

# WDC LIM REPORT

---



**SUE & DAMIEN**

021 793 822 | 021 387 345

[ownrealestate.co.nz](http://ownrealestate.co.nz)

POWERED BY OWNLY LTD. LICENSED REAA 2008

**OWN**  
REAL ESTATE



## Land Information Memorandum

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

**LIM number:** 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 owing 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 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.<br>Additional reports that may be relevant to Land Instability are also available at: <a href="https://www.wdc.govt.nz/NaturalHazards">https://www.wdc.govt.nz/NaturalHazards</a>             |

---

## Liquefaction

This property is located within an area classified as Liquefaction vulnerability category:  
- **undetermined** and can be viewed on the Council Hazard viewer:

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

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

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

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

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

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

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

## Tsunami

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

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

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

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

## Technical Report for Tsunami Evacuation Zone and Safe Zone map

---

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

---

## Erosion and Landslide

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

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

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



## Technical Reports for erosion prone land

---

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

---

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

---

## 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<br><a href="https://www.envirolink.govt.nz/assets/Envirolink/2403-NLRC240-Droughts-in-Northland-A-Local-and-Regional-Analysis.pdf">https://www.envirolink.govt.nz/assets/Envirolink/2403-NLRC240-Droughts-in-Northland-A-Local-and-Regional-Analysis.pdf</a> |

---

In September 2024 the Ministry for the Environment and NIWA published national climate projections.

Droughts are expected to become more frequent and more severe in Te Taitokerau Northland by 2090.



## Volcanic, Geothermal and Earthquake

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

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

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

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

### Technical Report for earthquake information

---

|                                  |   |
|----------------------------------|---|
| 1. Scope of report               | Regional  |
| 2. Report Title:                 | A review of natural hazards information for Northland region<br>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.<br>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<br><a href="https://www.nrc.govt.nz/media/2itixwuo/naturalhazards.pdf">https://www.nrc.govt.nz/media/2itixwuo/naturalhazards.pdf</a>   |

---

Signed for and on behalf of Council:



Eilish Getty  
Property Information Officer

# Property Map



## New Subdivisions

- Proposed Pre-223
- 223 Certificate

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

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

28 January 2026  
Scale 1:2,500





# Property Map



## New Subdivisions

- Proposed Pre-223
- 223 Certificate

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

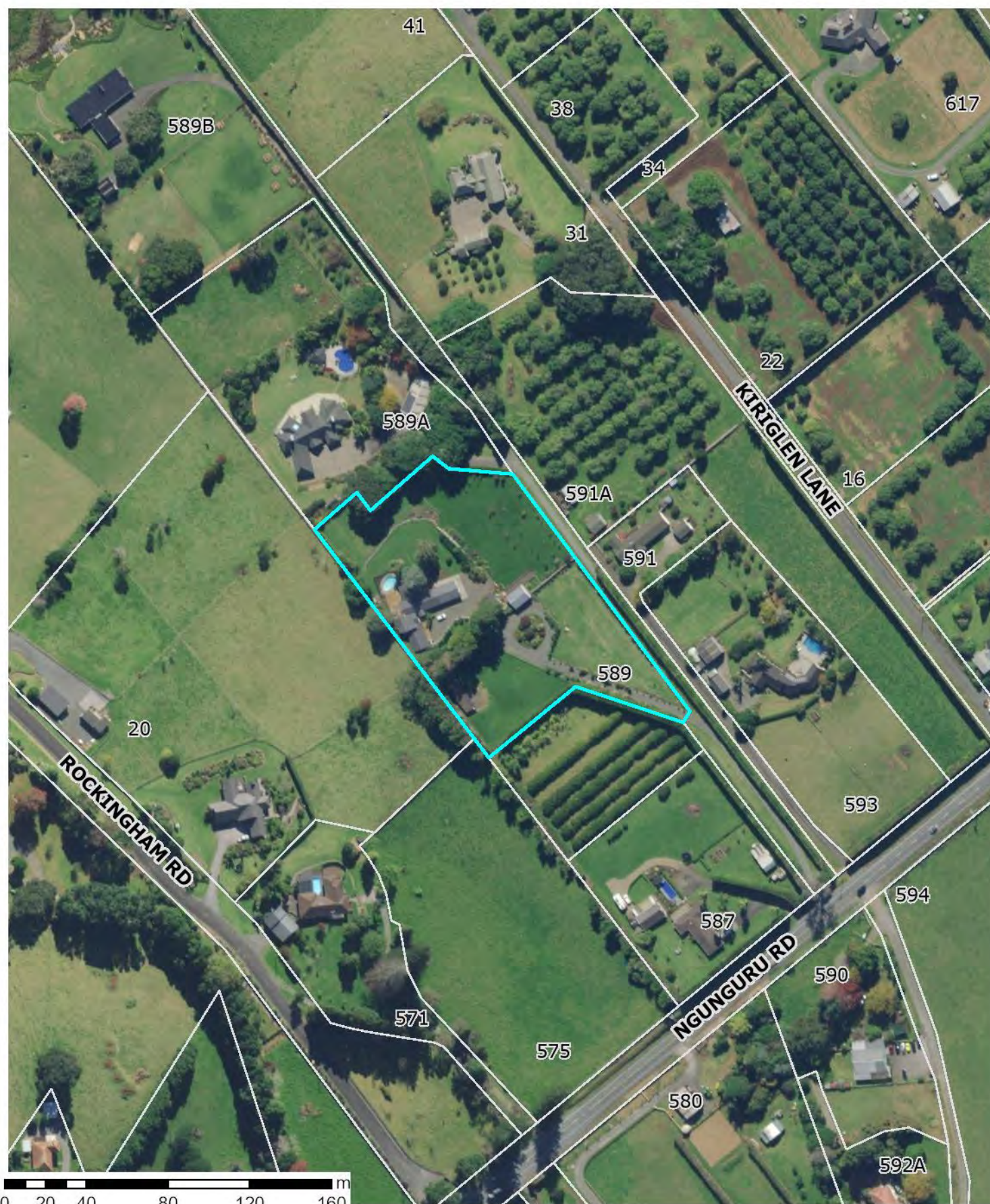
Land Parcel boundaries are indicative only and are not survey accurate. Area measurement is derived from the displayed geometry and is approximate. True accurate boundary dimensions can be obtained from LINZ survey and title plans

28 January 2026  
Scale 1:1,500





# 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

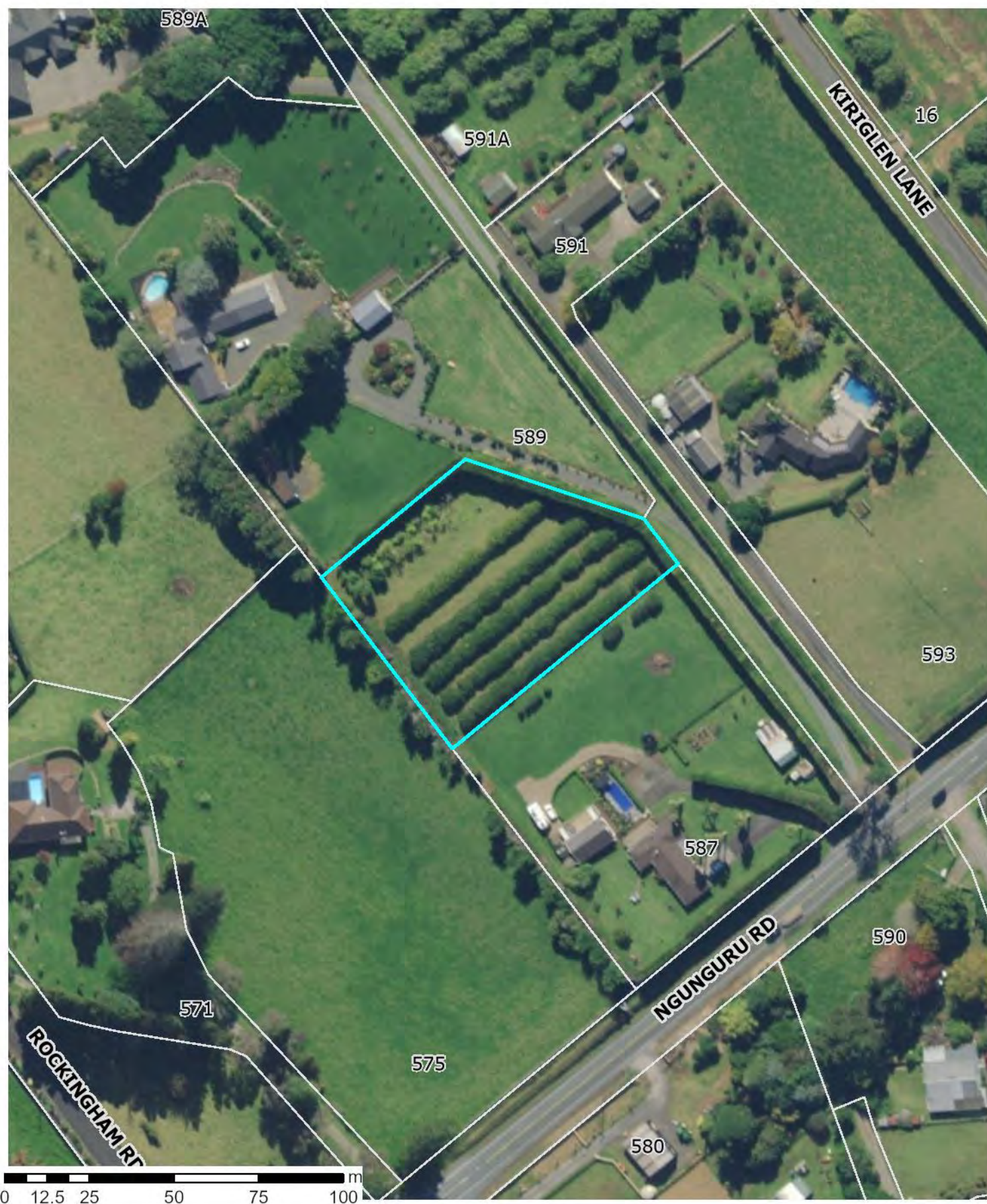
Scale 1:2,500



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.



# 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



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



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

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



  
R.W. Muir  
Registrar-General  
of Land

**Identifier** **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





**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** **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

---

|                             |  |
|-----------------------------|--|
| <b>Survey Number</b>        | DP 569015  |
| <b>Surveyor Reference</b>   | 16418 Jackson JH SB  |
| <b>Surveyor</b>             | Phillip John Lash  |
| <b>Survey Firm</b>          | Reyburn & Bryant 1999 Ltd  |
| <b>Surveyor Declaration</b> | I Phillip John Lash, being a licensed cadastral surveyor, certify that:<br>(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<br>(b) the survey was undertaken by me or under my personal direction.<br>Declared on 11 Jan 2022 01:54 PM |

---

## Survey Details

|                            |   |                             |            |
|----------------------------|---|-----------------------------|------------|
| <b>Dataset Description</b> | Lots 1 to 4 being a subdivision of Lot 1 DP 95052 and Lot 1 DP 315887 |                             |            |
| <b>Status</b>              | Deposited   |                             |            |
| <b>Land District</b>       | North Auckland  | <b>Survey Class</b>         | Class B    |
| <b>Submitted Date</b>      | 11/01/2022  | <b>Survey Approval Date</b> | 11/01/2022 |
|                            |   | <b>Deposit Date</b>         | 18/01/2022 |

---

## Territorial Authorities

Whangarei District

---

## Comprised In

RT NA51A/813  
RT 62316  
RT 52172

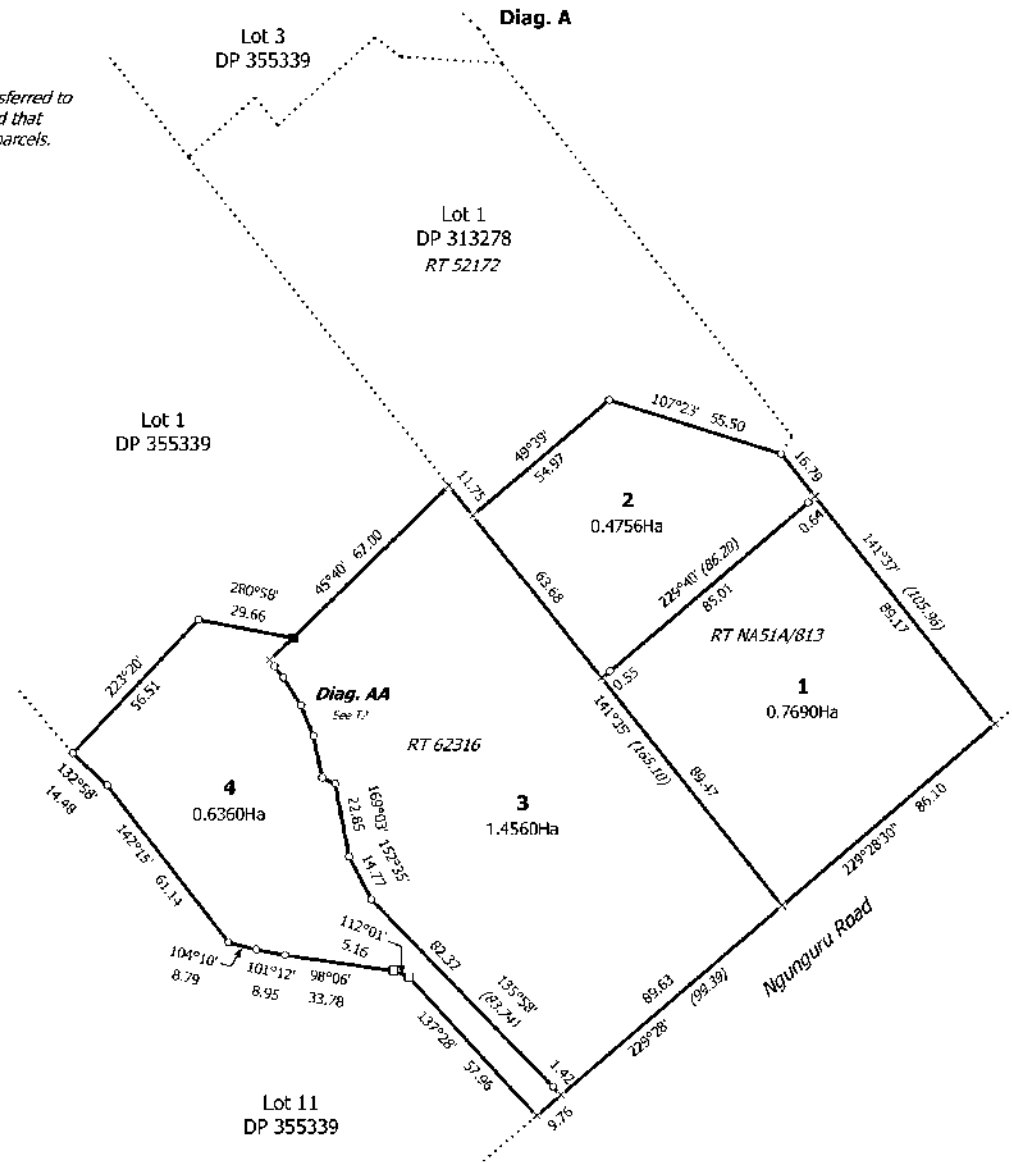
---

## 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      |
| <b>Total Area</b>           |                  | <b>3.3366 Ha</b> |              |



**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

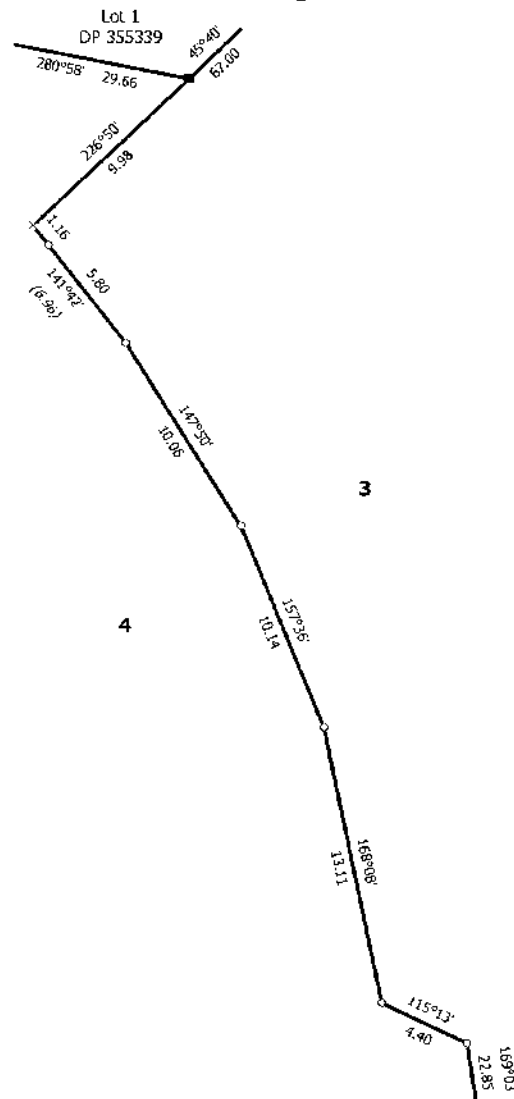
Title Plan  
DP 569015

Digitally Generated Plan  
Generated on: 08/03/2022 1:25pm Page 2 of 3

Deposited on: 18/01/2022



Diag. AA



16418 Jackson JH SB

T 2/2

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

Digitally Generated Plan  
Generated on: 08/03/2022 1:25pm Page 3 of 3

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<br>(Record of Title) | Benefited Land<br>(Record of Title) or in gross                        |
|----------------------------|------------------------|------------------------------------|--|
| Land Covenant<br>(Fencing) |                        | Lot 1 DP 584679<br>(RT 1100887)    | Lot 1 DP 313278<br>(RT 1128896)<br><br>Lot 2 DP 569015<br>(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


