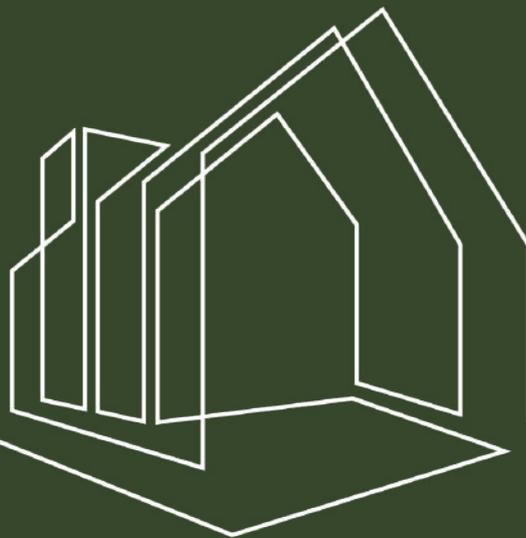


WDC LIM REPORT



SUE & DAMIEN

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Land Information Memorandum

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

LIM number: LM2600319

Received: 17 Feb 2026

Issued: 06 Mar 2026

Applicant

L C Watkins, D Watkins
141 Dip Road
RD 6
Whangarei 0176

Site Information

Property ID: 3680

Street Address: 141 Dip Road
Whangarei 0176

Legal Description: LOT 1 DP 194780 BLK VIII PURUA SD

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: NA124A/404
- Deposited Plan: DP 194780

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

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

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

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

- Water, Wastewater and Stormwater Map

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

- House Drainage Plan
- As Built Services Plan from BC1100403

For further information regarding Council Water Supply please refer:

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

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.

AND/OR/DELETE

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

Copy of Building Permits issued for this property are attached.

- New Dwelling
Dated – 11/03/1975
- Additions – Carport Terrace
Dated – 16/10/1978

- Installation of a Warmaire Console Space Heater
Dated – 07/08/1980
- Swimming Pool
Dated – 22/02/1982
- Extending Existing Terrace
Issued – 04/02/1983
- Equipment Garage
Issued – 26/04/1985

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

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

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

- BC08106909 – Add Bedroom and Ensuite, Laundry, Kitchen and Family Room
Building Consent Issued – 19/03/2008
A waiver or modification of the building code has been approved for this project, refer information attached.
Approved – 24/02/2020
Code Compliance Certificate Issued – 24/02/2020
- BC1100403 – New Garage
- Building Consent Issued – 22/06/2011
A waiver or modification of the building code has been approved for this project, refer information attached.
Approved – 29/01/2020
Code Compliance Certificate Issued – 29/01/2020

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

- Permit for Sanitary Plumbing or Drainage Work
Dated – 26/10/1978
- Permit for Sanitary Plumbing or Drainage Work – Install wetback into a Warmaire Space Heater
Dated – 22/08/1980
- Application for Crossing
Dated – 20/03/1980
- PU221459 – Water Connection & Water Meter
Approved – 05/10/2022

Swimming pool

There is a swimming pool at this property. The pool fencing was deemed to be compliant at the last inspection on the 21/10/2025

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 Low Density Residential Zone.

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

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

This property is within the Area of Agreement between Ngararatunua Marae and Whangarei District Council. See map and Court Record of Determination attached.

Please note the information shown on the map was current at the date of the agreement.

Applications for resource consents for work in this area will have to present an archaeological, cultural and historical assessment with such resource consent application.

For further information contact the Duty Planner and quote RMA671/01.

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.

A copy of an Independent Building Report is attached for your information. Whangarei District Council has NOT assessed and takes no responsibility for the information contained within this report.

- Letter by Freeman Enterprises dated 18/08/2004 regarding inspection of Basement Granny Flat, Office/Games Room.

s44B(2) Natural Hazards

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

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

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

District Plan Information about Natural Hazards

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

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

Building Act Information about Natural Hazards

No Building Act Information about natural hazards applies to this property

Flooding

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

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

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

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

Land Instability

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

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

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

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

This LIM includes maps which indicate Landslide Susceptibility in relation to this property and its surrounds - is **low & moderate**. These maps are based on a district wide study entitled 'Landslide Susceptibility Assessment for Whangarei District Council, October 2022.

These maps are a generalisation of available data, and do not represent site specific assessment. They are not intended to be viewed or relied upon on a property-level scale.

The Whangarei District Council may require site-specific investigations before granting future subdivision or building consent for the property, the level of investigation or assessment would depend on the level of stability risk of the area the property is in.

Technical report

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: **unlikely** 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

Aerial Photography



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

6 March 2026
Scale 1:1,000



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**



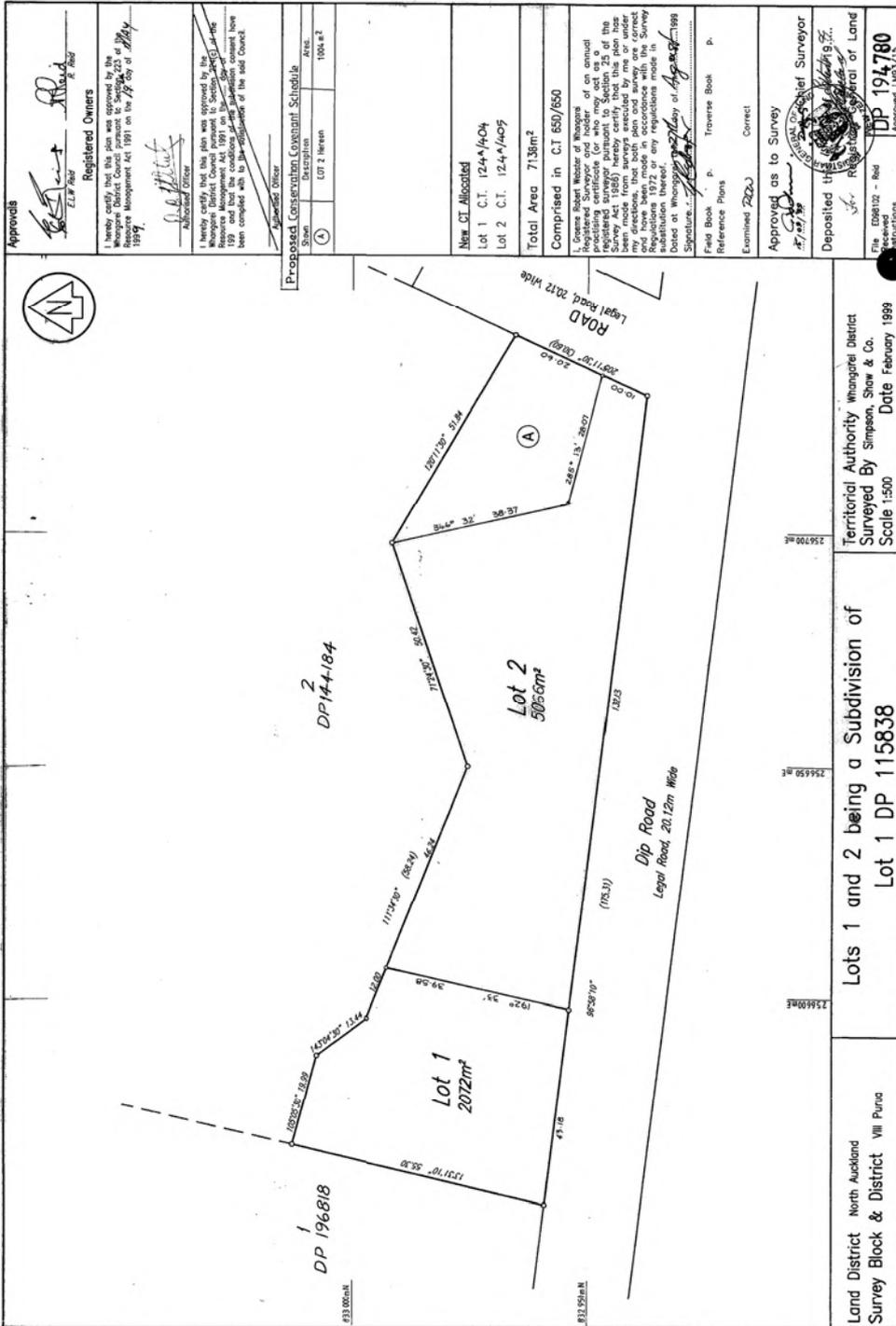

R. W. Muir
Registrar-General
of Land

Identifier **NA124A/404**
Land Registration District **North Auckland**
Date Issued 15 September 1999

Prior References
NA65D/650

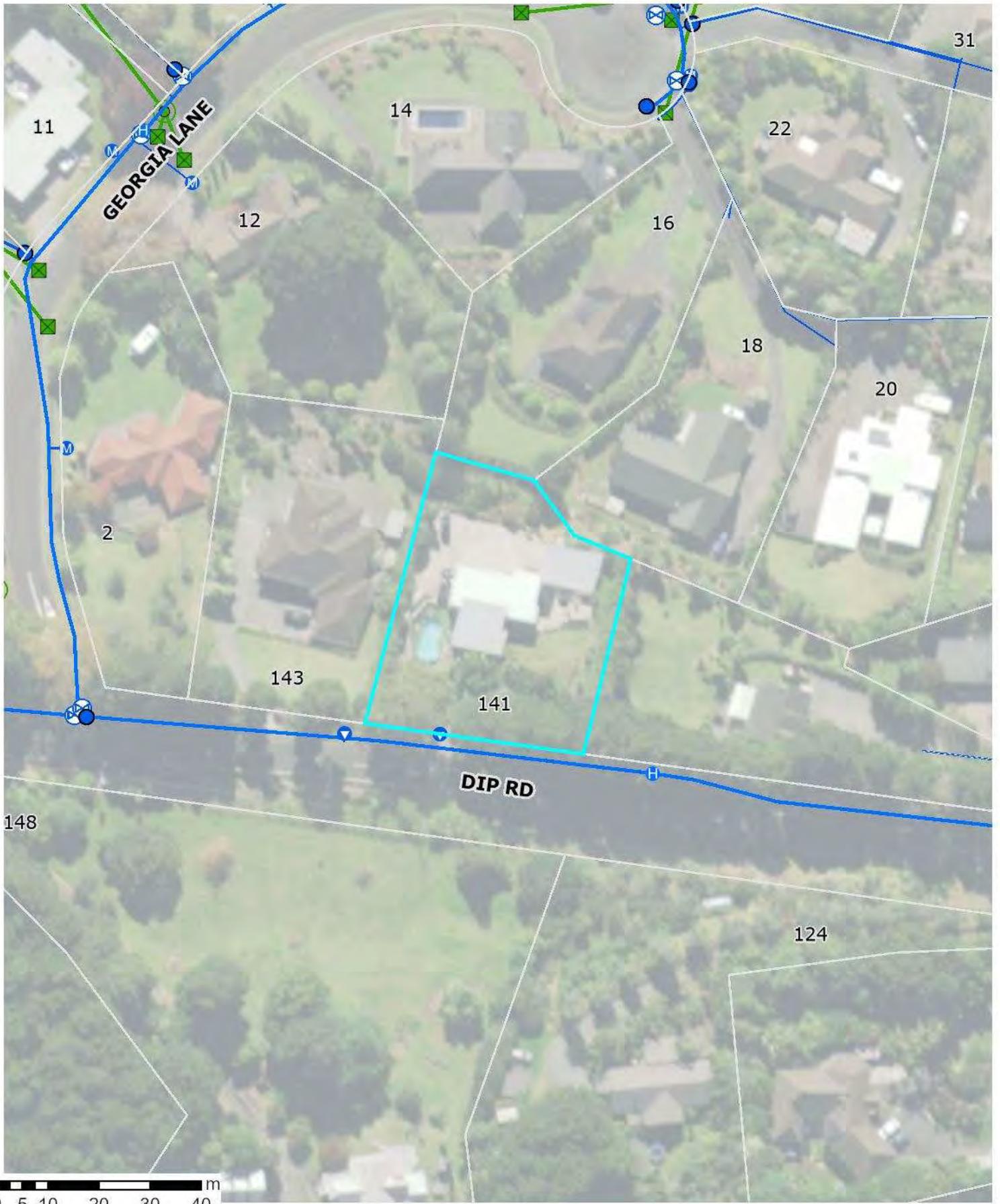
Estate Fee Simple
Area 2072 square metres more or less
Legal Description Lot 1 Deposited Plan 194780
Registered Owners
Sniktaw Holdings Limited

Interests



17 SEP 1999

Water, Wastewater and Stormwater



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.

6 March 2026
Scale 1:1,000



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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**
- WDC
 - Private
- 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**
- WDC
 - Private
- 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**
- WDC
 - Private
- 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

#03680
794.

WHANGAREI COUNTY COUNCIL

HOUSE DRAINAGE PLAN
HOUSE DRAINAGE PLAN

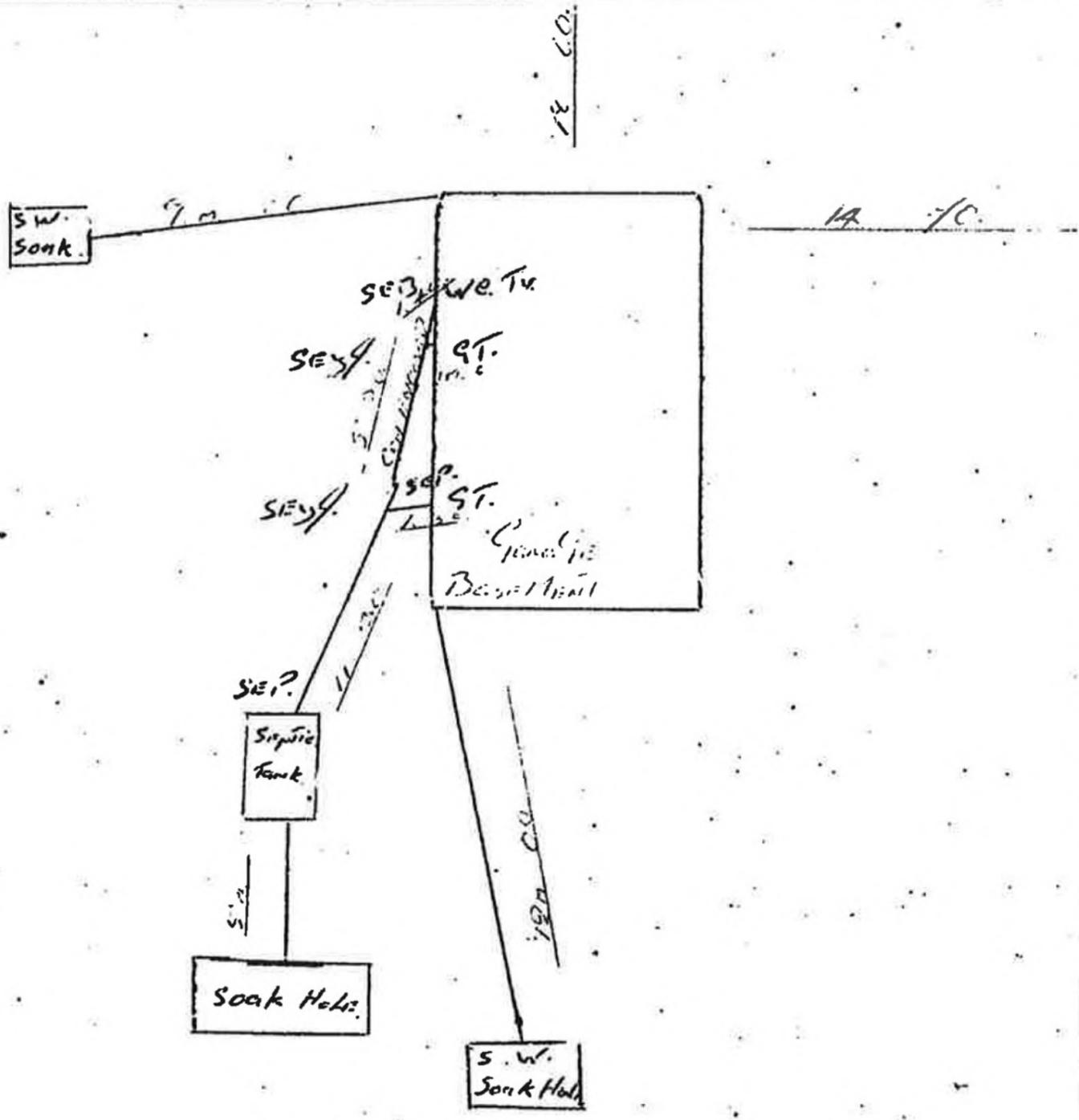
32/493/2

PERMIT NO. DATE
OWNER *G. J. Gales* ADDRESS *Dip Road Kamo*

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

SCALE: 1/16 inch to a foot.

Dip Road



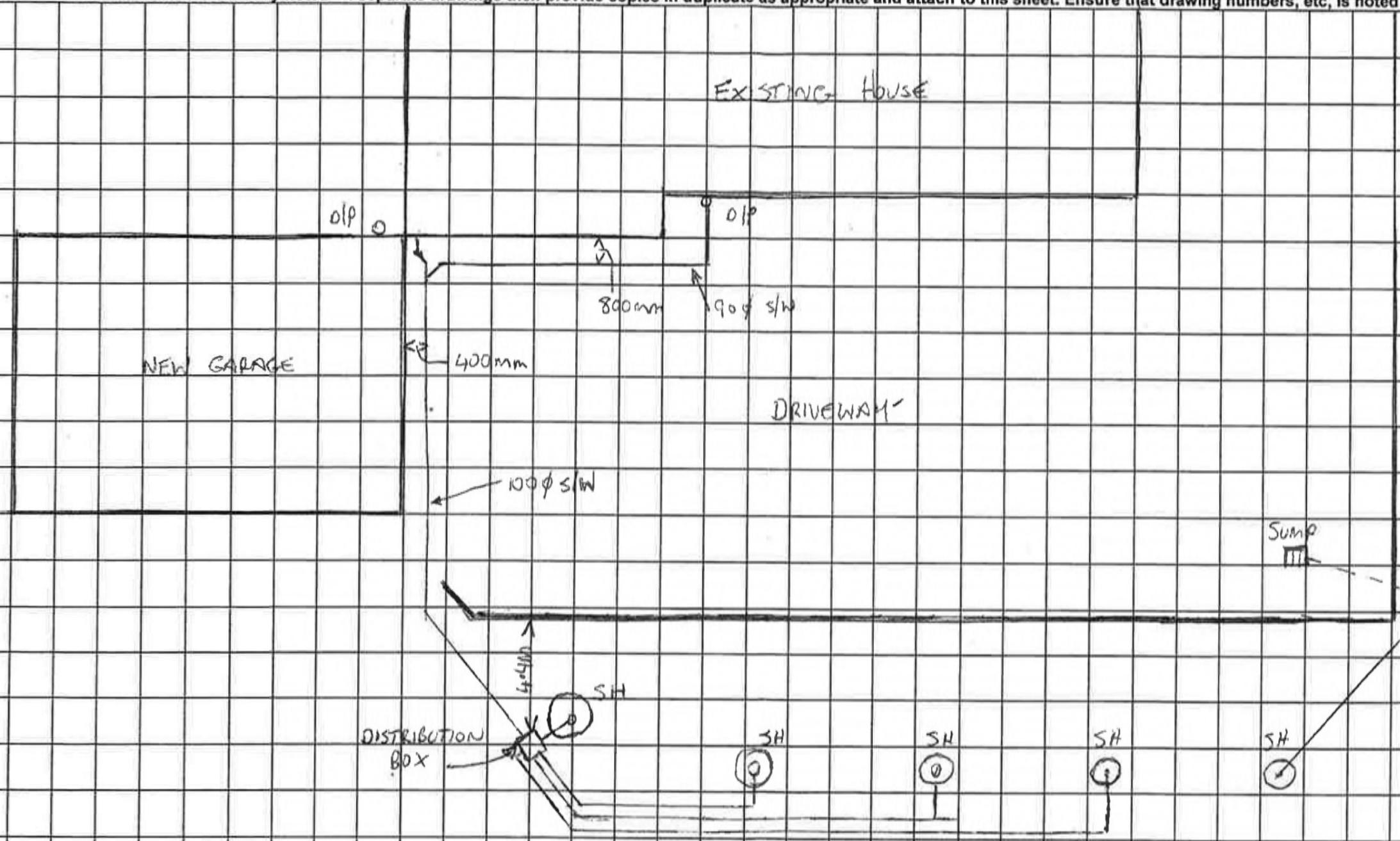
DRAINLAYER

G. J. Gales

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

PART C As-built services plan

(to be completed in all cases. If details are already noted on separate drawings then provide copies in duplicate as appropriate and attach to this sheet. Ensure that drawing numbers, etc, is noted below)



As Built Plan P21100403

Scale NTS in —
Site address 141 DIP ROAD WHANGAREI



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: Friday, 6 March, 2026

Property Number 3680
Legal Description LOT 1 DP 194780 BLK VIII PURUA SD
Assessment Number 0032049305
Address 141 Dip Road Whangarei 0176
Record of Title(s) 124A/404
Land Value \$410,000
Capital Value \$1,300,000
Date of Valuation 01-July-2024
Effective Date (used for rating purposes) 01-July-2025
Meter Location 1.0m LHS Driveway 3m kerb #141

Rates Breakdown (up to 30 June 2026)

Rates Charge	Charge Total
General Residential	1,196.09
Uniform Annual General Charge	901.00
Regional Flood Infrastructure	41.66
Regional Economic Development	12.46
Regional Land and Freshwater Management	124.07
Regional Sporting Facilities	16.09
Regional Pest Management	109.47
Regional Urban Rivers Management - Gen Catchment	40.34
Regional Council Services	229.89
Regional Transport Rate	30.40
Regional Emergency & Hazard Management	67.31
Stormwater	79.00
Regional Rescue Services	8.87
Annual Charge Total	\$2,856.65

Opening Balance as at 01/07/2025 **\$-311.42**

Rates Instalments	Total
20/07/2025 Instalment	\$714.65
20/10/2025 Instalment	\$714.00
20/01/2026 Instalment	\$714.00
20/04/2026 Instalment	\$714.00

Rates Total **\$2,856.65**

Balance to Clear **\$600.04**

NOTE: CROSSING IN.

