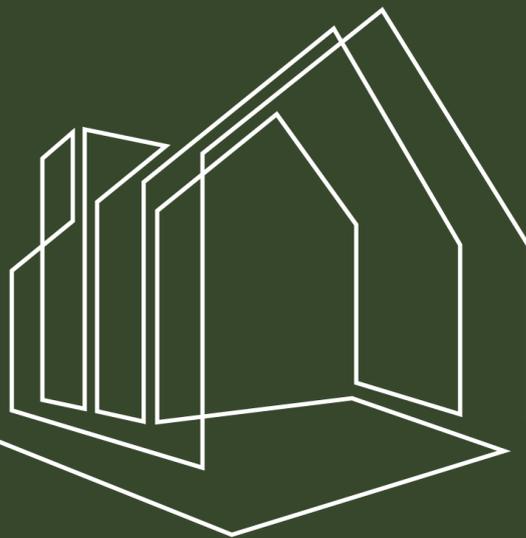


WDC LIM REPORT



SUE & DAMIEN

021 793 822 | 021 387 345

ownrealestate.co.nz

POWERED BY OWNLY LTD. LICENSED REAA 2008

OWN
REAL ESTATE



Land Information Memorandum

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

LIM number: LM2600451

Received: 05 Mar 2026

Issued: 24 Mar 2026

Applicant

Own Real Estate
75 Forest View Road
Te Kamo
Whangarei 0185

Site Information

Property ID: 17420

Street Address: 14A Mains Avenue
Kensington
Whangarei 0112

Legal Description: LOT 1 DP 203696

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: NA131A/714
- Deposited Plan: DP 203696

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

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

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

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

- Water, Wastewater and Stormwater Map

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

- As-Built Services Plan – From BC0364244

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.

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

A final reading of the water meter will be required.

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

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

Copy of Building Permits issued for this property are attached.

- Erect a Garage
Issued 16/11/1979
- Add on Spa Room
Issued 05/05/1982

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:

- BC0364244 – Build a New Conservatory
Building Certificate – Dated 03/04/2003
Building Consent – Issued 03/04/2003
Code Compliance Certificate – Issued 25/07/2003
- BC0475846 – Roof Over Deck
Building Certificate (Additions and Alterations) – Dated 26/07/2004
Building Consent – Issued 28/07/2004
Code Compliance Certificate – Issued 05/05/2010
- BC1600930 – Alterations to Existing Dwelling - Convert Laundry to Bathroom
Building Consent – Issued 28/10/2016
Code Compliance Certificate – Issued 06/03/2017

Copy of Building Consent Exemptions issued for this property are attached.

- BX1200001 – New Beam in Lounge and Bracing to Kitchen and Laundry
Granted 16/01/2012
- BX1200055 – Alterations to Existing Dwelling - Toilet
Granted 16/11/2012

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

This property is located in a Medium Density Residential Zone.

See map attached and for more information search the property address on Council's ePlan:

<https://eplan.wdc.govt.nz/plan>

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

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

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

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

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

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

Whangarei District Council recommends that all Whangarei District residents visit the Northland Regional Council website for information on Civil Defence hazard response:

<https://www.nrc.govt.nz>.

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

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

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.

- Safe & Sanitary Report by Freeman Enterprises Ltd
Dated 29/06/2011

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 **River Flooding**. 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 and must be considered in addition to the provisions relating to the flood susceptible area mapping in the Operative District Plan.

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.

River flood maps

This property is in one or more areas identified by Northland Regional Council as River Flood Hazard Zones.

A river flood occurs when a river, lake or stream overflows its banks due to excessive rain. The duration and intensity (volume) of rainfall in the catchment area of the river determine the severity of a river flood. Other factors include soil water saturation due to previous rainfall, and the terrain surrounding the river system. In flatter areas, floodwater tends to rise more slowly and be shallower, and it often remains for days. In hilly or mountainous areas, floods can occur within minutes after a heavy rain, drain very quickly, and cause damage due to debris flow.

To determine the probability of river flooding, models consider past precipitation, forecasted precipitation, current river levels, and well as soil and terrain conditions. Flood risk will increase with climate change with the forecast increase in rainfall. Northland Regional Council's flood hazard models include predicted climate change impacts.

In 2019 - 2021 Northland Regional Council undertook regionwide flood modelling to model catchments not covered by the priority rivers programme. The flood extent shown on the maps are produced at a catchment scale and is not intended to depict specific flooding details for individual properties. We recommend obtaining site-specific engineering assessments to assess flood risk. The regionwide flood hazard maps are available on the Northland Regional Council Natural Hazards Map viewer <https://www.nrc.govt.nz/environment/natural-hazards-portal/hazard-maps/advanced-hazard-map-viewer/>

The regionwide flood hazard maps include the following flood hazard zones:

- *River Flood Hazards Zone - Regionwide models (10 year extent)*. Flood extent for the most common scenario - a flood with a 10% chance of happening in any year.
- *River Flood Hazards Zone - Regionwide models (50 year extent)*. The extent of a flood that has a 2% annual probability of happening.
- *River Flood Hazards Zone - Regionwide models (100 year extent CC)*. The extent of a flood that has a 1% annual probability of happening, taking the effects of climate change into account.

Northland Regional Council are continuing with their flood hazard modelling programme and as at October 2025 currently has draft flood models for Whangārei, Kerikeri, Northern Wairoa, Waima and Punakitere, Catchments. These models are not currently published as they go through peer review and quality checks. Flood hazards for these catchments can be requested from Northland Regional Council.

Surveyed and observed flood levels

Northland Regional Council records flood levels during flood and storm events which provides evidence of lands that are effected by flooding.

Surveyed River Flood Levels are available on the Northland Regional Council Natural Hazards Maps viewer.

<https://www.nrc.govt.nz/environment/natural-hazards-portal/hazard-maps/advanced-hazard-map-viewer/>

River Flood Hazard Technical Reports

| | |
|-----------------------------------|--|
| 1. Scope of report: | Whangarei Catchment (Catchment M01) |
| 2. Report Title: | Design Modelling Whangarei Catchment (M01) |
| 3. Report date: | May 2021 |
| 4. Report prepared by: | Water Technology |
| 5. Report commissioned by: | Northland Regional Council |
| 6. Purpose of the report: | This report documents the calibration and design modelling methodology for Whangarei Catchment (M01), noting that this catchment was calibrated to the January 2020 flood event. |
| 7. Where or how to access report: | River modelling technical reports https://www.nrc.govt.nz/resource-library-summary/research-and-reports/river-modelling-technical-reports/ |

Land Instability

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

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

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

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

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

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

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

Technical report

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

Liquefaction

This property is located within an area classified as Liquefaction vulnerability category:

- **undetermined** and can be viewed on the Council Hazard viewer:

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

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

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

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

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

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

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

Tsunami

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

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

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

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

Technical Report for Tsunami Evacuation Zone and Safe Zone map

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

Erosion and Landslide

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

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

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

Technical Reports for erosion prone land

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

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

Drought

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

Technical Report for Northland Drought Assessment

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

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

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

Volcanic, Geothermal and Earthquake

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

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

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

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

Technical Report for earthquake information

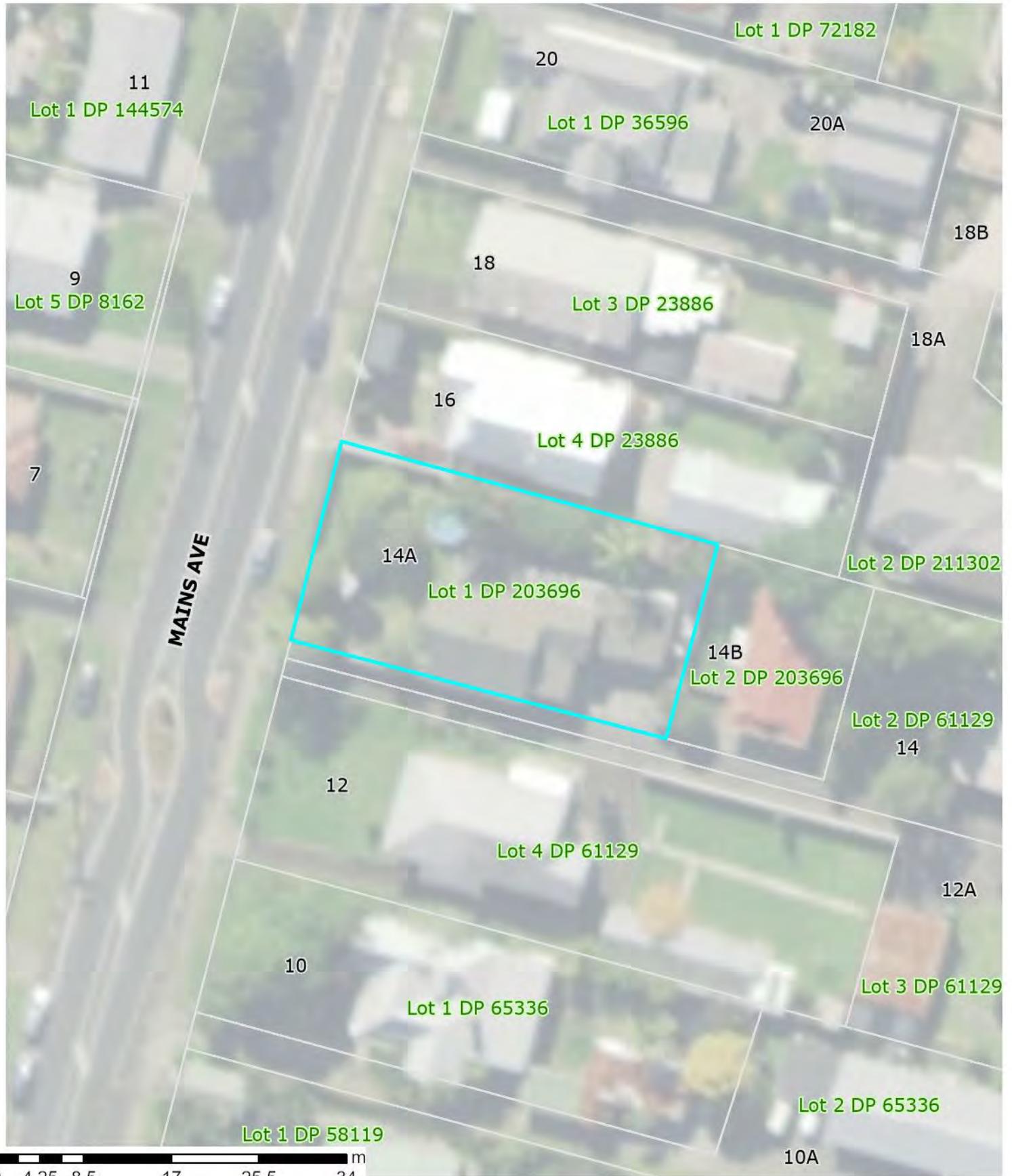
| | |
|-----------------------------------|---|
| 1. Scope of report | Regional |
| 2. Report Title: | A review of natural hazards information for Northland region Section 2.0 Seismic Hazards |
| 3. Report date: | 2004 |
| 4. Report prepared by: | Institute of Geological & Nuclear Sciences Limited |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

Signed for and on behalf of Council:



Eilish Getty
Property Information Officer

Property Map



New Subdivisions

- Proposed Pre-223
- 223 Certificate

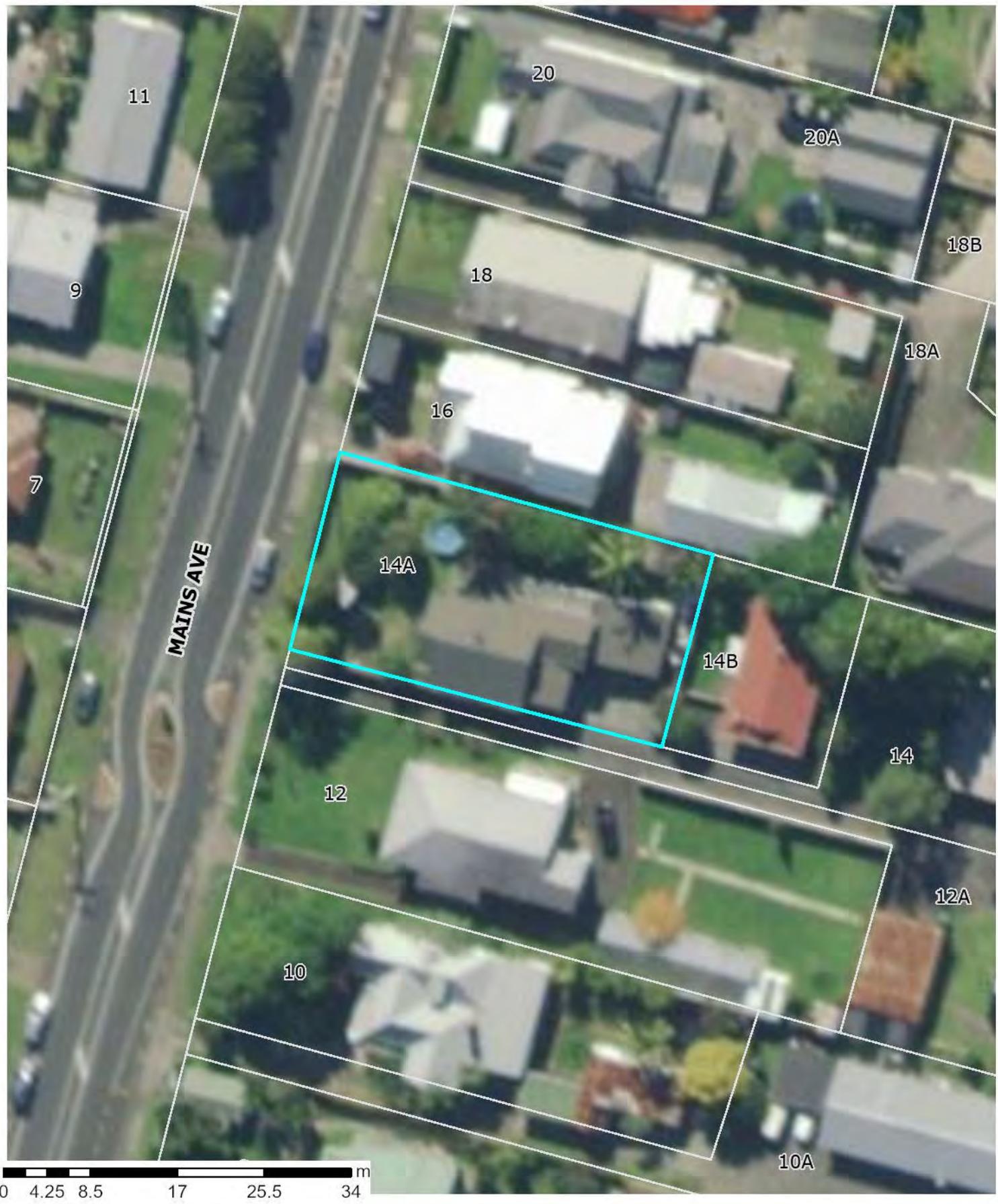
New subdivisions: Proposed as accepted, pre-223 and 223 Certificate with set Conditions.

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 1:500



Aerial Photography



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

23 March 2026
Scale 1:500



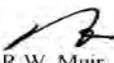
The information displayed is schematic only and serves as a guide. It has been compiled from Whangarei District Council records and is made available in good faith but its accuracy or completeness is not guaranteed. Parcel Information is sourced from the Land Information New Zealand (LINZ) Data Service. CROWN COPYRIGHT RESERVED. © Copyright Whangarei District Council.



