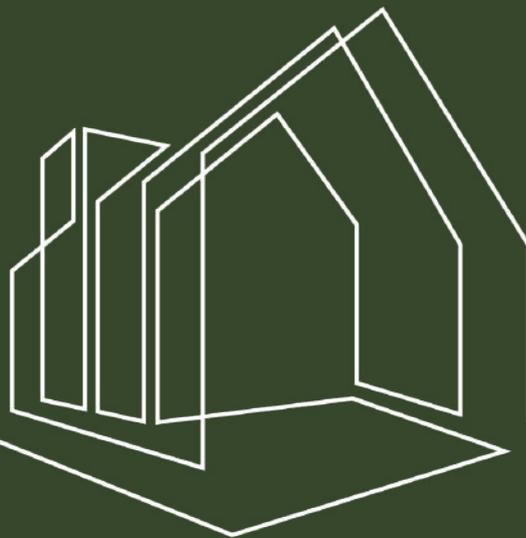


# WDC LIM REPORT

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**SUE & DAMIEN**

021 793 822 | 021 387 345

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

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**OWN**  
REAL ESTATE



## Land Information Memorandum

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

**LIM number: LM2600051**

**Received:** 13 Jan 2026

**Issued:** 02 Feb 2026

### Applicant

OWN Real Estate  
75 Forest View Road  
Te Kamo  
Whangarei 0185

### Site Information

**Property ID:** 18980

**Street Address:** 12 Grey Street  
Regent  
Whangarei 0112

**Legal Description:** LOT 1 DP 26059

## Disclaimer

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

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

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

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

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

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

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

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

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

## Property details

- Location Map
- Aerial Photo
- Record of Title: NA671/131
- Deposited Plan: DP 26059

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

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

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

Information relating to Council Utility Services for this property is attached.

- Water, Wastewater and Stormwater Map

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

- House Connection Plan – Dated 18/03/1964

For further information regarding Council Water Supply please refer:

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

Pursuant to Section 51 of the Building Act 2004 and Section 451 of the Local Government Act 1974, any future building work that encroaches upon any Council Pipe or Utility must obtain written consent from the Waste and Drainage and / or Water Services Manager(s) prior to works commencing.

For information refer: <https://www.wdc.govt.nz/BuildOverPipesPolicy>

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

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

Outstanding water balance as at today's date is \$0.00.

A final reading of the water meter will be required.

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

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

Copy of Building Permits issued for this property are attached.

- Alter Existing Residence  
Dated 13/02/1964
- Erect 1 Single Garage  
Issued 20/05/1976

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

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

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

- BC9828690 – Install Metro Fire  
Building Consent – Issued 07/05/1998  
Code Compliance Certificate – Issued 02/06/1998

**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 Medium Density Residential Zone.

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

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

Whangarei District Council is not aware of any classification attached to the land or 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

This property is mapped under PC1 as **Moderate Land Instability**. The Whangarei District Council notified PC1 on 31 May 2023. The Plan Change introduces new provisions relating to natural hazards to the District Plan, including updated hazard maps and rules for land use, development, and subdivision in hazard susceptible areas. As of 4 December 2024 the Decision Version PC1 rules have legal effect.

Refer to map attached and for more information on the proposed plan change please visit <https://www.wdc.govt.nz/PlanChanges>

#### Building Act Information about Natural Hazards

No Building Act Information about natural hazards applies to this property

## Flooding

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

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

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

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

## Land Instability

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

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

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

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

This LIM includes maps which indicate Landslide Susceptibility in relation to this property and its surrounds - is **low/moderate**. 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

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

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## 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

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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

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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 <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>

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## 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

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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 <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>

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

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

## Volcanic, Geothermal and Earthquake

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

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

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

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

### Technical Report for earthquake information

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

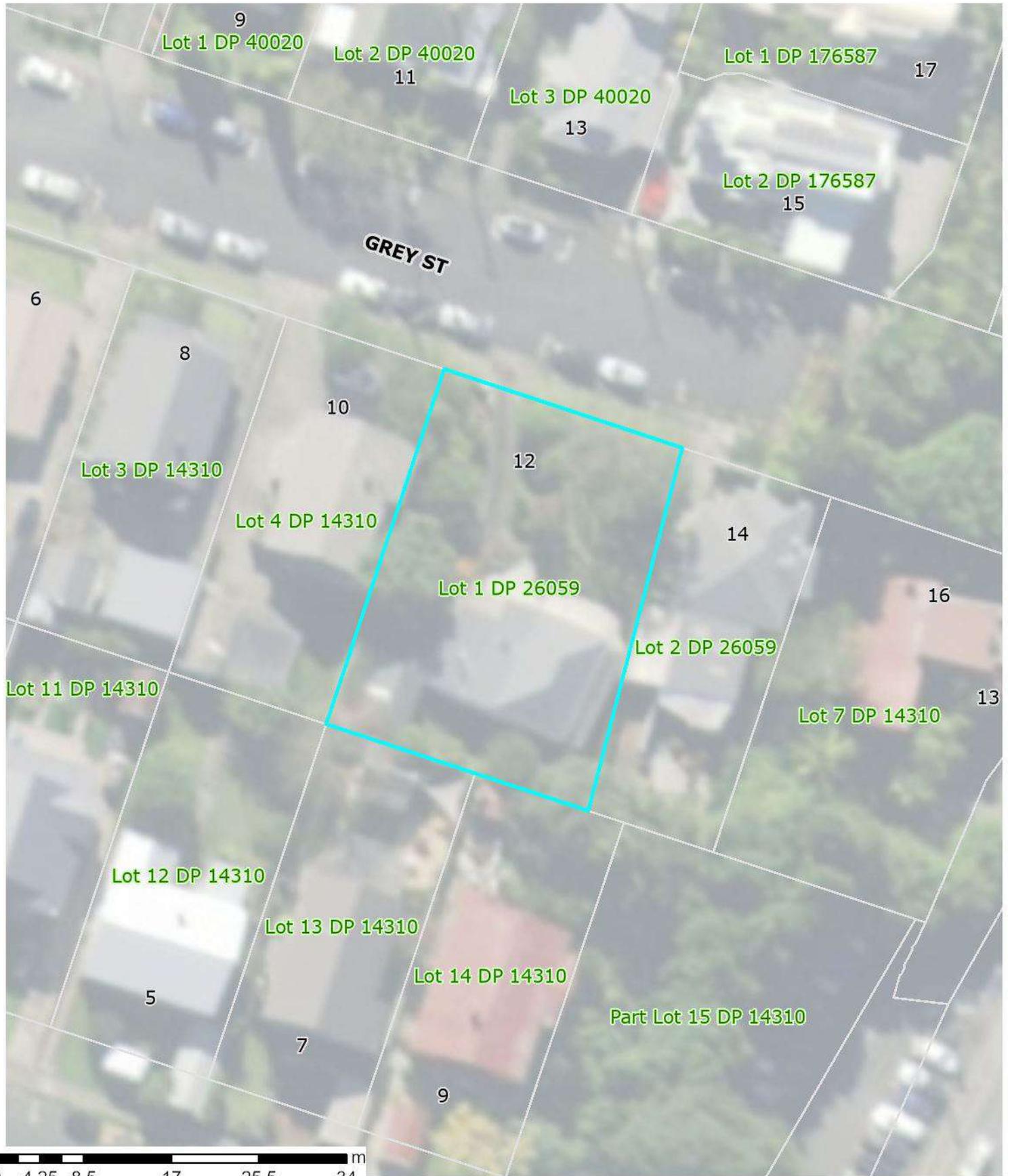
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Signed for and on behalf of Council:



