING USE OF SITE & BUILDINGS HOME

NATURE OF PROPOSED BUILDING WORK COMMERCIAL GLASSHOUSE

e.g. additions to Dwelling, Bedroom, Lounge extensions etc

VALUATION DEPT. ASSESSMENT No.: (from rate demand) 34 | 237 | 4

LEGAL DESCRIPTION OF SITE: (from rate demand or title deeds) LOT 1 D.P. 69469

Block II Whangarei S.D./

BLK 4

Road or Street: KIRIPAKA ROAD Town or Locality: KIRIPAKA

AREA OF SITE:	Acres	Roods	Perches
5 Hectares	9.673	Square Metres	

NATURE OF SOIL: (rock, clay, sand, loam etc) VOLCANIC

FLOOR AREA: (proposed work — square Metres)

Main Building	Basement	Ground Floor	Other Floors	Total
		5760 sq. feet		5760 sq. feet
Accessory Buildings				

ESTIMATED VALUE OF WORK:

Main Buildings (excluding plumbing & drainage) \$17,200

Accessory Buildings (excluding plumbing & drainage) \$

Plumbing and drainage \$

Total Value of Work \$17,200

RECEIVED
11 NOV 1976
WHANGAREI
COUNTY COUNCIL

CERTIFICATE: I hereby certify that the above information is correct in every respect and do hereby agree to abide by all provisions of the Whangarei County Council by-laws governing and regulating all matters the subject of the foregoing

Signature of Applicant: *hew knight*

Date: 11/11/76

FOR OFFICE USE ONLY

FEES:		Receipt No.	Date	Permit No.
10-030-12 Building Permit	\$ 84.00	612	19/11/76	H 30935
22-005-20 Building Research Levy	\$ 9.00	63	19/11/76	Permit No.
10-031-12 Plumbing & Drainage Permit	\$	Receipt No.	Date	
10-030-12 Dispensation planning Scheme	\$	Receipt No.	Date	
10-018-05 Footpath Crossing Permit	\$	Receipt No.	Date	Permit No.
22-002-20 Deposit Against damage to street, road or Footpath	\$	Receipt No.	Date	
16-004-05 Water Connection	\$	Receipt No.	Date	
10-031-12 Sewer Connection	\$	Receipt No.	Date	
Miscellaneous	\$	Receipt No.	Date	
TOTAL	\$ 93.00			

Fees Paid by: *H. E. W. KNIGHT*

APPROVED - PERMIT NO. **05338**
 COUNTY ENGINEERS OFFICE
 WHANGAREI COUNTY COUNCIL

(P.O. BOX 4102, KAMO, NORTHLAND)

APPLICATION FOR BUILDING PERMIT

TO THE BUILDING INSPECTOR,

Sir,

I hereby make application to erect/re-erect/extend/alter/repair the building(s) according to the site plan (overleaf) detailed plans, elevations, cross sections and specifications deposited herewith in duplicate.

Particulars of the land and buildings are:-

OWNER Name **H. E. Knight**
 Postal Address **Kiripaka Rd Glenbervie** Phone **85627**

BUILDER Name **LAURIE WOODING BUILDER LTD.**
 Postal Address **P.O. Box 4049** Phone **52169**

EXISTING USE OF SITE & BUILDINGS **KAMO, WHANGAREI Farm**

NATURE OF PROPOSED BUILDING WORK **Extensions**

e.g. additions to Dwelling, Bedroom, Lounge extensions etc.

VALUATION DEPT. ASSESSMENT No.: (from rate demand) **34/37/14**

LEGAL DESCRIPTION OF SITE: (from rate demand or title deeds) **LOT 1 DP69469**
Block II whangarei
Glenbervie

Road or Street: **Kiripaka Rd** Town or Locality: **Glenbervie**

AREA OF SITE: **5.9673** Hectares Square Metres

NATURE OF SOIL: (rock, clay, sand, loam etc.) **Volcanic.**

FLOOR AREA: (proposed work - square Metres).

	Basement	Ground floor	Other floors	Total
Main Building		48		48
Accessory Buildings				

ESTIMATED VALUE OF WORK:

Main Buildings (excluding plumbing & drainage) **\$ 11942.00**

Accessory Buildings (excluding plumbing & drainage) **\$ 15.00**

Plumbing and drainage **\$ 950.00**

Total Value of Work **\$ 12948.00**

CERTIFICATE: I hereby certify that the above information is correct in every respect and do hereby agree to abide by all provisions of the Whangarei County Council by-laws governing and regulating all matters the subject of the foregoing.

Signature of Applicant: **[Signature]** Date: **1/5/79**

FEES: FOR OFFICE USE ONLY

10-030-12	Building Permit	\$ 53	Receipt No. 6715	Date 16-5-79	Permit No. 1044073
22-005-20	Building Research Levy	\$ 10.00	Receipt No. 6713	Date 16-5-79	Permit No. 161
10-031-12	Plumbing Permit	\$ 15.00	Receipt No. 6714	Date 16-5-79	Permit No. 162
10-031-12	Drainage Permit	\$ 10.00	Receipt No. 6711	Date 16-5-79	Permit No. 163
10-030-12	Dispensation planning Scheme	\$	Receipt No.	Date	
10-018-05	Footpath Crossing Permit	\$	Receipt No.	Date	Permit No.
22-002-20	Deposit Against damage to Street, Road or Footpath	\$	Receipt No.	Date	
16-004-05	Water Connection	\$	Receipt No.	Date	
10-031-12	Sewer Connection	\$	Receipt No.	Date	
	Miscellaneous	\$	Receipt No.	Date	
TOTAL		\$ 603.00			

Fees Paid by: **89-80 Laurie Wooding Builder Limited**

#05338

WHANGAREI COUNTY COUNCIL'S OFFICE
(P.O. BOX 4102, KAMO, WHANGAREI COUNTY COUNCIL)

APPROVED - PERMIT NO.

APPLICATION FOR BUILDING PERMIT

TO THE BUILDING INSPECTOR,
Sir,

I hereby make application to erect/re-erect/extend/alter/repair the building(s) according to the site plan (overleaf) detailed plans, elevations, cross sections and specifications deposited herewith in duplicate.

Particulars of the land and buildings are:—

OWNER	Name	H.E. Knight
	Postal Address	Kiripaka Rd. Glenbevie
		LAURIE WOODING BUILDER LTD.
BUILDER	Name	P.O. Box 4049
	Postal Address	KAMO, WHANGAREI
		Phone 52169.

EXISTING USE OF SITE & BUILDINGS

NATURE OF PROPOSED BUILDING WORK Garage
e.g. additions to Dwelling, Bedroom, Lounge extensions etc.

VALUATION DEPT. ASSESSMENT No.: (from rate demand) 34/237/4

LEGAL DESCRIPTION OF SITE: (from rate demand or title deeds) Lot 1 DP 69469 Blk 11 Whangarei SD

Road or Street: Kiripaka Rd. Town or Locality: Glenbevie

AREA OF SITE: 5.9673 Hectares 809 Square Metres ✓

NATURE OF SOIL: (rock, clay, sand, loam etc.) Volcanic.

FLOOR AREA: (proposed work — square Metres)

	Basement	Ground floor	Other floors	Total
Main Building		66.6 M ²		66.6 M ²
Accessory Buildings				

ESTIMATED VALUE OF WORK: \$ 2900-00.

Main Buildings (excluding plumbing & drainage) \$ 2900-00.

Accessory Buildings (excluding plumbing & drainage) \$

Plumbing and drainage \$

Total Value of Work \$ 2900-00.

CERTIFICATE: I hereby certify that the above information is correct in every respect and do hereby agree to abide by all provisions of the Whangarei County Council by-laws governing and regulating all matters the subject of the foregoing.

Signature of Applicant: *Z. Alford* Date: 28/5/79.

FOR OFFICE USE ONLY

FEES:		Receipt No.	Date	Permit No.
10-030-12 Building Permit	\$ 22-00 ✓	7044	31/5/79	1054097
22-005-20 Building Research Levy	\$	Receipt No.	Date	
10-031-12 Plumbing Permit	\$	Receipt No.	Date	Permit No.
10-031-12 Drainage Permit	\$	Receipt No.	Date	Permit No.
10-030-12 Dispensation planning Scheme	\$	Receipt No.	Date	
10-018-05 Footpath Crossing Permit	\$	Receipt No.	Date	Permit No.
22-002-20 Deposit Against damage to Street, Road or Footpath	\$	Receipt No.	Date	
16-004-05 Water Connection	\$	Receipt No.	Date	
10-031-12 Sewer Connection	\$	Receipt No.	Date	
Miscellaneous	\$	Receipt No.	Date	
TOTAL \$ 22-00				

Fees Paid by: *Laurie Wooding Builder Ltd*

C. J. KEEYS, WHAKAREI

P O BOX 289 19 CHEVON ST P B 14-429

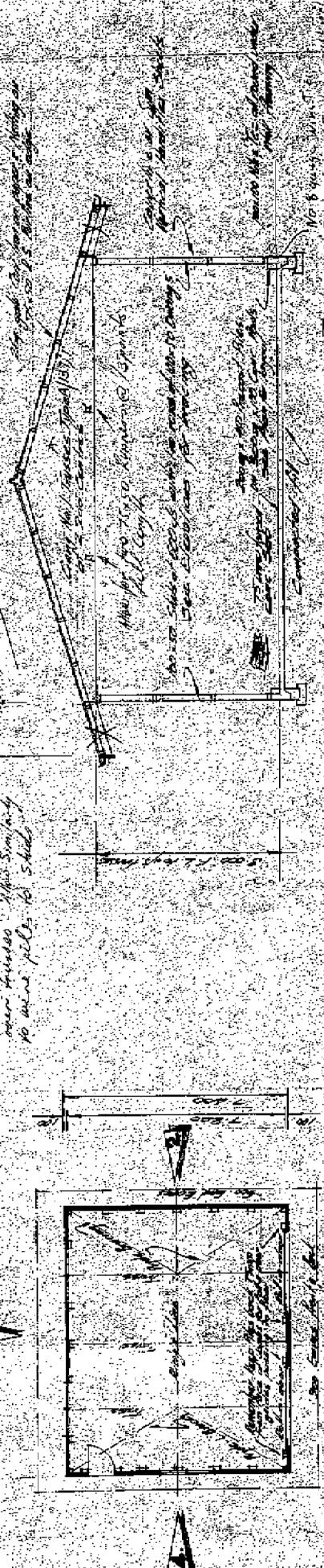
SECTION AT KIPIAKA RD
CLEARING 1/4 H E KIPIAKA

OS3333 677
1/100
1/100
1/100
1/100

1:50 CROSS SECTION

1:100 ROOF PLAN

NOTE ROOF ORKING DRAFTED C. J. KEEYS

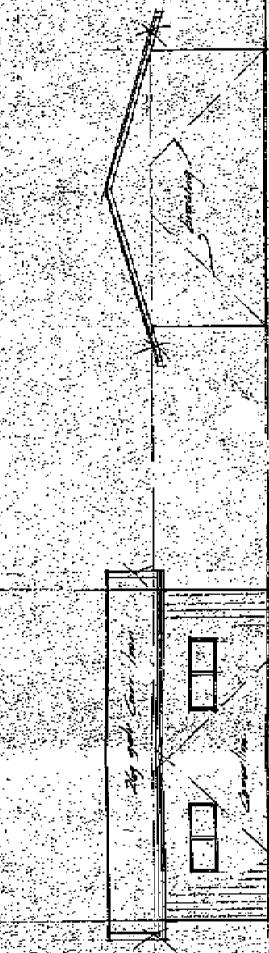


ELEVATION 3 1:100

ELEVATION 4 1:100

ELEVATION 2 1:100

ELEVATION 2 1:100



49

SEC CO

34/237/4

WHANGAREI COUNTY COUNCIL
(P.O. BOX 4102, KAMO, NORTHLAND)
APPROVED - PERMIT NO. 5338
COUNTY ENGINEERS OFFICE
APPLICATION FOR BUILDING PERMIT

TO THE BUILDING INSPECTOR,

Sir,

I hereby make application to erect/re-erect/extend/alter/repair the building(s) according to the site plan (overleaf) detailed plans, elevations, cross sections and specifications deposited herewith in duplicate.

Particulars of the land and buildings are:

OWNER Name H. E. KNIGHT

Postal Address R.D. 3 WHANGAREI Phone 85627

BUILDER Name GARTHWAITE & DOUGLAS LTD

Postal Address Box 14119 KAMO Phone 51466

EXISTING USE OF SITE AND BUILDINGS DWELLING

NATURE OF PROPOSED BUILDING WORK CONCRETE SWIMMING POOL

e.g. additions to Dwelling, Bedroom, Lounge extensions, etc.

VALUATION DEPT. ASSESSMENT No. (from rate demand) 34/237/4

LEGAL DESCRIPTION OF SITE (from rate demand or title deeds) LOT 1 DP 69469

BK II WHANGAREI SD

Road or Street KIRIPAKA ROAD Town or Locality WHANGAREI

AREA OF SITE 5.9673 Hectares Square Metres ✓

NATURE OF SOIL (rock, clay, sand, loam, etc.) VOLCANIC

FLOOR AREA (proposed work — square metres)

Basement	Ground floor	Other floors	Total
Main Building			
Accessory Buildings			572 SQUARE FEET

ESTIMATED VALUE OF WORK

Main Building (excluding plumbing and drainage) \$..... Total Buildings \$ 5787.00

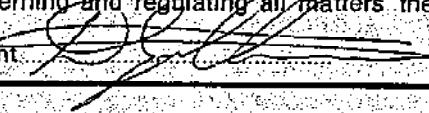
Accessory Building (excluding plumbing, drainage) \$.....

Plumbing \$.....

Drainage \$.....

TOTAL VALUE OF WORK \$ 5785.00

CERTIFICATE: I hereby certify that the above information is correct in every respect and do hereby agree to abide by all provisions of the Whangarei County Council by-laws governing and regulating all matters the subject of the foregoing.

