



Land Information Memorandum

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

LIM number: LM2600161

Received: 27 Jan 2026

Issued: 12 Feb 2026

Applicant

Site Information

Property ID: 23164

Street Address: 75 Fourth Avenue
Woodhill
Whangarei 0110

Legal Description: LOT 1 DP 39540

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: NA1361/51
- Deposited Plan: DP 39540

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

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.

- Renovate Kitchen
Received 23/07/1965
- Build Carport
Issued 28/01/1987
- Enclose Carport
Issued 13/09/1988

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.

s44(2)(f) Information relating to the use to which the land may be put and conditions attached to that use

This property is located in a General Residential Zone.

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

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

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

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.

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 tsunami. Although climate change does not affect earthquakes, it can make some of the problems earthquakes cause, such as subsidence, liquefaction, and landslides, more likely or more severe. This is because climate change affects rainfall and groundwater, which play roles in these hazards.

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

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

Technical Report for earthquake information

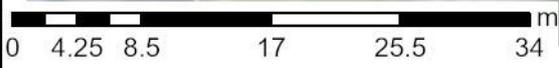
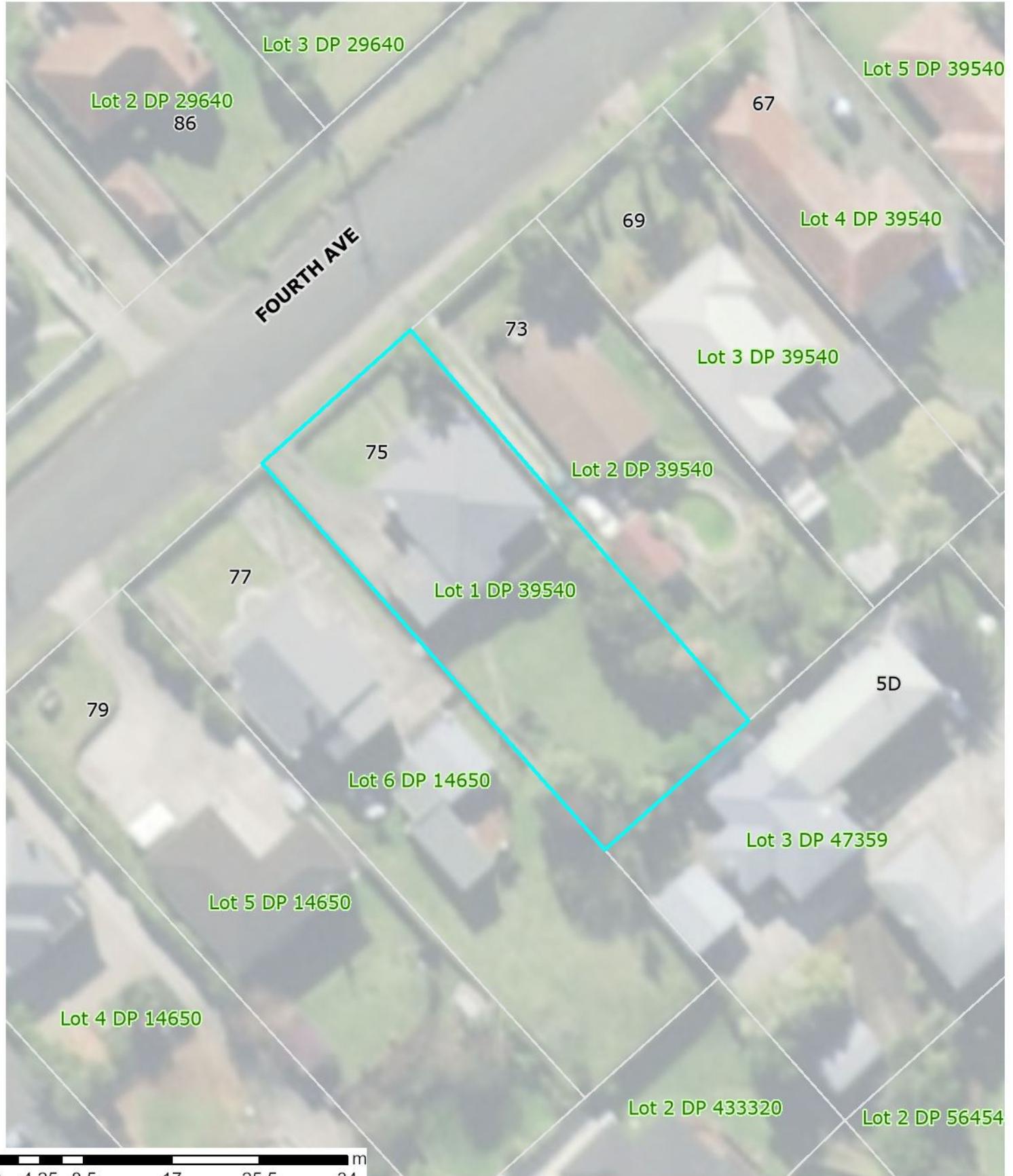
| | |
|----------------------------------|---|
| 1. Scope of report | Regional |
| 2. Report Title: | A review of natural hazards information for Northland region Section 2.0 Seismic Hazards |
| 3. Report date: | 2004 |
| 4. Report prepared by: | Institute of Geological & Nuclear Sciences Limited |
|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

Signed for and on behalf of Council:



Eilish Getty
Property Information Officer

Property Map



New Subdivisions

- Proposed Pre-223
- 223 Certificate

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

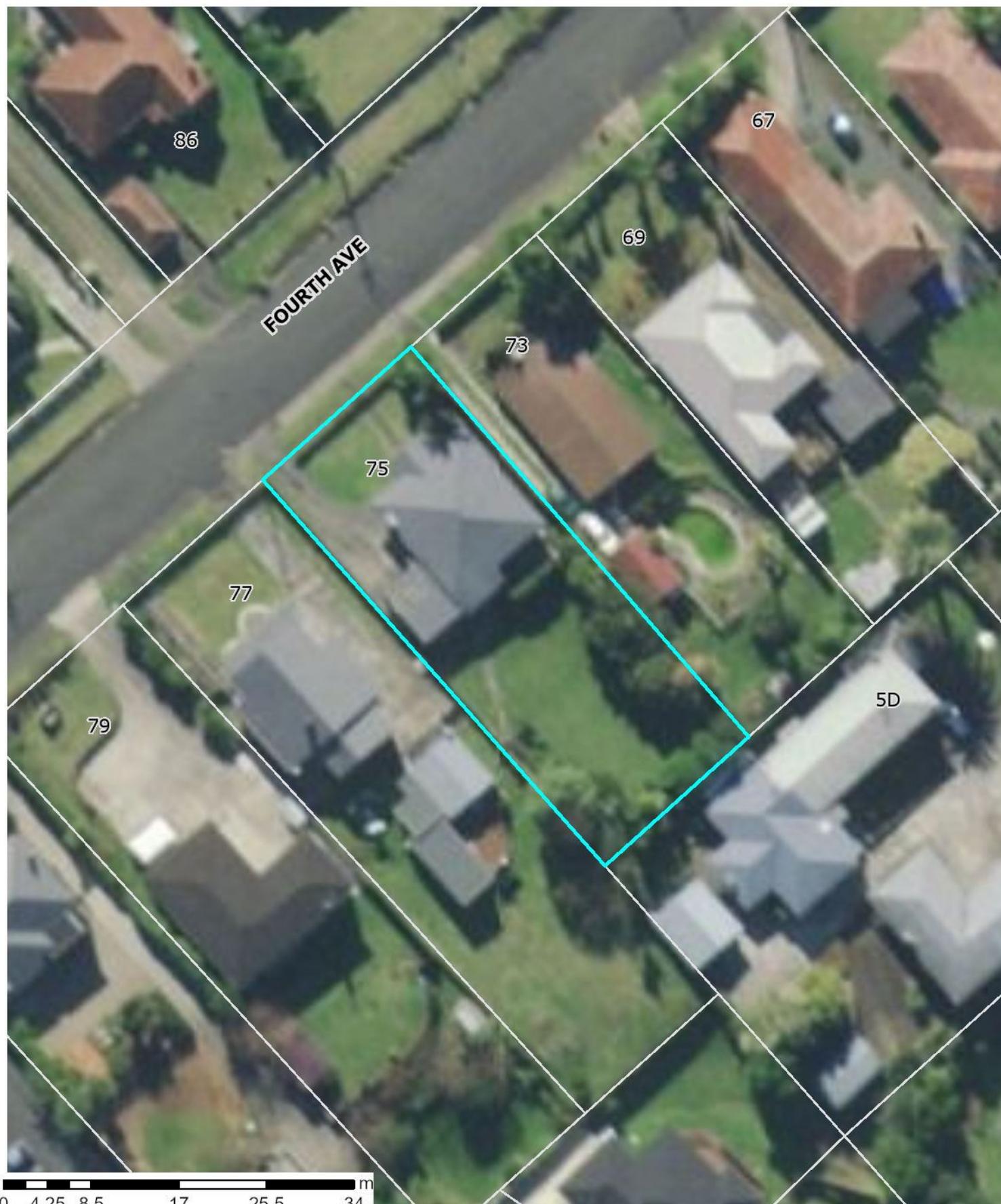
12 February 2026

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 1:500



Aerial Photography



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

12 February 2026
Scale 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
Search Copy**




R. W. Muir
Registrar-General
of Land

Identifier NA1361/51
Land Registration District North Auckland
Date Issued 14 February 1957

