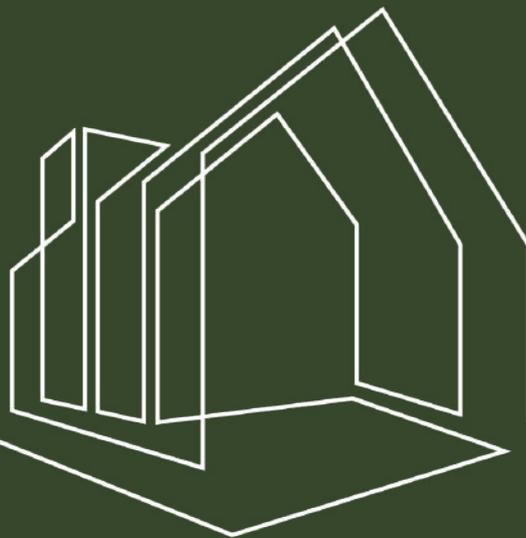


WDC LIM REPORT



SUE & DAMIEN

021 793 822 | 021 387 345

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: LM2600122

Received: 20 Jan 2026

Issued: 04 Feb 2026

Applicant

B P Piskulic, J M Piskulic
C/- Own Real Estate
75 Forest View Road
RD 1
Kamo 0185

Site Information

Property ID: 103032

Street Address: 1049 Pipiwai Road
Whangarei 0176

Legal Description: LOT 1 DP 189837

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: NA119C/478
- Deposited Plan: DP 189837

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

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

- As built service plan from BC0474782

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.

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 Consents and Code Compliance Certificates issued for this property are attached as listed below:

- BC0474782 – New Dwelling
Building Consent Issued – 15/06/2004
Code Compliance Certificate Issued – 16/12/2004
- BC0695527 – Swimming Pool
Building Consent Issued – 22/11/2006
Code Compliance Certificate Issued – 03/12/2008

Swimming pool

There is a swimming pool at this property. The pool fencing was deemed to be compliant at the last inspection on the 25/08/2023

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 Production Zone.

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

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

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

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

Information relating to any utility service other than Councils such as telephone, electricity, gas and regional council will need to be obtained from the relevant utility operator.

Further information may be available from other authorities; Northpower; Spark; Vector Limited; etc.

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

Whangarei District Council recommends that all Whangarei District residents visit the Northland Regional Council website for information on Civil Defence hazard response:
<https://www.nrc.govt.nz>.

This information includes Tsunami evacuation zones, maps and community response plans for flooding and extreme weather events etc.

Copies of site plan, floor plan and elevations are attached for your information.

s44B(2) Natural Hazards

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

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

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

District Plan Information about Natural Hazards

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

Building Act Information about Natural Hazards

No Building Act Information about natural hazards applies to this property

Flooding

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

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

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

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

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. Additional reports that may be relevant to Land Instability are also available at: https://www.wdc.govt.nz/NaturalHazards

Liquefaction

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

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

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

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

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

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

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

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

Tsunami

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

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

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

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

Technical Report for Tsunami Evacuation Zone and Safe Zone map

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

Erosion and Landslide

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

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

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

Technical Reports for erosion prone land

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

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

Drought

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

Technical Report for Northland Drought Assessment

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

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

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

Volcanic, Geothermal and Earthquake

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

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

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

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

Technical Report for earthquake information

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

Signed for and on behalf of Council:



P Luwes
Property Information Officer

Property Map



New Subdivisions

- Proposed Pre-223
- 223 Certificate

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

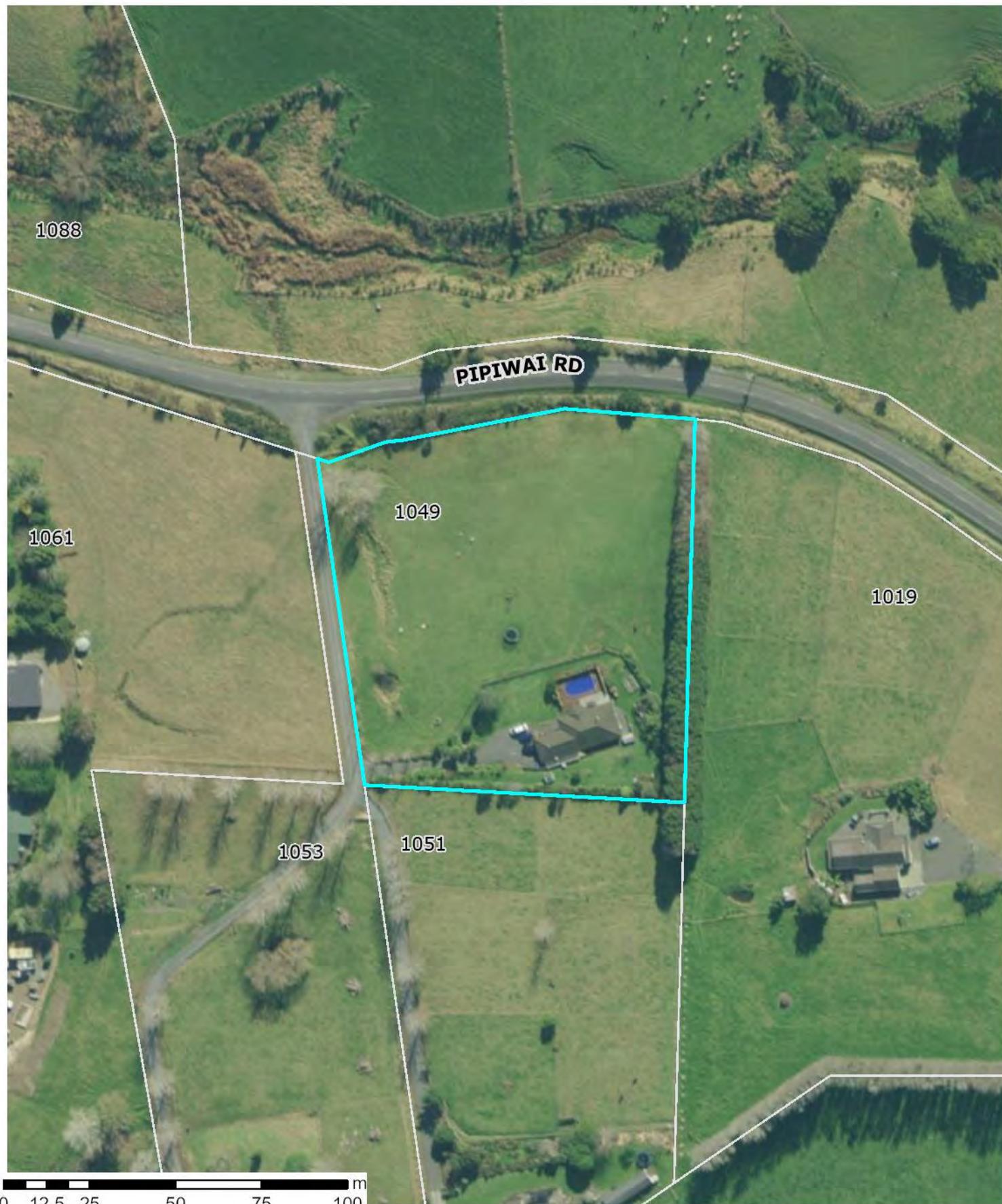
3 February 2026

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

Scale 1:1,500



Aerial Photography



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

3 February 2026

Scale 1:1,500



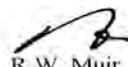
The information displayed is schematic only and serves as a guide. It has been compiled from Whangarei District Council records and is made available in good faith but its accuracy or completeness is not guaranteed. Parcel Information is sourced from the Land Information New Zealand (LINZ) Data Service. 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 **NA119C/478**
Land Registration District **North Auckland**
Date Issued 08 November 1999

