

WDC LIM REPORT



SUE & DAMIEN

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Land Information Memorandum

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

LIM number: LM2600588

Received: 27 Mar 2026

Issued: 20 Apr 2026

Applicant

Own Real Estate
75 Forest View Road
RD 1
Kamo 0185

Site Information

Property ID: 19544

Street Address: 31 Tanekaha Drive
Whangarei 0112

Legal Description: LOT 21 DP 57944

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: NA11B/12
- Deposited Plan: DP 57944

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

- Interest Number K38346 Dated – 25/10/1951

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.

- House Connection Plan Dated – 06/03/1970

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

Copy of Building Permits issued for this property are attached.

- Erect a Dwelling
Received – 04/11/1969
- Add a Deck to Existing House
Received – 08/05/1972

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

Plan Change 4A and 4C are currently progressing through the statutory planning process and may affect how the District Plan applies to this property.

Further information is available here:

<https://www.wdc.govt.nz/Services/Planning/District-Plan/District-Plan-changes/Current-plan-changes/PC4A-and-PC4C>

As part of Plan Change 4C - Minor Improvements, the Road Hierarchy mapping in the Whangarei District Plan is proposed to be updated. The updated layer identifies road centrelines and their classifications, which in turn influence various transport and setback rules in the District Plan. The proposed mapping updates can be viewed by selecting the "District Plan Changes" tile here:

<https://gismaps.wdc.govt.nz/GISMapsGallery/>

This property is located in a General Residential Zone.

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

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

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

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

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

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

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

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

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

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

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

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

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.

- Independent Building Report prepared by Award Inspections
Dated – 16/12/2015

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

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

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

Technical Report for earthquake information

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

Signed for and on behalf of Council:



Sophia Shaw
Property Information Officer

Property Map



New Subdivisions

- Proposed Pre-223
- 223 Certificate

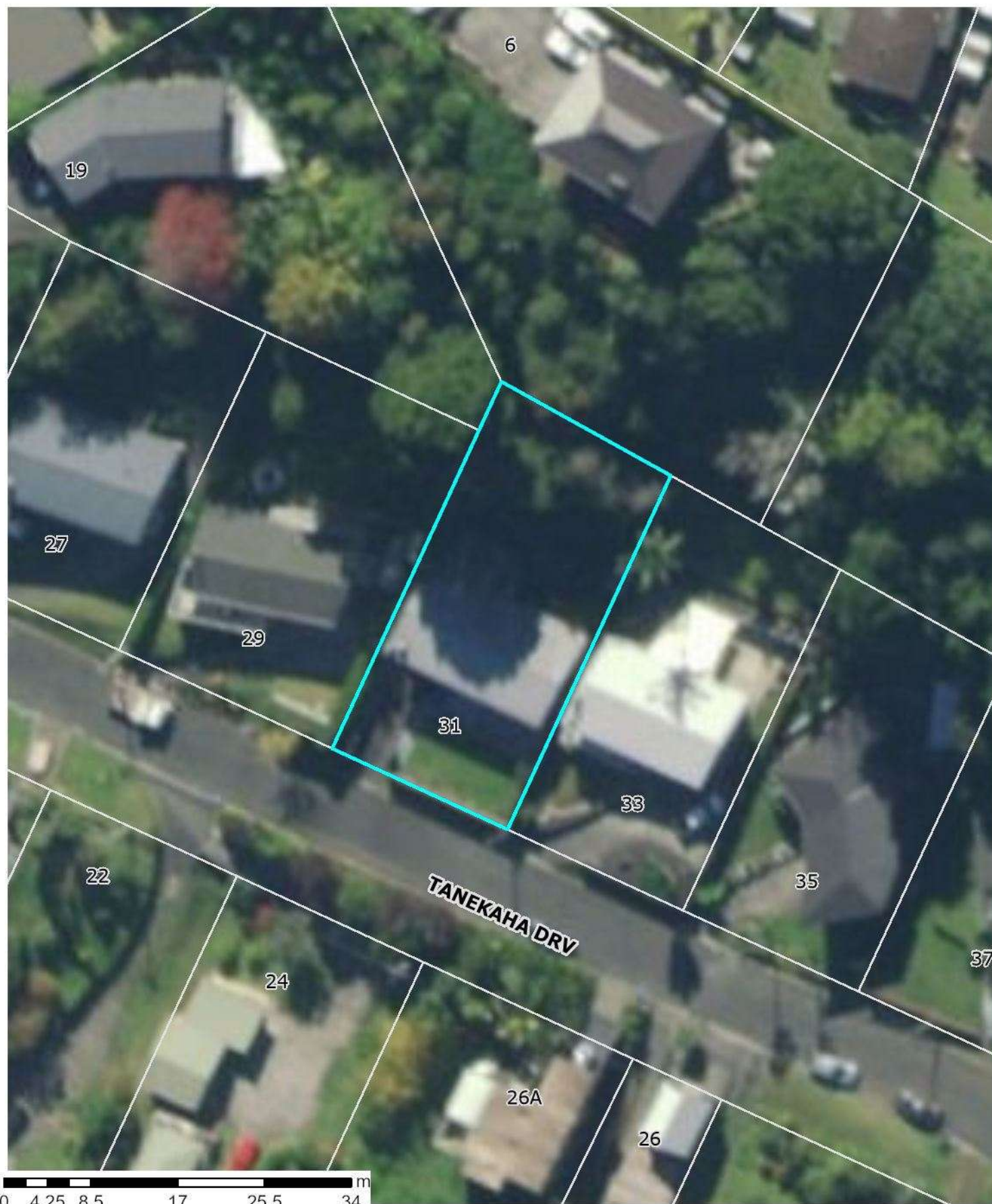
New subdivisions: Proposed as accepted, pre-223 and 223 Certificate with set Conditions.