NO 3680

WHANGAREI COUNTY COUNCIL

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

APPLICATION FOR BUILDING PERMIT

32/493/2

APPROVED...
CO NT...
RE...
PERMIT

TO THE COUNTY ENGINEER

Sir,

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

Particulars of the land and buildings are:— (P.L. Codes) S14FP

OWNER Name D.S. Gates.
Postal Address No 6. RD. Whangarei. Phone _____

BUILDER Name Laurie Wooding Builder Ltd.
Postal Address 12. Carlton Cres. Kamo. Phone 50625.

EXISTING USE OF SITE & BUILDINGS Vacant

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

VALUATION DEPT. ASSESSMENT No.: (from rate demand) Pl. 32/493/2

LEGAL DESCRIPTION OF SITE: (from rate demand or title deeds) As from April 1st

lot 1. D.P. M4336

Road or Street: Dry Rd. Town or Locality: Kamo.

AREA OF SITE: _____ Acres _____ Roods _____ Perches
3.6937 Hectares

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

FLOOR AREA: (proposed work — square feet)	Basement	Ground floor	Other floors	Total
Main Building	<u>539 sq. ft.</u>	<u>1176 sq. ft.</u>		
Accessory Buildings				

ESTIMATED VALUE OF WORK:

Main Buildings (excluding plumbing & drainage)	\$ <u>20,175-00.</u>
Accessory Buildings (excluding plumbing & drainage)	\$ _____
Plumbing and drainage	\$ <u>2,020-00.</u>
Total Value of Work	\$ <u>22,195-00.</u>

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

Signature of Applicant: [Signature]

Date: 11-3-75.

FOR OFFICE USE ONLY

FEES:

Building permit	\$ <u>74-00</u>	Receipt No. <u>5534</u>	Date <u>20.6.75</u>	Permit No. <u>G18491</u>
Plumbing & Drainage permit	\$ <u>52-00</u>	Receipt No. <u>5535</u>	Date <u>-</u>	Permit No. <u>261/262</u>
Dispensation planning scheme	\$ _____	Receipt No. _____	Date _____	
Building research levy	\$ <u>11-50</u>	Receipt No. <u>5536</u>	Date <u>-</u>	
Footpath crossing <u>with</u>	\$ <u>5-00</u>	Receipt No. <u>5537</u>	Date <u>5-11-74</u>	
Footpath Deposit <u>with</u>	\$ <u>50-00</u>	Receipt No. <u>5538</u>	Date <u>20.6.75</u>	
TOTAL	\$ <u>192-50</u>			

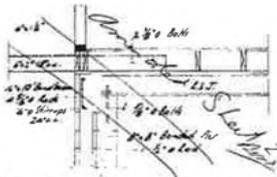
[Signature]
12/4/76

* \$5.00 refunded V. 312

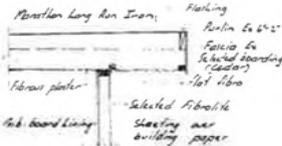
03680 5/10



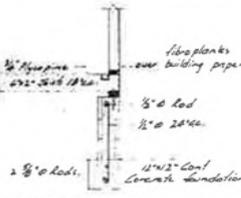
DETAIL A



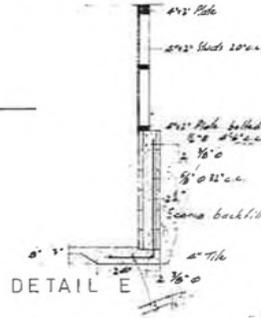
DETAIL B



DETAIL C



DETAIL D

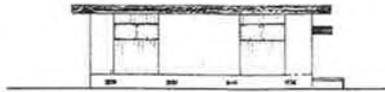


DETAIL E



ELEVATION C

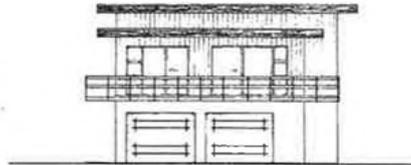
APPROVED - PERMIT NO. _____
COUNTY ENGINEERS OFFICE
WHANGAREI COUNTY COUNCIL



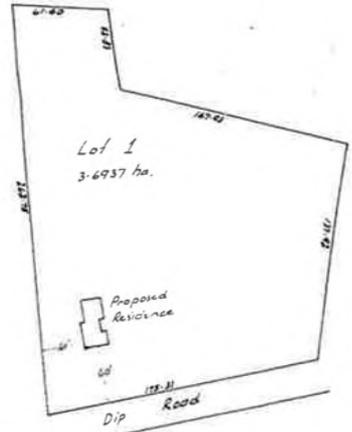
ELEVATION D



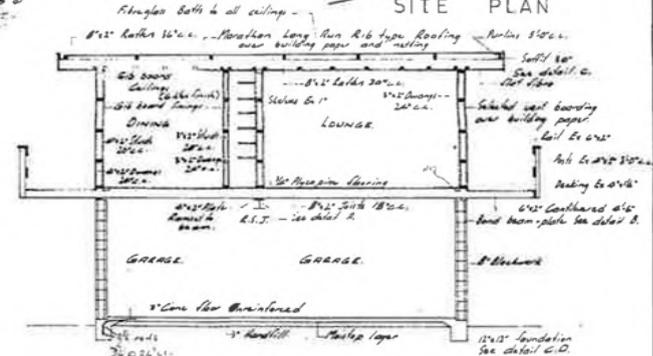
ELEVATION A



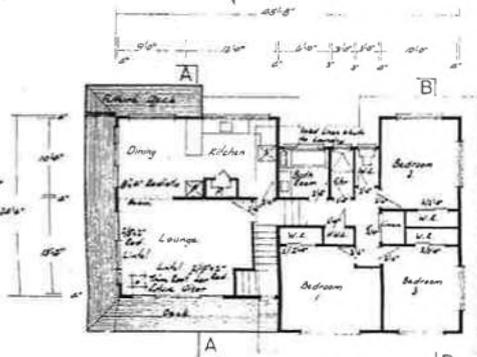
ELEVATION B



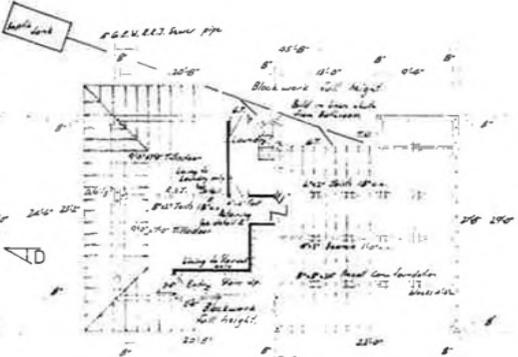
SITE PLAN



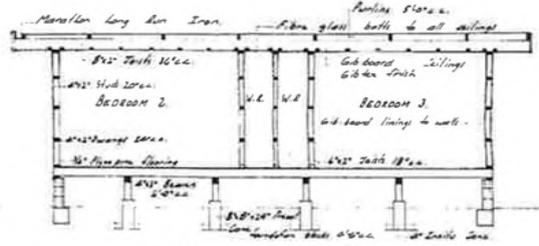
SECTION A A



FLOOR PLAN



FOUNDATION PLAN



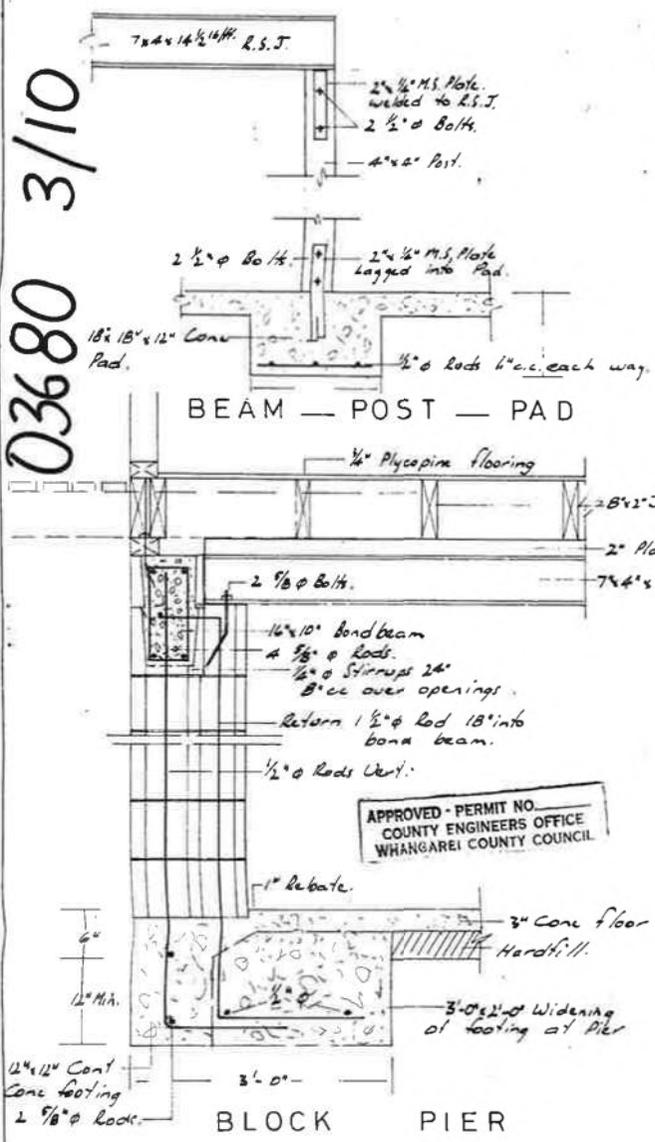
SECTION

PROPOSED RESIDENCE
D. S. & J. A. GATES

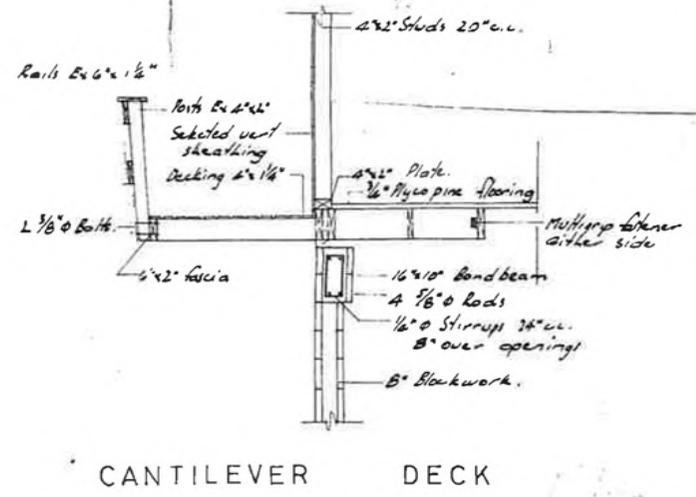
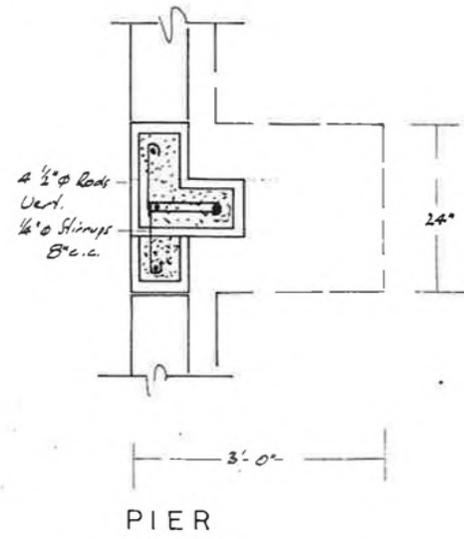
DIP ROAD KAMO

DRAWN <u>8.2.0</u>		CHECKED		SCALES <u>1/8" = 1' 1/2" 1/4" = 1'</u>		SHEET <u>1</u>	
TRACED		DATE <u>2/78</u>		SERIES OF <u>1</u>		REF.	

03680 3/10



APPROVED - PERMIT NO.
COUNTY ENGINEERS OFFICE
WHANGAREI COUNTY COUNCIL



PROPOSED RESIDENCE
D S & J A GATES
STRUCTURAL DETAILS

DRAWN. B.A.H.	Sheet
DATE 3/75	2 of
SCALE 1/2" = 1' 1'-0"	2 Sheets.

03680 3/10

WHANGAREI COUNTY COUNCIL

#03680

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

APPLICATION FOR BUILDING PERMIT

APPROVED - PERMIT NO.
COUNTY ENGINEERS OFFICE
WHANGAREI COUNTY COUNCIL

TO THE BUILDING INSPECTOR,
Sir,

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

Particulars of the land and buildings are:-

OWNER Name D. S. & J. A. GATES
Postal Address P.O. BOX 4184 KAMO Phone 52110

BUILDER Name D. S. GATES
Postal Address _____ Phone _____

EXISTING USE OF SITE & BUILDINGS RESIDENCE ~~ADDITIONS - CARPORT TERRACE~~

NATURE OF PROPOSED BUILDING WORK ADDITIONS - CARPORT TERRACE
e.g. additions to Dwelling, Bedroom, Lounge extensions etc.

VALUATION DEPT. ASSESSMENT No.: (from rate demand) 32/493/5

LEGAL DESCRIPTION OF SITE: (from rate demand or title deeds) LOT 1
DIP 74336 BIK VIII PURUA SD

Road or Street: DIP ROAD Town or Locality: KAMO

AREA OF SITE: 3 Hectares 6937 Square Metres

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

FLOOR AREA: (proposed work — square Metres)	Basement	Ground floor	Other floors	Total
Main Building	_____	_____	_____	26.98 m ²
Accessory Buildings	_____	_____	_____	_____

ESTIMATED VALUE OF WORK:				
Main Buildings (excluding plumbing & drainage)	_____	_____	_____	\$ 2500
Accessory Buildings (excluding plumbing & drainage)	_____	_____	_____	\$ 175
Plumbing and drainage	_____	_____	_____	\$ 2675
Total Value of Work				\$ 2675

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

Signature of Applicant: D.S. Gates Date: 16-10-78

FOR OFFICE USE ONLY

FEES:				
10-050-12 Building Permit	\$ 20.00	Receipt No. 6019	Date 27/10/78	Permit No. I 043711
22-005-20 Building Research Levy	\$ 6.00	Receipt No. 6020	Date 27/10/78	
10-031-12 Plumbing Permit	\$ 6.00	Receipt No. 6021	Date 27/10/78	Permit No. 1888
10-031-12 Drainage Permit	\$	Receipt No.	Date	Permit No.
10-030-12 Dispensation planning Scheme	\$	Receipt No.	Date	Permit No.
10-018-05 Footpath Crossing Permit	\$	Receipt No.	Date	Permit No.
22-002-20 Deposit Against damage to Street, Road or Footpath	\$	Receipt No.	Date	
16-004-05 Water Connection	\$	Receipt No.	Date	
10-031-12 Sewer Connection	\$	Receipt No.	Date	
Miscellaneous	\$	Receipt No.	Date	
TOTAL				\$ 26.00

Fees Paid by: D.S. & J.A. Gates
Please refund \$6.00 Research levy - V.5441

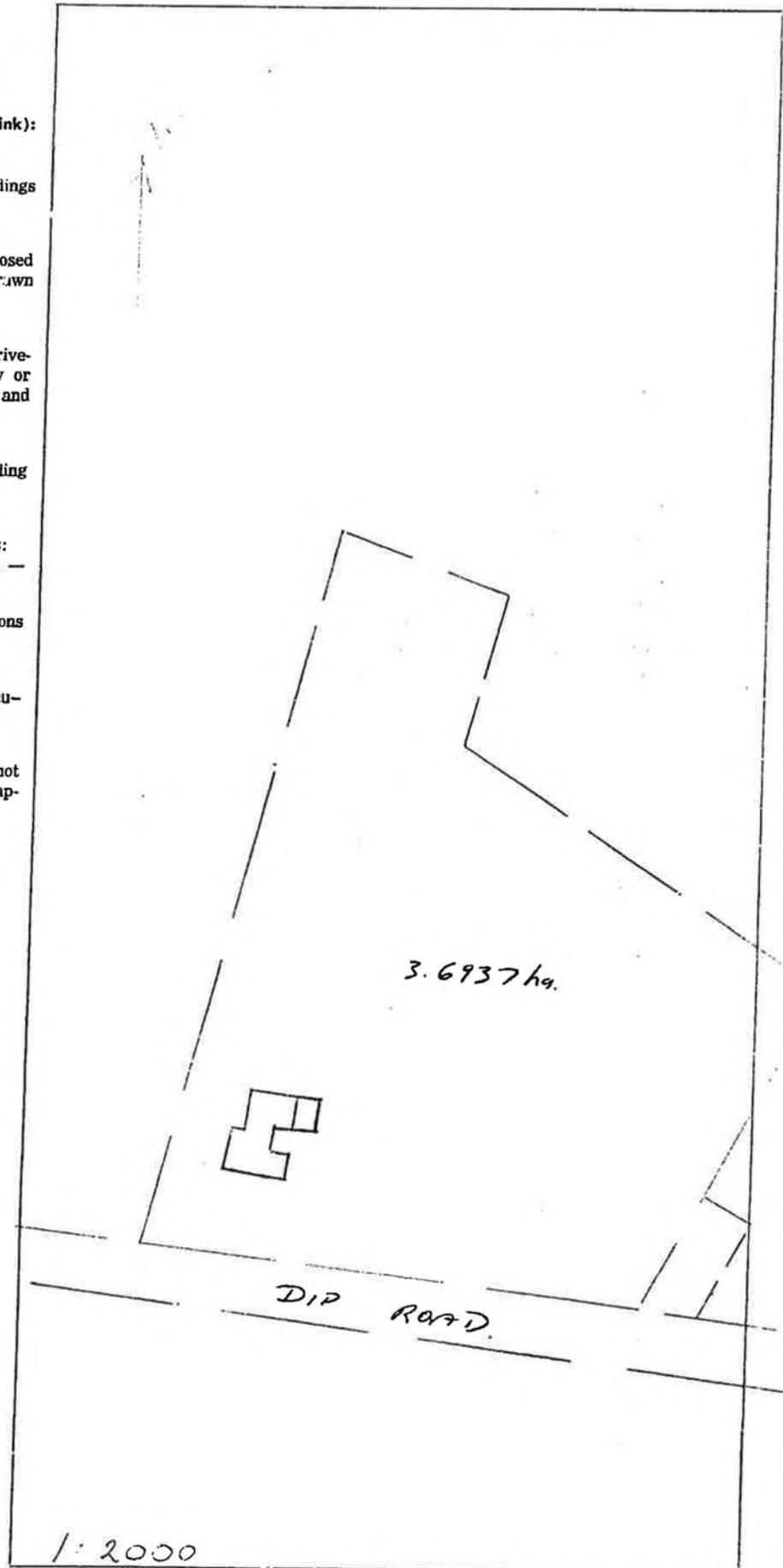
ROAD FRONTAGE

SITE PLAN

THIS PLAN MUST SHOW (in ink):