Prior References

NA427/250

Estate Fee Simple
Area 961 square metres more or less
Legal Description Lot 1 Deposited Plan 39540

Registered Owners

Julie Hartnell-Brown and Timothy John Hartnell

Interests

METRIC AREA IS 71

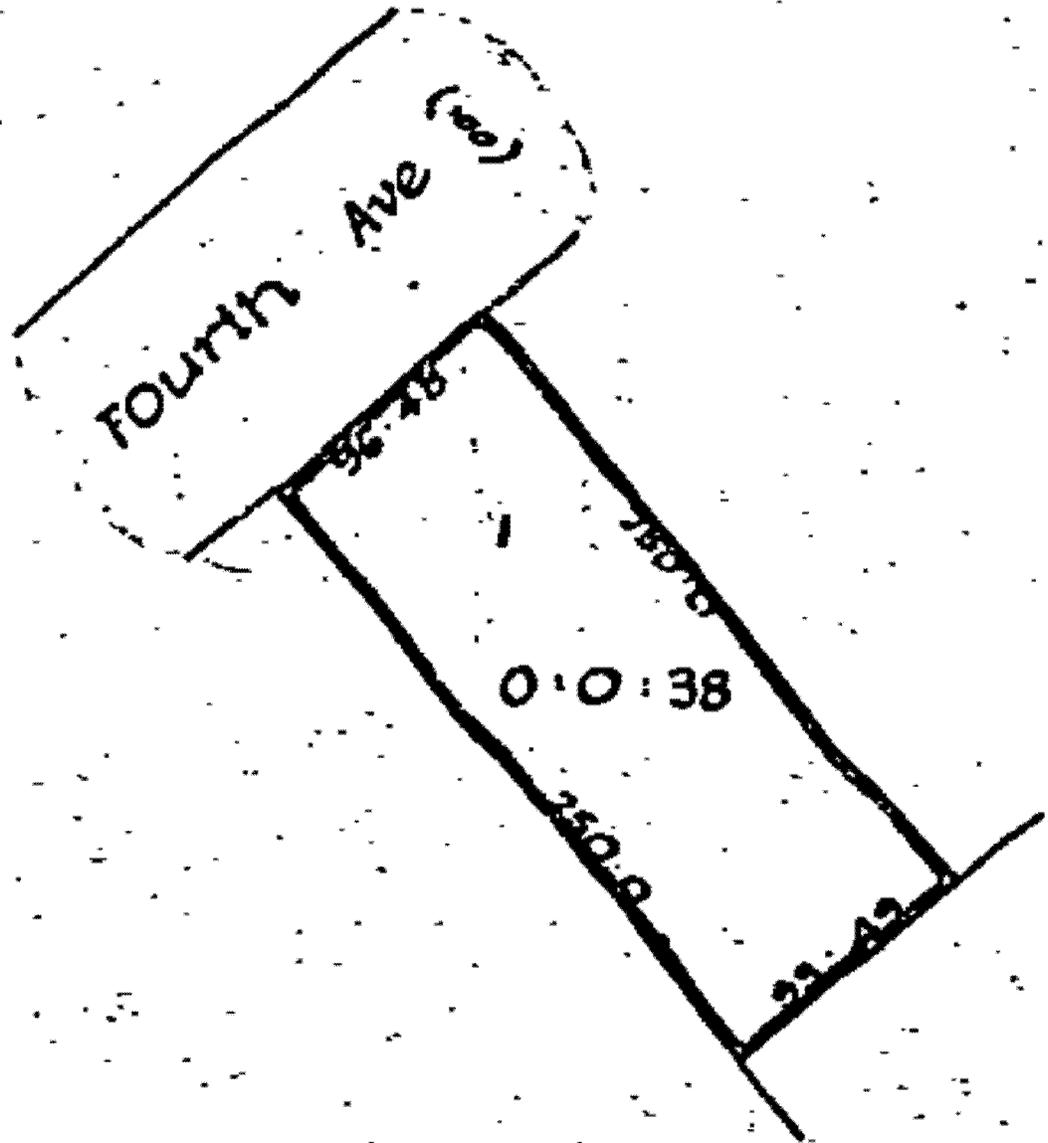
961v

Conversion Factors:

1 Acre = 4046m²

1 Hectare = 25.29m²

1 Link = 0.012-metri



Land Transfer Office

Received: 14/2/1952

Title Ref. all 427/250

Referred to Draughtsman 13/9/1952

From D.P. 2605

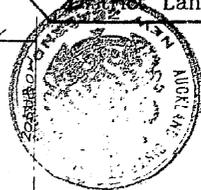
Corrected Robinson

L. T. Surveyor 4/3/52

Deposited this 28th day of May 1952

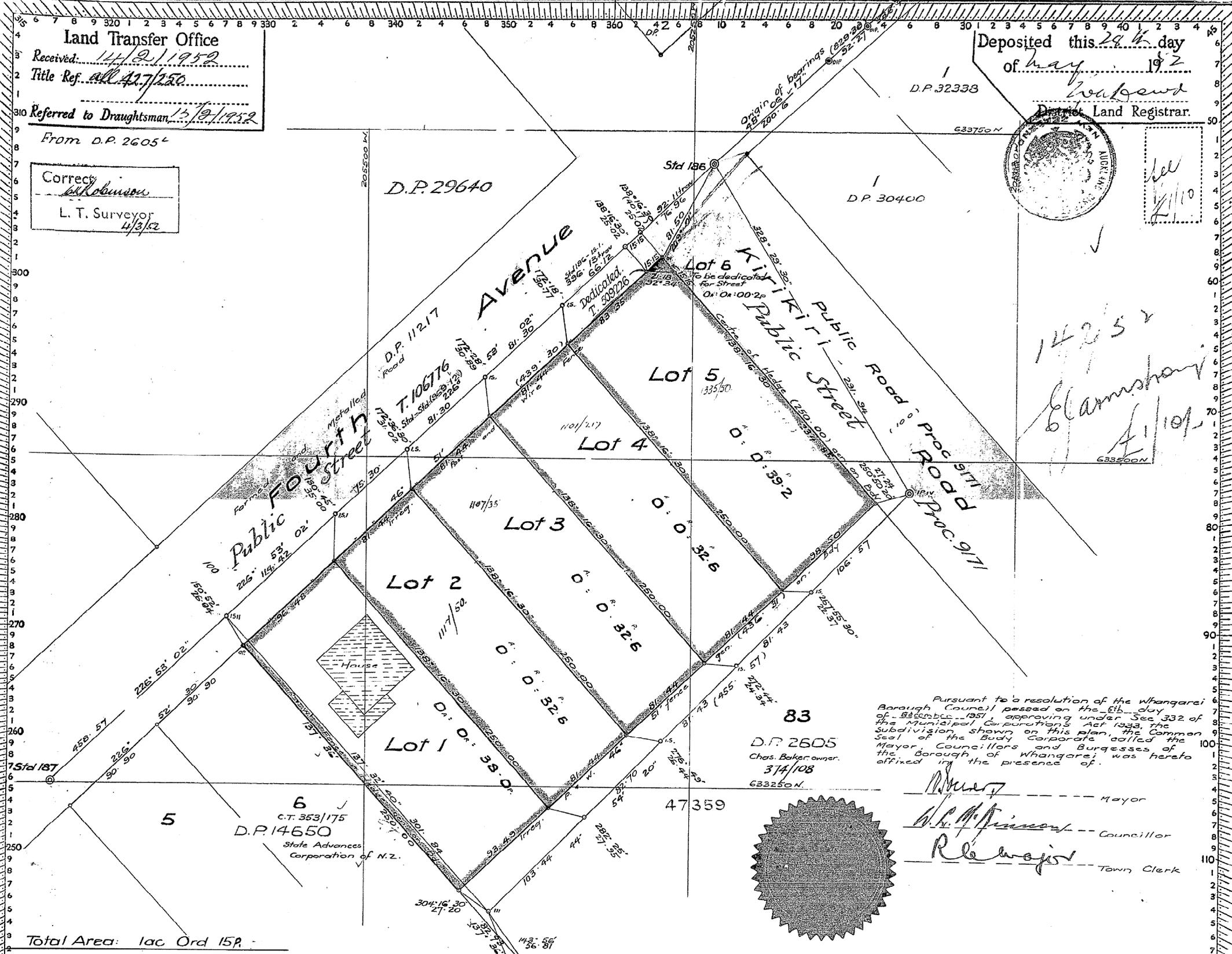
D.P. 32333

Land Registrar



Handwritten signature and initials.