Prior References

NA86A/204 NA86A/205

Estate Fee Simple
Area 1.0960 hectares more or less
Legal Description Lot 1 Deposited Plan 189837
Registered Owners
Brett Peter Piskulic and Jacqueline Michelle Piskulic

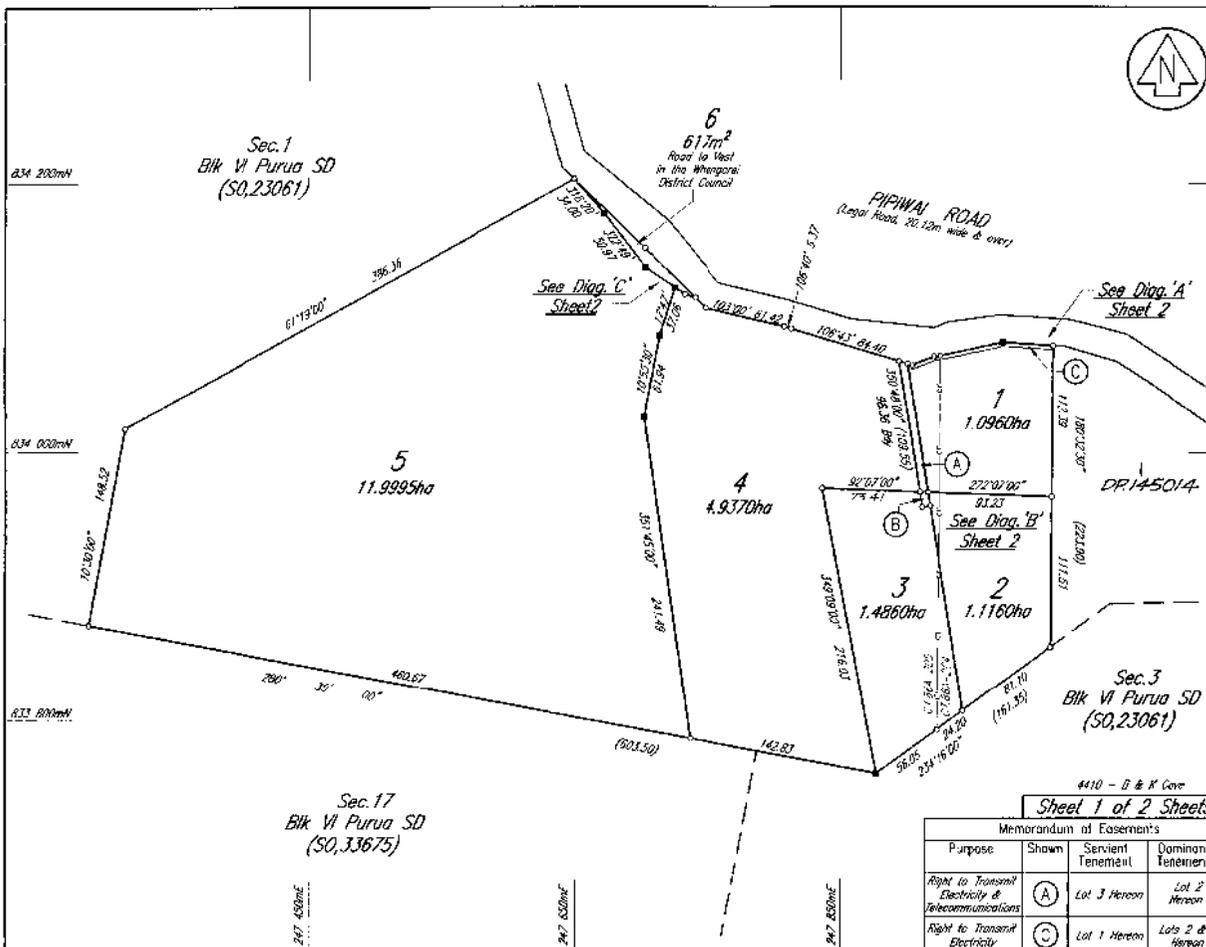
Interests

Appurtenant hereto are water rights created by Transfer 148238.6

Appurtenant hereto is a right of way specified in Easement Certificate D449610.6 - 8.11.1999 at 3.03 pm

Subject to a right to transmit electricity over part marked C on DP 189837 specified in Easement Certificate D449610.6 - 8.11.1999 at 3.03 pm

The easements specified in Easement Certificate D449610.6 are subject to Section 243 (a) Resource Management Act 1991



Approvals

K. B. Cove K. E. Cove

Registered Owners

Approved pursuant to Section 223 of the Resource Management Act 1994 on the 27.05.1998, subject to the granting or reserving of the easements set out in the Memorandum hereon.

The Common Seal of the Whangarei District Council is affixed hereon at the office of:

[Signature]
Council Secretary (5047-975 4033-050)

Memorandum of Easements

Purpose	Shown	Servient Tenement	Dominant Tenement
Right of Way	(A)	Lot 3 Hereon	Lots 1 & 2 Hereon
Right of Way Right to Transmit Electricity & Telecommunications	(B)	Lot 3 Hereon	Lot 2 Hereon

New CT Allocated

Lot 1 C.T. 119F/478	Lot 4 C.T. 119F/481
Lot 2 C.T. 119F/479	Lot 5 C.T. 119F/482
Lot 3 C.T. 119F/480	

Total Area 20.6962ha

Comprised in C.S. 7.864/204 (A1), 864/205 (A1)

Byss Flecker Woodward of Whangarei Registered Surveyor and holder of an annual practicing certificate for who may act as a registered surveyor pursuant to Section 25 of the Survey Act (1956) hereby certifies that this plan has been made from surveys executed by me or under my directions that both plan and survey are correct and were taken in accordance with the Survey Regulations 1972 and any regulations made in substitution thereof.

Dated at Whangarei this 18th day of May 1998
Signature *[Signature]*

4410 - B & K Cove

Sheet 1 of 2 Sheets

Purpose	Shown	Servient Tenement	Dominant Tenement
Right to Transmit Electricity & Telecommunications	(A)	Lot 3 Hereon	Lot 2 Hereon
Right to Transmit Electricity	(C)	Lot 1 Hereon	Lots 2 & 3 Hereon

Field Book p. Inverse Book p.
Reference Plans 42's, 103/113, 145/114, 112/116 & 50,230/1