Signature of Applicant  Date 20-9-79

FOR OFFICE USE ONLY

FEES:

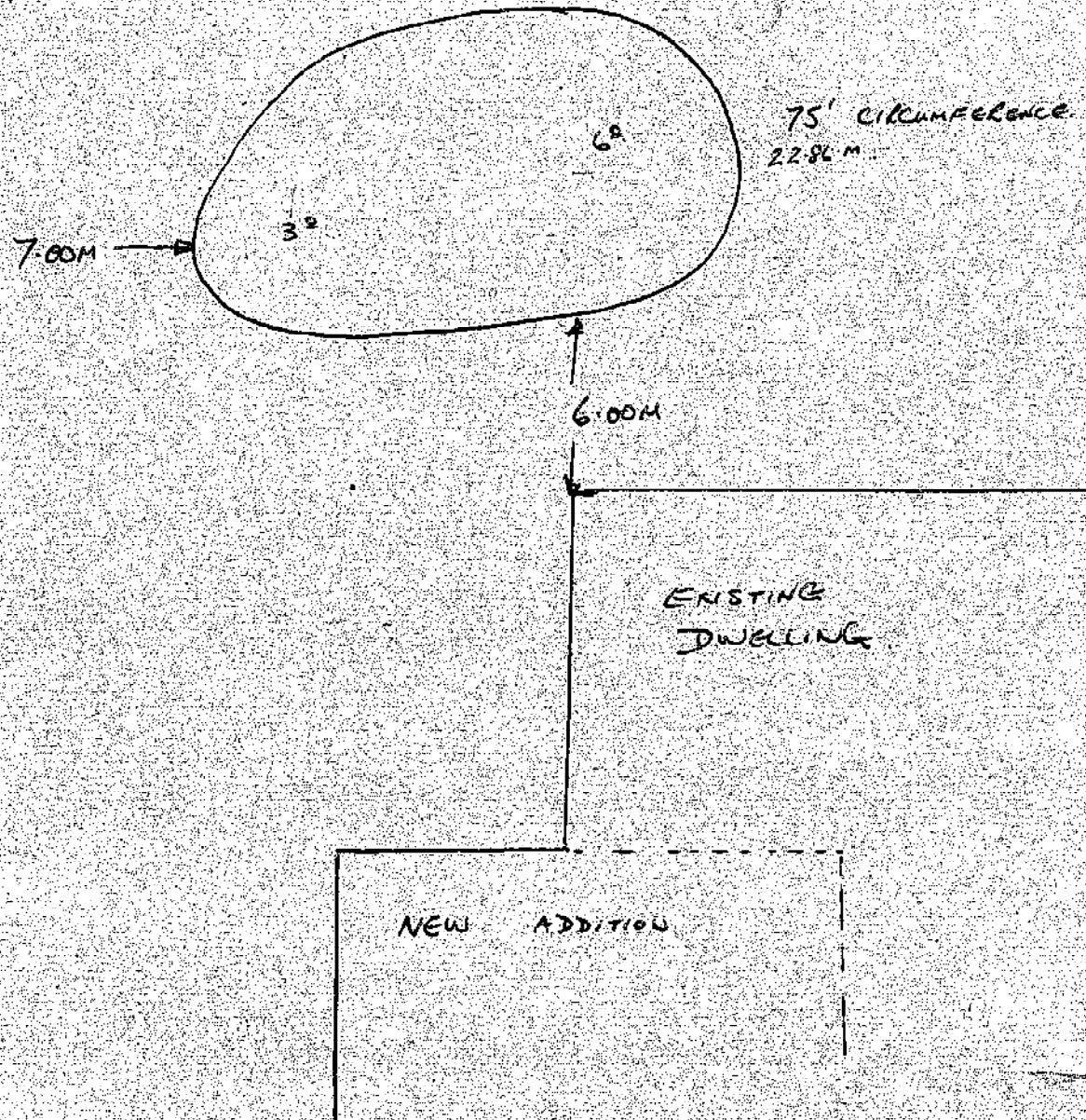
10-030-12 Building Permit	\$ 39.00	Receipt No. 271	Date 20-9-79	Permit No. 95863
22-005-20 Building Research Levy	\$ 3.00	Receipt No. 272	Date 20-9-79	
10-031-12 Plumbing Permit	\$.....	Receipt No.	Date.....	Permit No.
10-031-12 Drainage Permit	\$.....	Receipt No.	Date.....	Permit No.
10-030-12 Dispensation Planning Scheme	\$.....	Receipt No.	Date.....	
10-018-05 Footpath Crossing Permit	\$.....	Receipt No.	Date.....	Permit No.
22-002-20 Deposit against Damage to Street, Road or Footpath	\$.....	Receipt No.	Date.....	
16-004-05 Water Connection	\$.....	Receipt No.	Date.....	
10-031-12 Sewer Connection	\$.....	Receipt No.	Date.....	
Miscellaneous	\$.....	Receipt No.	Date.....	

TOTAL \$ 42.00

Fees Paid by Aquas Leisure Industries Ltd

117
SITE PLAN FOR POOL MR. MRS. H. KNIGHT.
NOT TO SCALE.

05338
Stone Wall SITE Boundary (WEST)



MR H. E. KNIGHT

KIRIPAKA RD

RD 3

WHANGAREI

Y
05338

5760

BP935760

WHANGAREI DISTRICT COUNCIL

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

In reply please quote: 05338

Or ask for: Building Control



BUILDING CONSENT NO 5760
(Section 35, Building Act 1991)

Project Information Memorandum No: 2065

Application Received: 9 December 1993

Applicant Name: D & G Bawden
Mailing Address: 99 Kiripaka Road Whangarei

Agent Name: N/A
Mailing Address:

Site Address: Lowfield Kiripaka Road Whangarei

Legal Description: Lot 2 DP 95052

Intended Project Use: Additions to Dwelling

Project Type: Alterations

Intended Project Life: 50 Years

Staged Project: No

Estimated Project Value: \$150000

This building consent is a consent under the Building Act 1991 to undertake building work in accordance with the attached plans and specifications so as to comply with the provisions of the building code. It does not affect any duty or responsibility under any other Act nor permit any breach of any other Act.

The Whangarei District Council granted this building consent on 14 January 1994 subject to payment of additional charges, as per the proforma invoice, of \$855.00.

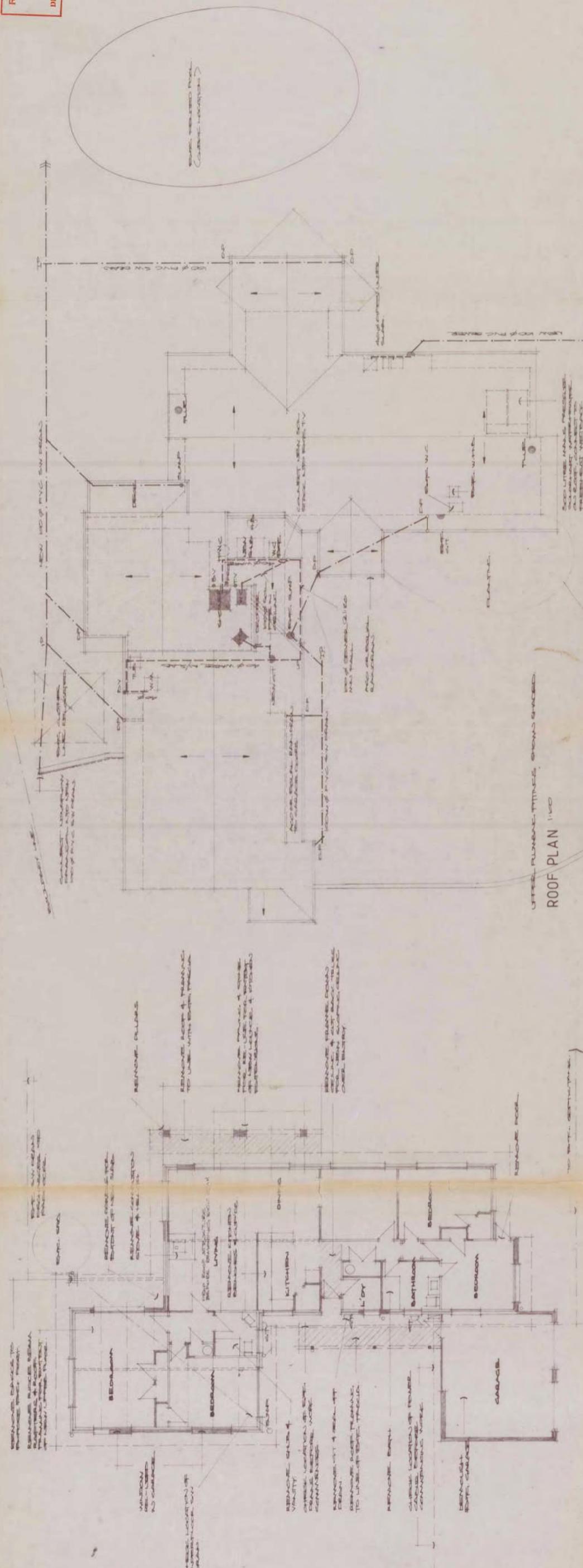
Signed for and on behalf of the Whangarei District Council:

Name: G Byers

Signature: G Byers

Date: 10/2/94

RECEIVED
- 9 DEC 1993
WHANGAREI
DISTRICT COUNCIL



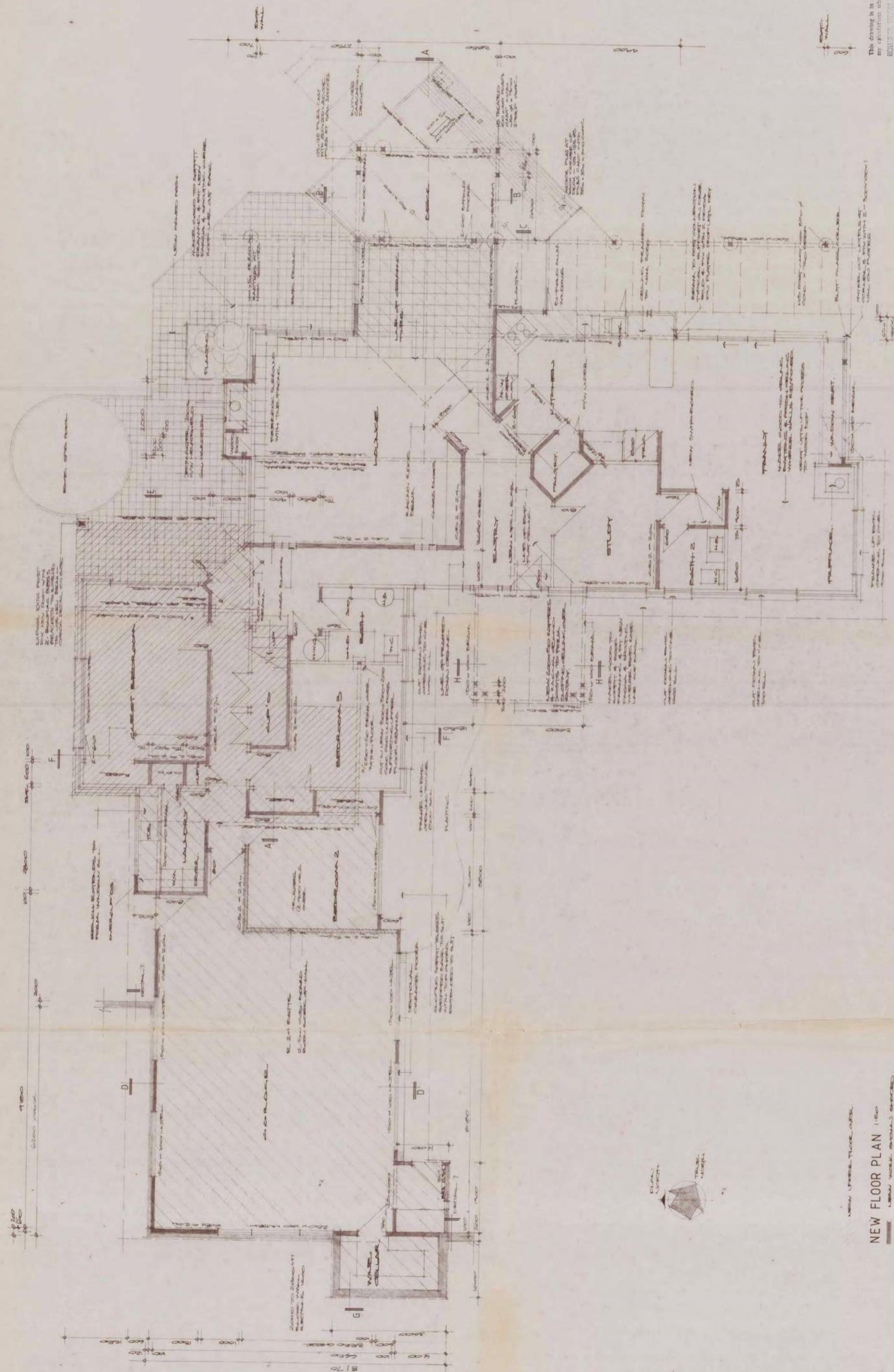
This drawing is in accordance with
my calculations where applicable.
MERRISON, STEVENS CONSULTANTS LTD.
CONSULTING ENGINEERS
2 Savile Row, W1

7/2/93
Bentley Engineers
for

ARCHITECTS TOWN PLANNERS

HARRISON and KING Ltd.
WHANGAREI: 21 Norfolk St, Box 1206
Ph. 0-9-438 4426 Fax 0-9-438 4178
OREWA: 2 Tamaki Ave
Ph 0-9-426 4844 Fax 0-9-426 7577

RECEIVED
- 9 DEC 1993
WHANGAREI
DISTRICT COUNCIL



This drawing is in accordance with
my calculations where applicable.
BROWNE & SONS CONSTRUCTORS LTD.
CONSULTING ENGINEERS
2 Queen St, Whangarei
9/12/93