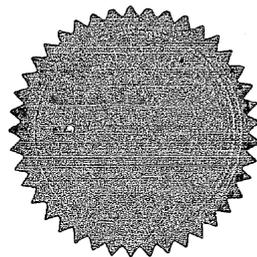
Handwritten notes: 14252, Glanishan, 11/10/52



Pursuant to a resolution of the Whangarei Borough Council passed on the 6th day of December 1951, approving under Sec 332 of the Municipal Corporations Act 1933, the subdivision shown on this plan, the Common Seal of the Body Corporate called the Mayor, Councillors and Burgesses of the Borough of Whangarei was hereto affixed in the presence of:

83 D.P. 2605 Chas. Baker owner 3/4/108 633250N

Signatures of Mayor, Councillor, and Town Clerk.



Total Area: 1ac Ord 15R

Approved as to Survey Chief Surveyor L.T. Draughtsman

Received Reference plans Field book Traverse book Examined by Recorded Correct L.T. Draughtsman

Plan of Pt Kirikiri No 5 Block

Comprised in C.T. 427/250 SURVEY DIST. & BLK. XII Purua S. D. LAND DIST. Nth Auckland LOCAL BODY Whangarei Bor. 19th Scale: 50 links to an inch Surveyed by L.G.R. Hunt Date: August 1951

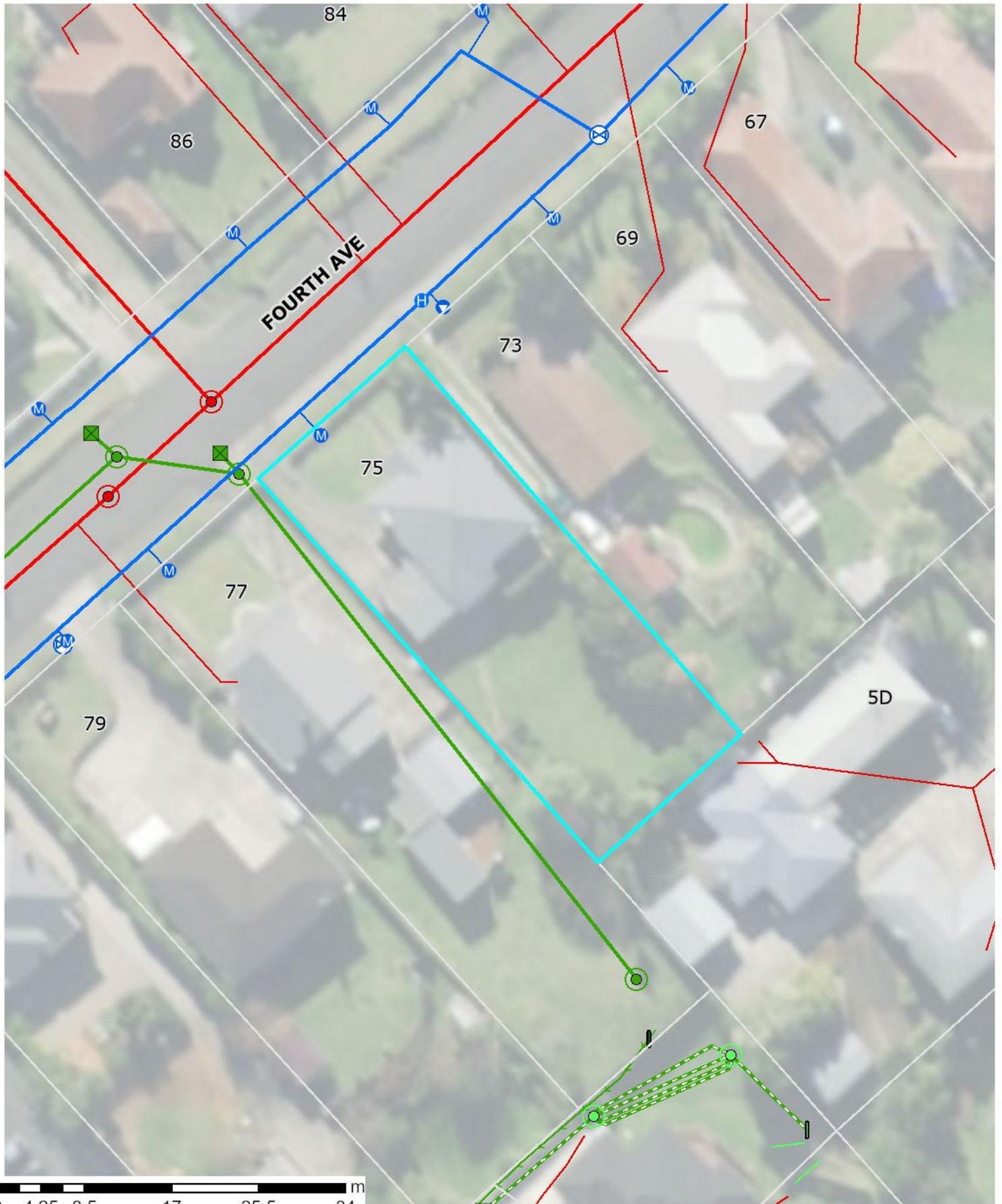
I, Lester George Riedeliff Hunt of Whangarei Registered Surveyor and a holder of an annual practising certificate, do solemnly and sincerely declare that this plan has been made from surveys executed by me; that both plan and survey are correct, and have been made in accordance with the regulations under the Surveyors Act, 1938. And I make this solemn declaration conscientiously believing the same to be true and by virtue of the Justices of the Peace Act, 1927. Declared at Whangarei this 11th day of Oct. 1951 before me - Justice of the Peace, (or Solicitor, or Notary Public)

Approved, The Public Trustee by G. M. ... District Public Trustee Applicant (or Registered Owner)

39540



Water, Wastewater and Stormwater



0 4.25 8.5 17 25.5 34 m

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.

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

Rates LIM Report

As at: Thursday, 12 February, 2026

Property Number 23164
Legal Description LOT 1 DP 39540
Assessment Number 0076109400
Address 75 Fourth Avenue Whangarei 0110
Record of Title(s) 1361/51
Land Value \$300,000
Capital Value \$580,000
Date of Valuation 01-July-2024

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

Meter Location front of fence 5m LH of DR 12.3m LHB 9m RHB

Rates Breakdown (up to 30 June 2026)

| Rates Charge | Charge Total |
|--|---------------------|
| Sewage Disposal - Residential | 966.00 |
| General Residential | 875.19 |
| Regional Flood Infrastructure | 41.66 |
| Regional Land and Freshwater Management | 90.78 |
| Regional Sporting Facilities | 16.09 |
| Stormwater | 79.00 |
| Regional Rescue Services | 8.87 |
| Regional Council Services | 229.89 |
| Regional Transport Rate | 30.40 |
| Regional Economic Development | 9.12 |
| Regional Pest Management | 109.47 |
| Regional Urban Rivers Management - Gen Catchment | 40.34 |
| Uniform Annual General Charge | 901.00 |
| Regional Emergency & Hazard Management | 67.31 |
| Annual Charge Total | \$3,465.12 |

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

| Rates Instalments | Total |
|--------------------------|-------------------|
| 20/07/2025 Instalment | \$867.12 |
| 20/10/2025 Instalment | \$866.00 |
| 20/01/2026 Instalment | \$866.00 |
| 20/04/2026 Instalment | \$866.00 |
| Rates Total | \$3,465.12 |

Balance to Clear **\$0.00**

23164

Whangarei Borough Council

B.24119 ✓

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: 21-7-1965

To: The Borough Engineer,

Sir,

I hereby apply for permission to Renovate Kitchen
at 75 Fourth Avenue for H. S. J. HUGHES
(House Number and Street) (Owner)
of 75 Fourth Avenue, according to locality plan and detail plans, elevations
(Address)

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

PARTICULARS OF LAND:

sw
VAL. Access No.: 75/60
Lot No.: 1
D.P.: 39540
Allotment No.: 5 Bch

LENGTH OF BOUNDARIES:

Front: 96.48
Back: 93.49
Side: 250 Area: 0; 0; 38
Side: 250

PARTICULARS OF BUILDING:

Foundations:
Walls:
Area of Ground Floor: 1200 sq 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:

Floors: Wood
Roofs: Iron

ESTIMATED COST:

Building - - - - - £ 755
Sanitary Plumbing and Drainage - - - - - £ 145
Total £ 900

| | |
|-------------------------------|---------------|
| PERMIT FEE | 4:10:0 |
| WATER | <u>4:10:0</u> |
| Inspector: <i>[Signature]</i> | |
| Receipt No. | 2992 C |
| Date | 23/7/65 |

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): Kitchen, Lavatory & Laundry

Proposed use or occupancy of other parts of buildings:

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

23 JUL 1965
WHANGAREI
CITY COUNCIL

Yours faithfully,

H. S. J. Hughes Owner.

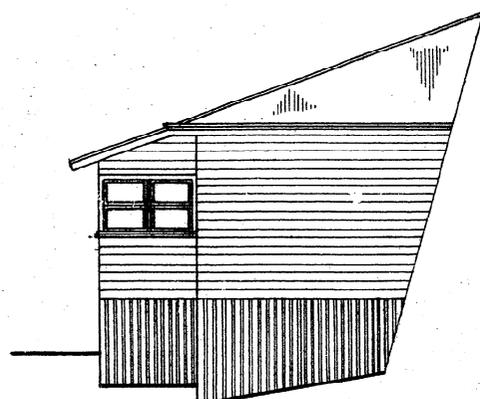
Builder's Postal Address:

Labour / Contract Builder.

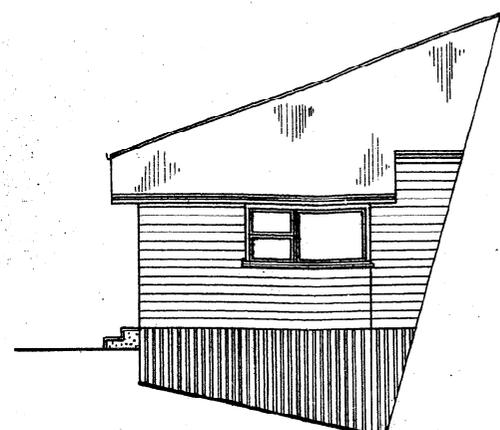
PERMIT TABLES

23/64

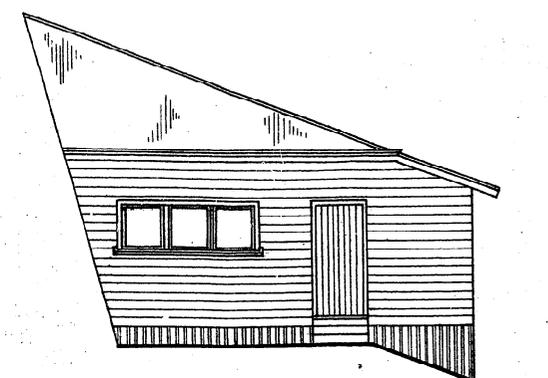
3



SIDE ELEVATION

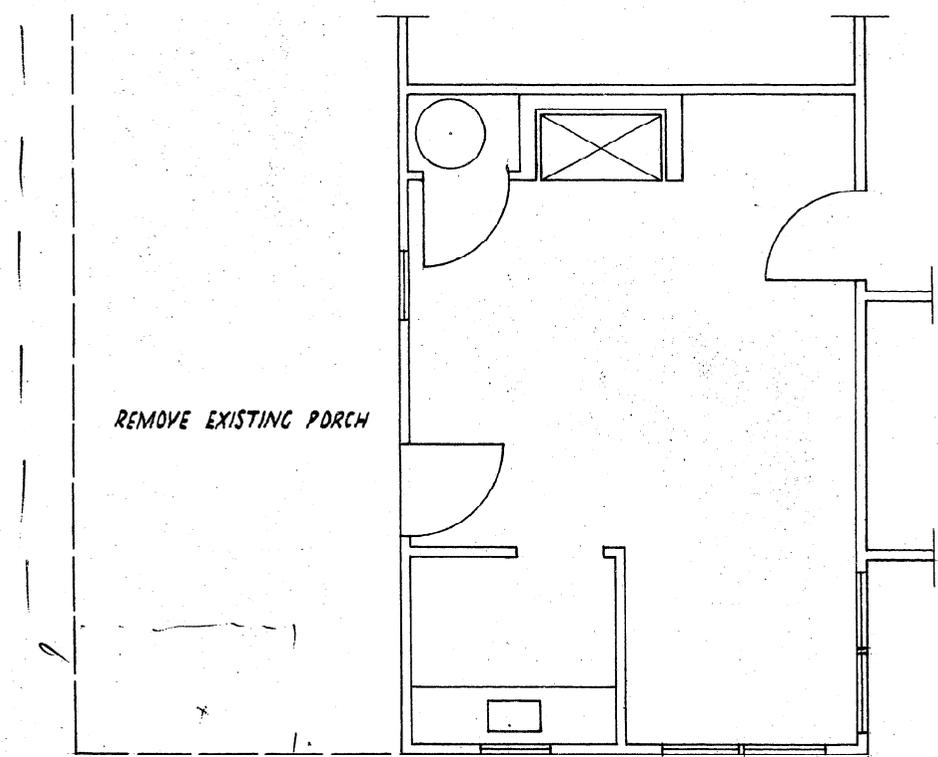


BACK ELEVATION

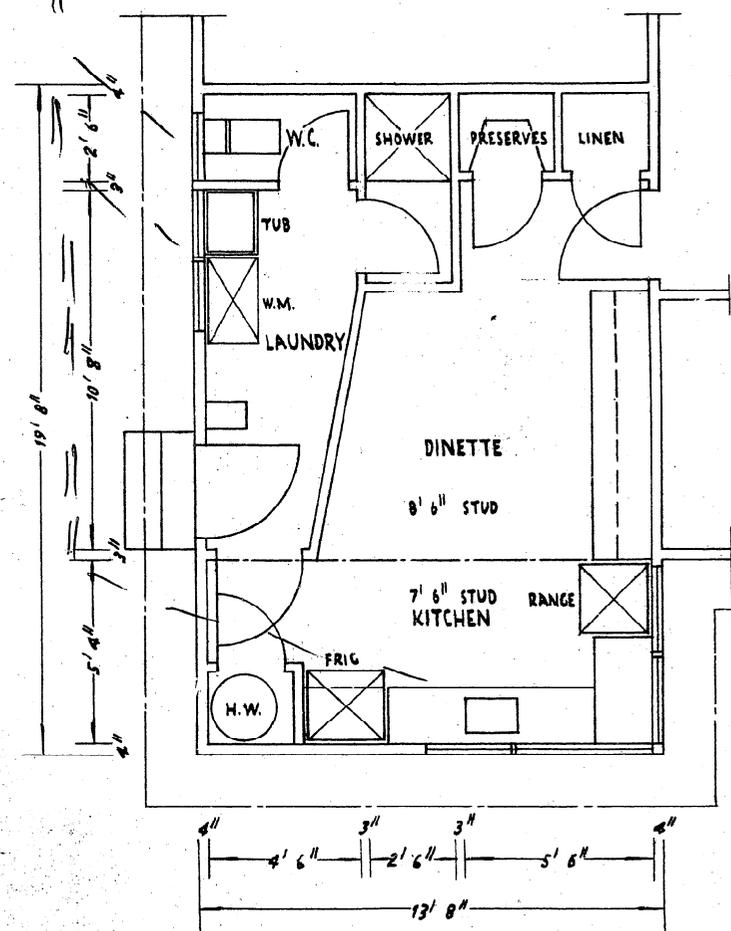


SIDE ELEVATION

To SEWER



EXISTING FLOOR PLAN



PROPOSED FLOOR PLAN

RECEIVED
23 JUL 1965
WHANGAREI
CITY COUNCIL

PROPOSED ALTERATION TO RESIDENCE FOR _____
H. HUGHES ESQ. _____
FOURTH AVENUE _____ WHANGAREI _____

2211

23164

WHANGAREI CITY COUNCIL

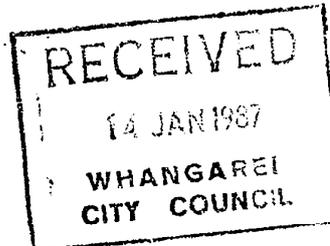
EC007781
PERMIT NUMBER

28-1-87

197
FILE NUMBER

BUILDING APPLICATION FORM

Please Note that any person wishing to take a vehicle over footway other than a proper crossing constructed for such purpose, shall apply to the Council for a permit to do so and shall pay the appropriate deposit.



