Whangarei District Council
Private Bag 9023, Te Mai, Whangārei 0143, New Zealand
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E mailroom@wdc.govt.nz www.wdc.govt.nz/ContactUs

Land Information Memorandum

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

LIM number: LM2600460

Received: 09 Mar 2026

Issued: 23 Mar 2026

Applicant

J M Trubshaw
16 Heritage Way
Maunu
Whangarei 0110

Site Information

Property ID: 23839

Street Address: 12 Kereru Street
Whangarei 0110

Legal Description: LOT 12 DP 51862

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: NA5B/962
- Deposited Plan: DP 51862

This property is subject to a Building Line Restriction, information attached.

- Interest Number K118520 Dated – 16/01/1963

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 Connection Plan Dated 01/03/1965
- House Connection Plan Dated 02/11/1976

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 owning in relation to the land

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

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

A final reading of the water meter will be required.

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

Copy of Building Permits issued for this property are attached.

- Erect a Dwelling
  Dated – 26/01/1965

- Erect a Carport
  Dated – 30/12/1965

- Construct Terrace to Existing Dwelling
  Dated – 09/08/1966
- Add Bedroom
  Dated – 18/01/1968

- Alterations – Kitchen, Laundry
  Issued – 31/05/1976

- Construct Carport
  Issued – 09/10/1980

- Install a Kent Logfire
  Issued – 12/08/1985

- Construct Additions – Sun Room
  Issued – 05/08/1987

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

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

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

This property is located in a General Residential Zone.

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

This property has been the subject of an application under a Town and Country Planning Act, information attached.

- SF: 3330 – Application to erect a carport and tool room addition to a dwelling that would intrude into a prescribed 1.5m side yard up to the boundary over a distance of 8.3m.
  Approved – 06/08/1980

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

This property is known to contain/or is in the vicinity of Archaeological site/s, refer map attached.

- Q07/949 – Midden/Oven

Please note, any future development, including building consents, will be notified to Heritage New Zealand.

For further information contact Heritage New Zealand, Northland Area Office on ph. 09 407 0470 or infonorthland@heritage.org.nz.

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

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

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

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

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

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

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

s44B(2) Natural Hazards

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

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

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

District Plan Information about Natural Hazards

This property is mapped under PC1 as **Moderate & High 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/high.** These maps are based on a district wide study entitled ‘Landslide Susceptibility Assessment for Whangarei District Council, October 2022.

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

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

Technical report

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

Liquefaction

This property is located within an area classified as Liquefaction vulnerability category: **undetermined** and can be viewed on the Council Hazard viewer: https://www.wdc.govt.nz/HazardsGISMap

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

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

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

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

You can find the report under the Liquefaction section on our Natural Hazards web page: https://www.wdc.govt.nz/NaturalHazards

Tsunami

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

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

With funding from the Natural Hazards Commission Northland Civil Defence and Emergency Management have modelled the tsunami risk and created Tsunami Evacuation Zone and Safe Zone map:
<https://northlandcdem.maps.arcgis.com/apps/webappviewer/index.html?id=00bf741d369b4eb7802021004d123e3b>

Technical Report for Tsunami Evacuation Zone and Safe Zone map

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

Erosion and Landslide

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

Northland Regional Council has identified erosion prone land and this is mapped as part of our Proposed Regional Plan.
<https://nrcgis.maps.arcgis.com/apps/webappviewer/index.html?id=31f5c66ea0074f59908767452bcbc60d>

Technical Reports for erosion prone land

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

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

Drought

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

Technical Report for Northland Drought Assessment

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

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

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

Volcanic, Geothermal and Earthquake

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

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

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

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

Technical Report for earthquake information

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

Signed for and on behalf of Council:

P Luwes
Property Information Officer

Property Map

Whangarei District Council

New Subdivisions

- Proposed Pre-223
- 223 Certificate

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

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

23 March 2026

Scale 1:1,000

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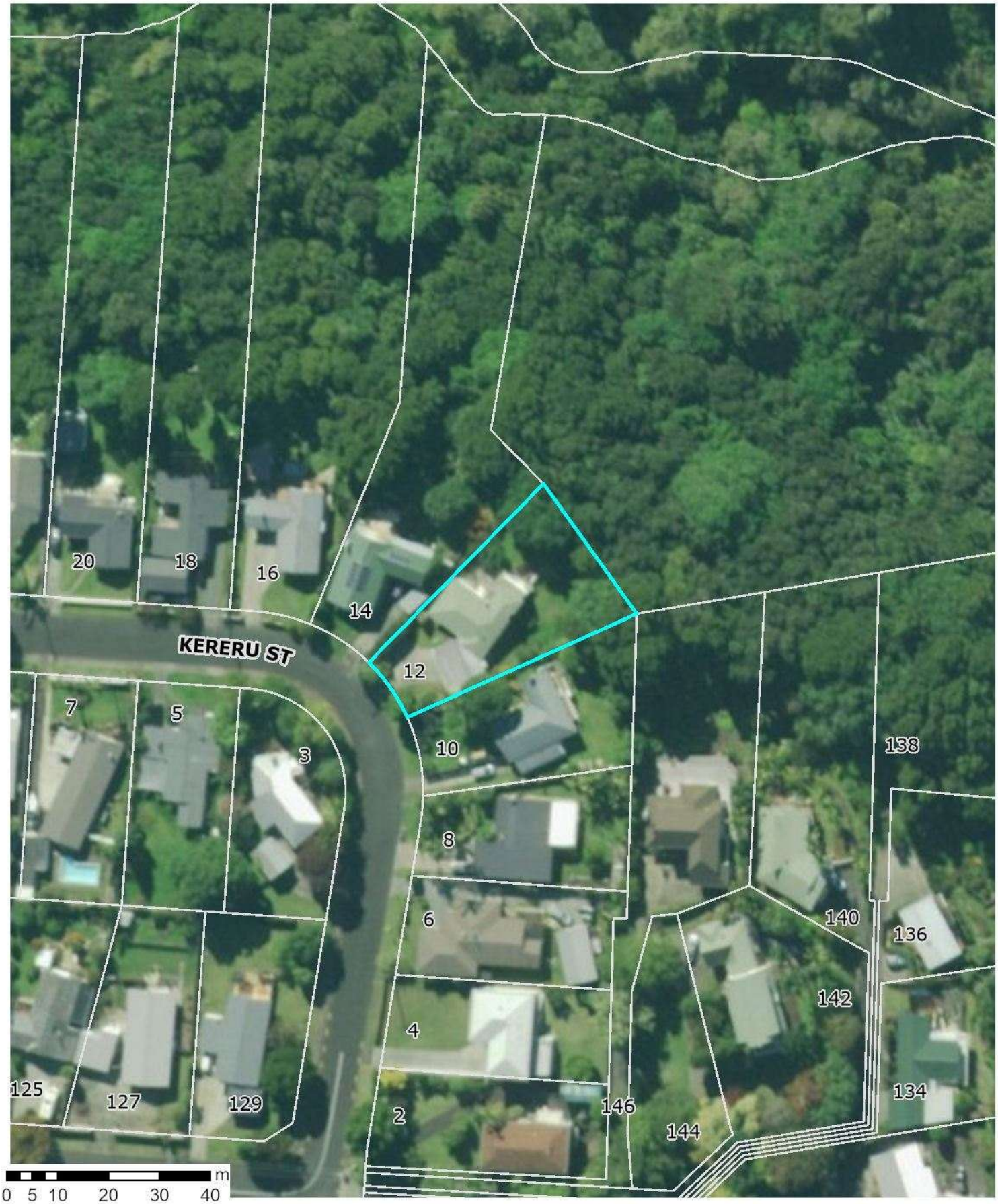
Aerial Photography

Whangarei District Council



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

23 March 2026

Scale 1:1,000

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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

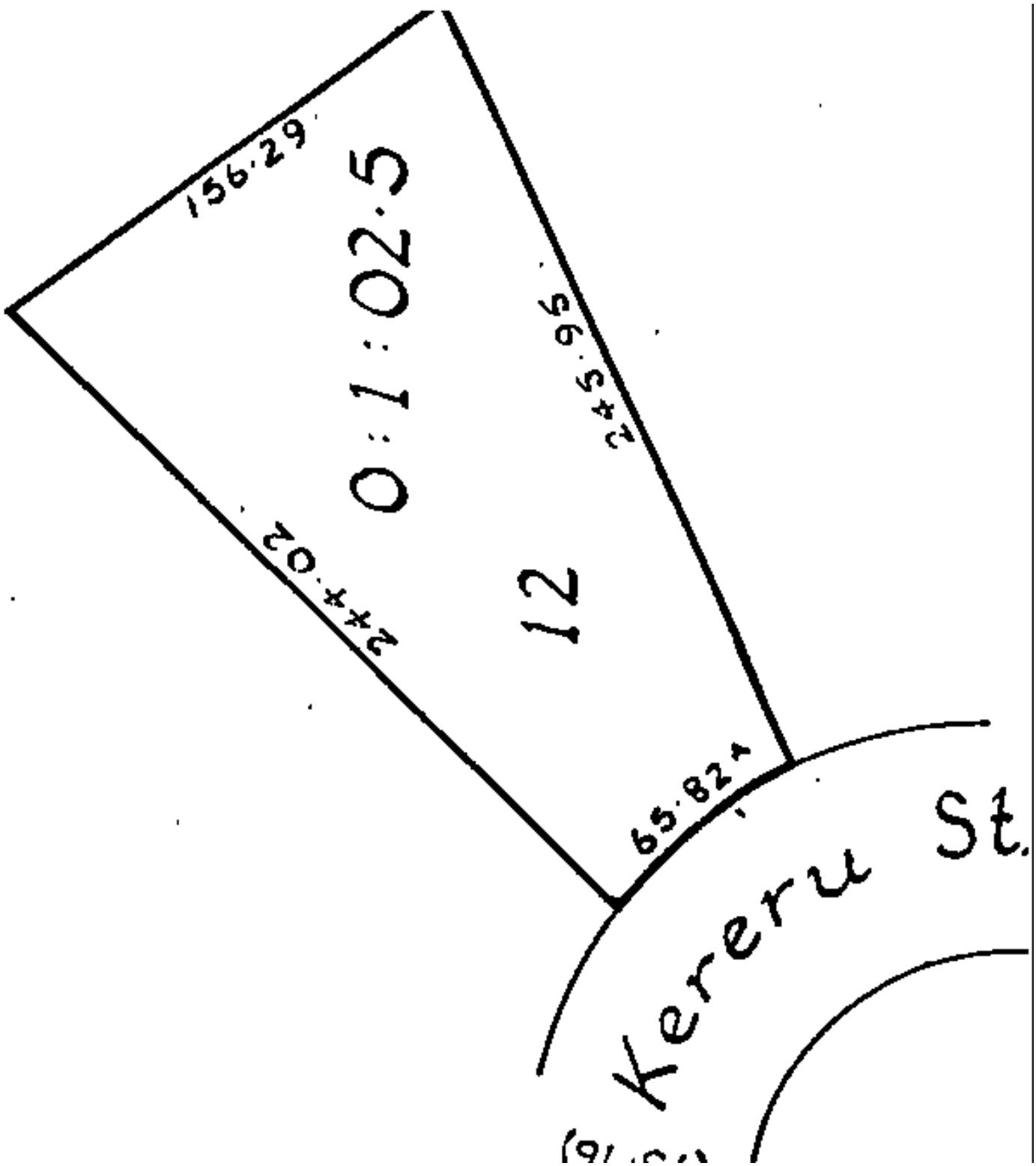
Identifier	**NA5B/962**
Land Registration District	**North Auckland**
Date Issued	02 March 1965

Prior References
NA2C/1174

Estate	Fee Simple
Area	1075 square metres more or less
Legal Description	Lot 12 Deposited Plan 51862

Registered Owners
Ian James Couper and Mary Rose Couper

Interests
K118520 Building Line Restriction


156·29
0:1:02·5
245·95
12
244·02
65·82
Kereru St.

LAND TRANSFER ACT 1952

Land Transfer Office

Received 1/4/1963 No: 51862

Title Reference Pt. 766/107 Ltd

pt. 766/108 Ltd

Referred to L. T. Surveyor

From DRO 114

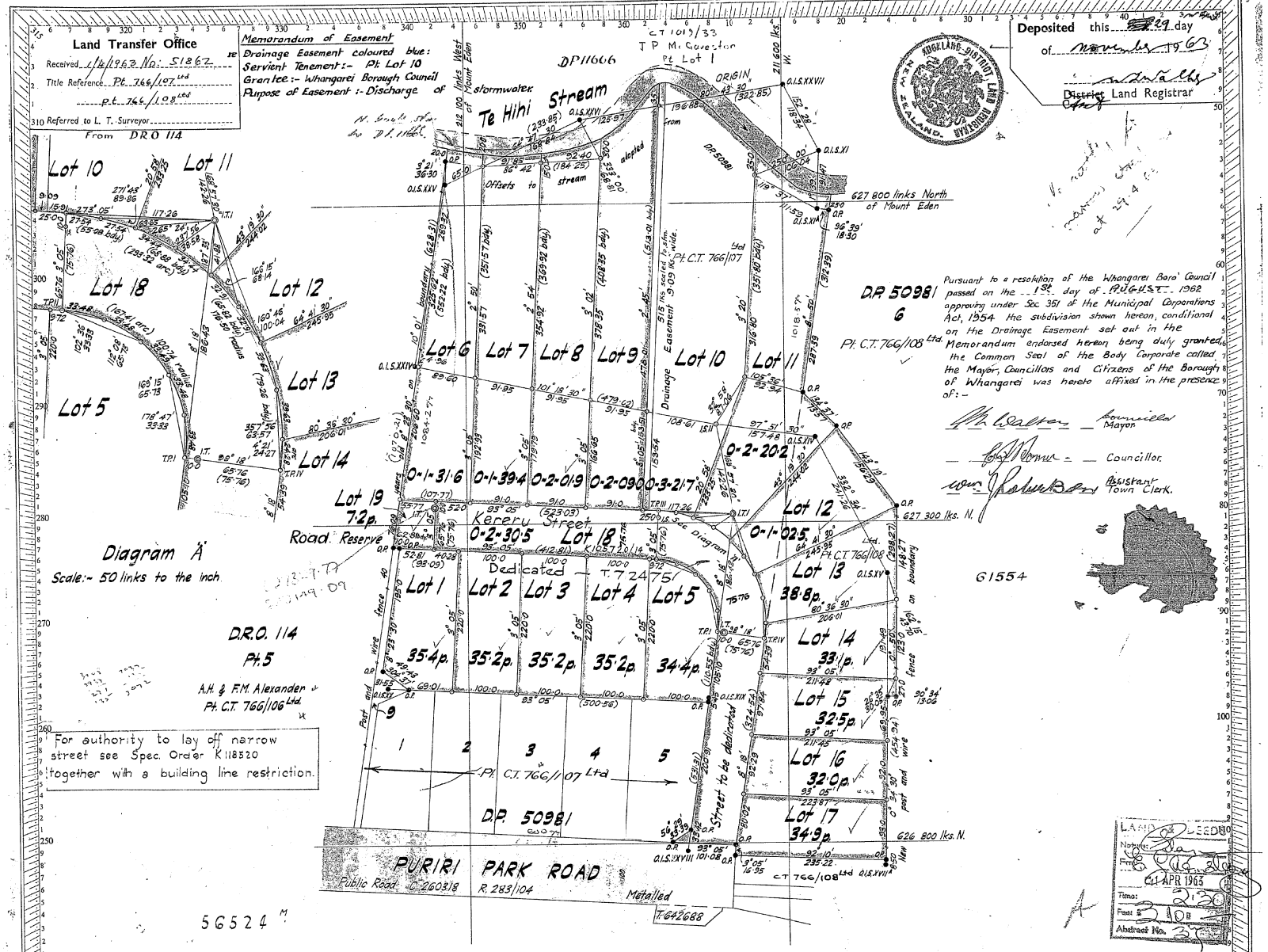
Memorandum of Easement

Drainage Easement coloured blue:
Servient Tenement:- Pt. Lot 10
Grantee:- Whangarei Borough Council
Purpose of Easement:- Discharge of stormwater.

Deposited this 29 day of November 1963

District Land Registrar

KOKOLAND DISTRICT LAND REGISTRAR NEW ZEALAND



Pursuant to a resolution of the Whangarei Boro' Council passed on the 1st day of AUGUST 1962 approving under Sec 351 of the Municipal Corporations Act, 1954 the subdivision shown hereon, conditional on the Drainage Easement set out in the Memorandum endorsed hereon being duly granted the Common Seal of the Body Corporate called the Mayor, Councillors and Citizens of the Borough of Whangarei was hereto affixed in the presence of:-

Mayor

Councillor

Assistant Town Clerk.

LAND TRANSFER ACT 1952 — LAND DEED

Notice:

Fees:

21 APR 1963

Time: 2.30

Fees: $ 2 10 0

Abstract No. 36

Total Area:- 6-2-30·7

Cross Ref

Approved as to Survey

Chief Surveyor

30.4.63.

Received

Reference plans D.P. 50981

Field book 365 p. 76-77

Traverse book p. 5

Examined by 29-4-63

Recorded on R 2314

Correct 29-4-63 L. T. Surveyor

PLAN OF PART TOKITARUNA BLOCK

N.B. All old marks are from D.P. 50981.