Eilish Getty  
 Property Information Officer

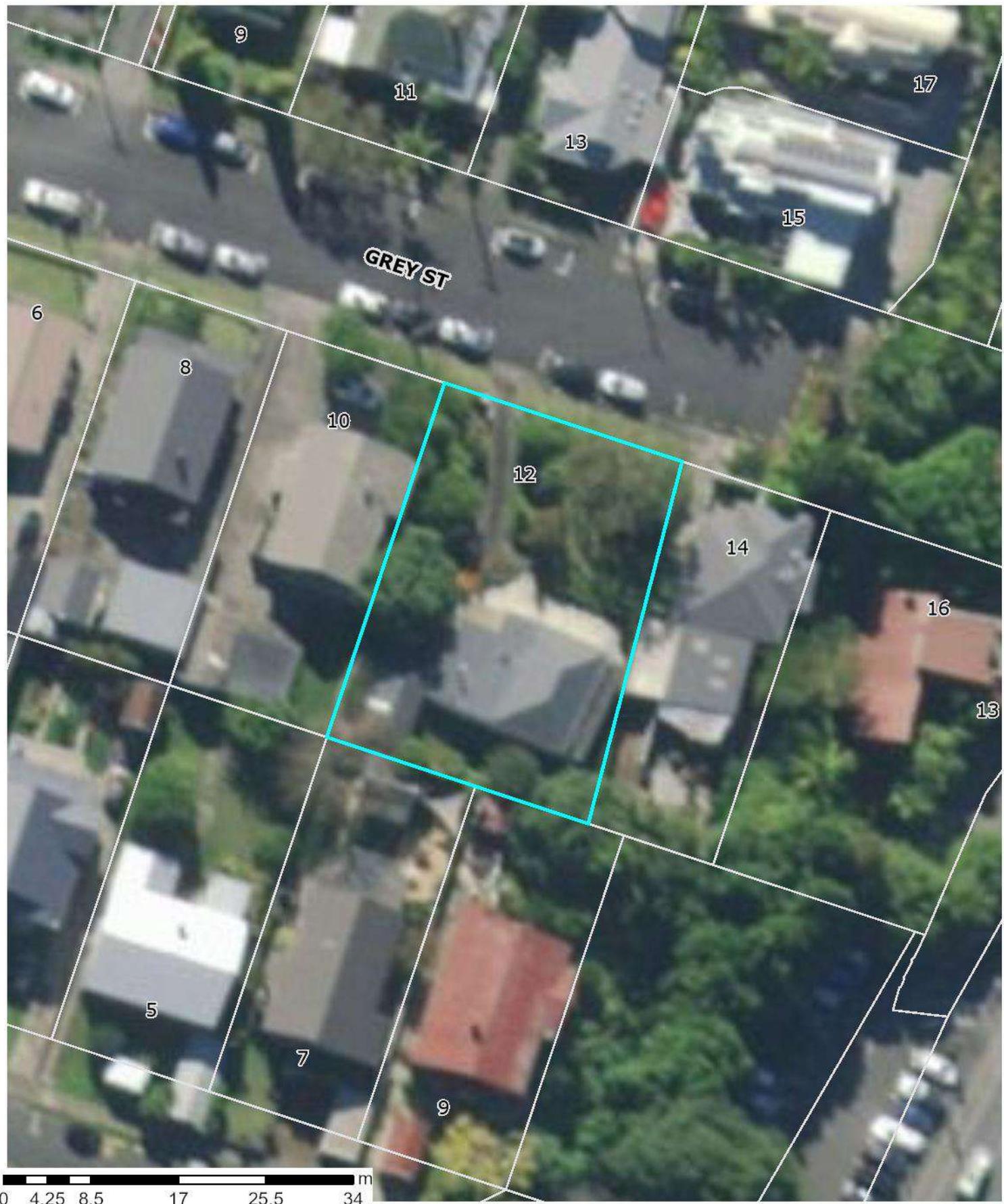
# Property Map



<p><b>New Subdivisions</b></p> <ul style="list-style-type: none"> <li><span style="border: 1px solid green; display: inline-block; width: 15px; height: 10px; margin-right: 5px;"></span> Proposed Pre-223</li> <li><span style="border: 1px solid blue; display: inline-block; width: 15px; height: 10px; margin-right: 5px;"></span> 223 Certificate</li> </ul>	<p>New subdivisions: Proposed as accepted, pre-223 and 223 Certificate with set Conditions.</p> <p>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.</p>	<p>2 February 2026</p> <p>Scale 1:500</p>	
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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





**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** **NA671/131**  
**Land Registration District** **North Auckland**  
**Date Issued** 27 January 1936

**Prior References**

NA409/255

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**Estate** Fee Simple  
**Area** 936 square metres more or less  
**Legal Description** Lot 1 Deposited Plan 26059  
**Registered Owners**  
Barbara Judith Lints and Perpetual Trust Limited as Executors