To: The CITY Engineer

I hereby apply for permission to BUILD CARPORT
at 75 FOURTH AVE for AR & VM HASLEM
(House Number and Street) (Owner)
of 75 FOURTH AVE WHANGAREI according to locality plan and detail plans, elevations
(Address)

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

PARTICULARS OF LAND:

Assess. No. 761/94
Lot No. 1
D.P. 39540

LENGTH OF BOUNDARIES:

Front 19.41 Area
Back 18.81
Side 50.29 Side 50.29

PARTICULARS OF BUILDINGS:

Foundations EXISTING Floors CONCRETE (EXISTING)
Walls Roofs CORRUGATED IRON
Area of Ground Floor (Metres) Area of First Floor or Mezzanine (Metres)
Area of Basement (Metres) Area of Outbuildings 28.3 (Metres)
Number of Storeys: Above kerb level Below kerb level
Average distance of set back of front of buildings from street boundary line

ESTIMATED VALUE:

Buildings \$ 1200 =
Sanitary Plumbing ... \$
Sanitary Drainage ... \$
Total \$ 1200 =
OFFICE USE ONLY

FEES PAID BY OWNER/BUILDER/OWNER'S AGENT

Proposed purpose 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 CARPORT

Proposed use or occupancy of other parts of buildings

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

| PLEASE PRINT OWNER | BUILDER | OWNER'S AGENT |
|--|----------------------|---------------------|
| NAME <u>A.R. HASLEM</u> | NAME <u>OWNER</u> | NAME |
| POSTAL ADDRESS <u>75 FOURTH AVE</u> | POSTAL ADDRESS | POSTAL ADDRESS |
| <u>WHANGAREI</u> | | |
| PHONE <u>480085</u> | PHONE | PHONE |
| <u>[Signature]</u> | Signature | Date <u>14-1-87</u> |

Whangarei Print

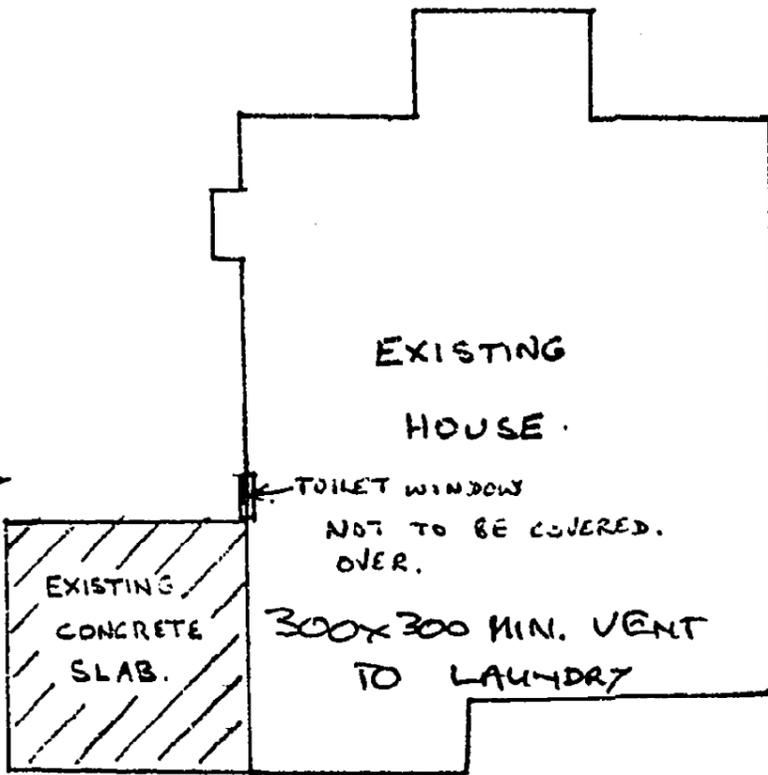
TAGS

FOURTH AVE.

46° 51' 19.41

AG 400M HASLEM
RECEIVED
 75 FOOTING
 WHANGAREI
 14 JAN 1987
 WHANGAREI
 CITY COUNCIL

1.53m



LOT 1

D.P. 39540

137° 36' 50.29

138° 16' 30" 50.29

46° 51' 18.81

THIS PLAN COMPLIES WITH THE
 CITY OF WHANGAREI OPERATIVE
 DISTRICT SCHEME

SIGNED
M. J. O'NEILL

DATE
 15-1-87

FOR
 CITY PLANNER

6064305
PERMIT NUMBER
13/9/88

1619

WHANGAREI CITY COUNCIL

23164

197

FILE NUMBER

BUILDING APPLICATION FORM

Please Note that any person wishing to take a vehicle over footway other than a proper crossing constructed for such purpose, shall apply to the Council for a permit to do so and shall pay the appropriate deposit.

To: The CITY Engineer

I hereby apply for permission to erect Enclose Carport
at 75 FOURTH AVENUE for MF AND GA CARTWRIGHT
(House Number and Street) (Owner)
of 75 FOURTH AVENUE according to locality plan and detail plans, elevations
(Address)

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

PARTICULARS OF LAND:

LENGTH OF BOUNDARIES:

Assess. No. 761/94 Front 19.41 Area 961m²
Lot No. 1 Back 18.81
D.P. 39540 Side 50.29 Side 50.29

PARTICULARS OF BUILDINGS:

Foundations Floors Concrete
Walls 9mm Baulsams & Grooved Plywood Roofs Corrugated iron
Area of Ground Floor (Metres) Area of First Floor or Mezzanine (Metres)
Area of Basement (Metres) Area of Outbuildings (Metres)
Number of Storeys: Above kerb level Below kerb level
Average distance of set back of front of buildings from street boundary line

ESTIMATED VALUE:

Buildings \$ 2000 : -
Sanitary Plumbing \$:
Sanitary Drainage \$:
Total \$ 2000 : -

OFFICE USE ONLY

FEES PAID BY OWNER/BUILDER/OWNER'S AGENT

Proposed purpose 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) Car Garage

Proposed use or occupancy of other parts of buildings

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

| PLEASE PRINT OWNER | BUILDER | OWNER'S AGENT |
|---|---|--------------------|
| NAME <u>MF AND GA CARTWRIGHT</u> | NAME <u>GA AND MF CARTWRIGHT</u> | NAME |
| POSTAL ADDRESS <u>75 FOURTH AVENUE</u> | POSTAL ADDRESS <u>75 FOURTH AVENUE</u> | POSTAL ADDRESS |
| <u>WHANGAREI</u> | <u>WHANGAREI</u> | |
| PHONE <u>480085</u> | PHONE <u>480085</u> | PHONE |
| <u>G.A. Cartwright</u> Signature | | Date <u>8-9-88</u> |

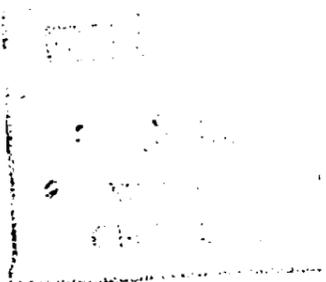
TAGS

AMBOND No.

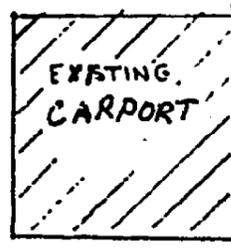
23164

FOURTH AVE.