N.B. Unless otherwise stated, boundaries are not fenced.

Comprised in Part C.T. 766/107 Ltd & 766/108 Ltd

Survey Block & District XII Purua

Land District North Auckland **Local Body** Whangarei Borough Council CITY

Scale 1 chain to the inch **Surveyed by** P.T. Hosking **Date** October 1962

I, Peter Treglown Hosking of Whangarei Registered Surveyor and holder of an annual practising certificate, do solemnly and sincerely declare that this plan has been made from surveys executed by me; that both plan and survey are correct, and have been made in accordance with the regulations under the Surveyors Act, 1930. And I make this solemn declaration, conscientiously believing the same to be true and by virtue of the Oaths and Declarations Act 1957.

Declared at Whangarei this 20th day of December 1963 before me

Registered Surveyor

Justice of the Peace, (or other person authorised to take a statutory declaration.)

Approved

Applicant or Registered Owner

This space reserved for plan number

51862

K118520 BCR

EXTRACT FROM THE MINUTES OF PROCEEDINGS OF THE WHANGAREI BOROUGH COUNCIL AT A MEETING OF SUCH COUNCIL HELD ON THE 12TH DAY OF DECEMBER, 1962.

MOVED BY :- CR. W.R. VALLANCE

"THAT IN EXERCISE OF THE POWERS CONFERRED ON IT BY SECTION 186 OF THE MUNICIPAL CORPORATIONS ACT 1954 THE WHANGAREI BOROUGH COUNCIL HEREBY RESOLVES BY WAY OF SPECIAL ORDER TO PERMIT THE LAYING OFF OF A STREET DESCRIBED IN THE SCHEDULE HERETO AT A WIDTH FOR THE WHOLE OF ITS LENGTH OF LESS THAN 66 FEET BUT NOT LESS THAN 50 FEET SUBJECT TO THE CONDITION THAT NO BUILDING SHALL AT ANY TIME BE ERECTED ON ANY SECTION FRONTING THE PROPOSED STREET (REFERRED TO IN THE SCHEDULE HERETO) WITHIN A DISTANCE OF EIGHT FEET FROM THE SIDE LINE OF THE SAID STREET."

The road is wider than 1 Chain in contained in CT. 766/107 The building line restriction reflects CT. 766/107 and 766/108. 4.12.63.

SCHEDULE.

Lot 18 LT. 51862

All that piece of land containing 0 acres 2 roods 30.5 perches more or less being Lot 18 on a plan to be deposited being Part of Tokitaruna Block, Block XII Purua Survey District and being part of the land comprised in Certificate of Title Volume 766 Folio 107.

SECONDED BY: - CR. T.M. CONAGHAN

AND CARRIED

THE COMMON SEAL of the MAYOR, COUNCILLORS AND CITIZENS of the BOROUGH OF WHANGAREI was hereto affixed at the office of and pursuant to a resolution of the Whangarei Borough Council at a meeting of such Council in the presence of :-

WHANGAREI BOROUGH COUNCIL SEAL

MAYOR

COUNCILLOR

TOWN CLERK

We hereby certify that the above is a true copy of and a correct extract from the Minutes of proceedings of the Whangarei Borough Council at the meeting above mentioned and that the resolution was confirmed by the Council at its meeting on the 16th day of January, 1963.

MAYOR TOWN CLERK

K 118520

PARTICULARS ENTERED IN THE REGISTER-BOOK
766 FOLIO 107 & 108
THE 29th DAY OF November, 1963
AT 2.48 O'CLOCK

Assistant Land Registrar.
AUCKLAND

766/107 ✓

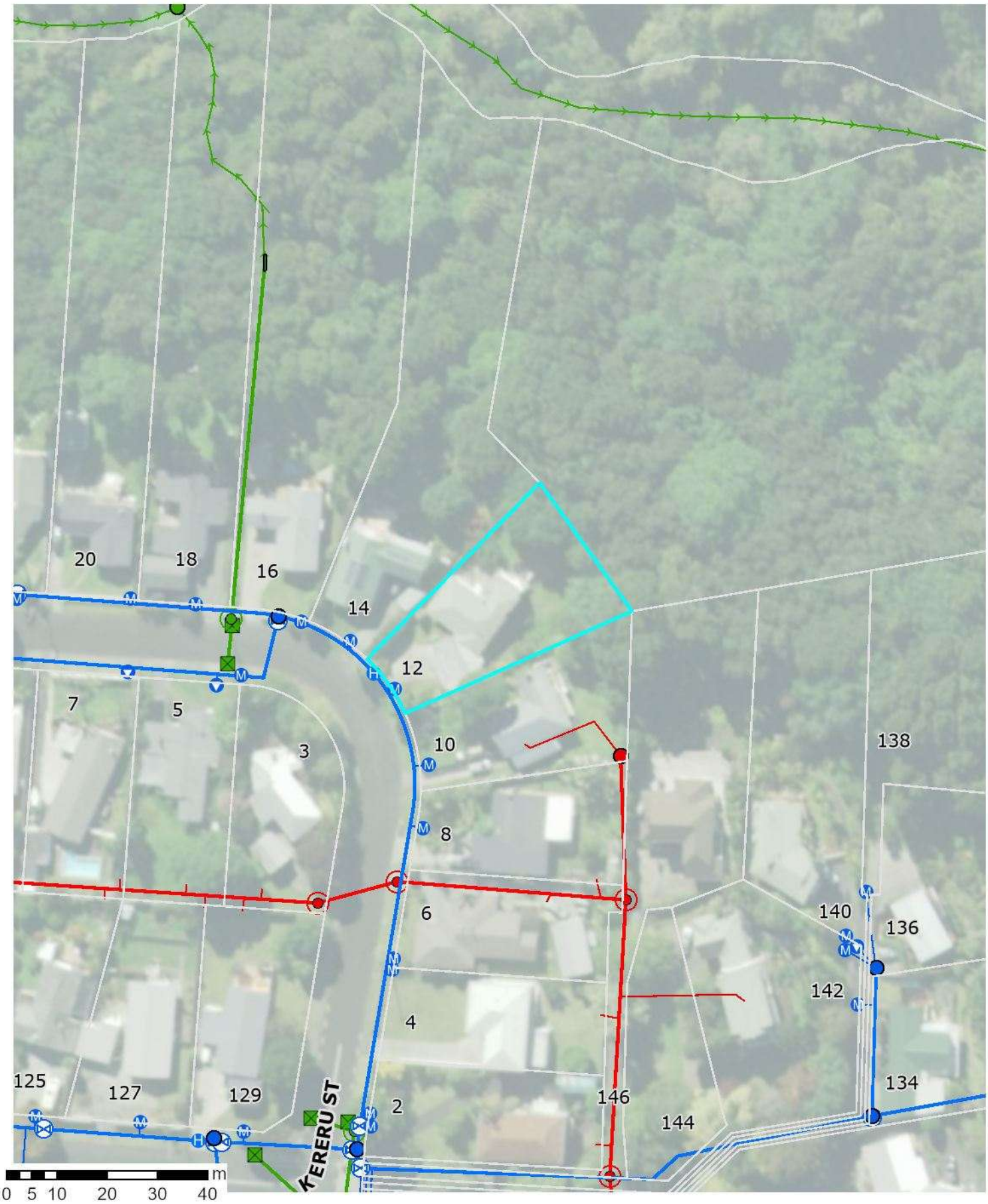
Recorded on N.T. 51862.

2.

LAND & DEEDS
Nature: K.
Firm: R.E. Taylor
29 NOV 1963
2.48
Fee: £ N:1:L
Abstract No. 86/3

Water, Wastewater and Stormwater

Whangarei District Council



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.

23 March 2026
Scale 1:1,000

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Water, Wastewater and Stormwater – Map Legend

Whangarei District Council

Water

Water Point

Actuator
- WDC
- Private

Backflow Device
- WDC
- Private

Bore
- WDC
- Private

End Structure
- WDC
- Private

Fitting Node
- WDC
- Private

Hydrant
- WDC
- Private

Meter
- WDC

Meter Manifold
- WDC
- Private

Pump
- WDC
- Private

Valve
- WDC
- RED
- Private

Water Line

Abandoned Pipe

Trunk Main
- WDC
- Private

Other Main
- WDC
- Private

Process Pipework
- WDC
- Private

Reticulation
- WDC
- Private

Service Line
- WDC
- Private

Water Area

Chamber
- WDC
- Private

Reservoir
- WDC
- Private

Stormwater

Stormwater Point

End Structure
- WDC
- Private

Fitting Node
- WDC
- Private

GPT
- WDC
- Private

Manhole
- WDC
- Private

Pump
- WDC
- Private

Stormwater Inlet
- WDC
- Private

Valve
- WDC
- Private

Stormwater Line

Abandoned Pipe

Culvert
- WDC
- Private

Drainage
- WDC
- Private

Main
- WDC
- Private

Service Line
- WDC
- Private

Surface Drain
- WDC
- Private

Stormwater Area

Basin
- WDC
- Private

Chamber
- WDC
- Private

Wastewater

Wastewater Point

Backflow Device
- WDC
- Private

End Structure
- WDC
- Private

Fitting Node
- WDC
- Private

Manhole
- WDC
- Private

Meter
- WDC
- Private

Motor Control Centre
- WDC
- Private

Pump
- WDC
- Private

Valve
- WDC
- Private

Wastewater Line

Abandoned Pipe

Main
- Rising Main (Pressure)
- Sewer Gravity Main
- Private
- Other

Process Pipework
- WDC
- Private

Service Line
- WDC
- Private

Wastewater Area

Chamber
- WDC
- Private

Pressure Sewer System
- Public
- Private

Whangarei Corporation

PERMIT No. 3886

DATE 1-3-65

HOUSE CONNECTION PLAN

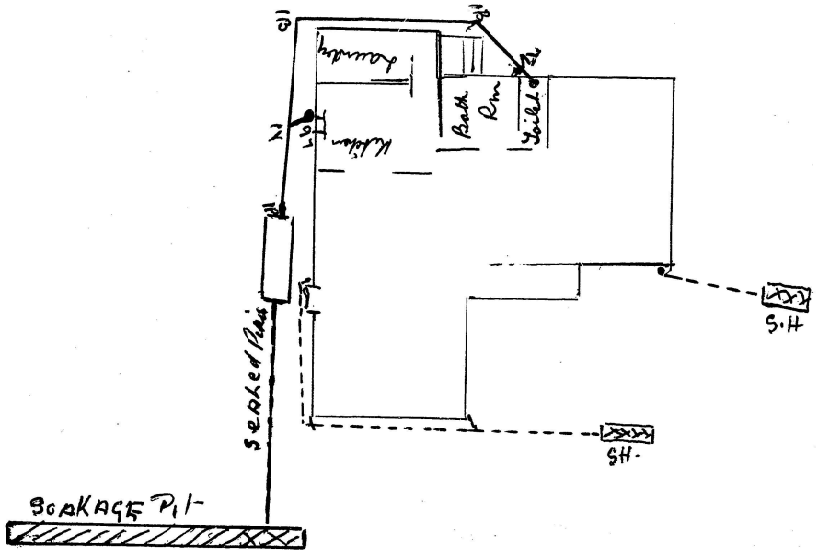
Scale: 1/8in. to a Foot
New Sewerage Drains: Red.
Storm Water: Dotted Black.
Old Drains: — Full Black.

4515

5069

23839

Binding Margin to be left Blank



Owner Mr. J. Cooper.

Street Kerera St. Maunu 15 Assessment No.

Plumber

Drainer [illegible] for [illegible]

3000/6/61
BAIGENT PRINT

WHANGAREI CITY

HOUSE CONNECTION PLAN

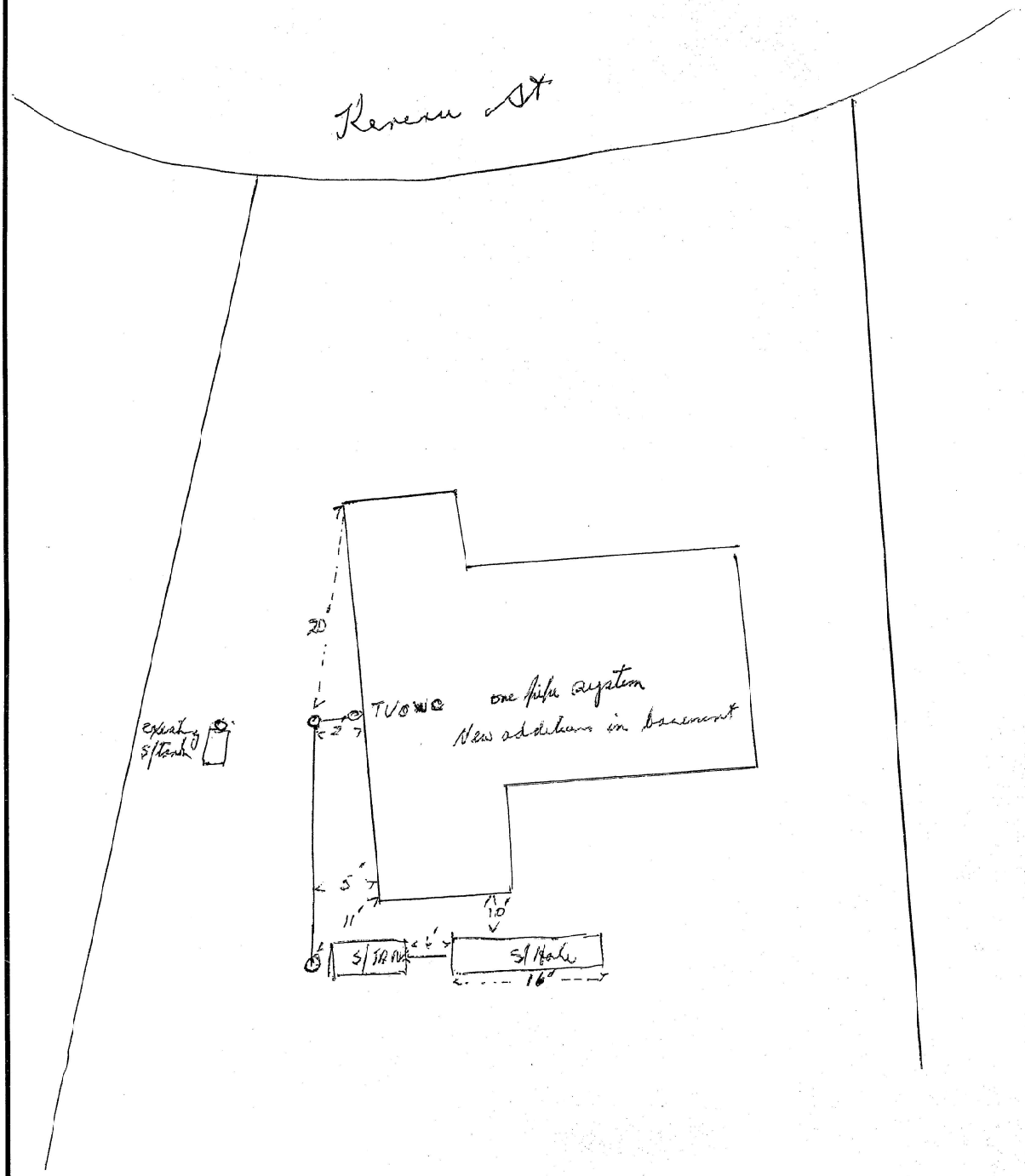
PERMIT No 12830

DATE 2/11/76

SCALE: 1/8in. TO A FOOT
NEW SEWERAGE DRAINS: RED
STORM WATER: DOTTED BLACK
OLD DRAINS: — FULL BLACK

23839

Binding Margin to be left Blank



Owner J Cooper

Street 12 Kerewa St *Assessment No.*

Plumber

Drainer R B Barlow

BAIGENT PRINT
2000/11/74

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

Rates LIM Report

As at: Monday, 23 March, 2026

Property Number	23839
Legal Description	LOT 12 DP 51862
Assessment Number	0076169600
Address	12 Kereru Street Whangarei 0110
Record of Title(s)	5B/962
Land Value	$425,000
Capital Value	$680,000
Date of Valuation	01-July-2024
Effective Date (used for rating purposes)	01-July-2026
Meter Location	RH OF DRIVE 4M FK #12

Rates Breakdown (up to 30 June 2026)

Rates Charge	**Charge Total**
Uniform Annual General Charge	901.00
Regional Flood Infrastructure	41.66
Regional Land and Freshwater Management	128.61
Regional Sporting Facilities	16.09
Regional Pest Management	109.47
General Residential	1,239.85
Regional Transport Rate	30.40
Stormwater	79.00
Regional Rescue Services	8.87
Regional Council Services	229.89
Regional Urban Rivers Management - Gen Catchment	40.34
Regional Emergency & Hazard Management	67.31
Regional Economic Development	12.92
Annual Charge Total	**$2,905.41**

Opening Balance as at 01/07/2025 $0.00

Rates Instalments	**Total**
20/07/2025 Instalment	$727.41
20/10/2025 Instalment	$726.00
20/01/2026 Instalment	$726.00
20/04/2026 Instalment	$726.00
Rates Total	**$2,905.41**

Balance to Clear $726.00

A.136463

Whangarei Borough Council

BUILDING APPLICATION FORM

Date: 26-1-1965

To: The Borough Engineer,

Sir,

I hereby apply for permission to erect a dwelling

at Carruth sub div Kerikeri St. (House Number and Street) for I. I. Cooper (Owner)

of 52 Fourth Ave Whangarei (Address), according to locality plan and detail plains, elevations cross-sections and specifications of building deposited herewith in duplicate.