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**Interests**

Grey

S\*

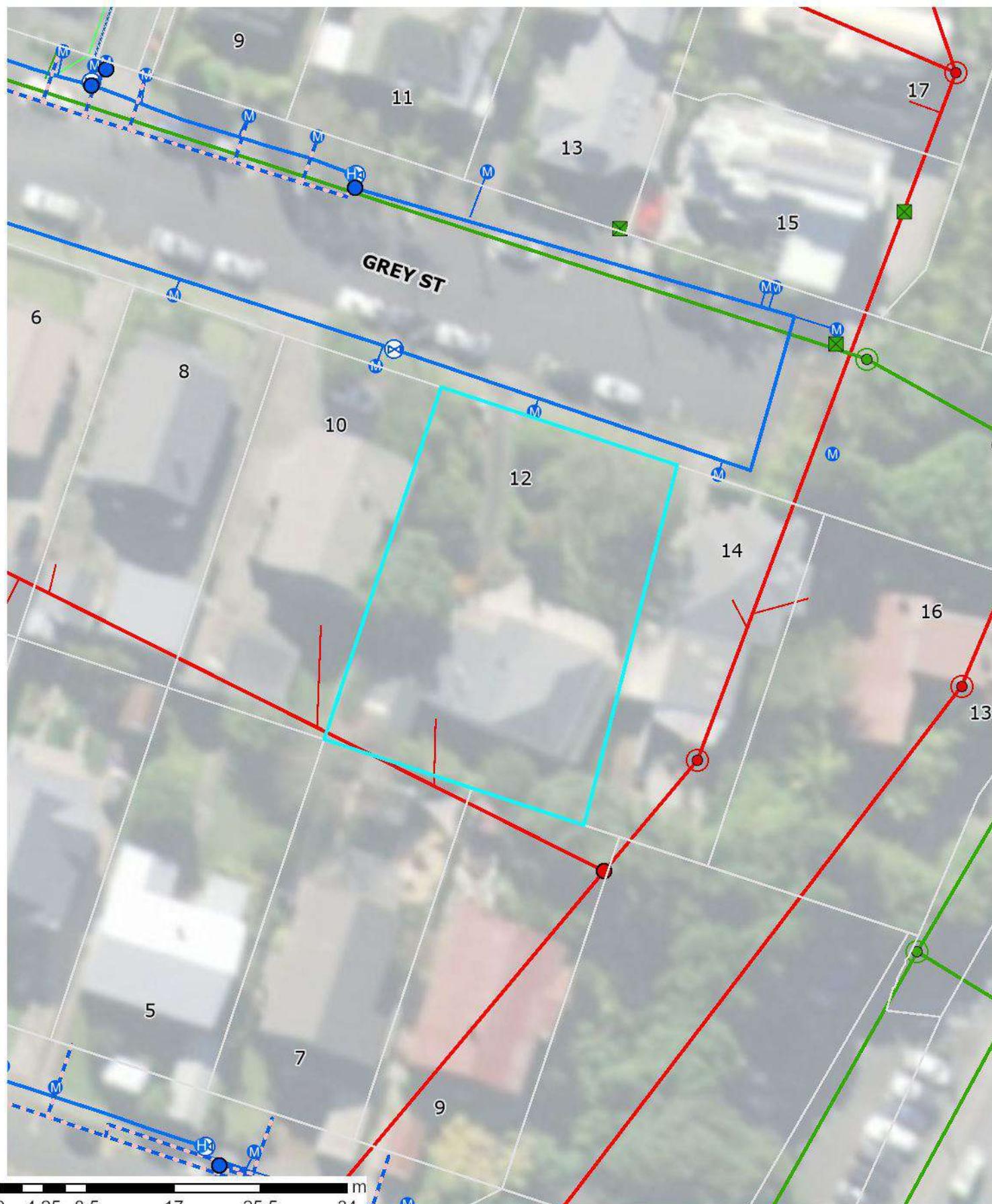
4  
D. P.  
14310

0: 0: 37

2

13  
D. P.  
14310  
14





This information is generalized and shows the approximate location of the Public pipeline services.  
For digging, the As-Built engineering drawings must be used to accurately locate the services.  
See WDC Customer Services.

2 February 2026

Scale 1:500



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# Water, Wastewater and Stormwater – Map Legend

## Water

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

## Stormwater

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

## Wastewater

Wastewater Point	
Backflow Device	
	WDC
	Private
End Structure	
	WDC
	Private
Fitting Node	
	WDC
	Private
Manhole	
	WDC
	Private
Meter	
	WDC
	Private
Motor Control Centre	
	WDC
	Private
Pump	
	WDC
	Private
Valve	
	WDC
	Private
Wastewater Line	
Abandoned Pipe	
	
Main	
	Rising Main (Pressure)
	Sewer Gravity Main
	Private
	Other
Process Pipework	
	WDC
	Private
Service Line	
	WDC
	Private
Wastewater Area	
Chamber	
	WDC
	Private
Pressure Sewer System	
	Public
	Private

# Whangarei Corporation

PERMIT No. 3044  
DATE 18 March 1964.

## HOUSE CONNECTION PLAN

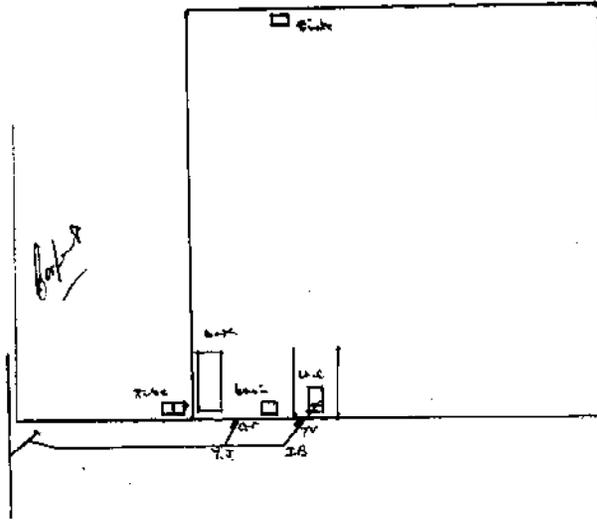
Scale: 1/8in. to a Foot  
New Sewerage Drains: Red.  
Storm Water: Dotted Black.  
Old Drains: — Full Black.

4097

4825

18980

Binding Margin to be left Blank



2

Owner *Mr. H. Wilson*

Street *12 Gray St*

Assessment No. \_\_\_\_\_

Plumber \_\_\_\_\_

Drainer *Wilson*



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

## Rates LIM Report

As at: Monday, 2 February, 2026

Property Number 18980  
Legal Description LOT 1 DP 26059  
Assessment Number 0074136300  
Address 12 Grey Street Whangarei 0112  
Record of Title(s) 671/131  
Land Value \$625,000  
Capital Value \$815,000  
Date of Valuation 01-July-2024

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

Meter Location 10m LHB 15m RHB #12 - 2M LH OF DRIVE

### Rates Breakdown (up to 30 June 2026)

Rates Charge	Charge Total
Uniform Annual General Charge	901.00
Regional Emergency & Hazard Management	67.31
Regional Rescue Services	8.87
Regional Council Services	229.89
Regional Pest Management	109.47
Regional Urban Rivers Management - Gen Catchment	40.34
Regional Flood Infrastructure	41.66
Stormwater	79.00
Regional Economic Development	19.00
Regional Transport Rate	30.40
Sewage Disposal - Residential	966.00
Regional Land and Freshwater Management	189.13
Regional Sporting Facilities	16.09
General Residential	1,823.31
<b>Annual Charge Total</b>	<b>\$4,521.47</b>

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

Rates Instalments	Total
20/07/2025 Instalment	\$1,131.47
20/10/2025 Instalment	\$1,130.00
20/01/2026 Instalment	\$1,130.00
20/04/2026 Instalment	\$1,130.00
<b>Rates Total</b>	<b>\$4,521.47</b>

**Balance to Clear** **\$1,130.00**

# Whangarei Borough Council

80409

## BUILDING APPLICATION FORM

Please Note that any person wishing to take a vehicle over footpath, other than a proper crossing constructed for such purpose, shall apply to Council for a permit to do so and shall pay a fee of £10.

Date: February 13th 1964

To: The Borough Engineer,

Sir,

I hereby apply for permission to Alter Existing Residence

at 12 Grey St (House Number and Street) for H. I. K. Wilson (Owner)

of 12 Grey St., Whangarei (Address), according to locality plan and detail plans, elevations

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

### PARTICULARS OF LAND :

### LENGTH OF BOUNDARIES :

Assess. No. : 731634  
Lot No. : 1  
D.P. : 26059  
Allotment No. : 1

Front : .....  
Back : .....  
Side : ..... Area : 37.02  
Side : .....

*for*

### PARTICULARS OF BUILDING :

Foundations : .....  
Walls : .....

Floors : Concrete to car port  
Roofs : Iron

Area of Ground Floor : ..... square feet.  
Area of Outbuildings : ..... square feet.  
Number of Storeys : Above kerb level..... Below kerb level.....  
Average distance of set back of front of buildings from street boundary line : .....