Examined 11/6/98 Correct

Approved as to Survey *[Signature]*
Deputy Chief Surveyor

Deposited this 27th day of November 1998

[Signature]
District Land Registrar

File No. DP189937
Registered 11/12/98

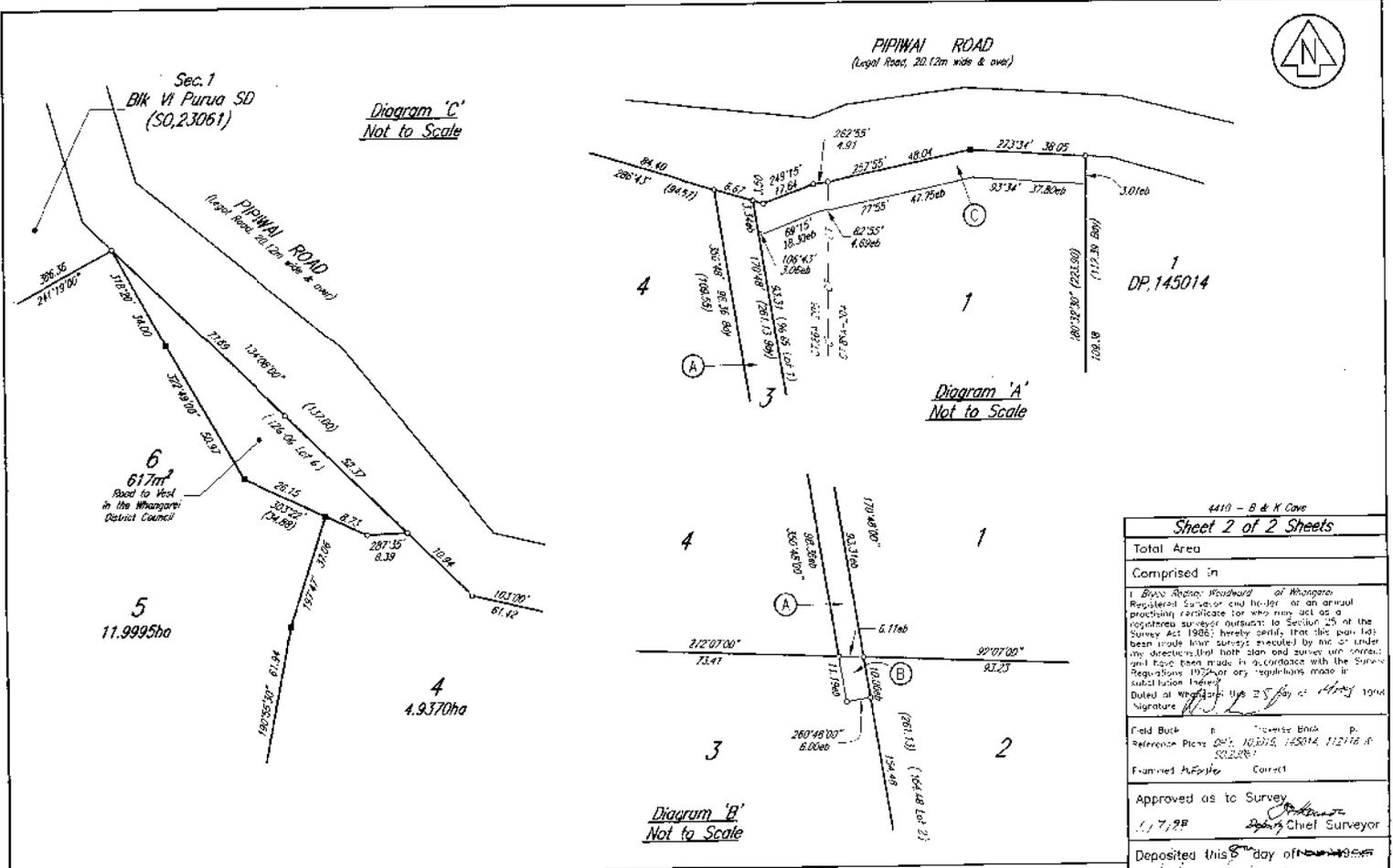
Land District North Auckland
Survey Block & District VI Purua
NZMS 261 Sheet 006 Red Map No 2.4

Plan of Lots 1-6 being a Subdivision of Lots 2 & 3
DP.145014

Territorial Authority Whangarei District
Surveyed By Reyburn & Bryant
Scale 1:2000 Date May 1998



11 DEC 1998

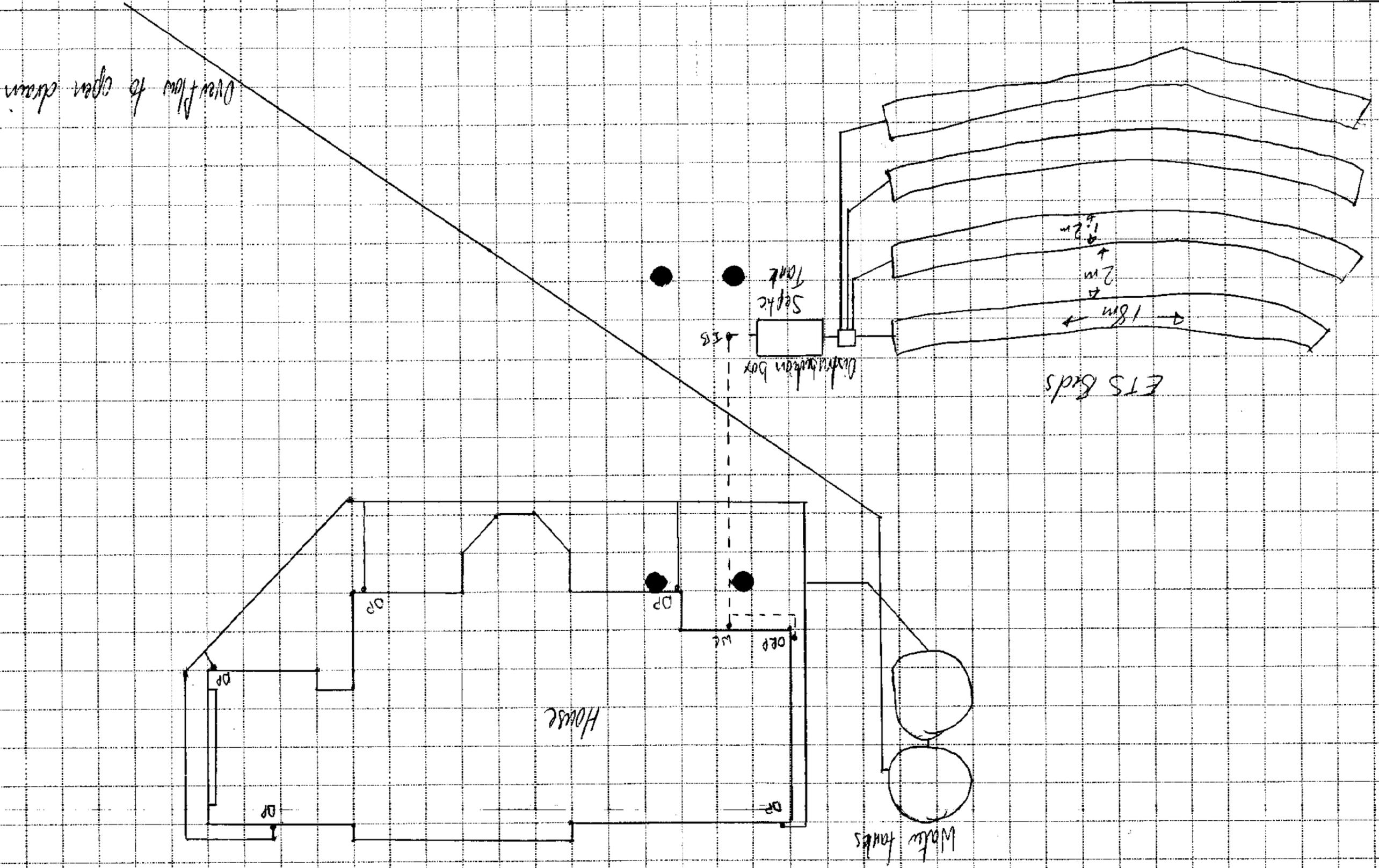


Land District North Auckland
 Survey Block & District VI Purua
 NZMS 261 Sheet 006 Rcd Map No 2.4

Plan of Lots 1-6 being a Subdivision of Lots 2 & 3
 DP, 145014

Territorial Authority Whangarei District
 Surveyed By Reyburn & Bryant
 Scale As Shown Date May 1992

4410 - B & K Cove	
Sheet 2 of 2 Sheets	
Total Area	
Comprised in	
1. B.V.S.O. Rights: Whangarei of Whangarei Registrar's Surveyor and licensor or an original practicing (certificate for who may act as a registered surveyor pursuant to Section 25 of the Survey Act 1908); hereby certify that this plan has been made from surveys executed by me or under my direction that both plan and survey are correct and have been made in accordance with the Survey Regulations 1972 or any regulations made in substitution thereof.	
Dated at Whangarei this 25 th day of May 1992	
Signature <i>[Signature]</i>	
Field Book	B Reverse Book P.
Reference Plans	DP, 103215, 145014, 112116 & 302226
Examined by <i>[Signature]</i> Correct	
Approved as to Survey	
1.7.92	<i>[Signature]</i> Chief Surveyor
Deposited this 5 th day of November <i>[Signature]</i>	
District Land Registrar	
File No. 29	DP 189837
Instructions:	Approved 09/3/92