Occupation: 609480

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, 2023 15:08 GMT+12)

Authorised Signatory  
Karen Toni Satherley  
Post Approval & Development Contributions Officer

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:

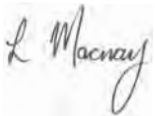
| HAIL reference | Detail  |
|----------------|---|
| A10            | Persistent pesticide bulk storage or use including sport turfs, market gardens, orchards, glass houses or spray sheds |
|                | Aerial photo – flown 1979 showing glass houses on Lot 1 DP313278  |
|                | Permit 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



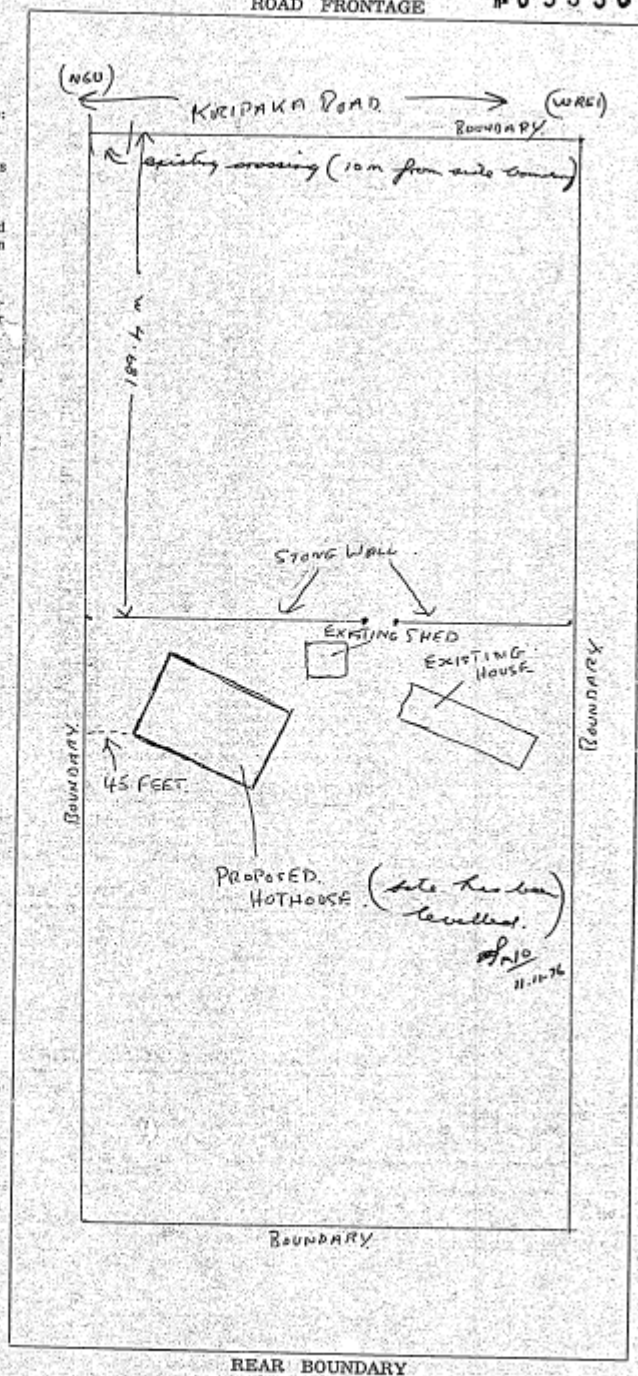
Leanne Macnay  
Project Assessment Coordinator



## 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.



REAR BOUNDARY



# Specifications

Dimensions of Hothouse = 18.288m x 29.21m

#0-533-8

APPROVED - PERMIT NO. \_\_\_\_\_  
COUNTY ENGINEERS OFFICE  
WILKINSON 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 I 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:

- Non-vented - an airtight structure ready for fan and pad installation (not supplied).
- Vented - 800 mm wide ridge opening, lifting 400 mm plus 400 mm side vents. All vents operate from door end.

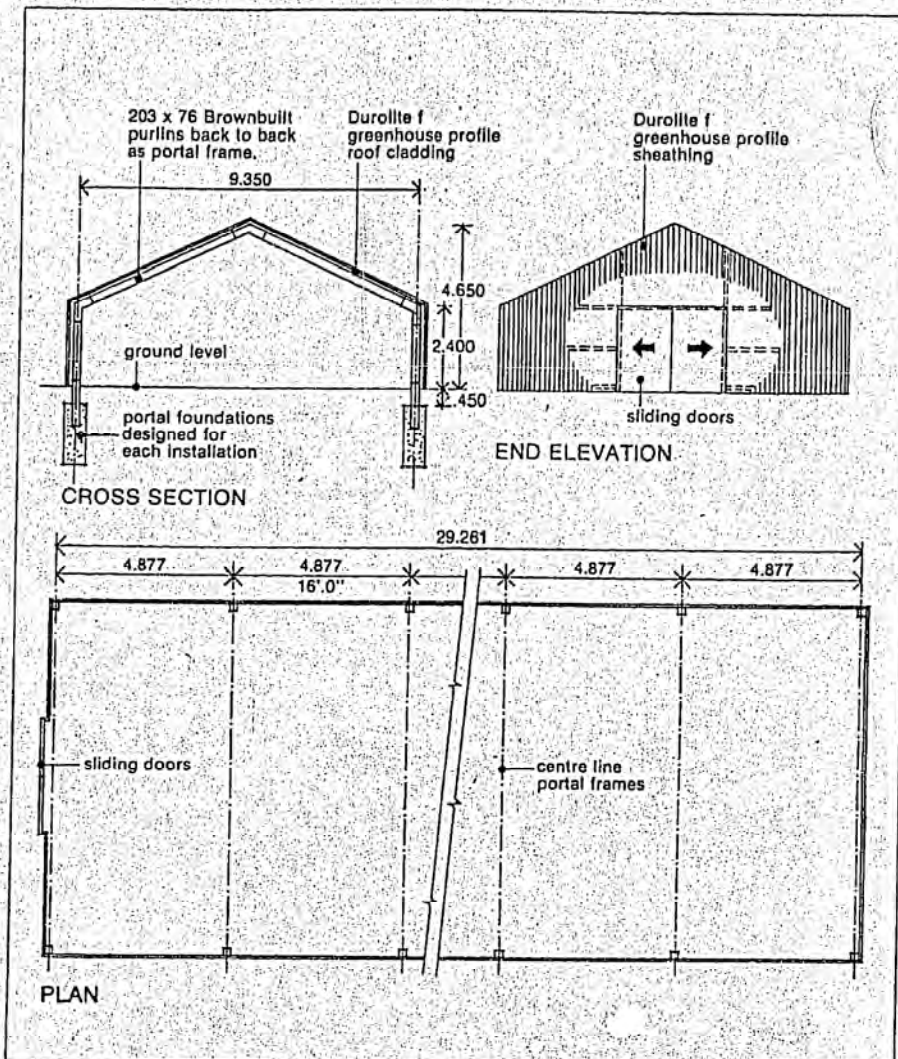
## Optional Extras

- continuous concrete perimeter foundation between portal foundations.
- Additional pair of doors.
- ridge and eaves ventilation.
- eaves gutter and downpipes.

## Recladding existing

### timber-framed glasshouses

Existing timber-framed structures can be reclad with Durolite I 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



05338

WHANGAREI COUNTY COUNCIL

HOUSE DRAINAGE PLAN  
HOUSE DRAINAGE PLAN

PERMIT NO. ....

DATE 29-6-79

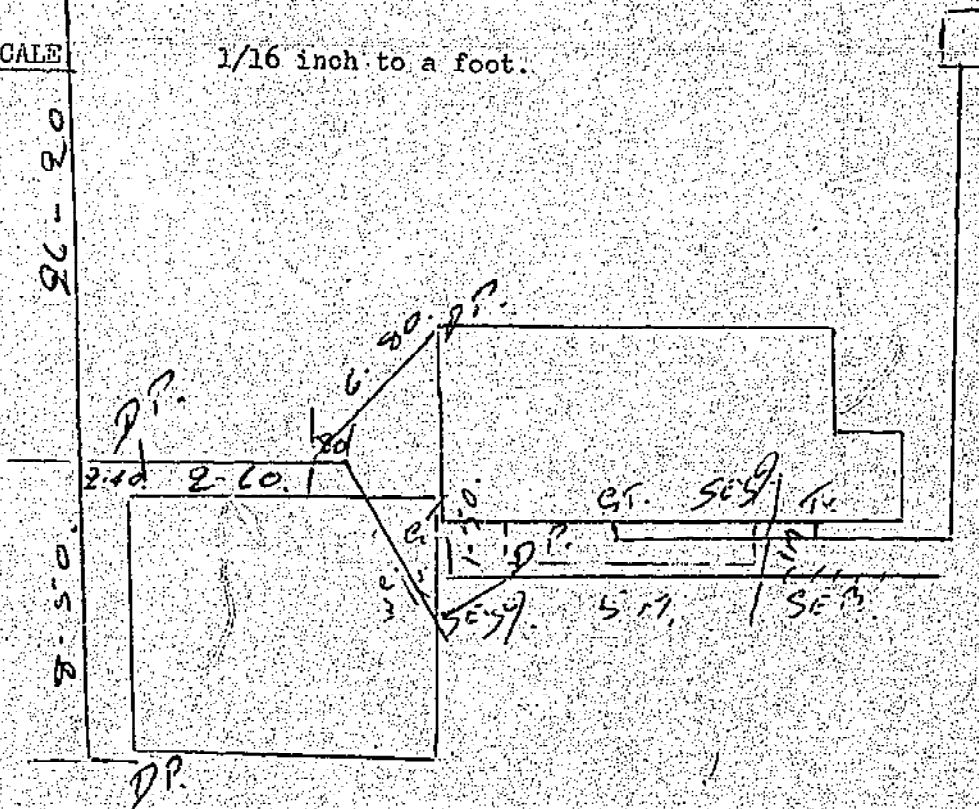
OWNER Knight

ADDRESS Kaipaho 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. G. G.

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



Whangarei District Council  
Private Bag 9023, Te Mai  
Whangarei 0143  
Ph:0-9-430 4200  
Email: mailroom@wdc.govt.nz

## Rates LIM Report

As at: Wednesday, 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             |
| <b>Annual Charge Total</b>              | <b>\$3,401.37</b> |

**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          |
| <b>Rates Total</b>    | <b>\$3,401.37</b> |

**Balance to Clear** **\$1,699.86**





Whangarei District Council  
Private Bag 9023, Te Mai  
Whangarei 0143  
Ph:0-9-430 4200  
Email: mailroom@wdc.govt.nz

## Rates LIM Report

As at: Wednesday, 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            |
| <b>Annual Charge Total</b>              | <b>\$1,722.66</b> |

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

| 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**

# WHANGAREI COUNTY COUNCIL

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

## APPLICATION FOR BUILDING PERMIT

APPROVED - PERMIT NO. 38  
COUNTY ENGINEERS OFFICE  
WHANGAREI COUNTY COUNCIL

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. WARD  
Postal Address PO Box 1186 Whangarei Phone 70947

BUILDER Name GARAGE BUILDERS, NORTHLAND LTD  
Postal Address P.O. Box 902, WHANGAREI Phone 89212

EXISTING USE OF SITE & BUILDINGS PROPOSED NEW DWELLING

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

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

H. Millard S. 161

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

LOT 1, DP 23656 69469, Block II Wg. SD  
Road or Street: KIRIPAKA RD Town or Locality: GREEN BEACH

AREA OF SITE: 14 Acres — Roods — Perches  
Hectares

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

FLOOR AREA: (proposed work — square feet)

|                     | Basement | Ground floor | Other floors     | Total        |
|---------------------|----------|--------------|------------------|--------------|
| Main Building       |          | <u>41.59</u> | <u>SQ METRES</u> | <u>41.59</u> |
| Accessory Buildings |          |              |                  |              |

### ESTIMATED VALUE OF WORK:

|   |                  |
|---|------------------|
| Main Buildings (excluding plumbing & drainage)      | <u>\$1016.00</u> |
| Accessory Buildings (excluding plumbing & drainage) | <u>\$</u>        |
| Plumbing and drainage <u>DOWN PIPES TO TANK</u>     | <u>\$</u>        |
| Total Value of Work                                 | <u>\$1016.00</u> |

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 GARAGE BUILDERS NORTHLAND LTD

DATE 12.9.75

### FOR OFFICE USE ONLY

#### FEES:

|                              |                |                         |                     |                           |
|------------------------------|----------------|-------------------------|---------------------|---------------------------|
| Building permit              | <u>\$ 7.00</u> | Receipt No. <u>6854</u> | Date <u>12.9.75</u> | Penalty No. <u>969659</u> |
| Plumbing & Drainage permit   | <u>\$</u>      | Receipt No.             | Date                | Permit No.                |
| Dispensation planning scheme | <u>\$</u>      | Receipt No.             | Date                |                           |
| Building research levy       | <u>\$</u>      | Receipt No.             | Date                |                           |
| Footpath crossing            | <u>\$</u>      | Receipt No.             | Date                |                           |
| Footpath Deposit             | <u>\$</u>      | Receipt No.             | Date                |                           |
| TOTAL                        | <u>\$ 7.00</u> |                         |                     |                           |

# WHANGAREI COUNTY COUNCIL

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

## APPLICATION FOR BUILDING PERMIT

APPROVED - PERMIT NO. 405338  
CO. N.Y. N. THE R. C. E. F. I. C.  
WHANGAREI COUNTY COUNCIL

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 31 HINAHU 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) 34/237

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: GLENBERVIG

AREA OF SITE: 5.966 Acres            Roods            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)      | <u>\$23,002-00</u> |
| Accessory Buildings (excluding plumbing & drainage) | <u>\$</u>          |
| Plumbing and drainage                               | <u>\$ 1,800-00</u> |
| Total Value of Work                                 | <u>\$24,802-00</u> |

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 JEEVES CONSTRUCTION LTD.