Sheet 2
2

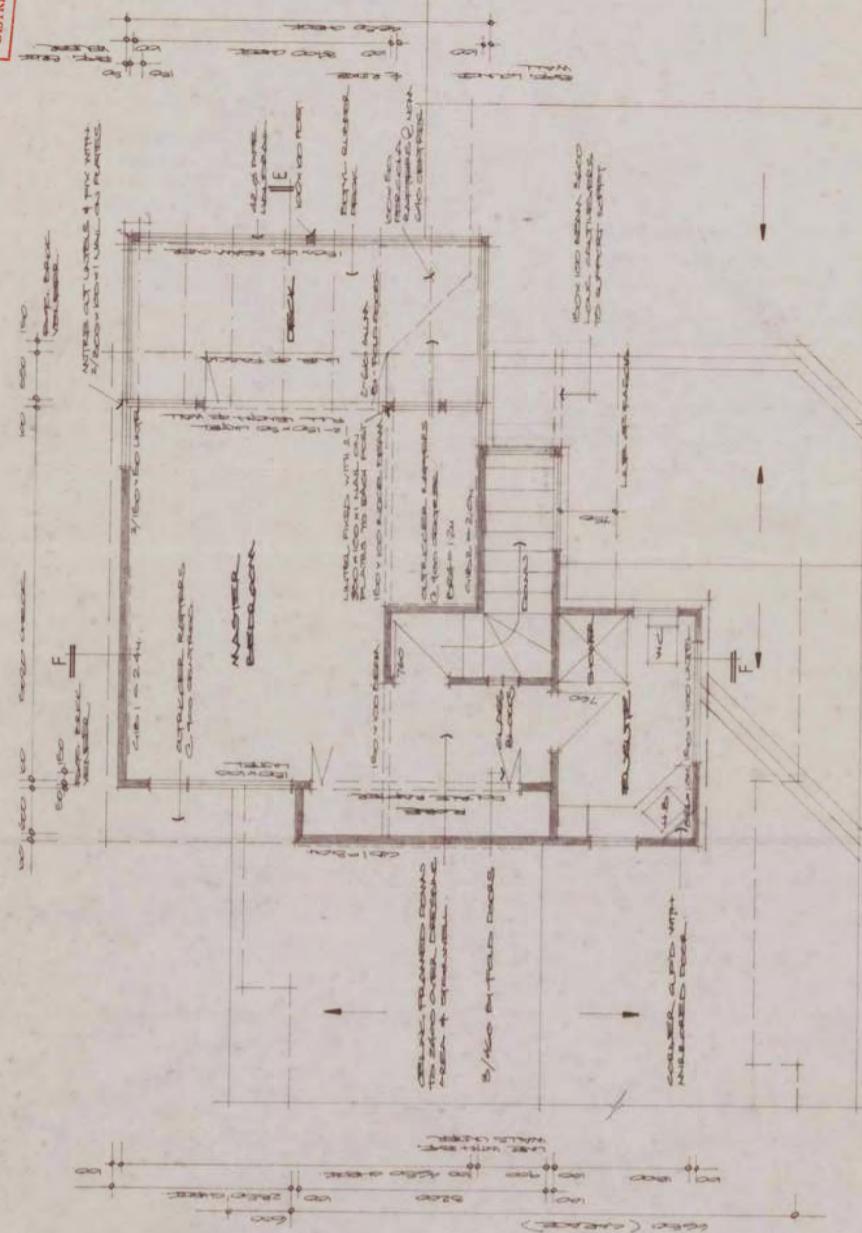
ALTERATIONS & ADDITIONS TO BAWDEN HOUSE

ARCHITECTS
TOWN PLANNERS

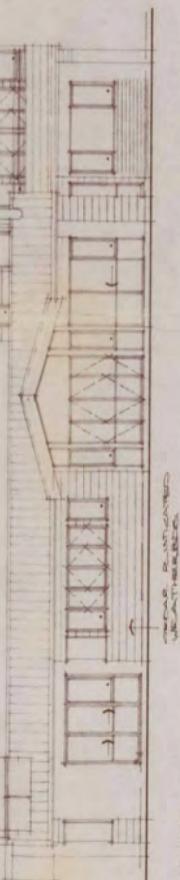
HARRISON and KING Ltd.
3 High St, Box 706
Ph 09-444 4178
Fax 09-445 7572
OTERMA

SHEET		2	
CHECKED		SERIES 2 OF 4	
DRAWN	TRACED & MARKED	DATE 17/12/93	SCALES 1:100
			REF 1/12

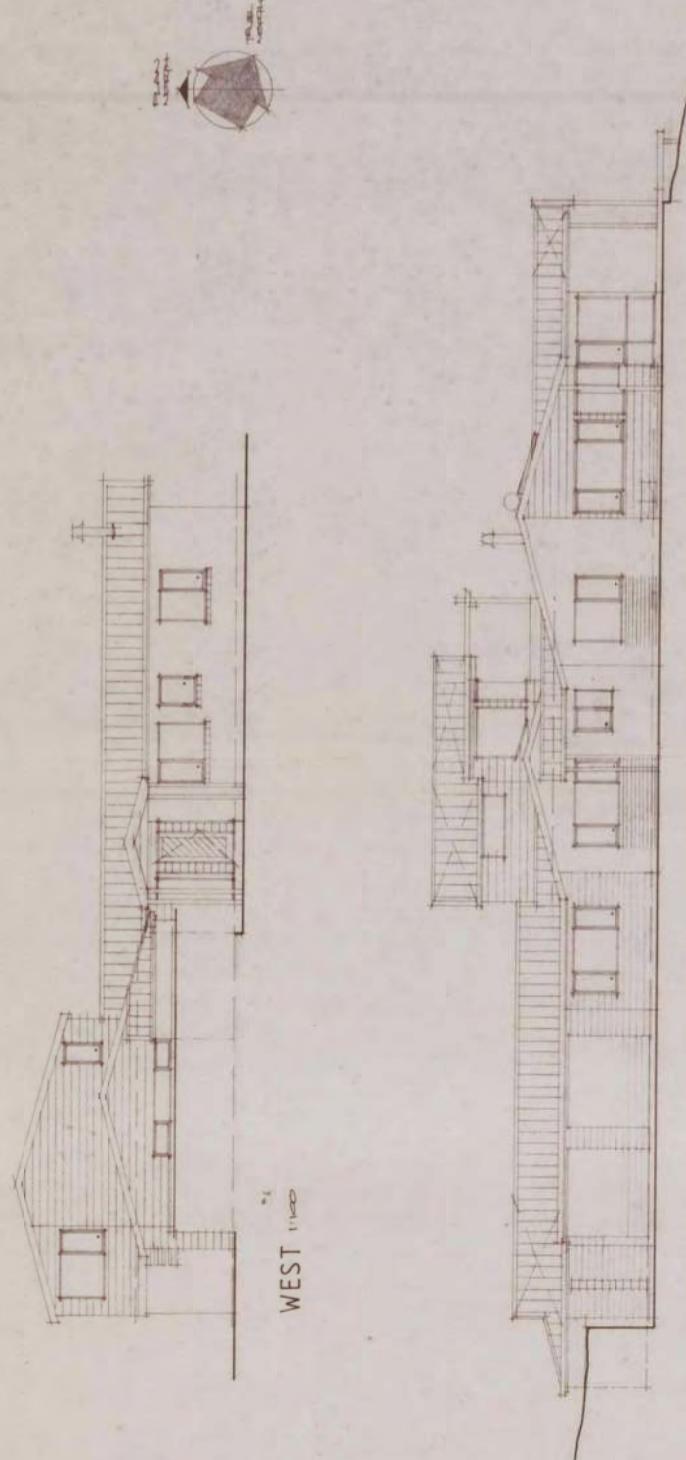
RECEIVED
- 9 DEC 1993
WHANGAREI
DISTRICT COUNCIL



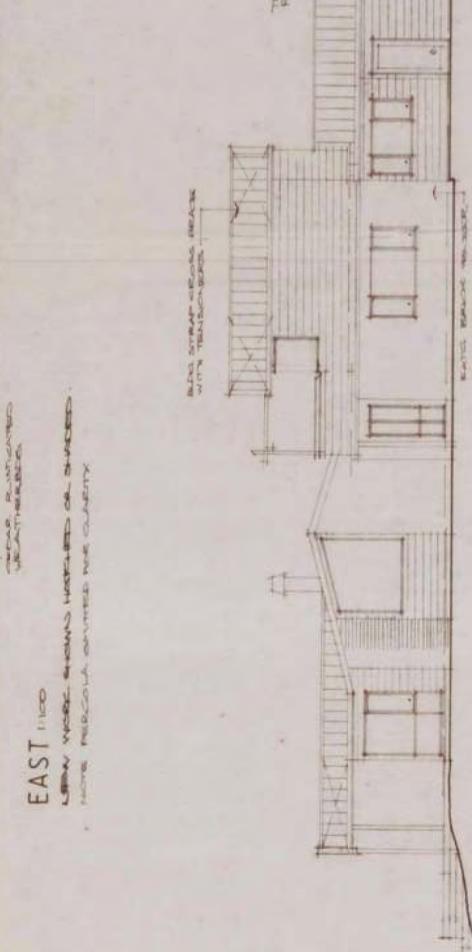
FIRST FLOOR PLAN 1:50



SOUTH 1:100



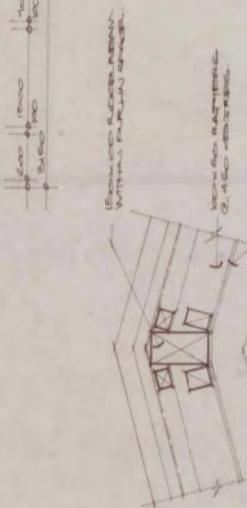
WEST 1:100



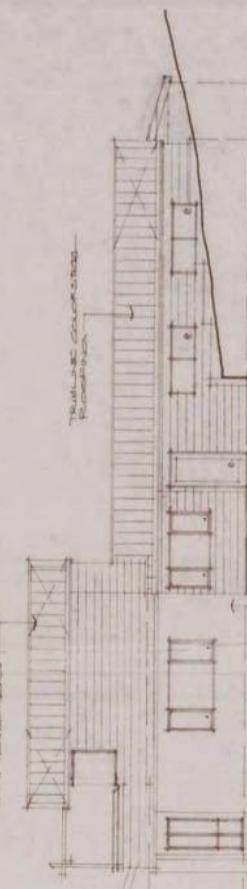
EAST 1:100



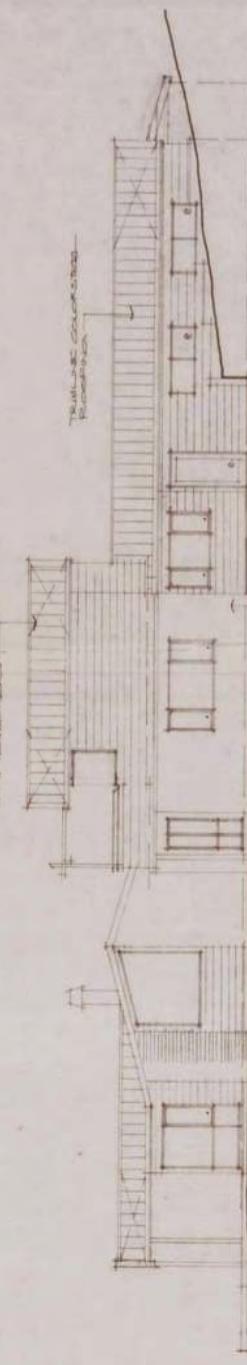
NORTH 1:100



DET 1 SCALE 1:10



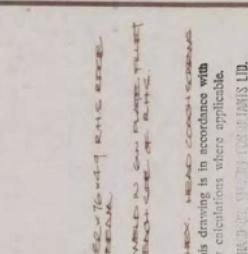
DET 2 SCALE 1:10



DET 3 SCALE 1:10



DET 4 SCALE 1:10



DET 5 SCALE 1:10

ARCHITECTS
TOWN PLANNERS

HARRISON and KING Ltd.

3 North St, Box 1006
Ph 09-425 4500 Fax 09-425 4516
2 Tamate Ave
Ph 09-486 6444 Fax 09-486 7072
GIREWAA

ALTERATIONS & ADDITIONS TO BAWDEN HOUSE

1. PLAN 2. Elevation 3. Section

4. Details 5. General Notes

6. Site Plan 7. Site Elevation

8. Section 9. General Notes

10. General Notes 11. General Notes

12. General Notes 13. General Notes

14. General Notes 15. General Notes

16. General Notes 17. General Notes

18. General Notes 19. General Notes

20. General Notes 21. General Notes

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102. General Notes 103. General Notes

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160. General Notes 161. General Notes

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170. General Notes 171. General Notes

172. General Notes 173. General Notes

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192. General Notes 193. General Notes

194. General Notes 195. General Notes

196. General Notes 197. General Notes

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200. General Notes 201. General Notes

202. General Notes 203. General Notes

204. General Notes 205. General Notes

206. General Notes 207. General Notes

208. General Notes 209. General Notes

210. General Notes 211. General Notes

212. General Notes 213. General Notes

214. General Notes 215. General Notes

216. General Notes 217. General Notes

218. General Notes 219. General Notes

220. General Notes 221. General Notes

222. General Notes 223. General Notes

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272. General Notes 273. General Notes

274. General Notes 275. General Notes

276. General Notes 277. General Notes

278. General Notes 279. General Notes

280. General Notes 281. General Notes

282. General Notes 283. General Notes

284. General Notes 285. General Notes

286. General Notes 287. General Notes

288. General Notes 289. General Notes

290. General Notes 291. General Notes

292. General Notes 293. General Notes



Field Advice Notice - Final Inspection

To: D G Bowden
Address: 589 Ngunguru Road
Glenbarwick
Consent No: 5760

Date: 19.5.16
Event Code:
LBP:

SCANNED

In order to comply with the Building Act 2004 and consented documents the following items have been noted:

Roof

1. Fixing
2. Ridging
3. Barge flashing
4. Roof penetration flashing
5. Spouting fixing
6. Downpipe fixing 1.2m crs
7. Ventpipe fixing 1.2m

Exterior

8. Subfloor ventilation
9. Subfloor bracing
10. Cladding (joints, corner)
11. Post fixing
12. Wastewater pipe (fastening, support & gradient)
13. Water supply pipe (fastening-support)
14. Underfloor insulation
15. Brick veneer weep and vent holes cleaned
16. Barriers 1.0m, Stairs 900
17. Finished ground level
18. Flash around openings
19. Swimming pool fence

Interior

20. Service rooms walls
21. Service rooms floors
22. Ceiling insulation
23. Barriers (900 internal) / handrails
24. Safety glass where required
25. Free standing fire (inc. seismic strapping) top and bottom
26. Fire wall to roof
27. Extraction system vented to outdoor air
28. Smoke Alarms

Plumbing

29. Wastepipe traps
30. Wastepipe for washing machine
31. Drain vents
32. Seismic restraints to cylinder and tank
33. HW tempering valve 55° 48 + 44
34. HW energy cutout switch
35. Stopvalve fitted to pressure reducing valve
36. Pressure relief valve and pressure reducing valve set at equal pressure
37. Filter-pressure limiting-stop-non return cold water expansion valves fitted (main pressure cylinder only)
38. Taps marked hot and cold
39. Waste pipes finished at gully traps
40. Air admission valves ok

Drainage

41. Gully dish 25mm above sealed surface
42. Gully dish 100mm above unsealed surface
43. Stormwater drain finished
44. Foulwater drain finished
45. Backflow preventer installed (spa/pool)
46. Retaining wall drainage connected to stormwater
47. Drain
48. Effluent field planted

Road Damage (for council information)

49. Crossing installed
50. No damage to footpath and/or crossing

Notes:

DOC - RCVD

Outcome:

Use supplementary sheet if necessary: _____

See Attached

Further inspection required: Yes/No

Compliance: Yes/No

Inspectors name: _____ Signature: _____

This notice received by / name: _____ Signature: _____

Owner advised to make CCC Application: Yes/No

Next inspection type: _____

To be checked on recheck
Existing drainage



Field Advice Notice - FAN Supplementary Sheet

Date: 19. 5. 16
Event Code: Final
LBP Name: SCANNED
LBP Number:

To: D. G. Bawden
Address: 589 Ngunguru Road
Glenbarrie
Consent No: 5760

In order to comply with the Building Act 2004 and consented documents.