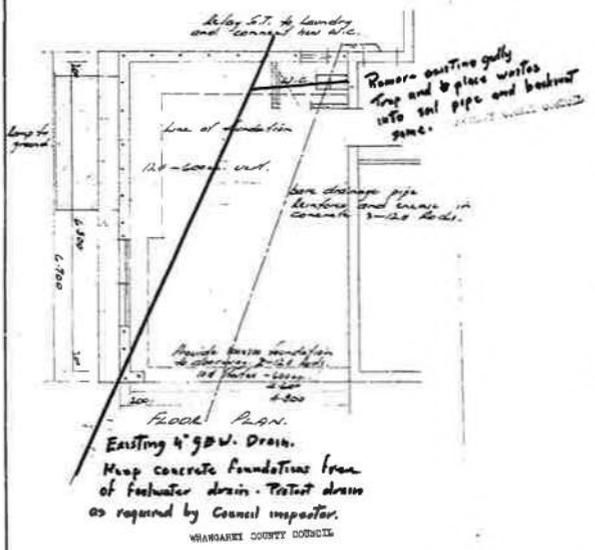
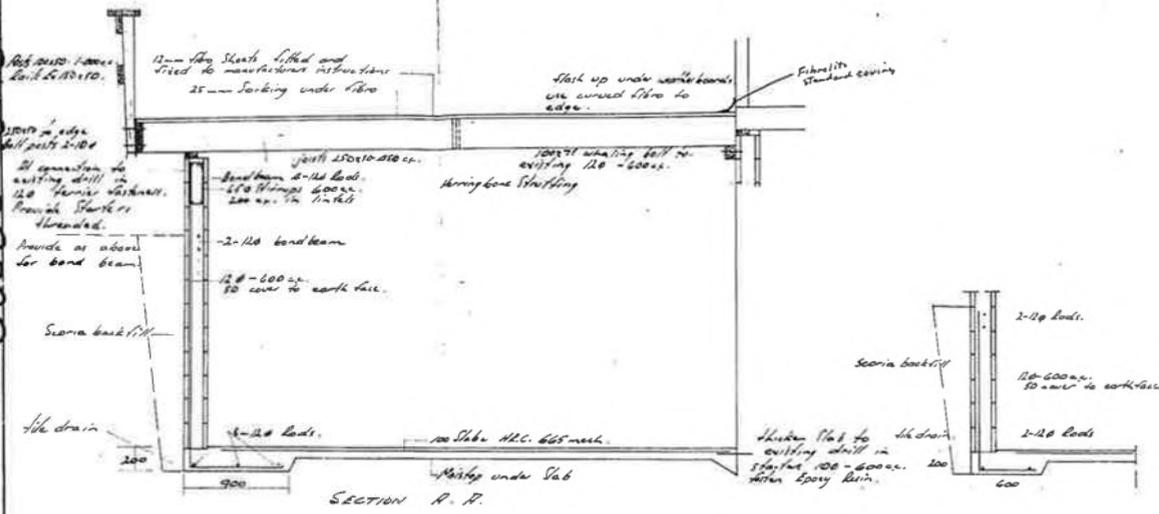
1. Position of existing buildings (draw in red).
2. Position of building proposed under this application (drawn in blue).
3. Position of garage and Driveways whether required now or not, (including existing and proposed crossings).
4. Distances of each building from boundary lines.
5. Boundary lines shown thus:

6. Any Building Line Restrictions imposed on land.
7. Site plan must be drawn accurately to scale.
8. Deviation from site plans is not permitted without previous approval of the Council.

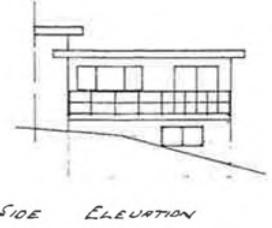
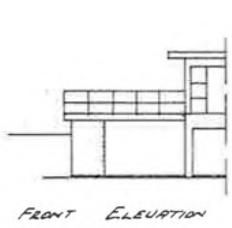


REAR BOUNDARY

03680 6/10



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



Not Site Plan See original kitchen plan.

PROPOSED CARPORT TERRACE
D. S. & J. R. GATES.
DIP ROAD KAMO.

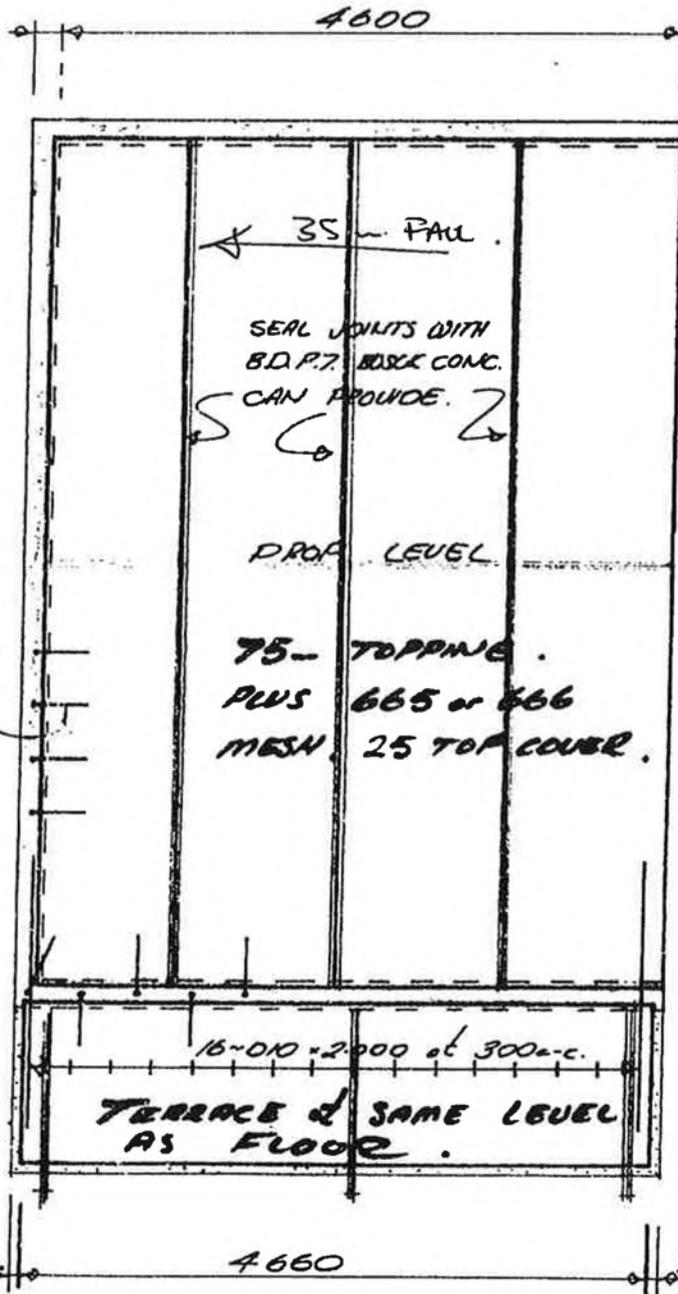
03680 6/10		SHEET	
		SCALE	SHEET OF
DRAWN	CHECKED	DATE	REF
TRACED B.S. 4195		9/78	

UNISPAN DECK for MR & MRS D. GATES of DIP RD. KAMO.

78/85

75 TOPPING.

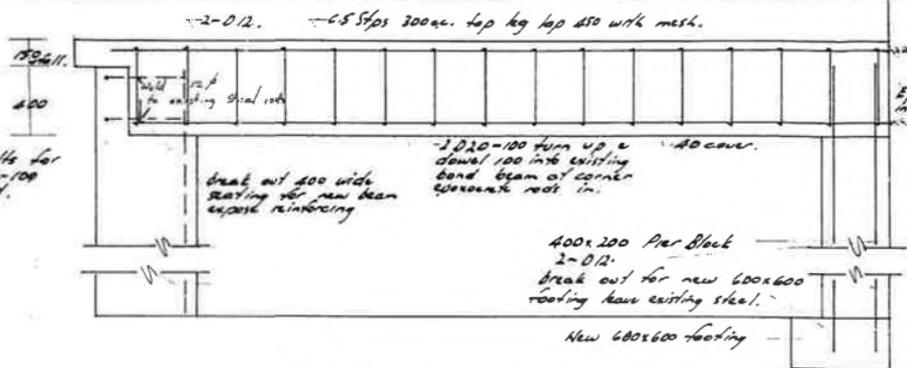
105 TOPPING.



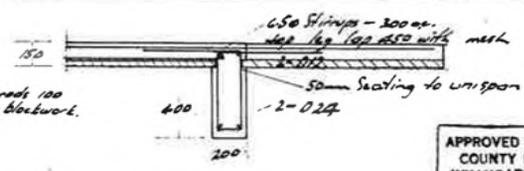
falls
to
Slab

STARTERS into
EXISTING B.B.
AS ENGINEERS
DETAILS.

3680 2/10

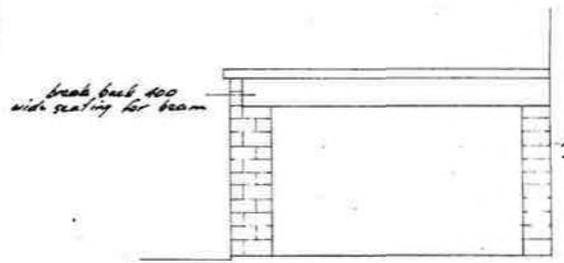


LONG SECTION BEAM

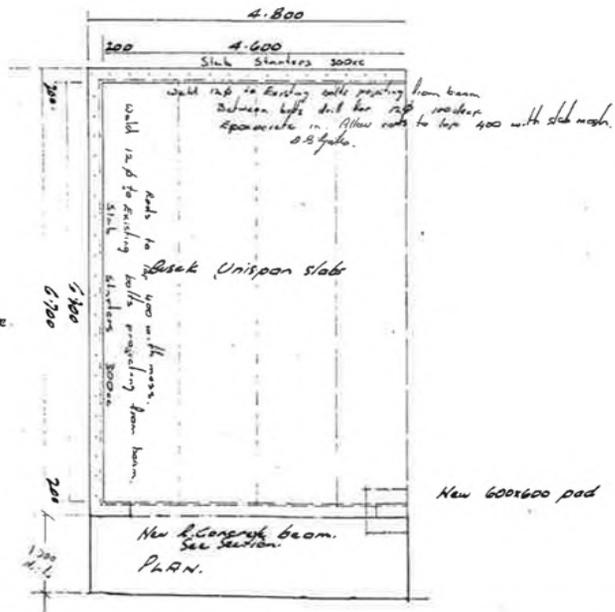


SECTION BEAM.

APPROVED - PERMIT NO. E062711
COUNTY ENGINEERS OFFICE
WHANGAREI COUNTY COUNCIL



FRONT ELEVATION.



PLAN.

R. Robertson

<u>AMENDED DECK</u>		Drawn. 12-78
<u>Mk & Mls.</u>	<u>D. GATES.</u>	Scale 1:50 1:20.
<u>DIP ROAD</u>	<u>KAMO</u>	SAH. 12-78.

03680 2/10

APPROVED - PERMIT NO. 203680
 COUNTY ENGINEERS OFFICE *Rete*
 WHANGAREI COUNTY COUNCIL
 1/0
 OR P/O

WHANGAREI COUNTY COUNCIL
 (P.O. BOX 4102, KAMO, NORTHLAND)

APPLICATION FOR BUILDING PERMIT

TO THE BUILDING INSPECTOR,
 Sir,

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

Particulars of the land and buildings are:—

OWNER Name D. S. E. J. A. GATES
 Postal Address Box 4184 KAMO Phone 52110

BUILDER Name _____
 Postal Address _____ Phone _____

EXISTING USE OF SITE & BUILDINGS _____

NATURE OF PROPOSED BUILDING WORK INSTALLATION OF A WARMWATER CONSOLE
 e.g. additions to Dwelling, Bedroom, Lounge extensions etc. SPACE HEATER.

VALUATION DEPT. ASSESSMENT No.: (from rate demand) 32/493/5

LEGAL DESCRIPTION OF SITE: (from rate demand or title deeds) Lot 1 DP 74336

Road or Street: DIP ROAD Town or Locality: KAMO.

AREA OF SITE: 3.6937 Hectares _____ Square Metres

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

FLOOR AREA: (proposed work — square Metres).

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

ESTIMATED VALUE OF WORK:

Main Buildings (excluding plumbing & drainage)	\$ <u>400</u>
Accessory Buildings (excluding plumbing & drainage)	\$ _____
Plumbing and drainage	\$ <u>200</u>
Total Value of Work	\$ _____

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

Signature of Applicant: D.S.E. Gates Date: 7/8/80

FOR OFFICE USE ONLY

FEES:

10-030-12 Building Permit	\$ <u>2.00</u>	Receipt No. <u>2430</u>	Date <u>22/8/80</u>	Permit No. <u>62273</u>
22-005-20 Building Research Levy	\$ _____	Receipt No. _____	Date _____	Permit No. _____
10-031-12 Plumbing Permit	\$ <u>5.00</u>	Receipt No. <u>2431</u>	Date <u>22/8/80</u>	Permit No. <u>958</u>
10-031-12 Drainage Permit	\$ _____	Receipt No. _____	Date _____	Permit No. _____
10-030-12 Dispensation planning Scheme	\$ _____	Receipt No. _____	Date _____	Permit No. _____
10-018-05 Footpath Crossing Permit	\$ _____	Receipt No. _____	Date _____	Permit No. _____
22-002-20 Deposit Against damage to Street, Road or Footpath	\$ _____	Receipt No. _____	Date _____	Permit No. _____
16-004-05 Water Connection	\$ _____	Receipt No. _____	Date _____	Permit No. _____
10-031-12 Sewer Connection	\$ _____	Receipt No. _____	Date _____	Permit No. _____
Miscellaneous	\$ _____	Receipt No. _____	Date _____	Permit No. _____

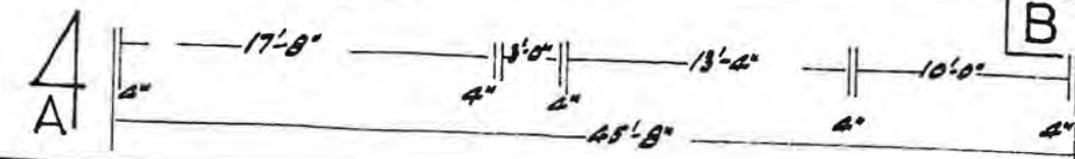
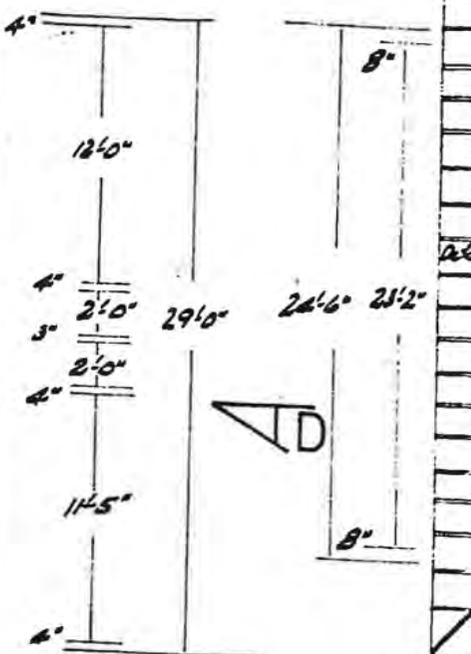
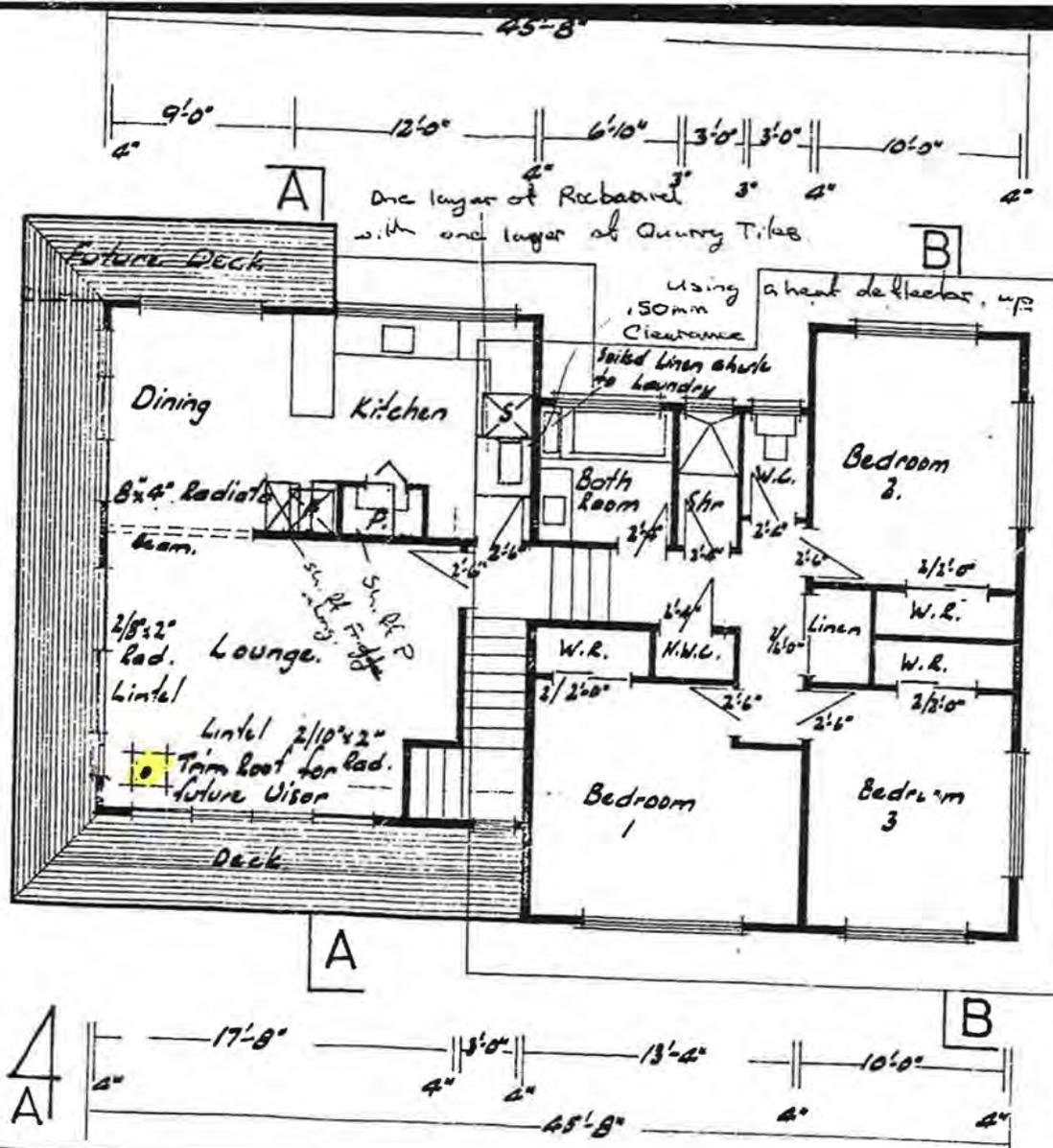
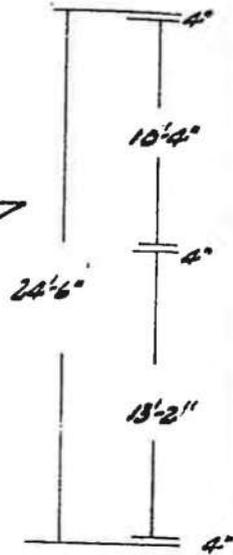
TOTAL \$ 12.00 Fees Paid by: Zelkote Textured Ceiling.

#03680

Plumber to
Install it.