### ESTIMATED COST :

Building	£750
Sanitary Plumbing and Drainage	£ 80
<b>Total</b>	<b>£830</b>

PERMIT FEE	44 : 10 : 0.
WATER	.....
	44 : 10 : 0.
..... Inspector.	
Receipt No. <u>1809F</u>	Date <u>12 2 64</u>

Proposed purposes for which every part of building is to be used or occupied (describing separately each part intended for use or occupation for a separate purpose) : Private Residence

Proposed use or occupancy of other parts of buildings : .....

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

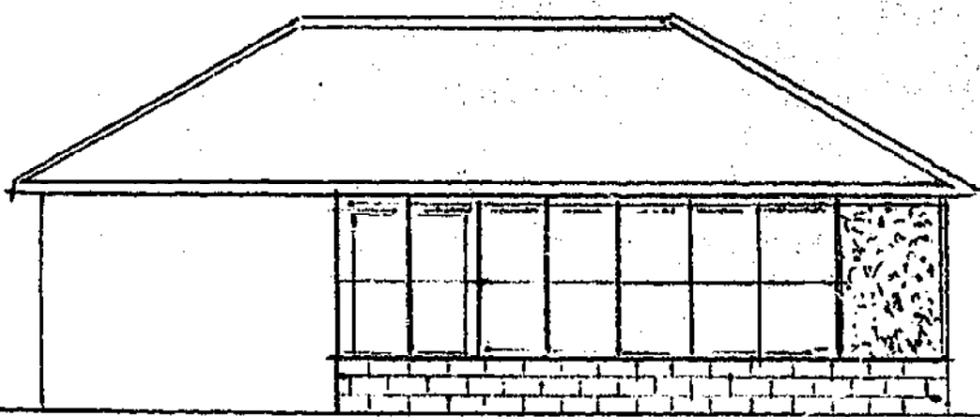
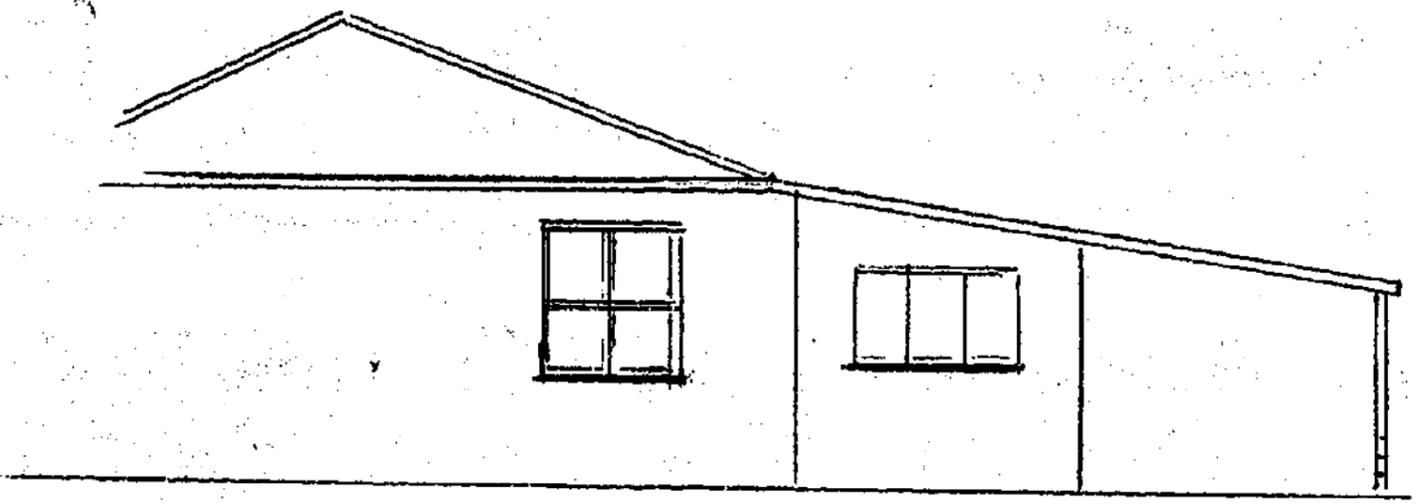
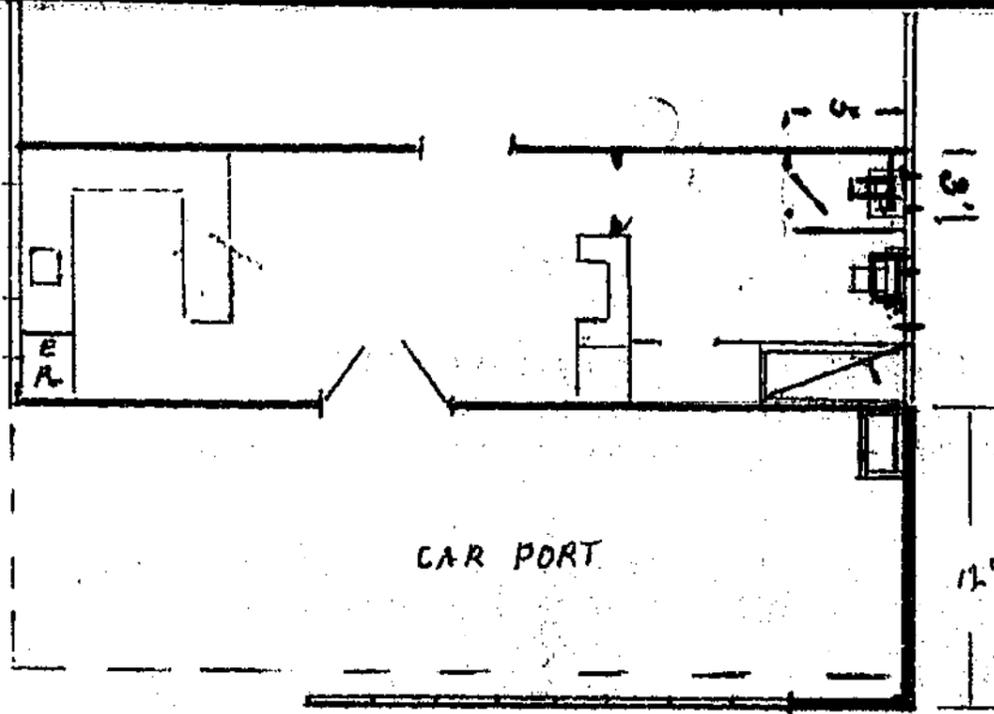
Yours faithfully,