RECEIVED 27 JAN 1965 WHANGAREI CITY COUNCIL

PARTICULARS OF LAND:

Assess. No.: R 757762

Lot No.: 12

D.P.: 51862

Allotment No.:

LENGTH OF BOUNDARIES:

Front:

Back:

Side: Area:

Side:

PARTICULARS OF BUILDING:

Foundations: Concrete Block.

Floors: Wood.

Walls: Weather board.

Roofs: Iron.

Area of Ground Floor: 965 square feet.

Area of Outbuildings: square feet.

Number of Storeys: Above kerb level Below kerb level

Average distance of set back of front of buildings from street boundary line: 6 Footpath 10-0-0

ESTIMATED COST:

Building - - - - - - - £ 3341

Sanitary, Plumbing and Drainage - - - £ 250

Total £3591

PERMIT FEE 15:0:0
WATER 6:0
£25:6:0
Inspector.
Receipt No. 25576 Date 27/1/65

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

Proposed use or occupancy of other parts of buildings:

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

Phone. 87911

Yours faithfully,

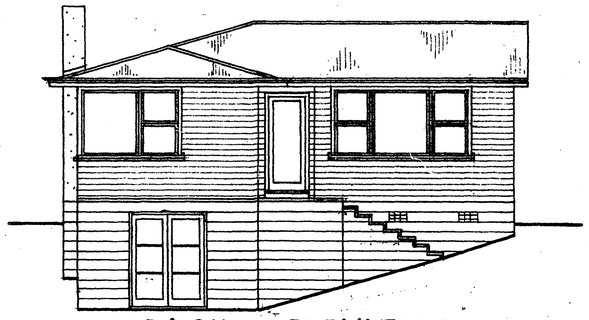
Owner.

Builder.

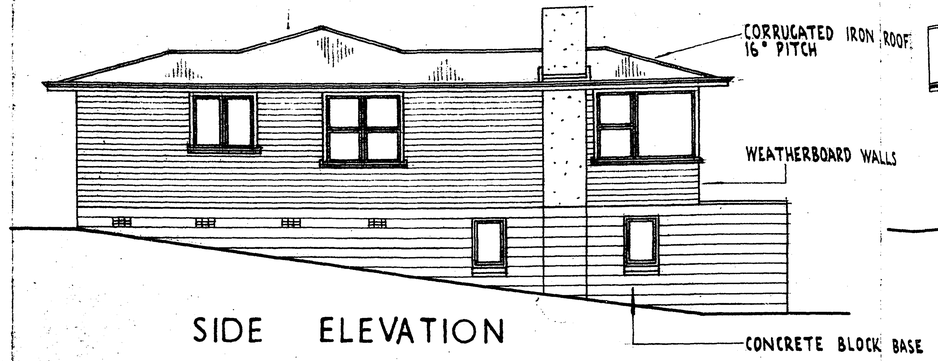
Builder's Postal Address:

H. Hahan
P/a Box 17 Whangarei

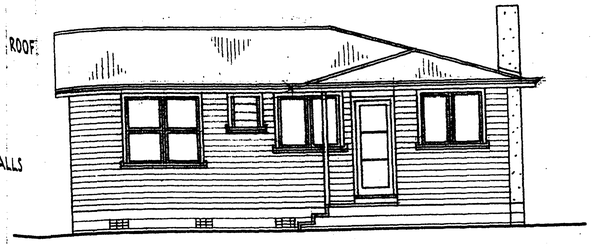
CALDER PRINT 5000/10/57



BACK ELEVATION

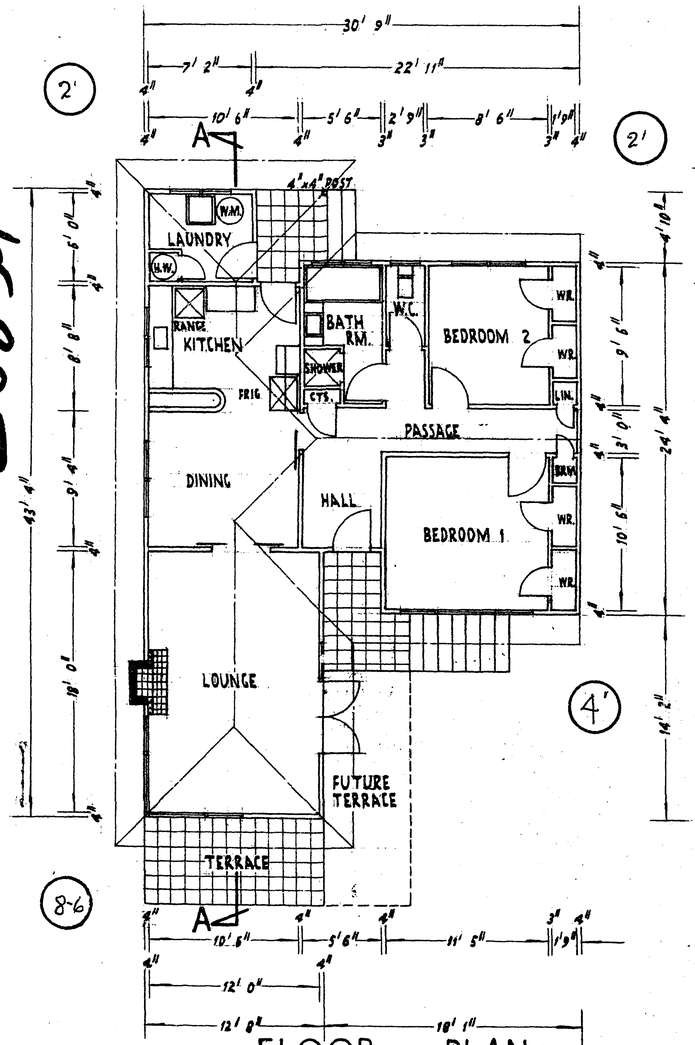


SIDE ELEVATION

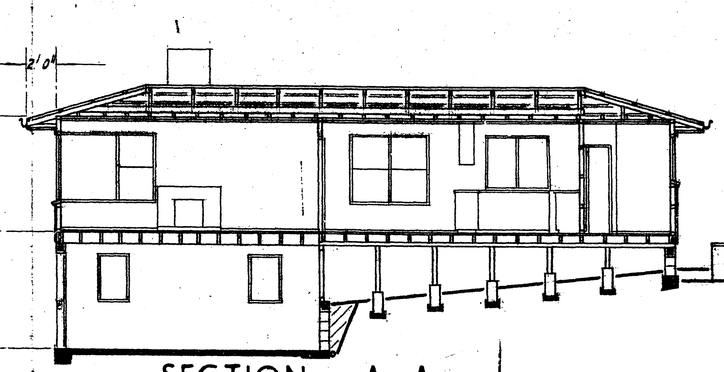


FRONT ELEVATION

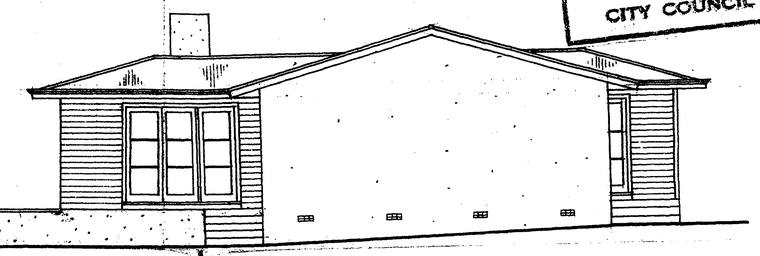
RECEIVED
- 1 FEB 1965
WHANGAREI
CITY COUNCIL



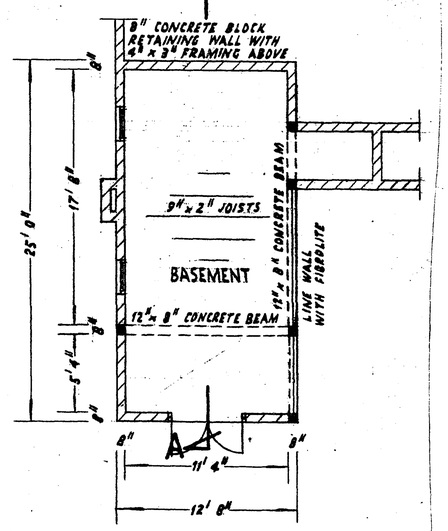
FLOOR PLAN



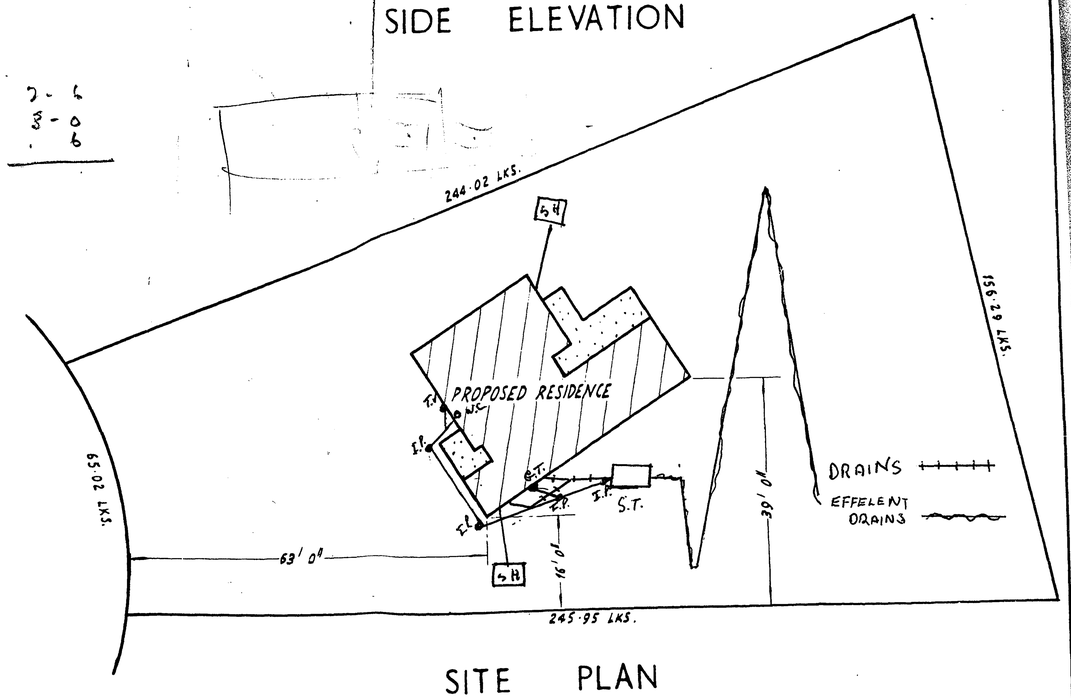
SECTION A-A



SIDE ELEVATION



BASEMENT PLAN



SITE PLAN

AREA — 965 SQ. FT.

SCALE			PLAN No.	DRAWN BY
8 FEET TO 1 INCH 20 FEET TO 1 INCH	H. ILIOHAN BUILDERS LTD. WHANGAREI	PROPOSED RESIDENCE FOR J. J. COUPER ESQ. MAUNU	3 4 1 8	J. M. STIFFE ARCHITECTURAL SERVICES LTD.

23839

L 23830

Whangarei Borough Council

P 24/363

BUILDING APPLICATION FORM

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

Date: 30th December 1965.

To: The Borough Engineer,

Sir,

I hereby apply for permission to erect a carport

at 12 Kerewa Street (House Number and Street) for Ian J. Cooper (Owner)

of 12 Kerewa Street Wkg (Address), according to locality plan and detail plans, elevations cross-sections and specifications of building deposited herewith in duplicate.

PARTICULARS OF LAND:

Assess. No.: 75/763/10.

Lot No.: 12

D.P.: 51862

Allotment No.: Kerewa St.

LENGTH OF BOUNDARIES:

Front: 65:02 lks

Back: 156:29 lks

Side: 244:02 lks Area:

Side: 245:95 lks

PARTICULARS OF BUILDING:

Foundations: concrete

Walls: as per plan

Floors: Concrete

Roofs: Galv Iron

Area of Ground Floor: 225 approx square feet.

Area of Outbuildings: Not applic square feet.

Number of Storeys: Above kerb level Carport Below kerb level carport

Average distance of set back of front of buildings from street boundary line: 39 ft.

ESTIMATED COST:

Building - - - - - - - £ 100

Sanitary Plumbing and Drainage - - - £

Total £ 100

B. Insp estimate £180-00.

PERMIT FEE £ 1 : 0 : 0

WATER : :

£ 1 : 0 : 0

Inspector.

Receipt No. 33718 Date 6/1/66

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

Proposed use or occupancy of other parts of buildings:

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

RECEIVED
-6 JAN 1966
WHANGAREI
CITY COUNCIL

Yours faithfully,

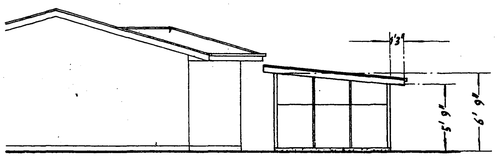
I J Cooper Owner.

R & A. Cooper Builder.

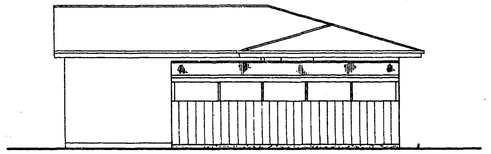
Builder's Postal Address: Waipu

CALDER PRINT 5000/8/59

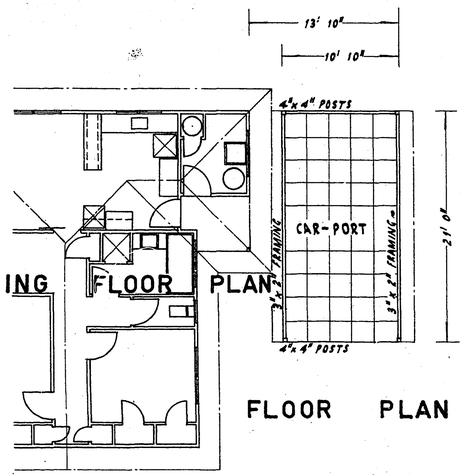
23839



SIDE ELEVATION

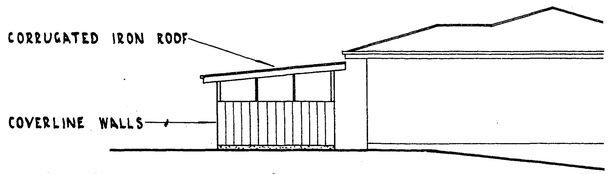


FRONT ELEVATION

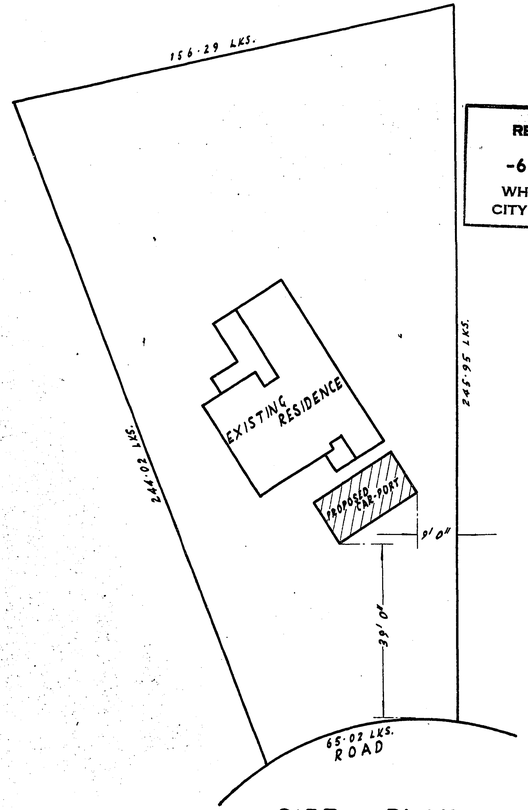


EXISTING FLOOR PLAN

FLOOR PLAN



SIDE ELEVATION



SITE PLAN

RECEIVED
-6 JAN 1966
WHANGAREI
CITY COUNCIL

J. M. STIFFE ARCHITECTURAL SERVICES

ARCHITECTS —— DRAUGHTSMEN —— INDUSTRIAL DESIGNERS

WHANGAREI —— HAMILTON

PROPOSED CAR-PORT FOR
I. J. COUPER ESQ.
KERERU STREET — MAUNU

PLAN No.	SCALE
4073	8 FEET TO 1 INCH 20 FEET TO 1 INCH
SHEET 1 OF 1	

CEW—4831

THIS DRAWING AND THE DESIGN IT COVERS ARE THE PROPERTY OF J. M. STIFFE ARCHITECTURAL SERVICES

3979

B 94665 ✓
F 5069.

WHANGAREI CITY COUNCIL

BUILDING APPLICATION FORM

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

Date Aug 1966

To: The City Engineer,

Sir,

I hereby apply for permission to construct terrace to existing dwelling

at 12 Kerera St (House Number and Street) for J. J. Cooper (Owner)

of Okaura Whangarei (Address), according to locality plan and detail plans, elevations cross-sections and specifications of building deposited herewith in duplicate.