1. Spreaders required to downpipes from upper roofs.
2. All rusticated holes at gable ends to be made water tight - behind barge boards.
3. All gable ends to have scribes to weatherboard / soffit junction
4. All split, cracked and warped weatherboards to be replaced
5. All joinery where weatherboards to have scribes. Scribes essential as joinery not sealed.
6. External corner moulds detached in some places - To be re-affixed and all corners made weather tight
7. More robust system for weather tightness required where w/blocks meet. Backwork at rear of building e.g. flashing chased into block work.
8. Flashings required over garage doors
9. Ensure weather tightness to cladding over entry door to brickwork
10. Ensure watertightness to all end of bargeboards to wall junctions and ends of apron flashings to w/blocks
11. Cedar w/blocks require 5mm gap to flashing to avoid capillary rise and decayed timber
12. Ends of all flashings to be sealed

Use additional supplementary sheet if necessary

Further inspection required:

Yes / No

Compliance:

Yes / No

Inspectors name:

Signature

This notice received by / Name:

Signature

Next inspection type:



Field Advice Notice - FAN Supplementary Sheet

Date: _____
Event Code: _____
LBP Name: _____
LBP Number: _____

To: _____
Address: _____

Consent No: **5760** _____

SCANNED

In order to comply with the Building Act 2004 and consented documents.

and lower end of raking flashings to have turn outs

13. Soffits require moulding to soffit/wall junction

14. All beam penetrations to have moulding or similar at joints as primary means of water tightness

15. Provide remedy to rising moisture to exterior "in-ground" framing to corners of sunroom/lounges

16. Means of preventing water ingress to junction of bricks & w/boards on N/E. corner

17. Cap required to 32mm vent pipe.

18. Internal gutter and soffit flashing material requires maintenance to rusty area's. (probable cause; run-off from cedar weatherboards)

19. Large internal gutter requires maintenance and rise at end to be flattened out to allow free drainage.

20. Chimney requires under flashing to ridge with deck tile over.

21. Butynol deck - joints failing, requires repair or replacement.

22. Butynol at end of gutter has failed and sub-strata is decayed - All to be repaired.

Use additional supplementary sheet if necessary _____

Further inspection required: Yes / No _____ Compliance: Yes / No _____

Inspectors name: _____ Signature: _____

This notice received by / Name: _____ Signature: _____

Next inspection type: _____



Field Advice Notice - FAN Supplementary Sheet

To: _____
Address: _____

Date: _____
Event Code: _____
LBP Name: _____
LBP Number: _____

Consent No: 5760

SCANNED

In order to comply with the Building Act 2004 and consented documents.

23. Rain head at end of gutter requires cover flow.
24. All deck barrier cedar w/boards where decayed to be replaced and all junctions to be made water tight.
25. Barrier cap to have 5% slope and all joints to be made water tight.
26. Seal sinks top to window jamb liner.
27. Fire place requires seismic fixings
Note: not as per consented documents
Please provide installation instructions and manufacturers specifications for installed fire. (Tasport)
28. Note - Jet master fire place deleted from consent.
29. Hand rail + barrier required to stairs.
30. Provide amended plans showing all changes to design.
31. Provide drainage "as built" as required on field advice notice 8951
32. Provide copy of electrical certificate
33. Please sign durability modification.
34. " " CCC application

Drawlayer - possibly Ross Bucknell

Use additional supplementary sheet if necessary _____

Further inspection required:

Yes / No

Compliance:

Yes / No

Inspectors name:

Kevin Richards

Signature: SPR

This notice received by / Name:

written off sites

Signature: _____

Next inspection type:

Recheck

Building Consent No: BC1700611

Section 51, Building Act 2004

Issued: 31 July 2017

COPY

Project Information Memorandum No: PM1700142

The Building

Street address of building: 589 Ngunguru Road
Whangarei 0173

Legal description of land where building is located: LOT 1 DP 313278
LLP: 106591

Building name: N/A

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

Level/unit number: N/A

The Owner

A G Jackson
J L Jackson
589 Ngunguru Road
RD 3
Whangarei 0173

Phone number: N/A
Mobile number: 0212772402
Facsimile number: N/A
Email address: anthony@ajackson.co.nz
Website: N/A

Street address/registered office: 589 Ngunguru Road
Whangarei 0173

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

Contact Person

O W Jones
PO Box 300
Whangarei 0140

Phone number: 4387279
Mobile number: N/A
Facsimile number: 4387279
Email address: o-jones@clear.net.nz
Website: N/A

Building Work

The following building work is authorised by this consent:

Additions and Alterations to Existing Dwelling - Garage, Wardrobe, Roof, Change Existing Garage to Games Room and Bathroom



DEC

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

Under section 90 of the Building Act 2004, agents authorised by Council (acting as a Building Consent Authority) are entitled, at all times during normal working hours or while building work is being done, to inspect:

- ii) land on which building work is being or is proposed to be carried out; and
- iii) building work that has been or is being carried out on or off that building site; and
- iv) any building.

1. See attached schedule of site requirements for inspections and documentation required.
2. A copy of your Electrical Certificate will be required.
3. A copy of your Gas Certificate will be required.
4. A Producer Statement - Construction (PS3) is to be provided by the installer of the wet area membrane specified in the consented documents. The installer must have undertaken appropriate training by the product manufacturer. Evidence of training must be supplied in support of the PS3.

Compliance Schedule

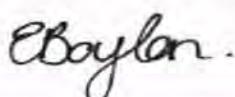
A compliance schedule is not required for the building.

Attachments

The Project Information Memorandum for the building work covered by this building consent.

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.



31 July 2017

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

Date



RECEIVED
01 OCT 2019
WHANGAREI DISTRICT COUNCIL
BUILDING CONTROL

ARCHITECTURAL
SERVICES
NORTHLAND LTD.
OWEN JONES
47 NORFOLK STREET,
WHANGAREI
PO BOX 300,
WHANGAREI
PH & FAX: 09-4387279
EMAIL: o-jones@clear.net.nz

CLIENT:
A & J JACKSON

PROJECT:
PROPOSED ADDITIONS &
ALTERATIONS

SITE INFO:
589 NGUNGURU
ROAD

JOB NO:
1644

NOTES:
VERY HIGH WIND ZONE

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

DESIGNED OWEN JONES

DRAWN: D BIGNELL

ENGINEER:

CHECKED BY: OWEN JONES

ISSUE TYPE:

PRELIMINARY

BUILDING CONSENT
FOR CONSTRUCTION

DATE / TIME PRINTED:
Thursday, 26 September 2019

DRAWING TITLE:

SCALE:

A1 ORIGINAL

SHEET:
1 of 23

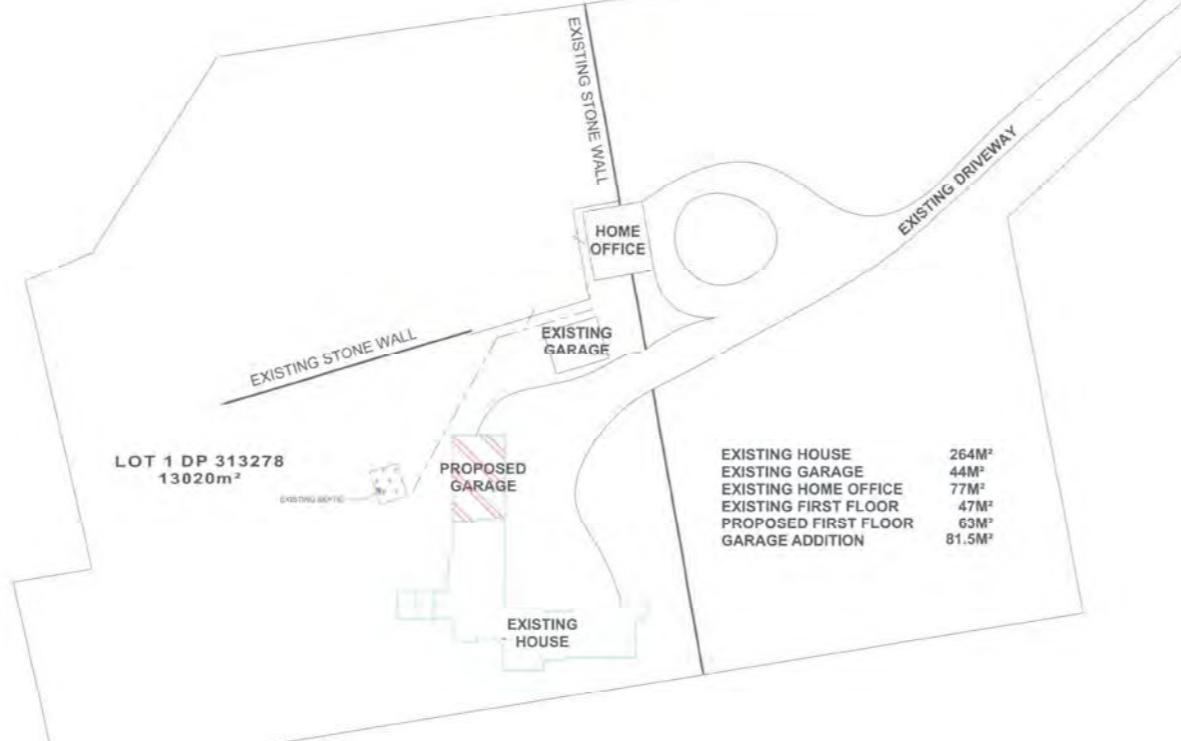
LOCATION PLAN

1:1



ROW TO NGUNGURU ROAD

589 NGUNGURU ROAD



APPROVED
BY NUMBER
0099 0410
RECEIVED
BY
0099 0410
RECEIVED
BY
0099 0410



EXISTING GROUND FLOOR PLAN

1:100



GROUND FLOOR DEMOLITION PLAN 1:100



EXISTING FIRST FLOOR

1:50



FIRST FLOOR DEMOLITION PLAN 1:50



Consulting Engineers Limited
This drawing has been checked for compliance
only with the extent of the work described on
our calculations of Ref: J00500 Dated: 27/09/19

ARCHITECTURAL
SERVICES
NORTHLAND LTD.
OWEN JONES
47 NORFOLK STREET,
WHANGAREI
PO BOX 300,
WHANGAREI
PH & FAX: 09-4387279
EMAIL: o-jones@clear.net.nz

CLIENT:
A & J JACKSON

RECEIVED
01 OCT 2018
WHANGAREI ESTATE
DEVELOPMENT COMPANY
PROJECT:
PROPOSED ADDITIONS &
ALTERATIONS

SITE INFO:
589 NGUNGURU
ROAD

JOB NO:
1644

NOTES:

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

DESIGNED OWEN JONES

DRAWN: D BIGNELL

ENGINEER:

CHECKED BY: OWEN JONES

ISSUE TYPE:

PRELIMINARY

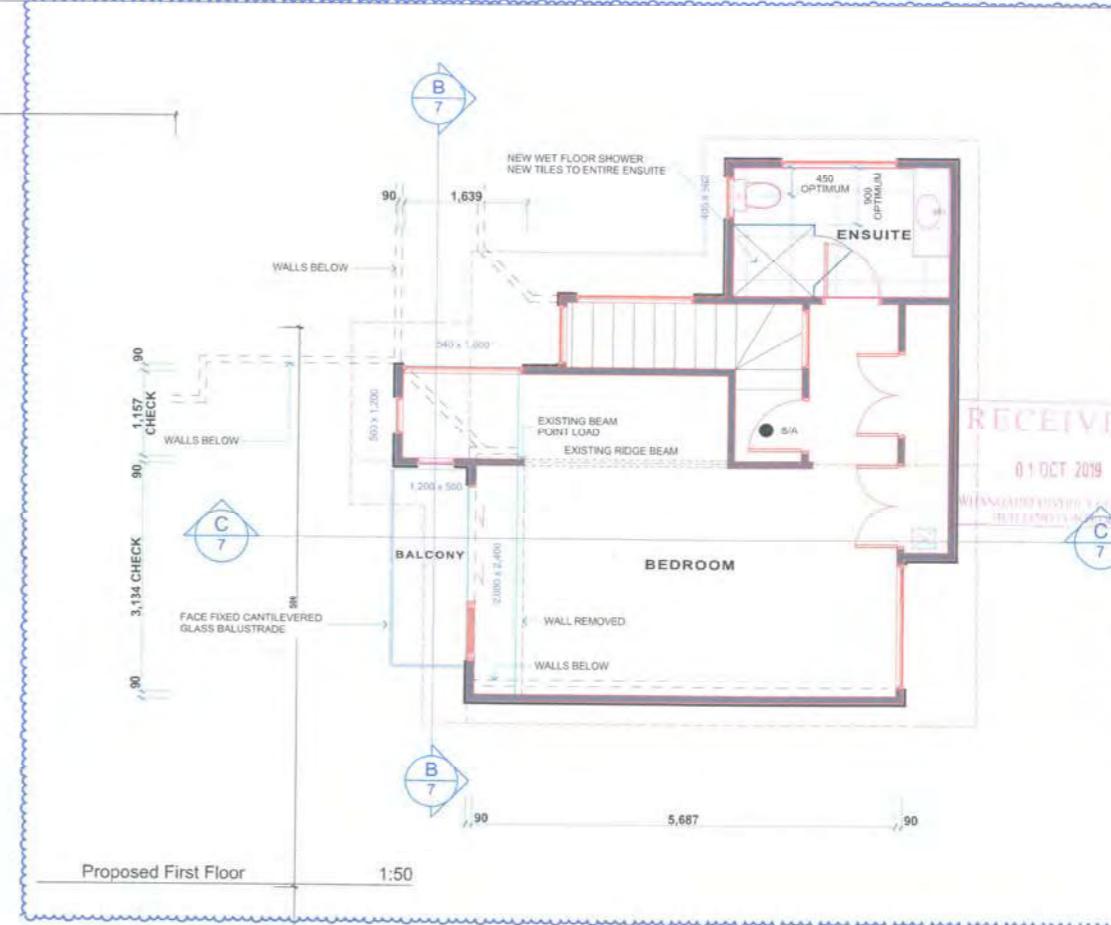
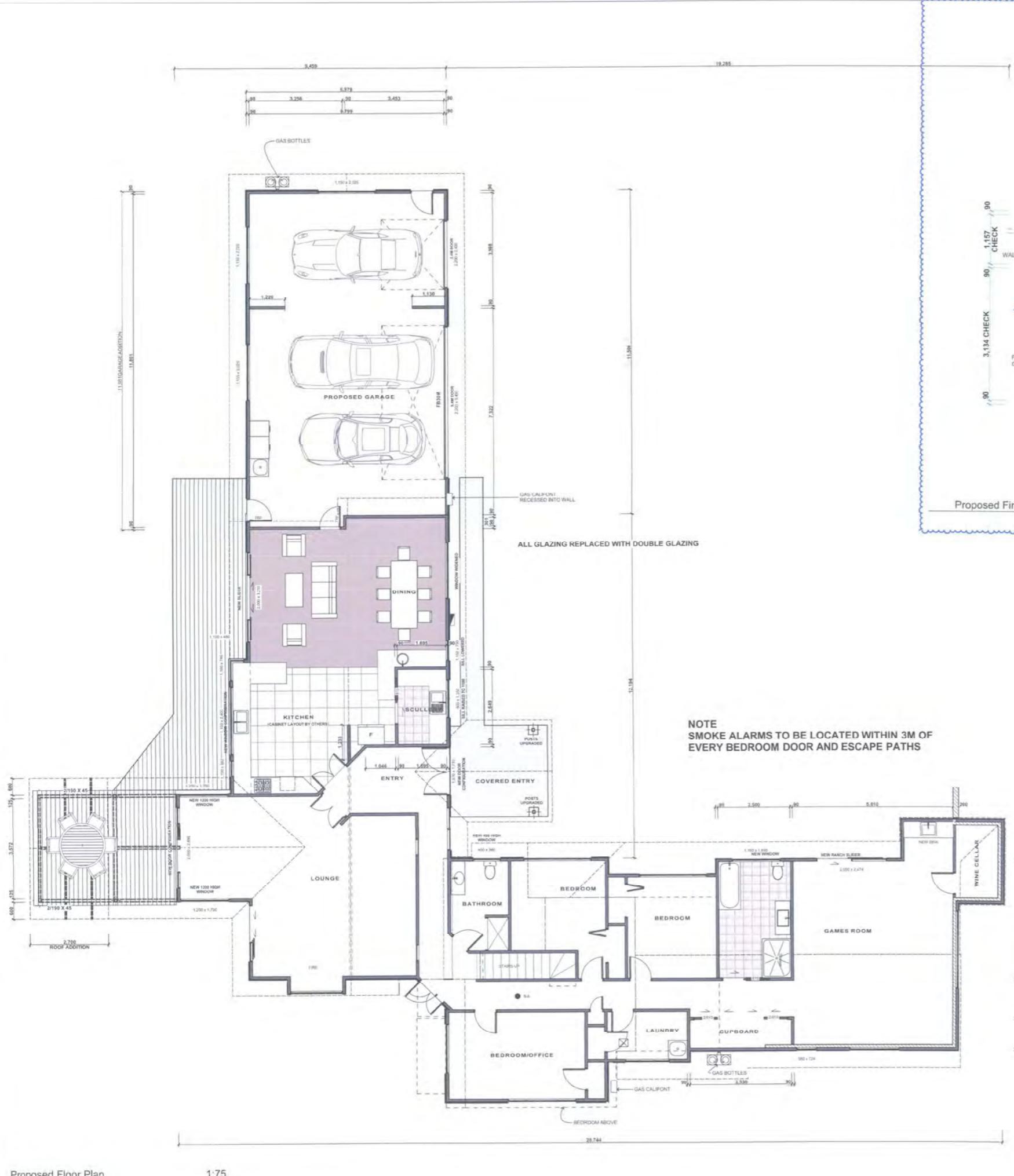
APPROVED 2019
BY: TRINIDAD DAY MTH
0099 - 0410
BUILDING CONSENT
FOR CONSTRUCTION