Owner

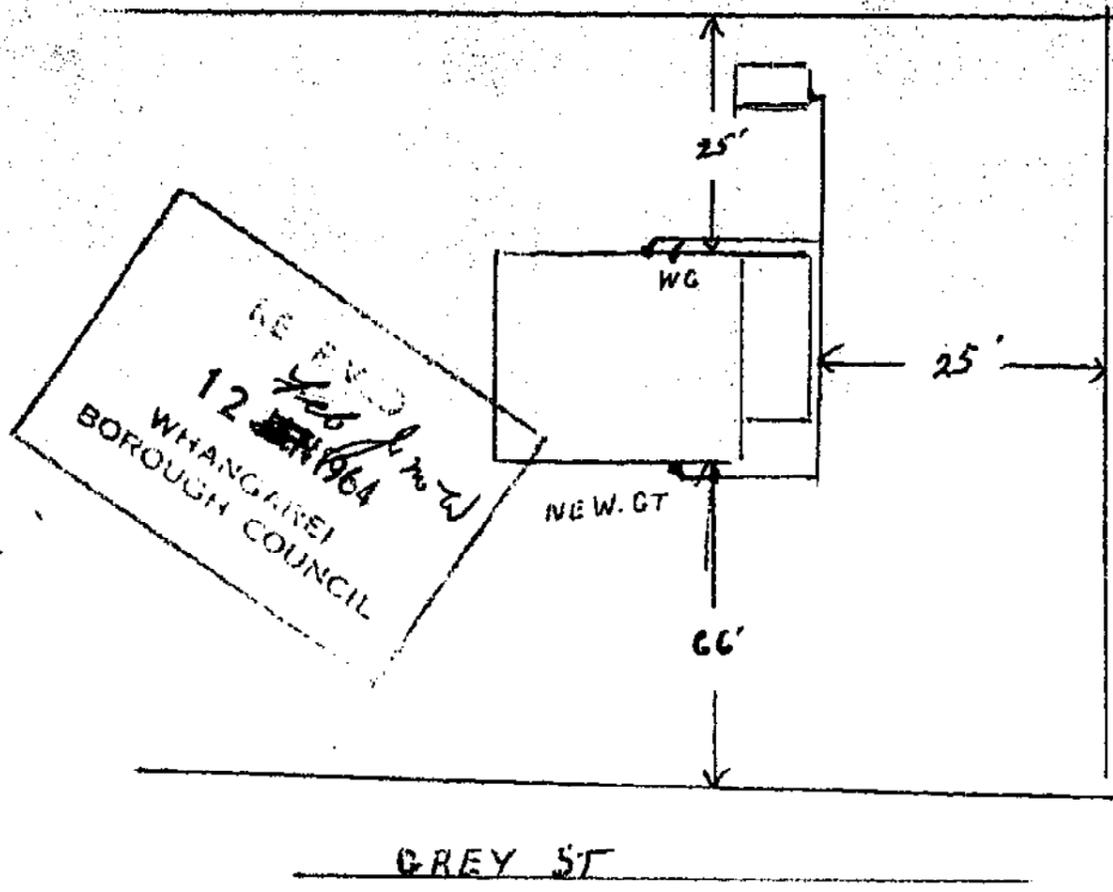
Builder's Postal Address:

Onerahi

P. E. Portridge Builder.



FIBROLITE  
PANEL



Plan of Existing Residence owned by  
Mr H. Wilson, 12 Grey St,  
Showing position of Proposed Alterations  
& Additions.

118980

G-105552

215 18980

WHANGAREI CITY COUNCIL

RECEIVED  
13 MAY 1976  
WHANGAREI CITY COUNCIL

8825-

BUILDING APPLICATION FORM

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

Date . . . . . 19

To: The City Inspector,

Sir,

I hereby apply for permission to erect 1 Single Garage  
at 12 Grey St for MR. A. SPICER  
(House Number and Street) (Owner)  
of 12 Grey St, according to locality plan and detail plans, elevations cross-sections  
(Address)

and specifications of building deposited herewith in duplicate.

PARTICULARS OF LAND:

Assess. No. 73/634  
Lot No. 1  
D.P. 26059  
Allotment No.         

LENGTH OF BOUNDARIES:

Front  
Back  
Side Area  
Side

PARTICULARS OF BUILDING:

Foundations Concrete & Concrete blocks  
Walls Walther boards  
Area of Ground Floor 27.38 sq metres  
Area of Outbuildings           
Number of Storeys: Above kerb level 1

Floors Concrete  
Roofs Cable beam long run

Average distance of set back of front of buildings from street boundary line 1.53 metres from back boundaries

ESTIMATED VALUE:

Building	\$ 800.00
Sanitary Plumbing and Drainage	\$ 50.00
<b>Total</b>	<b>\$ 850.00</b>

Proposed purposes for which every part of building is to be used or occupied (describing separately each part intended for use or occupation for a separate purpose) To house car, garden tools etc

Proposed use or occupancy of other parts of buildings

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

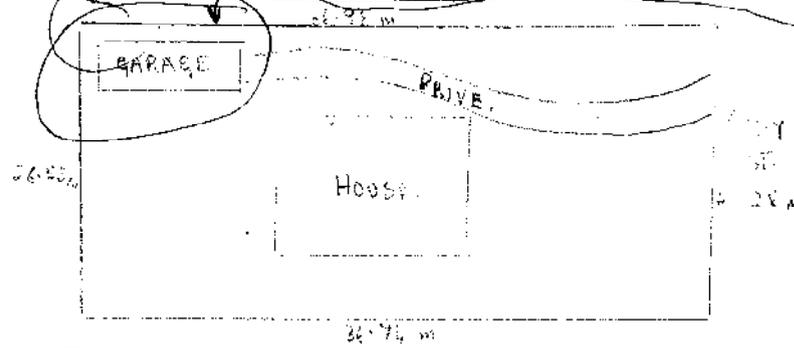
Yours faithfully,

Builder's Postal Address:  
K.A. Swindells  
3 Punga Grove  
Builder's Phone Whangarei  
PK 84945