Date: 30-9-75

### FOR OFFICE USE ONLY

#### FEES:

|                              |                 |                               |                        |                           |
|------------------------------|-----------------|-------------------------------|------------------------|---------------------------|
| Building permit              | <u>\$ 74-00</u> | Receipt No. <u>7129</u>       | Date <u>14.10.75</u>   | Permit No. <u>9.69664</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>WCB</u> | <u>\$ 5-00</u>  | Receipt No. <u>7132</u>       | Date <u>14.10.75</u>   |                           |
| Footpath Deposit <u>WCB</u>  | <u>\$ 50-00</u> | Receipt No. <u>7133</u>       | Date <u>14.10.75</u>   |                           |
| TOTAL                        | <u>\$186-50</u> |                               |                        |                           |

Paid by Jeeves

13/11/76

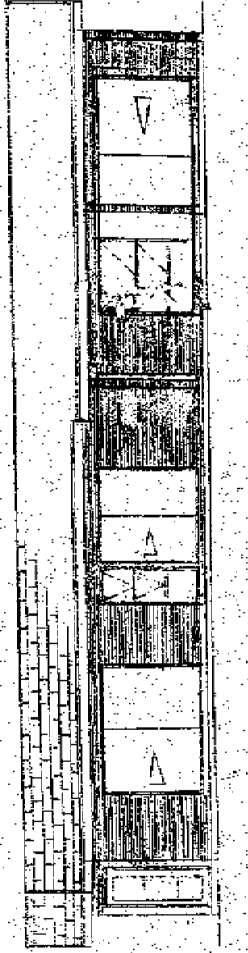
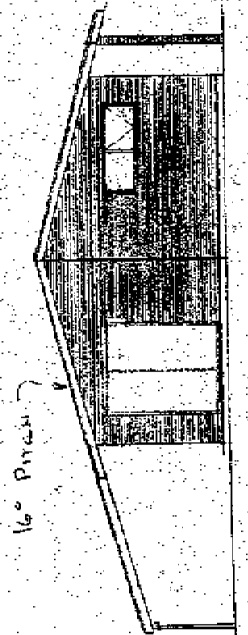
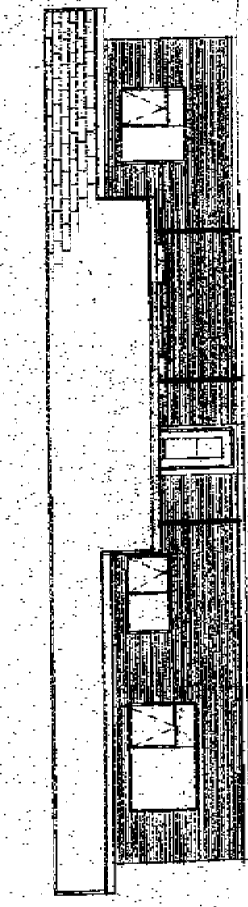


4/7

0007 338

PROTECTED FLAT TILE ROOF

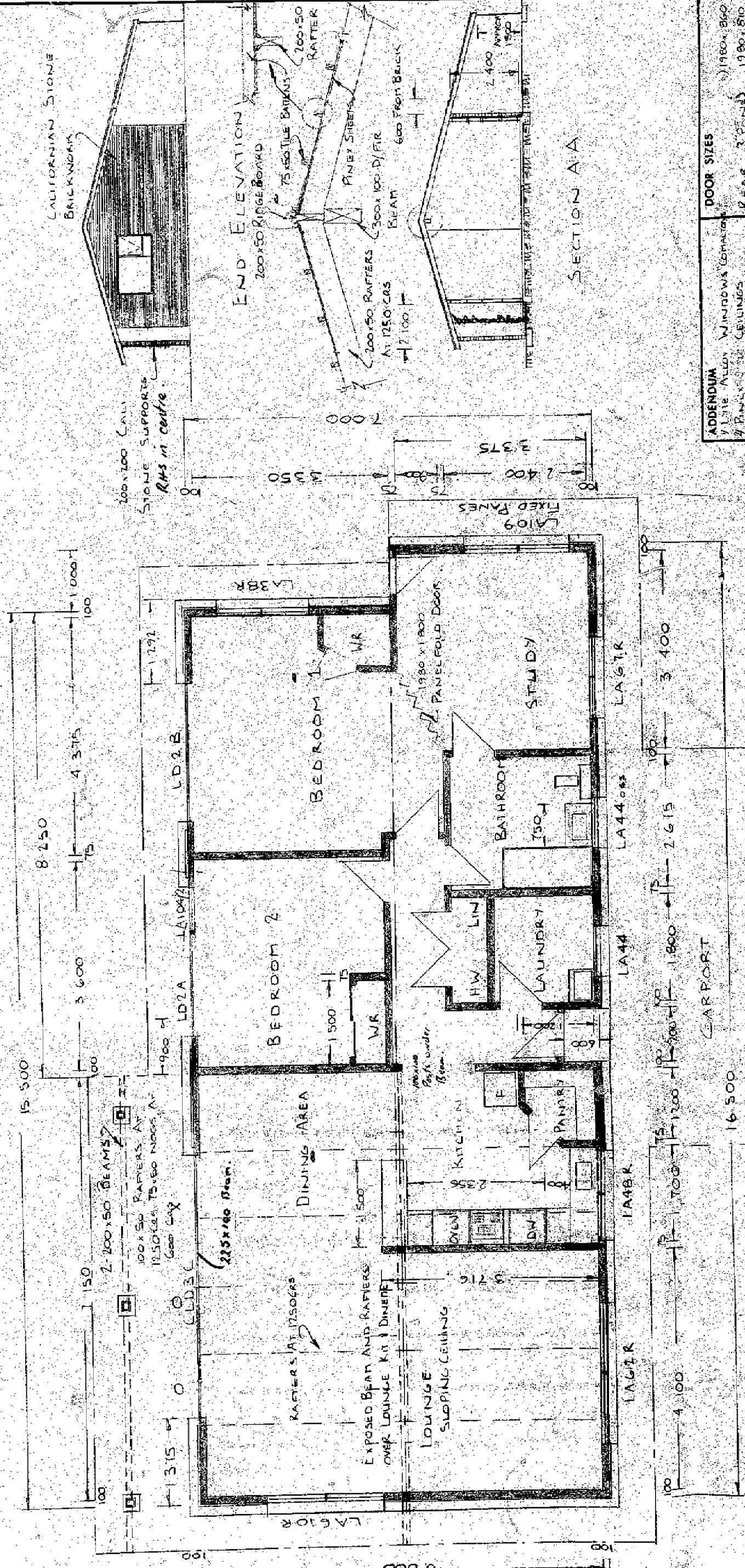
16° Pitch



ROAD ELEVATION

END ELEVATION

REAR ELEVATION

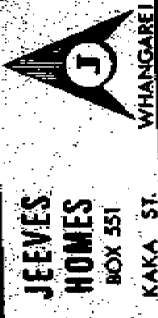


| ADDENDUM      |                  | DOOR SIZES      |            |
|---------------|------------------|-----------------|------------|
| 1. Late Alter | Windows (Gables) | REAR 3' 6" x 6" | 1980 x 260 |
| 2. Rafter     | CEILING          | MAIN INT        | 1980 x 810 |
| 3. Rafter     | CEILING          | BATHRM, W.C.    | 1980 x 700 |
| 4. Rafter     | CEILING          | W.C.            | 1980 x 600 |
| 5. Rafter     | CEILING          | PANTRY DIN      | 1980 x 600 |
| 6. Rafter     | CEILING          | H.W. LIN        | 1980 x 600 |
| 7. Rafter     | CEILING          | 8' 1' EXT       | 1980 x 600 |

|                              |
|------------------------------|
| DRAWN P.W. DATE 4-8-75       |
| PLAN No. 423                 |
| REVISED                      |
| AREA 112.050 m <sup>2</sup>  |
| ROOF CONST. AS PER PLAN 5257 |

|         |
|---------|
| FINANCE |
| CASH    |

|                                   |
|-----------------------------------|
| PROPOSED RESIDENCE                |
| FOR MR. H. KNIGHT                 |
| AT KIRIPAKA ROAD                  |
| GLENBERGIE                        |
| LEVELS SHOWN ARE APPROXIMATE ONLY |



05338 4/7



# WHANGAREI COUNTY COUNCIL

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

10533

## 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 RD 3 Phone PO Box 1186 Whangarei

BUILDER Name T. MITCHELL  
Postal Address PO Box 392 Whangarei Phone 1697

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  
B L K. 11 WHANGAREI S.D.

Road or Street: KIRAPAKA RD Town or Locality: GREYBURN

AREA OF SITE: Acres \_\_\_\_\_ Roods \_\_\_\_\_ Perches \_\_\_\_\_  
5.9643 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       |          |              |              | 56 m <sup>2</sup> |
| Accessory Buildings |          |              |              |                   |

### ESTIMATED VALUE OF WORK:

|   |    |      |
|---|----|------|
| Main Buildings (excluding plumbing & drainage)      | \$ |      |
| Accessory Buildings (excluding plumbing & drainage) | \$ | 2900 |
| Plumbing and drainage                               | \$ |      |
| 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: [Signature]

Date: 21-10-76

### FOR OFFICE USE ONLY

| FEES:  |          | Receipt No. | Date     | Permit No. |
|--|----------|-------------|----------|------------|
| 10-030-12 Building Permit                                    | \$ 22.00 | 435         | 12.11.76 | 113092     |
| 22-005-20 Building Research Levy                             | \$       |             |          |            |
| 10-031-12 Plumbing & Drainage Permit                         | \$       |             |          |            |
| 10-030-12 Dispensation planning Scheme                       | \$       |             |          |            |
| 10-018-05 Footpath Crossing Permit                           | \$       |             |          |            |
| 22-002-20 Deposit Against damage to street, road or Footpath | \$       |             |          |            |
| 16-004-05 Water Connection                                   | \$       |             |          |            |
| 10-081-12 Sewer Connection                                   | \$       |             |          |            |
| Miscellaneous  | \$       |             |          |            |
| TOTAL  | \$ 22.00 |             |          |            |

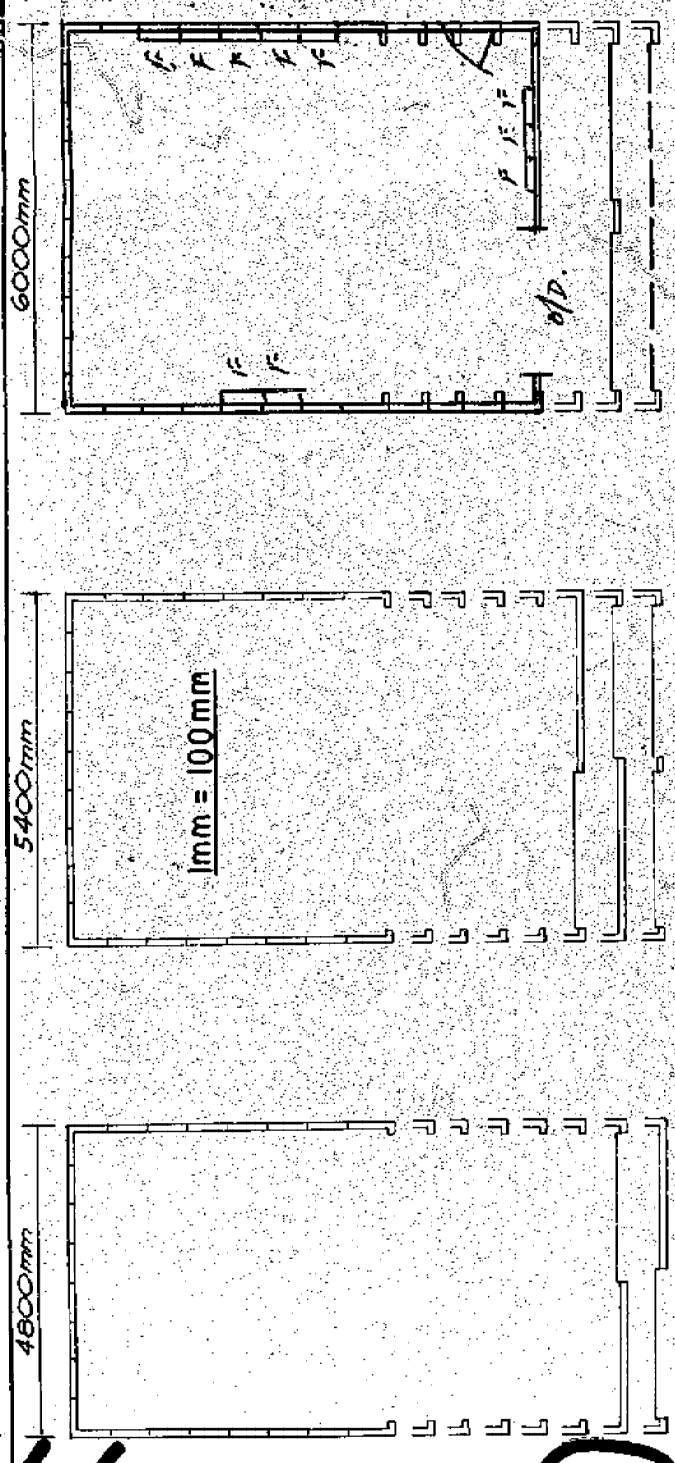
Fees Paid by: I Mitchell

Post. to Builder

4/2

MSO

*The concrete similar blocks  
No blocks under doors  
Not 6" above ground*



**SKYLINE GARAGES**  
manufactured by Skyline Buildings Ltd, Ph. 598 821  
64 A Wells Road, Penrose, Auckland

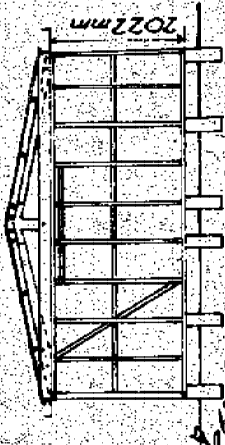
PROPOSED  
NEW  
DWELLING

PROPOSED  
NEW  
GARAGE

STONE WALL  
PROPOSED  
STONE WALL  
PROPOSED  
GATEWAY

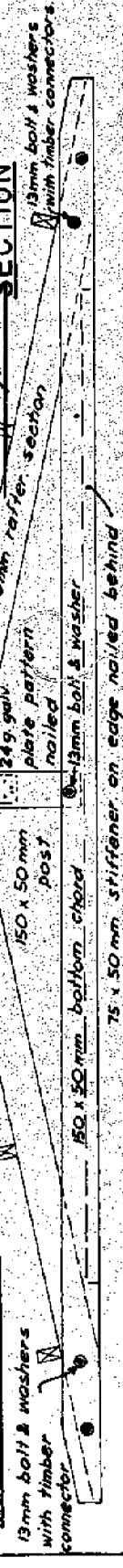


ELEVATION



SIDE ELEVATION

TO FOUNDATION SECTION



Detail of 6000mm span truss SCALE: 1m = 25m

Trusses for 5400mm and 4800mm exactly the same but scaled down to suit with 50 x 50mm 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.

- SPECIFICATIONS**
- Foundations:** 200 x 150mm concrete piles at 1200mm & 600mm centres under studs
  - Dampcourse:** 2 ply d.p.c. under all plates
  - Framing:** All timber is borit treated machine gauged radiata. Studs are housed i.e. studs checked into plates & nogs checked into studs. Studs at 600mm centres top and bottom plates and nogs - 100 x 50mm.
  - Wall Braces:** 75 x 50mm cut on edge
  - Door Beams:** Minimum 150 x 50mm with minimum of 13mm check in at each end
  - Roof Trusses:** Minimum 150 x 50mm with minimum of 13mm check in at each end
  - Roof Bracing:** 75 x 50mm at 45° over top plate to each corner
  - Roofing:** 26g. galv corr. iron single sheets. Ridge: 26g. galv lead edged. Walls: 26g. galv metal weatherboards.
  - Siding:** 24g. galv corr. iron gutters fixed ea. side. Downpipes: 75 x 50mm galv. iron. Doors: 24g. or 26g. metal doors on overhead gear or galv. roller doors.

KIRI PAKA ROAD

GARAGE, SHED at KIRI PAKA RD for A.E.M. KNIGHT.

GLEN BEAVIE

SITE PLAN 1mm = 200mm. 05338

277

# WHANGAREI COUNTY COUNCIL

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

Permit File 2930

NO 5338

## 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.V BLK 4

Road or Street: KIRIPAKA ROAD Town or Locality: KIRIPAKA

AREA OF SITE: Acres Roods Perches

5 Hectares 9673 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>5760 sq. Feet</u> |              | <u>5760 sq. Feet</u> |
| Accessory Buildings |          |                      |              |                      |

### ESTIMATED VALUE OF WORK:

|   |                 |
|---|-----------------|
| Main Buildings (excluding plumbing & drainage)      | \$ <u>17200</u> |
| Accessory Buildings (excluding plumbing & drainage) | \$              |
| Plumbing and drainage                               | \$              |
| Total Value of Work                                 | \$ <u>17200</u> |

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: 11/11/76

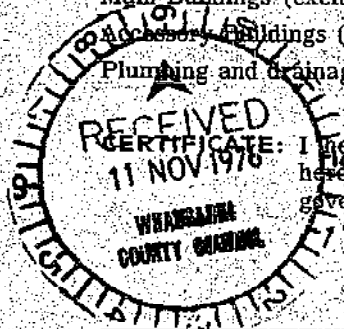
### FEES:

### FOR OFFICE USE ONLY

|  |                  |                        |                      |                           |
|--|------------------|------------------------|----------------------|---------------------------|
| 10-030-12 Building Permit                                    | \$ <u>84.00</u>  | Receipt No. <u>612</u> | Date <u>19/11/76</u> | Permit No. <u>H 30935</u> |
| 22-005-20 Building Research Levy                             | \$ <u>9.00</u>   | Receipt No. <u>63</u>  | Date <u>19/11/76</u> | 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  | \$               | Receipt No.            | Date                 |                           |
| TOTAL  | \$ <u>93.00</u>  |                        |                      |                           |

Fees Paid by:

H. E. W. Knight





APPROVED - PERMIT NO. 1044073  
COUNTY ENGINEERS OFFICE  
WHANGAREI COUNTY COUNCIL

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 856 27  
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) 34/37/1

LEGAL DESCRIPTION OF SITE: (from rate demand or title deeds) Lot 1 DP69469

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       |          | <u>48</u>    |              | <u>48</u> |
| Accessory Buildings |          |              |              |           |

ESTIMATED VALUE OF WORK:

|   |                    |
|---|--------------------|
| Main Buildings (excluding plumbing & drainage)      | \$ <u>11998.00</u> |
| Accessory Buildings (excluding plumbing & drainage) | \$ <u>580</u>      |
| Plumbing and drainage                               | \$ <u>950.00</u>   |
| Total Value of Work                                 | \$ <u>12948.00</u> |

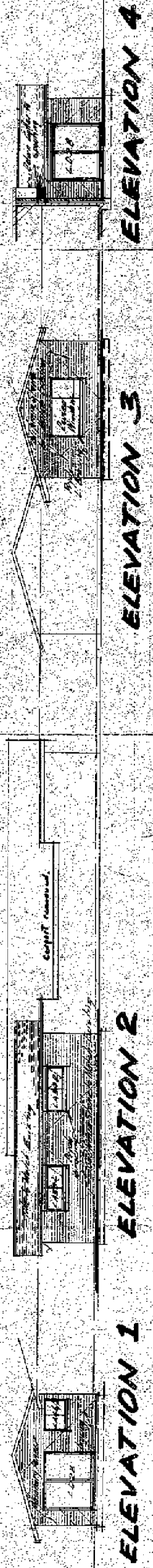
CERTIFICATE: I hereby certify that the above information is correct in every respect and do hereby agree to abide by all provisions of the Whangarei County Council by-laws governing and regulating all matters the subject of the foregoing.