**RECORD OF TITLE
UNDER LAND TRANSFER ACT 2017
FREEHOLD**

**Guaranteed Search Copy issued under Section 60 of the Land
Transfer Act 2017**




R. W. Muir
Registrar-General
of Land

Identifier NA131A/714
Land Registration District North Auckland
Date Issued 19 June 2003

Prior References

NA19C/163

Estate Fee Simple
Area 750 square metres more or less
Legal Description Lot 1 Deposited Plan 203696

Registered Owners

Kris Pacey Decke and Melanie Rose Newport

Interests

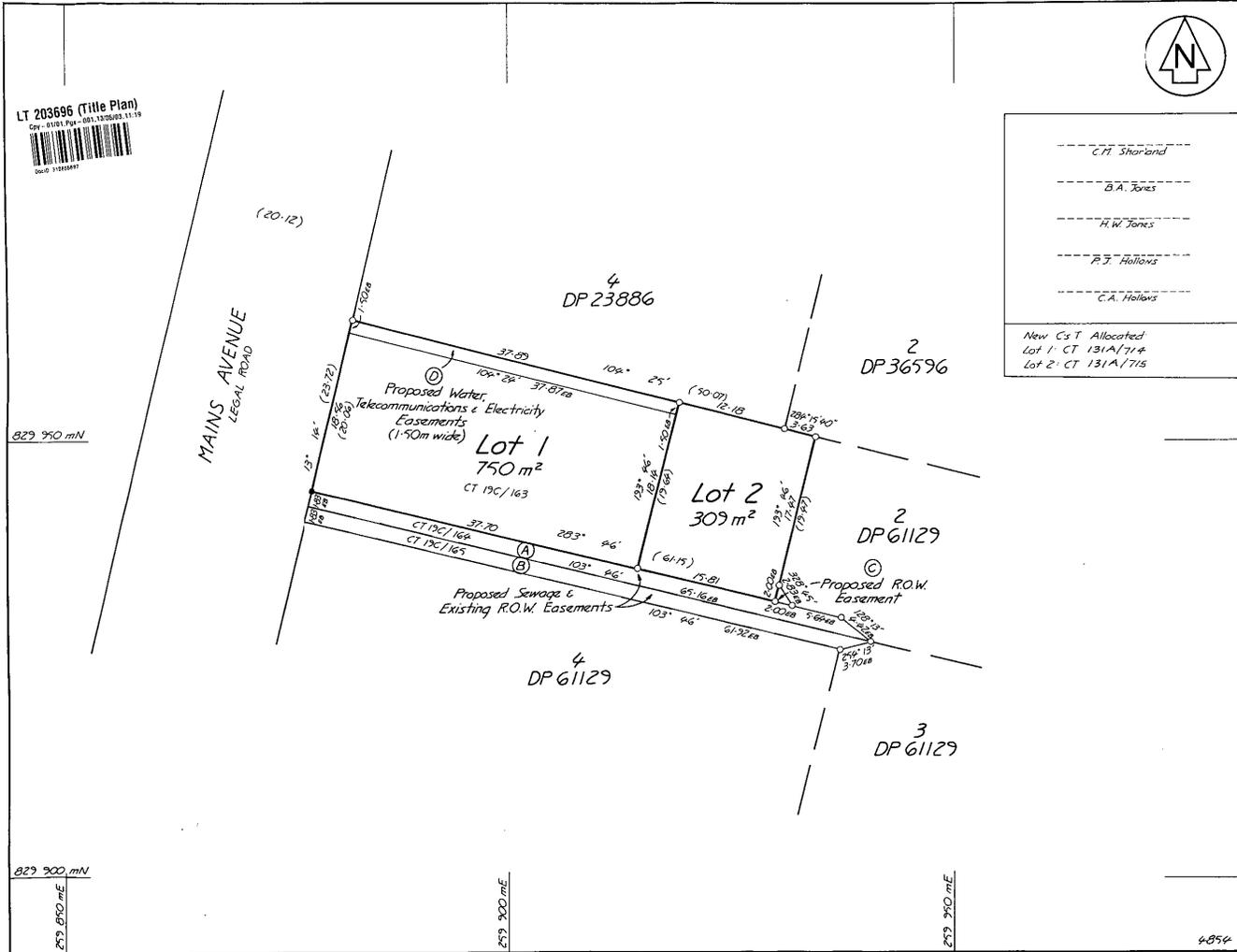
Appurtenant hereto are rights of way specified in Easement Certificate A491618 - 28.8.1970 at 10:30 am

The easements specified in Easement Certificate A491618 are subject to Section 351E (1) (a) Municipal Corporations Act 1954

Appurtenant hereto is a right to drain sewage created by Transfer 5629826.3 - 19.6.2003 at 1:00 pm

Subject to a right to supply water, telecommunications and electricity over part marked D on DP 203696 created by Easement Instrument 5629826.5 - 19.6.2003 at 1:00 pm

The easements created by Easement Instrument 5629826.5 are subject to Section 243 (a) Resource Management Act 1991
8806697.2 Mortgage to ASB Bank Limited - 5.8.2011 at 2:21 pm



LT 203696 (Title Plan)
 CPT - 01101 Ppt - 001-120003.01.10
 0610 11000000



 C.M. Sharland

 B.A. Jones

 H.W. Jones

 P.J. Hollings

 C.A. Hollings

New C's T Allocated
 Lot 1 CT 131A/714
 Lot 2 CT 131A/715

Approvals
 Registered Owners:
R.S. Crocker A.C. Crocker
 R.S. Crocker S.C. Crocker

I hereby certify that this plan was approved by the Whangarei District Council pursuant to Section 223 of the Resource Management Act 1991 on the 14th day of June 2000 subject to the granting or reserving of the easements set out in the Memorandum hereon.

[Signature]
 Authorised Officer

| Existing Appurtenant Easements | | |
|--------------------------------|-------|------------------------|
| PURPOSE | SHOWN | CREATED BY |
| R.O.W. | (A) | EC.A491618 201659-2 |
| | (B) | EC.A491618 A576854 |

| Memorandum of Easements | | | |
|--|-------------------|-------------------|--------------|
| PURPOSE SHOWN | SERVIENT TENEMENT | DOMINANT TENEMENT | |
| R.O.W. | (C) | Lot 2 DP61129 | Lot 2 hereon |
| Water Supply, Telecommunications & Electricity | (D) | Lot 1 hereon | Lot 2 hereon |
| Sewage | (A) | Lot 2 DP61129 | Lot 2 hereon |
| Sewage | (B) | Lot 3 DP61129 | Lot 2 hereon |

CLASS OF SURVEY : 1

Total Area 1059 m²
 Comprised in CT 19C/163 (All)
CT 19C/164 (EO), CT 19C/165 (EO)

I, Tara David Gillespie of Whangarei being a person entitled to practise as a registered surveyor certify that:
 (a) The surveys to which this dataset relates are accurate, and were undertaken by me or under my direction in accordance with the Survey Act 1986 and the Survey Regulations 1986.
 (b) This dataset is accurate and has been created in accordance with that Act and those Regulations.

Signed [Signature] Date 3/7/2000

Field Book p. _____ Traverse Book p. _____
 Reference Plans _____
 Examined [Signature] Correct [Signature]

Approved as to Survey [Signature]
10/8/2000 [Signature] Chief Surveyor

Deposited this _____ day of _____

LAND DISTRICT North Auckland
 Survey Blk. & Dist. IX Whangarei
 NZMS 261 Sheet Q07 Record Map No. _____

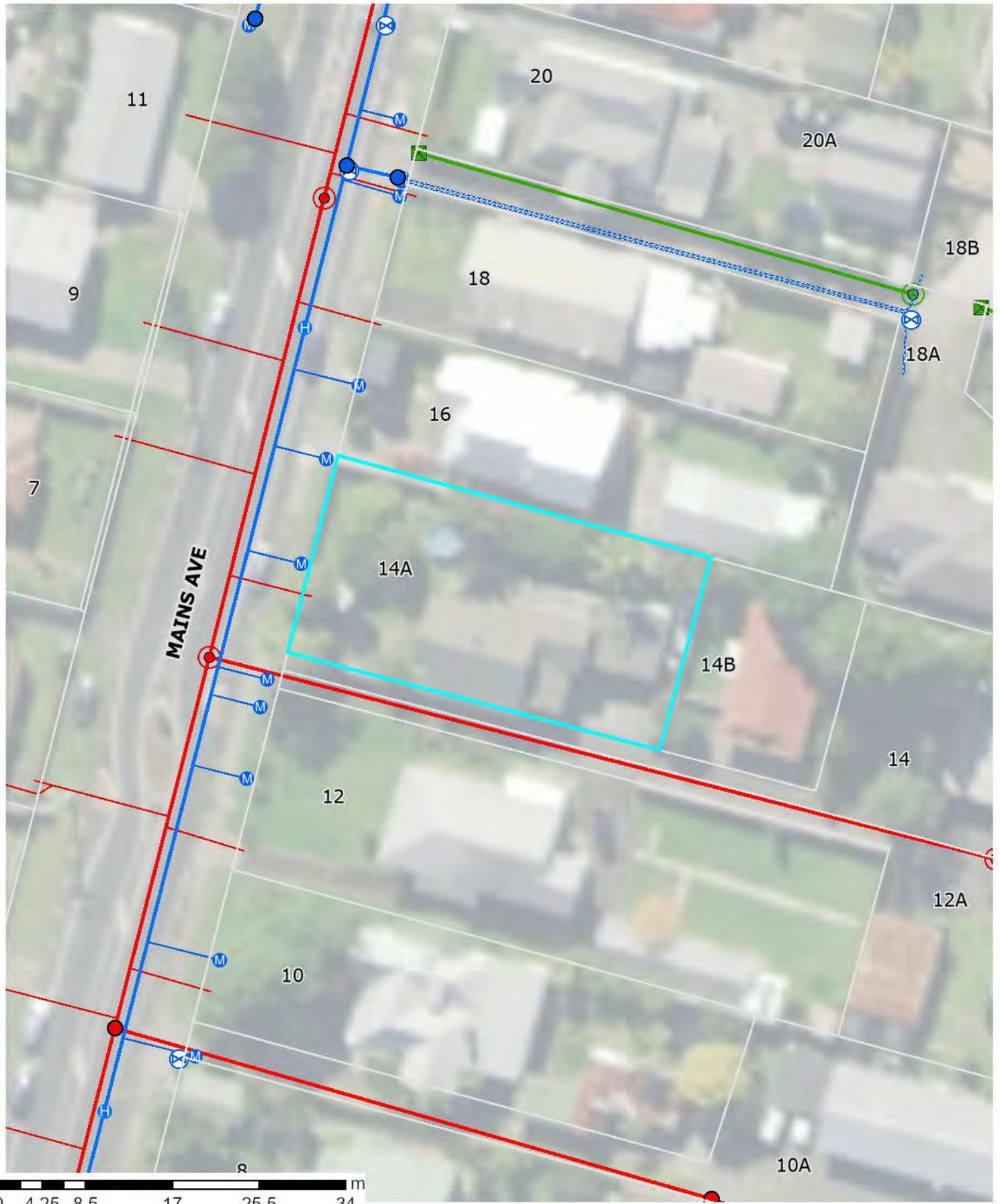
Lots 1-2 being a subdivision of
 Lot 1 DP61129 &
 proposed easements over Lots 2 & 3 DP61129

TERRITORIAL AUTHORITY Whangarei District
 Surveyed by Hodges & Elrick
 Scale 1: 300 Date May 2000

19.6.2003 [Signature]
 Registrar-General of Land

File Received Instructions 21 JUL 2000
DP 203696

A.L. BEVEL, SURVEYOR GENERAL, LAND INFORMATION, NEW ZEALAND.



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 1:500



The information displayed is schematic only and serves as a guide. It has been compiled from Whangarei District Council records and is made available in good faith but its accuracy or completeness is not guaranteed. Parcel Information is sourced from the Land Information New Zealand (LINZ) Data Service. CROWN COPYRIGHT RESERVED. © Copyright Whangarei District Council.

Water, Wastewater and Stormwater – Map Legend

Water

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

Stormwater

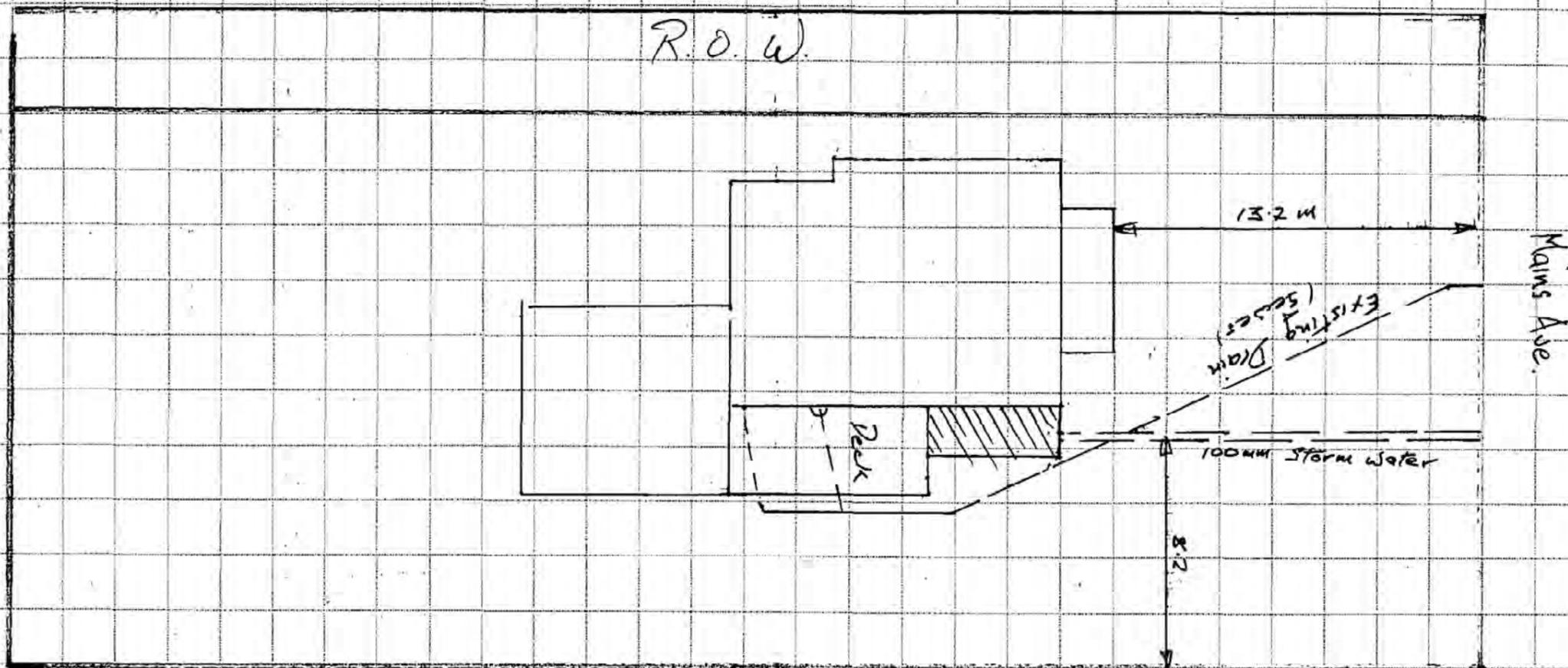
- Stormwater Point**
- End Structure**
-  WDC
 -  Private
- Fitting Node**
-  WDC
 -  Private
- GPT**
-  WDC
 -  Private
- Manhole**
-  WDC
 -  Private
- Pump**
-  WDC
 -  Private
- Stormwater Inlet**
-  WDC
 -  Private
- Valve**
-  WDC
 -  Private
- Stormwater Line**
- Abandoned Pipe**
- 
- Culvert**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

Wastewater

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

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)



Scale: 1 in 200

Site Address: 14A Mains Ave
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: Monday, 23 March, 2026

Property Number 17420
Legal Description LOT 1 DP 203696 - SUBJ TO ESMTS
Assessment Number 0073238000
Address 14 A Mains Avenue Whangarei 0112
Record of Title(s) 131A/714
Land Value \$375,000
Capital Value \$650,000
Date of Valuation 01-July-2024
Effective Date (used for rating purposes) 01-July-2025
Meter Location 10m LH OF DR 4M KERB FEEDS 14A

Rates Breakdown (up to 30 June 2026)

| Rates Charge | Charge Total |
|--|-------------------|
| General Residential | 1,093.99 |
| Regional Pest Management | 109.47 |
| Regional Urban Rivers Management - Gen Catchment | 40.34 |
| Regional Emergency & Hazard Management | 67.31 |
| Regional Rescue Services | 8.87 |
| Regional Council Services | 229.89 |
| Uniform Annual General Charge | 901.00 |
| Sewage Disposal - Residential | 966.00 |
| Regional Sporting Facilities | 16.09 |
| Regional Economic Development | 11.40 |
| Regional Transport Rate | 30.40 |
| Regional Land and Freshwater Management | 113.48 |
| Stormwater | 79.00 |
| Regional Flood Infrastructure | 41.66 |
| Annual Charge Total | \$3,708.90 |

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

| Rates Instalments | Total |
|-----------------------|-------------------|
| 20/07/2025 Instalment | \$927.90 |
| 20/10/2025 Instalment | \$927.00 |
| 20/01/2026 Instalment | \$927.00 |
| 20/04/2026 Instalment | \$927.00 |
| Rates Total | \$3,708.90 |

Balance to Clear **\$927.00**

3079039

12368

RECEIVED

3 NOV 1974

BUILDING APPLICATION FORM

Date

WHANGAREI CITY COUNCIL

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.

To: The Director of Engineering, Sir,

I hereby apply for permission to Erect Garage at 14A Mains Ave for ACW + CM Sharland of as above according to locality plan and detail plans, elevations cross-sections and specifications of building deposited herewith in duplicate.

PARTICULARS OF LAND :

Assess. No. 72/438/1 Lot No. 1 D.P. 61129 Allotment No.