20 April 2026
Scale 1:500

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



Aerial Photography



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

20 April 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

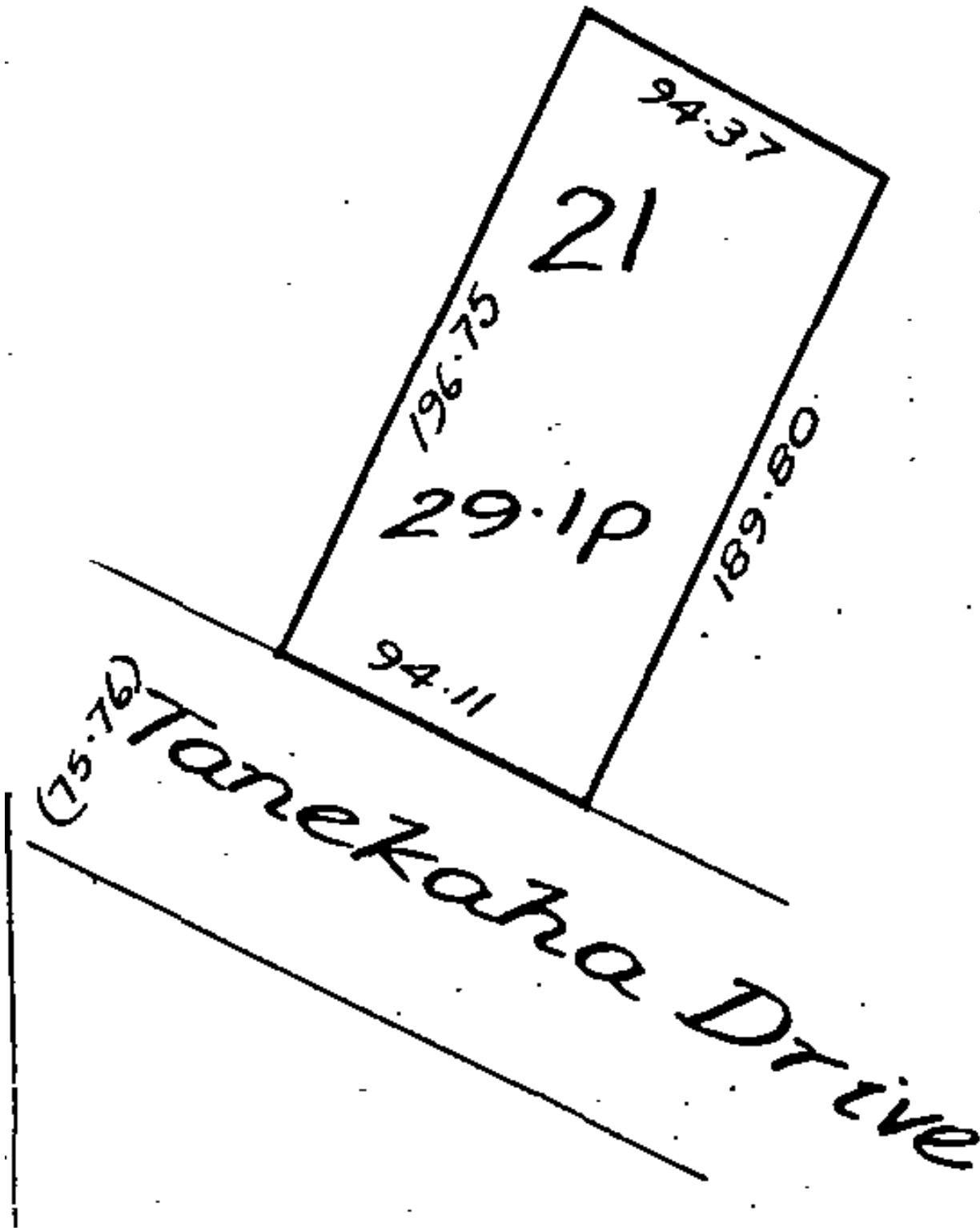
Identifier **NA11B/12**
Land Registration District **North Auckland**
Date Issued 10 May 1967