T. Stuart.

BV



FLOOR PLAN

WARMAIRE SPACE HEATER. AS ATTACHED
DETAILS

PROPOSED RESID

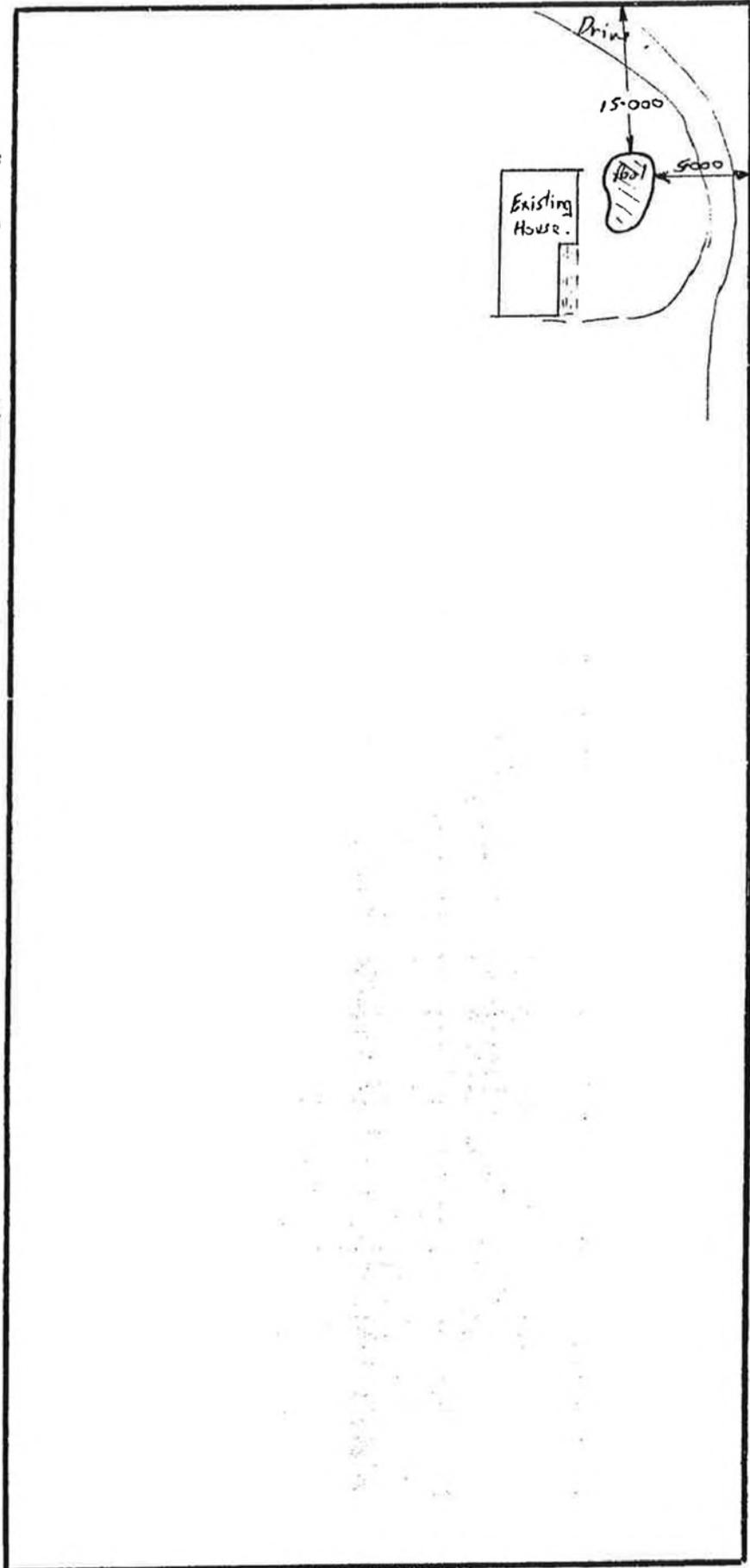
ROAD FRONTAGE

SITE PLAN

THIS PLAN MUST SHOW (In Ink):

1. Position of existing buildings (draw in red).
2. Position of building proposed under this application (drawn in blue).
3. Position of garage and drive-ways whether required now or not (including existing and proposed crossings).
4. Distances of each building from boundary lines.
5. Boundary lines shown thus :

6. Any Building Line Restrictions imposed on land.
7. Site plan must be drawn accurately to scale.
8. Deviation from site plans is not permitted without previous approval of the Council.



REAR BOUNDARY

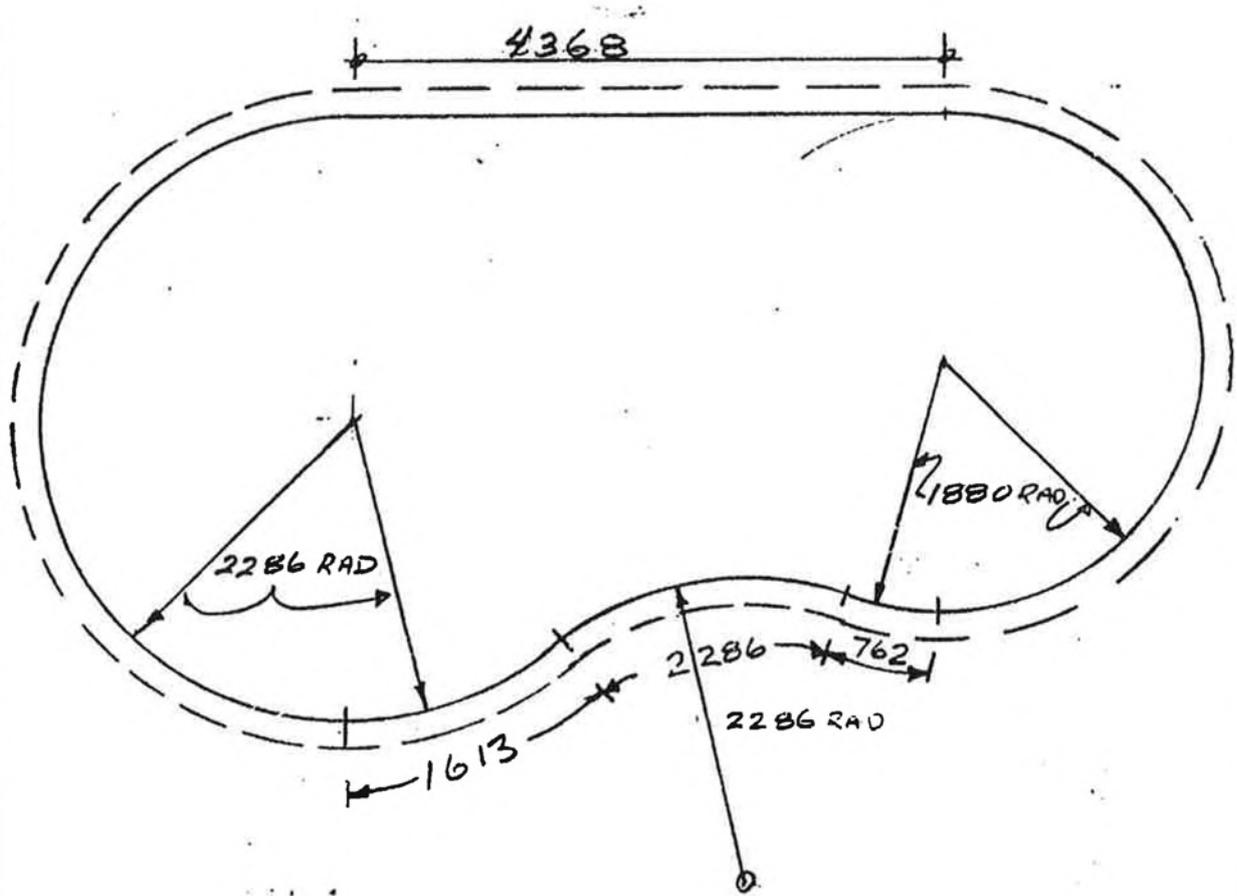
APPROVED - PERMIT NO.
COUNTY ENGINEERS OFFICE
WHANGAREI COUNTY COUNCIL

Vycon Pools

LEADERS IN POOL DESIGN & CONSTRUCTION



VYCON SWIMMING POOLS LTD
P.O. BOX 78, TAKANINI
TELEPHONE: 695-831



EXCAVATION = 200 MM ON FRAME SIZE

3530 x 3650 x 4570 KIDNEY

28 x 15 - 12

Due 2. 2. 83
Issued 4 FEB 1983

No. 32 / 493 / 05

WHANGAREI COUNTY COUNCIL

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

Application for Building Permit and Notice of Development* (Where applicable—See Third Page)
TO THE ENGINEER,

COUNTY ENGINEERS OFFICE
WHANGAREI COUNTY COUNCIL

I hereby make application and give notice of my intention to erect/erect/extend/alter/repair the building (s) according to the site plan, detailed plans, elevations, cross sections and specifications deposited herewith in duplicate.

Particulars of the notice and application are:

OWNER Name D. S. GATES
Postal Address Box 418A KAMO Phone 52110
Builder Name SELF
Postal Address _____ Phone _____

EXISTING USE OF SITE AND BUILDINGS

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

VALUATION DEPT. ASSESSMENT No. (from rate demand) 32 / 493 / 05

LEGAL DESCRIPTION OF SITE (from rate demand or title deeds) KOT 1 DP74336

Road or Street DiP Town or Locality KAMO

AREA OF SITE 3 Hectares 6937 Square Metres ✓

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

FLOOR AREA (proposed work — square metres).

	Basement	Ground floor	Other floors	Total
Main Building				<u>23m²</u>
Accessory Buildings				

ESTIMATED VALUE OF WORK

Main Building (excluding plumbing and drainage) \$ 1500

Accessory Building (excluding plumbing, drainage) \$ _____ Total Buildings \$ 1500

Plumbing _____ \$ _____

Drainage _____ \$ _____

TOTAL \$ 1500

Value of additional fixed plant and machinery or other development work _____ \$ _____

TOTAL VALUE OF DEVELOPMENT _____ \$ 1500

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

Signature of Applicant [Signature] Date 24/1/83

FOR OFFICE USE ONLY

FEES:

10-030-12 Building Permit	\$ <u>43-00</u>	Receipt No. <u>2546</u>	Date <u>4.2.83</u>	Permit No. <u>62014</u>
22-005-20 Building Research Levy	\$ <u>—</u>	Receipt No. _____	Date _____	
10-031-12 Plumbing Permit	\$ <u>—</u>	Receipt No. _____	Date _____	Permit No. _____
10-031-12 Drainage Permit	\$ <u>—</u>	Receipt No. _____	Date _____	Permit No. _____
10-018-05 Footpath Crossing Permit	\$ _____	Receipt No. _____	Date _____	Permit No. _____
22-002-20 Deposit against Damage to Street, Road or Footpath	\$ _____	Receipt No. _____	Date _____	
16-004-05 Water Connection	\$ _____	Receipt No. _____	Date _____	
10-031-12 Sewer Connection	\$ _____	Receipt No. _____	Date _____	
Miscellaneous	\$ _____	Receipt No. _____	Date _____	
*Development Levies				
Reserves	\$ _____	Receipt No. _____	Date _____	
Others (state)	\$ _____	Receipt No. _____	Date _____	
	\$ _____	Receipt No. _____	Date _____	
TOTAL	\$ <u>43-00</u>	Receipt No. _____	Date _____	

Fees Paid by D. S. Gates

(* Development levies apply only to projects covered by Section 271A of the Local Government Act 1974—see Third Page)

106909

BUILDING CONSENT No:106909
Section 51, Building Act 2004



WHANGAREI
DISTRICT COUNCIL

Issued:19 March 2008
Project Information Memorandum No. 106575

The Building

Street Address of building: 141 DIP RD, RD 6, WHANGAREI 0176
Legal Description of land where building is located:
LOT 1 DP 194780
LLP: 087318

The Owner

Name of owner: KYLE FRANCIS DONOVAN
Mailing Address: PO BOX 1673
WHANGAREI

Contact Person: BEAZLEY DESIGN LIMITED
Mailing Address: PO BOX 7002
TIKIPUNGA
WHANGAREI 0144

Street address/registered office: 141 DIP RD
RD 6
WHANGAREI 0176

Building Work

The following building work is authorised by this consent:

Project: Alteration

**Intended Use: ADD BEDROOM & ENSUITE, LAUNDRY,
KITCHEN AND FAMILY ROOM**

*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

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

CONDITIONS:

Swimming Pool to comply with Pools and Fencing Act.

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.

Compliance Schedule

A compliance schedule is not required for the building.



(A Goulsbro)

Signature

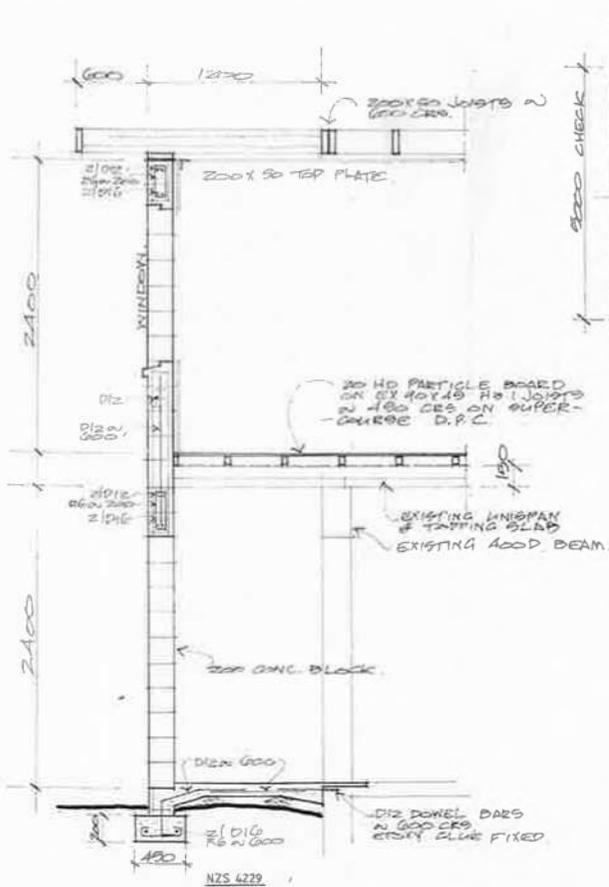
SUPPORT ASSISTANT – BUILDING COMPLIANCE

Position

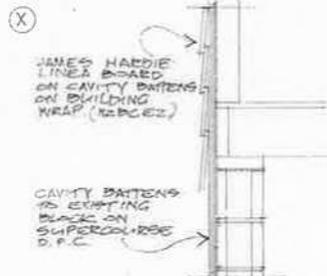
On behalf of: Whangarei District Council

Date: 19 March 2008

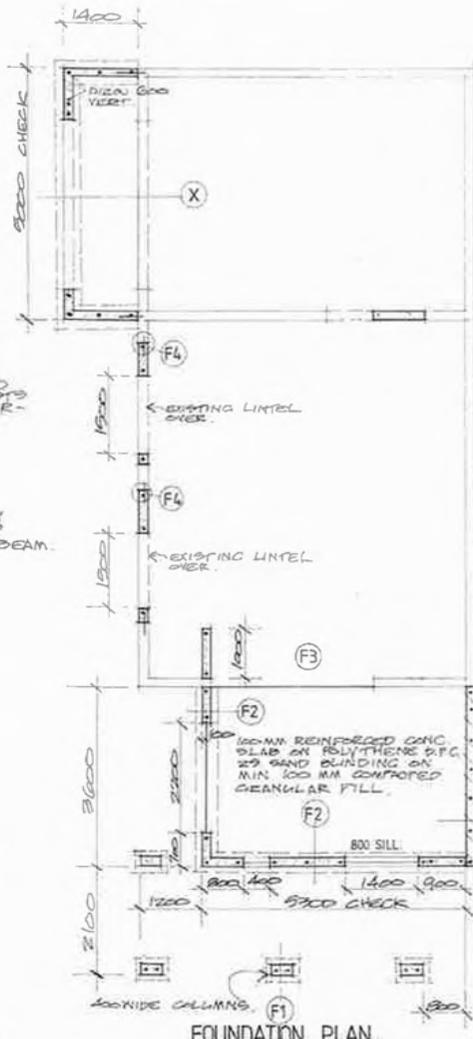
BUILDING CONSENT NO. 106909



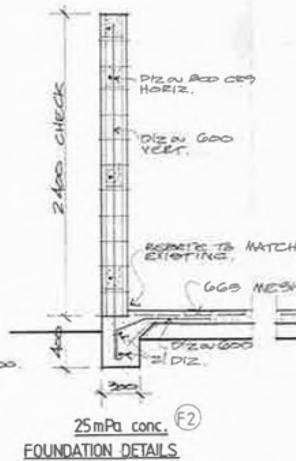
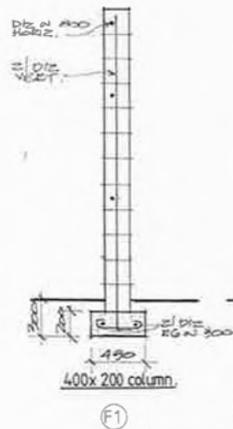
DETAIL THRO' GARAGE



FRONT WALL DETAIL

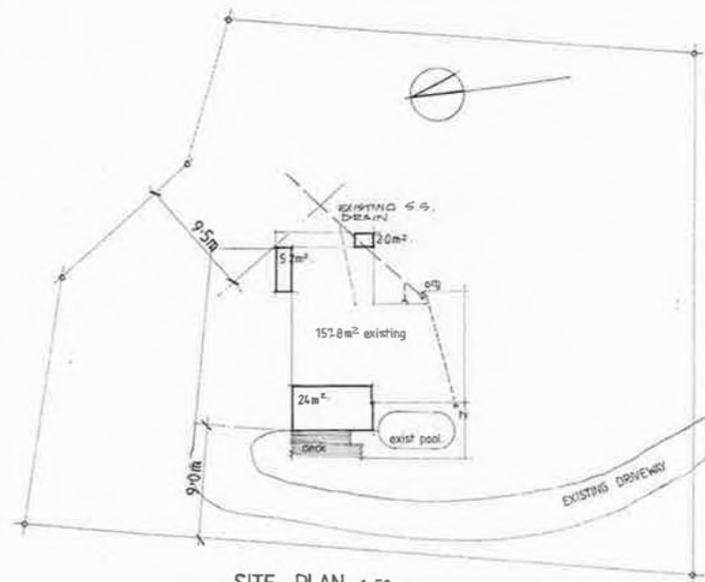
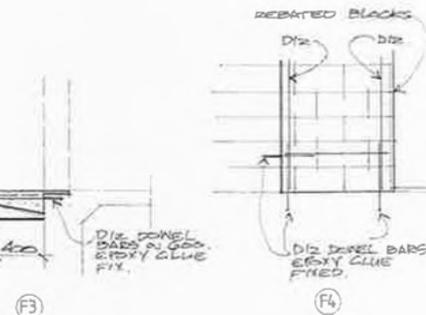


FOUNDATION PLAN 1:50



FOUNDATION DETAILS 1:20

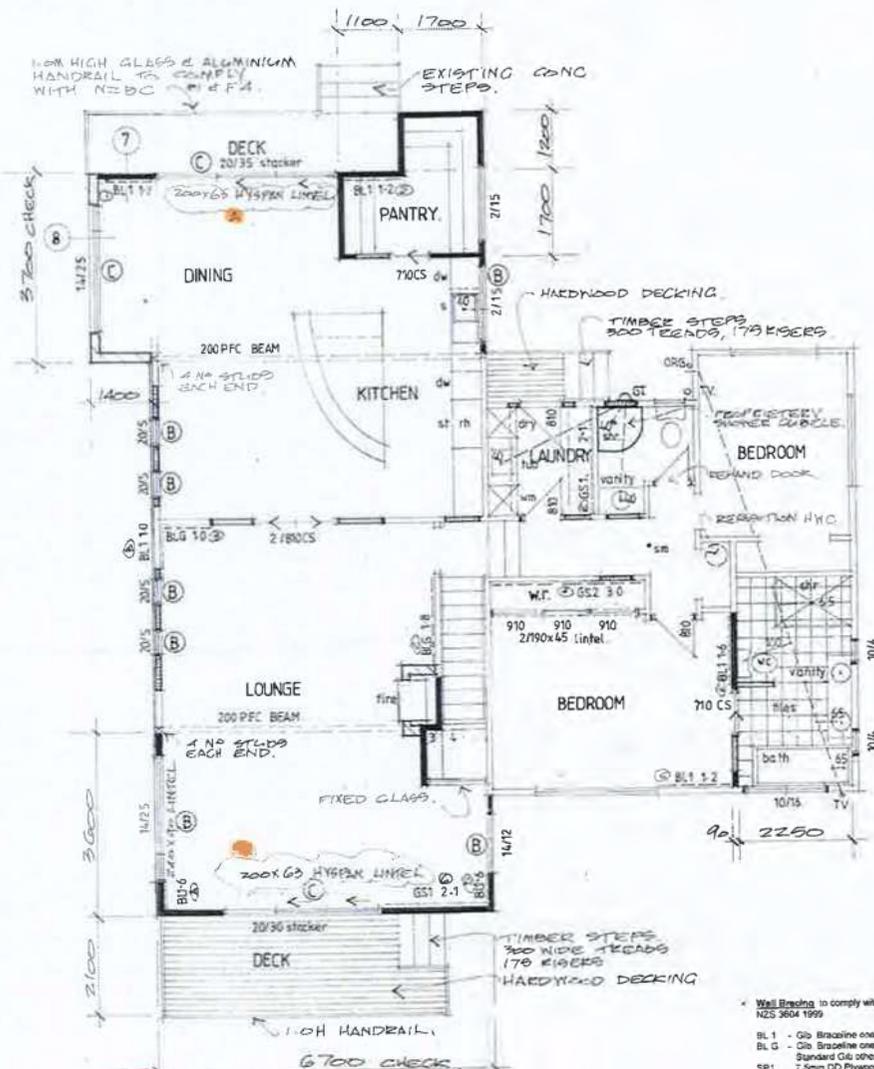
NZS 4229 '99



SITE PLAN 1:50
LOT 1, DP194780 2072m².
BUILDING CONFORM FLAT.