PARTICULARS OF LAND:

Assess. No. 75/763/10 as hereinafter advised

Lot No. 12

D.P. 51862

Allotment No.

LENGTH OF BOUNDARIES:

Front

Back

Side Area 1.2.5

Side

PARTICULARS OF BUILDING:

Foundations Concrete (reinforced) Floors Concrete (reinforced)

Walls Blocks Roofs

Area of Ground Floor 16' x 6' square feet

Area of Outbuildings square feet

Number of Storeys: Above kerb level Below kerb level

Average distance of set back of front of buildings from street boundary line

ESTIMATED COST:

Building	£ 120
Sanitary Plumbing and Drainage	£
Total	120

PERMIT FEE 1 : — : —
WATER : 2 : .
£1 : 2 : 0.

WAB Inspector

Receipt No. 3933 Date 9/8/66

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

Proposed use or occupancy of other parts of buildings

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

Yours faithfully,

J J Cooper Owner

Cooper & Cooper Builder
per K. Cooper

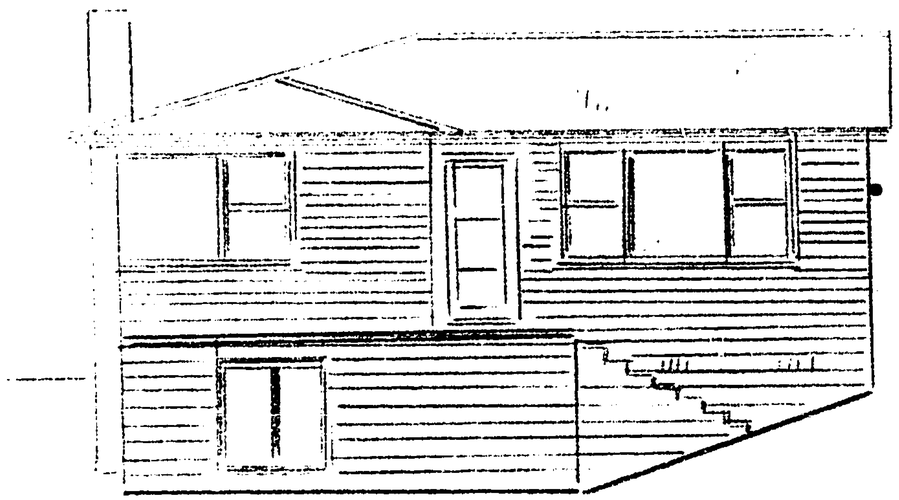
Builder's Postal Address:
No 3 R D
Waipu

Builder's Phone 62A Waipu.

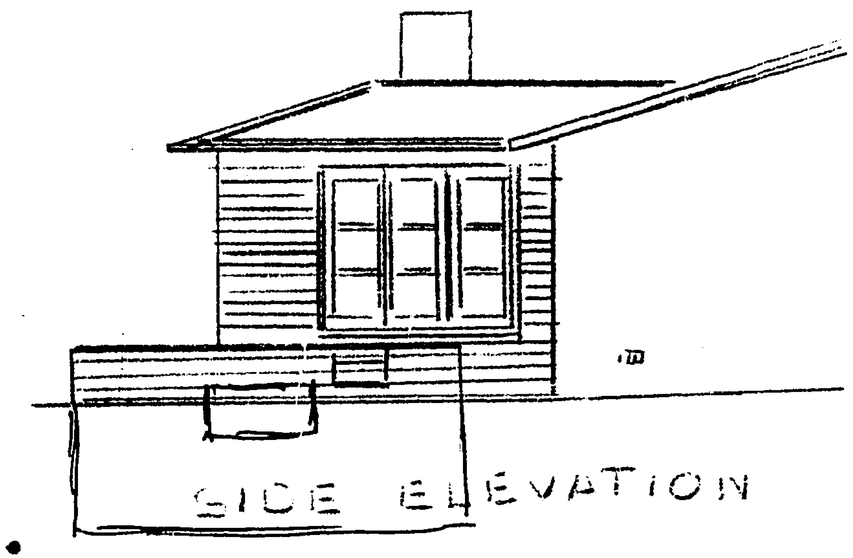
RECEIVED
9 AUG 1966
WHANGAREI CITY COUNCIL

Calder Print 5000/2/66

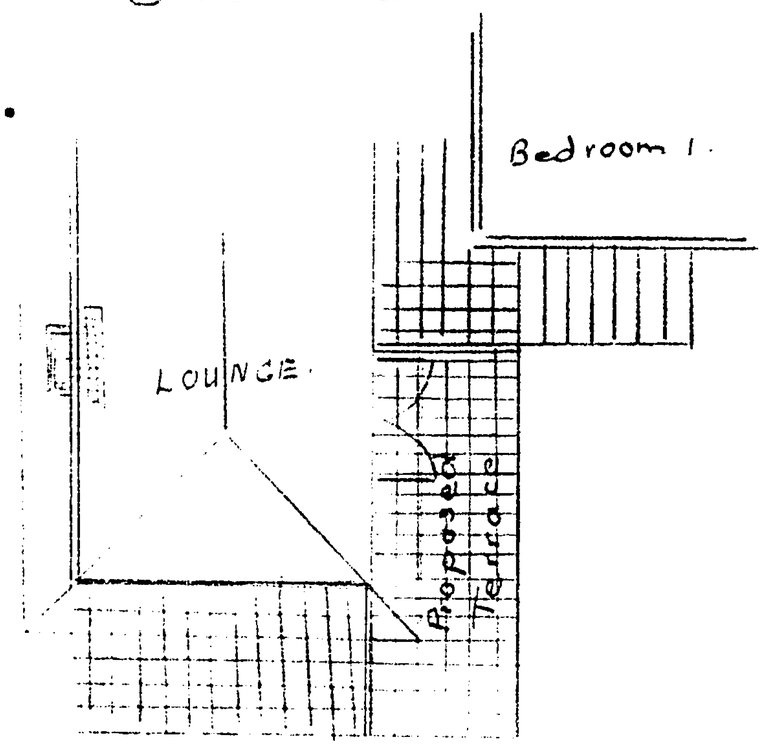
23939



BACK ELEVATION



SIDE ELEVATION



RECEIVED
9 AUG 1966

A. 059099 ✓

WHANGAREI CITY COUNCIL

5069

BUILDING APPLICATION FORM

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

Date 18/1 1968

To: The City Engineer,

Sir,

I hereby apply for permission to ADD BEDROOM.

at 12 Kerera St, (House Number and Street) for IAN COUPER. (Owner)

of 12 KERERU ST. (Address), according to locality plan and detail plans, elevations cross-sections and specifications of building deposited herewith in duplicate.

PARTICULARS OF LAND:

Assess. No. 75/763/10

Lot No. 12

D.P. 51862

Allotment No.

LENGTH OF BOUNDARIES:

Front

Back

Side Area 1-2-5.

Side

PARTICULARS OF BUILDING:

Foundations REINFORCED CONCRETE

Walls WEATHERBOARDS.

Floors T & G FLOORING.

Roofs CORRUGATED GALVANISED IRON

Area of Ground Floor 243.3 sq ft. square feet

Area of Outbuildings — square feet

Number of Storeys: Above kerb level 1 Below kerb level NIL

Average distance of set back of front of buildings from street boundary line

ESTIMATED COST: Building Inspectors estimate. $1450 Additional fee 5.00

Building $580.

Sanitary Plumbing and Drainage £

Total ~~$580.~~ $1450.00

PERMIT FEE 3.00
WATER .22
$3.22
Inspector
Receipt No. 244323 Date 18/1/68
$5. 25307 - 24-1-68

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

Proposed use or occupancy of other parts of buildings

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

Yours faithfully,

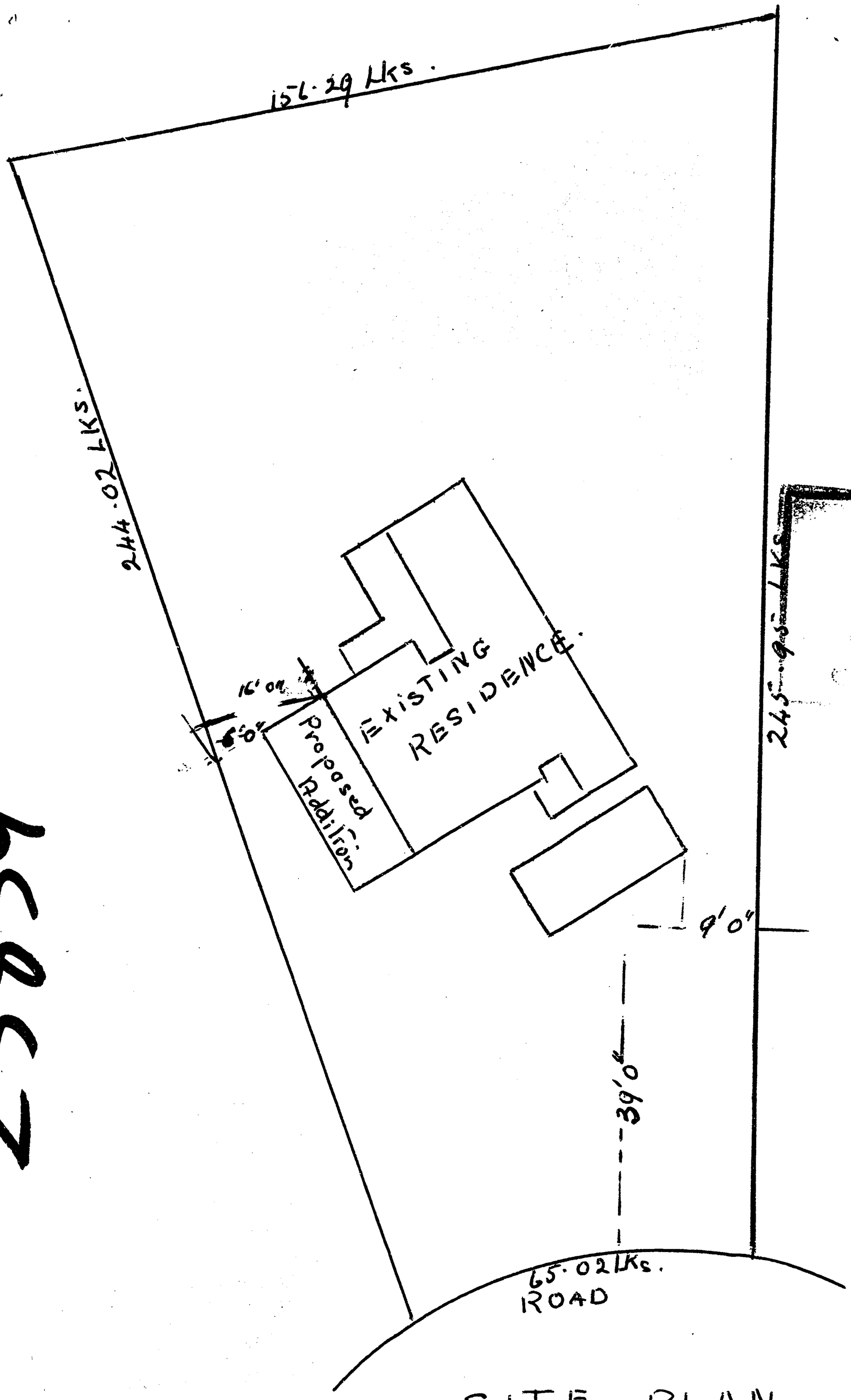
I.J. Couper. Owner

I.J. Couper Builder

Builder's Postal Address:
12 Kerera St.
Maunu WHANGAREI.

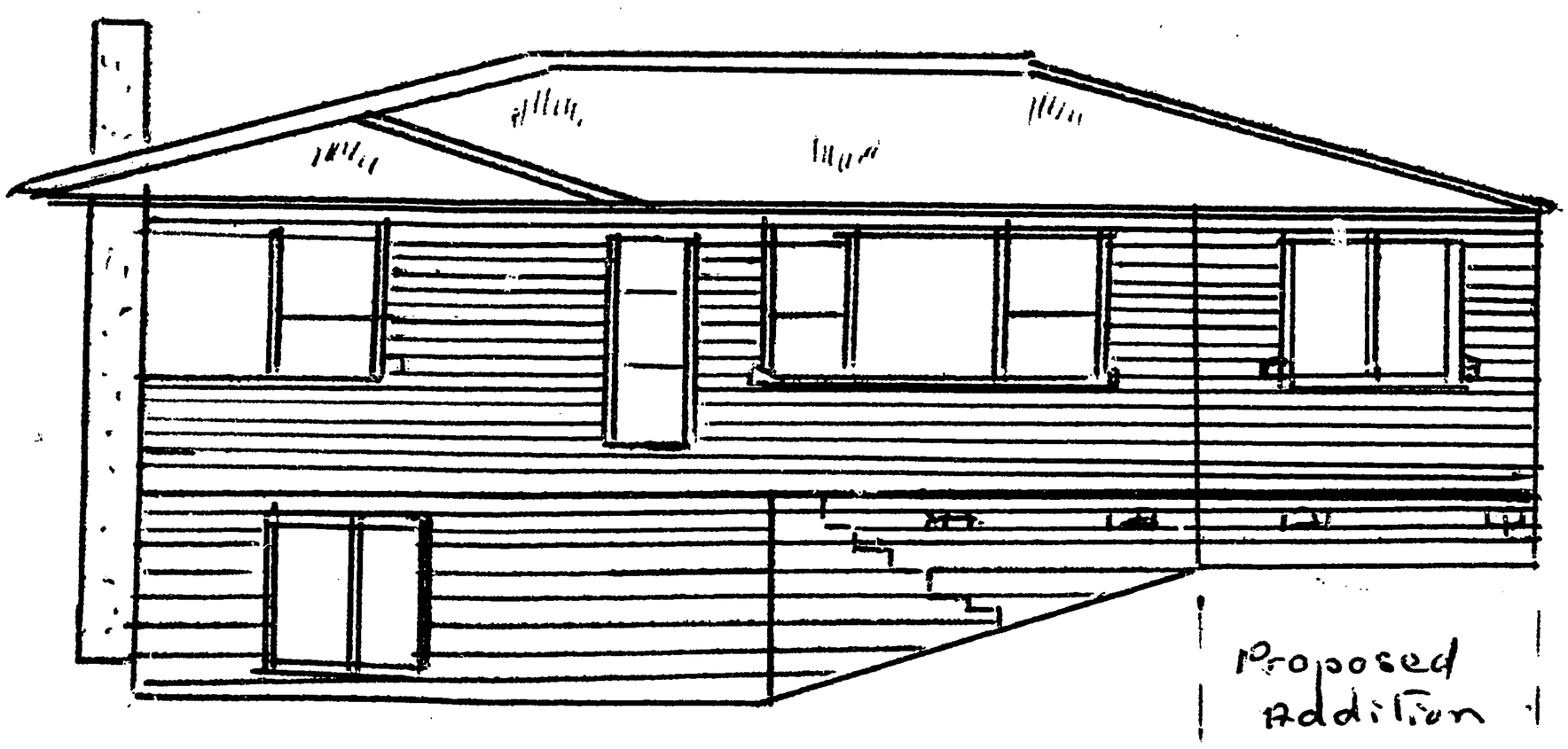
Builder's Phone 87667

Calder Print 5000/2/66



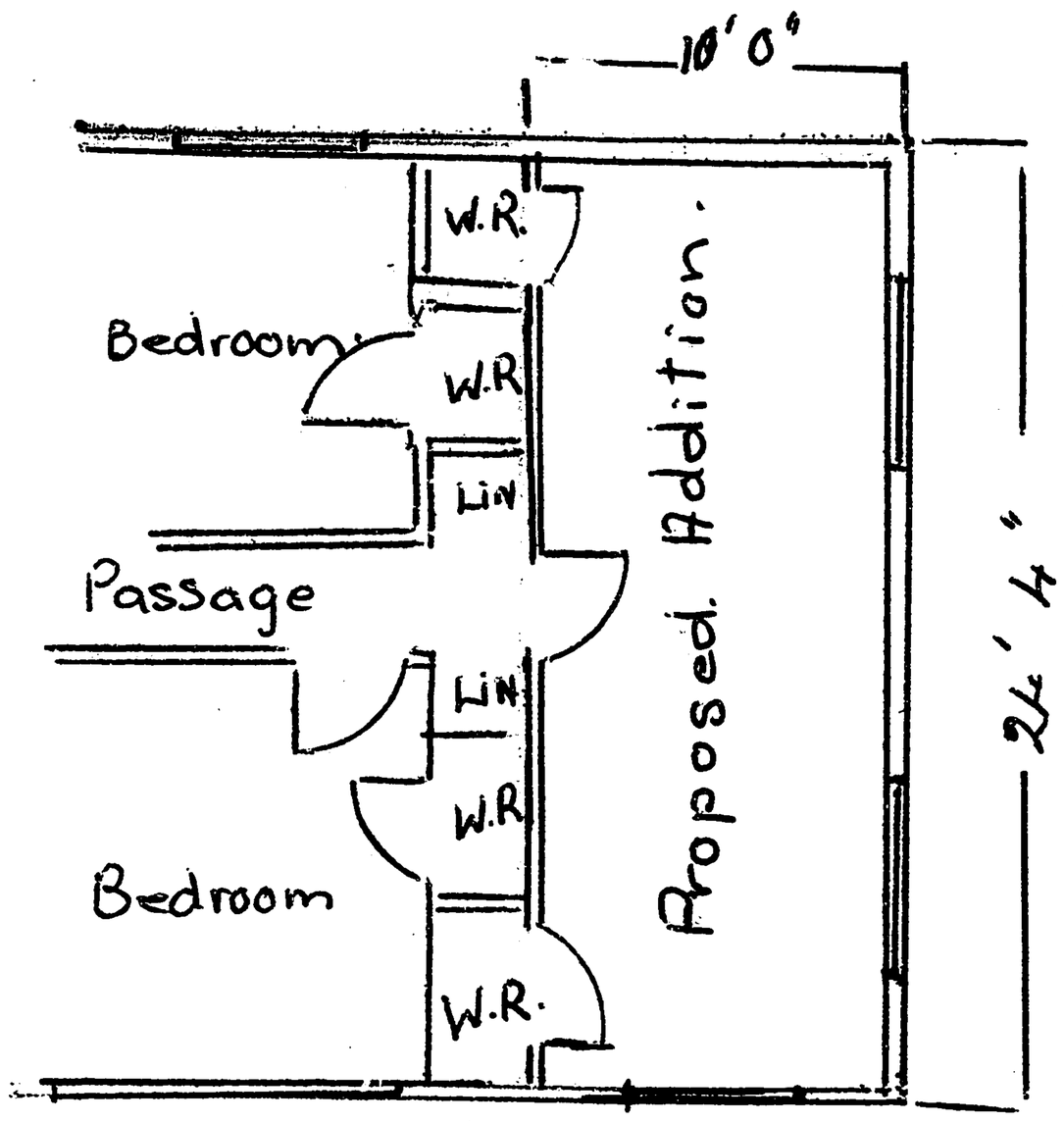
SITE PLAN.