LENGTH OF BOUNDARIES :

Front Back Side Area Side

PARTICULARS OF BUILDING :

Foundations Concrete Walls Timber & Fibrotite

Floors concrete Roofs Iron

Area of Ground Floor (Metres) Area of Basement (Metres) Area of First Floor or Mezzanine (Metres) Area of Outbuildings 36.9 M^2 (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 \$ 2400: - Sanitary Plumbing Drainage \$ 100: - Total \$ 2500: -

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 garage.

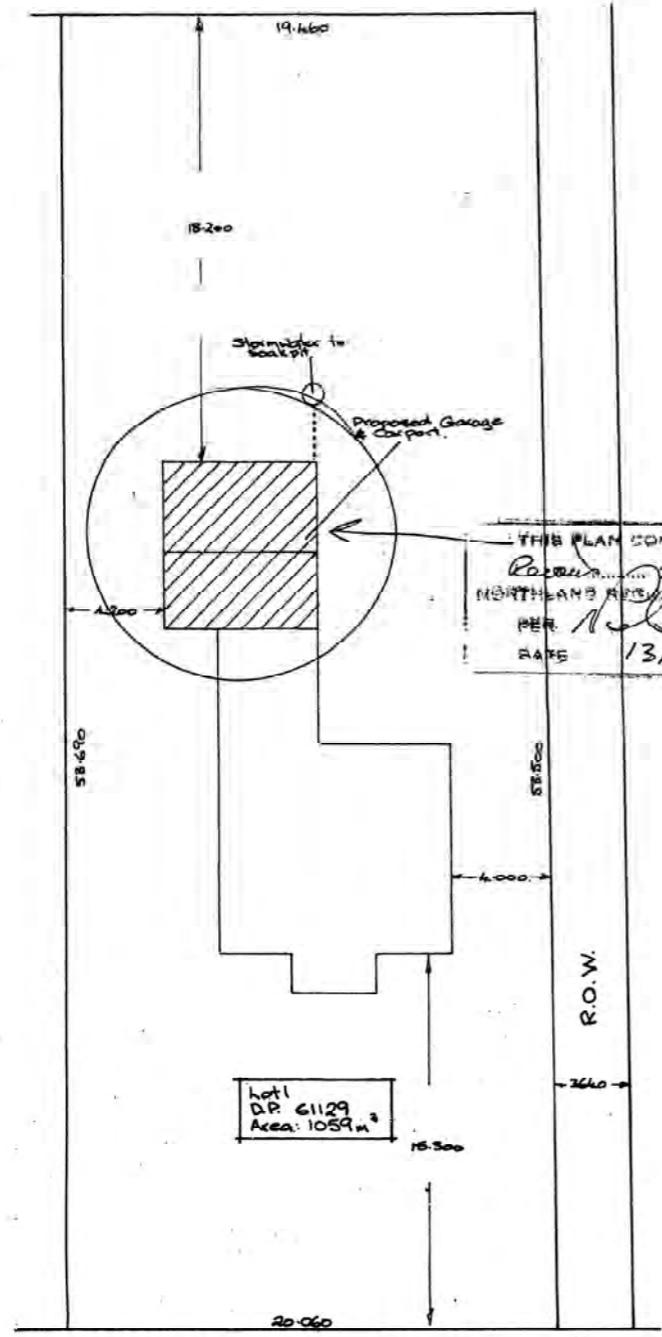
Proposed use or occupancy of other parts of buildings

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

PLEASE PRINT Builder's Postal Address: (Please print) Yours faithfully, ACW & CM Sharland Owner Builder's Phone 70644 home 09719 Signature

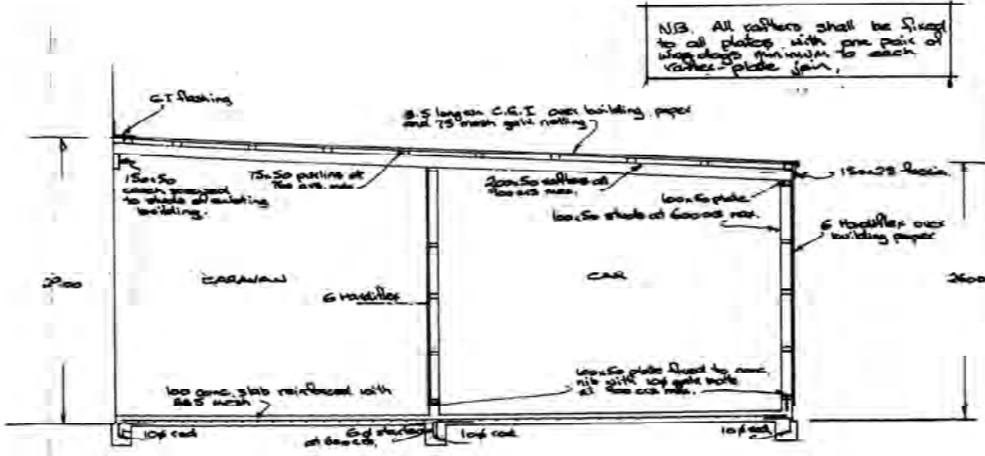
17420

RECEIVED
- 8 NOV 1979

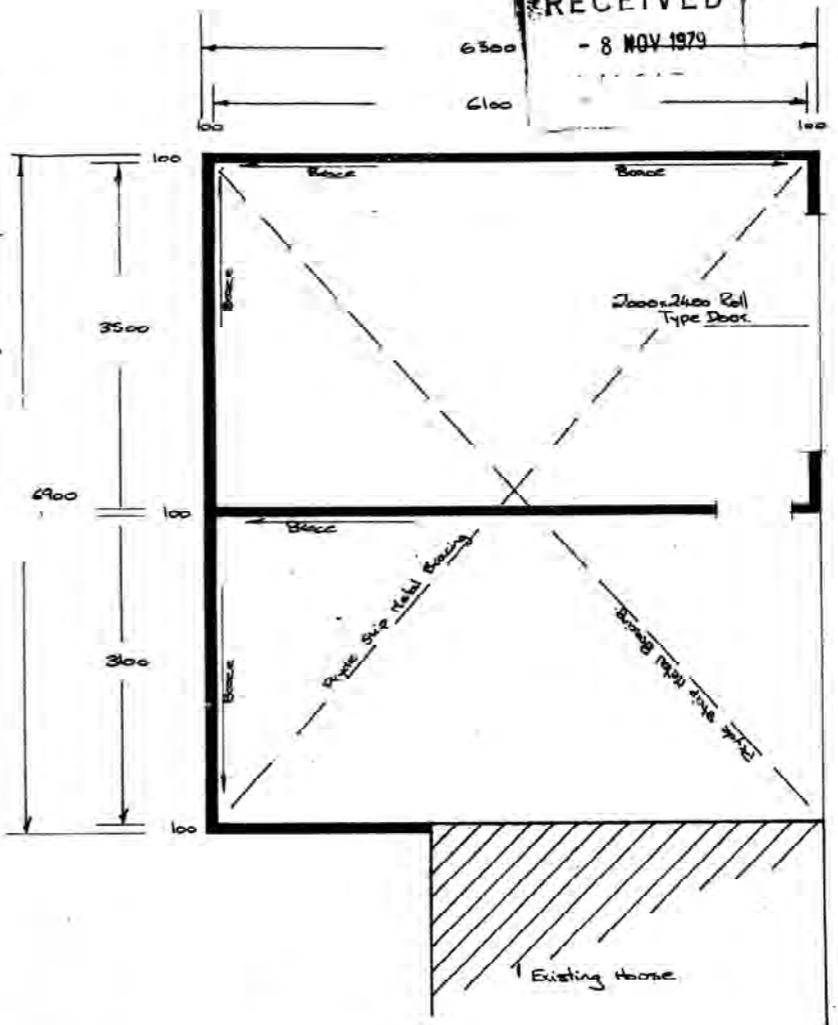


MAINS AVENUE

THIS PLAN COMPLIES WITH THE
 Rotorua DISTRICT SCHEME.
 NORTHERN REGIONAL PLANNING AUTHORITY.
 PER *[Signature]*
 DATE 13/11/79



TYPICAL CROSS SECTION



Existing House

22

PROPOSED GARAGE & CARAVAN PORT for
 MR & MRS. A. SHARLAND - 14A MAINS AVE, WHANGAREI

SCALES:
 1:200
 1:50

DRAWN: R. O'BENRE
 DATE: 3-11-79

12368

RECEIVED

1 APR 1982

WHANGAREI CITY COUNCIL

4 19 82

K081569
PERMIT NUMBER
5/5/82

BUILDING APPLICATION FORM

Date

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 Director of Engineering,

Sir,

I hereby apply for permission to add on spa room
at 14A Mains Ave for ACW & C.M. Sharland
(House Number and Street) (Owner)
of 14A Mains Ave according to locality plan and detail plans, elevations cross-sections
(Address)
and specifications of building deposited herewith in duplicate

PARTICULARS OF LAND:

LENGTH OF BOUNDARIES:

Assess. No. 72/438/1 Front
Lot No. 1 Back
D.P. 61127 Side Area
Allotment No. Side

PARTICULARS OF BUILDING:

Foundations conc. block Floors wood
Walls weather board Roofs iron
Area of Ground Floor 16.5 ? (Metres)
Area of Basement (Metres)
Area of First Floor or Mezzanine (Metres)
Area of Outbuildings (Metres)
Number of Storeys: Above kerb level 1 Below kerb level
Average distance of set back of front of buildings from street boundary line

ESTIMATED VALUE:

Building \$ 11,000: -
Sanitary Plumbing Drainage \$ 1,680: -
Total \$ 12,680: -

OFFICE USE ONLY
Area

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) Spa Room

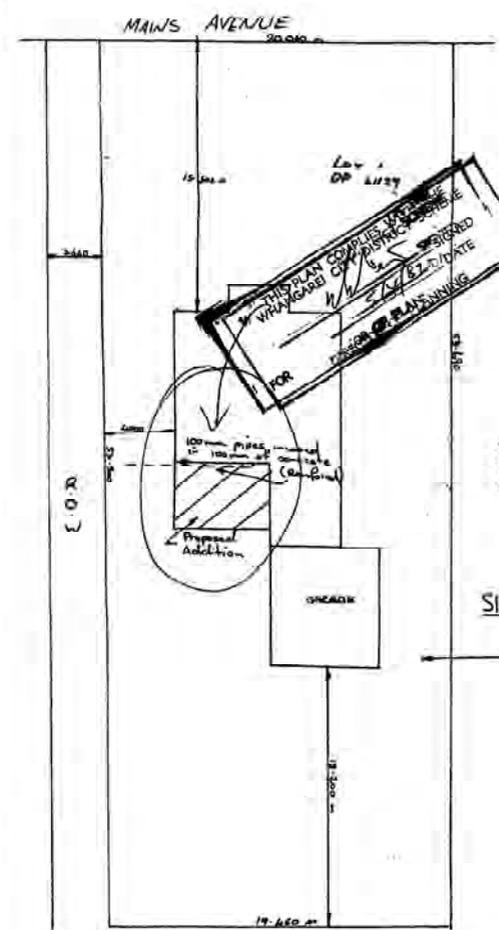
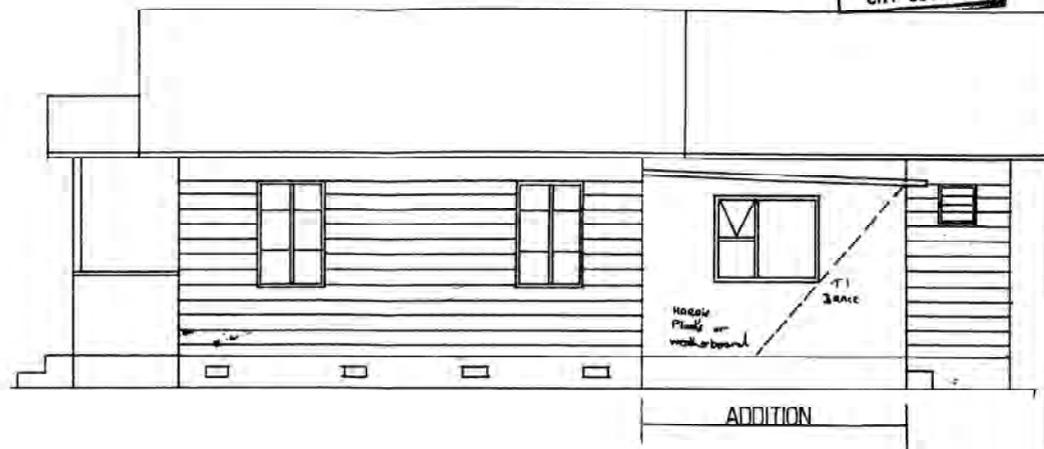
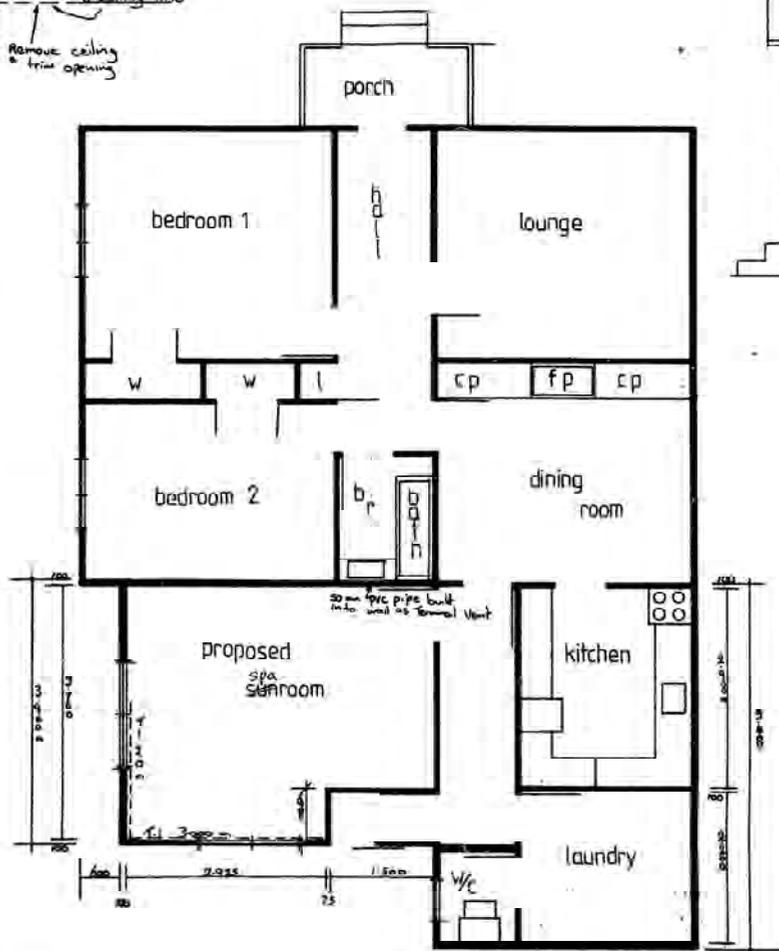
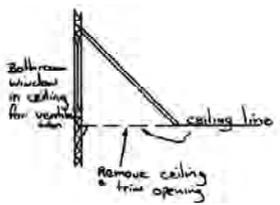
Proposed use or occupancy of other parts of buildings

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

PLEASE PRINT
Builder's Postal Address (Please print) ACW & C.M. Sharland Owner
14A Mains Ave Builder
Builder's Phone 08herland Signature

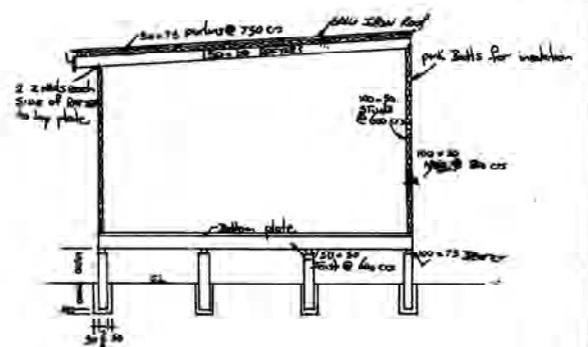
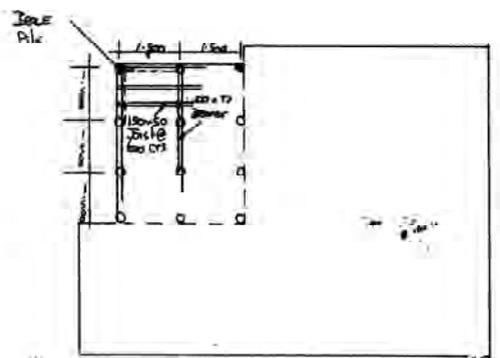
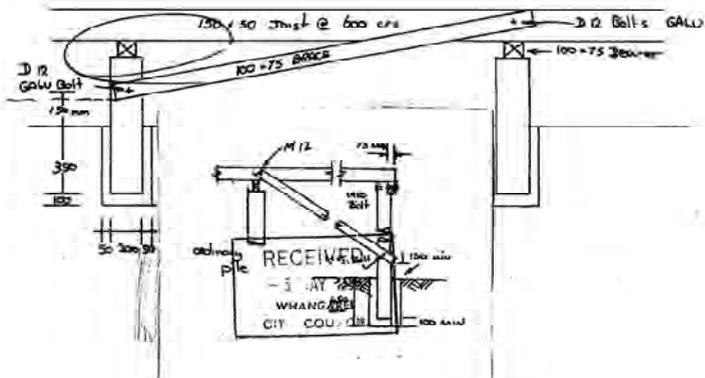
17420

RECEIVED
1 APR 1982
WHANGAREI
CITY COUNCIL



WHANGAREI CITY COUNCIL
FOUNDATION INSPECTION
The Building Inspector will test the footings with a
Scale Penetrometer. The results will be examined
for compliance with Clause 3 of NZSS 3604 of
any specific design criteria.