APPROVED
13 MAR 2008
UNIMAHURU DISTRICT COUNCIL
BUILDING CONTROL

ADDITIONS TO DONOVAN RESIDENCE, DIP RD.		sheet	3
drawn G.D.B.	date DEC 07	scales AS NOTED	of 3
		ref	2221

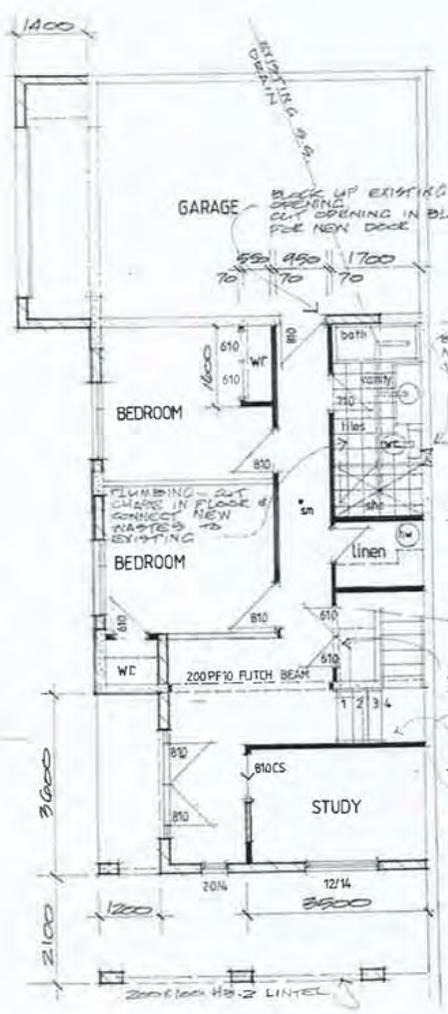


GROUND FLOOR PLAN
1:50

WIND ZONE - HIGH AREA = 31.34 M² ADDITIONS.

DRYWOODS LINTEL FIXING TYPES

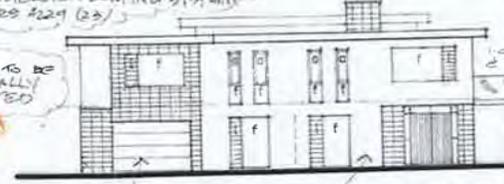
- Wall Bracing to comply with NZS 3604 1999
 - BL 1 - G10 Braceline one face
 - BL G - G10 Braceline one face Standard G10 other face
 - SP1 - 7.5mm D0 Plywood
 - OS1 - Standard G10 one face plus diagonal brace
 - OS2 - standard g10 board both sides - no diagonal brace
- Refer to G10 Bracing Systems 2006 for fixings etc
- Plumbing to comply with AS/NZ 3500 & NZS 7849
- Smoke Detectors - fit to comply with NZS F.11 and work to be carried out by registered gas fitters
- Gas - all gas work to comply with NZS F.11 and work to be carried out by registered gas fitters
- Timber Treatment to comply with NZS 3602 2003
 - EXTERIOR wall framing: H 3.1
 - INTERIOR wall framing: H 1.2
 - HSG 2 grade



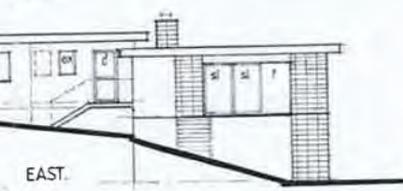
BASEMENT PLAN
1:50



ENCLOSURE WHOLE EXTERIOR WITH JAMES HARDIE LINEA BOARD ON BUILDING WRAP ALL FIXING DETAILS TO COMPLY WITH JAMES HARDIE SPECIFICATIONS



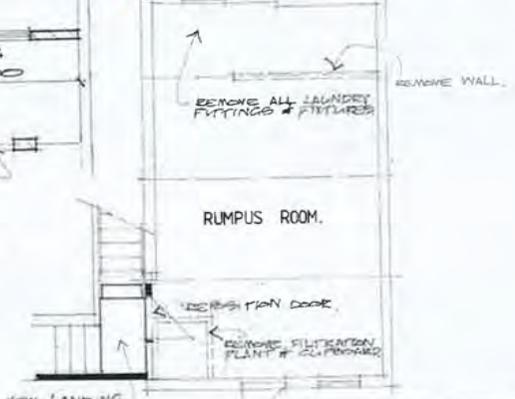
150 HIGH GLASS & ALUM. HANDRAIL



150 PFC LINTEL OVER DOUBLE DOORS

ELEVATIONS
1:100

NEW FENDER COATED ALUMINIUM JOISTEY GLASSING TO COMPLY WITH NZS 4023 JOIST LINES TO BE H 3.1



MIDDLE FLOOR
1:50

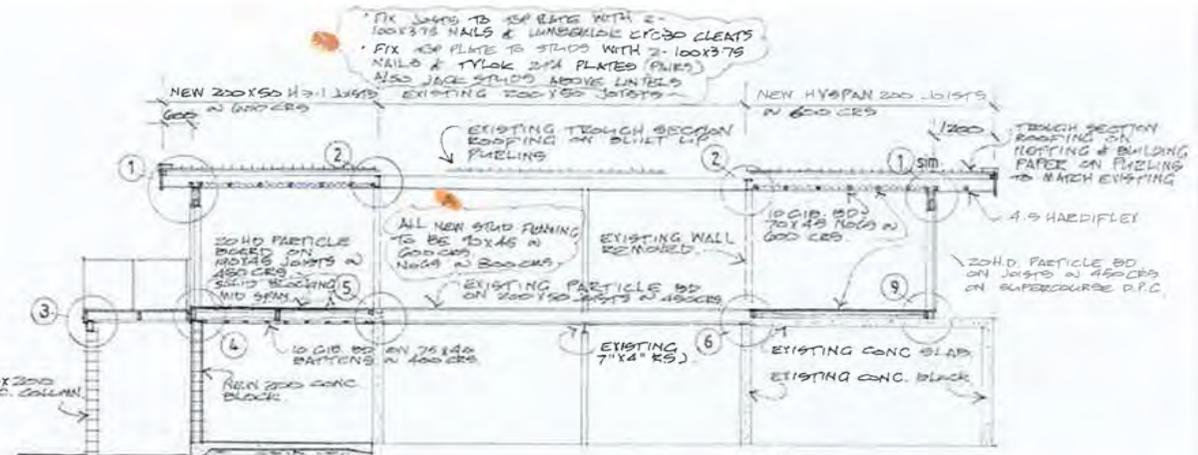
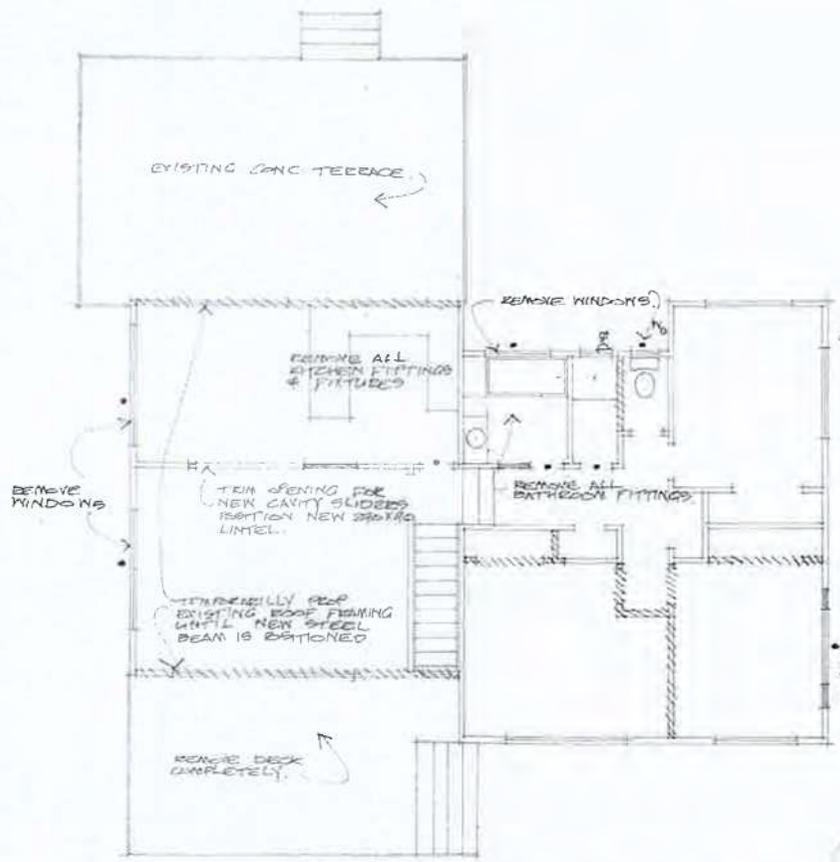
RECEIVED
13 MAR 2008
HANDSOME INSULATION & SOUND CONTROL

*Ann Shih
C.D.B.*

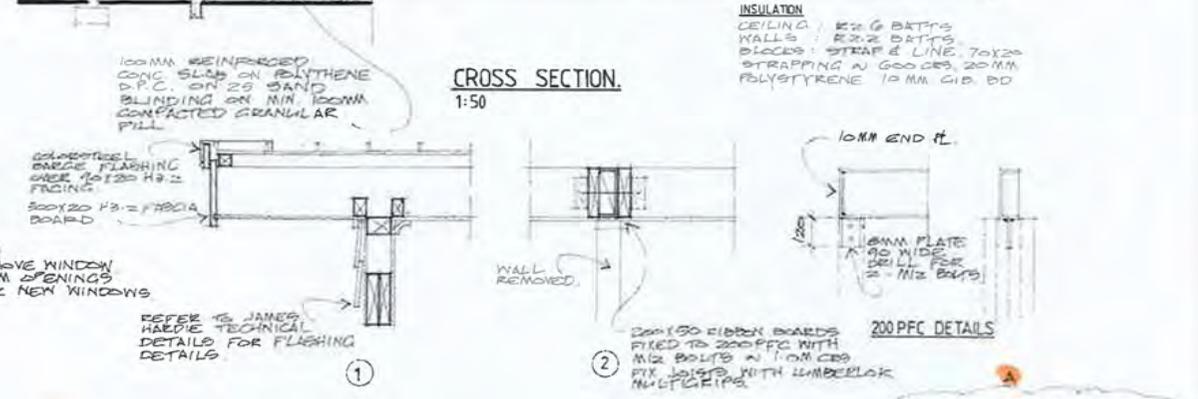
APPROVED
13 MAR 2008
WANGAREI DISTRICT COUNCIL
BUILDING CONTROL

BEAZLEY DESIGN LIMITED
125 LOWER CAMERON STREET
PO BOX 7028 TIRUPUNGA
WANGAREI 0144
PH 08 438 3277 / FAX 09 433 3256
www.beazleydesign.co.nz

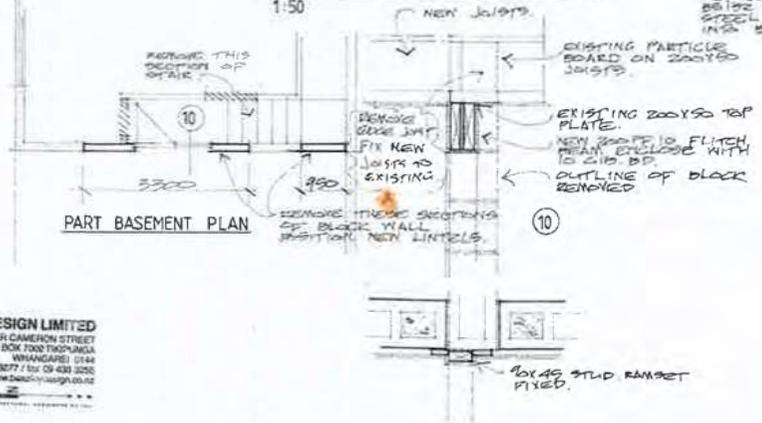
ADDITIONS TO DONOVAN RESIDENCE, DIP RD.			sheet 1
drawn C.D.B.	date DEC 07	scales AS NOTED	of 3
			ref 2221



CROSS SECTION
1:50



EXISTING GROUND FLOOR PLAN
1:50



PART BASEMENT PLAN

BEAZLEY DESIGN LIMITED
125 LOWER CAMERON STREET
PO BOX 7000 TONGAREVA
WHANGAREI 3144
PH 09 438 3277 / FAX 09 438 3252
www.beazleydesign.co.nz

APPROVED
19 MAR 2008
WHANGAREI DISTRICT COUNCIL
BUILDING CONTROL

ADDITIONS TO DONOVAN RESIDENCE DIP ROAD		sheet	2
drawn	C.D.B.	date	DEC 07
scale	AS NOTED	of	3
ref	2221		

SPROUTING TO MATCH
EXISTING.

GALV. STRAP
ROOF BRACING.

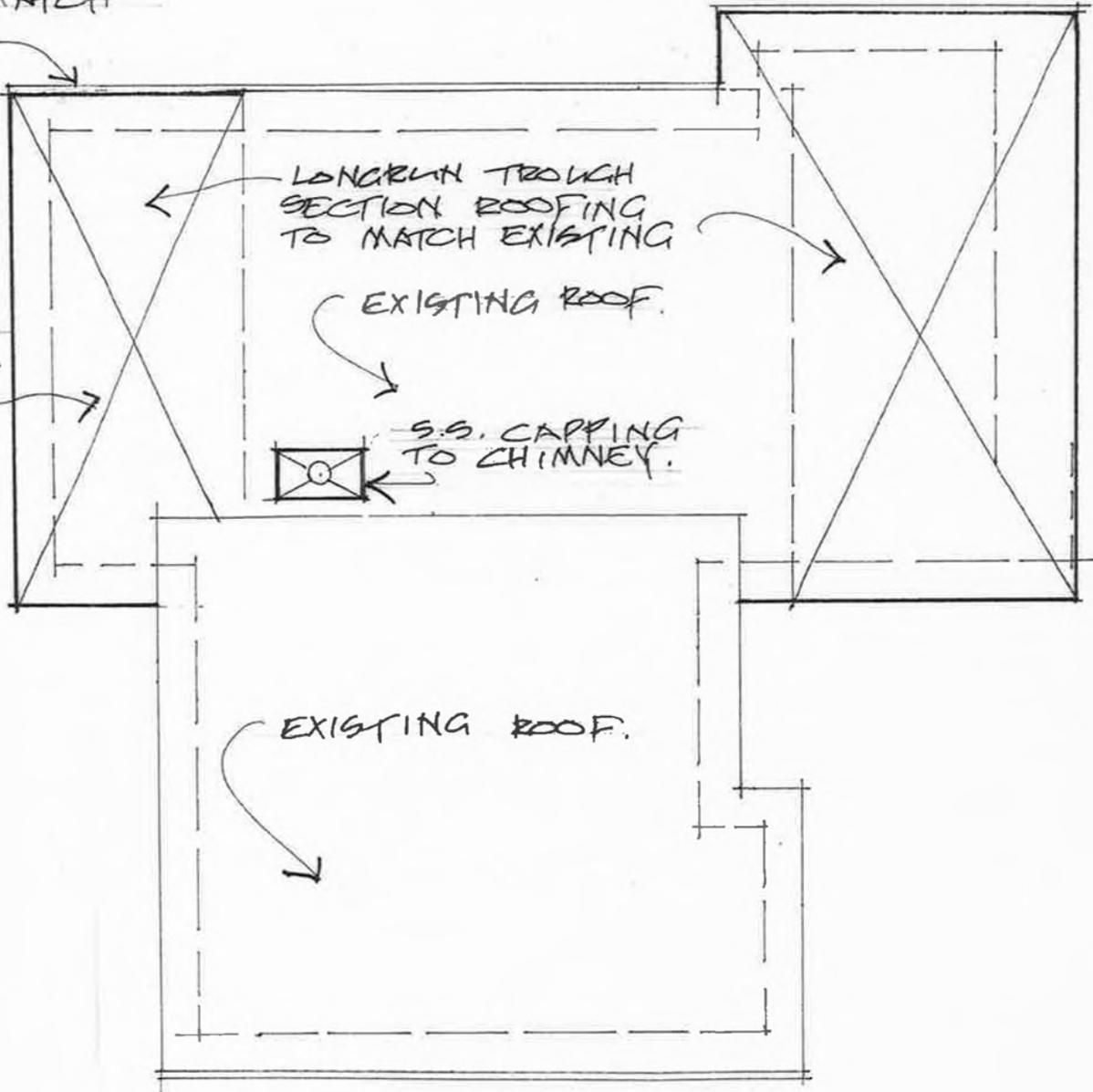
LONGRUN TROUGH
SECTION ROOFING
TO MATCH EXISTING

EXISTING ROOF.

S.S. CAPPING
TO CHIMNEY.

EXISTING ROOF.

ROOF PLAN 1:100



In reply please quote BC08106909



24 February 2020

K F Donovan, G F Donovan, E L Donovan
141 Dip Road
RD 6
Whangarei 0176

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

Dear Sir/Madam

Waiver or Modification of the Building Code – S67 Building Act 2004

In connection with Section 67 of the Building Act 2004, a modification of the Building Code has been approved in connection with building consent number 08106909 issued on 19 March 2008 in the name of Kyle Francis Donovan.

The effect of the modification is to amend the building consent to incorporate a modification to Building Code clause B2 (durability) for the required durability period for all elements to apply from the date of substantial completion of the building which it has been agreed was 12 December 2008 and not from the date of the Code Compliance Certificate.

Yours faithfully

A handwritten signature in blue ink, appearing to read "Paul Tomlinson".

Paul Tomlinson
Senior Building Controls Officer

This document is to be attached to the Building Consent to which it relates.

cc Manager Building Standards
Ministry of Business, Innovation and Employment
PO Box 1473
Wellington 6140

Form 7

Code Compliance Certificate BC08106909

Section 95, Building Act 2004

Issued: 24 February 2020

The Building

Street address of building: 141 Dip Road
Whangarei 0176

Legal description of land where building is located: LOT 1 DP 194780
LLP: 87318

Building name: N/A

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

Level unit number: N/A

Current, lawfully established use: Detached Dwelling

Year first constructed: 1970

The Owner

K F Donovan
G F Donovan
E L Donovan
141 Dip Road
RD 6
Whangarei 0176

Phone number: N/A

Mobile number: 021456158

Facsimile number: 4381647

Email address: kyle@donovangroup.co.nz

Website: N/A

Street address/registered office: 141 Dip Road
Whangarei 0176

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

Building Work

**Add Bedroom and Ensuite Laundry Kitchen
and Family Room**

Building Consent Number:

BC08106909

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.



24 February 2020

Enka Stephenson

Support Assistant – Building Processing
On behalf of Whangarei District Council

Date

1100403..