46° 51' 19.41



1.53m



EXISTING HOUSE

300x300 EXISTING VENTS TO LAUNDRY + TOILET

LOT 1
D.P. 37540

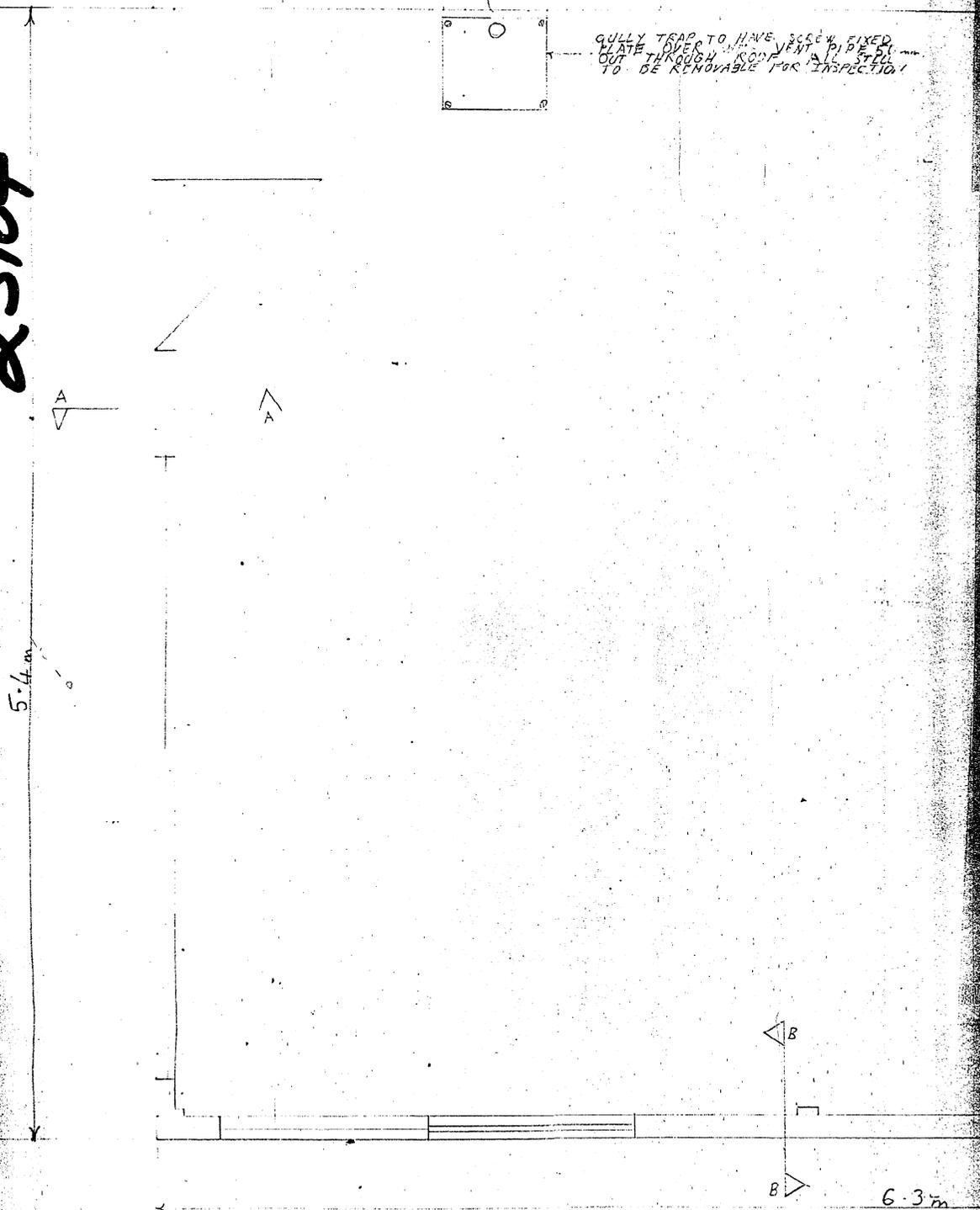
137° 36' 50.29

135° 16' 30" 50.29

46° 51' 18.81

NTS

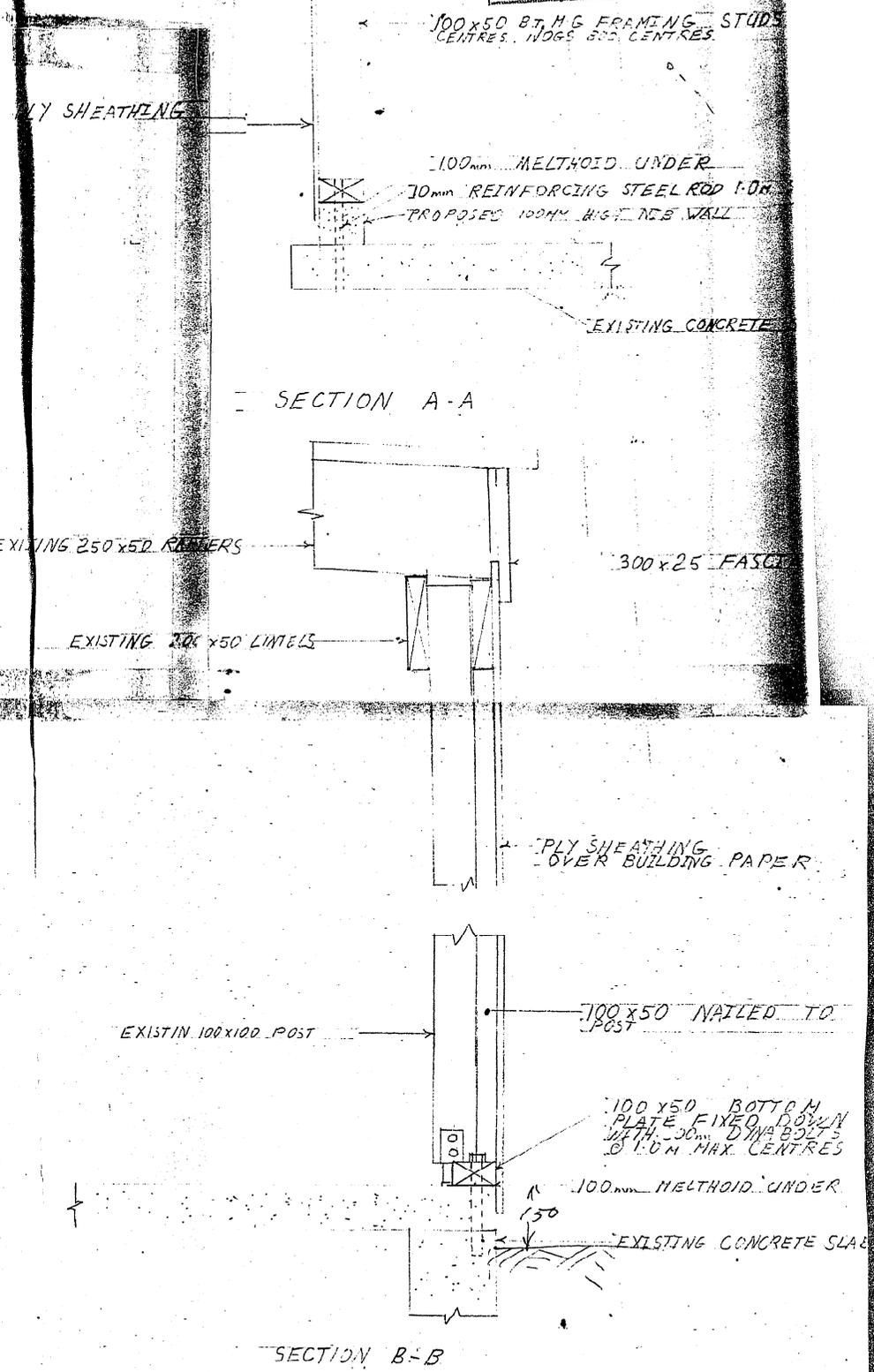
23164



50mm

GULLY TRAP TO HAVE ESCROW FIXED
PLATE OVER WITH VENT PIPE 50mm
OUT THROUGH ROOF ALL 50mm
TO BE REMOVABLE FOR INSPECTION

RECEIVED
8 SEP 1988
WHANGAREI
CITY COUNCIL



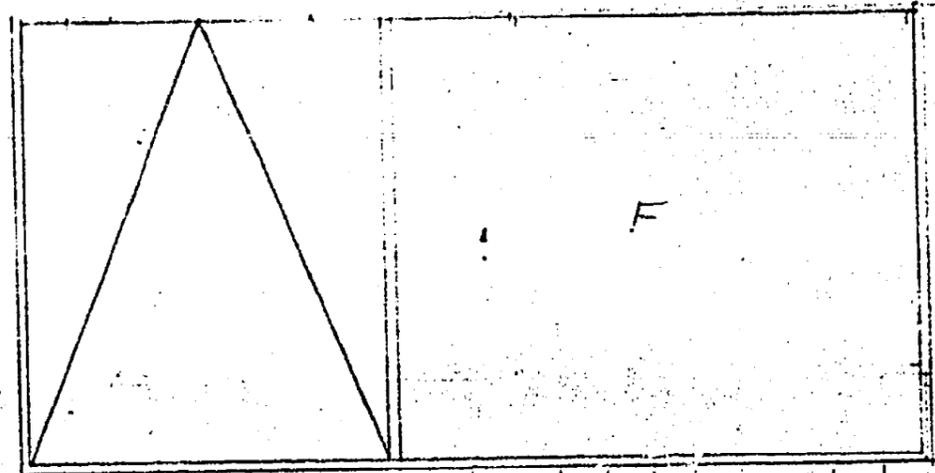
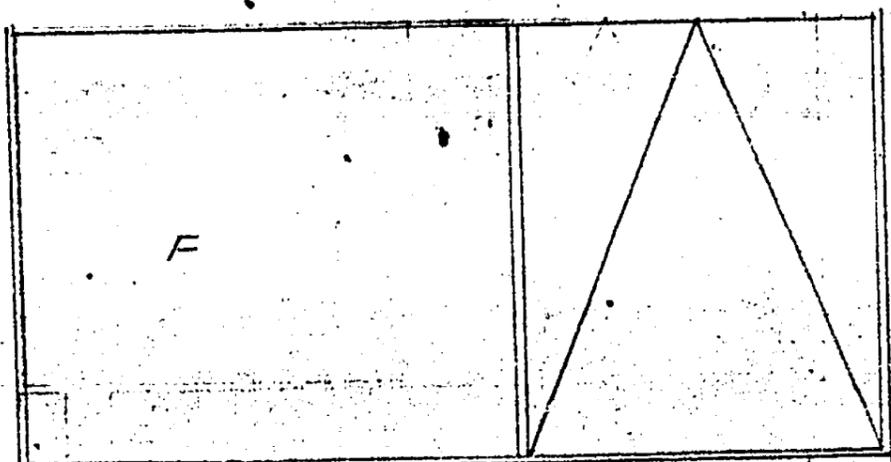
NAME - GA & MF CARTWRIGHT
LOCATION - 75 FOURTH AVE
LOT 1 D.P. 39540