[Signature] Owner  
K.A. Swindells Builder

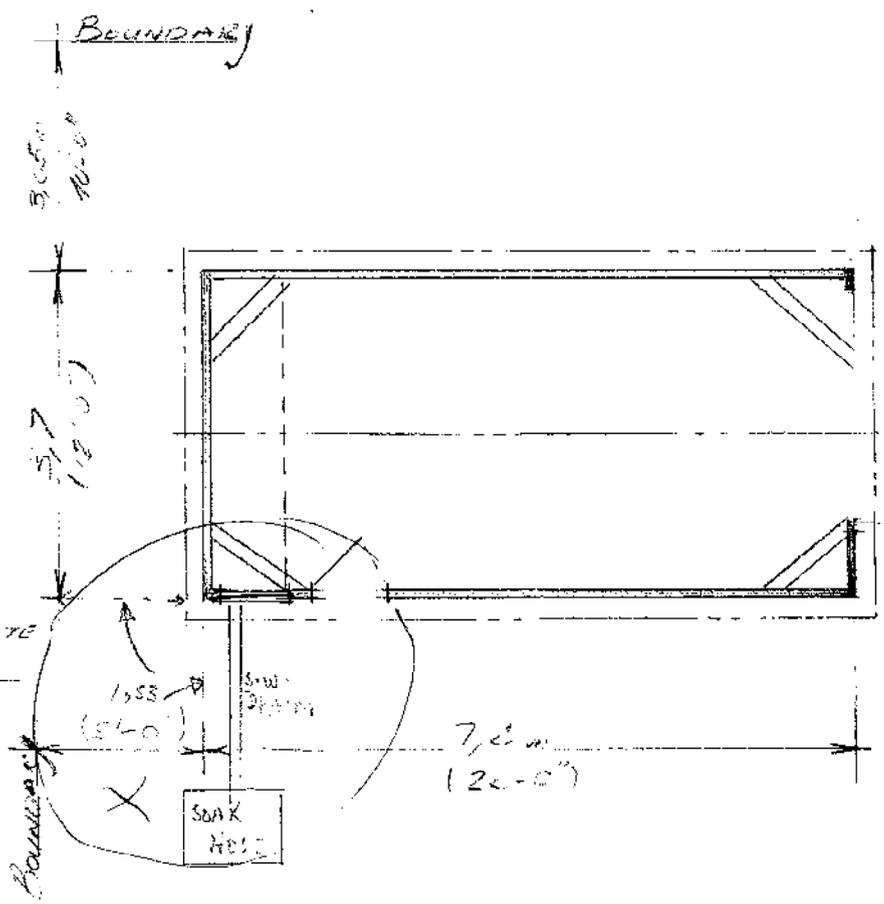
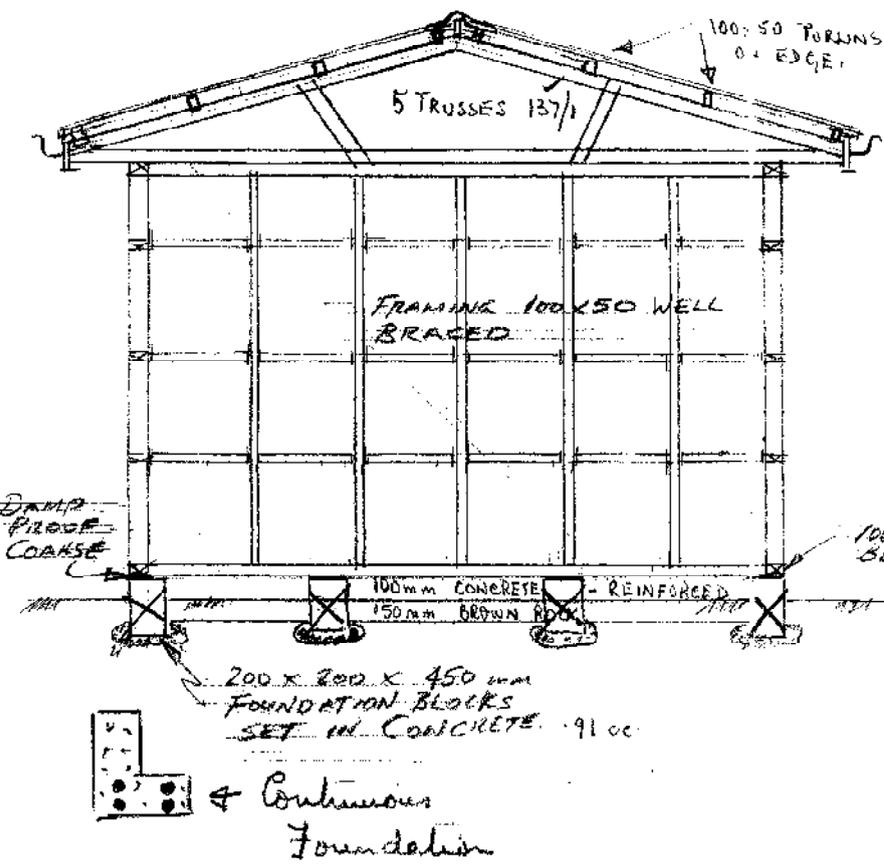
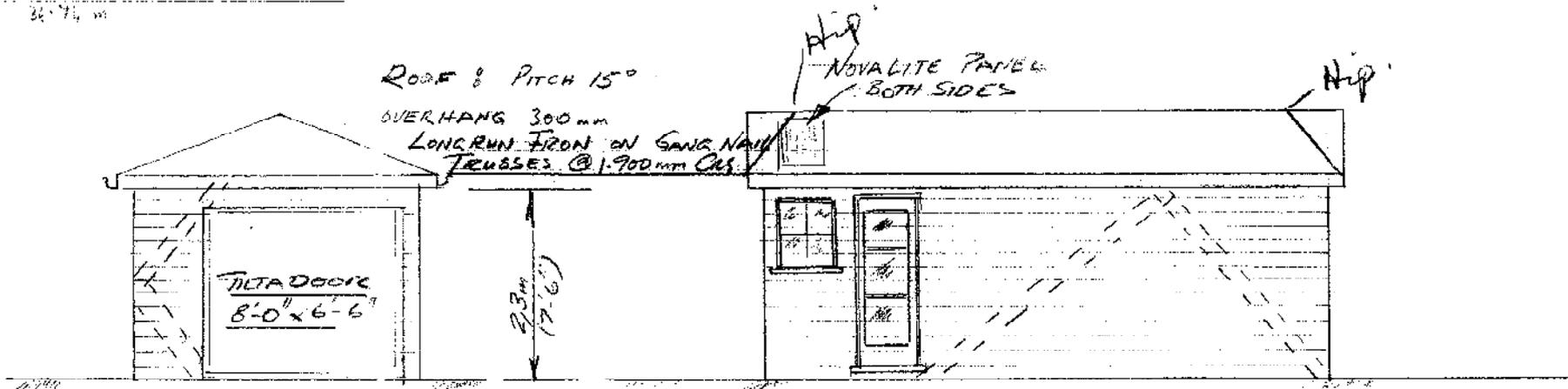
PD 1 -  
B 1 -

SECTION PLAN



OPERA...  
 LOCAL AND REGIONAL PLANNING AUTHORITY  
 PER...  
 DATE 14/5/76

18980





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

**Issue Document**

BUILDING CONSENT No: 28690  
Section 35, Building Act 1991  
Issued: 07May98  
Project Information Memorandum No: 28672

28690

**Applicant**

ROYCE JAMES COX  
12 GREY ST  
WHANGAREI

**Agent**

MR DAVID JEFFERY  
25 KIRIKIRI RD  
WHANGAREI

**Site Information**

PROPERTY ID: 18980  
ASSESSMENT NO: 00741/363.00  
STREET ADDRESS: 12 GREY ST, WHANGAREI  
LEGAL DESCRIPTION: LOT 1 DP 26059

**Project Information**

PROJECT IS FOR: Alteration  
INTENDED USE(S): INSTALL METRO FIRE  
INTENDED LIFE: Specified as 5 years  
VALUE OF WORK: \$1,600.00  
NUMBER OF STAGES: 1

**Fees**

COUNCIL'S TOTAL CHARGES FOR THIS BUILDING CONSENT ARE: \$60.00  
PAYMENTS RECEIVED TO DATE:  
Receipt number: 1259786 Date: 06May98 Amount: \$60.00

Building Consent: 28690

See attached page(s) for any other conditions.

Page: 1

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

1: General

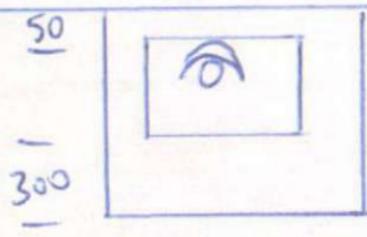
No Requirements.

Signed for and on behalf of the Council

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

Signature:..... *G. Byers* ..... Date: **7./5./98**

Laundry.