DATE / TIME PRINTED:
Thursday, 26 September 2019

DRAWING TITLE:

SCALE:
A1 ORIGINAL

SHEET:
2 of 23



**ARCHITECTURAL
SERVICES
NORTHLAND LTD.
OWEN JONES
47 NORFOLK STREET,
WHANGAREI
PO BOX 300,
WHANGAREI
PH & FAX: 09-4387279
EMAIL: o-jones@clear.net.nz**

IENT:

PROJECT:
**PROPOSED ADDITIONS &
ALTERATIONS**

TE INFO:
89 NGUNGURU
ROAD

B NO:

OTES:

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

SIGNED OWEN JONES

AWN: D BIGNELL

GINEER:

摘要项目

PRELIMINARY

**RECORDING CONSENT
FOR CONSTRUCTION**

Thursday, 26 September 2019

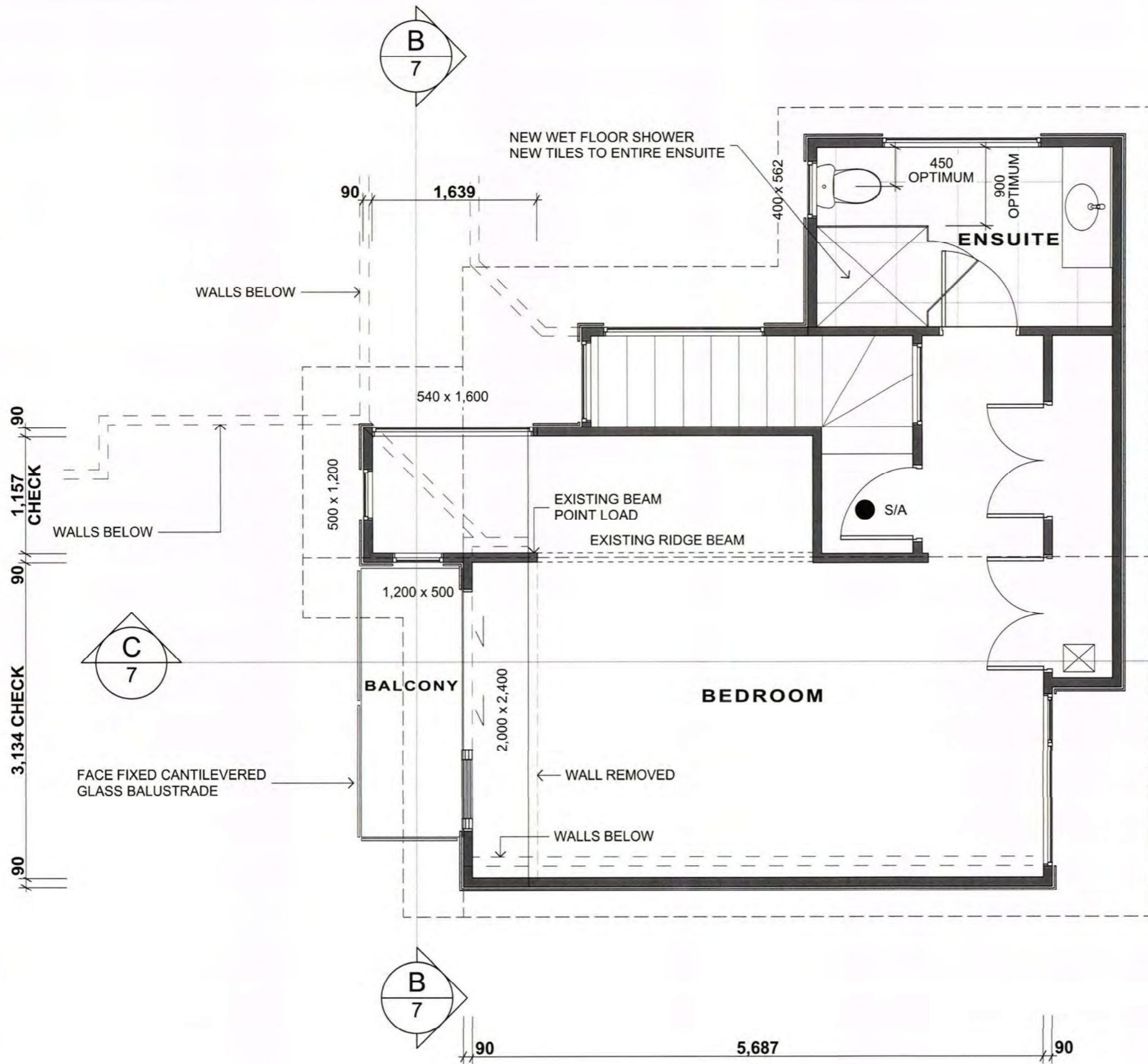
1. *Journal of the American Chemical Society*, 1900, 22, 1030.

LE: ORIGINAL

ET:
4 of 23

Consulting Engineers Limited
is drawing has been checked for compliance
with the extent of the work described on
calculations of Ref: J00500 Dated: 27/09/19

Consulting Engineers Limited
is drawing has been checked for compliance
with the extent of the work described on
calculations of Ref: J00500 Dated: 27/09/19



**ARCHITECTURAL
SERVICES
NORTHLAND LTD.**
OWEN JONES
47 NORFOLK STREET,
WHANGAREI
PO BOX 300
WHANGAREI
PH & FAX: 09-438 7279
EMAIL: o-jones@clear.net.nz

IENT:
A & J JACKSON

PROJECT:
**PROPOSED ADDITIONS &
ALTERATIONS**

OTES:

The logo for TMS, featuring a stylized 'T' and 'M' intertwined with a horizontal bar.

TYC
Consulting Engineers Limited
This drawing has been checked for compliance
only with the extent of the work described on
our calculations of Ref: J00500 Dated: 27/09/19

ARCHITECTURAL SERVICES NORTHLAND LTD.
 OWEN JONES
 47 NORFOLK STREET,
 WHANGAREI
 PO BOX 300,
 WHANGAREI
 PH & FAX: 09-4387279
 EMAIL: o-jones@clear.net.nz

CLIENT:
A & J JACKSON

PROJECT:
PROPOSED ADDITIONS & ALTERATIONS

SITE INFO:
589 NGUNGURU ROAD

JOB NO:
1644

NOTES:

RECEIVED
 01 OCT 2018
 WHANGAREI FISH & CHIPS
 BUILDING COFFEE



E-08 1:50



E-07 1:50

APPROVED FOR CONSTRUCTION
 0099-0141
 DRAWING TITLE:
 DRAWING NUMBER:

SCALE:
A1 ORIGINAL
 SHEET:
5 of 23

B

DATE / TIME PRINTED:
Thursday, 26 September 2019

DRAWING NUMBER:

APPROVED FOR CONSTRUCTION

DATE / TIME PRINTED:

Thursday, 26 September 2019

DRAWING NUMBER:

APPROVED FOR CONSTRUCTION

DATE / TIME PRINTED:

Thursday, 26 September 2019

ARCHITECTURAL SERVICES NORTHLAND LTD.
 OWEN JONES
 47 NORFOLK STREET,
 WHANGAREI
 PO BOX 300,
 WHANGAREI
 PH & FAX: 09-4387279
 EMAIL: o-jones@clear.net.nz

CLIENT:
A & J JACKSON

RECEIVED
 01 OCT 2019
 WHANGAREI DISTRICT COUNCIL
 BUILDING CONTROL

PROJECT:
PROPOSED ADDITIONS & ALTERATIONS

SITE INFO:
589 NGUNGURU ROAD

JOB NO:
1644

NOTES:

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

DESIGNED **OWEN JONES**

DRAWN: **D BIGNELL**

ENGINEER:

CHECKED BY: **OWEN JONES**

ISSUE TYPE:

PRELIMINARY

**BUILDING CONSENT
FOR CONSTRUCTION**

DATE / TIME PRINTED:
Thursday, 26 September 2019

0099 - 0430

DRAWING TITLE:

SCALE:
A1 ORIGINAL

SHEET:
6 of 23

B



In reply please quote
Or ask for

BCA190099
Kylee Mangu

FILE COPY



04 October 2019

O W Jones
PO Box 300
Whangarei 0140

Forum North, Private Bag 9023
Whangarei 0148, New Zealand
P +64 9 430 4200
F +64 9 438 7632
E mailroom@wdc.govt.nz
www.wdc.govt.nz

Dear Sir/Madam

Amendment to Building Consent: BC1700611

Description of Work: Alterations to Existing Dwelling - Deck, Bedroom, Wardrobe and Ensuite

Site Address: 589 Ngunguru Road Whangarei 0173

Your application for an amendment to the above building consent has been approved. Please find your approved amended plans enclosed.

Please place these in your onsite building pack.

Yours faithfully

A handwritten signature in black ink, appearing to read "K. Mangu".

Kylee Mangu
Support Assistant – Building Processing

Form 7

Code Compliance Certificate BC1700611

Section 95, Building Act 2004

Issued: 01 September 2020

The Building

Street address of building: 589 Ngunguru Road
Whangarei 0173

Legal description of land where building is located: LOT 1 DP 313278

LLP: 106591

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: 1970

The Owner

A G Jackson
J L Jackson
589 Ngunguru Road
RD 3
Whangarei 0173

Phone number: N/A

Mobile number: 0211068685

Facsimile number: N/A

Email address: anthony@jackson.co.nz

Website: N/A

Street address/registered office: 589 Ngunguru Road
Whangarei 0173

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

Contact Person

T A Wilkinson
4 Manawa Drive
RD 3
Ngunguru 0173

Phone number: N/A

Mobile number: 02108690043

Facsimile number: N/A

Email address: beechwoodbbuildingnz@gmail.com

Website: N/A

Building Work

Additions and Alterations to Existing Dwelling - Garage, Wardrobe, Roof, Change Existing Garage to Games Room and Bathroom

Building Consent Number:

BC1700611

Building Consent Amendment:

BCA190099 - Alterations to Existing Dwelling - Deck, Bedroom, Wardrobe and Ensuite

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.



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

01 September 2020

Date

205338

APPLICATION FOR PERMIT FOR SANITARY PLUMBING
OR DRAINAGE WORK NOT INVOLVING A CONNECTION
TO A PUBLIC SANITARY OR STORMWATER DRAIN

The County Clerk,
Whangarei County Council,
P.O. Box 4102,
KAMO.

I, the undersigned JEEVES CONSTRUCTION LTD. of Box 551,
(Full Name) Box 551 (Full Address)

of WHANGAREI, hereby apply for permission for the work described
herein, and set out in the plans attached hereto, to be carried out in the
premises situated in GLENNSERVICE, Lot No. 1,
(Locality)

Section No., D.P. 69469, Block
or S.D. or S.O.

Person for whom work is to be carried out:

NAME MR. H. K. KNIGHT

ADDRESS 21 HINAH ST

DRAIN LAYER

Registered plumber or other person entitled to do the work:

NAME S. DAVIS

ADDRESS JEEVES CONSTRUCTION LTD.

Box 551

Value of proposed work including materials:

Estimated value of:

(a) Plumbing	.....	.....
(b) Drainage	.....	<u>\$650.00</u> <u>\$800.00</u>
(c) Total	.....	.....

JEEVES CONSTRUCTION LTD.

Signature: RP

Dated this 30.9.75 day of SEPTEMBER 1975

* Complete whichever is applicable. Fee \$ 20.00

Receipt No.

Date

DRAINAGE AND PLUMBING PERMIT FEES

Value up to \$200 - \$5.00
" " " \$400 - \$10.00
" " " \$600 - \$15.00

Value up to \$800 - \$20.00
" " " \$1000 - \$25.00
Plus \$1.00 for every \$100 or part
thereof in excess of \$1000.