PROPOSED PLAN TO CONVERT EXISTING GARAGE
INTO AN ENCLOSED GARAGE

FLOOR PLAN SCALE 1:20
SECTIONS SCALE 1:10

SIDE ELEVATION

300 X 25 FASCIA

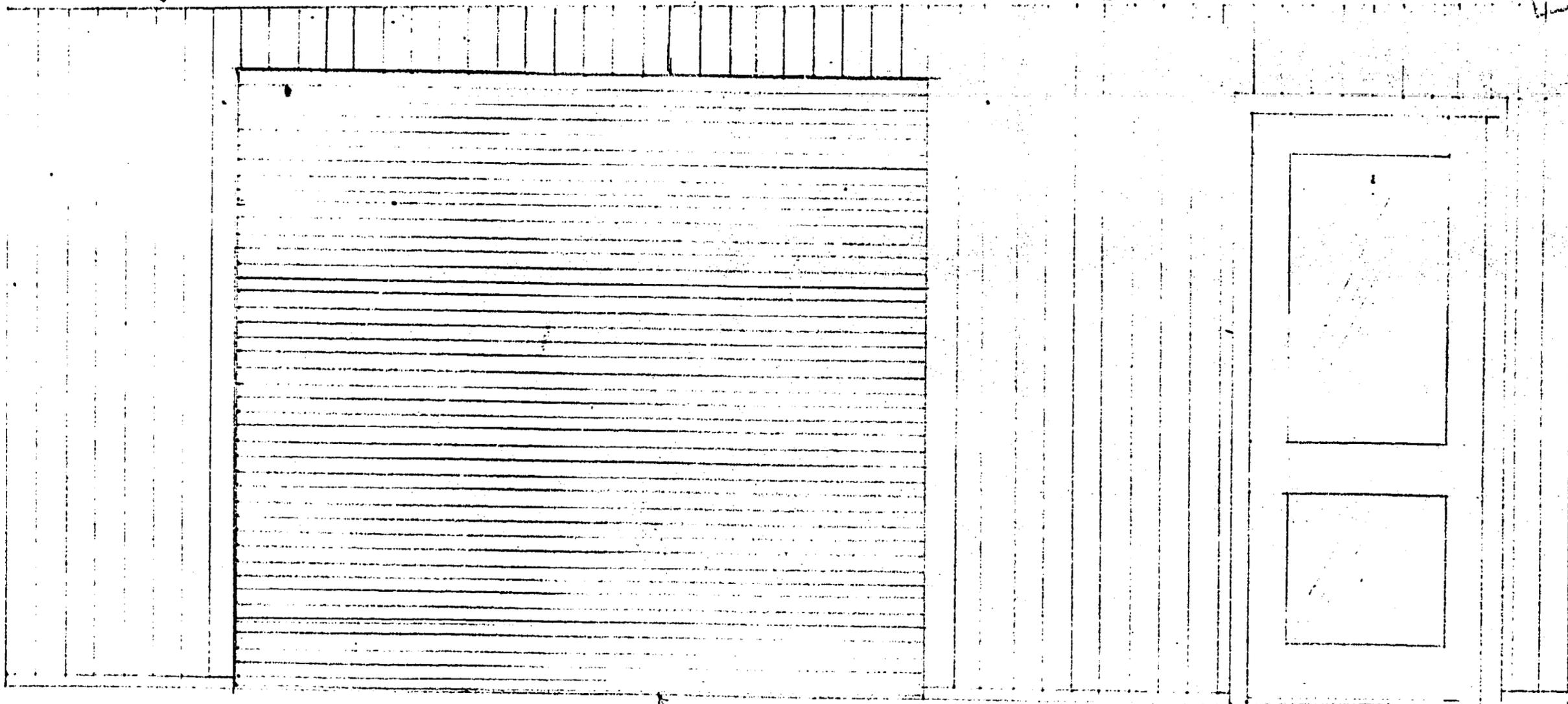


APPROX GROUND LEVEL
SCALE 1/20

REAR ELEVATION

RECEIVED
8 SEP 1988
WYANGAREE
CITY ENGINEER

300 x 25 FASCIA



EXISTING

2.1 x 2.4 m ROLL UP DOOR

TIMBER EXISTING WINDOW FRAME

SCALE 1:20

EXISTING CONCRETE STEPS

FRONT ELEVATION

50mm Vert FOR GULLY TRAP
ALTERNATIVE

8 SEP 1988
WHANGAREI
CITY COUNCIL

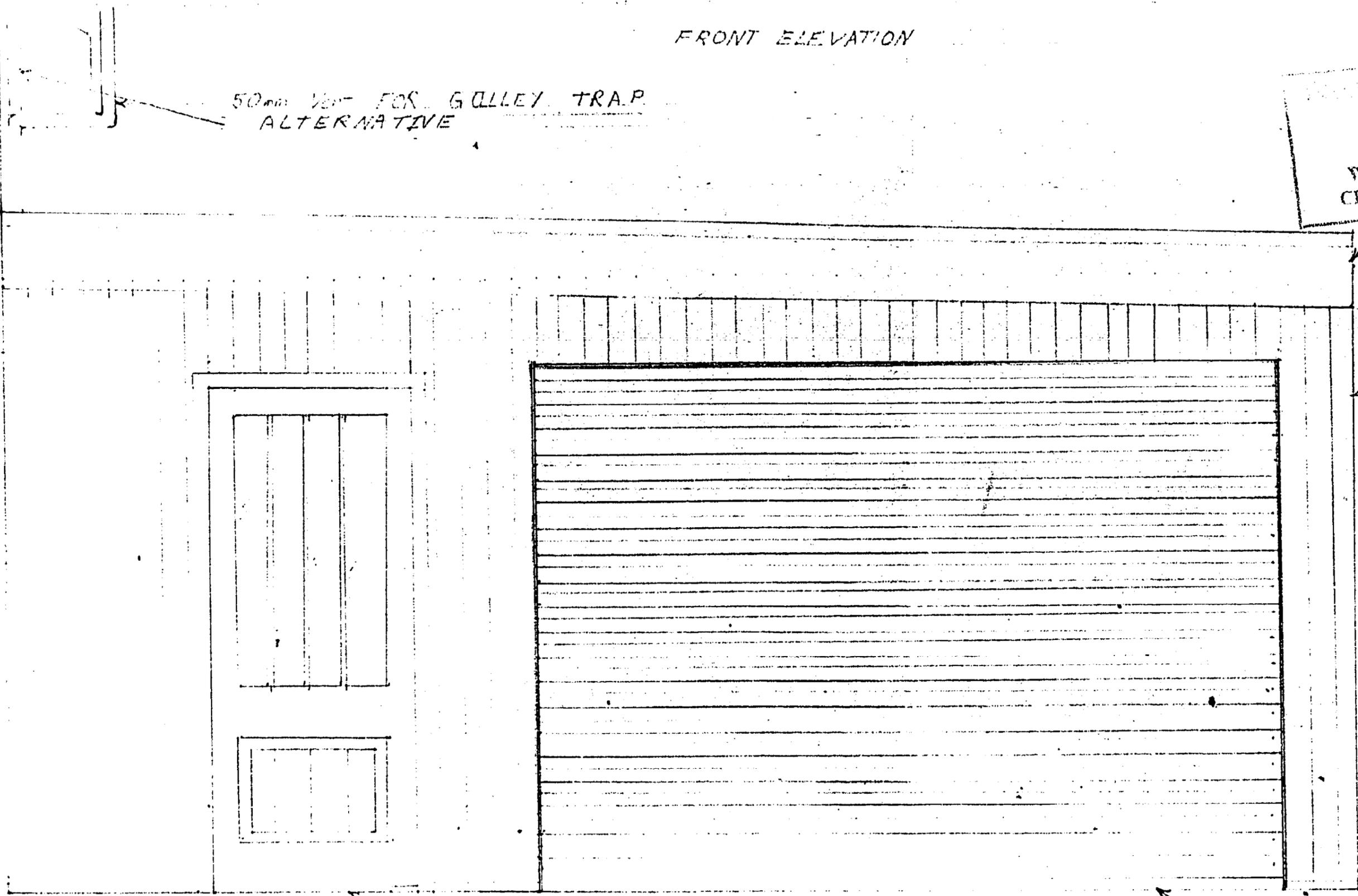
75 x 300 x 25
FASCIA

9mm BANDSAW
and GROOVED