Hearth = tiles on  
concrete floor.

Dinning

Kitchen

RECEIVED  
04 MAY 1998  
WHANGAREI  
DISTRICT COUNCIL

APPROVED  
7 - MAY 1998  
B.C.W LTD



**Issue Document**

CODE COMPLIANCE CERTIFICATE No:28690

Section 43(3), Building Act 1991

Doc Id 360473

Issued: 07/05/98  
Building Consent No: 28690

**Applicant**

ROYCE JAMES COX  
12 GREY ST  
WHANGAREI

**Agent**

MR DAVID JEFFERY  
25 KIRIKIRI RD  
WHANGAREI

**Site Information**

PROPERTY ID: 18980  
ASSESSMENT NO: 00741/363.00  
STREET ADDRESS: 12 GREY ST, WHANGAREI  
LEGAL DESCRIPT: LOT 1 DP 26059

**Project Information**

PROJECT IS FOR: Alteration  
INTENDED USE(S): INSTALL METRO FIRE  
INTENDED LIFE: Specified as 5 years

NUMBER OF STAGES: 1

**Fees**

There are no outstanding fees.

This is a final code compliance certificate issued in respect of all of the building work under the above building consent.

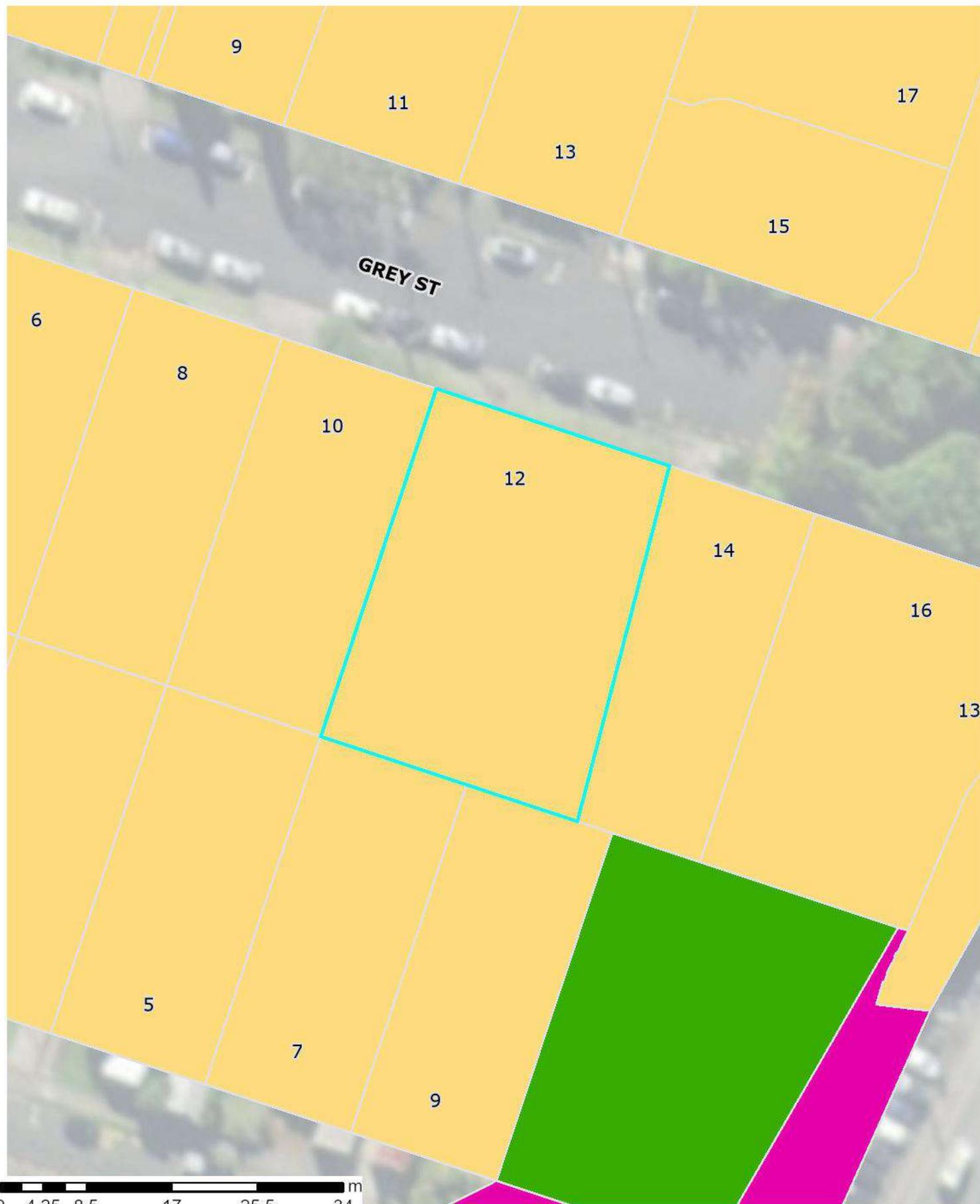
Signed for and on behalf of the Council

Name:..... *BLG/KC* .....

Signature:..... *[Handwritten Signature]* .....

Date:..... *2/6/98* .....

# Operative District Plan - Area Specific Matters



0 4.25 8.5 17 25.5 34 m

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.