SITE
PLAN



MICHAELS DESIGN SERVICES
PHONE 88-878
50 WILSON TERRACE, KAMO

PROPOSED ADDITION AND ALTERATIONS FOR MR & MRS
AT 14 MAINS AVENUE WHANGAREI

| | | |
|-------|------------|-----------------|
| scale | 1-50 1-100 | plan |
| date | 22-3-82 | sheet 1 of 1 |

BUILDING CERTIFICATE 'A' No: H212

Section 56 Building Act 1991

Issued by: ...Approved Building Certifiers (Northland) Ltd No 17 currently approved and registered as a Building Certifier

To: WHANGAREI DISTRICT COUNCIL

Building Consent No: 64244
Project Information Memorandum No: 64177
PID: 17420

| PROJECT | PROJECT LOCATION |
|---|--|
| New or relocated building <input checked="" type="checkbox"/> | Applicant: RS + SC Crocker |
| Alteration <input type="checkbox"/> | |
| Intended use(s) (in detail): New Conservatory | Street address (if any): 14A Mairis Avenue Whangarei |
| Intended life: Indefinite but not less than 50 years <input checked="" type="checkbox"/> | Legal description: lot 1 DP 203696 |
| Specified as Years | |
| Demolition <input type="checkbox"/> | |
| Being stage of an intended stages | |

This is to certify that:
The Building Certifier has been engaged to certify specified building work in relation to listed provisions of the building code as detailed in page headed "Scope of Building Certifier's Engagement No H212 attached to this notice.

The building certifier is satisfied on reasonable grounds that:
The proposed building work would comply with the listed provisions of the building code if properly completed in accordance with the listed plans.

Signed by or for and on behalf of Building Certifier
Signature: [Handwritten Signature]
Name:
Position:
Date: 3/4/03



Issue Document

BUILDING CONSENT No: 64244
 Section 35, Building Act 1991
 Issued: 03Apr03
 Project Information Memorandum No: 64177

64244

Applicant

R S & S C CROCKER
 14A MAINS AVE
 WHANGAREI

Agent

R S & S C CROCKER
 14A MAINS AVE
 WHANGAREI

Site Information

PROPERTY ID: 097606
 STREET ADDRESS: 14A MAINS AVE, WHANGAREI 0101
 LEGAL DESCRIPTION: LOT 1 DP 203696

Project Information

PROJECT IS FOR: Alteration
 INTENDED USE(S): CONSERVATORY
 INTENDED LIFE: Indefinite but not less than 50 years
 VALUE OF WORK: \$3,000.00
 NUMBER OF STAGES: 1

Fees

COUNCIL'S TOTAL CHARGES FOR THIS BUILDING CONSENT ARE: \$98.00
 PAYMENTS RECEIVED TO DATE:
 Receipt number: 2420352 Date: 31Mar03 Amount: \$98.00

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

1: **General**

No Requirements.

2: **Dust Nuisance**

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

3: **Toilet Facilities**

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

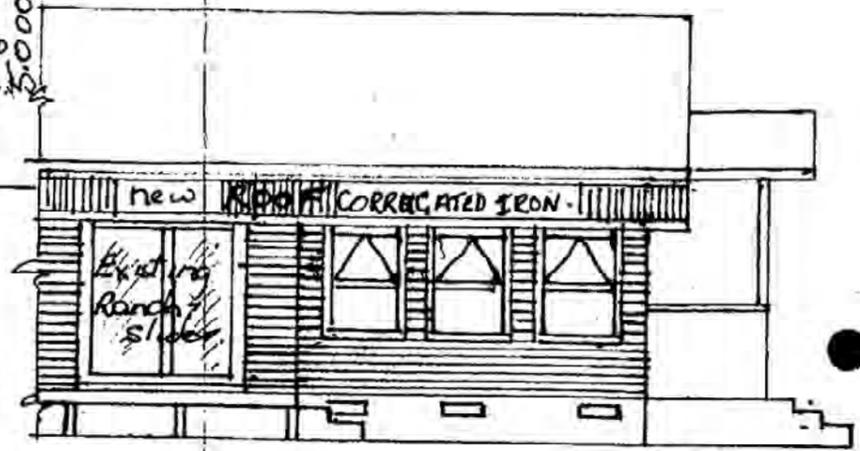
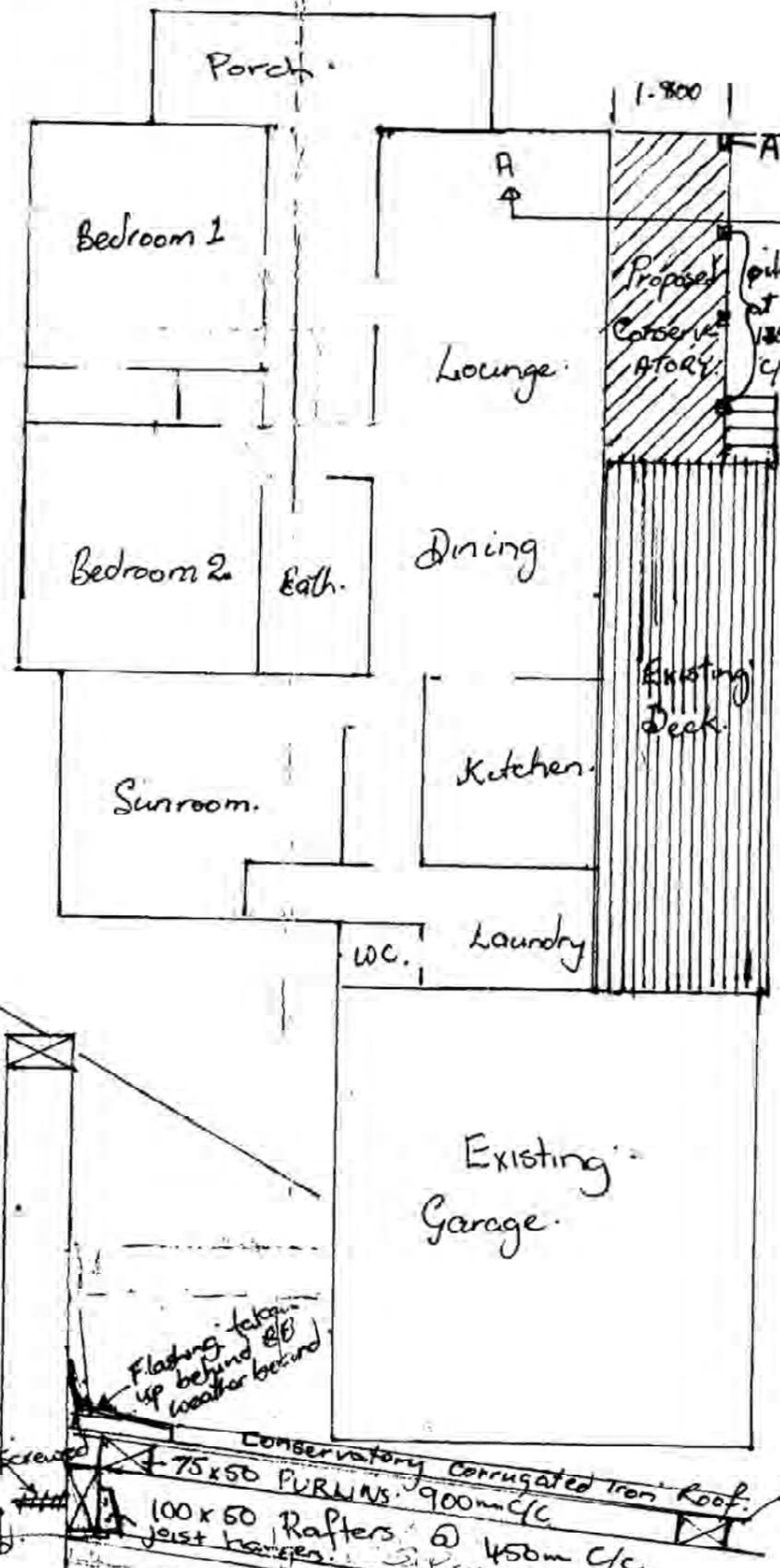
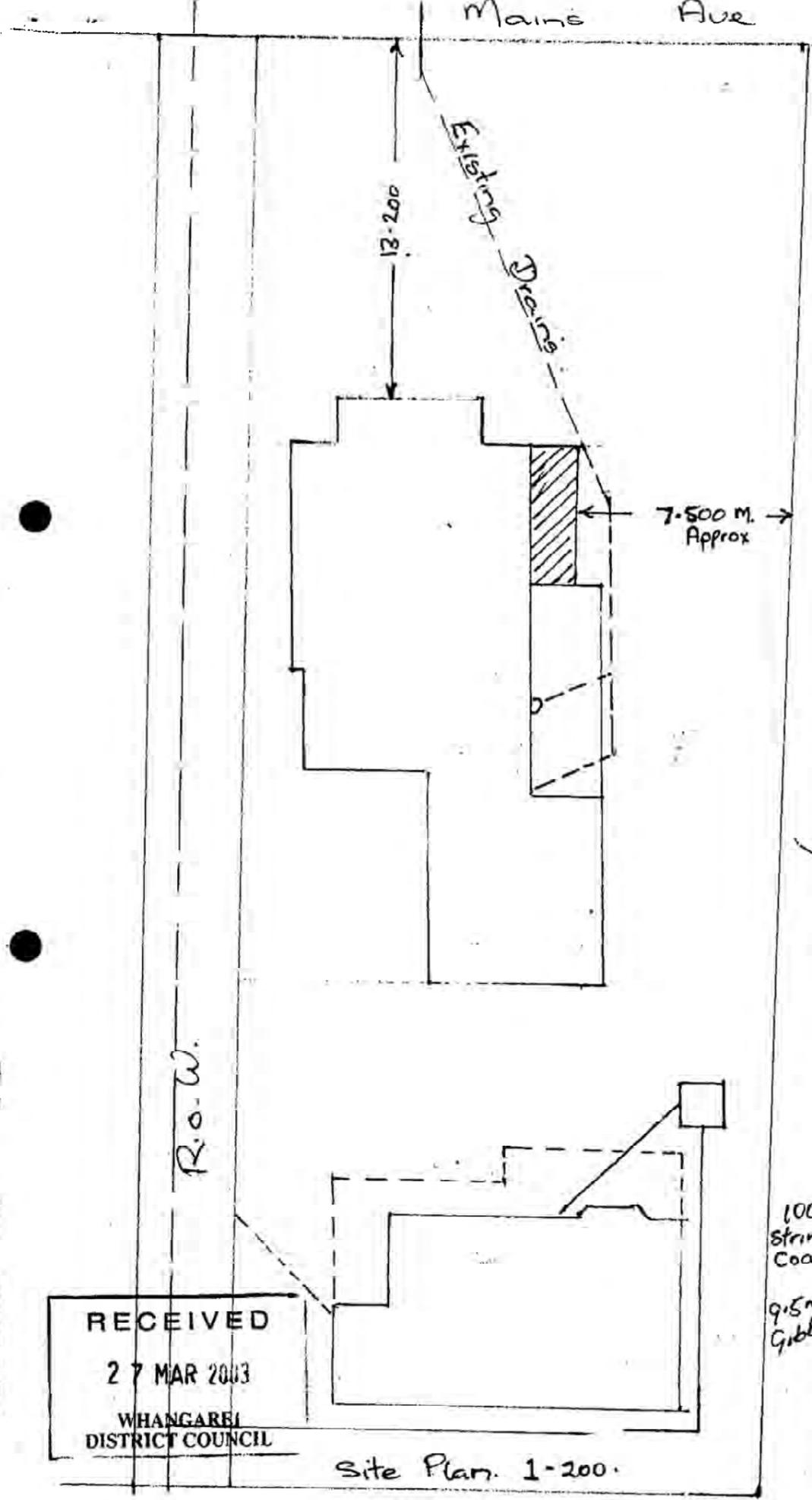
Signed for and on behalf of the Council

Name:..... *C. Blaney*

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

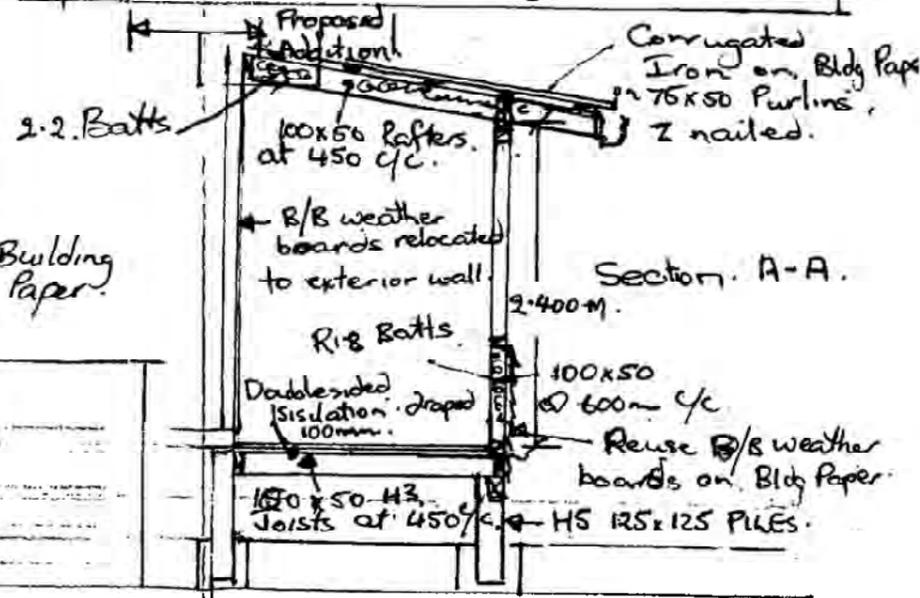
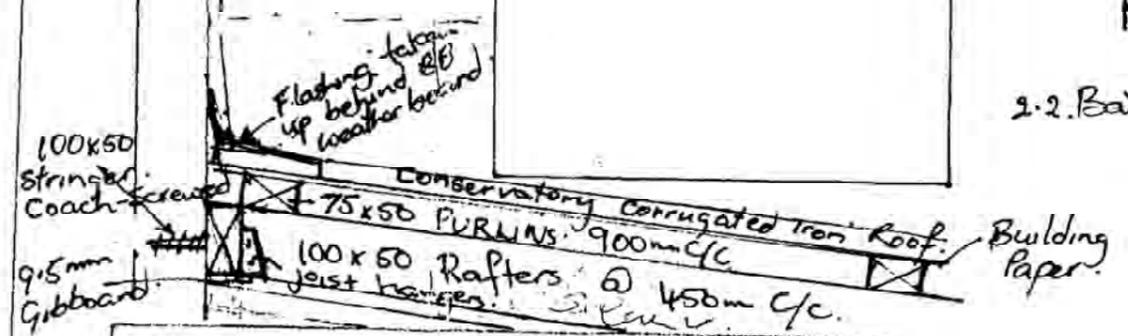
Date:..... *3 Oct 03*

APPROVED
- 2 APR 2003



Proposed Conservatory

RECEIVED
27 MAR 2003
-TD.



RECEIVED
27 MAR 2003
WHANGAREI DISTRICT COUNCIL

Site Plan 1-200

PROPOSED CONSERVATORY ADDITION
FOR RS + SC CROCKER.
AT 144 MAINS AVENUE
WHANGAREI
SCALES 1:50 1:100



Approved Building Certifiers Northland Ltd

Code Compliance Certificate No H212

Section 56, Building Act 1991

CS-03 F5 Issue 03

15

Issued by Approved Building Certifiers Northland Ltd currently approved and registered as a building certifier in New Zealand.