Prior References
NA1331/3

Estate Fee Simple
Area 736 square metres more or less
Legal Description Lot 21 Deposited Plan 57944

Registered Owners
Michael Martin Colin Baker and Denee Ruth Baker

Interests
K38346 Building Line Restriction
11155880.2 Mortgage to ASB Bank Limited - 27.6.2018 at 1:08 pm





Deposited this 31st day
of May 1967
District Land Registrar

Building Line Restrictions over Lot 10-25 being
off from the E of Tanekaha Dr. K-38346

Ft Allot 3
Pt C.T. 1331/3

In pursuance of a resolution of the Whangarei
City Council passed on the 7th day of December
1966, approving under Sec. 351 of the Municipal
Corporations Act, the subdivision and under Sec
180 the rights of way shown on this plan ~~subject~~
~~to the building line restriction over parts of the~~
~~land herein as imposed by the above mentioned~~
~~resolution, the Common Seal of the body Corporate~~
called the Mayor, Councillors, and Citizens of the
City of Whangarei was hereto affixed in the
presence of:
[Signature] Mayor
[Signature] Town Clerk



6330 chns N
of Mt Eden

Note: All boundaries unfenced

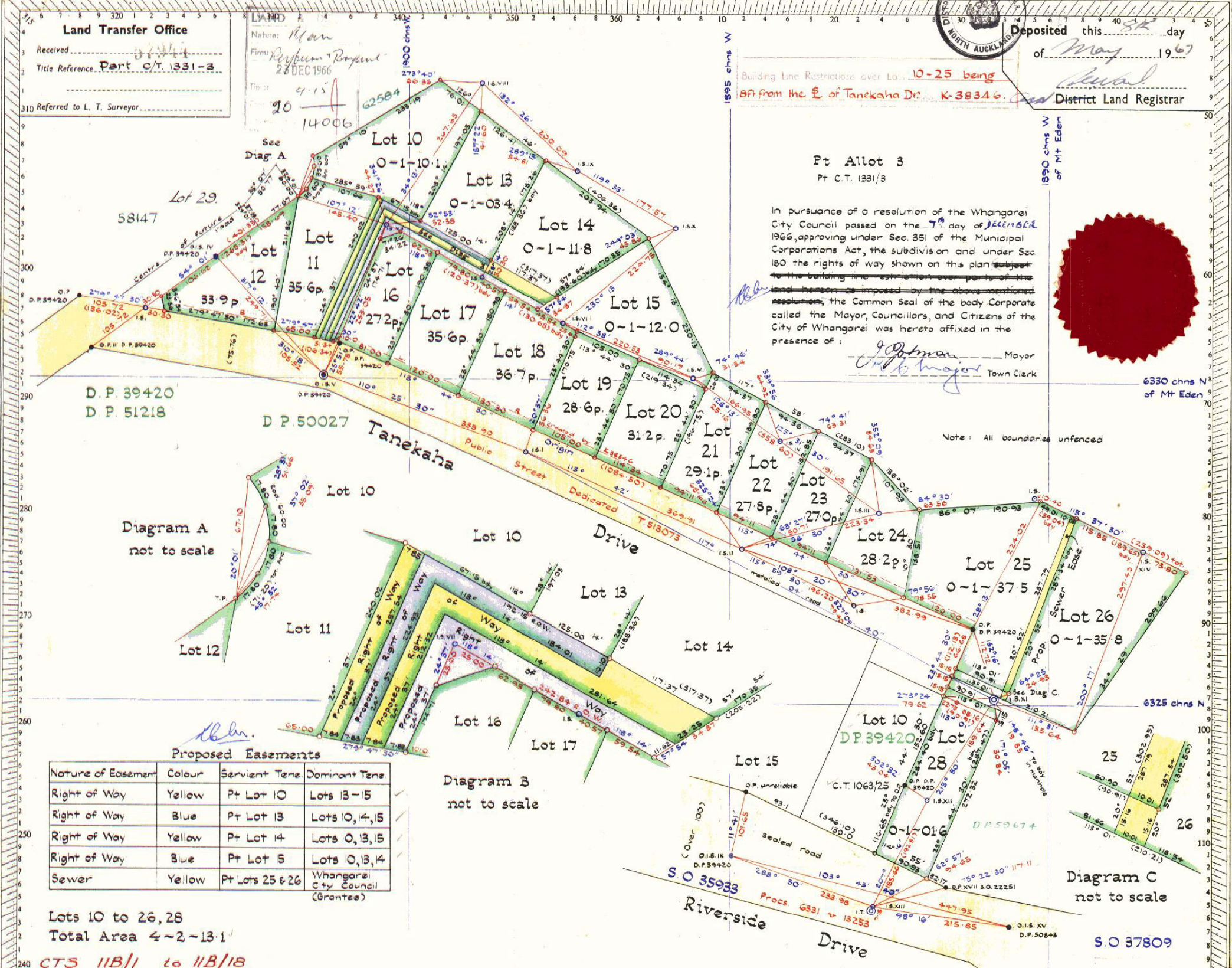


Diagram A
not to scale

Diagram B
not to scale

Diagram C
not to scale

Proposed Easements

Nature of Easement	Colour	Servient Tene.	Dominant Tene.
Right of Way	Yellow	Pt Lot 10	Lots 13-15
Right of Way	Blue	Pt Lot 13	Lots 10, 14, 15
Right of Way	Yellow	Pt Lot 14	Lots 10, 13, 15
Right of Way	Blue	Pt Lot 15	Lots 10, 13, 14
Sewer	Yellow	Pt Lots 25 & 26	Whangarei City Council (Grantee)

Lots 10 to 26, 28
Total Area 4~2~13.1

CTS 11B/1 to 11B/18

Subdivision of Part Land on D.P. 5189
being Part Allot 3 Parahaki Parish.

Approved as to Survey

Chief Surveyor