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

| FEES:  |                  | FOR OFFICE USE ONLY     |   |
|--|------------------|-------------------------|---|
| 10-030-12 Building Permit                                    | \$ <u>64.00</u>  | Receipt No. <u>6715</u> | Date <u>16-5-79</u> Permit No. <u>1044073</u> |
| 22-005-20 Building Research Levy                             | \$ <u>10.00</u>  | Receipt No. <u>6713</u> | Date <u>16-5-79</u>                           |
| 10-031-12 Plumbing Permit                                    | \$ <u>15.00</u>  | Receipt No. <u>6714</u> | Date <u>16-5-79</u> Permit No. <u>161</u>     |
| 10-031-12 Drainage Permit                                    | \$ <u>11.00</u>  | Receipt No. <u>6714</u> | Date <u>16-5-79</u> Permit No. <u>162</u>     |
| 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  |
| 10-004-05 Water Connection                                   | \$               | Receipt No.             | Date  |
| 10-031-12 Sewer Connection                                   | \$               | Receipt No.             | Date  |
| Miscellaneous  | \$               | Receipt No.             | Date  |
| TOTAL  | \$ <u>103.00</u> |                         |   |

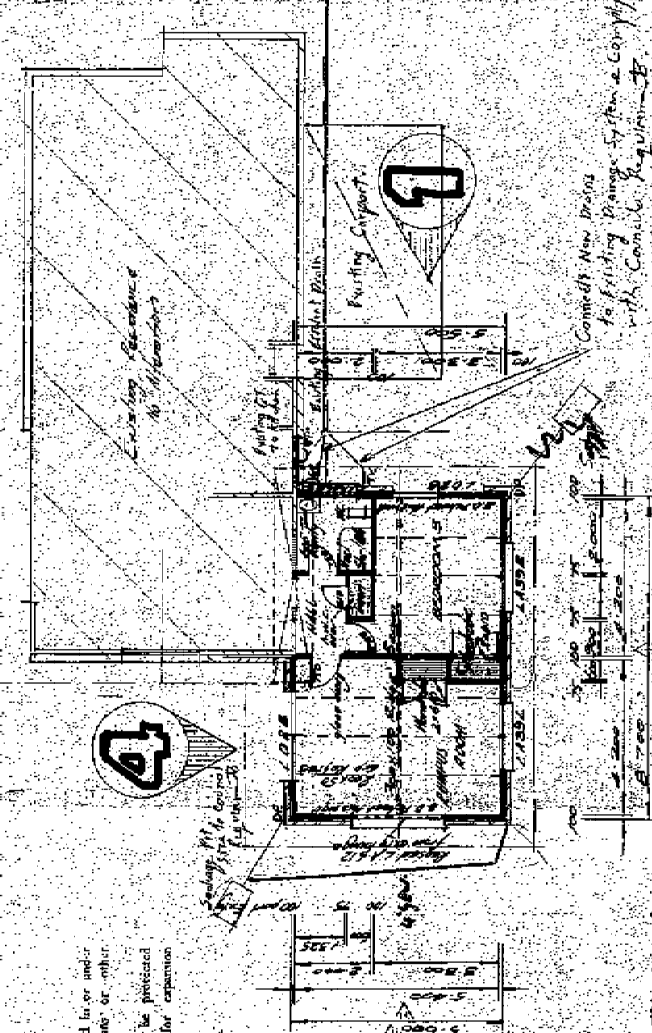
Fees Paid by: 89.00 Laurie Wooding Builder Limited

APPROVED - PERMIT NO. \_\_\_\_\_  
COUNTY ENGINEERS OFFICE  
WHANGAREI COUNTY COUNCIL

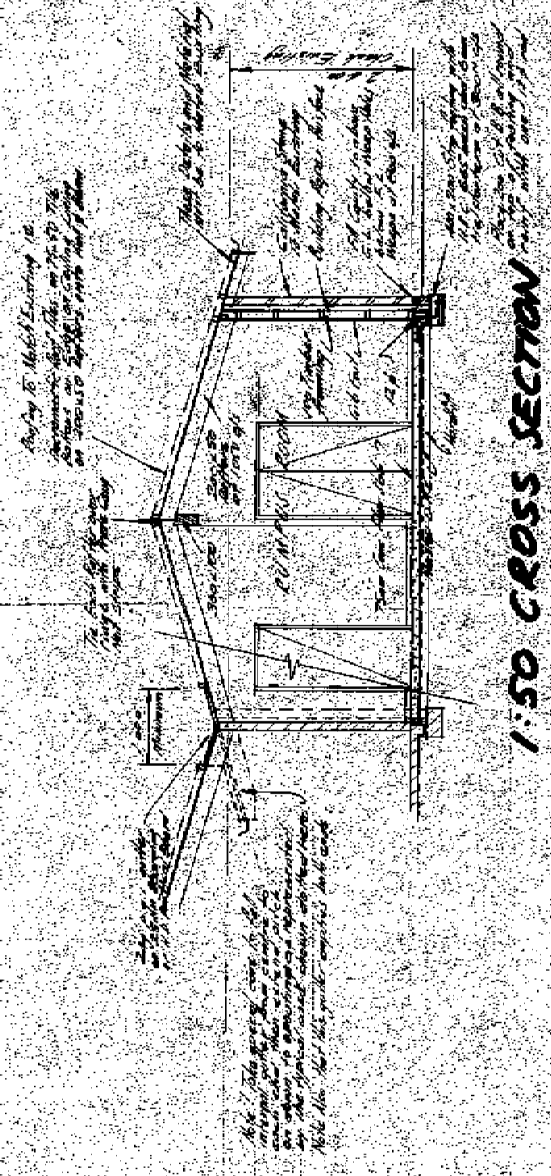


WHANGAREI COUNTY ENGINEERS

PVC AND ALKATHENE PIPING  
This Piping is not permitted to be used in or under  
concrete, floors, in walls, partitions or other  
inaccessible places.  
SO. PIPING: Where applicable is to be protected  
against corrosion and provision made for expansion  
and contraction.



1st floor plan



1:50 cross section



G. J. KEYS, WHANGAREI  
P.O. BOX 289 19 CHEVIOT ST PH 84-429

ADDITION TO THE RESIDENCE OF M.E. KNIGHT  
KIRIPAKA ROAD - GLENBERVIE / Larry Munday Builders Ltd

COOK MILLICOMBER & CO  
Engineers - Whangarei

Drawn: C.J. Keys 1/79  
Checked: [blank]  
Amended: [blank]

05338

7/1

# WHANGAREI COUNTY COUNCIL

(P.O. BOX 4102, KAMO)

APPROVED - PERMIT NO. 1054097  
COUNTY ENGINEERS OFFICE  
WHANGAREI COUNTY COUNCIL

## 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  
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) 24/10/79 34/287/4

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: Glenbervie

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       |          | <u>66.6 M<sup>2</sup></u> |              | <u>66.6 M<sup>2</sup></u> |
| Accessory Buildings |          |                           |              |                           |

### ESTIMATED VALUE OF WORK:

|   |                   |
|---|-------------------|
| Main Buildings (excluding plumbing & drainage)      | \$ <u>2900-00</u> |
| Accessory Buildings (excluding plumbing & drainage) | \$                |
| Plumbing and drainage                               | \$                |
| <b>Total Value of Work</b>                          | \$ <u>2900-00</u> |

**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: 28/5/79

### FOR OFFICE USE ONLY

| FEES:  | Amount          | Receipt No. | Date           | Permit No.     |
|--|-----------------|-------------|----------------|----------------|
| 10-030-12 Building Permit                                    | \$ <u>22-00</u> | <u>7046</u> | <u>31/5/79</u> | <u>1054097</u> |
| 22-005-20 Building Research Levy                             | \$              |             |                |                |
| 10-031-12 Plumbing Permit                                    | \$              |             |                |                |
| 10-031-12 Drainage Permit                                    | \$              |             |                |                |
| 10-030-12 Dispensation planning Scheme                       | \$              |             |                |                |
| 10-018-05 Footpath Crossing Permit                           | \$              |             |                |                |
| 22-002-20 Deposit Against damage to Street, Road or Footpath | \$              |             |                |                |
| 16-004-05 Water Connection                                   | \$              |             |                |                |
| 10-031-12 Sewer Connection                                   | \$              |             |                |                |
| Miscellaneous  | \$              |             |                |                |

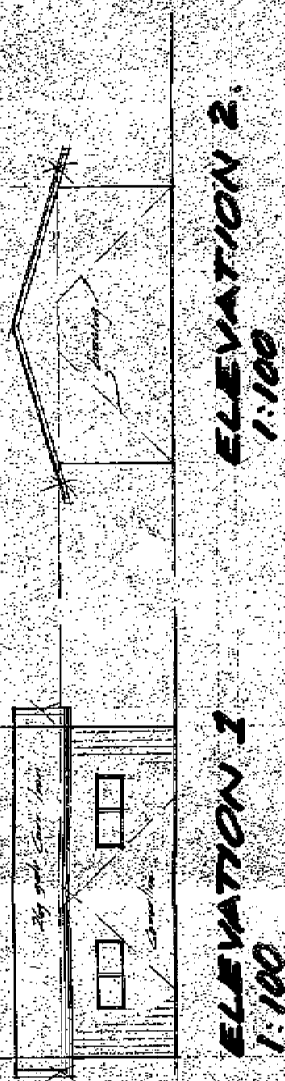
TOTAL \$ 22-00

Fees Paid by: Laurie Wooding Builder Ltd

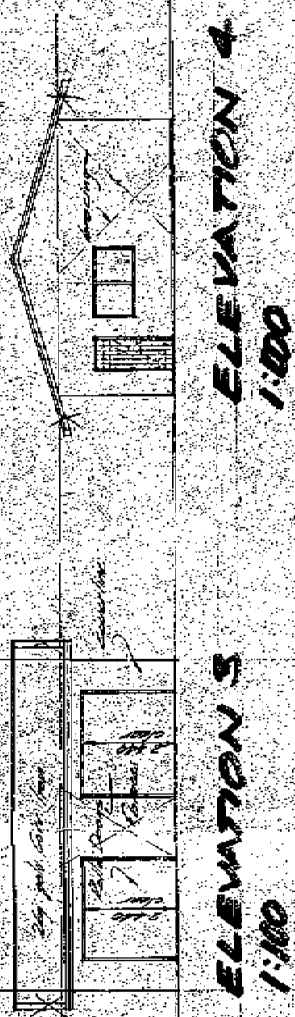


4/9

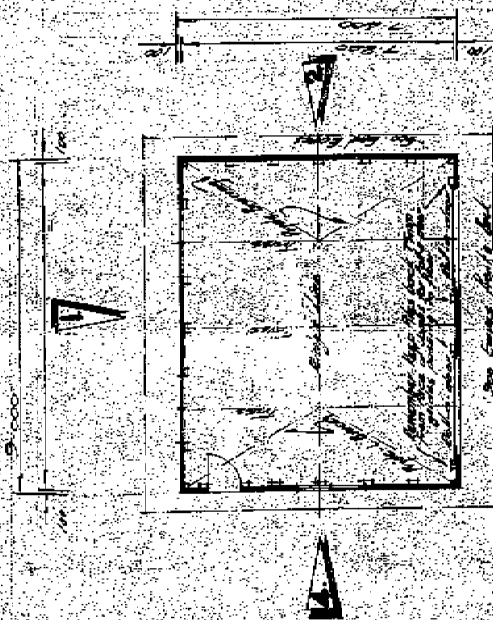
05338



ELEVATION 2  
1:100



ELEVATION 4  
1:100



Also provide 8' x 12' high  
for door or alternative  
12' x 12' door. See plan view  
over house. Also showing  
no more than 16' wide.



NOTE: ROOF OVERHANG. DETAIL. (See Elevation 1)



G. J. KEYS, WHANGAREI  
P. O. BOX 289 19 CHEVROT ST PH 84-429

GARAGE AT KIRIPAKA RD  
GLENBERVIE for Mr H E KNIGHT

|          |        |
|----------|--------|
| Drawn    | 1/1/71 |
| Checked  | 1/1/71 |
| Approved | 1/1/71 |

05338 677

# WHANGAREI COUNTY COUNCIL

(P.O. BOX 4102, KAMO, NORTH LAND)

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 M. E. KNIGHT

Postal Address R.D. 3 WHANGAREI Phone 85 627

BUILDER Name GARTHWATE & DOUGLAS LTD

Postal Address Box 1119 KAMO Phone 51 466

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

BLK II WHANGAREI SD

Road or Street K. R. PANA 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 |          |              |              | <u>572 SQUARE FEET</u> |

### ESTIMATED VALUE OF WORK

Main Building (excluding plumbing and drainage) \$

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 [Signature] Date 28-9-79

### FOR OFFICE USE ONLY

| FEES:     |  | Receipt No. | Date        | Permit No.      |
|-----------|--|-------------|-------------|-----------------|
| 10-030-12 | Building Permit                                    | <u>3900</u> | <u>27/1</u> | <u>95863</u>    |
| 22-005-20 | Building Research Levy                             | <u>5.00</u> | <u>27/2</u> | <u>30/10/79</u> |
| 10-031-12 | Plumbing Permit                                    |             |             |                 |
| 10-031-12 | Drainage Permit                                    |             |             |                 |
| 10-030-12 | Dispensation Planning Scheme                       |             |             |                 |
| 10-016-05 | Footpath Crossing Permit                           |             |             |                 |
| 22-002-20 | Deposit against Damage to Street, Road or Footpath |             |             |                 |
| 16-004-05 | Water Connection                                   |             |             |                 |
| 10-031-12 | Sewer Connection                                   |             |             |                 |
|           | Miscellaneous                                      |             |             |                 |

TOTAL \$ 48.00

Fees Paid by Agua Leisure Industries Ltd.



1/7

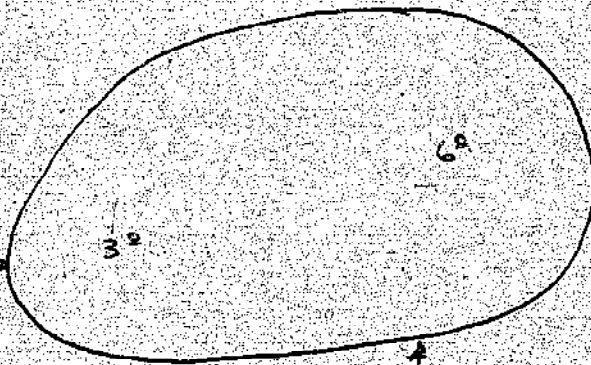
05338

# SITE PLAN FOR POOL MR. MRS. H. KNIGHT.

NOT TO SCALE.

STONE WALL SITE BOUNDARY (WEST)

7.00M



75' CIRCUMFERENCE.  
22.86 M.

6.00M

EXISTING  
DWELLING

NEW ADDITION

UNIPAE CONCRETE POOL

MR H. E. KNIGHT

KIRIPAKA RD

RD 3

WHANGAREI

05338

1/7

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 WhangareiAgent 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.