INSPECTIONS AND REPORTS

On subsoil soakage tests for septic tank effluent drainage Time involved charged at \$5.00

(DRAINAGE AND PLUMBING REGULATIONS 1959, AMENDMENT NO.1)
(REG. 89/2)

APPLICATION FOR PERMIT FOR SANITARY PLUMBING
OR DRAINAGE WORK NOT INVOLVING A CONNECTION
TO A PUBLIC SANITARY OR STORMWATER DRAIN

105338

The County Clerk,
Whangarei County Council,
P.O. Box 4102,
KAMO.

I, the undersigned of Box 551.
(Full Name) (Full Address)

...WHANGAREI..., hereby apply for permission for the work described
herein, and set out in the plans attached hereto, to be carried out in the
premises situated in ... GLENBERVIE..., Lot No. 1.....
(Locality)

Section No., D.P. ... 69469.... Block,
or S.D. or S.O.

Person for whom work is to be carried out:

NAME ... MR. H. KNIGHT.....
ADDRESS ... 21 HINAU STREET...

Registered Plumber or other person entitled to do the work:

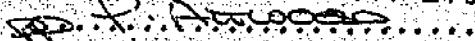
NAME ... YOUNG, T. LLOYD.....
ADDRESS ... 24 MURDOCH GRES...

Value of proposed work including materials:

Estimated value of:

(a) Plumbing	1000	\$1,000
(b) Drainage		
(c) Total		\$1,000

JEEVES CONSTRUCTION LTD.

Signature: 

Dated this ... 30th day of SEPTEMBER 1975

* Complete whichever is applicable. Fee \$... 25.00

Receipt No.

Date

DRAINAGE AND PLUMBING PERMIT FEES

Value up to \$200 - \$ 5.00
" " " \$400 - \$10.00
" " " \$600 - \$15.00

Value up to \$800 - \$20.00
" " " \$1000 - \$25.00
Plus \$1.00 for every \$100 or part
thereof in excess of \$1000.

INSPECTIONS AND REPORTS

On subsoil soakage tests for septic Time involved charged at \$5.00

Whangarei County Council

Whangarei County Council

PERMIT FOR SANITARY PLUMBING OR
DRAINAGE WORK

PERMIT NO. 161

Building Permit No. T-044-073

(Building Permit No. T-044-073)

M. STUART T. L.

of (full address) KIRIAPKA RD, WHANGAREI
is hereby authorised to carry out the work described herein,
as set forth in the plans deposited with me, in the premises
owned (or occupied) by

M. KNIGHT H. L.

and
situated in KIRIAPKA RD, Street, Valuation No. 34/237/4
GLENFIELD
Lot No. 1 Section No. 8 D.P. 67469

Block II, or S.D. WHANGAREI or S.O.

Description of Work PLUMBING

Estimated value of work

Total Cost \$ 750 Labour only \$ 300

Permit Fee \$ 15 Receipt No. 6714

The work is to be carried out in strict accordance
with the Drainage and Plumbing Regulations, 1978, and
shall be completed on or before the 17-8-79day of 19-7-79 Date 17-5-79
For Engineer PLUMBER—
Refer to approved Plan and Specifications.DRAINAYER—
Refer to approved Plan and Specifications.

PERMIT NO. 162

(Building Permit No. T-044-073)

M. HOPKINS G. L.

of (full address) 8 HINDLEY PLACE ONE RAMP
is hereby authorised to carry out the work described herein,
as set forth in the plans deposited with me, in the premises
owned (or occupied) by

M. KNIGHT H. L.

and
situated in KIRIAPKA RD, Street, Valuation No. 34/237/4
GLENFIELD
Lot No. 1 Section No. 1 D.P. 67469

Block II, or S.D. WHANGAREI or S.O.

Description of Work DRAINAGE

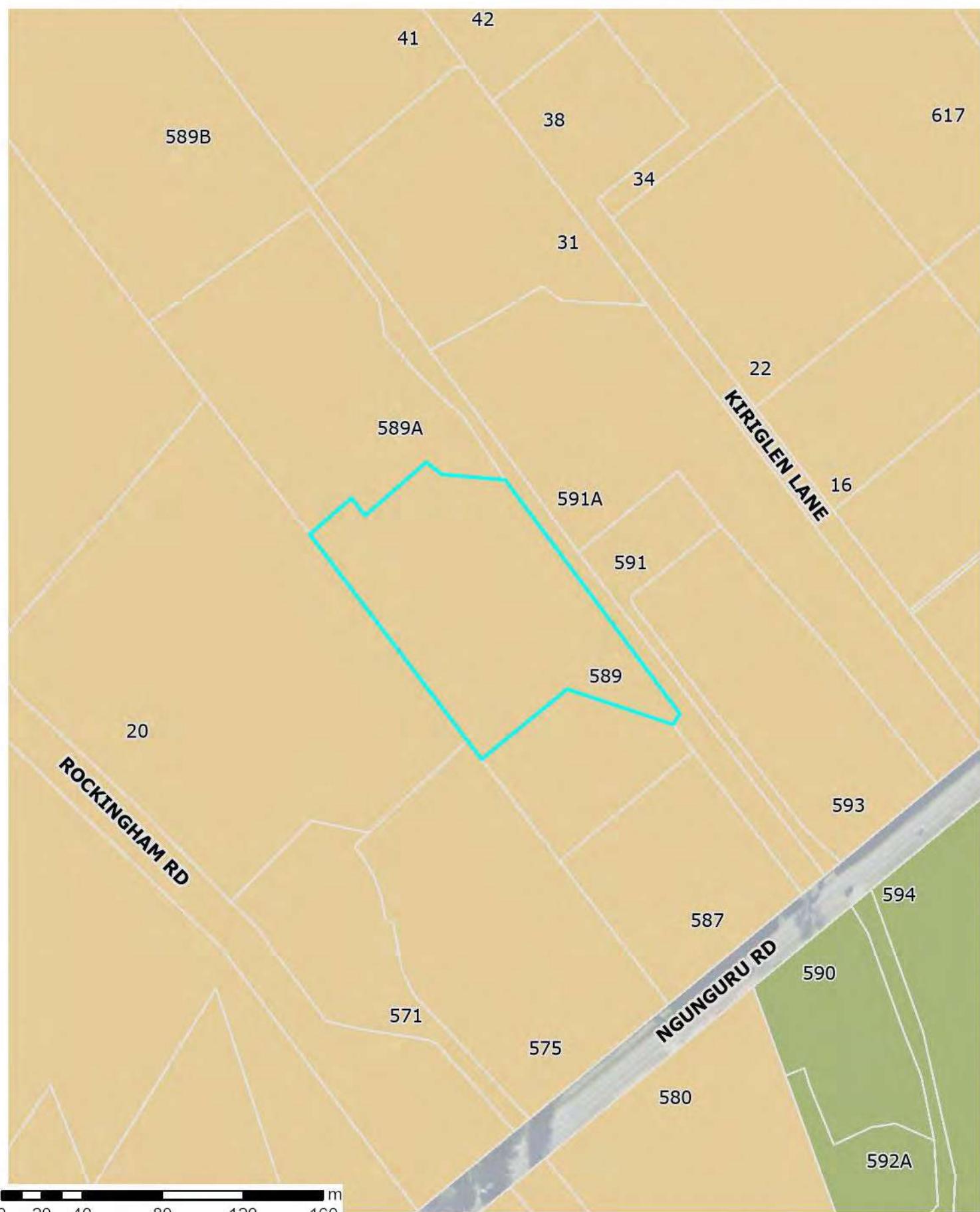
Estimated value of work

Total Cost \$ 200 Labour only \$ 120

Permit Fee \$ 11-00 Receipt No. 6715

The work is to be carried out in strict accordance
with the Drainage and Plumbing Regulations, 1978, and
shall be completed on or before the 17-8-79day of 19-7-79 Date 17-5-79
For Engineer PLUMBER—
Refer to approved Plan and Specifications.DRAINAYER—
Refer to approved Plan and Specifications.

Operative District Plan - Area Specific Matters



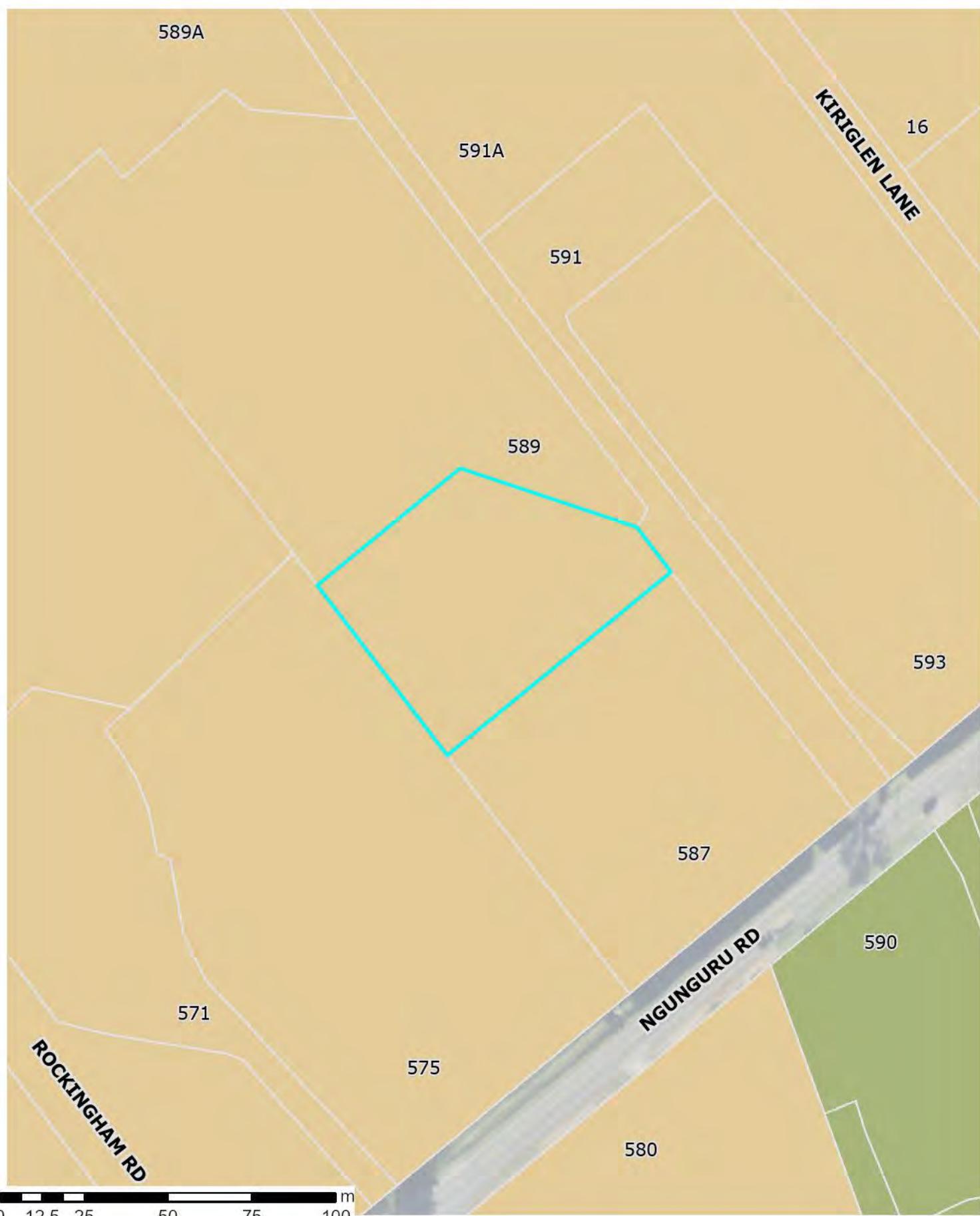
The information displayed is schematic only and serves as a guide. It has been compiled from Whangarei District Council records and is made available in good faith but its accuracy or completeness is not guaranteed.

28 January 2026

Scale 1:2,500



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 January 2026
Scale 1:1,500

Parcel Information is sourced from the Land Information New Zealand (LINZ) Data Service.
CROWN COPYRIGHT RESERVED. © Copyright Whangarei District Council.



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

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

Rural Zones

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

Commercial and Mixed Use Zones

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

43/1/4/597

Planning Application

H.E.W. Knight - Kiripaka

The Application

This application is for consent to subdivide from a 5.7 hectare property on allotment containing 1.215 hectares on which glass houses are to be erected for horticultural production. The legal description of the land is Lot 1 D.P. 69469 Block II, Whangarei Survey District.

Planning Implications

This land is zoned Rural A in the District Scheme and has frontage to Ngunguru Road. A subdivision in this zone is permitted, provided that the Council is satisfied that the allotments are capable of operating as an independent economic farming or forestry unit.

General

A glasshouse exists on Lot 2 which Mr. Knight intends to retain, and it is the intention of the prospective purchaser to erect a commercial glasshouse on Lot 1. This application was considered under Section 275 of the Local Government Act, but as the use of the land cannot be included as part of the conditions of approval for a subdivision, this planning application has been necessary.