[Signature]
1967.6.7.

Received
Reference plans 5189, 39420, 50027,
51218, 50643, 58147, 50212, 2257,
35513, 37809
Field book A.A. p. 13, 16
Traverse book p. 7
Examined by [Signature]
Recorded R2312, 3, 2370, KW
Correct [Signature]
1967.6.7. T. Surveyor

Comprised in C.T. 1331/3
Survey Block & District IX Whangarei
Land District North Auckland Local Body Whangarei City
Scale 1 chain to an inch Surveyed by Rayburn & Bryant Date October 1966

David Dawson Rayburn 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, 1938.
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 21st day of December 1966
before me [Signature]
Justice of the Peace, (or other person authorised to take a statutory declaration.)

Approved
[Signatures]
Applicant or Registered Owner

This space reserved for plan number
57944

K38346 BLR

CONDITIONS OF BUILDING LINE.

SECTION 5 LAND SUBDIVISION IN COUNTIES ACT, 1946.

PURSUANT to the provisions of Section 5 (4) of the Land Subdivision in Counties Act 1946, I, CHARLES ARNOLD LAWN, Deputy Chief Surveyor, North Auckland Land District, HEREBY GIVE NOTICE that Lots 1 to 9 (inclusive), 12 and 14 more particularly delineated in the Scheme Plan of the Town of Whangarei Extension No. 20, being a subdivision of Allotment 3~~6~~, part Allotment 3, Parahaki Parish and Closed Road, comprised in Certificate of Title Volume 231 Folio 101, Auckland Land Registry, are subject to the condition that no buildings or hoardings shall be erected on Lots 1-9 (inclusive) and 12 within 8 feet of the side of Lot 13 (Road to be Dedicated) and on Lot 14 within 8 feet of North and North-east roadsides of Lot 13, aforesaid, as shown in the aforementioned scheme plan.