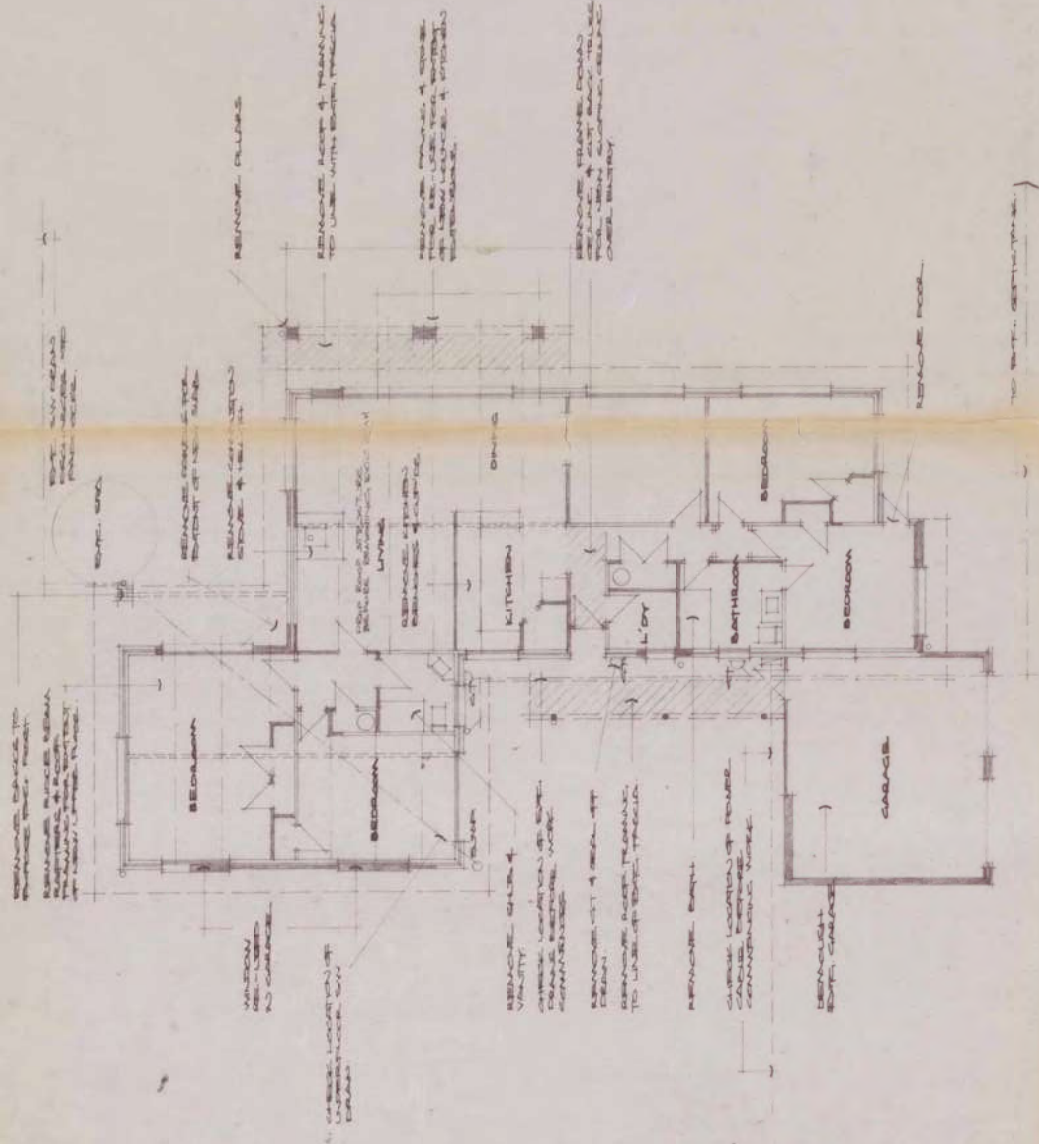
Signed for and on behalf of the Whangarei District Council:

Name: G ByersSignature: G ByersDate: 10 / 2 / 94

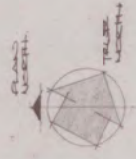
GJB:0151411



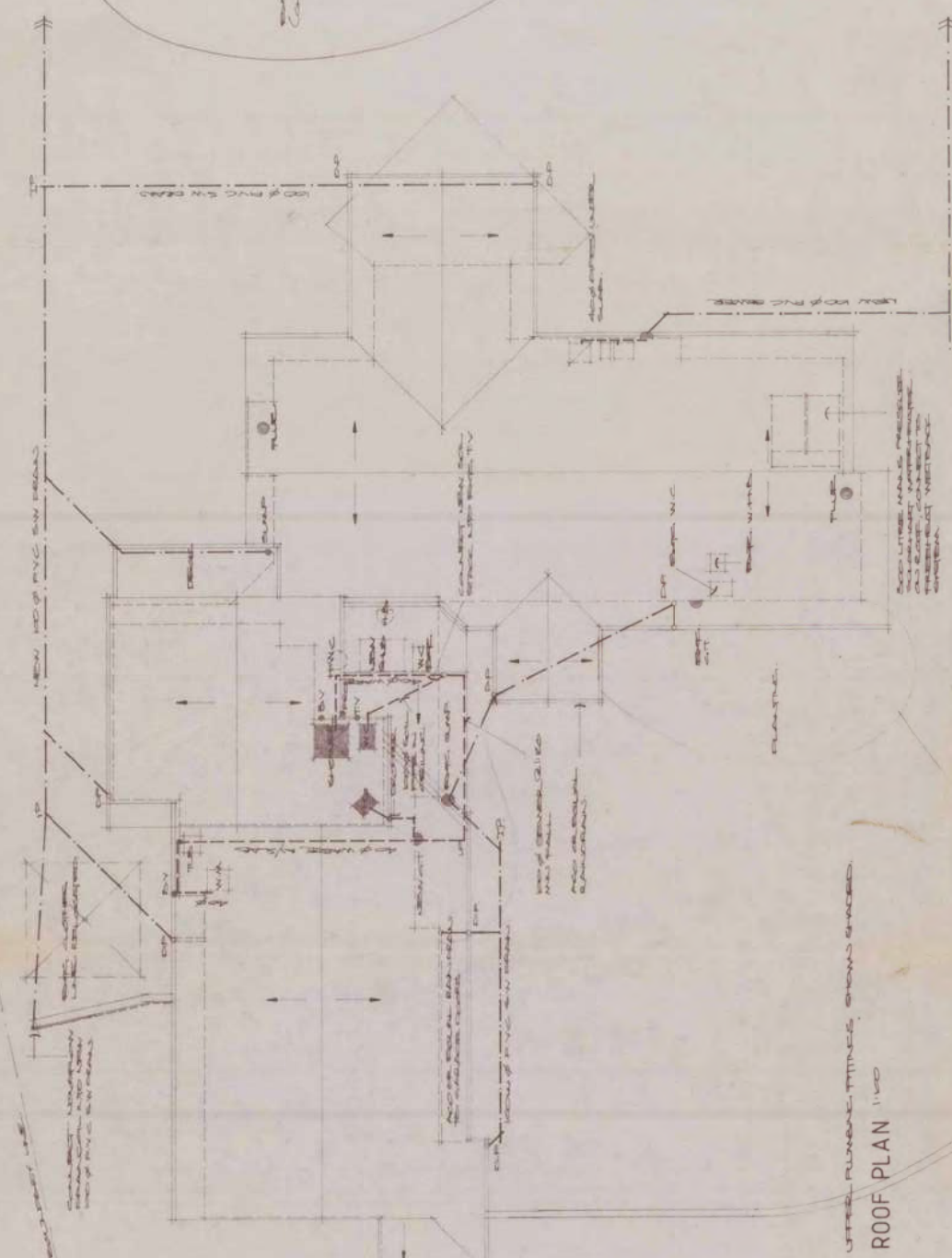
RECEIVED  
- 9 DEC 1993  
WHANGAREI  
DISTRICT COUNCIL



PLAN AS EXTG. 1:100



UTTER PLUMBING, TIMBER SHEDS GRABED  
ROOF PLAN 1:100



SITE PLAN 1:100

LOT 2  
4.72 HECTARES

HARRISON and KING Ltd.  
WHANGAREI: 3 North St Box 109  
PH 09 438 4455 FAX 09 438 4175  
ONEWA: 2 Temaki Ave  
PH 09 435 0454 FAX 09 435 7572

ARCHITECTS  
TOWN PLANNERS

ALTERATIONS & ADDITIONS TO BAWDEN HOUSE

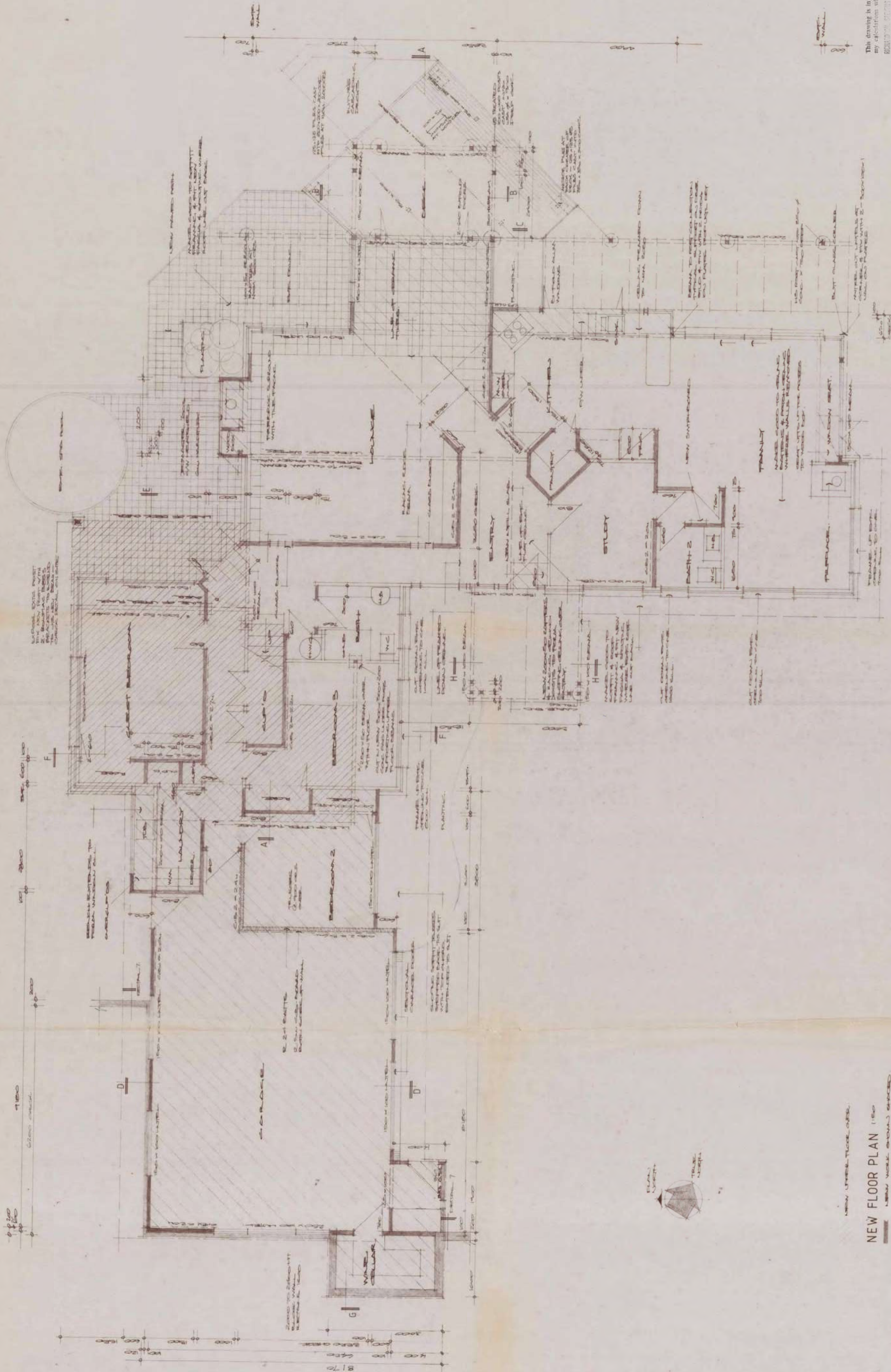
DATE PLAN  
DATE TOWN PLAN

| SHEET          |  | SERIES 1 OF 4 |  |
|----------------|--|---------------|--|
| DATE PLAN      |  | SERIES 1 OF 4 |  |
| DATE TOWN PLAN |  | SERIES 1 OF 4 |  |
| DATE TOWN PLAN |  | SERIES 1 OF 4 |  |

This drawing is in accordance with  
my calculations where applicable.  
HARRISON and KING CONSULTANTS LTD.  
CONSULTING ENGINEERS  
250-252  
per 2/12/93  
Registered Engineers



RECEIVED  
- 9 DEC 1993  
WHANGAREI  
DISTRICT COUNCIL



This drawing is in accordance with  
my calculations where applicable.  
REMOVED BY THE DISTRICT COUNCIL  
ON 12/12/93  
per [signature]  
Registered Engineer

NEW FLOOR PLAN 1150  
NEW WORK ONLY SHOWN  
NEW GRASSY AREA

ARCHITECTS  
TOWN PLANNERS

HARRISON and KING Ltd.  
210/212 St. Hill St.  
Dunedin  
DUNEDIN  
DUNEDIN  
DUNEDIN

ALTERATIONS & ADDITIONS TO BAWDEN HOUSE

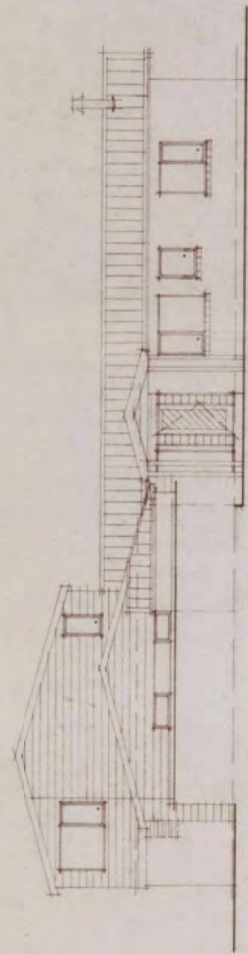
NEW FLOOR PLAN

|        |           |               |       |          |
|--------|-----------|---------------|-------|----------|
| DRAWN  | CHECKED   | DATE DEC 1993 | SCALE | AS SHOWN |
| TRACED | RE-PAIRED | DATE DEC 1993 | SCALE | AS SHOWN |

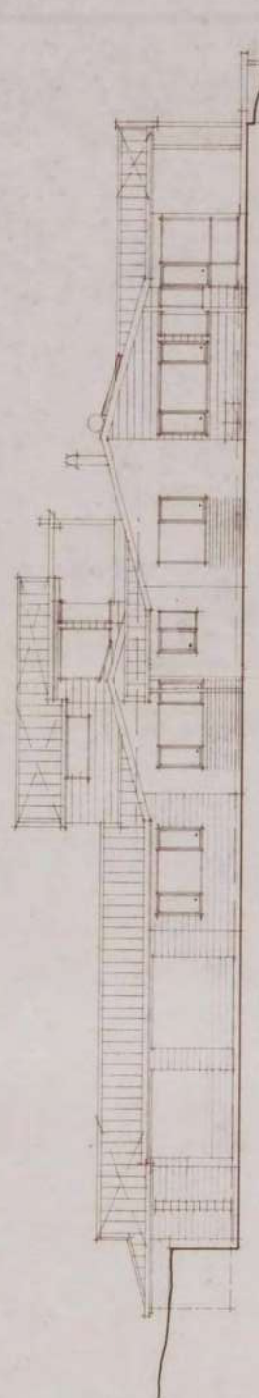
|        |        |
|--------|--------|
| SHEET  | 2      |
| SERIES | 2 OF 4 |
| REF    | 1/10   |



RECEIVED  
- 9 DEC 1993  
WHANGAREI  
DISTRICT COUNCIL

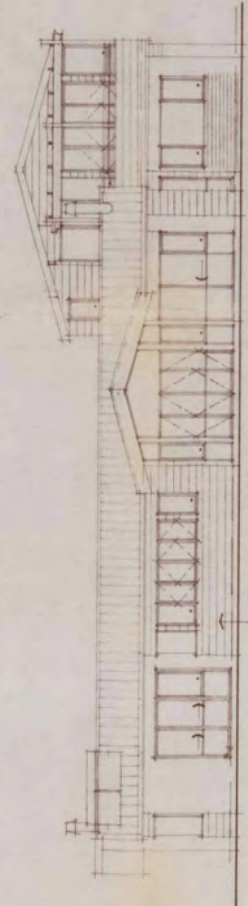


WEST 1:100



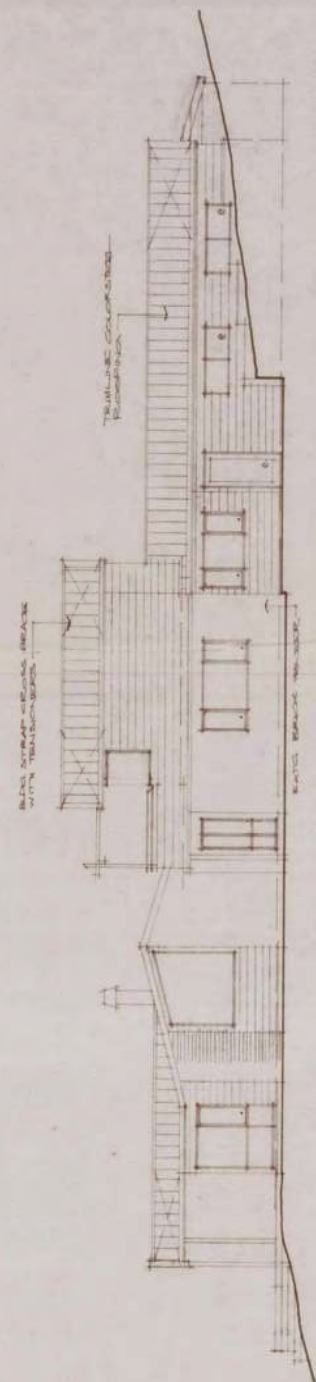
SOUTH 1:100

DEVELOPER TOP LINE, ANNA, SOUTH WINDON.