RECEIVED
18 JAN 1968
WHANGAREI CITY COUNCIL

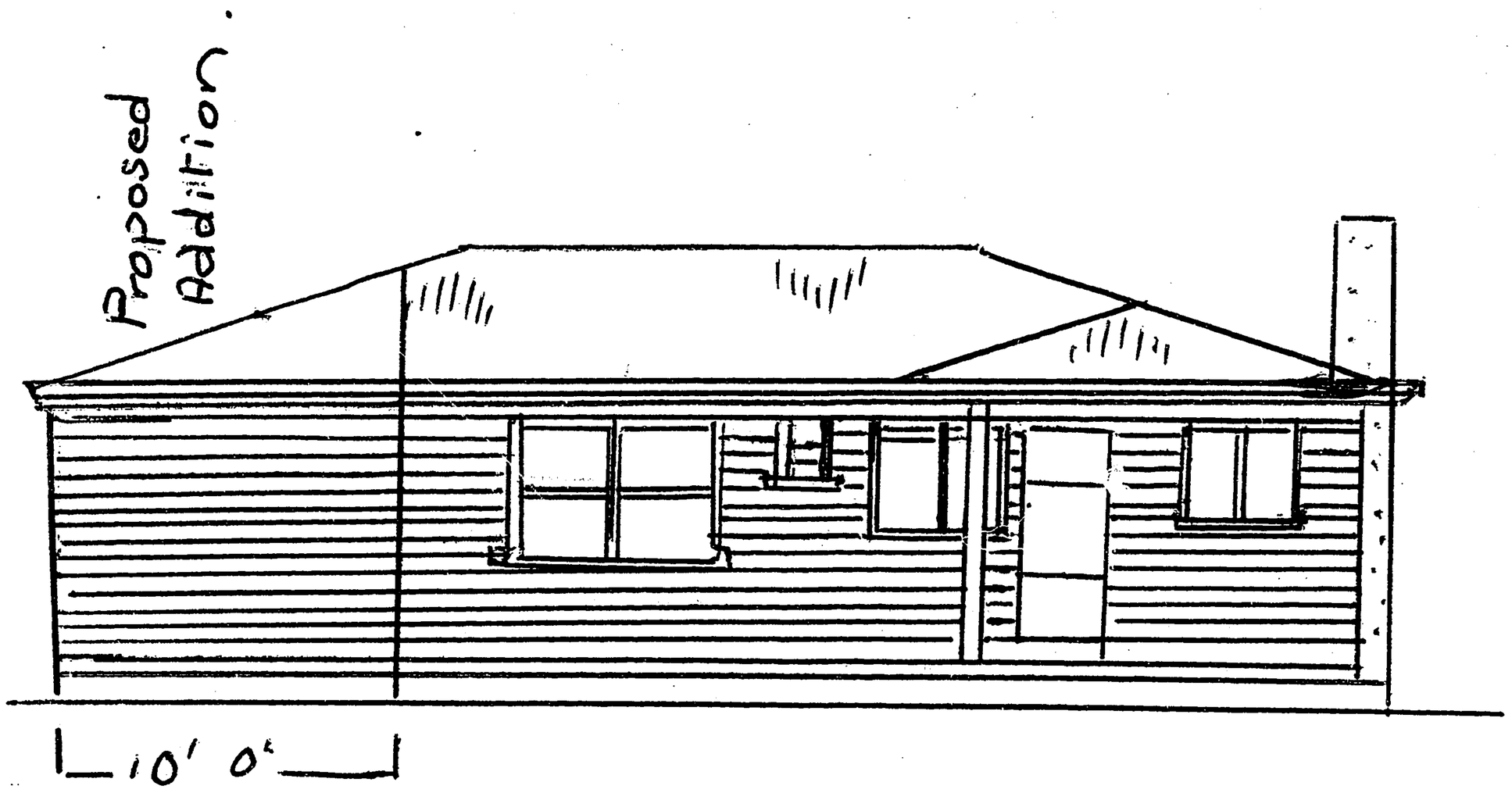


BACK ELEVATION.

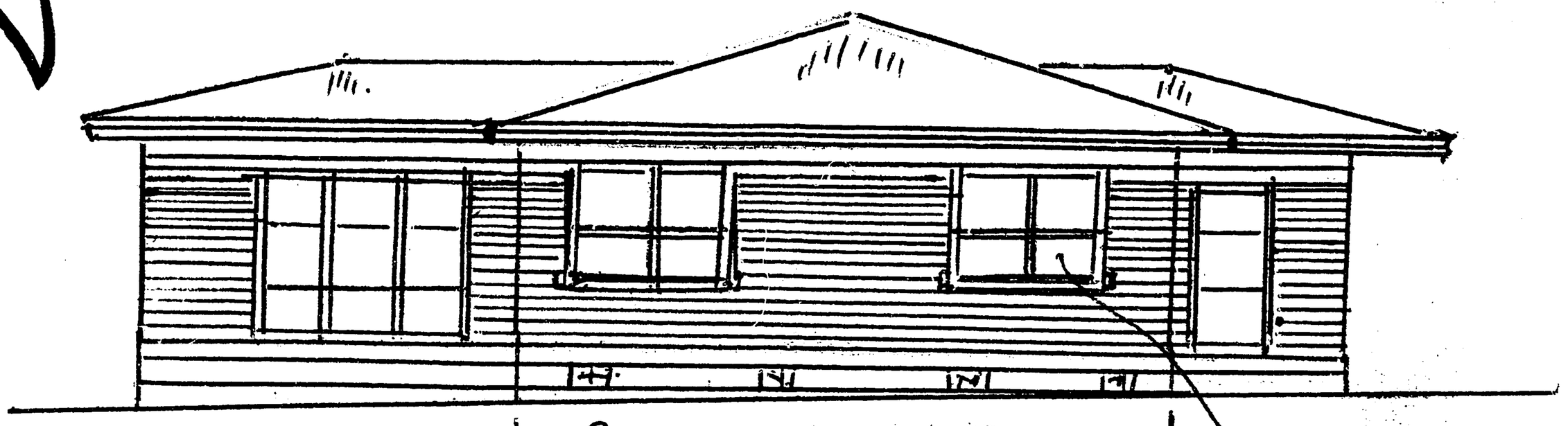
2339



RECEIVED
18 JAN1968
WHANGAREI
CITY COUNCIL



FRONT ELEVATION



SIDE ELEVATION

2 3639

G105530

WHANGAREI CITY COUNCIL

5069

10 MAY 1976
WHANGAREI
CITY COUNCIL

BUILDING APPLICATION FORM

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

Date 10th May 1976

L23830

To: The City Inspector,

Sir,

I hereby apply for permission to Alterations

at 12 Kenerus st (House Number and Street) for Mr & Mrs [redacted] st Cooper (Owner)

of 12 Kenerus st (Address), according to locality plan and detail plans, elevations cross-sections and specifications of building deposited herewith in duplicate.

PARTICULARS OF LAND:

Assess. No. 75/763/10

Lot No. 12

D.P. 51862

Allotment No.

LENGTH OF BOUNDARIES:

Front 13.080

Back 31.440

Side 49.089 Area

Side 49.477

PARTICULARS OF BUILDING:

Foundations EXISTING

Walls EXISTING

Floors EXISTING

Roofs EXISTING

Area of Ground Floor EXISTING 00 square feet (metres)

Area of Outbuildings square feet (metres)

Number of Storeys: Above kerb level Below kerb level

Average distance of set back of front of buildings from street boundary line

ESTIMATED VALUE:

Building $ 2500 :

Sanitary Plumbing and Drainage $ 300 :

Total $ 3-300 :

Proposed purposes for which every part of building is to be used or occupied (describing separately each part intended for use or occupation for a separate purpose) KITCHEN, LAUNDRY.

Proposed use or occupancy of other parts of buildings

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

Yours faithfully,

Owner

Builder

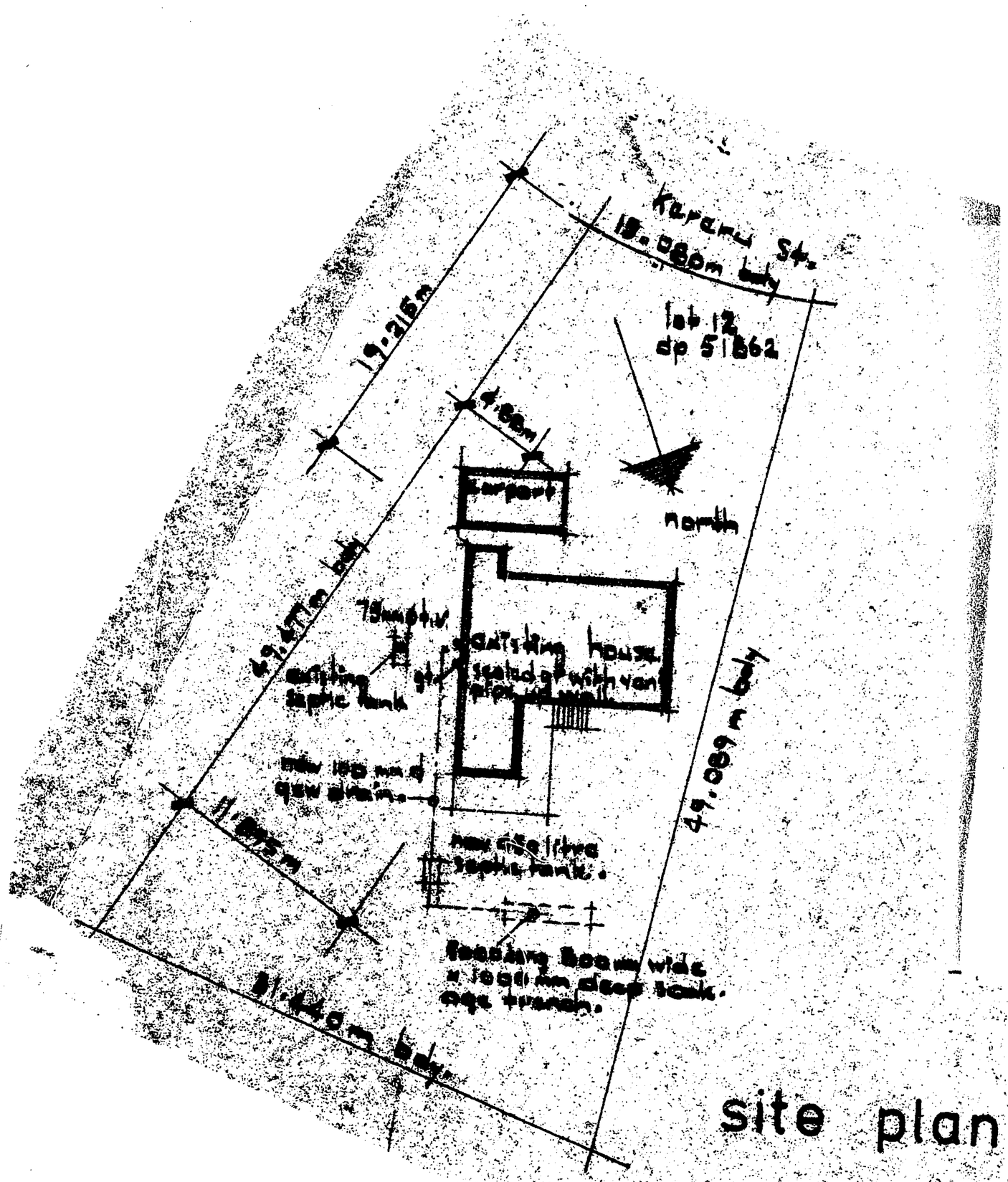
Builder's Postal Address:

237 Maunu Rd
Whg

Builder's Phone 84424

CALDER & MACDONALD 6.75

23833

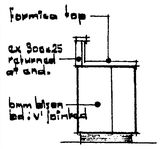


site plan

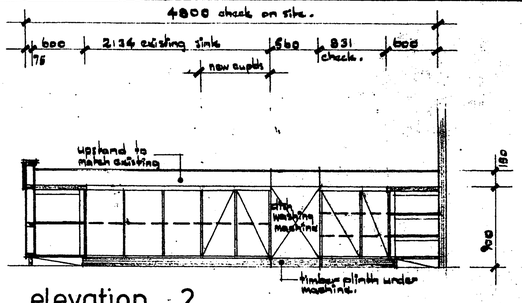
THIS PLAN COMPLIES WITH THE
OPERATIVE DISTRICT SCHEME
NORTHLAND REGIONAL PLANNING AUTHORITY
PER .....
DATE 11/5/76