GIVEN under my hand this 25th day of October, 1951.

Signed: C.A. LAWN,
CHIEF SURVEYOR.

NORTH AUCKLAND LAND DISTRICT.

I, CHARLES ARNOLD LAWN, Hereby Certify that this is a copy of a Notice issued in accordance with the Land Subdivision in Counties Act, 1946.

C.A. Lawn
DEPUTY
CHIEF SURVEYOR.

Provided always that the licensee may, at any time pay to His Majesty either the whole or the purchase-money or any half-yearly instalment or instalments thereof remaining unpaid. The payment of any half-yearly instalment of the purchase-money so made shall affect the periodical continuity of half-yearly instalments, but the amount of purchase-money and interest included in the succeeding instalments payable hereunder shall be calculated as if the half-yearly periods corresponding to the instalments so paid had expired and term during which instalments of purchase-money and interest would otherwise have been payable shall be reduced accordingly.

The licensee will discharge and pay all rates, taxes, or other assessments imposed or levied by the local authority having jurisdiction within the area in which the said land is situate.

3. The licensee shall not at any time during the continuance of the license, without the previous consent in writing of the Land Board of the land district in which the said land is situated, remove any minerals from the said land, or commit any other species of waste in respect thereof:

Provided always, and it is hereby agreed and declared, that if the licensee make default in the due and full payment of any instalment of the said price, or of any interest due in respect thereof, or in the observance or performance of any of the conditions expressed or implied in this license, the aforesaid Land Board may cause to be given to the licensee, or to any person who is for the time being in occupation of the land or of any part thereof, notice under the hand of the Commissioner of Crown Lands that if the moneys so in arrear are not paid within one calendar month after the date of the notice, or if the aforesaid conditions are not observed or performed within such time as may be fixed by the Land Board in that behalf, the Land Board will forfeit this license. **And** it is hereby agreed and declared that if the moneys so in arrear are not paid within one calendar month after the date of the aforesaid notice, or if the aforesaid conditions have not been observed or performed within the time so fixed, the Land Board may, in its discretion, without any further or other notice, by resolution forfeit this license, and thereupon the license and the contract between His Majesty and the licensee for the purchase of the land, and the interest of the licensee in the said land, shall absolutely cease and determine, and all moneys theretofore paid by the licensee under the surrendered license or under this license or in respect of the said contract shall remain the property of His Majesty; but no such forfeiture shall relieve the licensee from his obligation to pay His Majesty any moneys in arrear under this license at the date of such forfeiture, or from any liability for any breach theretofore committed of the covenants herein expressed.

And it is hereby agreed and declared that these presents are intended to take effect as a license to occupy pending the completion of purchase by deferred payments under the provisions of section 6 and of section 8 of the Land Laws Amendment Act, 1926, and the provisions of the said sections, and all other provisions of the Land Act, 1924, and the amendments thereof, applicable to such licenses shall be as binding on the parties hereto as if such provisions had respectively been set out herein at length.

In witness whereof the Commissioner of Crown Lands for the Land District of _____, on behalf of His Majesty the King, has hereunto set his hand, and these presents have also been executed by the licensee.

Signed by the Commissioner of Crown Lands, on behalf of His Majesty the King,
in the presence of—

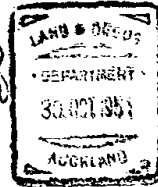
Witness : _____
Occupation : _____
Address : _____

Signed by the above-named licensee, in the presence of—

Witness : _____
Occupation : _____
Address : _____

Commissioner of Crown Lands.

Licensee.



File 5/56

Chief Surveyor's Office,
Box 2206,
AUCKLAND. Cl.

25th October, 1951

MEMORANDUM for:

The District Land Registrar,
Box 2207,
AUCKLAND. Cl.

Scheme Plan No. 4548.

Town of Whangarei Etr. N° 20.

Owner : H. Bram.

Attached is a copy of the above-mentioned scheme plan for your record; also a copy of a Notice imposing a Building Line Restriction in pursuance of Section 5 of the Land Subdivision in Counties Act, 1946, for registration in compliance with Section 5 (4) of that Act.

Kindly inform me when registration has been completed.