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: Tuesday, 3 February, 2026

Property Number 103032
Legal Description LOT 1 DP 189837 - INT IN ROW
Assessment Number 0032027502
Address 1049 Pipiwai Road Whangarei 0176
Record of Title(s) 119C/478
Land Value \$350,000
Capital Value \$1,050,000
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 Council Services	229.89
Regional Transport Rate	30.40
Uniform Annual General Charge	901.00
Regional Emergency & Hazard Management	67.31
Regional Rescue Services	8.87
Regional Land and Freshwater Management	105.91
Regional Pest Management	109.47
Regional Sporting Facilities	16.09
General Residential - Lifestyle	1,021.06
Stormwater	79.00
Regional Flood Infrastructure	41.66
Regional Economic Development	10.64
Annual Charge Total	\$2,621.30

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

Rates Instalments	Total
20/07/2025 Instalment	\$656.30
20/10/2025 Instalment	\$655.00
20/01/2026 Instalment	\$655.00
20/04/2026 Instalment	\$655.00

Rates Total **\$2,621.30**

Balance to Clear **\$1,310.00**



Issue Document

BUILDING CONSENT No: 74782
Section 35, Building Act 1991
Issued: 15Jun04
Project Information Memorandum No: 70878

74782

Applicant

GRANT JONATHAN AND PAULA JAN SHAW
C/O HARRISON CONSTRUCTION
P O BOX 4126
KAMO
WHANGAREI

Agent

HARRISON CONSTRUCTION
PO BOX 4126
KAMO
WHANGAREI

Site Information

PROPERTY ID: 096007
STREET ADDRESS: PIPIWAI RD, R D 6, WHANGAREI 0121
LEGAL DESCRIPTION: LOT 1 DP 189837

Project Information

PROJECT IS FOR: New Building
INTENDED USE(S): NEW DWELLING
INTENDED LIFE: Indefinite but not less than 50 years
VALUE OF WORK: \$179,800.00
NUMBER OF STAGES: 1

Fees

COUNCIL'S TOTAL CHARGES FOR THIS BUILDING CONSENT ARE: \$565.00
PAYMENTS RECEIVED TO DATE:
Receipt number: 2718649 Date: 11Jun04 Amount: \$565.00

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

1: **General**

No Requirements.

2: **Dust Nuisance**

The applicant must control dust nuisance created by any site or building works.

3: **Toilet Facilities**

Toilet facilities must be provided within reasonable distance of the construction site. Ground discharge is no longer acceptable.

4: **Smoke Alarms**

Smoke alarms are to be installed in compliance with the building code.

Signed for and on behalf of the Council

Name: *C. Blaney*

Signature: *[Handwritten Signature]*

Date: *15.06.04*



GOLDEN HOMES
HARRISON CONSTRUCTION LTD.

PLAN NAME

ALTERED / REVERSED

MARIE

© GOLDEN HOMES
HOLDINGS LTD. 1994

NOTES

ALL BOUNDARY BEARINGS, LENGTHS AND PEG LOCATIONS TO BE CONFIRMED ON SITE PRIOR TO COMMENCING FOUNDATIONS, TO ENSURE HOUSE POSITION IS CORRECT, ANY DISCREPANCIES TO BE REPORTED TO THE DESIGNER IMMEDIATELY

SEWER & STORMWATER CONNECTIONS TO BE CONFIRMED ON SITE PRIOR TO COMMENCEMENT OF FOUNDATIONS

BUILDING PLATFORM TO BE FLAT WITH A SOIL BEARING CAPACITY OF NO LESS THAN 100tpa

APPROVED

- 8 JUN 2004

ABC LTD

KEY

- 100mm PVC STORMWATER DRAIN
- 100mm PVC SOIL DRAIN
- 65mm WASTE PIPES
- oTV TERMINAL VENT
- oIP INSPECTION POINT
- ORG OVERFLOW RELIEF GULLY
- oDP DOWNPIPES