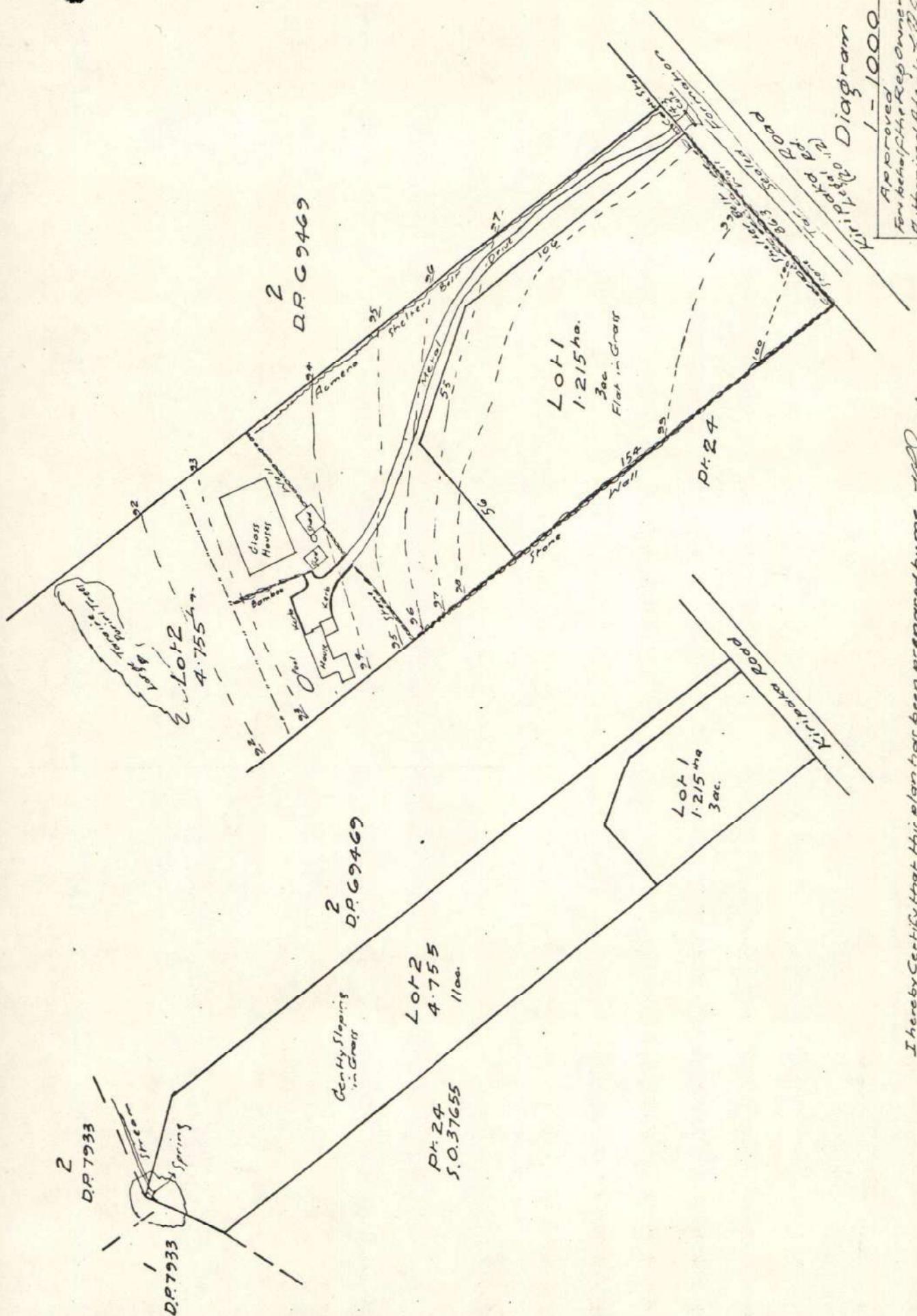
Recommendation

I recommend that this application is approved under Section 72 of the Town and Country Planning Act and Section 275 of the Local Government Act subject to the following conditions:

1. That the requirements of the North Auckland Electric Power Board are complied with.
2. That favourable comments are received from the Northland Catchment Commission regarding the availability of water.
3. That a commercial glasshouse of not less than 350 m² in area is erected on the allotment prior to the issue of a building permit for a dwelling.

F. J. Gerry
PLANNING OFFICER

17 September 1981



There

has been prepared by me *H. D. Henry*
President
Board of Trade

Pre
P/o

11 Whangarei S.D.
North Auckland L.D.

Approved
For behalf of the Reg Owner by his
Authorized Agent of Birmingham
Reg Owner

Decision Report on an Application for Resource Consent under the Resource Management Act 1991

Discretionary Activity

Application Details

Council Reference	SD2200114 P172280
Applicant	Anthony Jackson
Site Address	589 Ngunguru Road, Glenbervie, Whangarei
Legal Description	Lot 1 DP 313278, Lot 2 DP 569015 and Lot 3 DP 569015 (RT 1028223)

Proposal

To undertake a subdivision to cancel the existing amalgamation that holds Lot 1 DP 313278, Lot 2 DP 569015, and Lot 3 DP 569015 together in the same record of title (pursuant to s241(3) of the RMA). To then hold Lot 1 DP 313278 and Lot 2 DP 569015 together by way of an amalgamation covenant pursuant to s220(1) of the RMA.

Reasons for Consent

Consent is required for the following reasons:

- **Rule SUB-R2 – Any Subdivision** – The proposed subdivision complies with the controlled activity subdivision requirements as specified under **SUB-R2. Controlled Activity**.
- **Rule SUB-R11 – Subdivision in the Rural Lifestyle Zone** – The proposed subdivision is a discretionary activity under SUB-11 as the existing title subject to this application did not exist at 12 December 2018 (title was issued 18 January 2022). **Discretionary Activity**.
- **Rule TRA-R14 – Subdivision** – The proposed subdivision complies with the relevant controlled activity subdivision requirements specified under **TRA-14. Controlled Activity**.
- **Rule TWM-R2 – Stormwater Subdivision** – The application meets the restricted discretionary activity standards. **Restricted Discretionary Activity**.
- **Rule TWM-R3 – Wastewater Subdivision** – The application meets the restricted discretionary activity standards. **Restricted Discretionary Activity**.

- **Rule TWM-R4 – Water Supply Subdivision** – The application meets the restricted discretionary activity standards. **Restricted Discretionary Activity**.
- **Rule HH-BH-R9.4 – Subdivision and Historical Heritage** – The proposed subdivision is a discretionary activity under this rule where a portion of dry stone wall will need to be removed to facilitate access to Lot 3 DP 569015. **Discretionary Activity**.

Decision

I have read the application, supporting documents, and the report and recommendations on the application for resource consent. I am satisfied that I have adequate information to consider the matters required by the Resource Management Act 1991 (RMA) and make a decision under delegated authority on the application.

Acting under delegated authority, under Sections 104, 104B, and Part 2 of the RMA, the resource consent is **GRANTED**.

Reasons for Decision

The reasons for this decision are:

1. In accordance with an assessment under ss104(1)(a) and (ab) of the RMA, the actual and potential effects from the proposal will be acceptable as:
 - a. The application proposes to create an additional rural lifestyle site; however, the size and design of this site will be consistent with the existing development pattern in the surrounding development, therefore any effects on character and amenity on the wider environment are less than minor.
 - b. The 20m 'no build' setback from the boundary of Lot 4 DP 569015 and any future building on Lot 3 DP 569015 and requirement for planting on Lot 3 DP 569015 between any future building and the boundary of Lot 4 DP 569015 will help to maintain the amenity values for this adjacent site.
 - c. The application site contains no landscape overlays. Landscape, Natural and Cultural Value effects are considered less than minor as the application proposes development with minimal earthworks (for future access and dwelling construction) and no vegetation removal.
 - d. Effects on historic heritage values arising from the partial removal of the dry stone wall to establish a new vehicle access will be no more than minor and meet the permitted activity rules of the WDP. Any stones removed will be reused on the site to fix other sections of dry stone wall.
 - e. Council's Consultant Development Engineer has confirmed that access to the sites and on-site servicing of the sites can be undertaken without resulting in any more than minor

adverse effects on the environment. Further that the roading network is able to absorb the additional traffic with less than minor traffic and safety effects.

- f. In terms of positive effects, the subdivision will result in the creation of an additional site within Glenbervie contributing to the availability of land within the area for rural lifestyle development.
- g. With reference to s104(1)(ab), there are no specific offsetting or environmental compensation measures proposed or agreed to by the applicant to ensure positive effects on the environment.
2. In accordance with an assessment under s104(1)(b) of the RMA, the proposal is consistent with the relevant statutory documents. In particular, section 6.1 of the AEE provides an assessment of the Objectives and Policies under the Whangarei District Plan. The assessment concludes that the proposal is consistent with the relevant objectives and policies. For the purpose of this report, the conclusion reached in the application as lodged is accepted.
3. In accordance with an assessment under s104(1)(c) of the RMA, no other matters are considered relevant.
4. As confirmed by Council's Consultant Development Engineer, this proposal is considered to satisfy Section 106 of the Resource Management Act 1991 with the recommended conditions of consent which will mitigate the effects of instability and effluent unsuitability hazard.
5. In the context of this discretionary activity application for subdivision, where the objectives and policies of the relevant statutory documents were prepared having regard to Part 2 of the RMA, they capture all relevant planning considerations and contain a coherent set of policies designed to achieve clear environmental outcomes. They also provide a clear framework for assessing all relevant potential effects and there is no need to go beyond these provisions and look to Part 2 in making this decision as an assessment against Part 2 would not add anything to the evaluative exercise.
6. Overall, the proposal is acceptable and the actual and potential effects from this subdivision are considered to be less than minor.

Conditions

Determination 1

That pursuant to Section 241(3) of the Resource Management Act 1991, Council hereby resolves that the amalgamation condition holding together Lot 1 DP 313278, Lot 2 DP 569015, and Lot 3 DP 569015 (RT 1028223) is hereby cancelled.

The following conditions shall be complied with prior to Council issuing a certified copy of the 241(3) resolution:

1. The Consent Holder shall at their own expense provide a Solicitors' undertaking to register the amalgamation covenant as below:

That the owners of Lot 1 DP 313278 and Lot 2 DP 569015 shall not, without the consent of Council, transfer, or lease any of those parcels or any part thereof, except in conjunction with the other.

The applicant shall provide a copy of the registered covenant to the Council following completion of the registration.

Determination 2

Under Sections 108, 108AA, and 220 of the RMA, this consent is subject to the following conditions:

1. **That before the survey plan is certified pursuant to Section 223 of the Resource Management Act 1991, the following requirements are to be satisfied:**
 - a. The survey plan submitted for approval shall be in general accordance with the Scheme Plan prepared by Reyburn and Bryant, entitled: "Proposed Subdivision of Lot 1 DP 313278, Lot 2 DP 569015, and Lot 3 DP 569015, drawing reference S17140, revision C, dated 01/11/2022.
 - b. The consent holder shall provide written confirmation from the power utility service operator of their conditions and show necessary easements on the survey plan to the approval of the Councils' Post Approval Officer or delegated representative.
 - c. The consent holder shall provide written confirmation from the telecommunications utility service operator of their consent conditions in accordance with Council's Engineering Standards 2022 Edition and show necessary easements on the survey plan to the approval of the Councils' Post Approval Officer or delegated representative. Or the consent holder is to confirm that telecommunication connections are not proposed in which case consent notice will be registered on the title of proposed Lot 3 DP 569015 prior to the issue of the Section 224(c) certificate alerting future owners of this situation.
 - d. The consent holder must create easements over any stormwater overland flow paths affected by the development or as directed by the Development Engineer.

Advice Note: Overland flow paths are to be assessed in accordance with Section 4 of Council's Engineering Standards 2022 Edition and are to be certified by a CPEng Engineer with relevant qualifications in stormwater design.

- 2. Before a certificate is issued pursuant to Section 224(c) of the Resource Management Act 1991 the following requirements are to have been satisfied:**
 - a. The consent holder shall submit written confirmation from power utility service operator that their conditions for this development have been satisfied to the approval of the Councils' Post Approval Officer or their delegated representative.
 - b. The consent holder shall submit written confirmation from the telecommunication utility services operator that their conditions for this development have been satisfied in accordance with Council's Engineering Standards 2022 Edition to the approval of the Councils' Post Approval Officer or their delegated representative. Or if the consent holder has confirmed that telecommunication connections are not proposed as per Condition 1(c) then the Consent Notice Condition 2(f)(x) is applicable
 - c. The consent holder must provide written confirmation from a Licensed Cadastral Surveyor that the existing effluent disposal field(s) for Lot 1 DP 313278 are contained within the allotment boundaries so as to comply with Section C.6.1 - Permitted Activities for Sewage discharges of the Northland Regional Council Regional Water and Soil Plan for Northland noting the required separation distances to boundaries & surface water to the satisfaction of the Development Engineer or delegated representative.
 - d. The consent holder must provide written confirmation from a Licensed Cadastral Surveyor that all accesses are located within the appropriate easement boundaries to the satisfaction of the Development Engineer or delegated representative
 - e. The Consent Holder shall prepare and submit to Council for approval, a restrictive (no-build) covenant. The restricted (no-build) covenant shall be registered against the certificate of title for Lot 3 DP 569015, in respect of covenant area 'A' as detailed on the approved Scheme Plan. Written evidence of the completion of this registration shall be provided to the approval of Council's Post Approvals Officer (or delegated representative).
 - f. Pursuant to Section 221 of the Resource Management Act 1991, a consent notice must be prepared and be registered on the Computer Freehold Register of Lot 3 DP 569015 at the consent holder's expense, containing the following conditions which are to be complied with on a continuing basis by the subdividing owner and subsequent owners:**
 - i. At the time of lodging a Building Consent Application for a residential unit on Lot 3 DP 569015 a Landscape Planting Plan (LPP) shall be submitted to Council. The LPP shall be for the purpose of providing screening between the proposed building and the existing development on Lot 4 DP 569015.
The plan shall detail planting locations, species, planting density, plant size and any necessary works to be undertaken to ensure plant survival.

The LPP shall be prepared to the satisfaction of the Manager RMA Consents, or delegated representative and shall include:

- a) the use of fast-growing evergreen species capable of achieving a minimum height of 3m; and
- b) minimum plant size of 2L at the time of planting.

The LPP shall be implemented within 6 months from the grant of the Building Consent and the planting shall be maintained thereafter. Should any of the plants fail or die, they must be replaced in the next planting season with the same or a similar species and shall be maintained thereafter.

Advice Note: Written confirmation or evidence should be emailed to RMACompliance@wdc.govt.nz and include in the subject line "Council Reference: SD2200114".

- ii. No Principle Residential Unit, Minor Residential Unit, Building or Major Structure shall be constructed, placed, or stored within no-build area 'A', as defined by land covenant on the survey plan approved under Condition 2.e. of the underlying subdivision consent SD2200114. For the purposes of this condition, Principle Residential Unit, Minor Residential Unit, Building and Major Structure shall be as defined in the Whangarei District Council District Plan.
- iii. On developing the vehicle access to Lot 3 DP 569015 from Ngunguru Road, evidence shall be provided to Council from a suitably qualified and experienced stone wall builder that all stones removed from the dry stone wall have been retained and used on site, and that the access gap in the dry stone wall has not exceeded a maximum 6m width.
- iv. Any development shall comply with the restrictions and recommendations identified in the RS Eng Ltd engineering report reference 18419 dated 3/08/2022 unless an alternative engineering report prepared by a suitably experienced Chartered Professional Engineer is approved in writing by Council.
- v. On Lot 3 DP 569015 a wastewater treatment system capable of treating the domestic wastewater generated by the dwelling to a secondary standard, shall be installed and the treated wastewater shall be discharged to land by way of pressure compensating dripper irrigation unless an alternative system certified by a Geo-Professional is approved by Council's Building Consent officer.
- vi. On Lot 3 DP 569015 a maintenance contract for the on-site wastewater system shall be in place at all times which includes inspections and maintenance of both the wastewater treatment and disposal systems.
- vii. Upon construction of any habitable building, sufficient water supply for firefighting purposes is to be provided and be accessible by firefighting appliances in accordance with Council's Engineering Standards 2022 and more particularly with the 'FENZ Fire Fighting Code of Practice SNZ PAS 4509:2008'. An alternative

means of compliance with this standard will require written approval from Fire and Emergency NZ.