T. S. Roe

T. S. Roe,
CHIEF SURVEYOR.

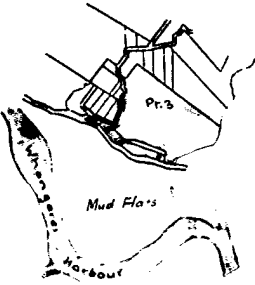
per [signature]

ENCLS.

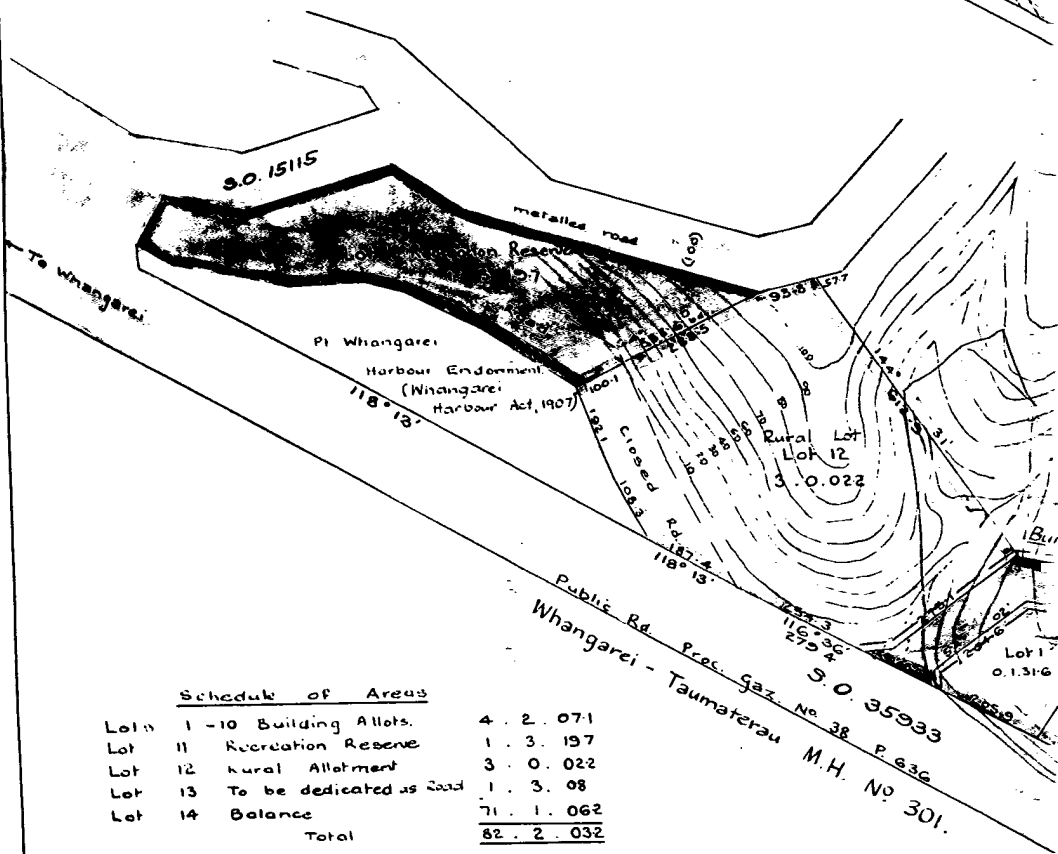
Copy of Scheme Plan. N° 4548.
Copy of Notice. N° 313.

K38346 BLR

S.P.
T.O.N.



— Locality Plan —
Scale 40 chs to an inch.



Schedule of Areas			
Lots	1 - 10 Building Allots.	4	2.071
Lot	11 Recreation Reserve	1	3.197
Lot	12 Rural Allotment	3	0.022
Lot	13 To be dedicated as Road	1	3.08
Lot	14 Balance	71	1.062
	Total	82	2.032

Town of Whangarei

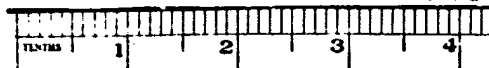
Scheme

Proposed Subⁿ of Pt. Allot
 also Allot. 3B and 3C
 Comprised in Pt. C.T. 231/10

WHANGAREI S.