ALL DRAINAGE TO AS/NZ 3500.2.2

COUNCIL COPY

FFL = 500

FGI = 800

- WIND ZONE HIGH
- EARTHQUAKE ZONE C

JOB TITLE

SHAW RESIDENCE
LOT No. 1, DP 145014
PIPIWAI ROAD
WHANGAREI

DRAWING TITLE

SITE & DRAINAGE

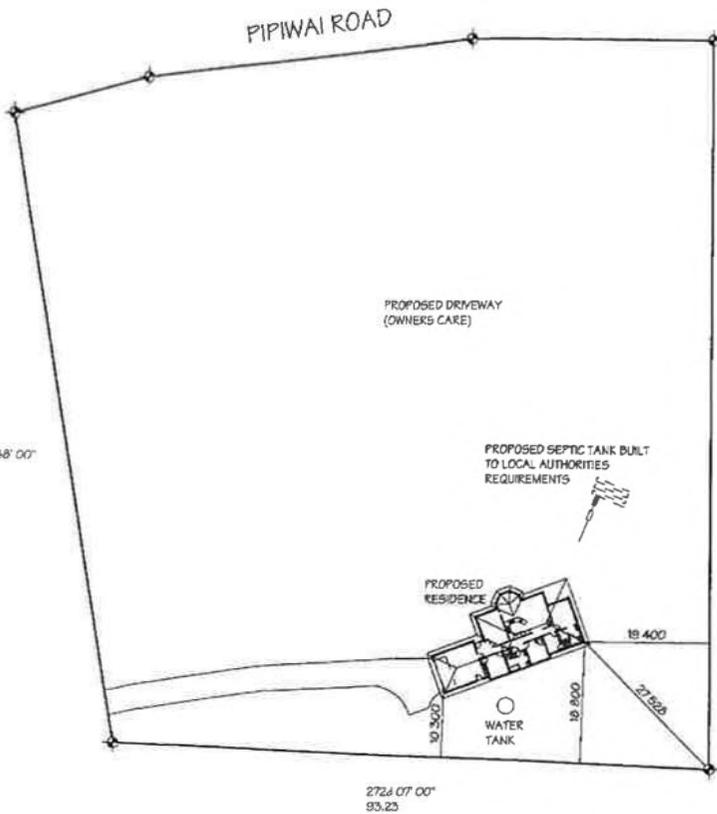
SALES SUZANNE

DRAWN ADRIAN/STEVE

CHECKED

JOB No. 0008 SHEET No. 2 OF 9

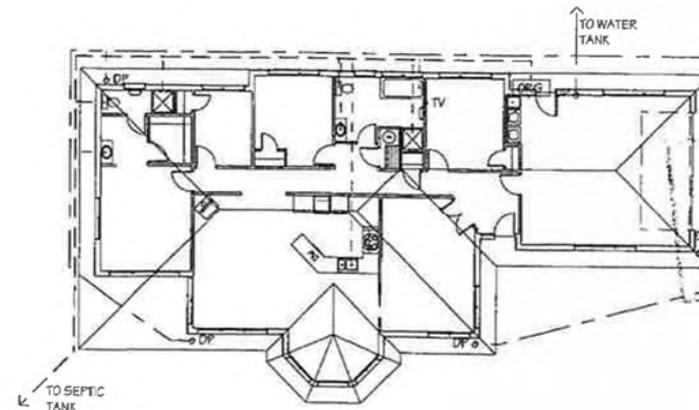
SCALE AS SHOWN DATE 22/04/04



SITE PLAN
N.T.S

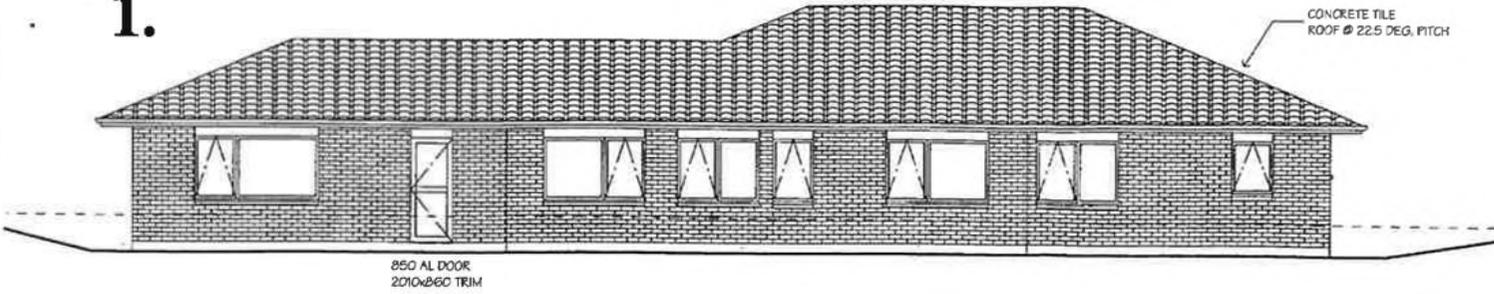


LOT No.1
DP 145014
AREA 1.0960 ha



DRAINAGE PLAN
1:200

1.



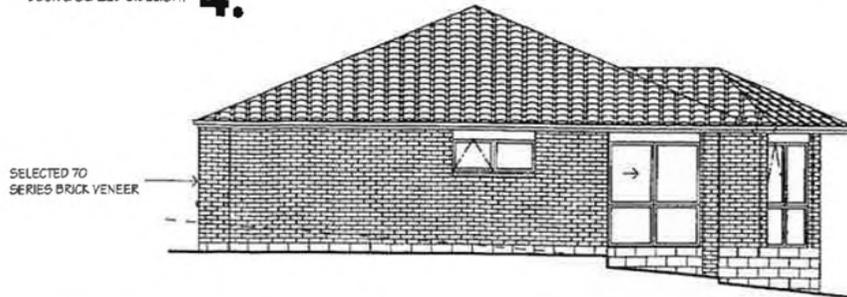
2.



3.



810 PRESSED PANEL ENTRY
DOOR & GLAZED SIDELIGHT 4.



GOLDEN HOMES
HARRISON CONSTRUCTION LTD.

PLAN NAME

ALTERED / REVERSED

MARIE

© GOLDEN HOMES
HOLDINGS LTD. 1994

NOTES

COUNCIL COPY

13 JUN 2004

FFL = 500
FGL = 800

WIND ZONE HIGH
EARTHQUAKE ZONE C

JOB TITLE

SHAW RESIDENCE
LOT No. 1, DP 145014
PIPIWAI ROAD
WHANGAREI

DRAWING TITLE

ELEVATIONS

SALES	SUZANNE	
DRAWN	ADRIAN/STEVE	
CHECKED		
JOB No	0008	SHEET No. 1 OF 9
SCALE	1:100	DATE 22/04/04

DARYL HESWALL LTD

P O BOX 1293 WHANGAREI NEW ZEALAND
Telephone Office & After Hours (09) 4355311
Fax (09) 4351360 Email: alwayshot@xtra.co.nz

24/11/2004

Whangarei District Council
Private Bag
Whangarei

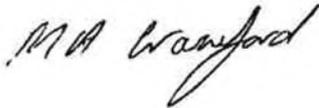
Dear Sirs

Re: Mr & Mrs Grant Shaw - Pipiwai Road- Building Consent # 74782

I, Daryl Heswall, Certifier Licence # 11374, certify that the Miami Fire Place has been installed at the above address to the current Building Code.

Mike Crawford
DIRECTOR

for Daryl Heswall Ltd





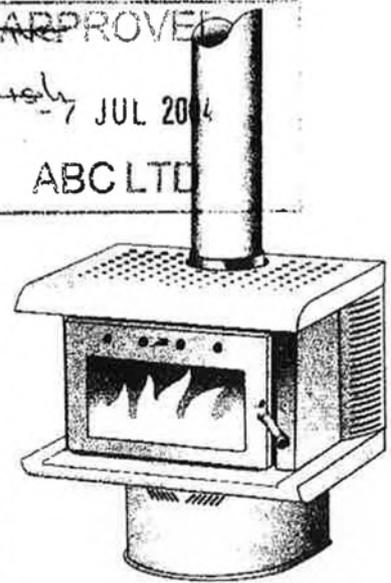
H 2 S APPROVED

Flue kit 335 only
 29/06/04
 05 JUL 2004

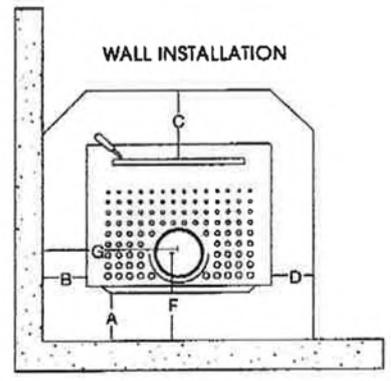
MIAMI SPECIFICATIONS

ABC LTD

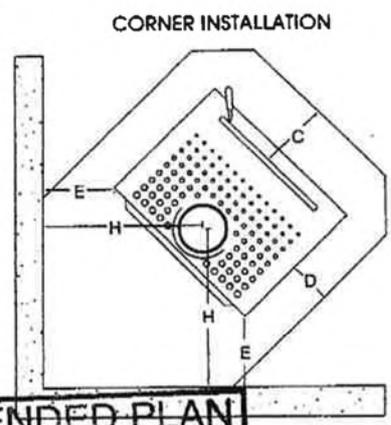
FIREBOX MATERIAL	6mm, 3mm steel plate & firebrick
FIREBOX DIMENSIONS	460mm x 275mm
MAXIMUM LOG SIZE	450 mm logs
APPROXIMATE BURN TIME	up to 8 hours
HEAT OUTPUT PEAK	16kW plus
DOOR OPENING SIZE	410mm x 270mm
GLASS AREA	647 sq cm
GLASS MATERIAL	5mm Robax ceramic
HOT WATER OUTPUT	booster up to 2Kw(est)
HOT WATER BOOSTER MATERIAL	16g stainless steel
CONTROLS	in door
FLUE DIAMETER	150mm
FLUE MATERIAL	24g T304 stainless steel
HEIGHT OF STANDARD FLUE KIT	4 x 900mm flues
TESTING NZS 7421 : 1990	passed
APPLIANCE WEIGHT	78kg
APPLIANCE VOLUME	0.26 cubic metres
FLUE KIT WEIGHT	22kg
FLUE KIT VOLUME	0.22 cubic metres
COLOUR CHOICES	4 colours
POKER	standard equipment
WARRANTY 5 YEAR	standard
MINIMUM HEARTH SIZE	952mm wide x 850mm deep x 60mm high
DIMENSIONS OF STOVE	
STOVE HEIGHT	645mm
STOVE WIDTH	654mm
STOVE DEPTH	500mm
MINIMUM CLEARANCES TO COMBUSTIBLES	
A STOVE REAR TO COMBUSTIBLE WALL	150mm
B STOVE SIDE TO COMBUSTIBLE WALL	580mm
C MINIMUM FORWARD HEARTH EXTENSION	200mm (60mm high)
D SIDE HEARTH EXTENSION	150mm
E STOVE CORNER TO WALL @ 45°	250mm
F FLUE CENTRE TO REAR WALL	270mm
G FLUE CENTRE TO SIDE WALL	910mm
H FLUE CENTRE TO WALL @ 45°	565mm



MIAMI WOODSTOVE



WALL INSTALLATION



CORNER INSTALLATION

AMENDED PLAN
 05 JUL 2004
 ABC LTD.