To: **Whangarei Council**

Building Consent No: **64244**

| Project Information | | Project Location | | |
|---------------------------------------|-----|------------------|-----|-------|
| New or Relocated Building | Yes | Street Address: | | |
| Alteration | No | 14A Mains Ave | | |
| Type of Project | | Whangarei | | |
| Intended Use(s): | | Legal: | Lot | 1 |
| Residential | | Description: | DP | 61129 |
| Intended Life: | | | CT | |
| Indefinite but not less than 50 years | | | | |
| Demolition | No | | | |
| Being stage of an intended stages. | | | | |

NB: Normal maintenance of building elements is necessary to achieve the durability requirements of the New Zealand Building Code.

This is:

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

Signed by or for and on behalf of the building certifier

Signature:

Name:

Neil Boler

Position:

Director

Date:

Jul 25, 2003



Approved Building Certifiers Northland Ltd

Building Certificate 'A' No H2253

Section 56. Building Act 1991

ISO Ref 7.5.1 CS-01F7 Issue 04

Issued by Approved Building Certifiers Ltd currently approved and registered as a building certifier in New Zealand.

To: **Whangarei Council**

Building Consent No: **75846**
 PIM No: **75755**

| Project Information | | Project Location | |
|--|-----|----------------------|------------------|
| New or Relocated Building | No | Street Address: | |
| Alteration | Yes | 14a Mains Ave | |
| Type of Project | | Whangarei | |
| Additions and Alterations | | Legal: | Lot 1 |
| Intended Use(s): | | Description: | DP 203696 |
| Residential | | | CT |
| Intended Life: | | | |
| Indefinite but not less than 50 years | | | |
| Demolition | No | | |
| Being stage of an intended stages. | | | |

This is to certify that:

The building certifier has been engaged to certify specified building work in relation to listed provisions of the building code as detailed in the page headed "Scope of Building Certifier's Engagement No H2253" attached to this notice.

The building certifier is satisfied on reasonable grounds that:

The proposed building work would comply with the listed provisions of the building code if properly completed in accordance with the listed plans and specifications.

Signed by or for and on behalf of the building certifier

Signature:

Name: Neil Boler

Position: Director 

Date: Jul 26, 2004



Issue Document

BUILDING CONSENT No: 75846
 Section 35, Building Act 1991
 Issued: 28Jul04
 Project Information Memorandum No: 75755

75846

Applicant

R S & S C CROCKER
 14A MAINS AVE
 WHANGAREI 0101

Agent

R S & S C CROCKER
 14A MAINS AVE
 WHANGAREI 0101

Site Information

PROPERTY ID: 097606 (17420)
 STREET ADDRESS: 14A MAINS AVE, WHANGAREI 0101
 LEGAL DESCRIPTION: LOT 1 DP 203696

Project Information

~~PROJECT IS FOR:~~ Alteration
 INTENDED USE(S): ROOF OVER DECK
 INTENDED LIFE: Indefinite but not less than 50 years
 VALUE OF WORK: \$1,200.00
 NUMBER OF STAGES: 1

Fees

COUNCIL'S TOTAL CHARGES FOR THIS BUILDING CONSENT ARE: \$75.00
 PAYMENTS RECEIVED TO DATE:
 Receipt number: 2739062 Date: 23Jul04 Amount: \$75.00

This Consent is issued subject to the following conditions:

=====

1: **General**

No Requirements.

2: **Dust Nuisance**

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

3: **Toilet Facilities**

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

4: **Smoke Alarms**

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

Signed for and on behalf of the Council

Name: *C. Blaney*

Signature: *[Handwritten Signature]*

Date: *28 97 94*

14A

Mains Ave

13.200

Existing Drains

7.500 M. Approx

R.O.W.

Site Plan. 1-200.

Porch

1.800

Bedroom 1

Lounge

Bedroom 2

Bath.

Dining

Existing Deck

Sunroom.

Kitchen

wc.

Laundry

Existing Garage

COUNCIL COPY

19 JUL 2004
 WHANGAREI DISTRICT COUNCIL

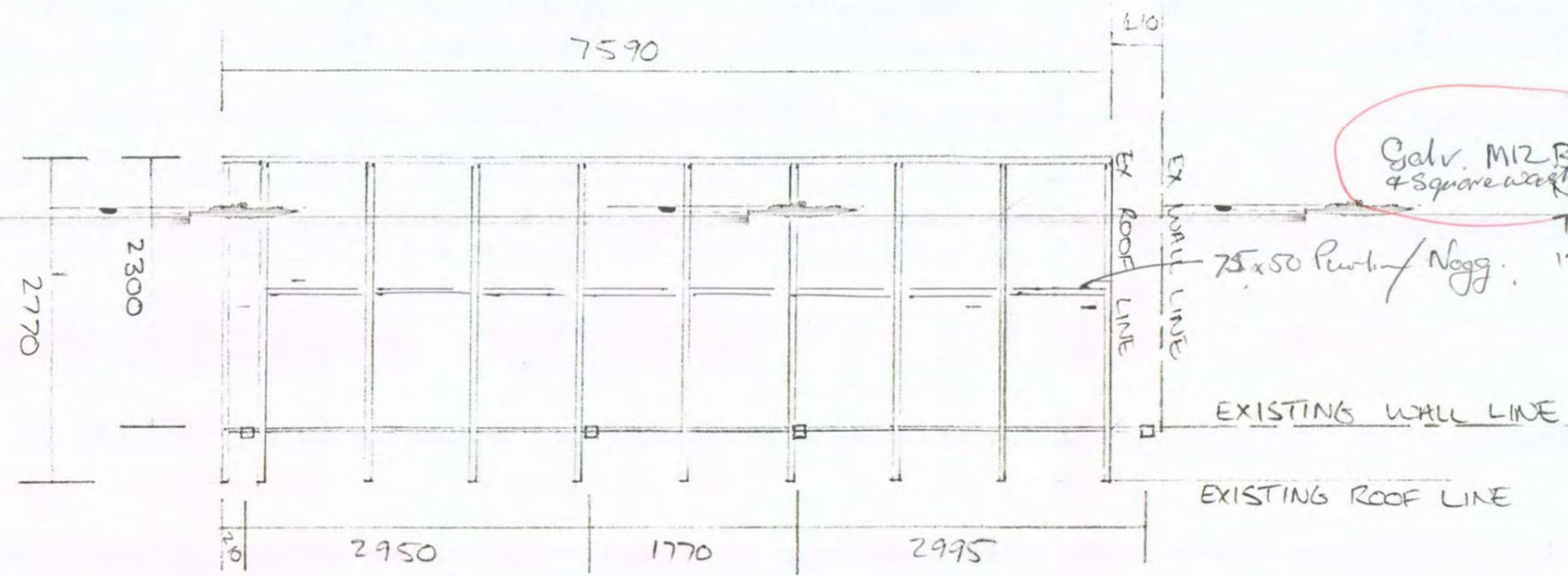
APPROVED
 26 JUL 2004
 ABC LTD

RECEIVED
 14 JUL 2004
 ABC LTD

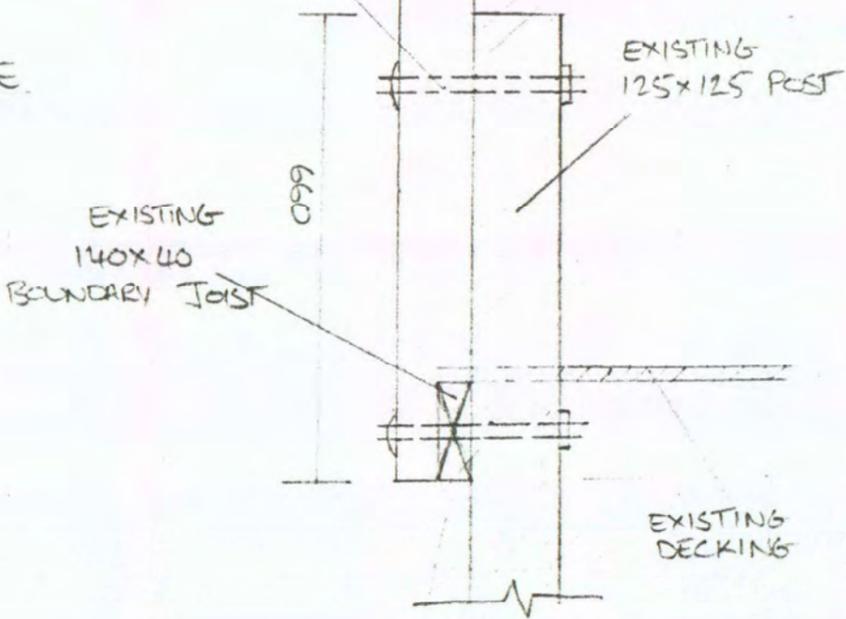
125x50 RAFTERS @ 900 c/c

COUNCIL COPY

19 JUL 2004
WHANGAREI DISTRICT COUNCIL

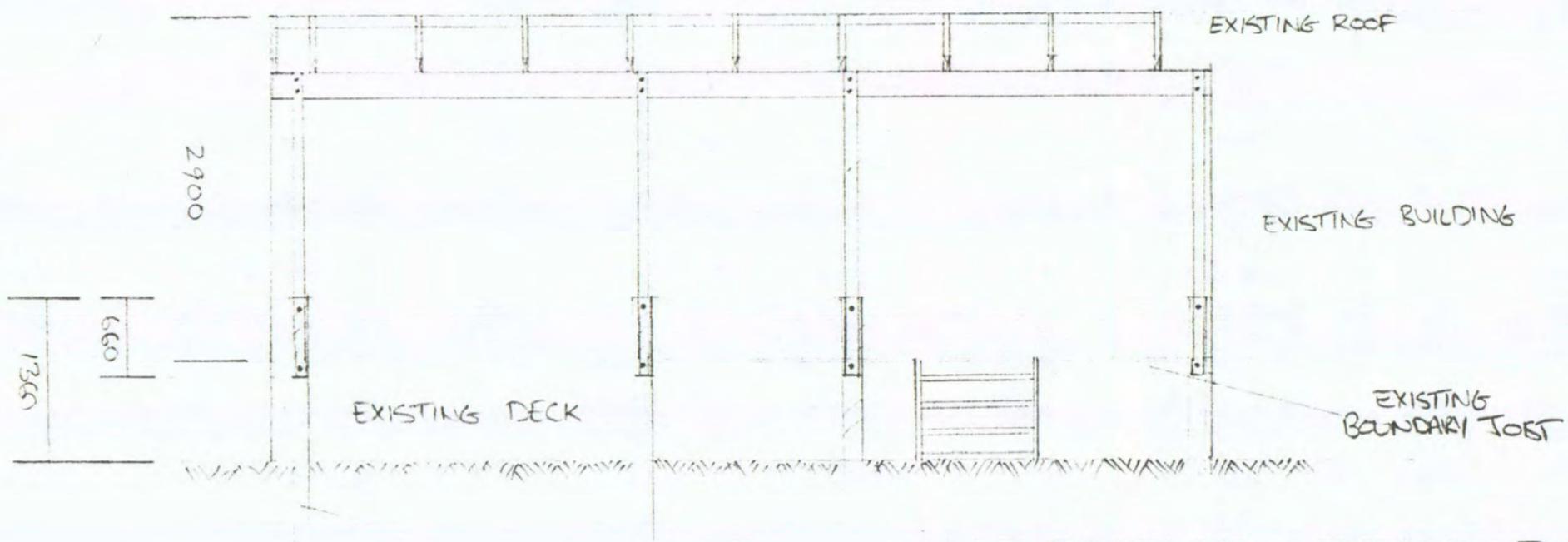


Galv. M12 BOLTS SUPPORTING
4 Square washers NEW 100x100 POSTS
TO EXISTING
25x50 Purlin/Nogg. 125x125 POSTS.



125x50 STRINGER
Galv M12 COACH-SCREWED @ 900mm c/c 200x50 BEAM
SUPPORTING 125x50 RAFTERS

100x100 POSTS
BOLTED TO EXISTING POSTS



APPROVED
26 JUL 2004
ABC LTD

RECEIVED
14 JUL 2004
ABC LTD

PROPOSED DECKING ROOF
ADDITION FOR:
RS + SC CROCKER
AT 14A MAINS AVENUE, WHANGAREI
SCALE: 1:20 - 1:50.





**Code Compliance Certificate BC0475846
Section 436, Building Act 2004
Issued: 5 May 2010**

WHANGAREI
DISTRICT COUNCIL

The Building

Street Address of building: 14 A Mains Avenue
Whangarei 0112

Legal Description of land where building is located: LOT 1 DP 203696
LLP 97606

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

The Owner

S C Crocker
R S Crocker
14 A Mains Avenue
Kensington 0112

Phone number: 09 437 3475
Mobile number: N/A
Facsimile number: N/A
Email address: N/A
Website: N/A

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

Contact Person

R S Crocker
14 A Mains Avenue
Kensington 0112

Phone number: 09 437 3475
Mobile number: N/A
Facsimile number: N/A
Email address: N/A
Website: N/A

Street address/registered office: 14 A Mains Avenue
Whangarei 0112

*Creating the ultimate
living environment*

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

Building Work

Building Consent number

Issued by:

Roof Over Deck

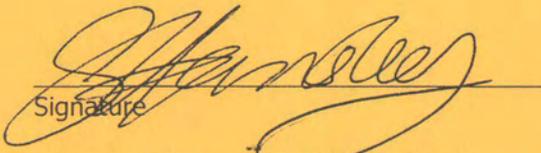
BC0475846

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.

A handwritten signature in black ink, appearing to read 'J. H. H. H.', written over a horizontal line.

Signature

Support Assistant – Code Compliance
Position

On behalf of: Whangarei District Council

05 May 2010

Code Compliance Certificate BC0475846

COPY

Building Consent No: BC1600930

Section 51, Building Act 2004

Issued: 28 October 2016

The Building

Street address of building: 14A Mains Avenue
Whangarei 0112

Legal description of land where building is located: LOT 1 DP 203696
LLP: 97606

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 P Decke
M R Newport
14A Mains Avenue
Whangarei 0112

Phone number: N/A

Mobile number: 0216441110

Facsimile number: N/A

Email address: kdecke075@gmail.com

Website: N/A

Street address/registered office: 14A Mains Avenue
Whangarei 0112

Building Work

The following building work is authorised by this consent:

Alterations to Existing Dwelling - Convert Laundry to Bathroom

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 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
 - iiii) any building.
1. See attached schedule of site requirements for inspections and documentation required.
 2. A copy of your Electrical Certificate will be required.

Compliance Schedule

A compliance schedule is not required for the building.

Attachments

No attachments.

Additional Information

1. The applicant must control dust nuisance created by any site or building works.
2. Toilet facilities must be provided within reasonable distance of the construction site. Ground discharge is no longer acceptable.
3. Lapsing of building consent. For the purposes of S52(b) of the Building Act 2004, the period after which this consent will lapse if the building work to which it relates does not commence will be 12 months from the date of issue.