**WHANGAREI
DISTRICT COUNCIL**

**BUILDING CONSENT No: BC1100403
Section 51, Building Act 2004**

**Issued: 22 June 2011
Project Assessment No: PA1100110**

Forum North, Private Bag 9023
Whangarei 0148, New Zealand
Telephone: +64 9 430 4200
Facsimile: +64 9 438 7632
Email: mailroom@wdc.govt.nz
Website: www.wdc.govt.nz

The Building

Street address of building: 141 Dip Road
Whangarei 0176

Legal description of land where building is located: LOT 1 DP 194780
LLP: 87318

Building name: N/A
Location of building within site/block number: N/A
Level/unit number: N/A

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

The Owner

K F Donovan
E L Donovan
G F Donovan
PO Box 1673
Whangarei 0140

Phone number: 4355991
Mobile number: 021456158
Facsimile number: 4381647
Email address: kyle@donovangroup.co.nz
Website: N/A

Street address/registered office: 141 Dip Road
Whangarei 0176

Building Work

The following building work is authorised by this consent:

New Garage

This building consent is issued under section 51 of the Building Act 2004. This building consent does not relieve the owner of the building (or proposed building) of any duty or responsibility under any other Act relating to or affecting the building (or proposed building).

This building consent also does not permit the construction, alteration, demolition, or removal of the building (or proposed building) if that construction, alteration, demolition, or removal would be in breach of any other Act.

This building consent is subject to the following conditions:

Section 90 Building Act 2004

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

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

See attached list of required inspections.

Compliance Schedule

A compliance schedule is not required for the building.

Attachments

No attachments.

Additional Information

1. Dust Nuisance
The applicant must control dust nuisance created by any site or building works.
2. Toilet Facilities
Toilet facilities must be provided within reasonable distance of the construction site. Ground discharge is no longer acceptable.



Signature

Jennie Thomas

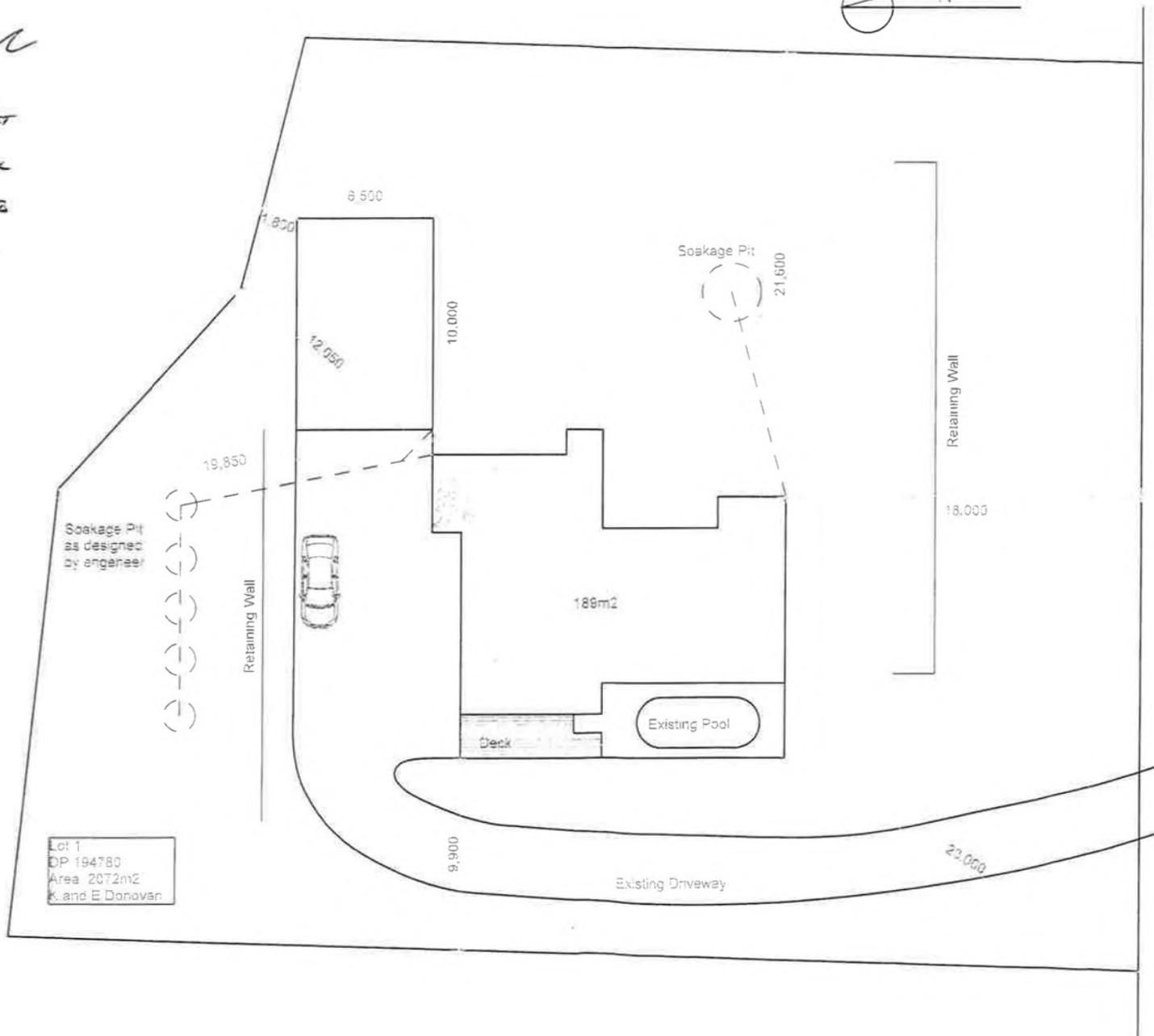
Support Assistant – Building Consent Issuing
Position

On behalf of: Whangarei District Council

22 June 2011



30/5/2011 ✓
INSTALL CEASE PIT
FOR LEAKAGE FROM
DRAINAGE. PRIOR TO
BEAMER PIPE SYSTEM.

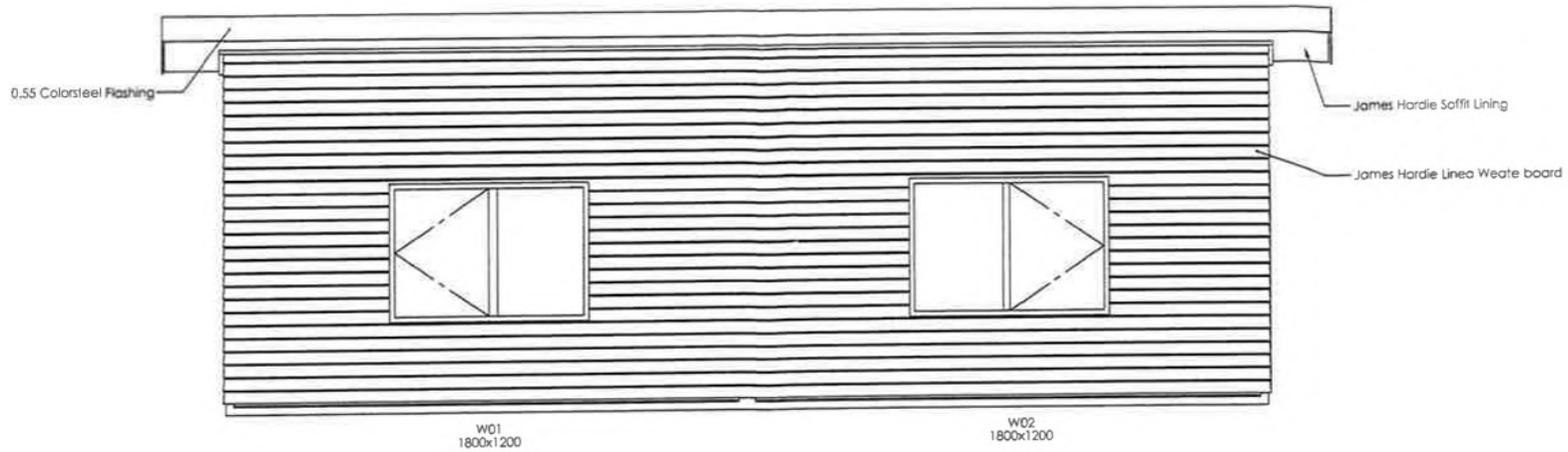


Lot 1
DP 194760
Area 2072m²
K. and E. Donovan

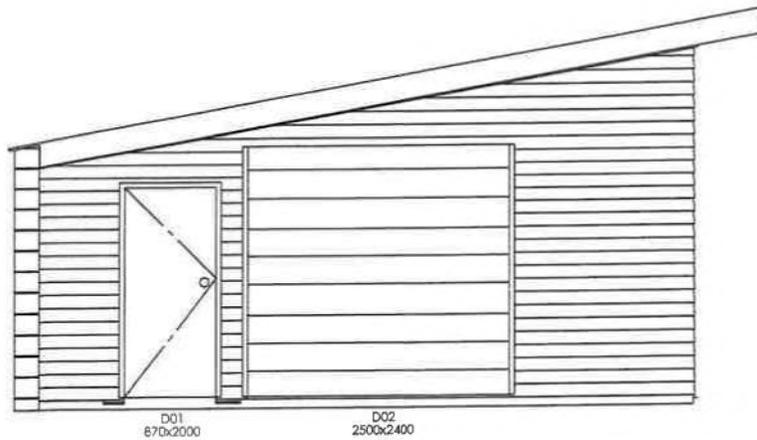
Dip Road

APPROVED 2011
BC NUMBER 1 DAY 1MTH
00403 0106
WHANGAREI DISTRICT COUNCIL
BCA

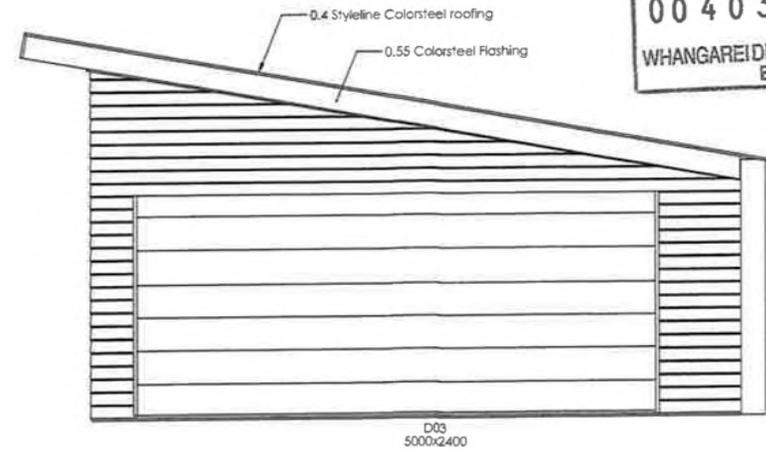
Elevation 1



Elevation 2



Elevation 4



APPROVED 2011
BC NUMBER 1 DAY 1MTH
00403 0106
WHANGAREI DISTRICT COUNCIL
BCA



DESIGN STATION LIMITED
P.O. BOX 1069, WHANGAREI
Ph: +64 9 4381562 Fx: +64 9 4381647
Email: design@donovangroup.co.nz

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The contractor shall verify all dimensions on site prior to commencing construction.
Do not scale dimensions from this drawing. If in doubt, ask.
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Connection details are subject to Patent no: 54318X(13-Oct 2006) and are authorized for use by Design Station Ltd & The Barn Company Ltd by the Patent owners Donovan Group New Zealand Ltd

Rev.	Date	Change
3	29.04.11	FOR CONSENT
2	20.04.11	FOR REVIEW
1	02.02.11	FOR REVIEW

Client: **Donovan**
Project title: **10 x 6.5 x 2.4 Mono**

Sheet title		Project No		Scale	Rev: 3
Cladding Elevations		GSH004			
Date: 30.01.11	Drawn By: GS	Checked By: JP	Scale: 1:50	Rev: 3	

S06

In reply please quote BC1100403



29 January 2020

K F Donovan
E L Donovan
141 Dip Road
RD 6
Whangarei 0176

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

Dear Sir/Madam

Waiver or Modification of the Building Code – S67 Building Act 2004

In connection with Section 67 of the Building Act 2004, a modification of the Building Code has been approved in connection with building consent number 1100403 issued on 22 June 2011 in the name of K Donovan, E L Donovan and G F Donovan.

The effect of the modification is to amend the building consent to incorporate a modification to Building Code clause B2 (durability) for the required durability period for all elements to apply from the date of substantial completion of the building which it has been agreed was 03 February 2012 and not from the date of the Code Compliance Certificate.

Yours faithfully

A handwritten signature in blue ink, appearing to read "Paul Tomlinson", is written over a light blue circular stamp.

Paul Tomlinson
Senior Building Controls Officer

This document is to be attached to the Building Consent to which it relates.

cc Manager Building Standards
Ministry of Business, Innovation and Employment
PO Box 1473
Wellington 6140

Form 7

Code Compliance Certificate BC1100403

Section 95, Building Act 2004

Issued: 29 January 2020

The Building

Street address of building: 141 Dip Road
Whangarei 0176

Legal description of land where building is located: LOT 1 DP 194780

LLP: 87318

Building name: N/A

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

Level unit number: N/A

Current, lawfully established use: Outbuildings

Year first constructed: 2011

The Owner

K F Donovan
E L Donovan
141 Dip Road
RD 6
Whangarei 0176

Phone number: N/A

Mobile number: 021456158

Facsimile number: N/A

Email address: kyle@donovangroup.co.nz

Website: N/A

Street address/registered office: 141 Dip Road
Whangarei 0176

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

Building Work

Building Consent Number:

Issued by:

New Garage

BC1100403

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.



29 January 2020

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

Date

Or ask for Infrastructure Projects and Support



5 October 2022

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

Sniktaw Holdings Limited
141 Dip Road
RD 6
Whangarei 0176

Dear Sir/Madam

Utility Services Application No. PU221459

Site Address: 141 Dip Road Whangarei 0176

The application at the above address has been approved as at **05/10/2022**.

Condition:

Council approved contractor to;

- Install new service connection
- Install new water meter
- Install and test backflow device

as per Water Services approved drawings in accordance with manufacturer's instructions and WDC Bylaws and Standards.

Please have this letter and the approved plans on site at time of inspection, as the inspector will require verification of Council's approval.

To arrange for an inspection please contact the Infrastructure Projects and Support Administration Team on (09) 470 3137. Requests for inspections requiring WDC presence are to be made a minimum of 24hrs ahead of time. The contractor may complete the connection and backfill if the Inspection was booked but not attended by the Inspector at the time requested.

It is the applicant's responsibility to ensure the final 'as-built' drawing is supplied within one month of inspection. The as-built will have to comply with the Council's current Environmental Engineering Standards.

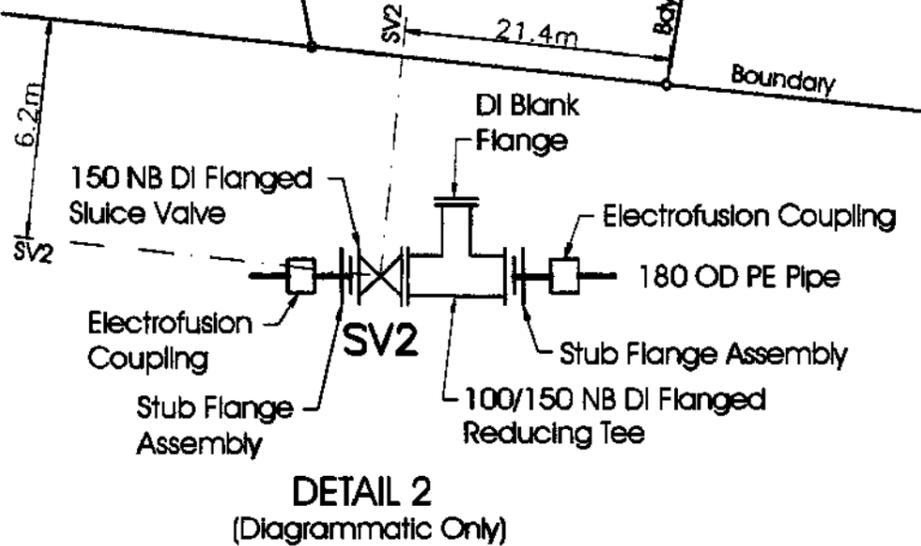
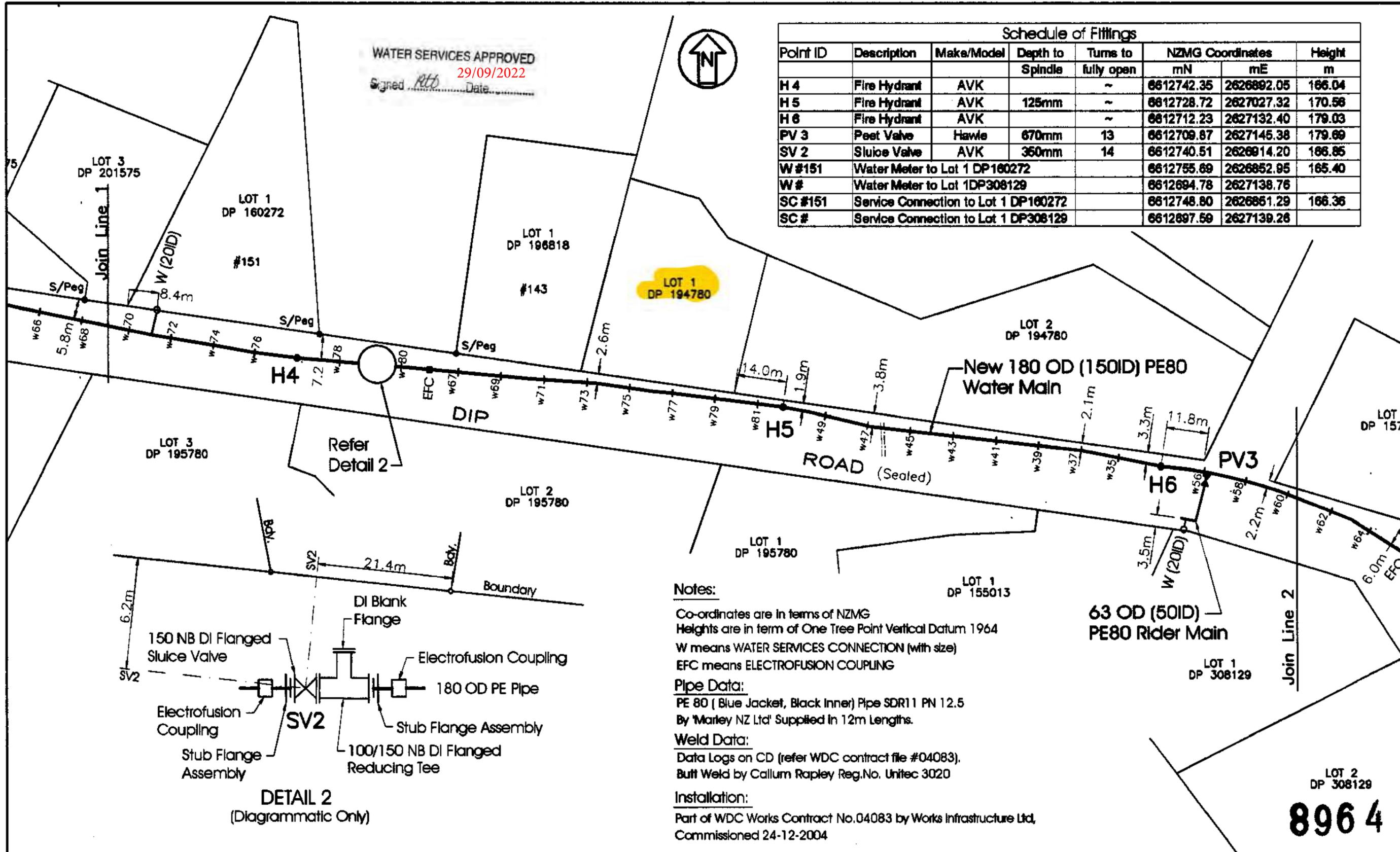
Yours faithfully

Infrastructure Support

WATER SERVICES APPROVED
 Signed *RTD* Date 29/09/2022



Schedule of Fittings							
Point ID	Description	Make/Model	Depth to Spindle	Turns to fully open	NZMG Coordinates		Height m
					mN	mE	
H 4	Fire Hydrant	AVK		~	6612742.35	2626892.05	166.04
H 5	Fire Hydrant	AVK	125mm	~	6612728.72	2627027.32	170.56
H 6	Fire Hydrant	AVK		~	6612712.23	2627132.40	179.03
PV 3	Peet Valve	Hawle	670mm	13	6612709.87	2627145.38	179.69
SV 2	Sluice Valve	AVK	350mm	14	6612740.51	2626914.20	166.85
W #151	Water Meter to Lot 1 DP160272				6612755.69	2626852.95	165.40
W #	Water Meter to Lot 1 DP308129				6612694.78	2627138.76	
SC #151	Service Connection to Lot 1 DP160272				6612748.80	2626851.29	166.36
SC #	Service Connection to Lot 1 DP308129				6612697.59	2627139.26	



Notes:
 Co-ordinates are in terms of NZMG
 Heights are in term of One Tree Point Vertical Datum 1964
 W means WATER SERVICES CONNECTION (with size)
 EFC means ELECTROFUSION COUPLING

Pipe Data:
 PE 80 (Blue Jacket, Black Inner) Pipe SDR11 PN 12.5
 By 'Marley NZ Ltd' Supplied in 12m Lengths.