The information contained in this document is intended to be of general nature and should not be quoted for installation purposes.
 Harris Flame Technology may, at any time, make modifications to any of the models described, for technical or commercial reasons, without prior notice.





Issue Document

CODE COMPLIANCE CERTIFICATE NO 74782

Section 43(3), Building Act 1991

Issued: 15/06/2004
Building Consent No: 74782

Applicant

GRANT JONATHAN AND PAULA JAN SHAW
C/O HARRISON CONSTRUCTION
P O BOX 4126
KAMO
WHANGAREI

Agent

HARRISON CONSTRUCTION
PO BOX 4126
KAMO
WHANGAREI

Site Information

PROPERTY ID: 096007
ASSESSMENT NO:
STREET ADDRESS: 1049 PIPIWAI RD, R D 6, WHANGAREI 0121
LEGAL DESCRIPT: LOT 1 DP 189837

Project Information

PROJECT IS FOR: New Building
INTENDED USE(S): NEW DWELLING
INTENDED LIFE: Indefinite but not less than 50 years

NUMBER OF STAGES: 1

Fees

There are no outstanding fees.

FINAL CODE COMPLIANCE CERTIFICATE: 74782
See attached page(s) for any other conditions.

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: *RJ HARSANT*

Signature: *[Handwritten Signature]*

Date: *16.12.04*

95527

BUILDING CONSENT No:95527
Section 51, Building Act 2004



WHANGAREI
DISTRICT COUNCIL

Issued:22Nov06
Project Information Memorandum No 95305

The Building

Street Address of building:

1049 PIPIWAI RD, RD 6, WHANGAREI 0176

Legal Description of land where building is located:

LOT 1 DP 189837

LLP 096007

The Owner

Name of owner: GRANT JONATHAN AND PAULA JAN SHAW

Mailing Address: 1049 PIPIWAI RD

RD 6

WHANGAREI 0176

Contact Person: NORTHLAND SPA & POOL CO

Mailing Address: 4 OKARA DRIVE

WHANGAREI

Street address/registered office:

1049 PIPIWAI RD

RD 6

WHANGAREI 0176

Building Work

The following building work is authorised by this consent:

Project: Other & Demolition

Intended Use: **SWIMMING POOL**

*Creating the ultimate
living environment*

Forum North, Private Bag 9023
Whangarei, New Zealand
Telephone: +64 9 430 4200
Facsimile: +64 9 438 7632
Email: mailroom@wdc.govt.nz
Website: www.wdc.govt.nz

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:

1: General

No Requirements.

2: Dust Nuisance

The applicant must control dust nuisance created by any site or building works.

3: Toilet Facilities

Toilet facilities must be provided within reasonable distance of the construction site. Ground discharge is no longer acceptable.

Compliance Schedule

A compliance schedule is not required for the building.

Signature  _____ (G Byers)

TEAM LEADER – BUILDING ADMINISTRATION
Position _____

On behalf of: Whangarei District Council

Date: 22 Nov 2006

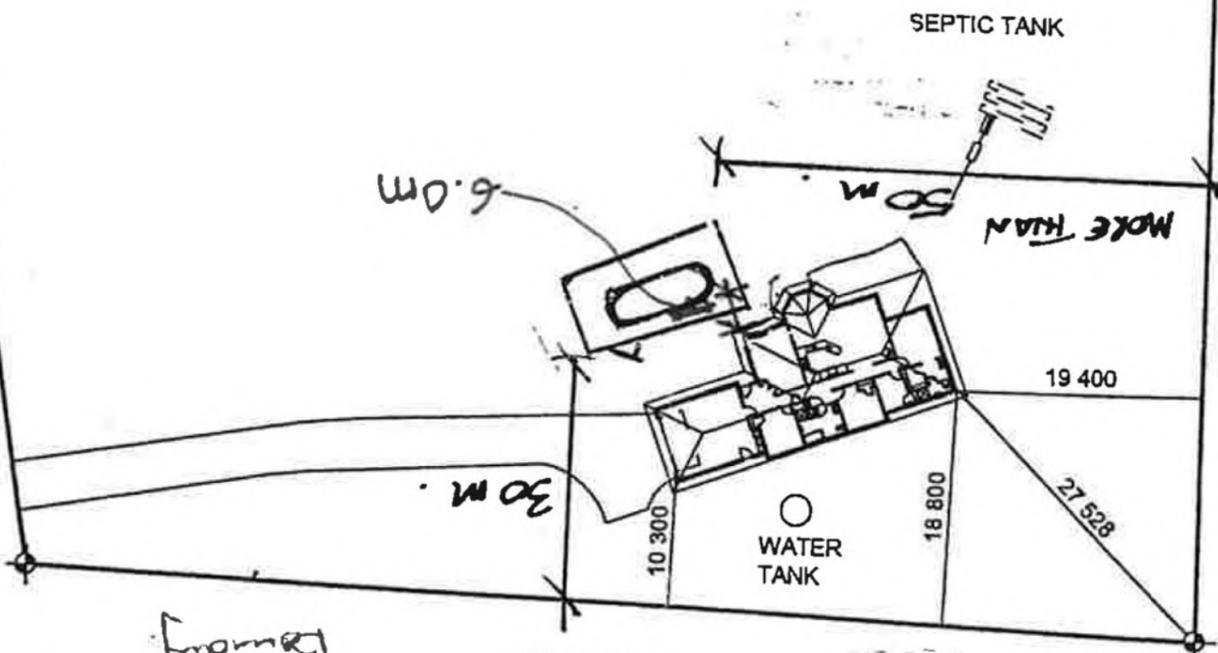
BUILDING CONSENT NO 95527

WHANGAREI DISTRICT COUNCIL
BUILDING CONTROL
6 - NOV 2006
PIPIWAI ROAD
APPROVED

PROPOSED DRIVEWAY
(OWNERS CARE)