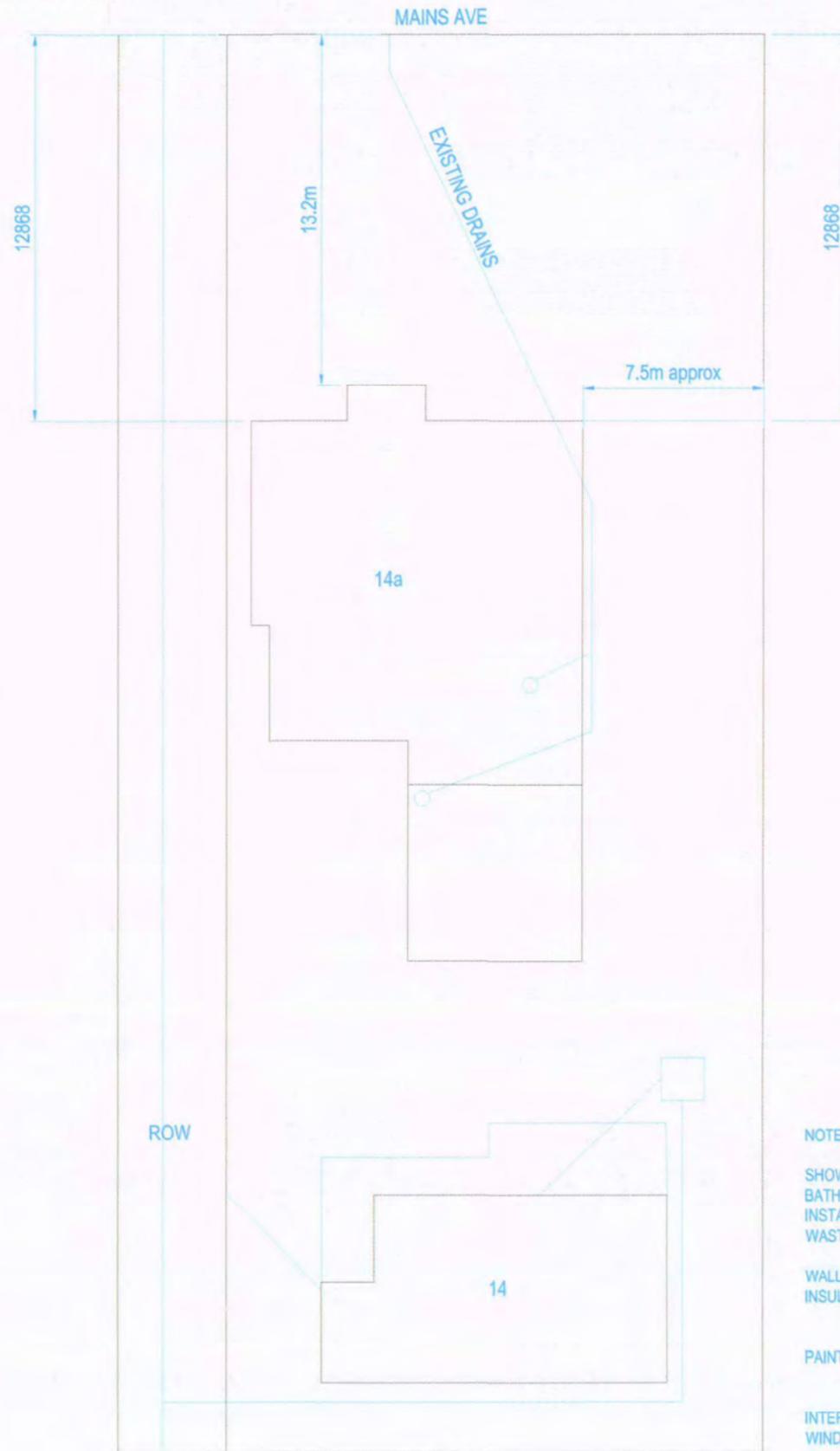
Enka Boylan
Support Assistant – Building Processing
On behalf of Whangarei District Council

28 October 2016

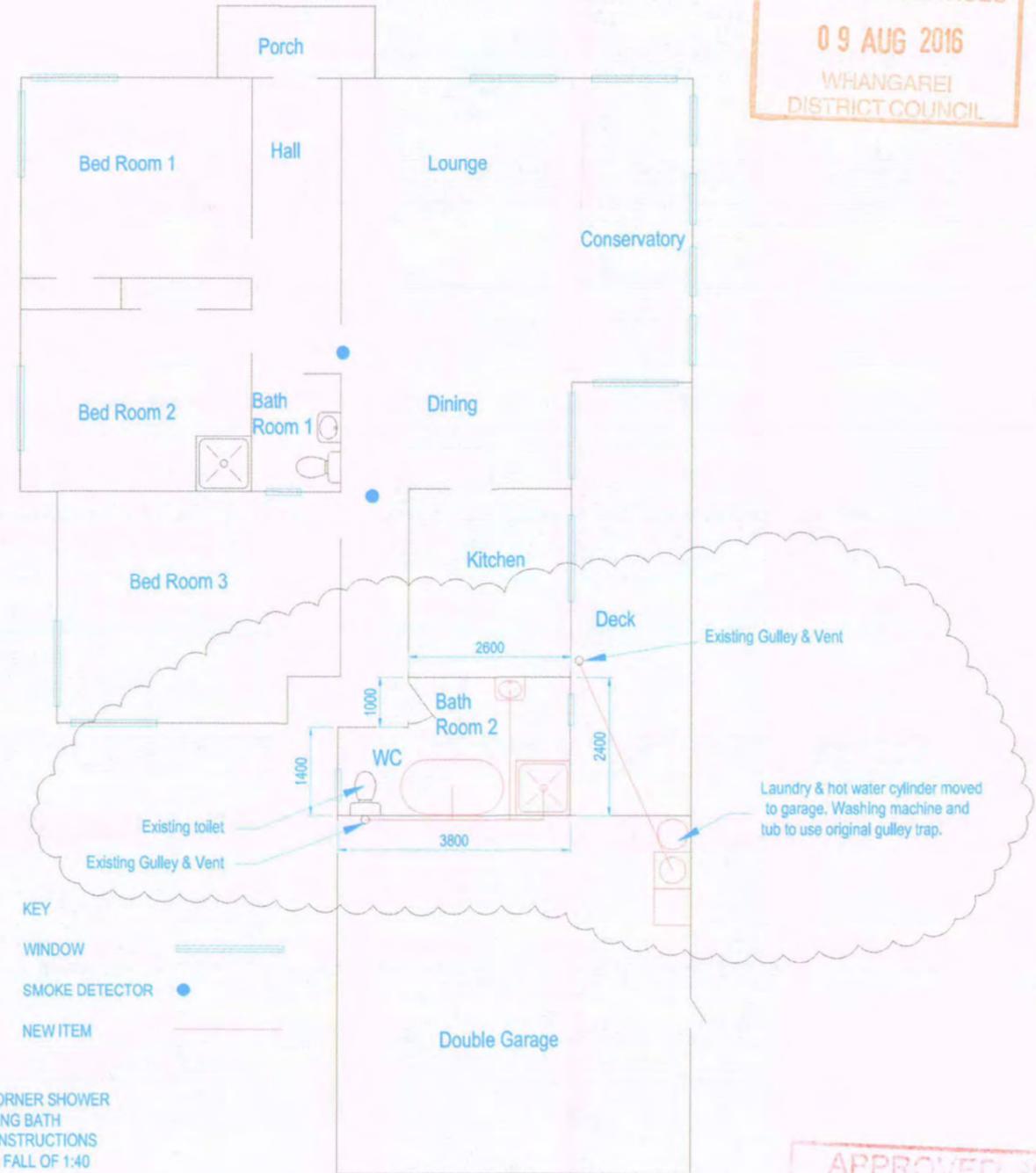
Date



PLAN



SITE PLAN
Scale 1:200



FLOOR PLAN

NOTES:

SHOWER STEIN ACRYLIC 900x900 CORNER SHOWER
 BATH ENGLEFIELD FREE STANDING BATH
 INSTALL ALL AS PER MANUFACTURERS INSTRUCTIONS
 WASTE PIPES TO BE 40mm DIA WITH MIN FALL OF 1:40

WALL LINING GIB AQUALINE
 INSULATION ALL EXTERIOR WALLS THAT ARE RELINED TO BE INSULATED WITH EARTHWOOL GLASSWOOL WALL INSULATION R2.2

PAINT BRITISH PAINTS KITCHEN & BATHROOM PAINT
 3 COATS AS PER MANUFACTURERS INSTRUCTIONS

INTERNAL FLOOR AREA OF BATHROOM 7.72m²
 WINDOW OPENING AREA (2 WINDOWS) 0.56m²

- KEY
- WINDOW
 - SMOKE DETECTOR
 - NEW ITEM

RECEIVED
 CUSTOMER SERVICES
 09 AUG 2016
 WHANGAREI
 DISTRICT COUNCIL

APPROVED 20
 BC NUMBER IDAY 14/11/16
 00930 2610
 WHANGAREI DISTRICT COUNCIL
 BCA

| | | |
|--|--------------------|--|
| PROPOSED LAUNDRY TO BATHROOM CONVERSION FOR MR DECKE & MISS NEWPORT 14A MAINS AVE, WHANGAREI | | Drawn: Kris Decke 08/08/2016 Signed: |
| Legal Discription: LOT 1 DP203696 | Scale: 1:100 A3 | Sheet: 1 of 1 |



Code Compliance Certificate BC1600930

Section 95, Building Act 2004

Issued: 06 March 2017

The Building

Street address of building: 14A Mains Avenue
Whangarei 0112

Legal description of land where building is located: LOT 1 DP 203696
LLP: 97606

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: 1920

The Owner

K P Decke
M R Newport
14A Mains Avenue
Whangarei 0112

Phone number: N/A

Mobile number: 021644110

Facsimile number: N/A

Email address: kdecke075@gmail.com

Website: N/A

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

Contact Person

K P Decke
14A Mains Avenue
Whangarei 0112

Phone number: N/A

Mobile number: 021644110

Facsimile number: N/A

Email address: kdecke075@gmail.com

Website: N/A

Street address/registered office: 14A Mains Avenue
Whangarei 0112

Building Work

**Alterations to Existing Dwelling - Convert
Laundry to Bathroom**

Building Consent Number:

BC1600930

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.



Kayla Maxwell

Support Assistant – Building Processing
On behalf of Whangarei District Council

06 March 2017

Date

In reply please quote: BX1200001

Or ask for: Alex Disher

16 January 2012

K P Decke
14 A Mains Avenue
Whangarei 0112

Dear Sir/Madam

Building Consent Exemption No: BX1200001
Building Work: New Beam in Lounge and Bracing to
Kitchen and Laundry
Site Address: 14 A Mains Avenue Whangarei 0112

I am pleased to advise you that pursuant to Clause (K)(i) of the First Schedule of the New Zealand Building Act 2004, you have been granted an exemption from obtaining a building consent for the above mentioned building.

The exemption is granted on the condition that the building work is carried out to comply with the New Zealand Building Code and the submitted plans.

Please note that the exemption from having to obtain a building consent does not relieve you, as the property owner, from having to obtain any other authorisation under any other Act, District Plan etc, if such authorisation is required.

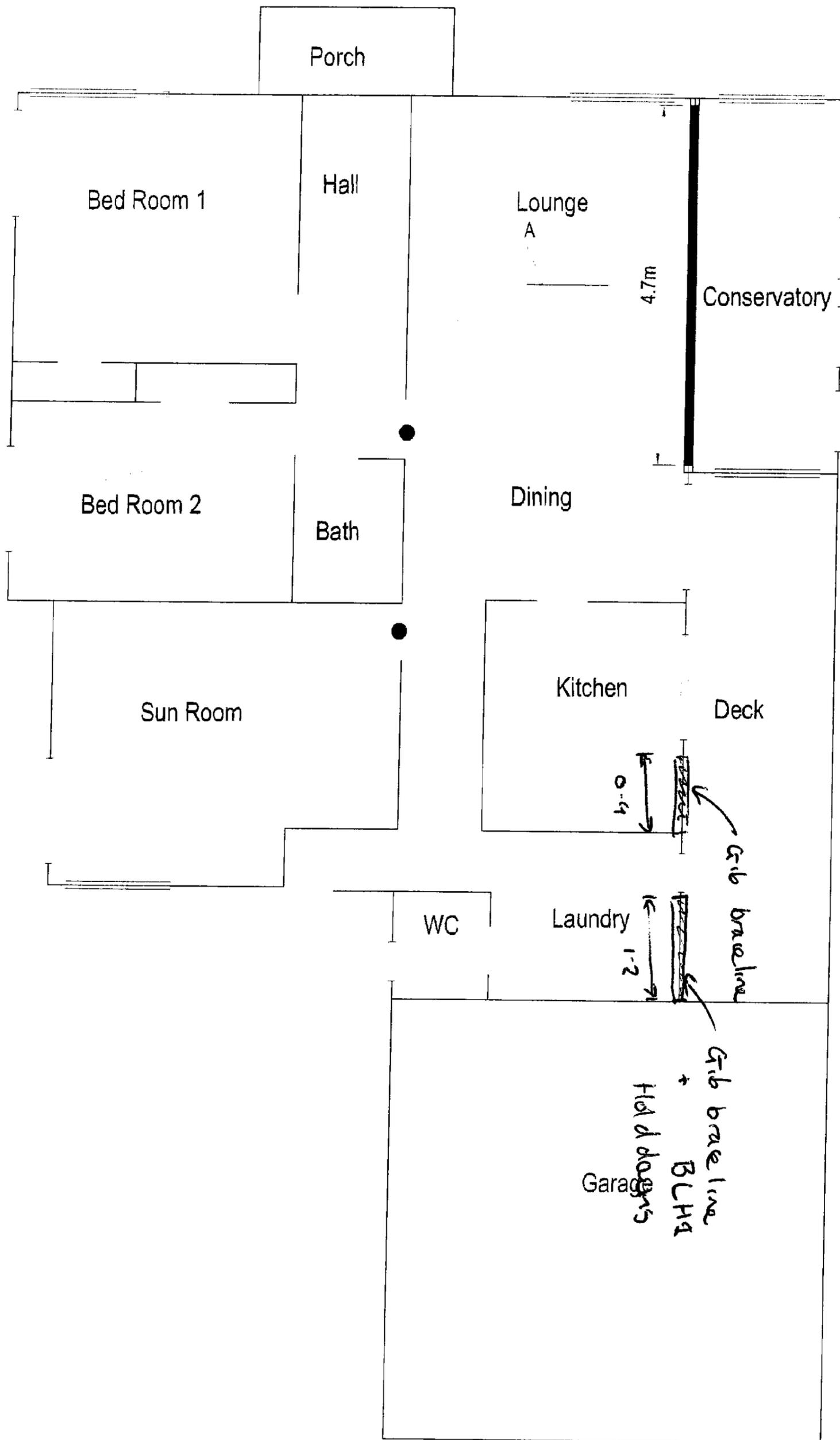
A planning check has been undertaken and the building appears to:

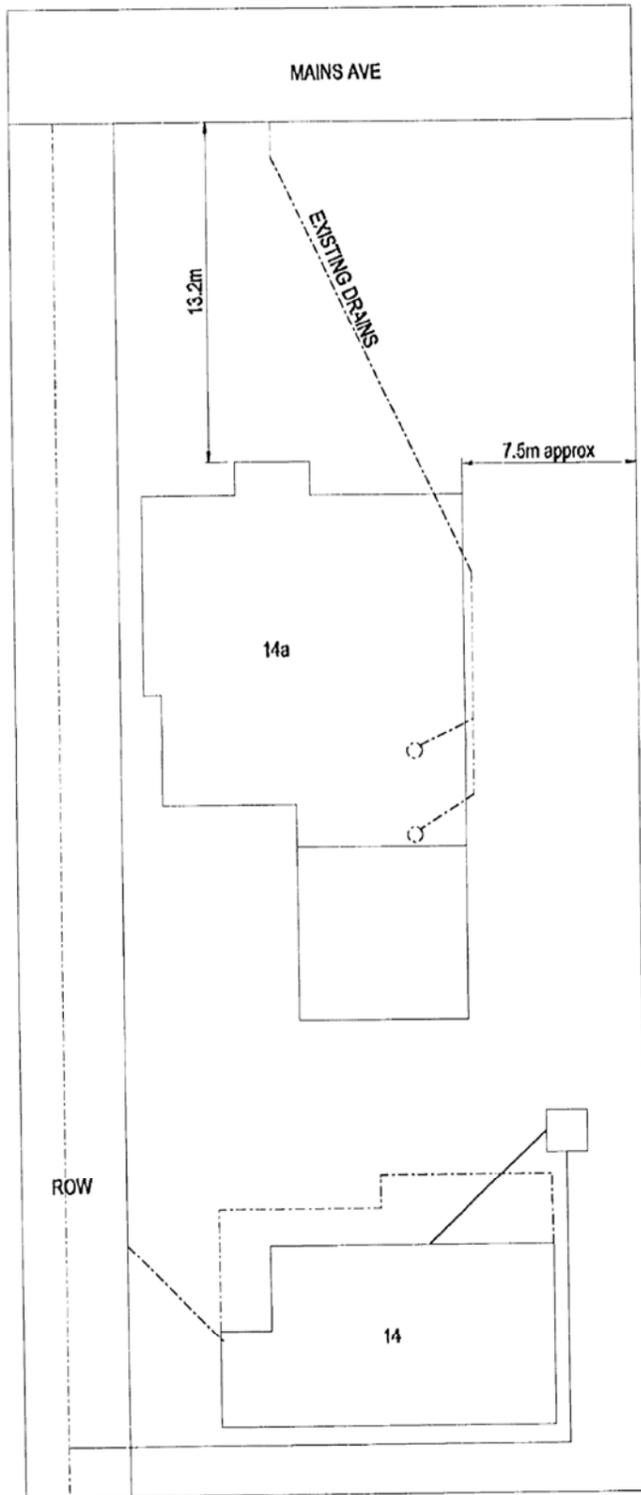
- comply with the requirements of the District Plan.

If you commence work in breach of the District Plan, you may be liable to enforcement action pursuant to the provisions of the Resource Management Act, which may include abatement and/or infringement proceedings, or prosecution in the District Court.