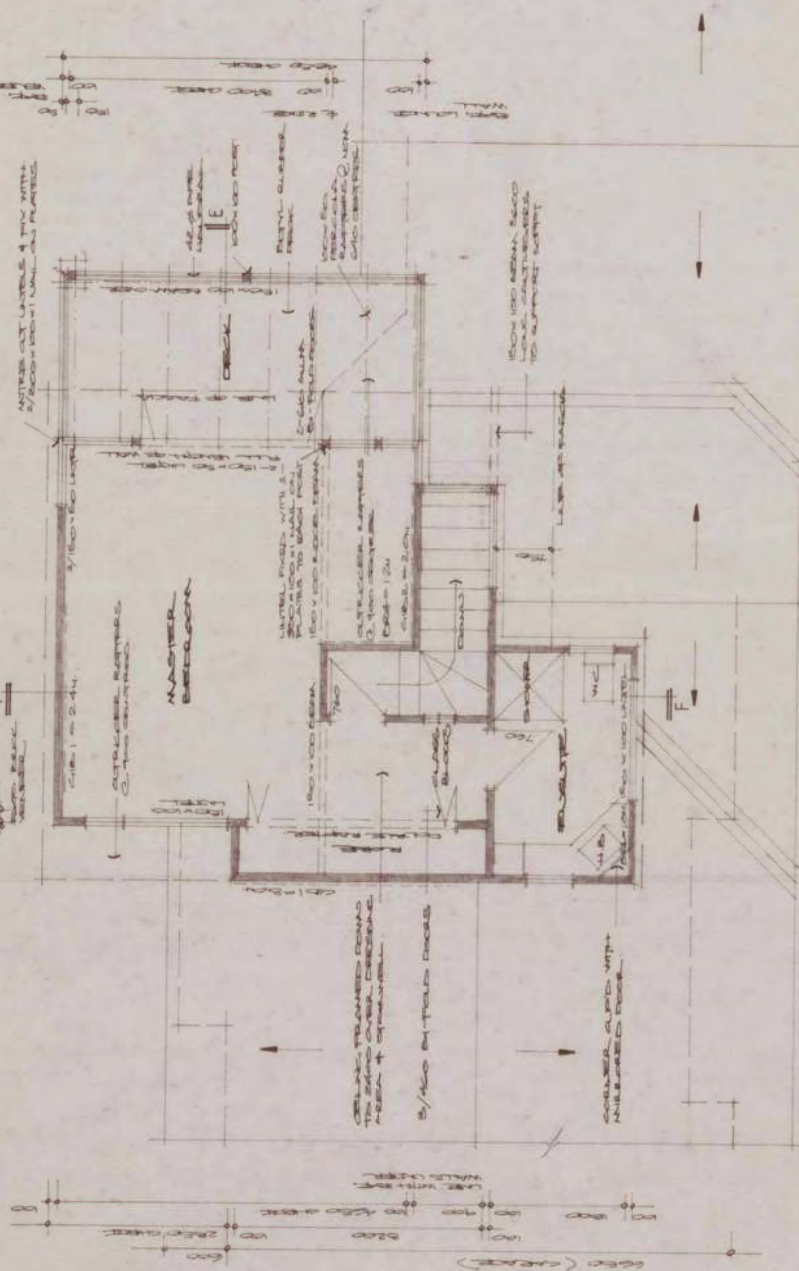
EAST 1:100

LOW WINDON, SHOWN HERE, OR, SHOWN.  
NOTE: PROPOSED, DATED FOR CLARITY.



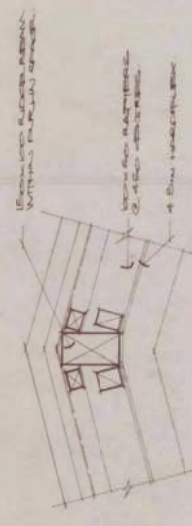
NORTH 1:100

RENDERED, SOUTH WINDON, OR, OVER, RE-USED.

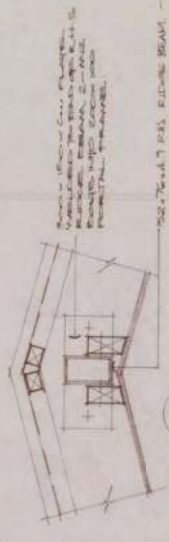


FIRST FLOOR PLAN 1:50

2.5m (7.5m) TRAILER  
1.5m (4.5m) TRAILER  
1.5m (4.5m) TRAILER



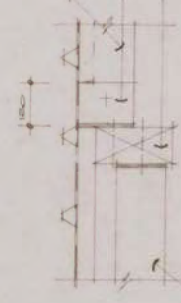
DET 1 1:4 SCALE 1:10



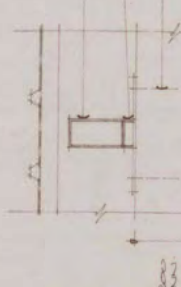
DET 2 1:4 SCALE 1:10



DET 3 1:4 SCALE 1:10



DET 4 1:4 SCALE 1:10



DET 5 1:4 SCALE 1:10

This drawing is in accordance with my calculations where applicable.  
RECORDED BY: JAMES L. LID.  
CONSULTING ENGINEERS  
2/1/73

Registered Engineer

HARRISON and KING Ltd.

WHANGAREI  
3 Norfolk St. Box 1006  
PH 01 425 4455 FAX 01 425 4170  
CHIEWA  
2 Tamariki Ave  
PH 01 425 4444 FAX 01 425 7577

ARCHITECTS  
TOWN PLANNERS

ALTERATIONS & ADDITIONS TO BAWDEN HOUSE

ELEVATION  
FIRST FLOOR PLAN  
DETAILS

DRAWN  
THATCH & TAYLORS  
CHECKED  
DATE REC. 1/73  
SCALES  
AS SHOWN

SHEET  
3  
SERIES 3 OF 4  
REF 1/73





**Field Advice Notice - Final Inspection**

Date:

19.5.16

Event Code:

Final

LBP:

To: D & G Bowden

Address: 589 Ngunguru Road  
Glenbarrow

Consent No: 5760

SCANNED

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

**KEY**

✓ = Checked & complies  
x = Checked & does not comply  
/ = Not applicable

**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 x 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:





Private Bag 9023 | Whangarei 0148 | New Zealand  
T: 09 430 4200 | 0800 WDC INFO | 0800 932 463 | F: 09 438 7632  
W: [www.wdc.govt.nz](http://www.wdc.govt.nz) | E: [mailroom@wdc.govt.nz](mailto:mailroom@wdc.govt.nz)

Attached to:  
32283cc  
FAN No:

## Date:

19. 5. 16

Event Code:

## Final

LBP Name:

LBP Number:

To: D. G. Bawden  
Address: 589 Ngunguru Road  
Glenbarrow

Consent No: 5760

SCANNED

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 weather boards 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/boards meet brickwork 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 barge to wall junctions and ends of apron flashings to w/Boards
11. Cedar w/Boards 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: \_\_\_\_\_

**SCANNED**

To: \_\_\_\_\_

Address: \_\_\_\_\_

Consent No: 5760

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/w/b 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/lounge
- 16. Means of preventing water ingress to junction of bricks & w/beards on N/E corner
- 17. Cap required to 32mm vent pipe.
- 18. Internal gutter and some flashing material requires maintenance to rusty areas. (probable cause; run-off from cedar weather boards)
- 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 tilt over
- 21. Butynal deck - joints failing, requires repair or replacement.
- 22. Butynal at end of gutter has failed and sub-strate 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**

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.

23. Rain head at end of gutter requires over 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 50 slope and all joints to be made water tight
26. Seal sink 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 (iTransport)
28. Note - Jetmaster 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

Drainlayer - possibly Ross Bucknell

Use additional supplementary sheet if necessary \_\_\_\_\_

Further inspection required:

Yes / No

Compliance:

Yes / No

Inspectors name:

Kevin Richards

Signature

This notice received by / Name:

Written off site

Signature

Next inspection type:

Recheck



## Building Consent No: BC1700611

Section 51, Building Act 2004

Issued: 31 July 2017

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**

COPY



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
  - iiii) 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.



---

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

31 July 2017

---

Date



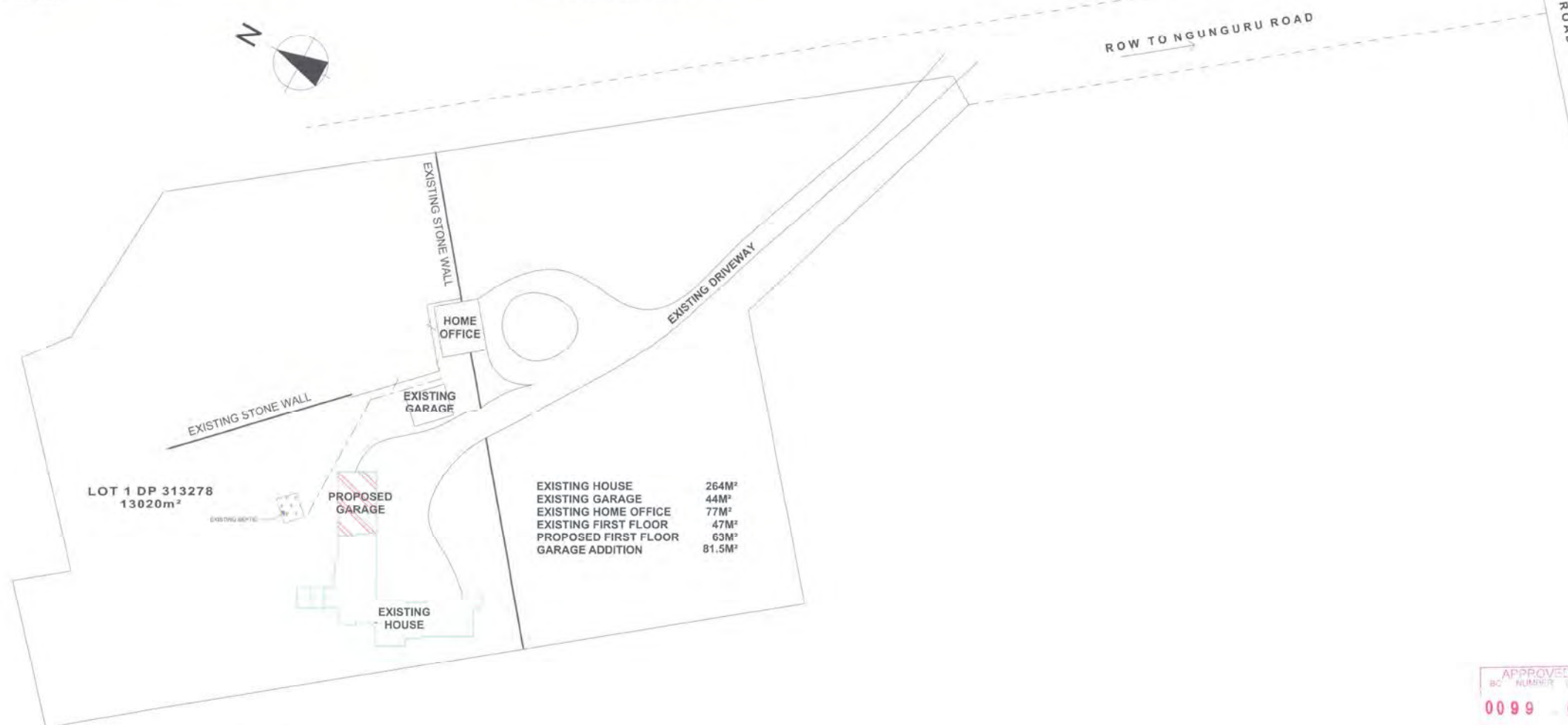
Print Date: 19/04/2017  
Print Time: 4:14 PM



Scale: 1:2000  
Original Sheet Size A3

Projection: NZGS2000 / New Zealand Transverse Mercator 2000  
Spheroid: 1724452 87896702 6002931 54815078  
1725291 7348508 6002931 74191702

LOCATION PLAN 1:1



SITE PLAN 1:500



**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**







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**

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**

DRAWING TITLE:

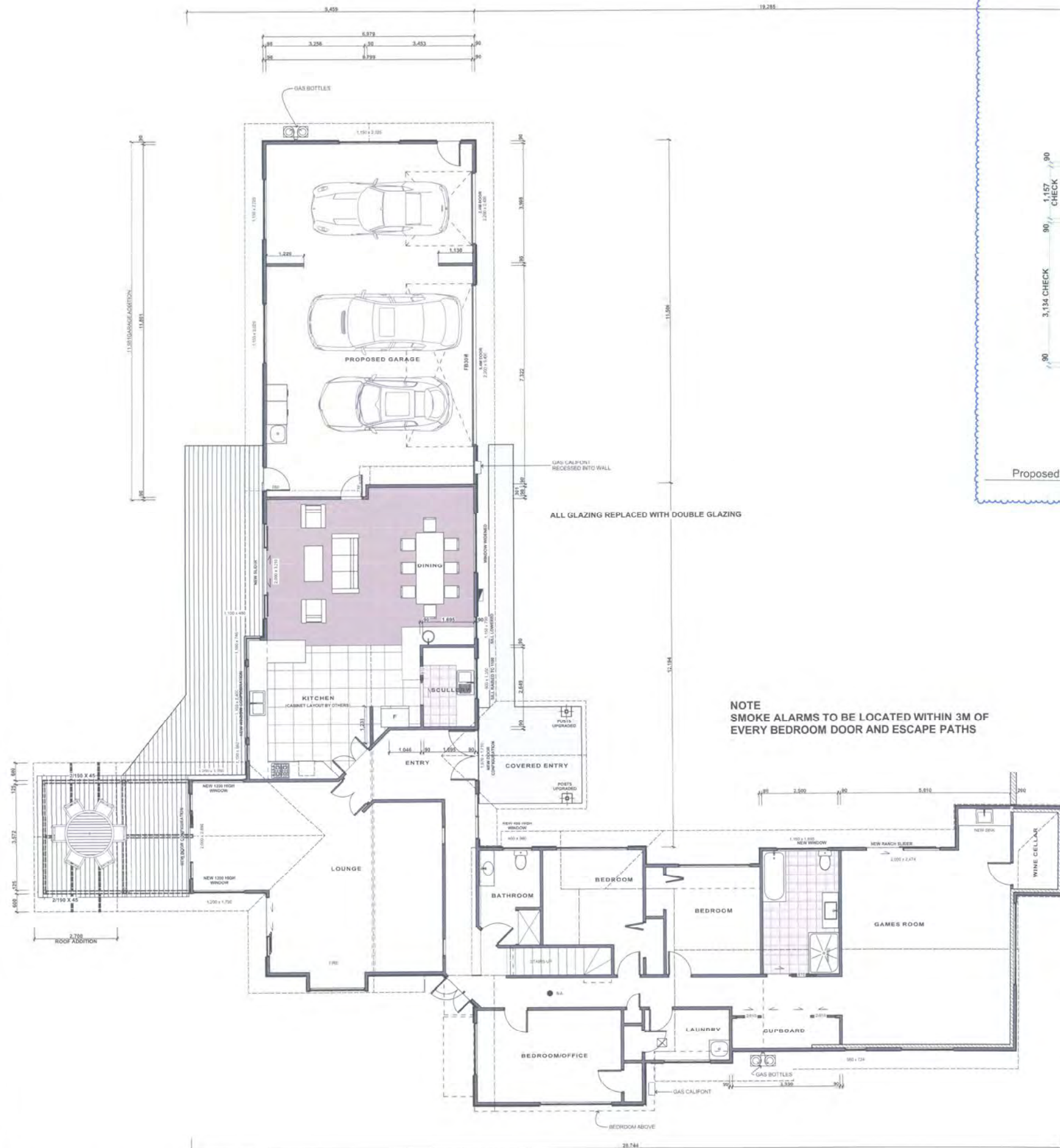
SCALE:

**A1 ORIGINAL**

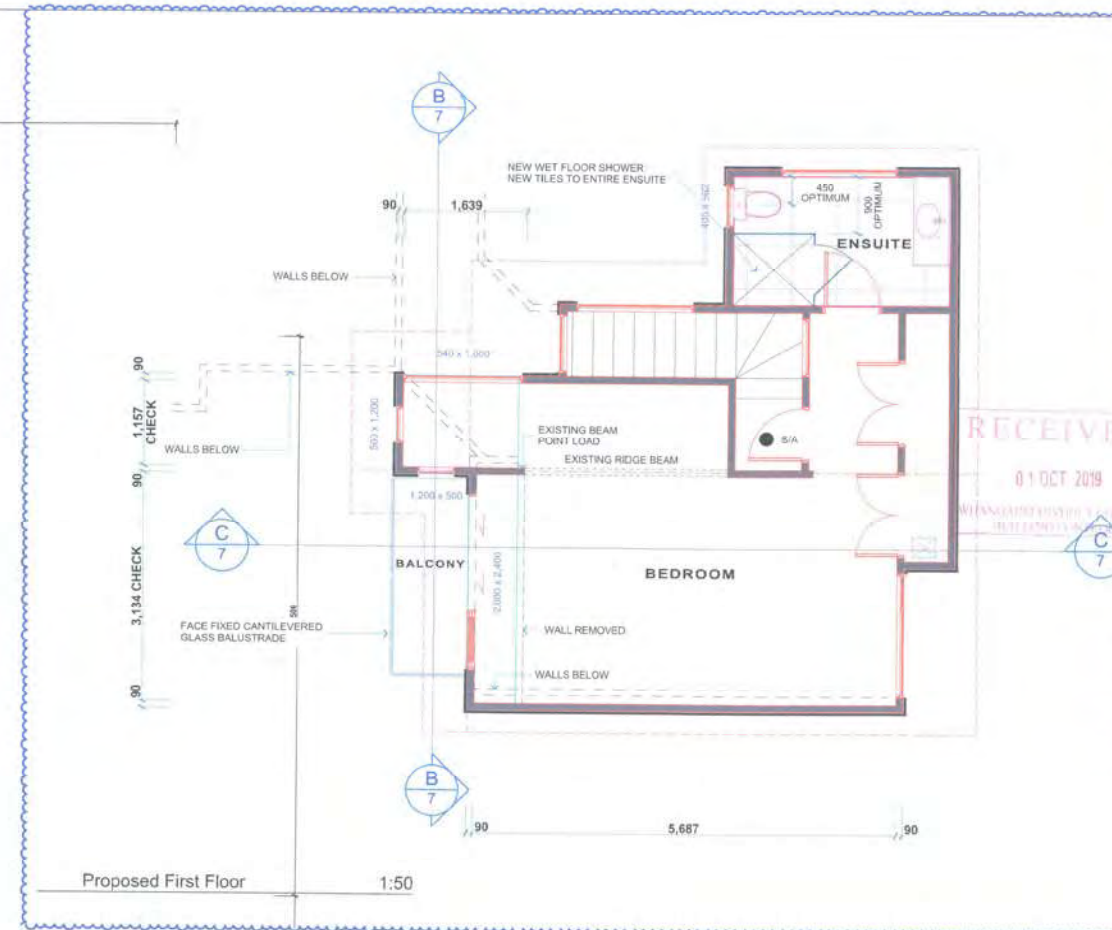
SHEET:

**2 of 23**

APPROVED 2019  
0099 - 0410  
THURSDAY 26 SEP 2019  
09:41:10  
OWEN JONES



Proposed Floor Plan 1:75



Proposed First Floor 1:50

# 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:

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:

4 of 23



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**  
COUNCIL  
BUILDING CONTROL

NOTES:

**RECEIVED**

**01 OCT 2019**

WHANGAREI DISTRICT COUNCIL  
BUILDING CONTROL

**APPROVED 2019**  
BC NUMBER 0099 - 0410  
WHANGAREI DISTRICT COUNCIL  
BCA

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

DESIGNED: **OWEN JONES**

DRAWN: **D BIGNELL**

ENGINEER: **OWEN JONES**

CHECKED BY: **OWEN JONES**

ISSUE TYPE:

**PRELIMINARY**

**BUILDING CONSENT  
FOR CONSTRUCTION**

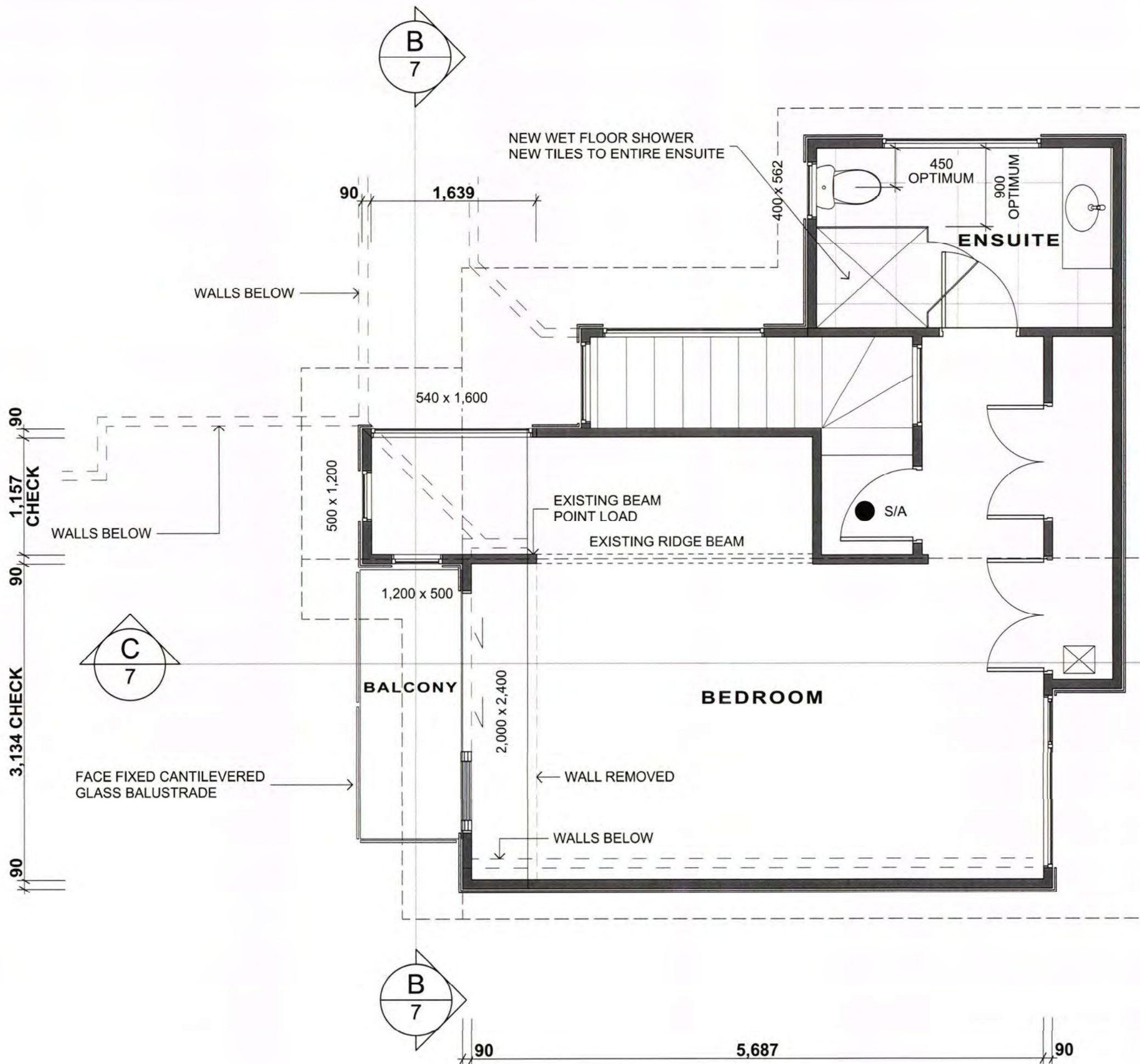
DATE / TIME PRINTED:  
**Thursday, 26 September 2019**

DRAWING TITLE:

SCALE:  
**A1 ORIGINAL**

SHEET:  
**17 of 23**

**B**





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 2019  
WHANGAREI DISTRICT COUNCIL  
BUILDING DEPARTMENT



E-08

1:50



E-07

1:50

DESIGNED: OWEN JONES

DRAWN: D BIGNELL

ENGINEER: OWEN JONES

DATE: OWEN JONES

TYPE: LIMINARY

BUILDING CONSENT  
FOR CONSTRUCTION

DATE / TIME PRINTED:

Thursday, 26 September 2019

DRAWING TITLE:

SCALE:  
A1 ORIGINAL

SHEET:  
5 of 23

B



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:

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:

6 of 23

B



E-06

1:50



E-05

1:50

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](mailto:mailroom@wdc.govt.nz)  
[www.wdc.govt.nz](http://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<br>Whangarei 0173 |
| Legal description of land where building is located: | LOT 1 DP 313278<br>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<br>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

Building Consent Number:

Building Consent Amendment:

Issued by:

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

BC1700611

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

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



#05338

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) (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 GUENBERG, 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 HINAW 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</u> |
| (c) Total .....    | <u>\$800</u>                 |

JEEVES CONSTRUCTION LTD.

Signature: [Signature]

Dated this 30.11 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 | Value up to \$800 -                 | \$20.00 |
| " " \$400 -         | \$10.00 | " " \$1000 -                        | \$25.00 |
| " " \$600 -         | \$15.00 | 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

#05338

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

I, the undersigned JEEVES CONSTRUCTION LTD 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 GLENBERRY, Lot No. 1  
(Locality)

Section No. .... D.P. 694.6.9 Block .....  
or S.D. .... or S.O. ....

Person for whom work is to be carried out:

NAME MR. H. KNIGHT  
ADDRESS 21 HINAH STREET

Registered Plumber or other person entitled to do the work:

NAME YOUNG & LLOYD  
ADDRESS 24 MURDOCH CRESC

Value of proposed work including materials:

Estimated value of:

|              |                     |            |
|--------------|---------------------|------------|
| (a) Plumbing | <del>\$900.00</del> | \$1,000.00 |
| (b) Drainage |                     |            |
| (c) Total    |                     | \$1,000.00 |

JEEVES CONSTRUCTION LTD

Signature: [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

# PERMIT FOR SANITARY PLUMBING OR DRAINAGE WORK

PERMIT NO 161

(Building Permit No. 1044073)

M STUART T.L.  
of (full address) KIRIAHKA 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 KAUGHT H.C. and  
situated in KIRIAHKA RD Street, Valuation No. 34/237/4  
Lot No. 1 Section No. 8 D.P. 69467  
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 17-11

day of November 19 79  
Date 17.5.79 For Engineer [Signature]

PLUMBER—  
Refer to approved Plan and Specifications.  
DRAINLAYER—  
Refer to approved Plan and Specifications.

# PERMIT FOR SANITARY PLUMBING OR DRAINAGE WORK

PERMIT NO 162

(Building Permit No. 1044073)

M HOPKINS G.L.  
of (full address) 8 HANDLEY PLACE ONEKERRI  
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 KAUGHT H.C. and  
situated in KIRIAHKA RD Street, Valuation No. 34/237/4  
Lot No. 1 Section No. 8 D.P. 69467  
Block II or S.D. WHANGAREI or S.O.

Description of Work DRAINAGE

Estimated value of work.

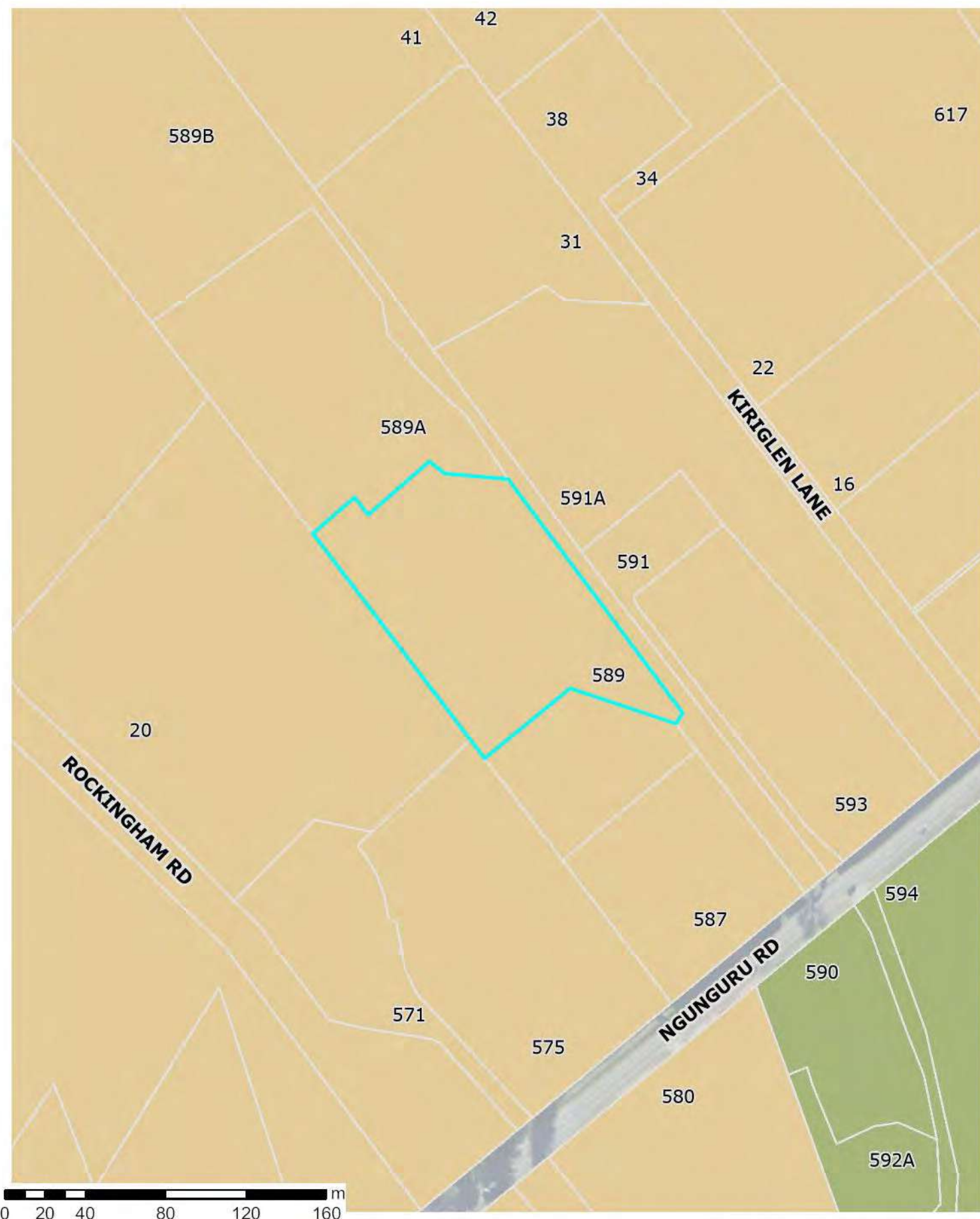
Total Cost \$ 200 Labour only \$ 120  
Permit Fee \$ 11-00 Receipt No. 6714

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 17-11

day of November 19 79  
Date 17.5.79 For Engineer [Signature]

PLUMBER—  
Refer to approved Plan and Specifications.  
DRAINLAYER—  
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.

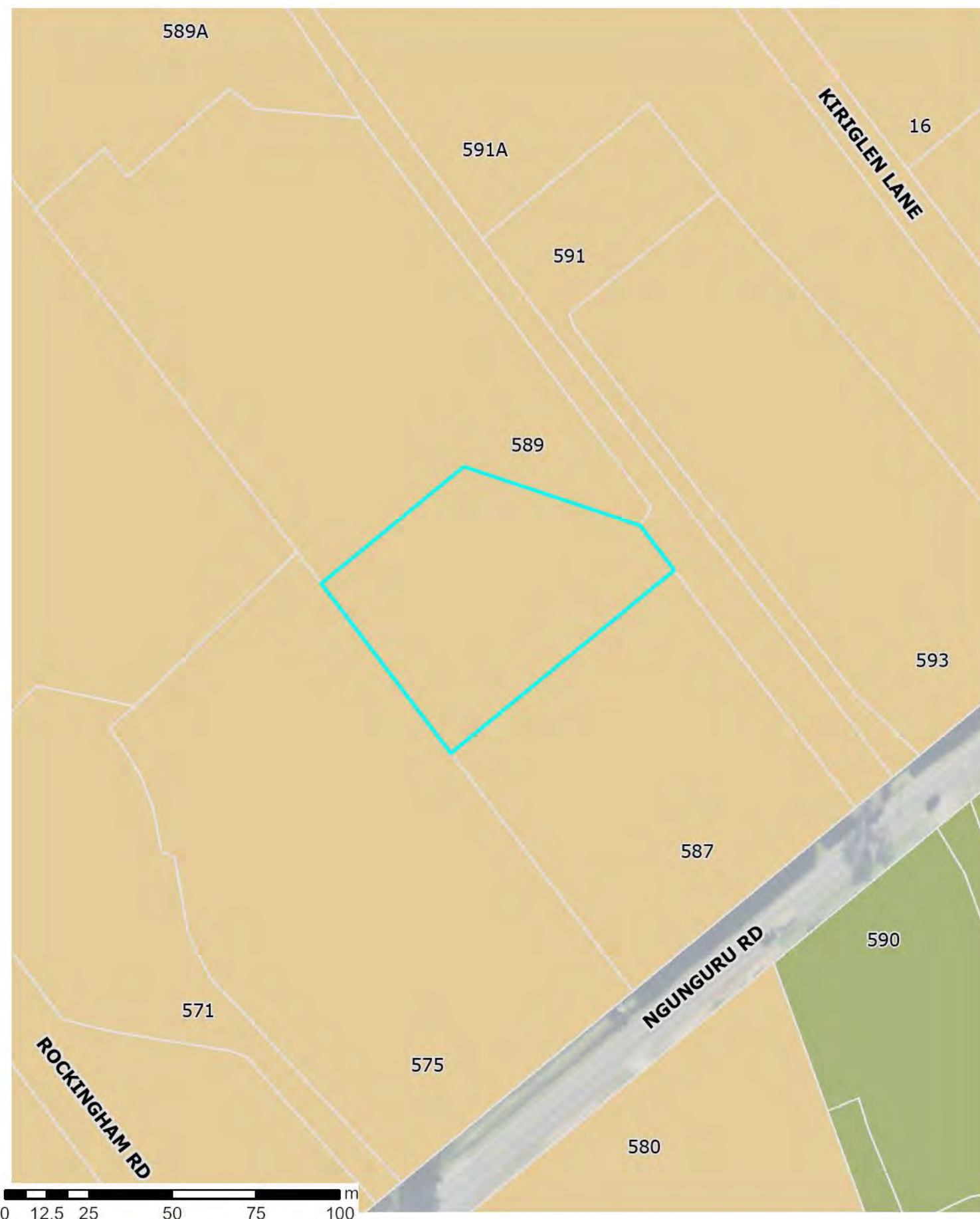
28 January 2026  
Scale 1:2,500

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





# 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

### Rural Zones

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

### Commercial and Mixed Use Zones

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

### Industrial Zones

- Light Industrial Zone
- Heavy Industrial Zone

### Open Space and Recreation Zones

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

### Special Purpose Zones

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

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

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

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

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

CROWN COPYRIGHT RESERVED. © Copyright Whangarei District Council.