- viii. The existing overland flow paths are to be maintained by the property owner. No modification of the existing ground profile, plantings, fencing or structures of any kind will be permitted within the overland flow path unless a specific design has been done by a Chartered Professional Engineer and is approved in writing by Council.
- ix. At the time of building consent, the owner of Lot 3 DP 569015 shall apply for a vehicle crossing permit. The vehicle crossing shall comply with Council's current Engineering Standards.

The formation works shall be completed to the satisfaction of Councils' Roading Corridor Coordinator or delegated representative prior to the Code Compliance Certificate being issued by Council for the first new building consent granted for Lot 3 DP 569015.

- x. **(Refer to conditions 1(c) & 2(b) to determine if this condition is applicable)** No conventional telecommunication connection has been provided to Lot 3 DP 569015 as part of the subdivision works (as it is intended that wireless or satellite technology will be utilised if/when a telecommunication connection is required). Whangarei District Council will not be responsible for ensuring nor providing telecommunication connections to the proposed lots, upon future development of the site, or at the time of further subdivision.
- g. A solicitor's undertaking shall be provided to Council confirming that all consent notices and covenants prepared for registration under the relevant conditions of this resource consent will be duly registered against the new titles to be issued for the subdivision. The solicitor must provide a post registration title and instruments.

All consent notices and covenants to be prepared for registration under the relevant conditions of this resource consent shall be prepared by a Solicitor at the Consent Holder's expense.
- h. That pursuant to s128 of the RMA, the consent authority may at six monthly intervals from the date of the grant of consent until the issue of a s224(c) certificate, serve notice on the consent holder of its intention to review the conditions of this consent to deal with an effect on the environment which arises after the date of the grant of the consent where such effect is contrary to, or is otherwise not in accord with, the engineering/geo-technical assessments provided with the application for the consent.

Advice Notes

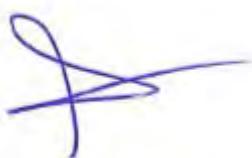
1. *For the purpose of compliance with the conditions of consent, "the council" refers to the council's monitoring officer unless otherwise specified.*
2. *If you disagree with any of the above conditions, and/or disagree with the additional charges relating to the processing of the application(s), you have a right of objection*

pursuant to sections 357A and/or 357B of the Resource Management Act 1991. Any objection must be made in writing to the council within 15 working days of your receipt of this decision (for s357A) or receipt of the council invoice (for s357B).

3. *Under Section 120 an Applicant, Consent Holder or person who made a submission on an Application can appeal to the Environment Court against the whole or any part of the decision of a consent authority for a resource consent. The scope of appeal within s120(1A) states if the consent was for a boundary activity then the decision cannot be appealed (unless the boundary activity is a non-complying activity).*
4. *The consent holder is responsible for obtaining all other necessary consents, permits, and licences, including those under the Building Act 2004, and the Heritage New Zealand Pouhere Taonga Act 2014. This consent does not remove the need to comply with all other applicable Acts (including the Property Law Act 2007 and the Health and Safety at Work Act 2015), regulations, relevant Bylaws, and rules of law. This consent does not constitute building consent approval. Please check whether a building consent is required under the Building Act 2004.*
5. *The consent holder shall pay all charges set by Council under Section 36 of the Resource Management Act 1991, including any administration, monitoring and supervision charges relating to the conditions of this resource consent. The Applicant will be advised of the charges as they fall.*
6. *A copy of this consent should be held on site at all times during the establishment and construction phase of the activity.*
7. *All archaeological sites are protected under the provisions of the Heritage New Zealand Pouhere Taonga Act 2014. It is an offence under that act to modify, damage or destroy any archaeological site, whether the site is recorded or not. Application must be made to Heritage New Zealand for an authority to modify, damage or destroy an archaeological site(s).*
8. *Please note the normal requirements of Land Information New Zealand relating to the issuing of amalgamated titles. These include requirements for the land to be held in the same ownership, and for any existing joint family home settlements to be cancelled or extended to include all the land being amalgamated.*
9. *Any works carried out within Council's road reserve will require an approved Corridor Access Request.*
10. *A Corridor Access Request (CAR) is defined in the new "National Code of Practice (CoP) for Utilities access to the Transport Corridors". This CoP has been adopted by Council. It provides a single application for Traffic Management Plans/Road Opening Notice applications. Enquiries as to its use may be directed to Council's Road Corridor Co-ordinator, ph 430 4230 ext. 8231.*
11. *The WDC QA/QC Manual document can be located at the following link:
<http://www.wdc.govt.nz/BuildingandProperty/GuidelinesandStandards/Pages/default.aspx>*

12. *Permits are required for drilling any bores in Northland. Therefore, resource consent will need to be gained from the Northland Regional Council if water is obtained in this way. If a bore is to be constructed, all areas used for sewage effluent disposal and reserve effluent disposal areas must be at least 20 metres away from any groundwater bore.*
13. *Building Consents may be required for retaining structures.*
14. *The discharge across boundaries, particularly with regard to the concentration of flows, shall be managed at all times, to avoid the likelihood of damage or nuisance to other properties in accordance with the Council Stormwater Bylaw.*
15. *All earthworks are required to comply with the Northland Regional Council Regional Water and Soil Plan for Northland noting erosion and sediment control and dust suppression requirements.*
16. *Erosion and Sedimentation Control shall be designed and carried out in accordance with GD05 "Erosion and Sediment Control Guide for Land Disturbing Activities in the Auckland Region".*
17. *The applicant is advised that a further site inspection of completed works will be required if a period greater than 3 months has passed since the last Council inspection prior to Council issuing the 224(c) certificate.*
18. *Site specific expansivity testing is to be undertaken at the time of building consent to confirm the expansivity potential of the soils at building platform locations to inform suitable foundation design. Testing shall be undertaken by an IANZ accredited laboratory with results reviewed by a suitably qualified Geotechnical Engineer.*

Decision prepared by:



Laura Christian

Date: 1 November 2022

Consultant Senior Planner

RMA Consents

Delegated decision maker:



Kaylee Kolkman

Team Leader

RMA Consents

Date: 1 November 2022

CAUTION:

1. THIS DRAWING SHOULD NOT BE AMENDED MANUALLY.
2. AREAS & DIMENSIONS ARE APPROXIMATE ONLY AND ARE SUBJECT TO FINAL SURVEY.
3. THE VENDOR & PURCHASER MUST CONTACT THE SURVEYOR IF SALE & PURCHASE AGREEMENTS ARE ENTERED INTO USING THIS PLAN.
4. SERVICES MUST NOT BE POSITIONED USING THIS PLAN.
5. DO NOT SCALE OFF DRAWINGS.
6. THIS PLAN IS COPYRIGHT TO REYBURN & BRYANT (1999) LIMITED.
7. DESIGNED BY REYBURN & BRYANT - WHANGAREI - NEW ZEALAND
8. CMM 2014-2016 RURAL AERIAL SOURCED FROM AERIAL SURVEYS LTD INFORMATION AVAILABLE ON LINZ DATA SERVICE.
9. BOUNDARIES SOURCED FROM QUICKMAP. COORDINATES IN TERMS OF MOUNT EDEN 2000.

**PROPOSED CANCELLATION OF
AMALGAMATION CONDITION**

PURSUANT TO SECTION 24(3) OF THE RMA 1991
THE WHANGAREI DISTRICT COUNCIL RESOLVES TO CANCEL
THE AMALGAMATION CONDITION REQUIRING THAT LOT 2
(DP 569015, LOT 3 DP 569015 & LOT 1 DP 313278
(RT 1028223) BE HELD IN THE SAME RECORD OF TITLE.

**PROPOSED AMALGAMATION
COVENANT**

PURSUANT TO SECTION 220 (1)(b)(ii) OF THE RMA 1991
THAT LOT 1 DP 313278 AND LOT 2 DP 569015 (RT PT
RT 1028223) BE HELD IN THE SAME RECORD OF TITLE.

**PROPOSED LAND COVENANT
NO BUILD**

PURSUANT TO SECTION 220 (1)(b)(ii) OF THE RMA 1991
THAT LOT 1 DP 569015 & LOT 3 DP 569015
BE HELD IN THE SAME RECORD OF TITLE.

TOTAL AREA: 3.2336 Ha
COMPRISED IN: RT 1028223 (ALL)

THIS SITE IS ZONED 'RURAL LIFESTYLE ZONE' AND THE BUILDING
SETBACKS ARE, THEREFORE, 10m FROM ROAD BOUNDARIES, 3m FROM ALL
OTHER BOUNDARIES.

C	01/11/22	ADDED NO BUILD LAND COVENANT - JM/TM
B	09/08/22	SECOND ISSUE - PL/TM
A	27/06/22	FIRST ISSUE - PL/TM
REV.	DATE	DESCRIPTION

REF. DATA:
Ph: 09 438 3563
PO Box 191, Whangarei 0140
www.reybunandbryant.co.nz
CLIENT
7 Selwyn Ave, Whangarei

**reyburn
& bryant**

PO Box 191, Whangarei 0140
www.reybunandbryant.co.nz
Rev. 1/1

ANTHONY JACKSON
587 NGUNGURU ROAD,
WHANGAREI

**PROPOSED SUBDIVISION OF
LOT 1 DP 313278, LOT 2 DP
569015 & LOT 3 DP 569015**

DATE OCTOBER 2022 SCALE 1:1500 @A3
NO. S17140 SHEET 1/1 Rev. C



LOT 2
DP 203090

LOT 1
DP 567827

LOT 3
DP 355339

LOT 2
DP 205218

LOT 1
DP 205218

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DP 203090

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DP 95907

LOT 1
DP 530524

LOT 1
DP 106944

LOT 2
DP 1391317

LOT 1
DP 355339
ROCKINGHAM
ROAD

LOT 2
DP 95907

LOT 1
DP 530524

LOT 1
DP 418213

LOT 4
DP 569015

LOT 3
DP 569015
1.4560Ha
RES RT 1028223

LOT 1
DP 569015

LOT 4
DP 355339

LOT 1
DP 418213

LOT 1
DP 313278
1.3020 Ha
PT RT 1028223

LOT 2
DP RT 1028223
0.4756m²

LOT 1
DP 569015

LOT 4
DP 355339

LOT 1
DP 569015

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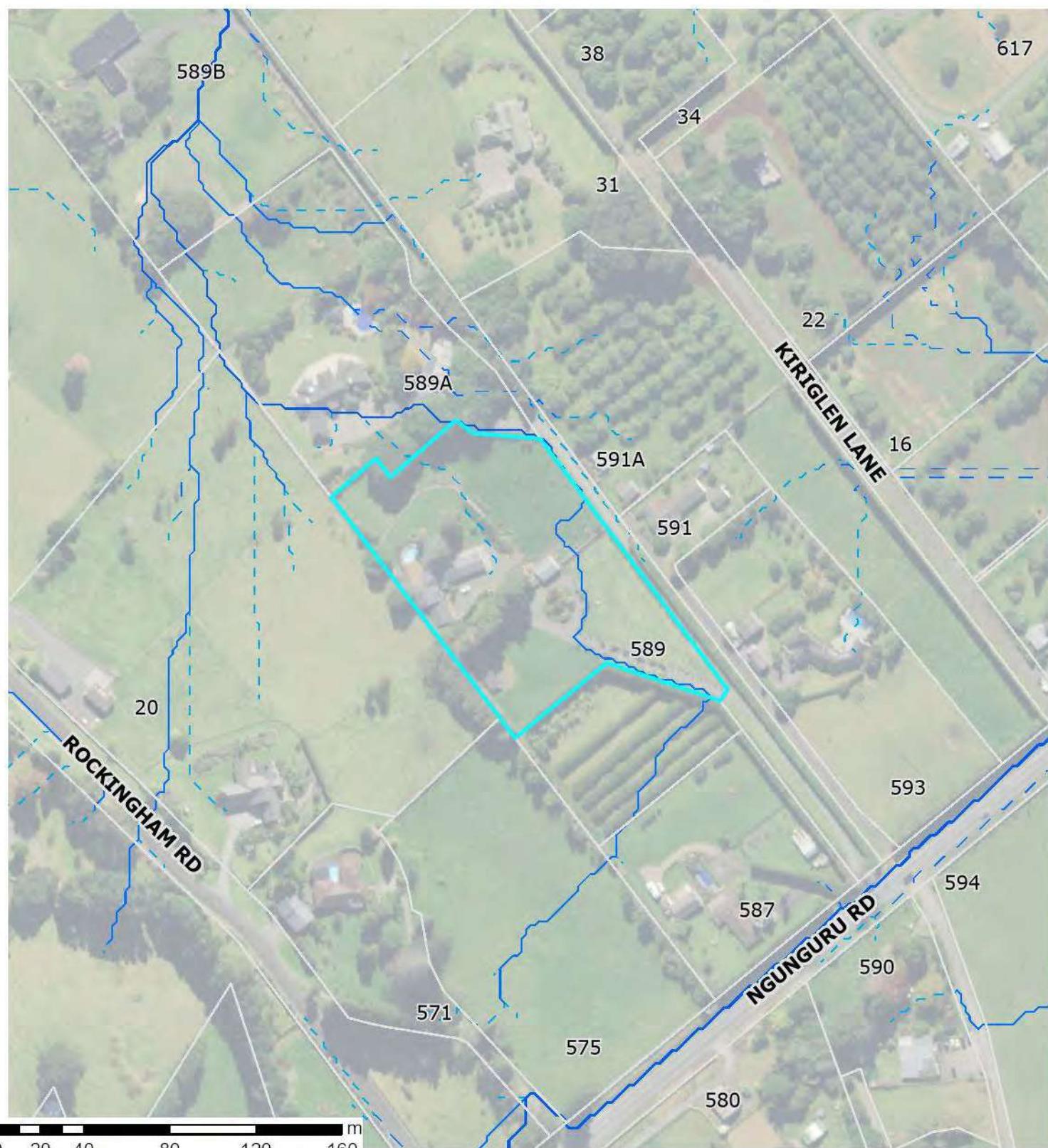
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Stormwater Catchment and Flood Management



Overland Flow Paths 2021

Modelled Catchment Flowpaths 2021

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

Surface Depression Ponding Areas 2021

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

Overland Flow Paths 2017

Catchment Area 2017

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

28 January 2026
Scale 1:2,500

Depression Storage Areas 2017

- Depression Storage Areas

Stormwater Catchment and Flood Management



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Modelled Catchment Flowpaths 2021

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Overland Flow Paths 2017

Catchment Area 2017

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- 2.0 - 5.0 Ha
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Scale 1:1,500



Depression Storage Areas 2017

- Depression Storage Areas

Land Instability



Landslide Susceptibility Zone

- High (Red)
- Moderate (Orange)
- Low (Yellow)

Whangarei District Council holds indicative information on land stability hazard for Whangarei. The Whangarei 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>

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Scale 1:2,500



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Scale 1:1,500



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