2 February 2026  
Scale 1:500



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

## District-Wide Matters

### Energy, Infrastructure and Transport

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

### Hazards and Risks

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

### Historical and Cultural Values

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

### Natural Environment Values

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

### General District-Wide Matters

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

## Area Specific Matters

-  Designation
-  Precinct
-  Development Area

### Residential Zones

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

### Rural Zones

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

### Commercial and Mixed Use Zones

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

### Industrial Zones

-  Light Industrial Zone
-  Heavy Industrial Zone

### Open Space and Recreation Zones

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

### Special Purpose Zones

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

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

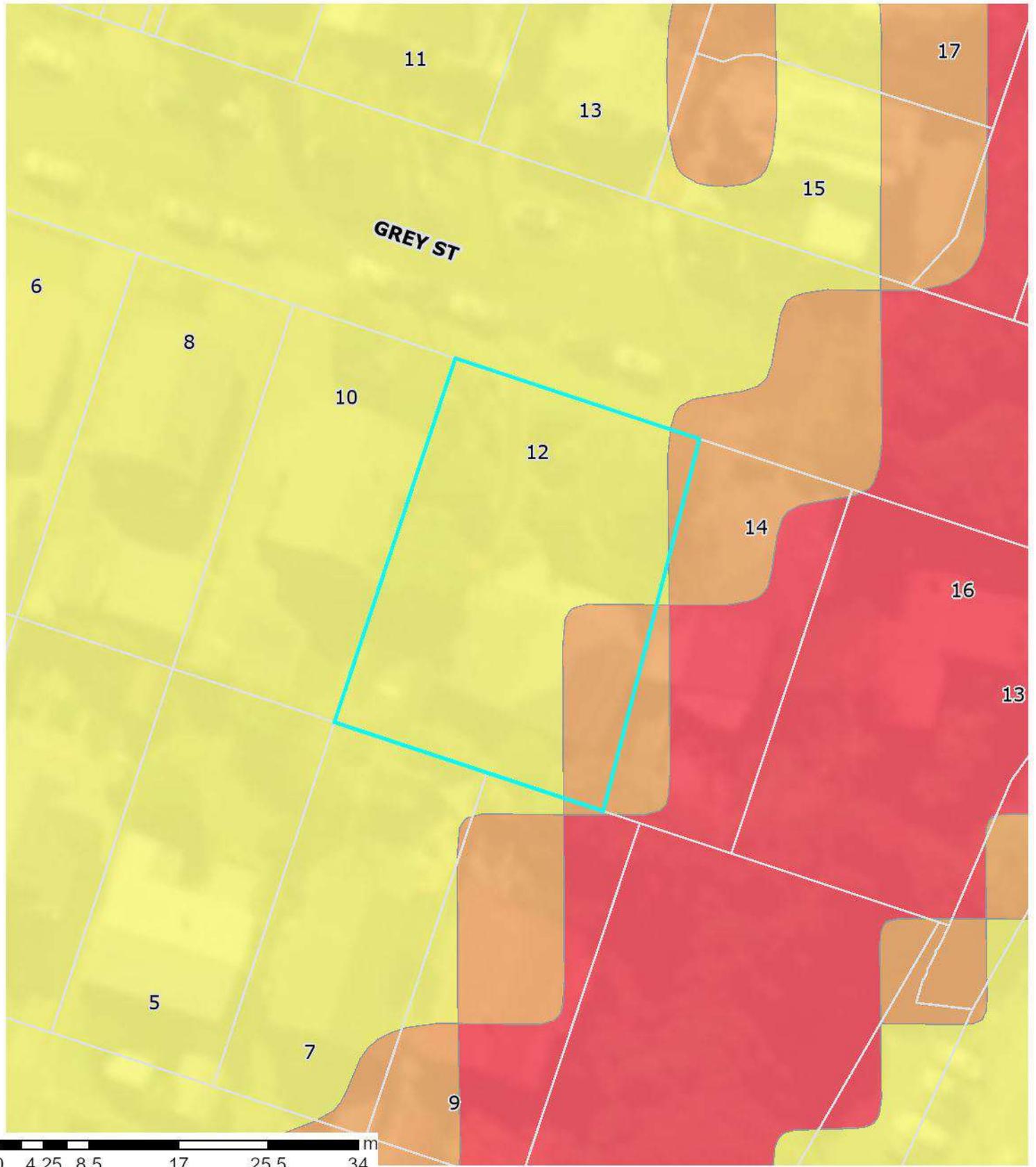
It has been compiled from Whangarei District Council records and is made available in good faith, but its accuracy or completeness is not guaranteed.

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

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

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# Land Instability



## Landslide Susceptibility Zone

-  High
-  Moderate
-  Low

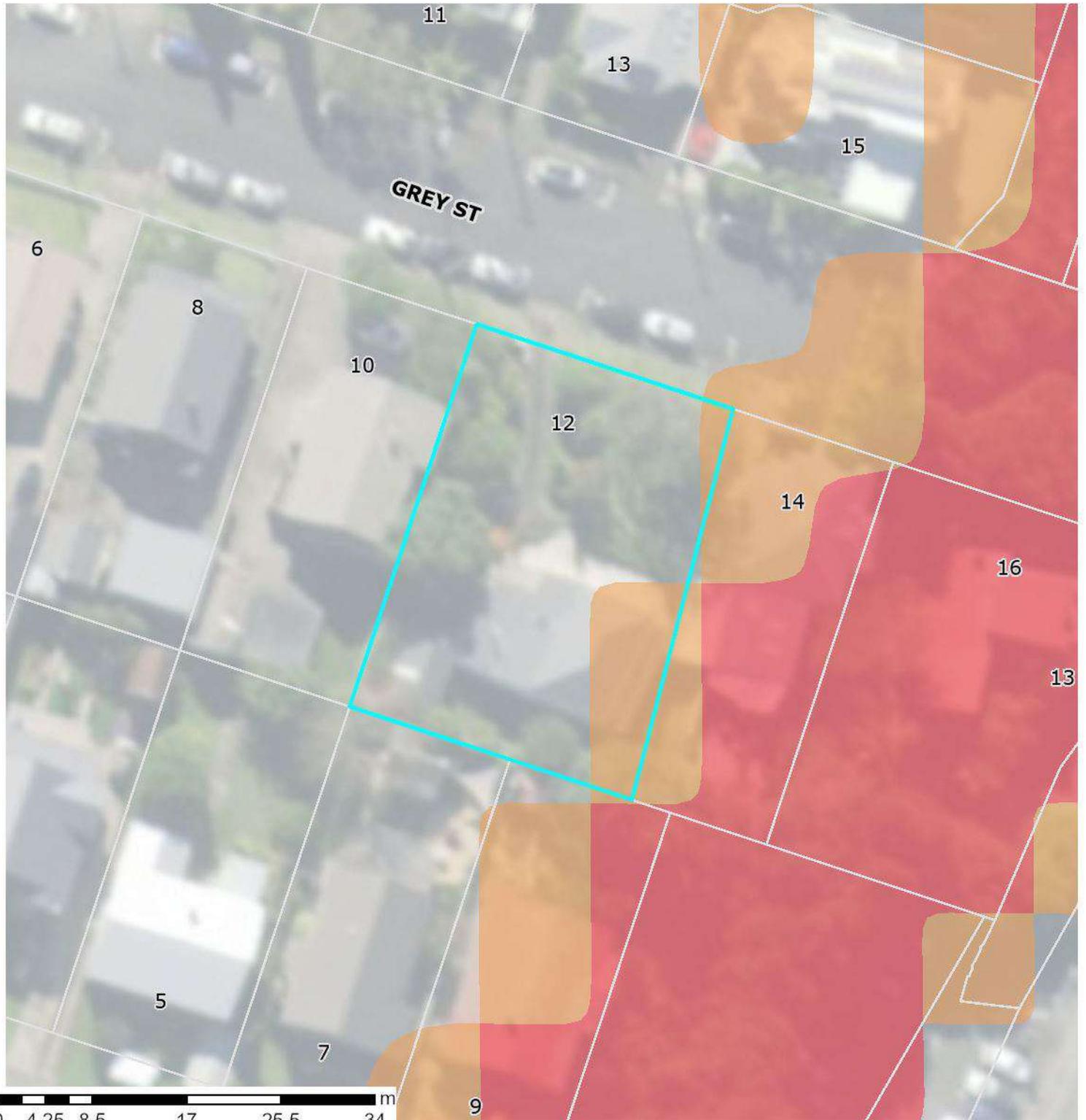
Whangārei District Council holds indicative information on land stability hazard for Whangārei. The Whangārei District Council may require site-specific investigations before granting future subdivision or building consent for the property, depending on the level of stability risk of the area the property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

2 February 2026  
Scale 1:500



# District Plan Change 1 - Natural Hazards

## Land Instability



PC1 - Natural Hazards

Land Instability

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

2 February 2026

Scale 1:500



Information provided on this map forms part of Plan Change 1 – Natural Hazards.  
To view the maps and see how the changes may affect the property please visit:  
<https://www.wdc.govt.nz/Services/Planning/District-Plan-changes/Current-plan-changes>.

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