AG SHEATHING

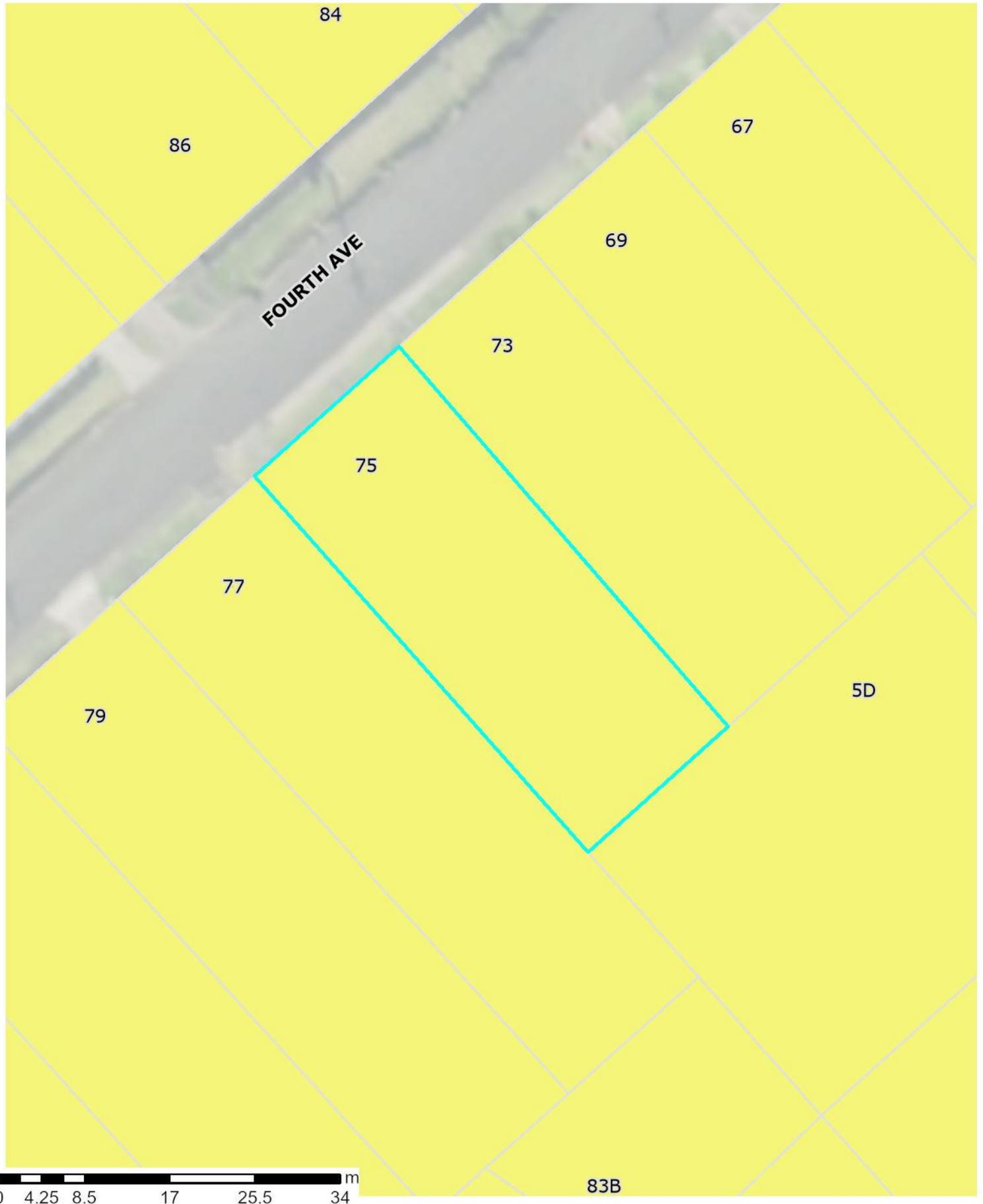
TIMBER EXTERIOR LOSS FRAME

3.0 x 2.1m. 811 x 1011

SCALE 1:20



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.

12 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

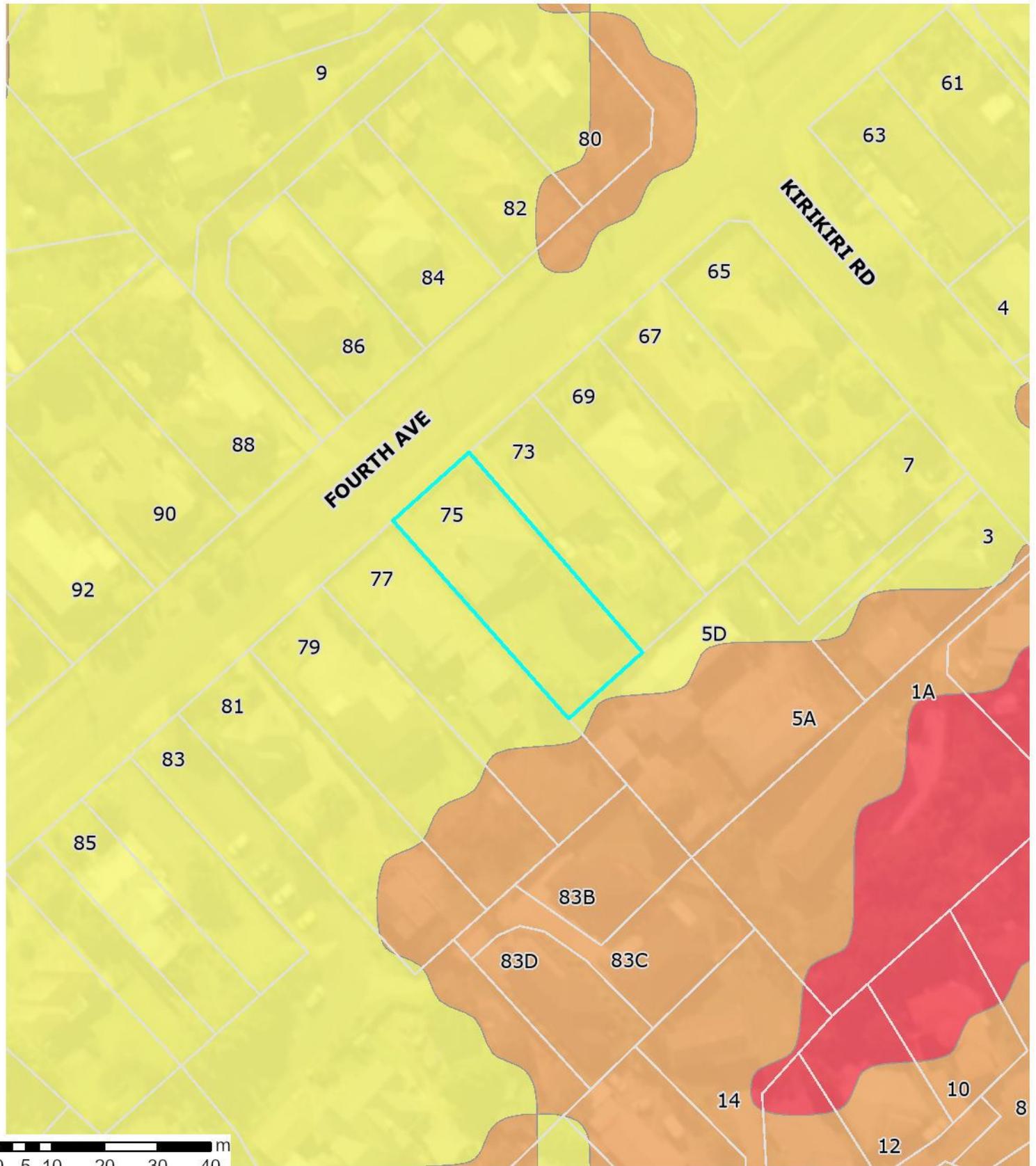
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The Whangarei District Council district plan GIS data was created at a specific point in time.

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

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>

12 February 2026
Scale 1:1,000