22

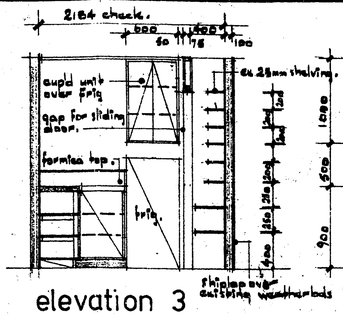
23939



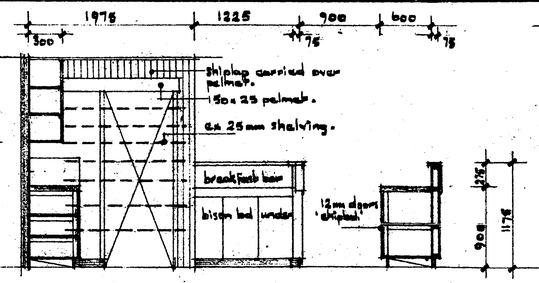
elevation 1



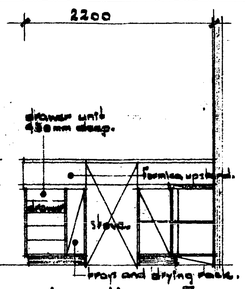
elevation 2



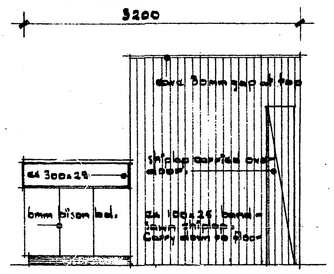
elevation 3



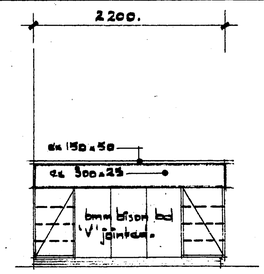
elevation 4



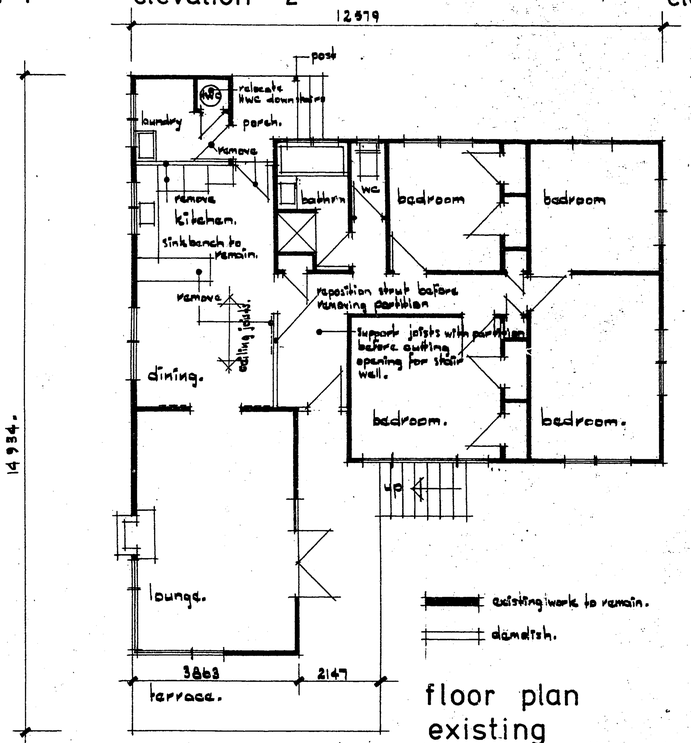
elevation 5



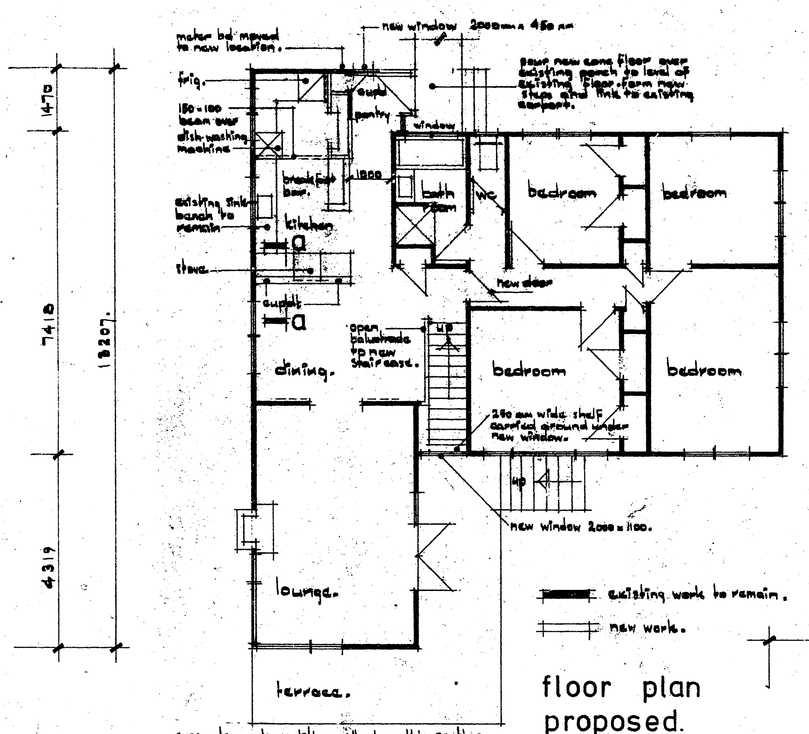
elevation 6



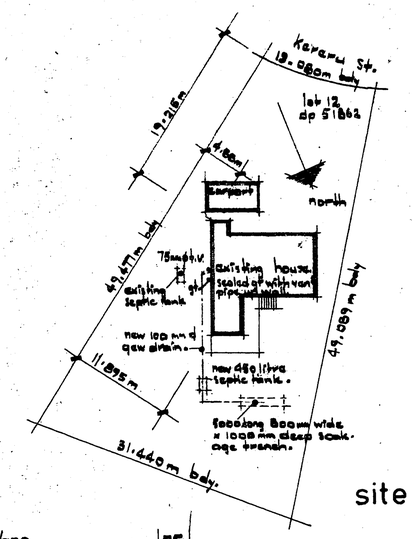
elevation 7



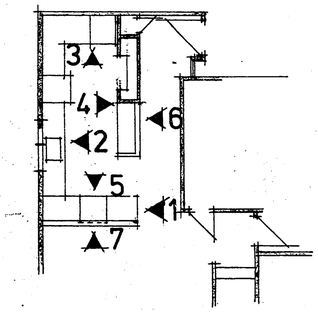
floor plan existing



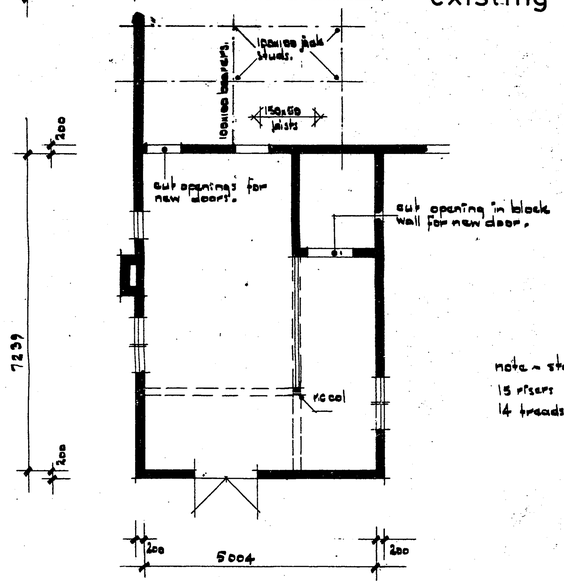
floor plan proposed.



site plan

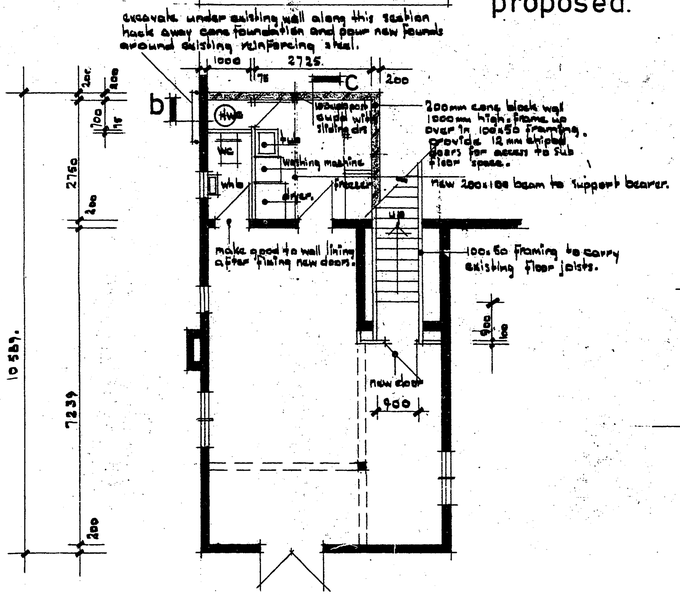


key plan to elevations

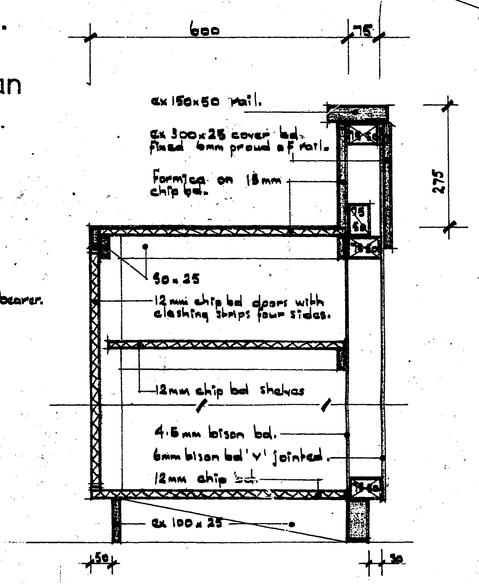


basement plan - existing.

note ~ stairs.
15 risers at 182.8mm = 2743 flr-fl.
14 treads at 248mm 3472 going

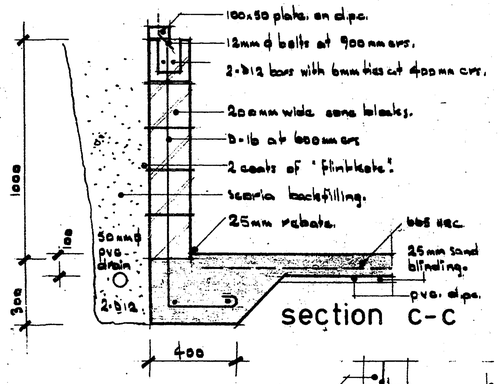


basement plan - proposed.

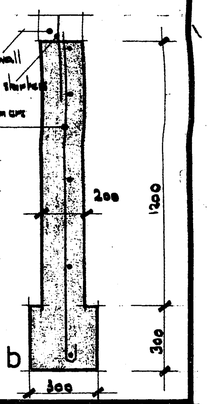


section a-a.

AMENDED PLAN.



section c-c



section b-b

RECEIVED
31 MAY 1976
WHANGAREI
CITY COUNCIL

COUPER HOUSE at 12 kereru street ALTERATIONS and ADDITIONS.

PETER HARRISON.
b.archi: a.m.z.i.a. registered architect.
15 JESSIE ST, WHANGAREI. ph 70788

scales	dwg no	sheet
1:500 1:100 1:50 1:20 1:10	5/76a	of 1. 15.4.76

SO 82702
9-10-80

23/10

WHANGAREI CITY COUNCIL

5069

RECEIVED
- 3 OCT 1980
WHANGAREI

BUILDING APPLICATION FORM

Date ..... 19.....

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

82388

To: The Director of Engineering,

Sir,

I hereby apply for permission to Costruct Corport

at 12 Geremy St (House Number and Street) for Mr. Mrs E. Cooper (Owner)

of " " (Address) according to locality plan and detail plans, elevations cross-sections and specifications of building deposited herewith in duplicate.

PARTICULARS OF LAND:

Assess. No. 75-763-10

Lot No. 12

D.P. 51862

Allotment No. .....

LENGTH OF BOUNDARIES:

Front .....

Back .....

Side ..... Area .....

Side .....

PARTICULARS OF BUILDING:

Foundations Concrete

Floors Concrete

Walls Brick & Block

Roofs Iron

Area of Ground Floor ..... (Metres)

Area of Basement ..... (Metres)

Area of First Floor or Mezzanine ..... (Metres)

Area of Outbuildings 45 sq ..... (Metres)

Number of Storeys: Above kerb level ..... Below kerb level .....

Average distance of set back of front of buildings from street boundary line .....

ESTIMATED VALUE:

Building .... $ 4600:

Sanitary Plumbing Drainage .... $ 200:—

Total .... $ 4800:

Proposed purpose for which every part of building is to be used or occupied (describing separately each part intended for use or occupation for a separate purpose) Carport & Tool Room

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

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

PLEASE PRINT

Yours faithfully,

Builder's Postal Address: (Please print)

Roy Davies
3 Ngoheane Drive
Wkg

Owner

R. C. [signature] Builder

Builder's Phone 89424

Signature

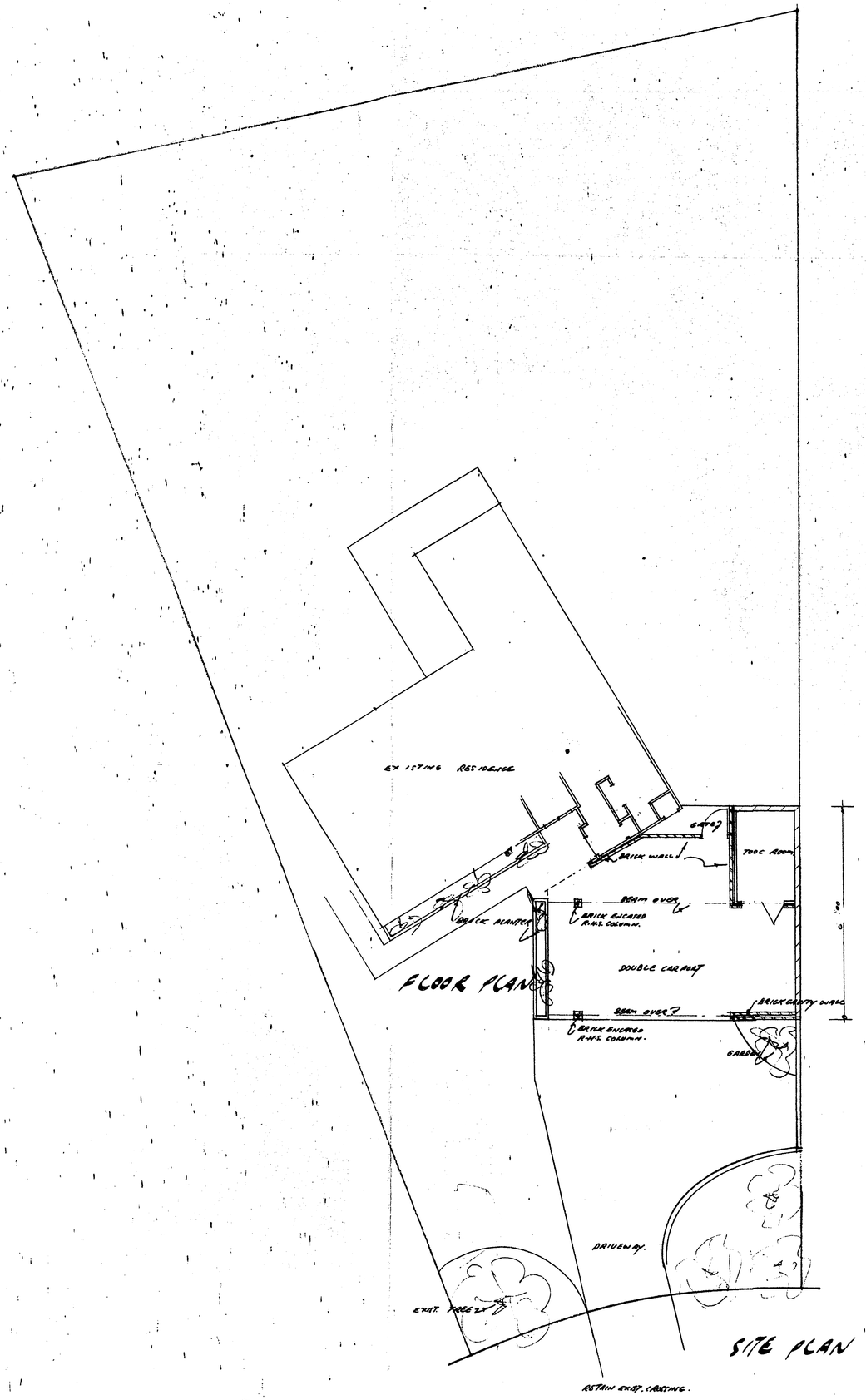
CALDER & MACDONALD 3.80.

23839

REC
1 AUG 1980
WHANGAREI
CITY COUNCIL

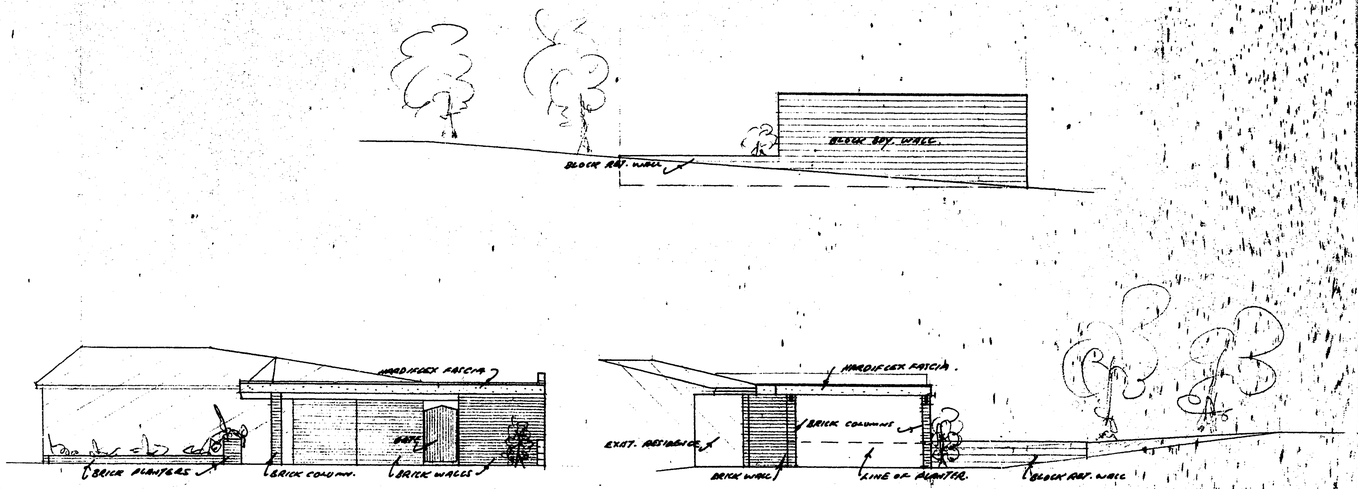
We have agreed the plans & are agreeable to the erection of the proposed concrete block fence on the boundary of the property.