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

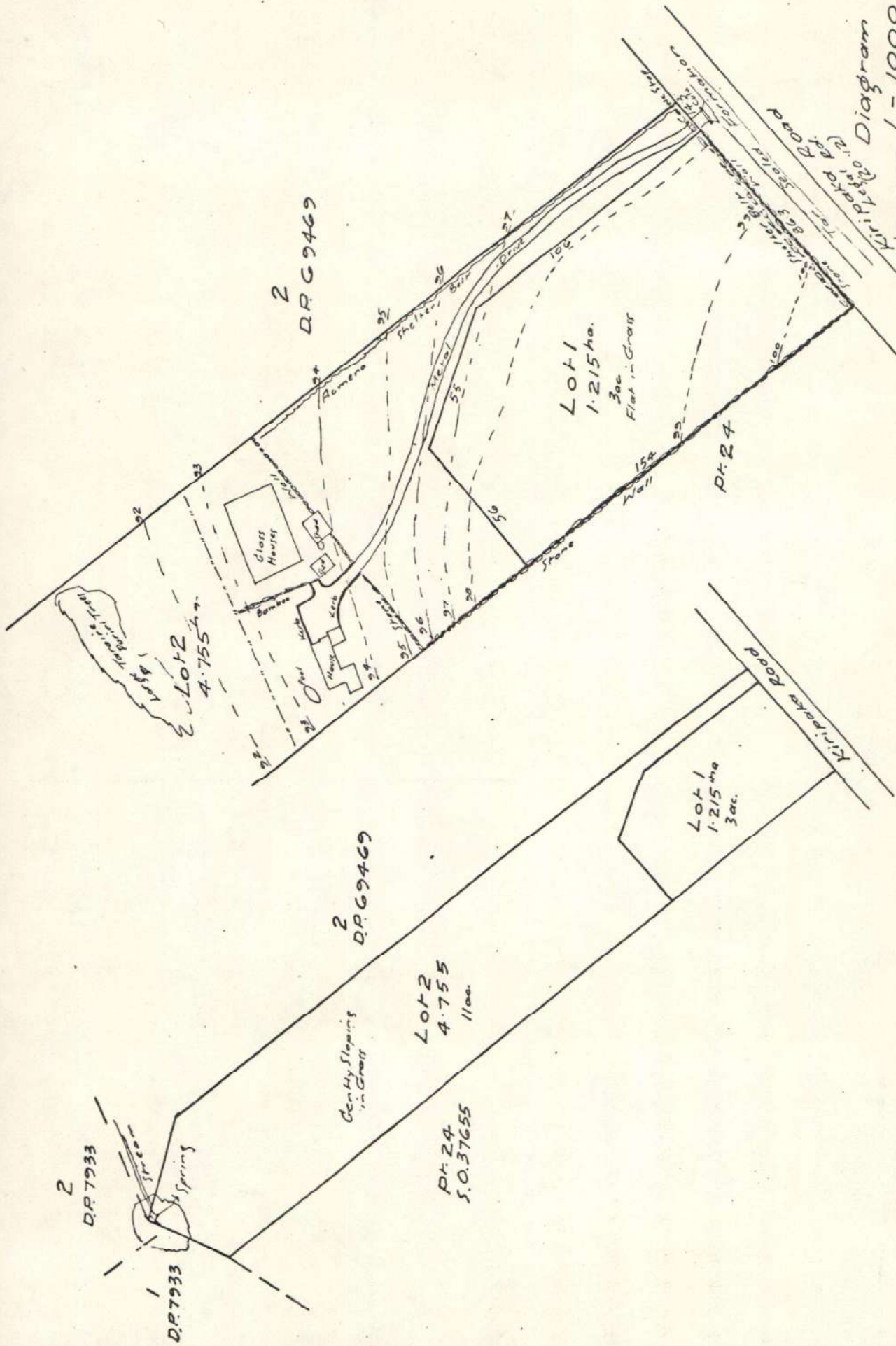
I recommend that this application is approved under Section 72 of the Town and Country Planning Act and Section 275 of the Local Government Act subject to the following conditions:

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 m<sup>2</sup> 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





I hereby Certify that this plan has been prepared by me *H. E. Knight*  
 Registered Surveyor

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

Plan of Lots 1 & 2 being Subdn. of Lot 1 D.R. 69469

Prepared for Mr H. E. Knight by Simpson Shaw & Co. Reg. Surveyors

Approved  
 For behoof of the Reg. Owner - by Mr  
 Authorized Agent *H. E. Knight*  
 Reg. Owner

Whangarei County

1-1000

1-1000

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

## *Discretionary Activity*

### Application Details

|                          |   |
|--------------------------|---|
| <b>Council Reference</b> | SD2200114 P172280   |
| <b>Applicant</b>         | Anthony Jackson   |
| <b>Site Address</b>      | 589 Ngunguru Road, Glenbervie, Whangarei                          |
| <b>Legal Description</b> | 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 respective 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](mailto: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' Roadway 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  
Consultant Senior Planner  
RMA Consents

Date: 1 November 2022

Delegated decision maker:

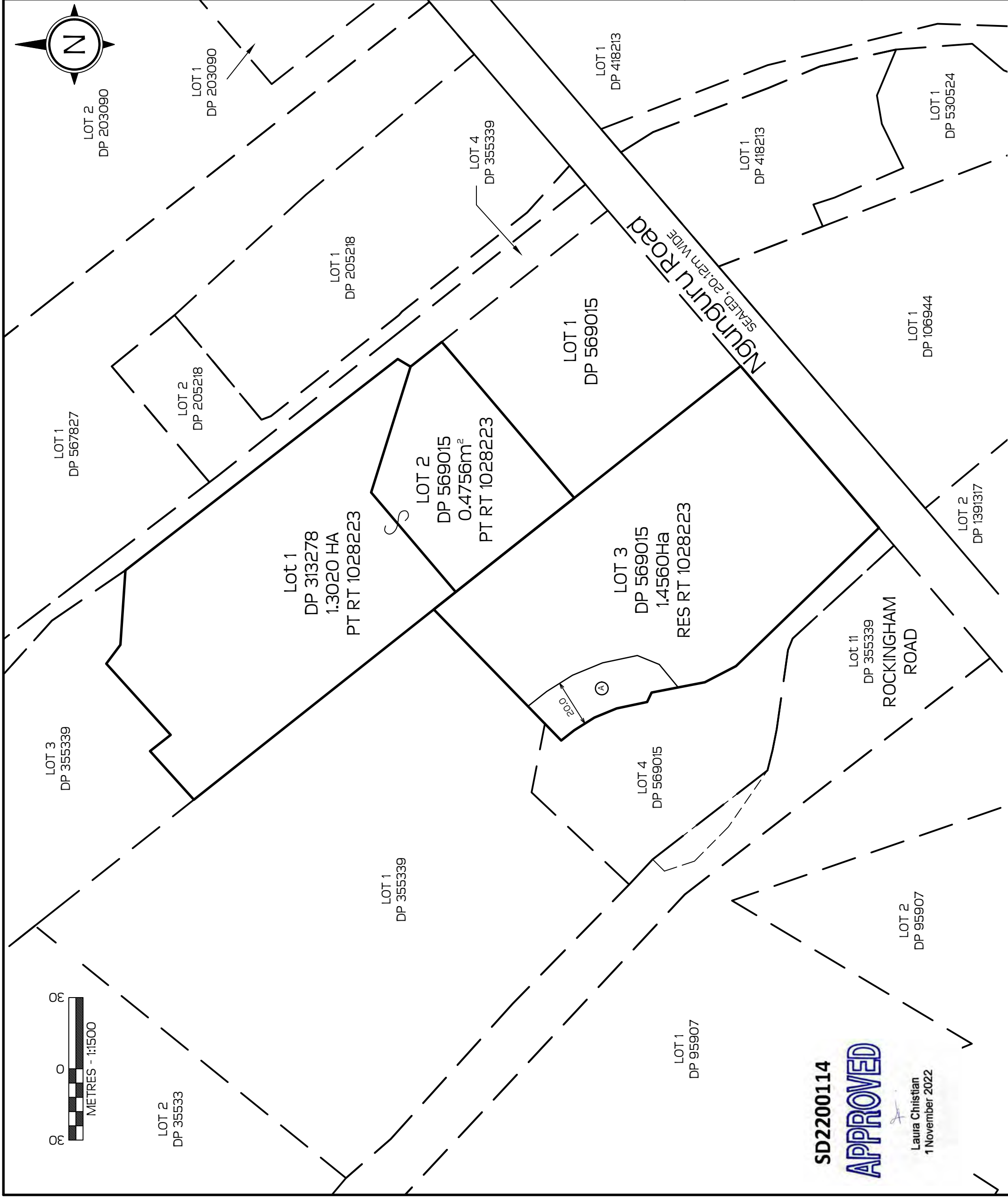


Kaylee Kolkman

Date: 1 November 2022

Team Leader

RMA Consents



THIS DRAWING SHOULD NOT BE AMENDED MANUALLY.  
AREAS & DIMENSIONS ARE APPROXIMATE ONLY AND ARE SUBJECT  
TO FINAL SURVEY.

THE VENDOR & PURCHASER MUST CONTACT THE SURVEYOR IF SALE  
& PURCHASE AGREEMENTS ARE ENTERED INTO USING THIS PLAN.  
SERVICES MUST NOT BE POSITIONED USING THIS PLAN.  
DO NOT SCALE OFF DRAWINGS.

THIS PLAN IS COPYRIGHT TO REYBURN & BRYANT (1999) LIMITED.  
DESIGNED BY REYBURN & BRYANT - WHANGAREI - NEW ZEALAND  
04th-2016 RURAL AERIAL SOURCED FROM AERIAL SURVEYS LTD  
INFORMATION AVAILABLE ON LINZ DATA SERVICE  
BOUNDARIES SOURCED FROM QUICKMAP. COORDINATES IN TERMS  
OF MOUNT EDEN 2000.

# PROPOSED CANCELLATION OF AMALGAMATION CONDITION

PURSUANT TO SECTION 241 (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               |                   |                    |
| SHOWN                  | UNDERLYING PARCEL | AREA               |
| A                      | LOT 3 DP 569015   | 1085m <sup>2</sup> |

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

THIS SITE IS ZONED 'RURAL LIFESTYLE ZONE' AND THE BUILDING SETBACKS ARE THUS: 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:

**reybourn  
&bryant**

Ph: 09 438 3563  
7 Selwyn Ave, Whangarei  
PO Box 191, Whangarei 0140  
[www.reybournandbryant.co.nz](http://www.reybournandbryant.co.nz)

CLIENT

ANTHONY JACKSON  
587 NGUNGURU ROAD,  
WHANGAREI

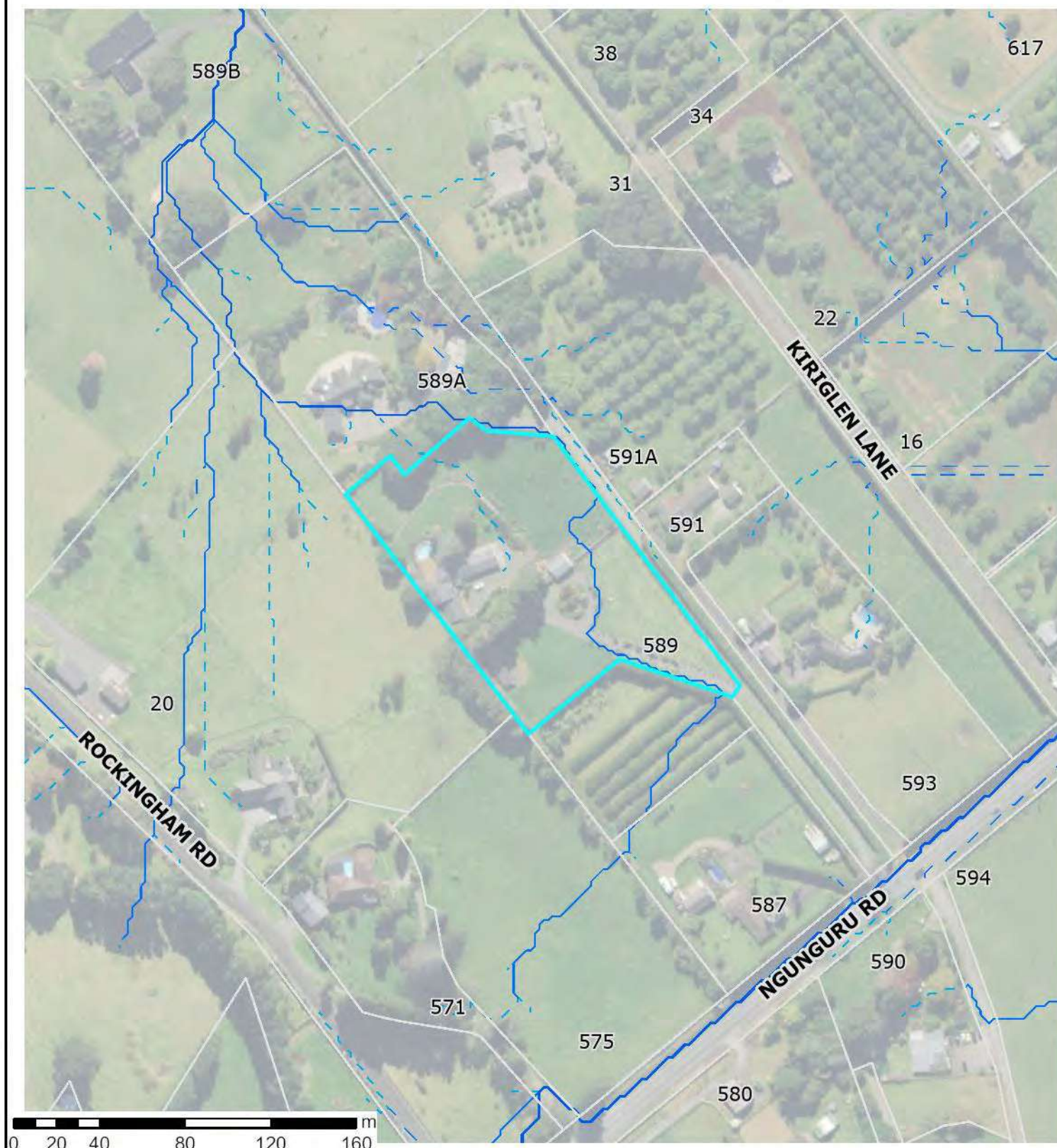
TITLE

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          |



# Stormwater Catchment and Flood Management



## Overland Flow Paths 2021

### Modelled Catchment Flowpaths 2021

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

### Surface Depression Ponding Areas 2021

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

## Overland Flow Paths 2017

### Catchment Area 2017

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

### Depression Storage Areas 2017

- Depression Storage Areas

28 January 2026  
Scale 1:2,500





# Stormwater Catchment and Flood Management



## Overland Flow Paths 2021

### Modelled Catchment Flowpaths 2021

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

### Surface Depression Ponding Areas 2021

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

## Overland Flow Paths 2017

### Catchment Area 2017

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

### Depression Storage Areas 2017

- Depression Storage Areas

28 January 2026  
Scale 1:1,500





# Land Instability



## Landslide Susceptibility Zone

- High
- Moderate
- Low

Whangārei District Council holds indicative information on land stability hazard for Whangārei. The Whangārei District Council may require site-specific investigations before granting future subdivision or building consent for the property, depending on the level of stability risk of the area the property is in. Tonkin + Taylor Ltd Landslide Susceptibility assessment report: <https://www.wdc.govt.nz/files/assets/public/v2/documents/council/reports/hazard-reports/land-stability/landslide-susceptibility-technical-report.pdf>

28 January 2026

Scale 1:2,500





# Land Instability



## Landslide Susceptibility Zone

- High
- Moderate
- Low

Whangārei District Council holds indicative information on land stability hazard for Whangārei. The Whangārei District Council may require site-specific investigations before granting future subdivision or building consent for the property, depending on the level of stability risk of the area the property is in. Tonkin + Taylor Ltd Landslide Susceptibility assessment report: <https://www.wdc.govt.nz/files/assets/public/v2/documents/council/reports/hazard-reports/land-stability/landslide-susceptibility-technical-report.pdf>

28 January 2026

Scale 1:1,500



## STATEMENT OF PASSING OVER

This document has been supplied in good faith. OWN Real Estate (Powered by Ownly Limited, Licensed REAA 2008) is merely passing over this information as supplied to us. We cannot guarantee its accuracy as we have not checked, audited, or reviewed the information and all intending purchasers are advised to seek your own advice as to the information contained in this document. To the maximum extent permitted by law we do not accept any responsibility to any party for the accuracy or use of the information herein.