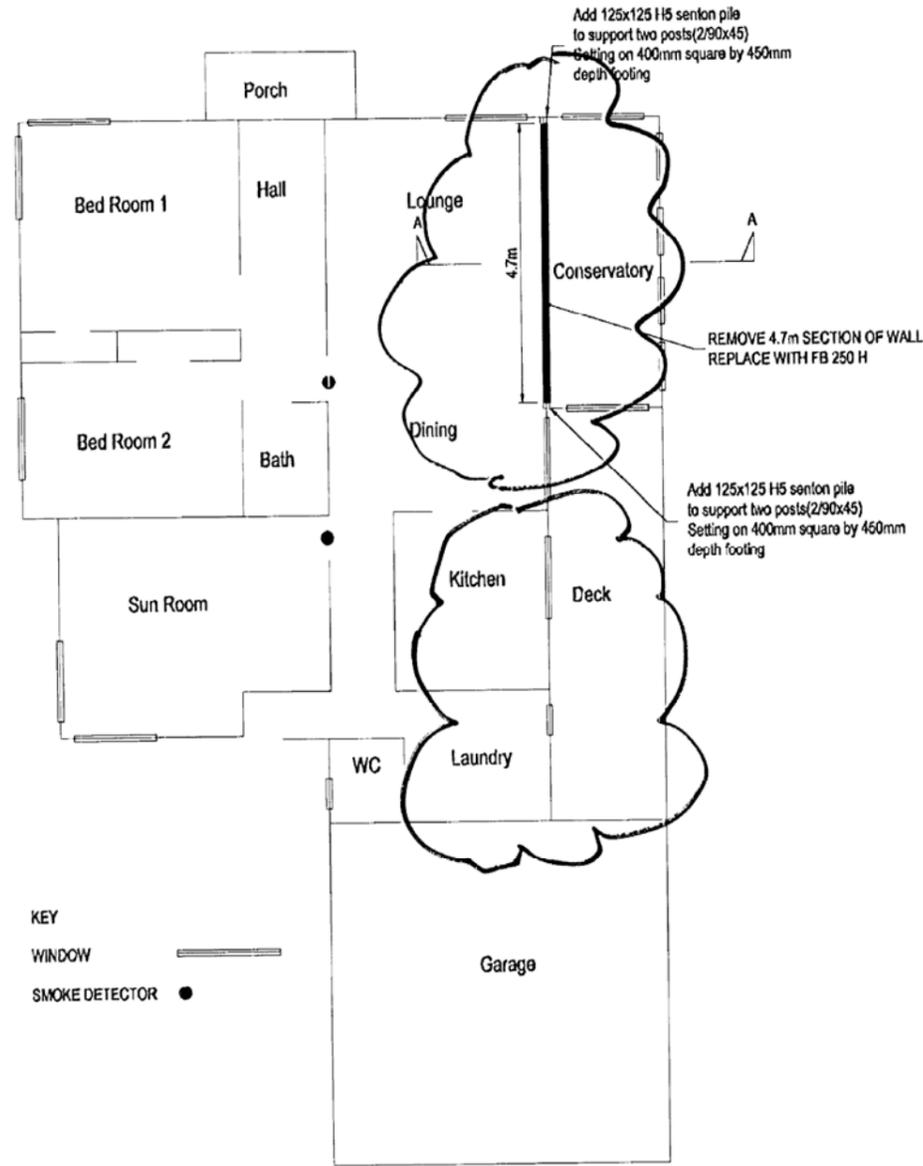
Yours faithfully

Alex Disher
Senior Building Controls Officer





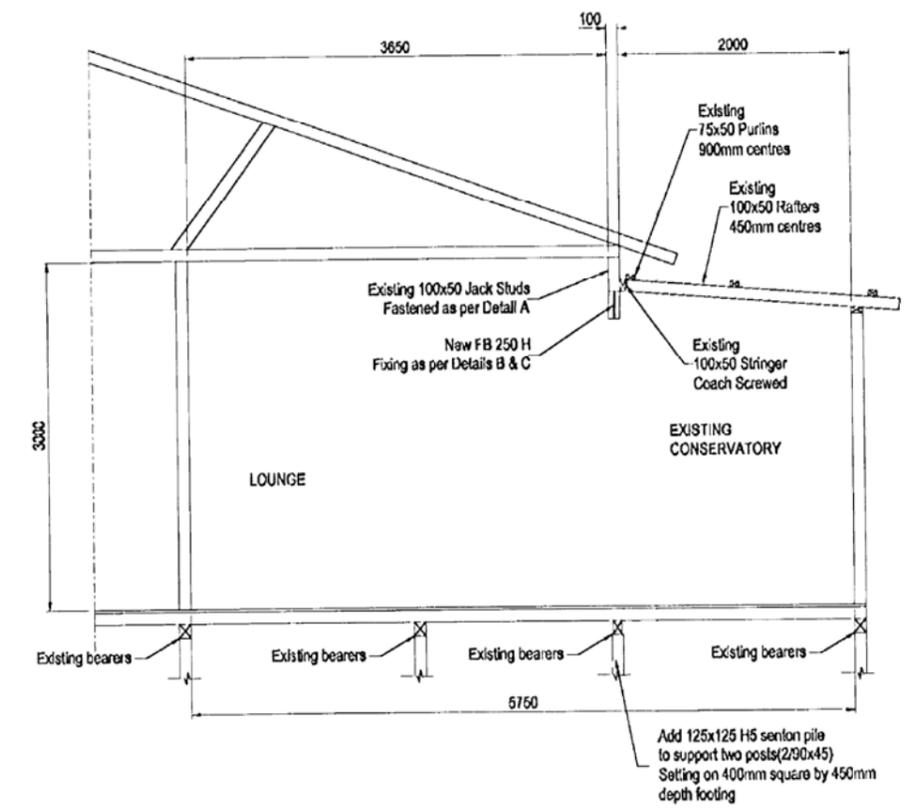
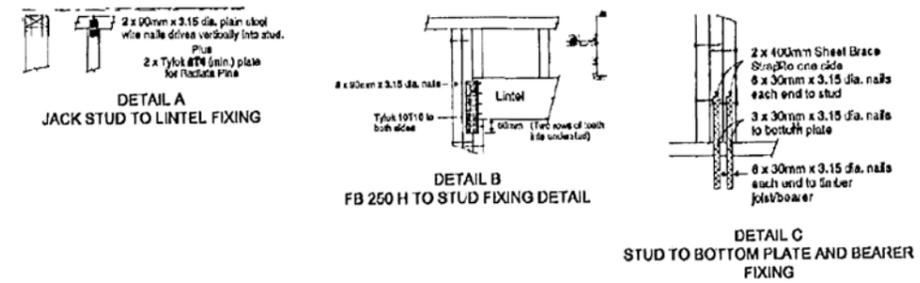
SITE PLAN
 SCALE 1:120



KEY
 WINDOW ———
 SMOKE DETECTOR ●

FLOOR PLAN
 SCALE 1:40

NOTE:
 -SEE ENGINEERS CALCULATIONS
 FOR FLITCH BEAM & PILE SIZING



SECTION A-A
 LOUNGE TO CONSERVATORY WALL REMOVAL

PROPOSED LOUNGE/CONSERVATORY ALTERATIONS
 FOR MR DECKE & MISS NEWPORT
 14A MAINS AVE
 WHANGAREI

| | | |
|-------|---------|----------|
| Drawn | KPD | 12/12/11 |
| Scale | 1:30 A1 | 1 of 1 |

In reply please quote: BX1200055

Or ask for: Alex Disher

16 November 2012

K P Decke
14 A Mains Avenue
Whangarei 0112

Dear Sir/Madam

Building Consent Exemption No: BX1200055
Building Work: Alterations to Existing Dwelling - Toilet
Site Address: 14 A Mains Avenue Whangarei 0112

I am pleased to advise you that pursuant to Clause (K) (i) of the First Schedule of the New Zealand Building Act 2004, you have been granted an exemption from obtaining a building consent for the above mentioned building.

The exemption is granted on the condition that the building work is carried out to comply with the New Zealand Building Code and the submitted plans.

Please note that the exemption from having to obtain a building consent does not relieve you, as the property owner, from having to obtain any other authorisation under any other Act, District Plan etc, if such authorisation is required.

A planning check has been undertaken and the building appears to:

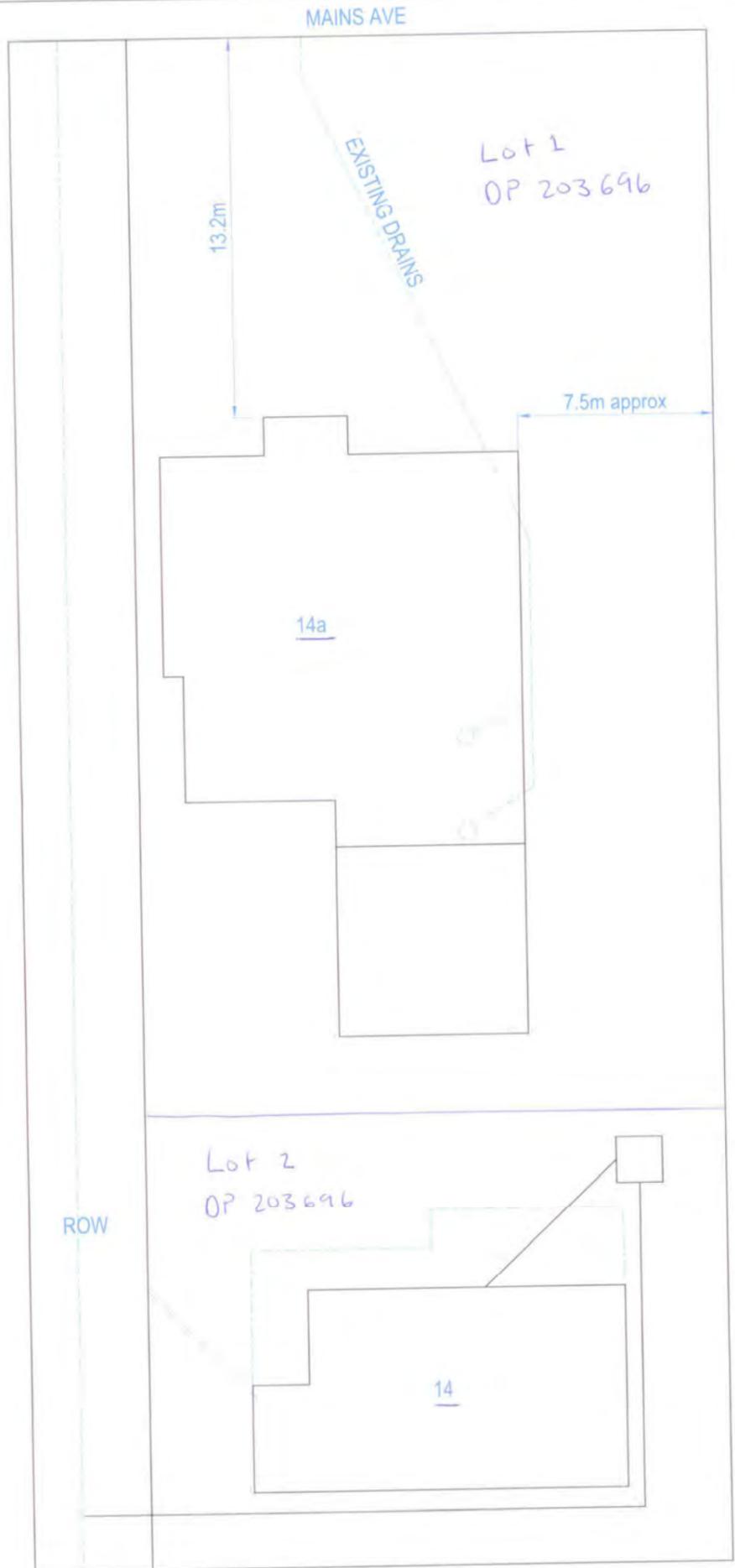
- comply with the requirements of the District Plan.

If you commence work in breach of the District Plan, you may be liable to enforcement action pursuant to the provisions of the Resource Management Act, which may include abatement and/or infringement proceedings, or prosecution in the District Court.

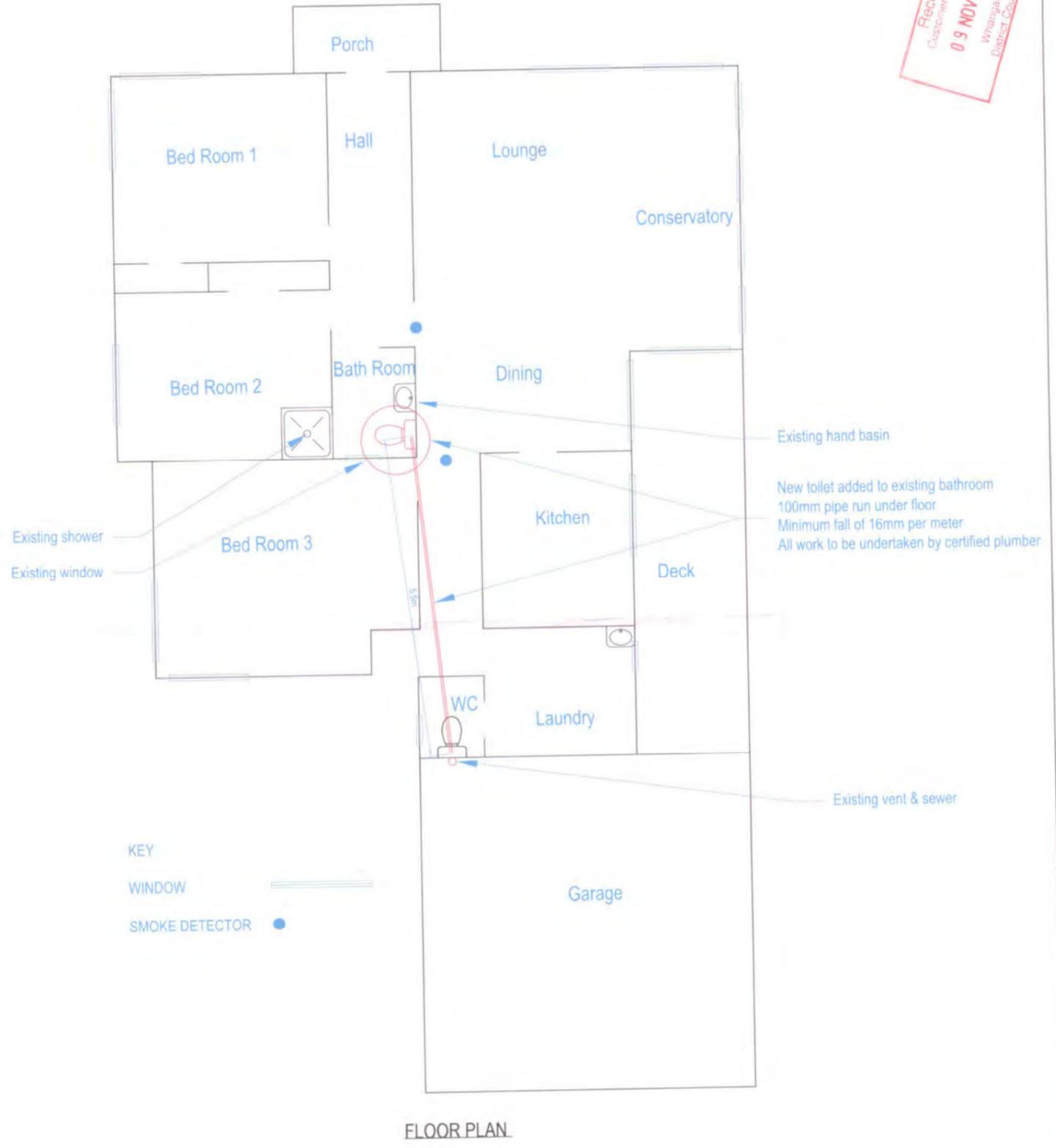
Yours faithfully

Alex Disher
Senior Building Controls Officer

Received
Customer Services
09 NOV 2012
Whangarei
District Council



SITE PLAN
Scale 1:120



- KEY
 WINDOW ———
 SMOKE DETECTOR ●

FLOOR PLAN

| | | | | |
|--|--|--------|---------|------------------|
| PROPOSED BATHROOM ALTERATIONS FOR MR DECKE & MISS NEWPORT 14A MAINS AVE WHANGAREI | | Drawn: | KPD | 24/10/12 |
| | | Scale: | 1:60 A2 | Sheet: 1 of 1 |

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.

23 March 2026
Scale 1:500

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

District-Wide Matters

Energy, Infrastructure and Transport

-  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.

FREEMAN ENTERPRISES LTD

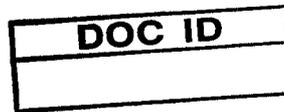
INCORPORATING WAIRAU STONE NORTHLAND

JACK FREEMAN DIRECTOR
16 SORRENTO STREET, WHANGAREI. PHONE (09) 436 2104
FAX (09) 436 2392 MOBILE 021 465 570
EMAIL JANDF.FREEMAN@XTRA.CO.NZ



Ron Cocker
14A Mains Avenue
Kensington
Whangarei

29/06/11



To Whom It May Concern

RE: SAFE & SAINTARY INSPECTION OF CONVERSION OF SPA ROOM TO BEDROOM TO HOUSE AT 14A MAINS AVENUE KENSINGTON.

Following instructions I visited the above property on the **27th June 2011** to inspect and report on the change of use of the spa room to a bedroom as the Whangarei District Council have no records on the building file of this alteration to the house at the above address.