Mrs & Mrs J. Cooper



FLOOR PLAN

SITE PLAN



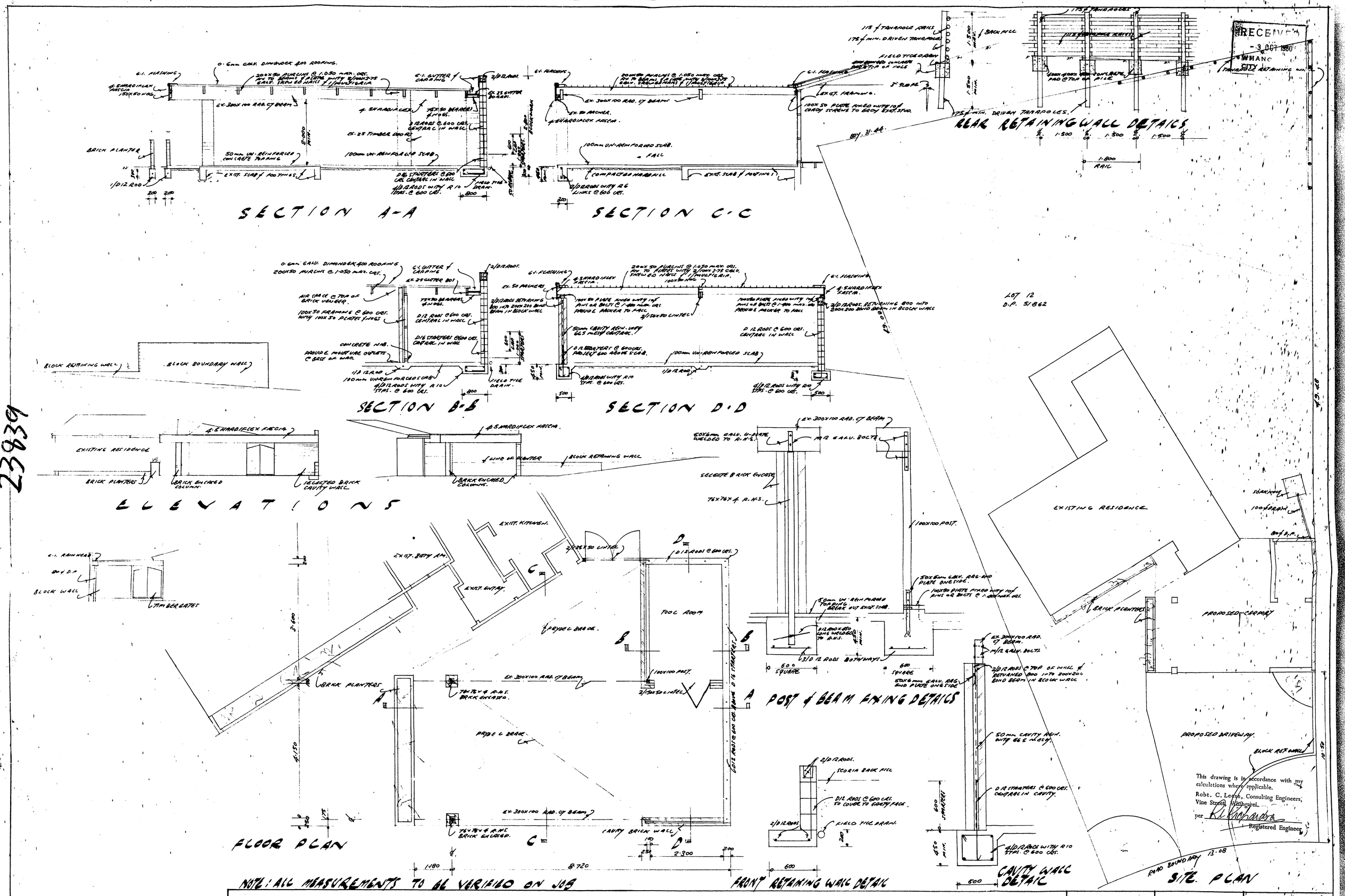
E L E V A T I O N S

PLANS SPECIFICATIONS
BRENT ROBINSON
DESIGN SERVICES LTD.
27 DENBY CRESCENT, WHANGAREI : PHONE 73-508

PROPOSED CARPORT AT 12 KERER ST STREET FOR MR & MRS I. J. COOPER

SCALE 1:100

SKETCH


SECTION A-A
SECTION C-C
REAR RETAINING WALL DETAILS
SECTION B-B
SECTION D-D
ELEVATIONS
FLOOR PLAN
POST & BEAM FIXING DETAILS
FRONT RETAINING WALL DETAIL
CAVITY WALL DETAIL
SITE PLAN
EXISTING RESIDENCE
PROPOSED CARPORT
PROPOSED DRIVEWAY
TOOL ROOM
BRICK PLANTER
BLOCK RETAINING WALL
BLOCK BOUNDARY WALL
LOT 12
D.P. 51862
RECEIVED
- 3 OCT 1980
WHANGAREI CITY
This drawing is in accordance with my calculations where applicable.
Robt. C. Lense, Consulting Engineers, Vine Street, Whangarei.
per
Registered Engineer
NOTE: ALL MEASUREMENTS TO BE VERIFIED ON JOB
PROPOSED CARPORT AT 12 KERERU STREET FOR MR & MRS I. J. COUPER
SCALE
1:20:1:50:1:100
PLAN No
3865

239839

NOTE OTHER INFORMATION ALREADY ON FILE

WHANGAREI CITY COUNCIL

C058546
PERMIT NUMBER
12.8.85

5069
FILE NUMBER

RECEIVED
8 AUG 1985
WHANGAREI CITY COUNCIL

BUILDING APPLICATION FORM

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

APPROVED

To: The CITY Engineer

I hereby apply for permission to Install a Plant LOGFIRE

at 12, Kerikeri St, Maunu (House Number and Street) for Mr Mrs J. Cooper (Owner)

of 12, Kerikeri St, Maunu (Address) according to locality plan and detail plans, elevations cross-sections and specifications of building deposited herewith in duplicate.

PARTICULARS OF LAND:

Assess. No. 761/696

Lot No. 12

D.P. 51862

LENGTH OF BOUNDARIES:

Front ..... Area .....

Back .....

Side ..... Side .....

PARTICULARS OF BUILDINGS:

Foundations ..... Floors .....

Walls ..... Roofs .....

Area of Ground Floor ..... (Metres) Area of First Floor or Mezzanine ..... (Metres)

Area of Basement ..... (Metres) Area of Outbuildings ..... (Metres)

Number of Storeys: Above kerb level ..... Below kerb level .....

Average distance of set back of front of buildings from street boundary line .....

ESTIMATED VALUE:

Buildings ..... $ 1194 - .00

Sanitary Plumbing ... $ ..... :

Sanitary Drainage .... $ ..... :

Total ..... $ 1194 - .00

OFFICE USE ONLY

FEES PAID BY OWNER/BUILDER/OWNER'S AGENT

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

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

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

PLEASE PRINT

OWNER	BUILDER	OWNER'S AGENT
NAME	NAME	NAME
MR MRS J COOPER	D&M HEATING CENTRE	D&M HEATING CENTRE
POSTAL ADDRESS	POSTAL ADDRESS	POSTAL ADDRESS
12 KERIKERI ST.,	P.O. BOX 1602	P.O. BOX 1602
MAUNU	WHANGAREI	WHANGAREI
PHONE 84 342	PHONE 52-656	PHONE 52-656

S A Hughes Signature Date 6/8/85

2000 Calder & MacDonald (1983) Ltd 1-85

TAGS

23839

Kent Log Fire to be installed
for IJ + MR Cooper
at 12 Kereru St
Mauru
Whangarei

RECEIVED
1985
WHANGAREI
CITY
COUNCIL

Size of lounge = 18 ft x 12 ft

RECEIVED
- 8 AUG 1985
WHANGAREI
CITY COUNCIL

↕ Length of Hearth 1660 mm

↔ Width of Hearth from
door of fire = 340 mm

There is a stone mantel piece - no wood.

E069169
PERMIT NUMBER
5/2/87

WHANGAREI CITY COUNCIL

5269
FILE NUMBER

BUILDING APPLICATION FORM

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

To: The CITY Engineer

I hereby apply for permission to construct additions

at 12 KERERU ST MAUNU (House Number and Street) for Mr + Mrs I J COOPER (Owner)

of 12 Kererū St (Address) according to locality plan and detail plans, elevations cross-sections and specifications of building deposited herewith in duplicate

PARTICULARS OF LAND:

Assess. No. 761/696

Lot No. 12

D.P. 51862.

LENGTH OF BOUNDARIES:

Front 13.08 Area

Back 31.4

Side 49.44 Side 49.08

PARTICULARS OF BUILDING:

Foundations concrete Floors wood.

Walls wood Roofs Iron.

Area of Ground Floor 14.2 m. (Metres) Area of First Floor or Mezzanine (Metres)

Area of Basement (Metres) Area of Outbuildings (Metres)

Number of Storeys: Above kerb level Below kerb level

Average distance of set back of front of buildings from street boundary line

ESTIMATED VALUE:

Building $ 11800 :

Sanitary Plumbing $ – :

Sanitary Drainage $ – :

Total $ 11800 : 00

OFFICE USE ONLY

Draft Please

FEES PAID BY OWNER/BUILDER/OWNER'S AGENT

Proposed purpose for which every part of building is to be used or occupied (describing separately each part intended for use or occupation for a separate purpose) Private ~~dwelling~~ Sun Room

Proposed use or occupancy of other parts of buildings PRIVATE DWELLING

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

PLEASE PRINT

OWNER	BUILDER	OWNER'S AGENT
NAME I J. COOPER	NAME H.B POWELL LTD	NAME
POSTAL ADDRESS 12 KERERU ST. MAUNU.	POSTAL ADDRESS 48 WHAU VALLEY RD WHANGAREI	POSTAL ADDRESS
PHONE 481342.	PHONE 73386	PHONE

H B Powell Signature Date 24-7-87

2000 Calder & MacDonald (1983) Ltd 11-83

TAGS

BIJ

23839

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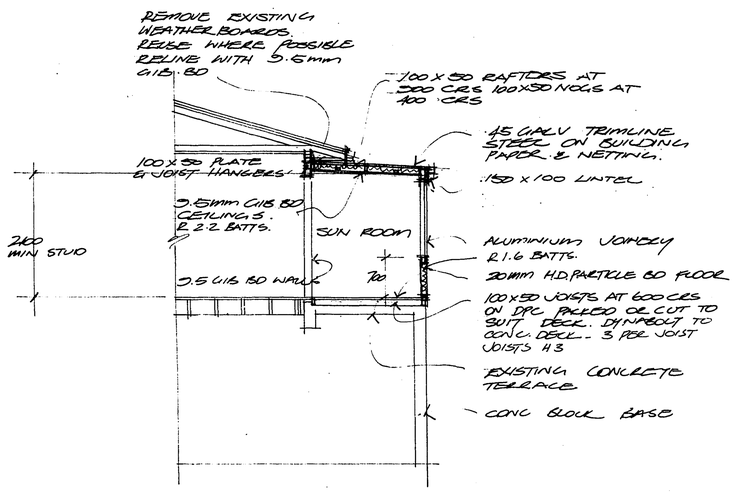
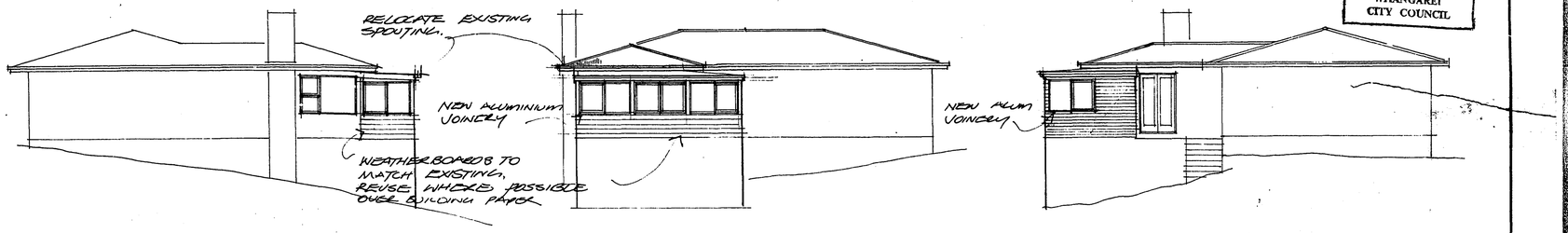
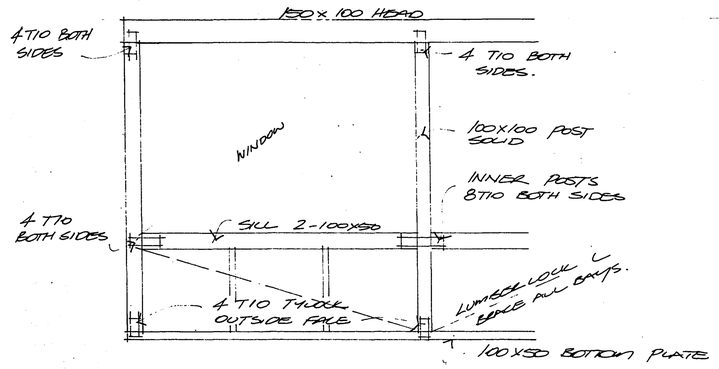
5 AUG 1987
WHANGAREI CITY COUNCIL



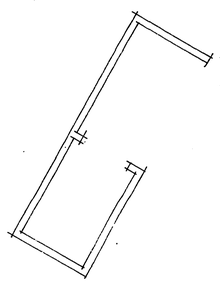
SECTION 1:50

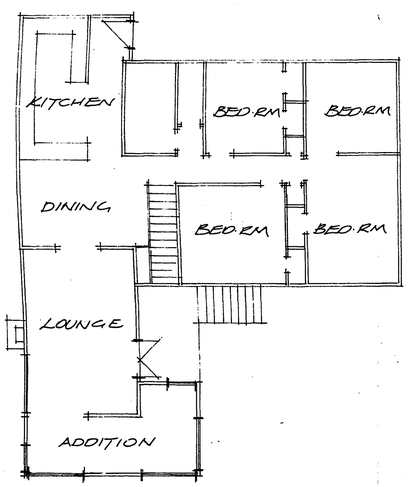


ELEVATIONS 1:100

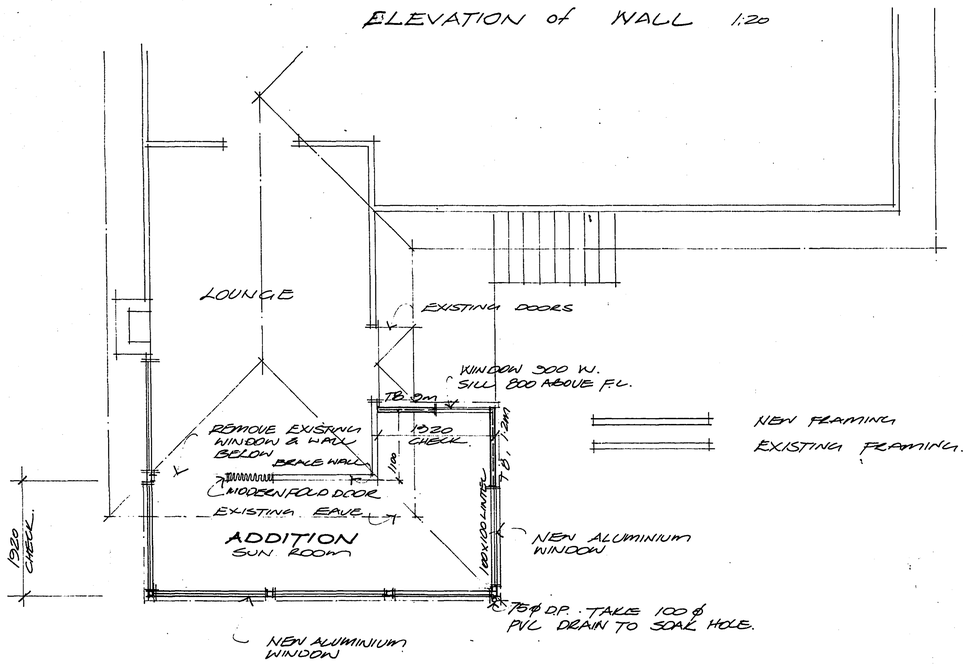


ELEVATION of WALL 1:20

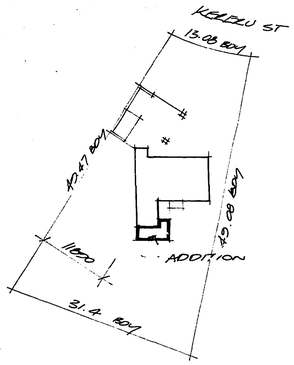




FLOOR PLAN 1:100



FLOOR PLAN 1:50



SITE PLAN

This drawing is in accordance with my calculations where applicable.
LEESE & RICHARDSON
CONSULTING ENGINEERS
2 Seaview Road, Whangarei
per
Registered Engineers

BUTT DESIGN Ltd
BUILDING DESIGN CONSULTANTS M.N.Z.F.A.D.
INDUSTRIAL COMMERCIAL RESIDENTIAL
11 Norfolk Street Whangarei Ph 487411