Weld Data:
 Data Logs on CD (refer WDC contract file #04083).
 Butt Weld by Callum Rapley Reg.No. Unitec 3020

Installation:
 Part of WDC Works Contract No.04083 by Works Infrastructure Ltd,
 Commissioned 24-12-2004

8964

Design by: TECHNIDRAFT SERVICES PO Box 5023, WHANGAREI Ph. (09)438 6862	Client: WHANGAREI DISTRICT COUNCIL	Project: WATER MAIN INSTALLATION DIP ROAD, KAMO. PI CONTRACT CON 04083	Drawing: AS BUILT RECORD		Sheet: 2
			Surveyed & Drawings: B.Smith (1/05)		Ref: TD 459
			Checked: G.D.Blampied	Original Scale: 1:1000	

№ 03680

Form 2

WHANGAREI COUNTY COUNCIL

B.P. 1043711

Permit

Nº 1888

Permit for Sanitary Plumbing or Drainage Works

Mr. G. M. WRIGHT, of Box 408 WHANGAREI

is hereby authorised to carry out the work described herein, as set forth in the plans deposited with me, in the premises owned (or occupied) by Mr. DST J.A. GATES

and situated in DIP RD Street, KANO, Lot No. 1

Section No. _____, D.P. 74336, Block VIII, or S.D. PURUA

or S.O. _____ * Val. Ref. 32/493/5

Description of Work Plumbing & Drainage

Estimated Value of work including Materials—\$175

Receipt No. for Permit Fee 6021 \$6-00

The work is to be carried out in strict accordance with the Drainage and Plumbing Regulations, 1959, and shall be completed on or before the 26 day of APR 1979

Date: 26.10.78 _____ Engineer

* Complete whichever is applicable (for other Officer authorised by the Local Authority)

PLUMBER — Refer to approved Plan and Specifications.

DRAINLAYER—Refer to approved Plan and Specifications.

Whangarei County Council **03680** Form 2

PERMIT FOR SANITARY PLUMBING OR DRAINAGE WORK

PERMIT **NO 9581**

(Building Permit No. **62273**)

M **T. L. STUART**

of (full address) **KIRIPAKA RD RD 3**
WHANGAREI
is hereby authorised to carry out the work described herein,
as set forth in the plans deposited with me, in the premises
owned (or occupied) by

M **GATES D S & JA** and

situated in **DIP RD** Street, Valuation No. **30/1991**

Lot No. **1** Section No. D.P. **74225**

Block _____, or S.D. _____, or S.O. _____

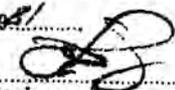
Description of Work **metal water tank**
into warmair space tank

Estimated value of work, _____

Total Cost \$ **200** Labour only \$ **80**

Permit Fee **85-** Receipt No. **9431**

The work is to be carried out in strict accordance
with the Drainage and Plumbing Regulations, 1978, and
shall be completed on or before the **22**
day of **FEB** 19**81**

Date **22.2.80**
For Engineer 

PLUMBER—
Refer to approved Plan and Specifications.

DRAINLAYER—
Refer to approved Plan and Specifications.

Permit no. 36/14
325 #03680

APPLICATION FOR CROSSING

(NOTE: Any person requiring the construction, repair, reconstruction or renewal of a crossing is required to make application on this form in accordance with the Council's Bylaw NZS 9201, Chapter 2 : 1972 printed on the reverse side).

TO: The County Engineer,

I (name of applicant) D. DEREK GATES

of (address of applicant) Box 4184 KANIO Phone: 52110

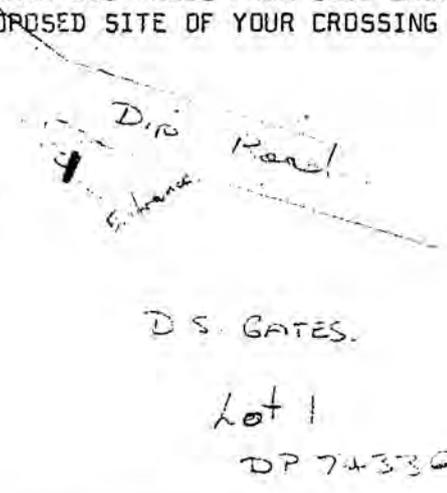
that the Council hereby request permission for me to (Cross out which does not apply.)
construct / ~~repair~~ / ~~reconstruct~~ / ~~renew a crossing at~~ (address of property)

DIP ROAD being (legal description of property)
Lot 1 DP 74336
at the location shown in the sketch below:

Valuation Ref: 32/493/S

SKETCH OF LOCATION OF CROSSING: (Indicate in square below)

- (1) SHOW ROAD FRONTAGE AND DISTANCES FROM SIDE BOUNDARIES.
- (2) PLEASE MARK THE PROPOSED SITE OF YOUR CROSSING WITH WOOD STAKES TO ASSIST COUNCIL STAFF



attach the payment/fee of \$.10 (see scale of fees below).

Signature: [Signature] Date 20/3/80

(NOTE: This application will be acknowledged by the Engineer. If a standard crossing cannot be constructed you will be advised accordingly.)

Charges and Fees for Crossings

Charge for Council to construct standard concrete or pipe crossing from road to boundary - \$ 300 (Applicants will be advised of special charge for non-standard crossings)

Fee for inspection of crossing constructed by owner under permit - \$10.00. (A deposit of \$30 is required and any defective construction will be removed in accordance with the Bylaw).

Note: In the event of the applicants failure to complete the above works to the satisfaction of the County Engineer within a period of 6 months the Council will use such part of deposit as is needed to complete the work or effect repairs.

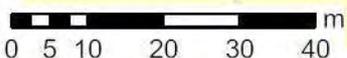
FOR OFFICE USE

Received on (date) 20/3/81 by (Signature) [Signature]

Receipt Number Code: 3/14-005-05

(Refer to General Inspector for inspection of 'owner constructed crossing' or to Roading Engineer for 'Council constructed Crossing'.)

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.

6 March 2026
Scale 1:1,000



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

Operative District Plan – Map Legend

District-Wide Matters

Energy, Infrastructure and Transport

-  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
-  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

Hazards and Risks

-  Coastal Hazard Area 1
-  Coastal Hazard Area 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
-  Sites of Significance to Maori
-  Heritage Area Overlay
-  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

-  Airport 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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Freeman Enterprises

INCORPORATING WAIRAU STONE NORTHLAND

Jack Freeman Director

16 Sorrento Street, Whangarei. Phone (09) 436 2104

Fax (09) 436 2392 Mobile 021 465378 email jandf.freeman@xtra.co.nz

Mrs Robin Reid

P.O Box 4099

Kamo.

Ph 435 2818

18 August 2004

Dear Mrs Reid,

Re: 141 Dip Road Kamo

To Re-Inspection Of Basement Granny Flat, Office/Games Room.

In early 1991 and completed February 1992, an area of the basement 6.4x6m was converted to a granny flat.

It is an open plan consisting of kitchen small lounge and ¾ height wall which divides off the sleeping area.

There is a separate shower and vanity area.

The walls are a mixture of concrete block and timber frame lined with gibboard and ceilings are textured over gibboard. (Block walls have been strapped & lined)

The small kitchen comprising of a stainless steel sink a Formica bench and electric stove.

There is a window behind the sink that provides ventilation to the kitchen area.

The concrete block retaining wall (kitchen side) has been lined with gibboard, several areas were moisture tested where access was available, all moisture readings were low.

A thorough inspection of all kitchen units showed no evidence of any swelling that would have been caused by moisture penetrating the concrete block retaining wall.

Shower Room: The paint has worn off the sill board.

The small mechanical vent in the shower room vents at this stage into the laundry/store room, this can and should be vented to the external wall which I understand was the intention of current owner once a clothes dryer had been installed in the laundry/store room there by connecting both into the same vent pipe to the outside wall.

There were no visible signs of leaks to the sanitary fixtures and moisture readings to the walls were normal.

Games Room/Office:

A Large games room/office and store room have been created on the next level up from the Granny Flat still in basement area of house.

The room size is 5.5x4.2 (23m²)

Light and ventilation is provided by two windows 750x550 and 1100x680 a combined area of 1.150m².

This rooms is used as an Office and games room, off this room is the laundry/storeroom its this room that the downstairs shower vents into. The blockwall in this



FOLDER
P087318

VOL

DEPT
ES

STAFF

Paul VS

room is not lined, this concrete block wall has been constructed inside the original concrete block retaining wall. No sign of dampness was obvious during our inspection, looking through the base door above block wall We were able to test ground for dampness under house this was found to be dry, on the day of the inspection it was raining and had been for two consecutive days prior and there was no surface water running under the house.

These alterations were undertaken in 1991 by the same builder who converted the lower basement into a granny flat.

We cannot comment on the structural design; however there is no visible signs of movement to the block wall.

We were informed that the steel Beams over the ceiling area of the Office were specifically designed by an Engineer.

The beams comprise of two steel channel sections bolted either side of the timber beam and appear adequate for the span.

There is no obvious sign of sagging in the ceiling .

~~As mentioned above the concrete block wall can be inspected via the basement entry door above the block wall.~~

The top 800mm of the concrete block wall has not been filled with scoria, but there is a 200mm gap between the earth bank and block wall, and there was no sign of moisture at time of our inspection.

It is not possible to say if the original block was sealed with flint-coat or similar. Provided the earth bank remains clear of the block wall moisture penetration by fusion will be limited.

On the day of inspection moisture contents were normal.

Limitations.

This report has been prepared solely for the benefit of our client and the comments contained herein are limited to the purposes stated in this report. No liability is accepted by FREEMAN ENTERPRISES LTD in respect of its use by others and any other person who relies upon the matter contained in this report does so entirely at their own risk.

This property report is a visual one only of the building elements which could be easily seen and does not include any item that is closed in or concealed including floors, wall, ceilings, framing, heating, ventilation and electrical wiring etc. Therefore we are unable to report that any such part of the structure is free from defect.

This property report does not include structural, electrical, gas piping and fitting, home heating, state of premises, as our consultants are not qualified to do this but we can arrange for these areas to be inspected by those people whose qualifications enable them to do so.

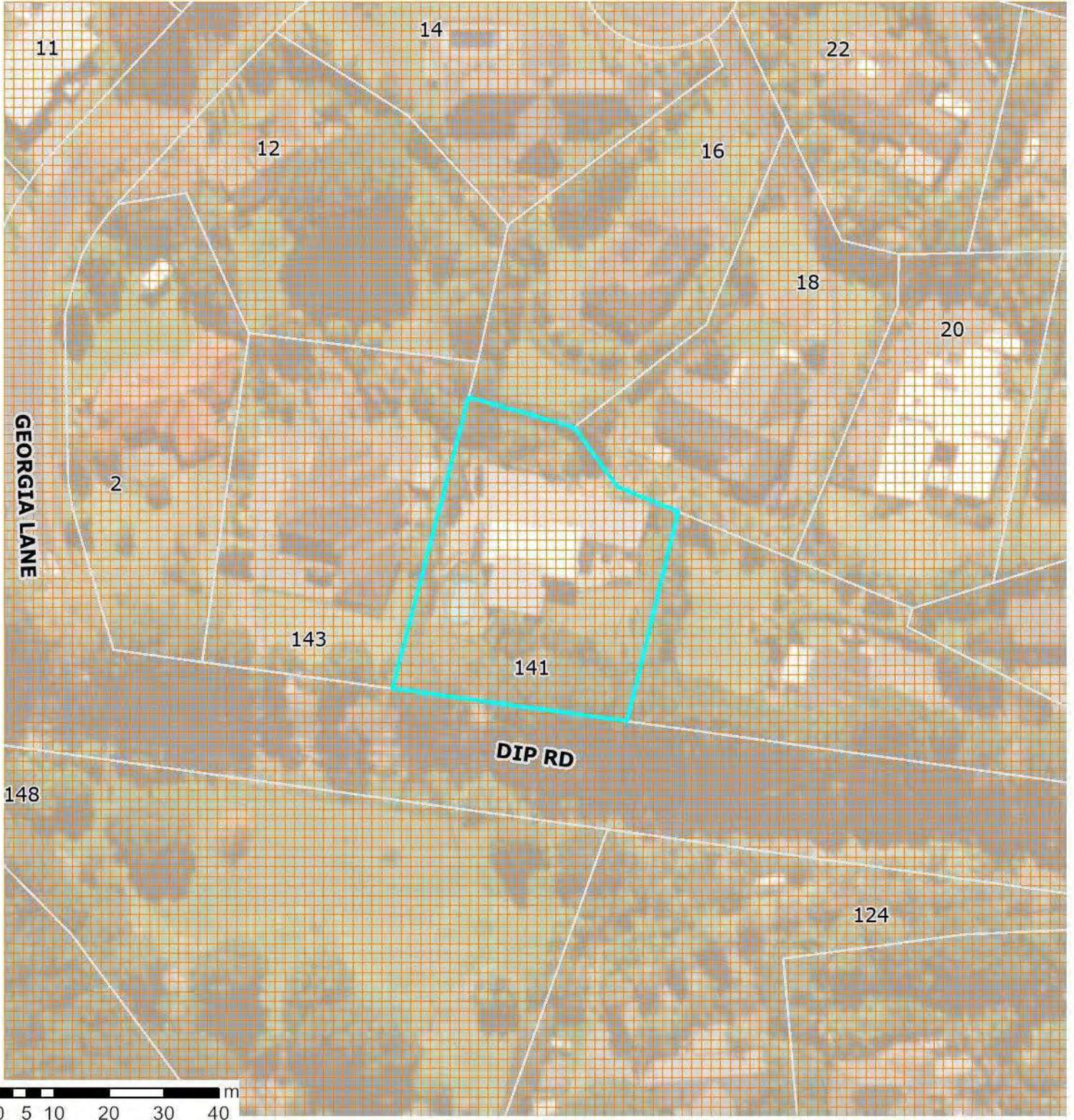
This report does not cover electrical.

Yours sincerely

Jack Freeman



Freeman Enterprises Ltd.



Section 27B Memorials

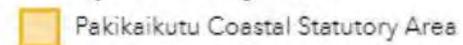


A section 27B memorial is a memorial which is placed on private land that has previously been owned by a state-owned enterprise. This memorial notes that the Tribunal can recommend the return of that land to Māori.

6 March 2026
Scale 1:1,000

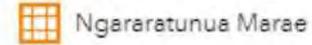


Statutory Acknowledgements



A statutory acknowledgement is a formal acknowledgement from the Crown of the mana of tangata whenua in relation to a special area.

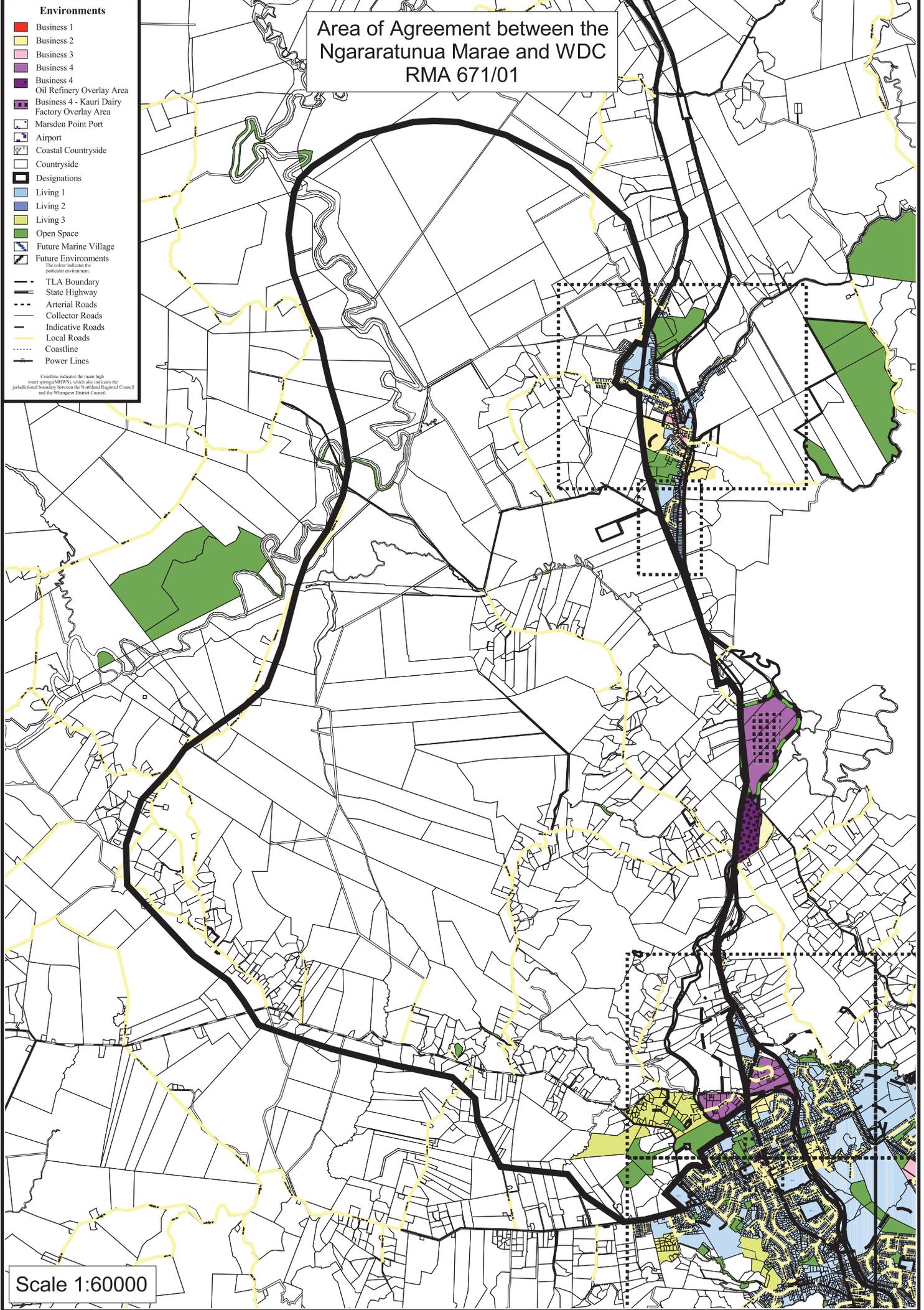
Agreements and arrangements



Area of agreement between Ngararatunua Marae and WDC: RMA 671/01
Indicative only, boundary approximate.

Area of Agreement between the Ngararatunua Marae and WDC RMA 671/01

- Environments**
- Business 1
 - Business 2
 - Business 3
 - Business 4
 - Business 4
 - Oil Refinery Overlay Area
 - Business 4 - Kauri Dairy
 - Factory Overlay Area
 - Marsden Point Port
 - Airport
 - Coastal Countryside
 - Countryside
 - Designations
 - Living 1
 - Living 2
 - Living 3
 - Open Space
 - Future Marine Village
 - Future Environments
- The colour indicates the particular environment.
- TLA Boundary
 - State Highway
 - Arterial Roads
 - Collector Roads
 - Indicative Roads
 - Local Roads
 - Coastline
 - Power Lines
- Coastline indicates the mean high water springs (MHWS), which also indicates the jurisdictional boundary between the Northland Regional Council and the Whangarei District Council.