350d 48' 00"
98.36

180d 32' 30"
112.39



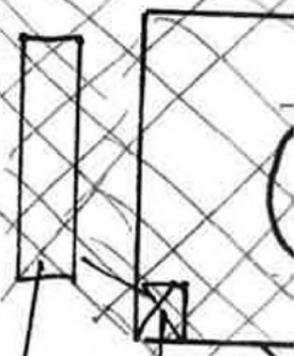
Measure from
Boundary

272d 07' 00"
93.23

SITE PLAN
N.T.S

SOAK HOLE

ACT 1987



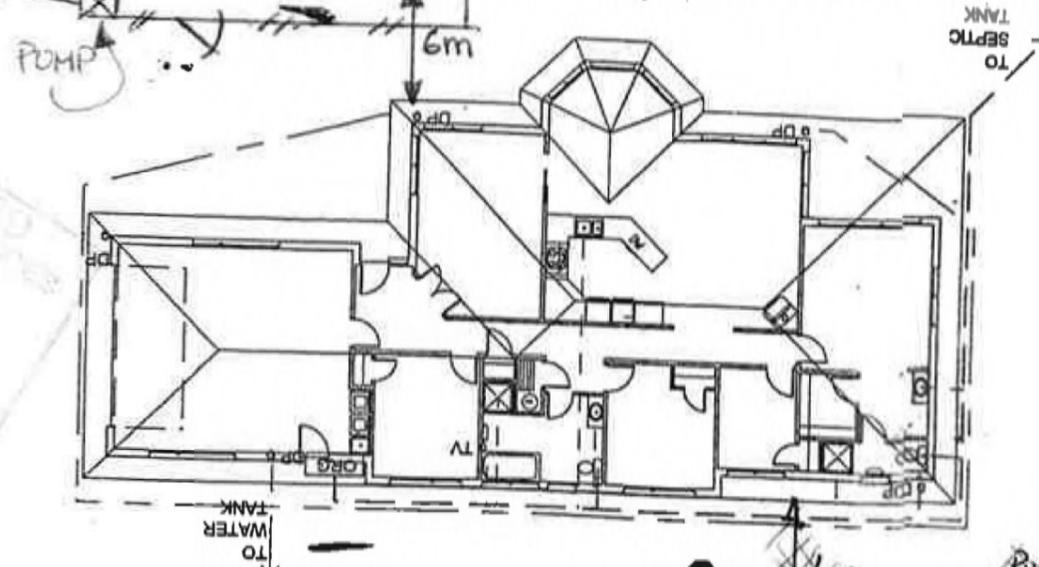
TO SEPTIC TANK

ACT (1987)
KING
106

SOAK HOLE

LIFESTYLE POOL 9.1 x 4.5 35,000 LTRS

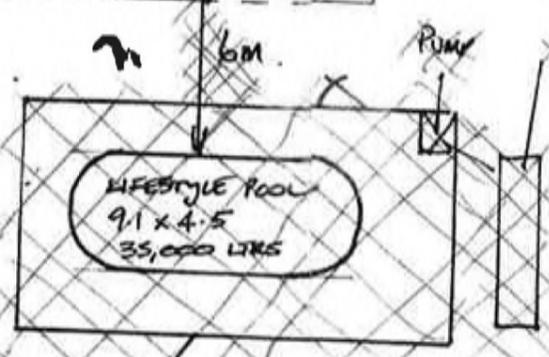
PROPOSED POOL FENCING TO COMPLY WITH FENCING OF SWIMMING POOLS ACT (1987)



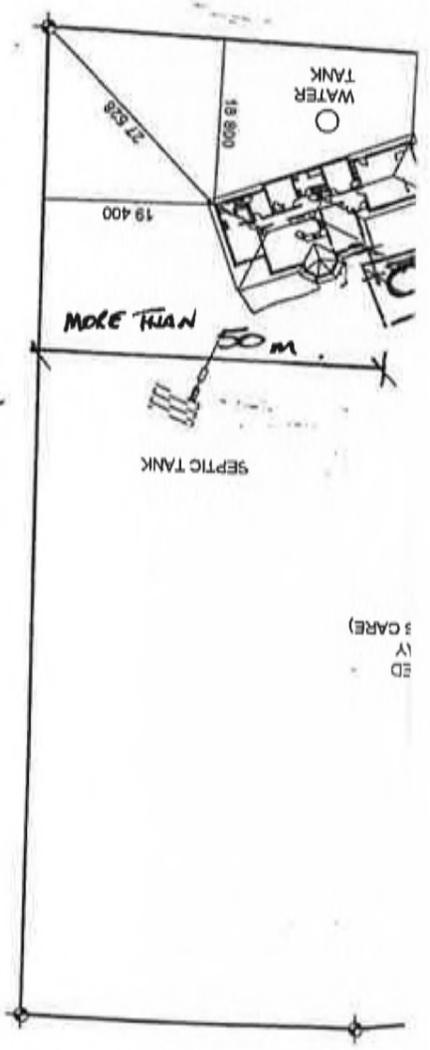
RECEIVED
CITY ENGINEER
10/11/06

PLAN

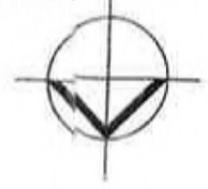
EXCAVATION WILL NOT EXCEED 50 CUBIC METERS.
VERTICAL CUT LESS THAN 300 mm.
NO VEGETATION TO BE REMOVED FROM POOL SITE



PROPOSED POOL FENCING TO COMPLY WITH FENCING OF SWIMMING POOLS ACT 1987.



LOT No. 1
DP 145014
AREA 1.0960 ha

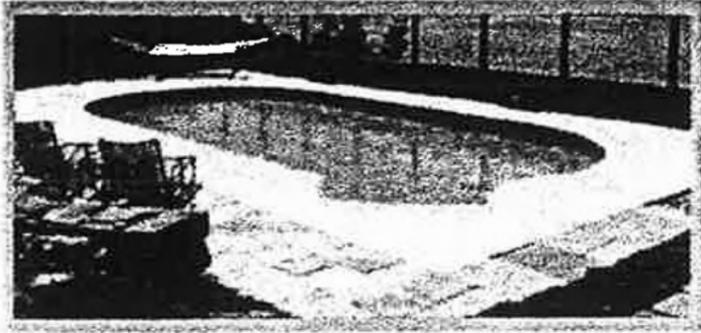


1804 32 30"
112.39

ED
LY
S (CARE)



Classic 9.1 x 4.5m Oval



Easily installed by the average home handyman by following the simple step by step instructions. The Classic range of pools has a standard depth of 1.2 metres and can be deepened up to a depth of 1.5 metres. Suitable for in ground, above ground and in deck installations.

Pool only package:

Code 7001017

- Heavy duty 0.5mm premium grade UV stabilized vinyl liner for protection in the harsh New Zealand conditions.
- Heavy duty galvanized and colour coated wall for extra protection against corrosion.

Pool package

Code 7001067

- Heavy duty 0.5mm premium grade UV stabilized vinyl liner for protection in the harsh New Zealand conditions
- Heavy duty galvanized and colour coated wall for extra protection against corrosion
- Quality Sand Filter, Pump and Wall Skimmer to keep the water clean and hygienic.
- Stainless Steel ladder.
- Vacuum head and Hose.
- Leaf scoop.
- 2:1 test kit.
- Extension handle.

Pool Options:

- 150 mm Top seat set.
- Brace less option.





WHANGAREI
DISTRICT COUNCIL

Code Compliance Certificate BC0695527
Section 436, Building Act 2004
Issued: 3/12/2008

The Building

Street Address of building: 1049 Pipiwai Rd
Whangarei 0176

Legal Description of land where building is located: LOT 1 DP 189837

Building name: N/A
Location of building within site/block number: N/A
Level unit number: N/A
Current, lawfully established use: N/A
Year first constructed: N/A

The Owner

Grant Jonathan And Paula Jan Shaw
1049 Pipiwai Road
Rd 6
Whangarei 0176

Phone number: (Bus)
(Pvt)

Mobile number:
Facsimile number:
Email address:
Website:

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

Contact Person

Northland Spa & Pool Co
4 Okara Dr
WHANGAREI 0110

Phone number: (Bus)
(Pvt)

Mobile number:
Facsimile number:
Email address:
Website:

Street address/registered office: 1049 Pipiwai Rd
Whangarei 0176

*Creating the ultimate
living environment*

Forum North, Private Bag 9023
Whangarei 0140, New Zealand
Telephone: +64 9 430 4200
Facsimile: +64 9 438 7632
Email: mailroom@wdc.govt.nz
Website: www.wdc.govt.nz

Building Work

SWIMMING POOL

Building Consent number

BC0695527

Issued by:

Whangarei District Council

Code Compliance

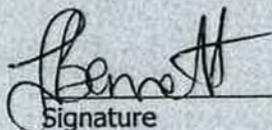
The building consent authority named below is satisfied, on reasonable grounds, that –

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

Council Charges

The Council's total charges payable on the uplifting of this code compliance certificate in accordance with the attached details are: \$0.00

This is a Code Compliance Certificate issued in respect of all the building work under the above building consent.


Signature

BUILDING SUPPORT – CODE COMPLIANCE
Position

On behalf of: WHANGAREI DISTRICT COUNCIL

3 December 2008

Code Compliance Certificate BC0695527

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.

3 February 2026
Scale 1:1,500

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.