ADDITIONS TO RESIDENCE for MR & MRS
I. J. COUPER 12 KERERU STREET • MAUNU

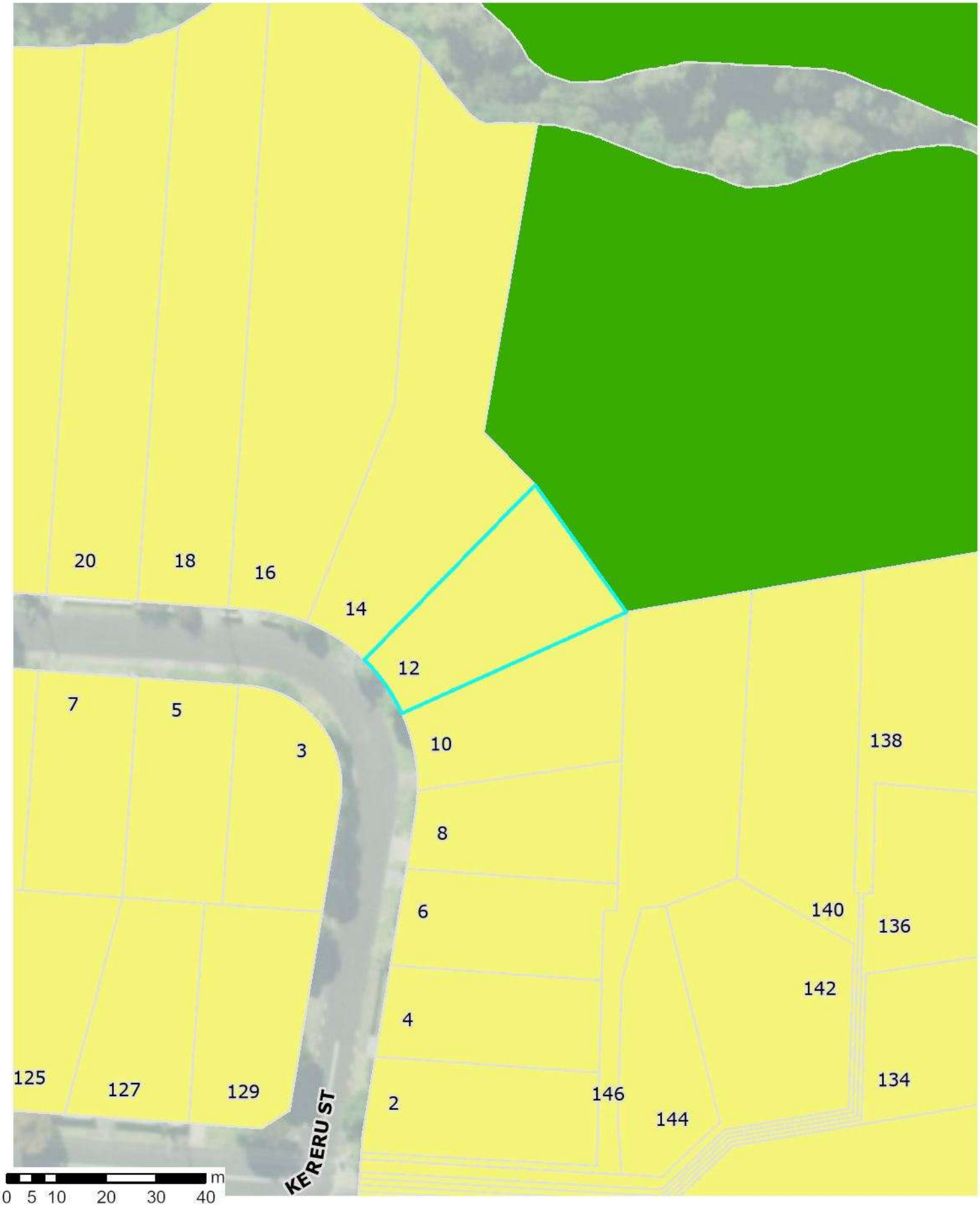
1	28/6	ROOF, WINDOWS, STL FLOW.

Job No 333
Sheet 1 of
Scale 1:100, 1:50
FIGURED DIMENSIONS ARE TO BE TAKEN IN PREFERENCE TO SCALING

THIS DRAWING AND THE DESIGN IT COVERS ARE THE PROPERTY OF BUTT DESIGN

Operative District Plan - Area Specific Matters

Whangarei District Council



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.

23 March 2026

Scale 1:1,000

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

Whangarei District Council

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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APPLICATION FOR VARIATION OF BULK AND LOCATION

AND OFF-STREET PARKING REQUIREMENTS

Owner: Mr & Mrs I.J. Couper Site File: 3330

Address: 12 Kereru Street (Lot 12, DP 51862)

Date: 6th August, 1980

Proposal: An application for a Preliminary Building Permit to erect a carport and tool room addition to a dwelling that would intrude into a prescribed 1.5 m side yard up to the boundary over a distance of 8.3 m.

Inspecting Officer's Report: The property is a front site of 1 rood, 02.5 perches (1,075 m^2) located in a Residential 2 Zone in Council's Reviewed District Scheme.

If the proposed works were fully detached from the dwelling and consented to by the neighbour (only because the length on the boundary would be in excess of 7.5 m, otherwise the consent would not be necessary) they could be erected as of right.

I consider no useful purpose would be achieved by insisting that the proposed works be separated from the dwelling.

In terms of Section 76 of the Town and Country Planning Act 1977 I also consider that both conditions precedent for approval are satisfied.

The written consent of the affected adjoining property owner has been submitted.

Accordingly the required necessary modification is recommended for approval.

Recommendation: That the application for modification of bulk and location requirements be approved subject to:

(a) Compliance with all relevant Acts, Bylaws and Regulations.

(b) That the approval shall lapse after the expiration of a period of two years from the date when the approval was given.

E.R. ALLBON, Planning Officer. Per: J.E.G. PETERS

Council Decision: APPROVED
~~NOT APPROVED~~

Signed: [signature]
(Acting under delegated authority)

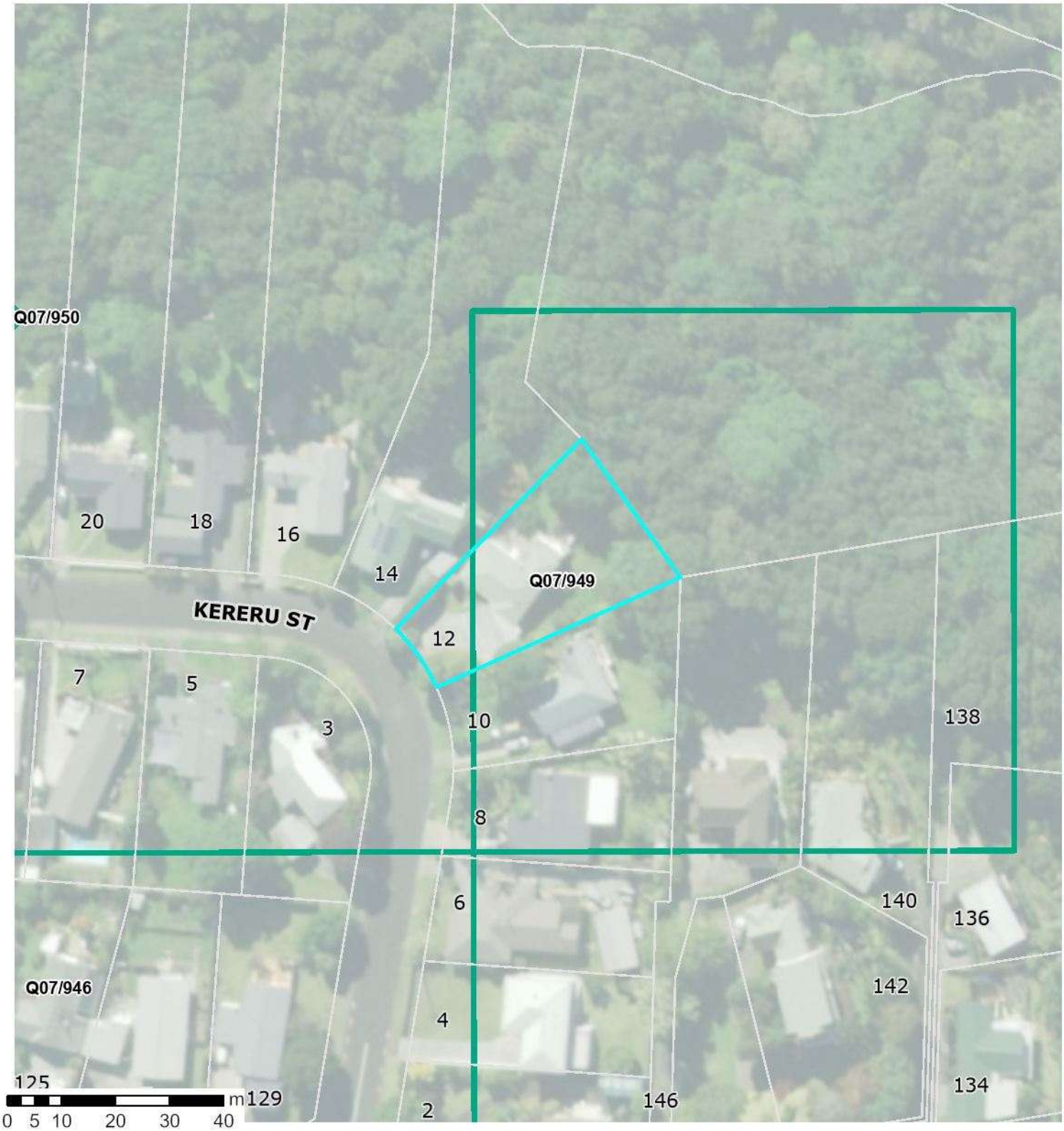
Date: 6. 8. 80

Applicant's plans and original copy of this decision forwarded to local authority

Date: 7/8/80

Archaeological and Historical Sites

Whangarei District Council



Archaeological and Historical Sites

Heritage New Zealand Pouhere Taonga

The historic places data is sourced from Heritage New Zealand Pouhere Taonga.
https://www.heritage.org.nz/

23 March 2026
Scale 1:1,000

NZAA Sites

Approved

Pending - Edit

NZAA sites is sourced from the New Zealand Archaeological Association ArchSite.

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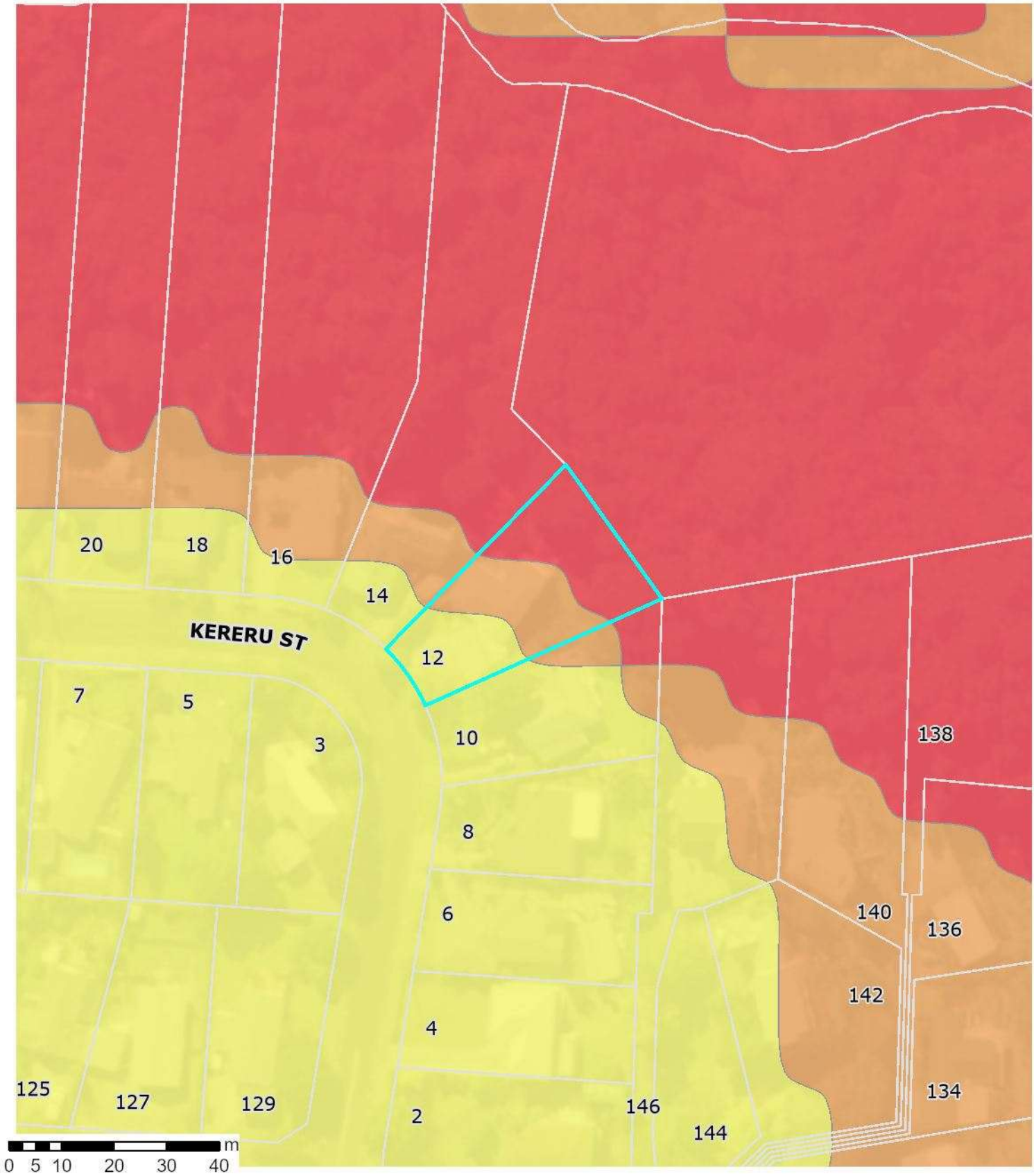
Land Instability

Whangarei District Council



Landslide Susceptibility Zone

- High
- Moderate
- Low

23 March 2026

Scale 1:1,000

Whangārei District Council holds indicative information on land stability hazard for Whangārei. The Whangarei 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/v/2/documents/council/reports/hazard-reports/land-stability/landslide-susceptibility-technical-report.pdf

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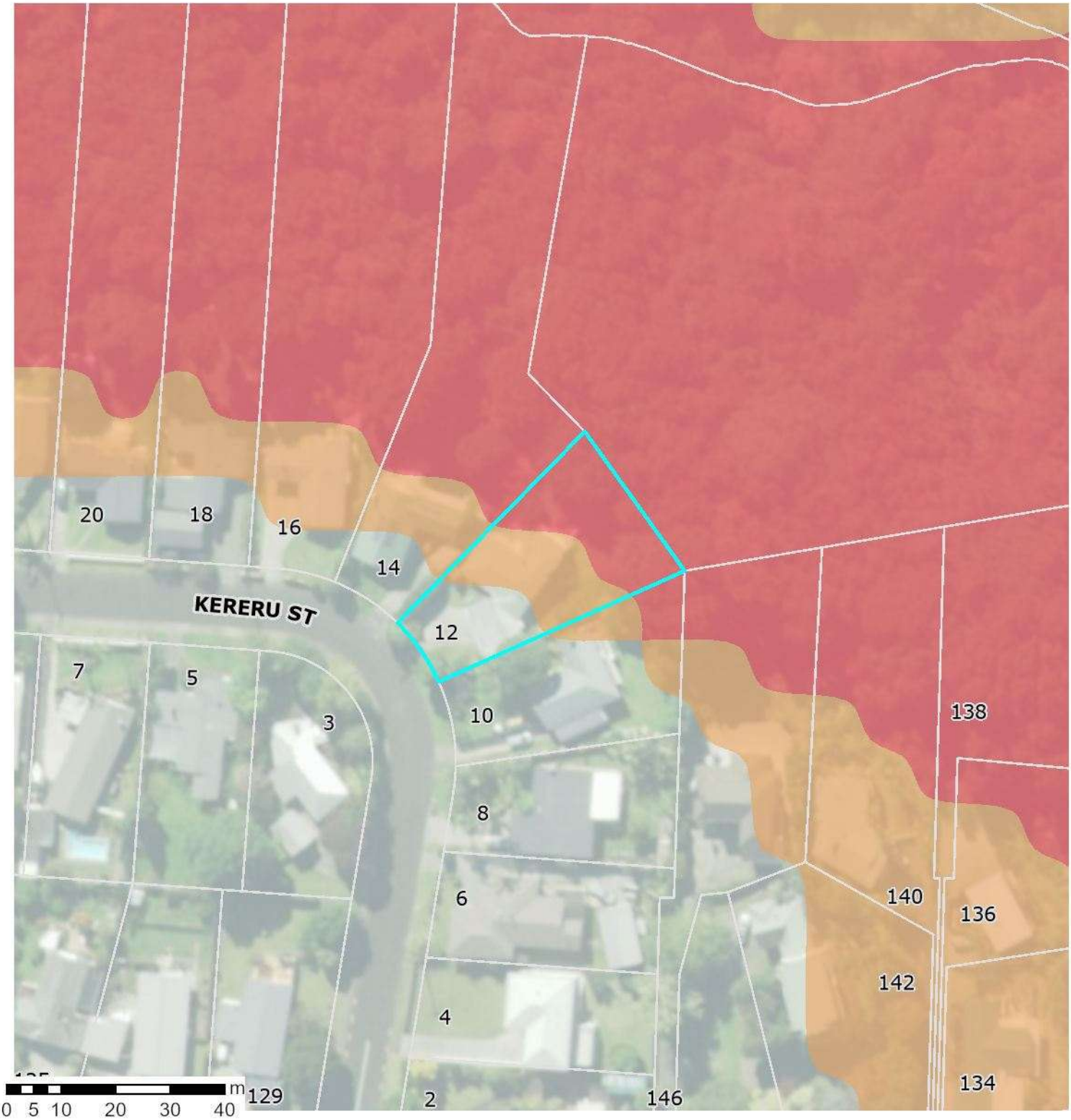
District Plan Change 1 - Natural Hazards
Land Instability

Whangarei District Council



PC1 - Natural Hazards

Land Instability

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

23 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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