Following is our report.

The weather at this time of our inspection was fine.

01. Unauthorised works.

My inspection was of a non-invasive nature and was confirmed to the following area only:

Change of use of the spa room that was converted to a bedroom at least 18 to 20 years ago. The current owners have owned the property for 18 years and bought the house as it is to-day with the spa room already converted to a bedroom.

A building permit was issued for the spa room in 1982; a copy of the plan stamped by the City Council is attached. The floor was built over the spa pool and a larger window was also installed with two additional opening sashes. This alteration would have met the Building Code Requirements of the Day at the time the alterations were carried out and is Safe & Sanitary.

To Note:

A safe & sanitary report does not constitute a building consent it merely states that the above described works are safe & sanitary.

Summary:

From my visual and non-invasive inspection of the above alteration I report that the alterations & change of use would have met the building code requirements of the day at the time the work was carried out and is Safe & Sanitary.

Limitations:

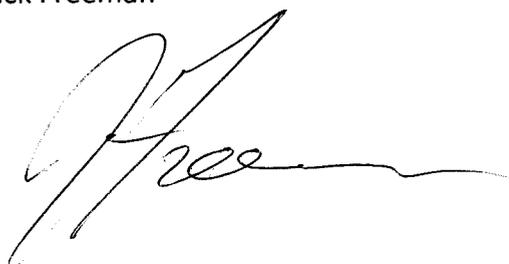
This property report has been prepared solely for the benefit of our client and the comments contained herein are limited to the purposes stated in this report. Freeman Enterprises Limited accepts no liability in respect of its use by others and any other person who relies upon the matter contained in this report does so entirely at their own risk.

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

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

Yours sincerely

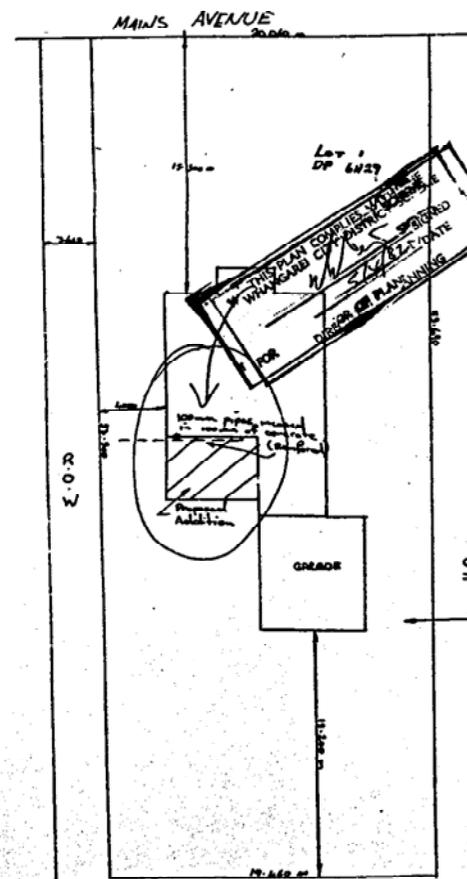
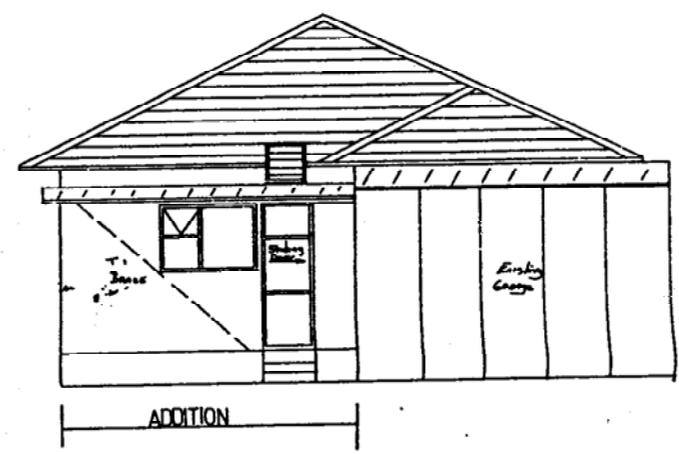
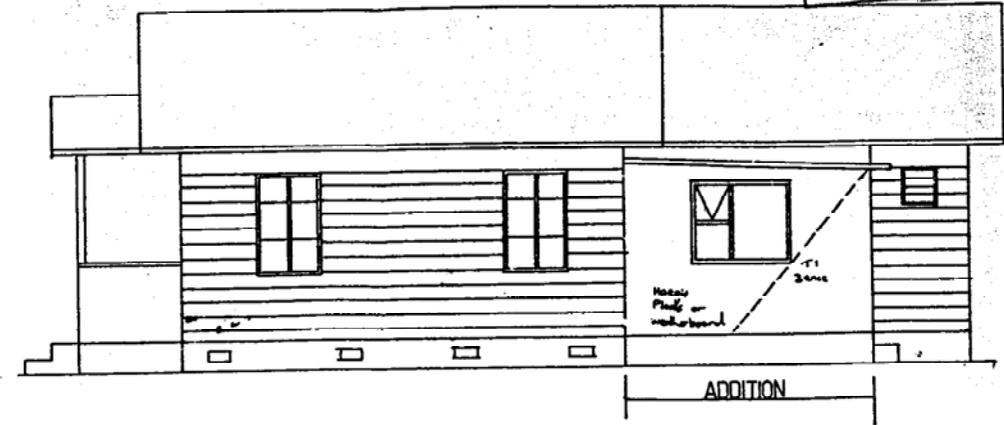
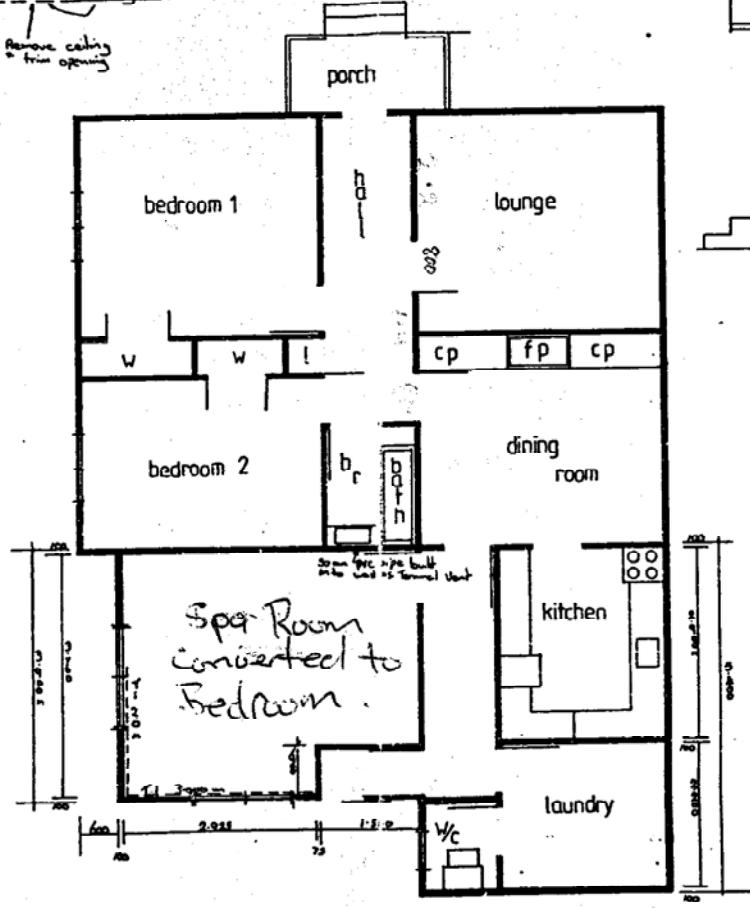
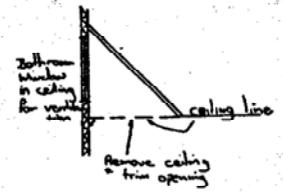
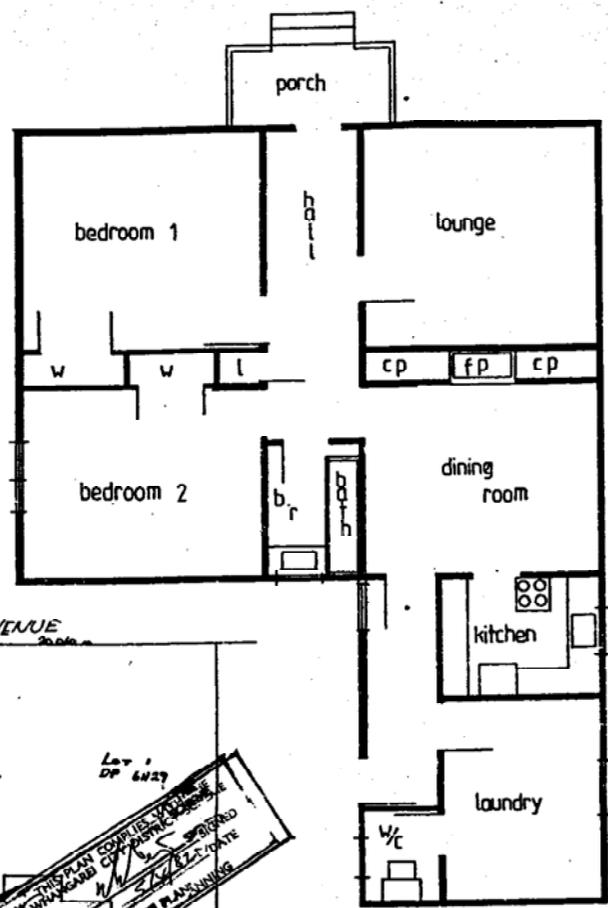
Jack Freeman

A handwritten signature in black ink, appearing to read 'J Freeman', with a long horizontal flourish extending to the right.

Freeman Enterprises Limited.

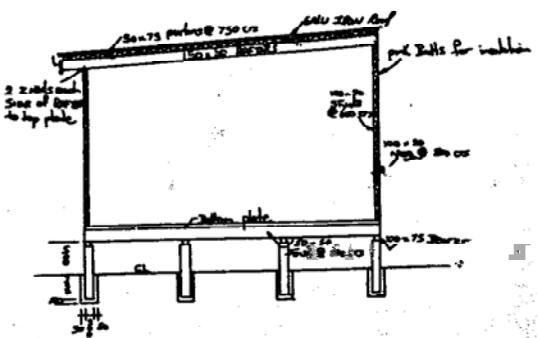
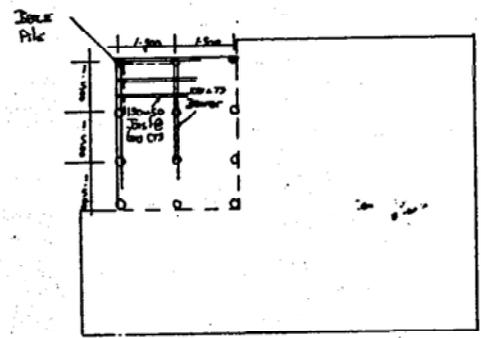
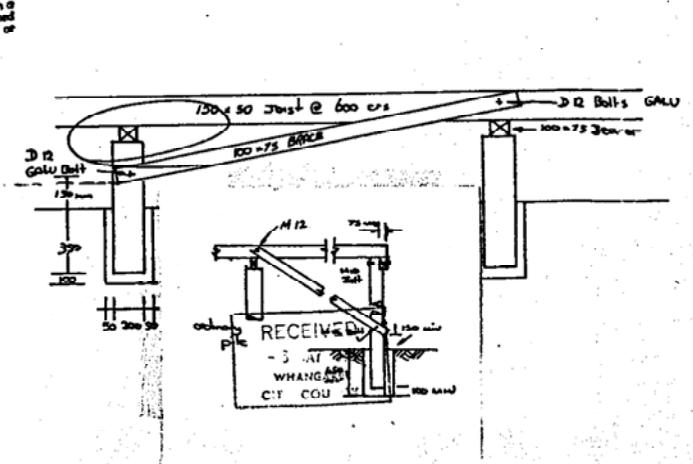
RECEIVED
1 APR 1982
WHANGAREI
CITY COUNCIL

17420



WHANGAREI CITY COUNCIL
FOUNDATION INSPECTION
The Building Inspector will test the footings with a Soils Permit-over. The results will be examined for compliance with Clause 3 of NZSS 3604 or any specific design criteria.

SITE PLAN



MICHAELS DESIGN SERVICES
PHONE 86-878
28 HIGH TERRACE, HANGO

PROPOSED ADDITION AND ALTERATIONS FOR MR & MRS
AT 14 MAINS AVENUE WHANGAREI

| | | | |
|-------|---------|-------|--------|
| scale | 1:50 | 1:100 | plan |
| date | 22-3-82 | | sheet |
| | | | 1 of 1 |

District Plan Change 1 - Natural Hazards Flooding



PC1 - Natural Hazards

23 March 2026

Flood Hazard Area

Scale 1:500

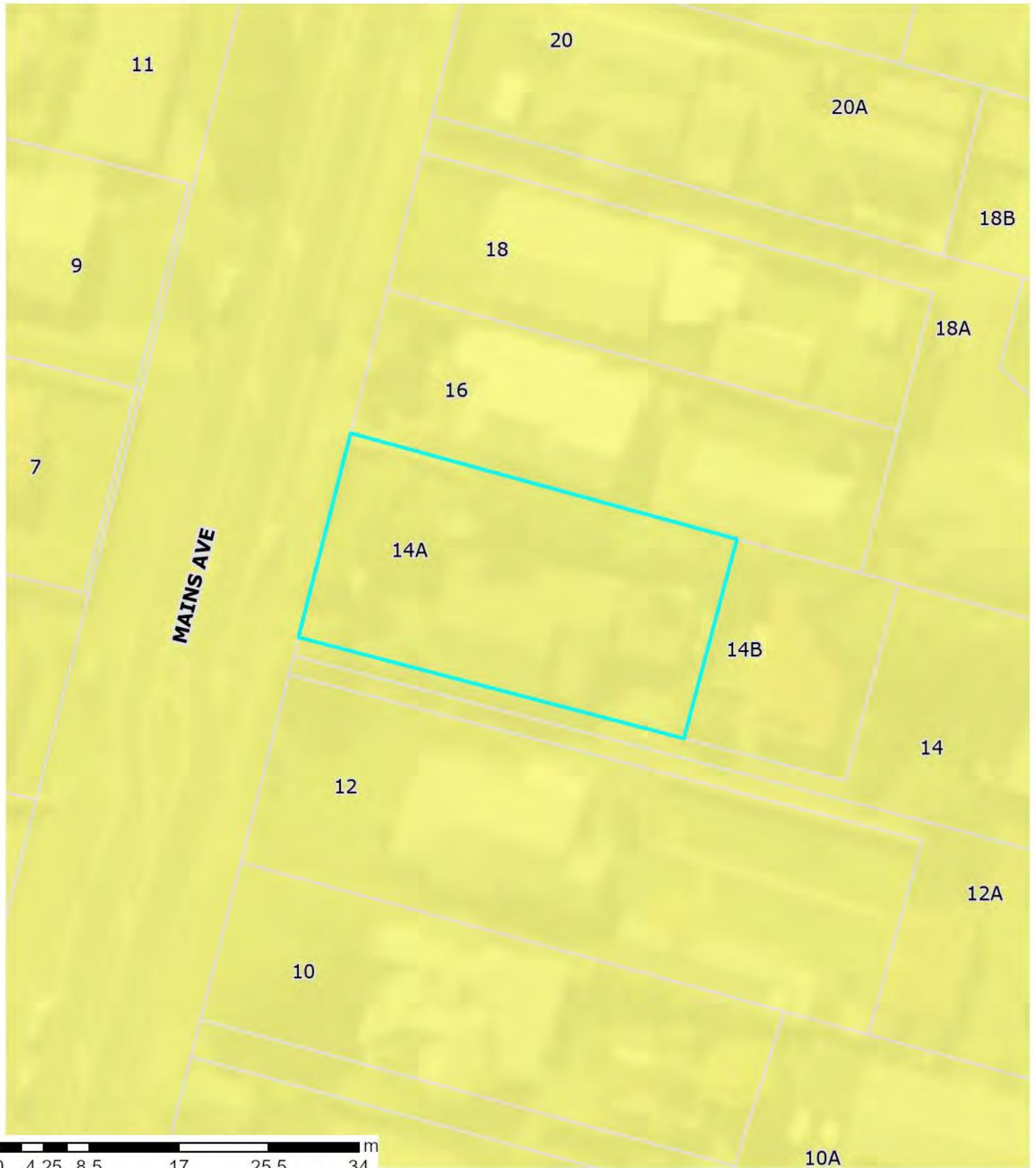
-  10 Year Flood Hazard Area
-  100 Year Flood Hazard Area



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>.

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.

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>

23 March 2026
Scale 1:500



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