Scale 1:60000

Decision No. A 045 /2004

IN THE MATTER of the Resource Management Act 1991

AND

IN THE MATTER of a reference under Clause 14 of the First Schedule to the Act

BETWEEN **NGARARATUNUA MARAE**
COMMITTEE

(RMA 671/01)

Appellant

AND **WHANGAREI DISTRICT COUNCIL**

Respondent

BEFORE THE ENVIRONMENT COURT

APPEARANCES

Mr G Mathias and Mr P Waanders for Whangarei District Council
Ms W Bruce for Ngararatunua Marae Committee
Ms A Whitfield for herself (s274) and Walker Whitfield Trust (s274)
Ms A Williams for herself (s274)
Ms G Wynyard for herself (s271a)
Ms R Mortimer for himself (s274)
Ms E Albuquerque for himself (s274)
Ms H Easten for herself (s271a)
Ms L Topp for herself (s271a)

RECORD OF DETERMINATION AND
MINUTE OF THE COURT FOLLOWING JUDICIAL TELEPHONE
CONFERENCE HELD ON 29 MARCH 2004



[1] On 24 February 2004 I conducted a conference in Court on this appeal, during a callover of a number of references to the proposed Whangarei District Plan. The parties had at that stage tentatively agreed that the reference would be

withdrawn if the respondent would promise to promulgate and fully process a plan change, once the proposed district plan had been made operative.

- [2] Mr Mathias, counsel for the respondent, indicated that he would provide certain undertakings in writing on behalf of counsel, and Ms Bruce indicated on behalf of the referrer that if she was satisfied with those undertakings, the references would be confirmed as withdrawn.
- [3] On 26 February 2004 the respondent filed and served a memorandum containing the suggested terms for settlement including the undertakings.
- [4] The respondent's staff subsequently endeavoured to contact Ms Bruce, but without success. Accordingly in late March counsel for the respondent requested a telephone conference, and I duly conducted one on 29 March 2004.
- [5] Prior to the phone conference Ms Bruce contacted the Registry and advised my hearing manager that the difficulties in communication between the Marae Committee and the Council had arisen due to a relocation of the Marae Committee office, and a burglary. Ms Bruce indicated that she had intended to write to the Court and the parties giving approval of the terms set out by the Council. She then confirmed that approval orally.
- [6] The terms of settlement as set out in the memorandum of 26 February 2004 are attached.
- [7] The purpose of this Record of Determination is to confirm that the Court is aware of the terms of settlement and of the basis for the withdrawing of the reference, and acknowledges the undertakings given by the Council. In particular it notes that once promulgated, the plan change is not to be withdrawn by the respondent. There are also certain explicit duties of consultation concerning the plan change and concerning applications for resource consent made to the Council in the affected area in the meantime, noting however that activities that are of permitted activity status would not in the ordinary course come before the Council for resource consent, and would therefore be unlikely to become the subject of consultation.



[8] In the telephone conference Mr Mortimer raised a concern regarding the Marae's consultation over resource consent applications, an issue which I had

previously addressed in the hearing in Whangarei in February. I reminded Ms Bruce that Marae Committee representatives should ensure they are available for consultation and discussion with the public and community when such consultation is requested. I encourage this especially to enable the Marae to develop and foster its relationship with the local community. As a matter of fairness the Marae should make certain that the consultation process remains open and accessible.

[9] The terms of settlement having now been agreed upon, the Court's file is now closed. There is no issue as to costs.

DATED at AUCKLAND this 6th day of April 2004.

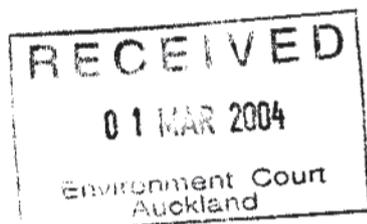


LJ Newhook
Environment Judge



BEFORE THE ENVIRONMENT COURT

RMA 671/01



BETWEEN

**NGARARATUNUA MARAE
COMMITTEE**

Referrer

A N D

**THE WHANGAREI DISTRICT
COUNCIL**

Respondent

**MEMORANDUM AS TO TERMS OF SETTLEMENT FROM COUNSEL
FOR THE RESPONDENT**

Thomson Wilson
Solicitors
Thomson Wilson House
Rathbone Street
(PO Box 1042, DX AP24512)
WHANGAREI.
Telephone: (09) 4384-039
Facsimile: (09) 4389-473



MAY IT PLEASE THE COURT

1. The Respondent has advanced proposals to the Referrer in consideration of which the Referrer would withdraw its reference on the Whangarei District Proposed Plan as lodged under RMA 671/01.

2. The particular terms offered by the Respondent which have been accepted by the Referrer are as follows:
 - (i) On the withdrawal of the reference, the Respondent undertakes to ensure that consultation with the Ngararatunua Marae will occur on all resource consent applications (subdivision and land use) which consultation will include a requirement that an archaeological, cultural and historical assessment report be produced for each application. The area which is affected by this measure is as shown on the attached plan. The normal procedure of exchanging documents and comments including time-frames will be applicable as is set out in the current Council liaison protocol.

The Referrer will also be informed of all other applications outside of this area according to the Respondent's liaison protocol and will be entitled to make comments on those other applications outside of this identified area.

The Referrer commits itself to this procedure as an interim measure until the Proposed Plan Change has been approved.

- (ii) After the reference has been withdrawn a Plan Change is to be introduced when the District Plan has become operative. This will be undertaken by the Whangarei District Council with the assistance of the Referrer and the Ngati Kahu O Torongare - Te Parawhau Hapu/Iwi Trust Board.

- (iii) The Respondent will:
 - (a) Provide the services of a stenographer who will record the information provided by the Referrer in discussions with the Respondent; and



- (b) Contribute to the cost of a consultant who will formulate the information into a report suitable for the compliance of the requirements for Plan Changes in terms of the Resource Management Act 1991. This contribution will be to the maximum of \$10,000.00. Any additional funding will have to be applied for by the Referrer from other sources available to them.
- (iv) The Referrer undertakes to provide the information required and will differentiate between the layers of processing, ie
 - (i) waahi tapu – no go areas – needs a resource consent
 - (ii) sites significant to Maori – to be controlled by performance standards – restricted discretionary resource consent
 - (iii) heritage areas of significance to Maori – needs a cultural assessment and covenants.
 - (iv) alter layer – might need a cultural assessment – Iwi to advise
 - (v) safe areas – no requirements
 - (v) The Plan Change with the abovementioned information will be publicly notified to give all affected parties an opportunity to make submissions and to be heard before the Respondent approves the Plan Change.
 - (vi) The Respondent will not withdraw the Plan Change.
3. The withdrawal of the Referrer's reference would be on the basis that all parties, including all Section 274 Resource Management Act 1991 parties, carry their own costs.
 4. Concerns have been raised about the ability of the Respondent to ensure consultation is undertaken on resource consent applications. This is raised in relation to resource consent applications for activities which are categorised as having either controlled or restricted discretionary status.
 5. It has submitted on behalf of the Respondent that this issue can be properly addressed by the Respondent in that the provisions of the Plan enable the Respondent to require of an applicant for a resource consent, even if it be for a consent having the status of either controlled or restricted discretionary, that such applicant consult with the Referrer prior to determination of the application by the Respondent.



6. The reasons for this are as follows;

- (i) In the various environment rules where provision is made for activities as either controlled or restricted discretionary activities the plan records that control is reserved over or discretion is restricted to various specified matters such including in the case of controlled activities,

“The additional matters listed in section 48.3”

and in the case of restricted discretionary activities

“The additional matters listed in Section 2.3.3”

- (ii) Section 2.3.3 of the proposed plan reads as follows,

2.3.3 Restricted Discretionary Activities

Restricted discretionary activities are those for which adverse effects may be avoided, remedied or mitigated by conditions of a resource consent, after considering the matters over which the council has restricted its discretion as specified in the Plan. In these cases, resource consents may be refused, or conditions imposed, only in respect of the matters to which discretion has been restricted. These matters are also relevant to the assessment of environmental effects to be supplied by the applicant for a resource consent.

In the rule tables, the right-hand column contains a list of matters to which discretion is restricted. The matters listed below are additional matters applicable to every restricted discretionary activity. They are stated here, rather than repeated in rule tables, in order to save space.

Matters to which discretion is restricted:

- a) Financial contributions in the form of money or land, or a combination of these (see Chapter 53);
- b) Bonds or covenants, or both, to ensure performance or compliance with any conditions imposed;
- c) Works or services to ensure the protection, restoration or enhancement of any natural or physical resource, including (but not limited to) the creation, extension or upgrading of services and systems, planting or replanting, or any other works or services necessary to ensure the avoidance, remediation or mitigation of adverse environmental effects;



- d) Administrative charges to be paid to the council in respect of processing applications, administration, monitoring, and supervision of resource consents, and for the carrying out of the council's functions under section 35 of the Resource Management Act 1991;
- e) The duration of a resource consent, under section 123 of the Resource Management Act 1991;
- f) Lapsing of a resource consent, under section 125 of the Resource Management Act 1991;
- g) Change and cancellation of a consent, under sections 126 and 127 of the Resource Management Act 1991;
- h) Notice that some or all conditions may be reviewed at some time in the future, under section 128 of the Resource Management Act 1991;
- i) Whether any land use or subdivision consent should attach to the land to which it relates, and be enjoyed by the owners and occupiers for the time being, under section 134 of the Resource Management Act 1991."

(iii) Section 48.3. reads as follows,

"48.3 Additional Matters Over Which Control has been Reserved:

The additional matters over which control has been reserved for controlled activities, are

- a) Financial contributions in the form of money or land, or a combination of these (refer to Chapter 53).
- b) Bonds or covenants or both, to ensure performance or compliance with any conditions imposed.
- c) Works or services to ensure the protection, restoration or enhancement of any natural or physical resource, including (but not limited to) the creation, extension or upgrading of services and systems, planting or replanting, (the protection of Significant Ecological Areas) or any other works or services necessary to ensure the avoidance, remediation or mitigation of adverse environmental effects.
- d) Administrative charges to be paid to the council in respect of processing applications, administration, monitoring and supervision of resource consents, and for the carrying out of the council's functions under section 35 of the Resource Management Act 1991.

The duration of a resource consent, under section 123 of the Resource Management Act 1991.



- f) Lapsing of a resource consent, under section 125 of the Resource Management Act 1991;
 - g) Change and cancellation of a consent, under sections 126 and 127 of the Resource Management Act 1991;
 - h) Notice that some or all conditions may be reviewed at some time in the future, under section 128 of the Resource Management Act 1991;
 - i) Whether any land use or subdivision consent should attach to the land to which it relates, and be enjoyed by the owners and occupiers for the time being, under section 134 of the Resource Management Act 1991.
 - j) The matters on which conditions can be imposed under section 220 of the Resource Management Act 1991. These include: esplanade reserves and strips, amalgamation of land, holding parcels in same ownership, design of structures, protection against natural hazards, filling and compacting of land, and creation or extinguishing of easements.
 - k) Consent notices to secure compliance with continuing conditions under section 221 of the Resource Management Act 1991.
- (iv) It is submitted that the Respondent has in terms of item (c) in both these provisions reserved the right to require of an applicant for a resource consent which has the status of either controlled or restricted discretionary that matters which would be of concern to the Referrer are addressed. Matters over which discretion is restricted or over which control has been reserved in requiring,

“works or services to ensure the protection, restoration or enhancement of any natural or physical resource” ... or any other works or services necessary to ensure the avoidance, remediation or mitigation of adverse environmental effects”

are wide enough to bring into play the provisions of Part II of the Resource Management Act. Any effect on those matters or areas which the Referrer seeks to address by the identification of sites of significance to Maori can be addressed through this provision.

7. It is submitted that in the circumstances therefore it is open to the Respondent to require of applicants for resource consents that they comply with the matters undertaken to the Referrer as set out in clause 2(i) above.



8. The plan/map which has been attached to this memorandum is one prepared in discussions between representatives of the Referrer and the Respondent. It differs from the documentation presented to the Court in that,
- (i) It excludes areas located in the Living 1 Environment which had previously been included within the areas shown shaded pink on the copy of Map 12 which was attached to the Referrer's submission on the proposed plan; and
 - (ii) Includes areas outside those identified on Map 12 as attached to the submission so as to incorporate the mountains of Hikurangi, Maungarei and Matarau and the Hikurangi Swamp, such being areas identified on the submission (although not described with any degree of specificity) but not shown on Map No. 12, as they are not located within the area encompassed by that map.
9. Both parties acknowledge that this plan is provisional only and has been prepared for interim working purposes. This plan is not to be seen as an acknowledgment either on the part of:
- (i) The Referrer so as to limit its ability to identify sites of significance outside the area shown on this plan; or
 - (ii) The Respondent so as to limit it in its judicial decision making processes.
10. The Respondent respectfully seeks directions from the Court in terms of this memorandum such to record the withdrawal of the reference and the commitments of the Respondent as set out herein.

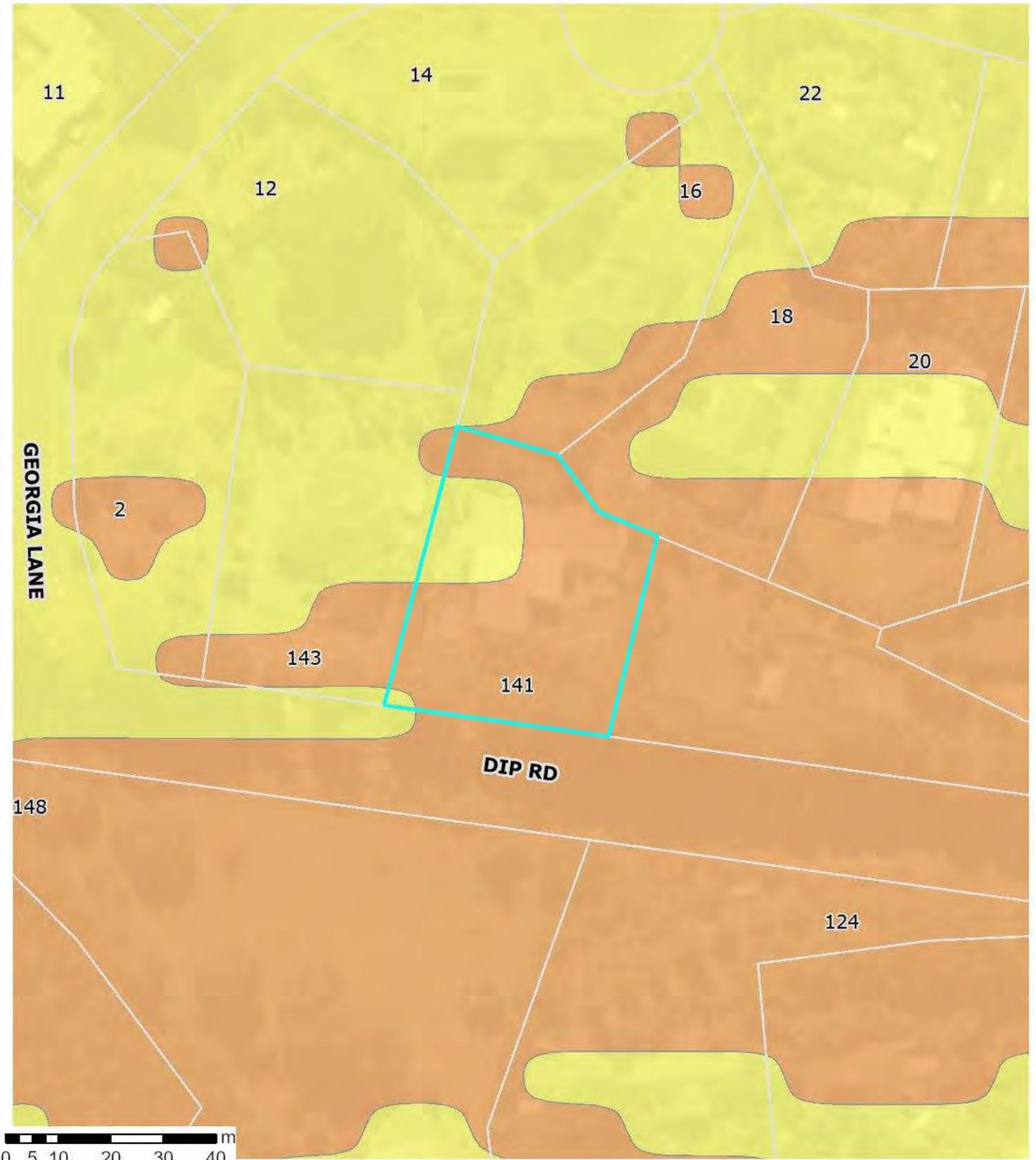
DATED at Whangarei this 26 day of February 2004



A handwritten signature in black ink, appearing to read "G.J. Mathias", is written over a horizontal dotted line.

G.J. Mathias
Counsel for the Respondent

Land Instability



Landslide Susceptibility Zone

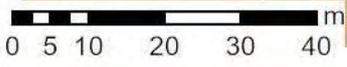
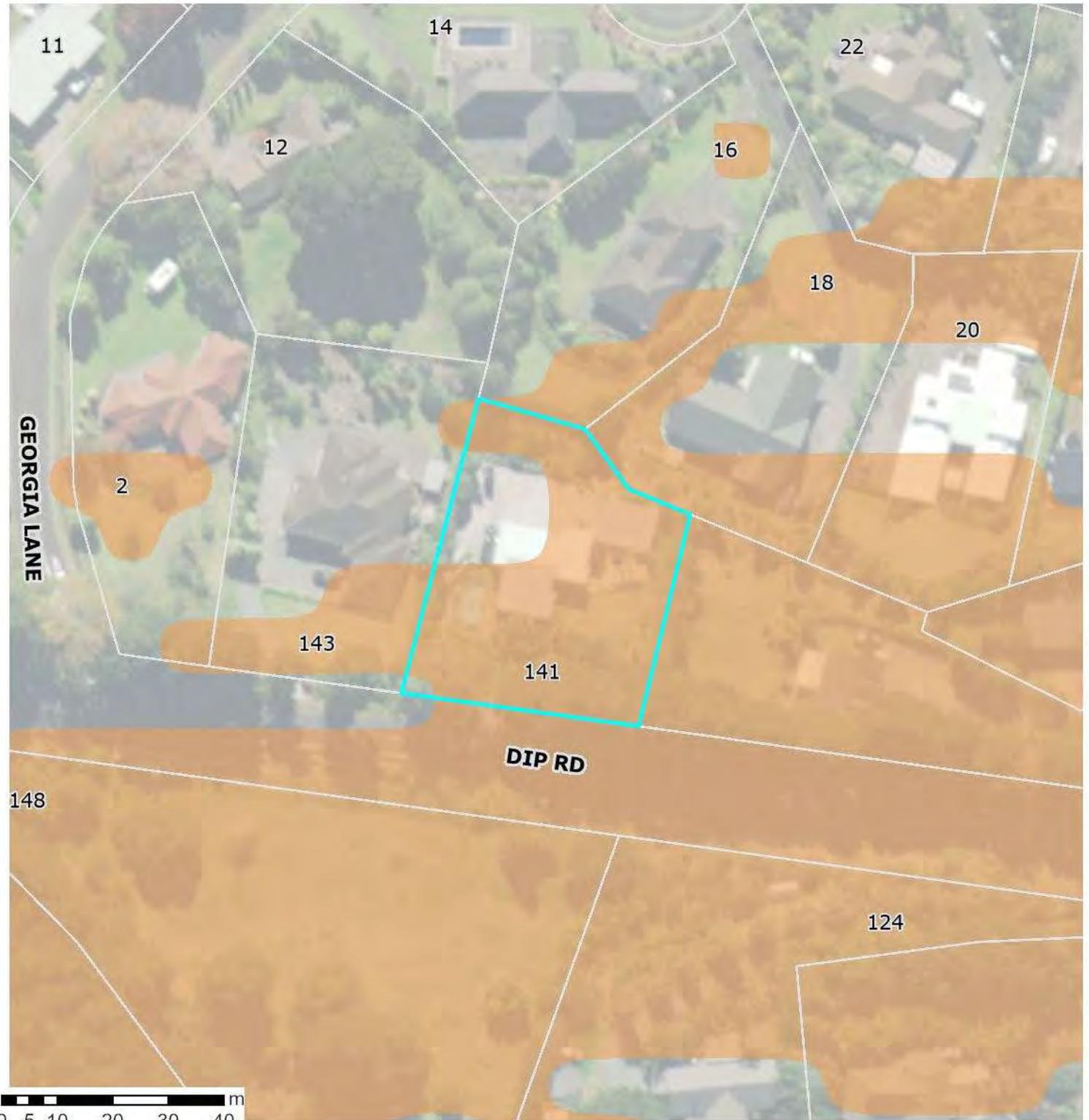
- High
- Moderate
- Low

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>

6 March 2026
Scale 1:1,000



District Plan Change 1 - Natural Hazards Land Instability



PC1 - Natural Hazards

Land Instability

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

6 March 2026

Scale 1:1,000



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

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