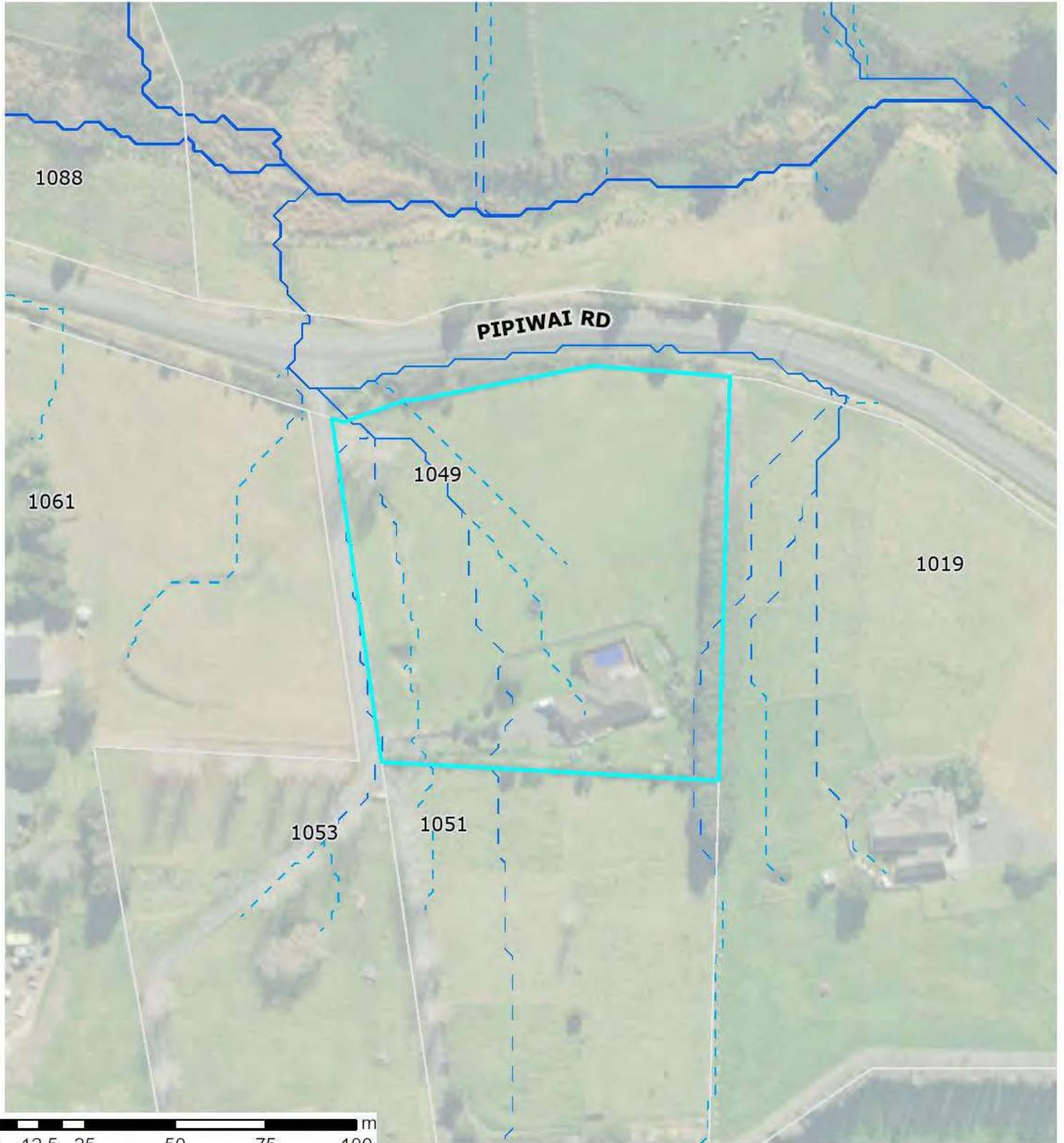
It has been compiled from Whangarei District Council records and is made available in good faith, but its accuracy or completeness is not guaranteed.

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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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

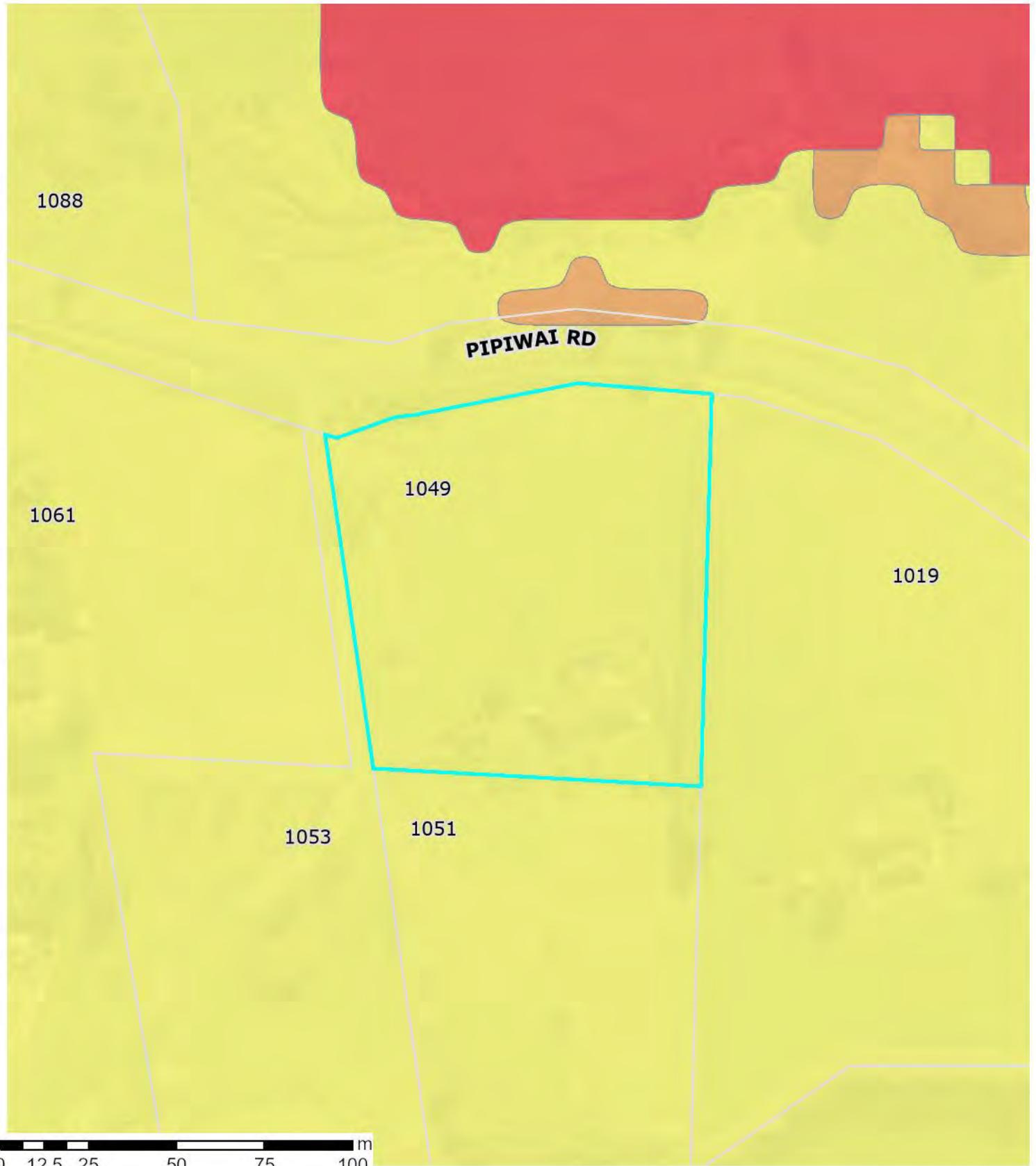
Depression Storage Areas 2017

- Depression Storage Areas

3 February 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>

3 February 2026
Scale 1:1,500



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