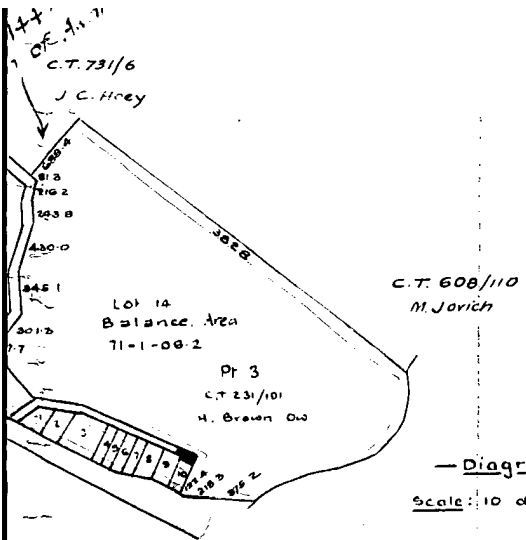
NTH. AUCKLAND LAND DIST.

Scale: 2 chains to an inch. Prepa



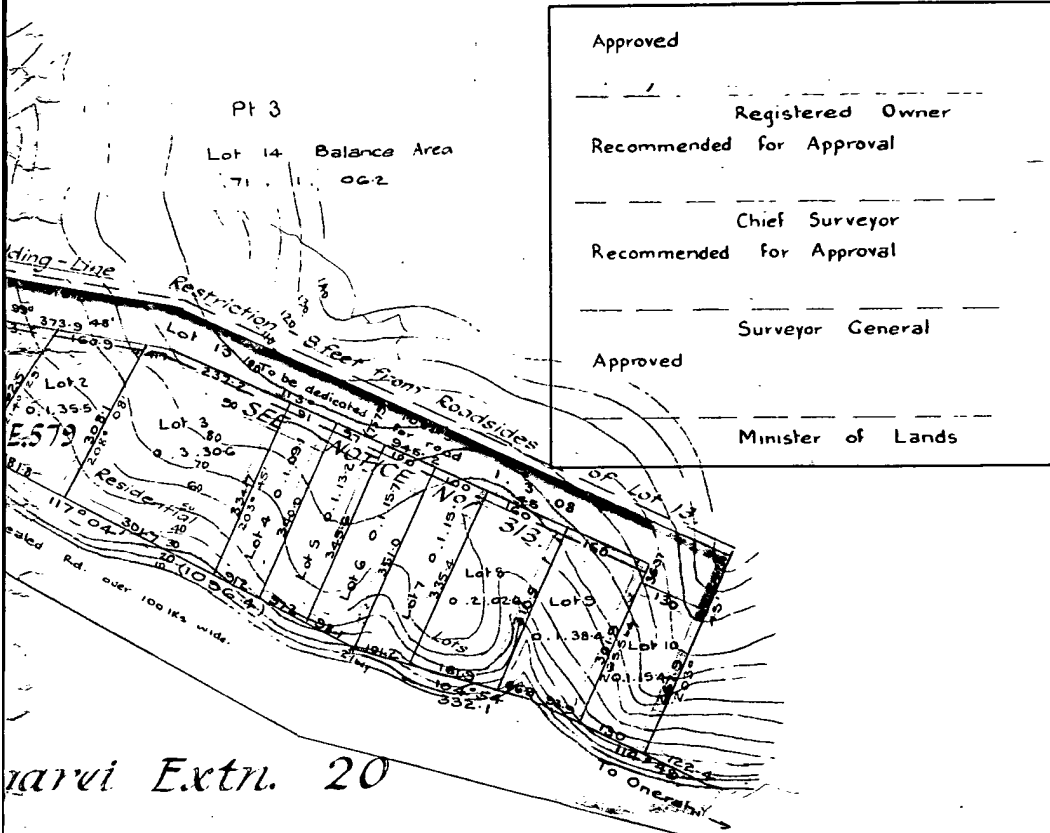
I hereby certify that this scheme
 for drainage

Date of receipt of plan: 23-8-51
 Date copy submitted to Local Authority: 20-9-51
 Section 3(2) of Act: 23-8-51
 Date of receipt of plan from Local Authority: 20-9-51
 Date of issue of copy of approved plan: _____
 Surveyor: _____ Local Authority: _____
 District Engineer: _____



C.T. 608/110
M. Jorich

— Diagram —
Scale: 10 chs to an inch.



Approved _____
 Registered Owner
 Recommended for Approval _____
 Chief Surveyor
 Recommended for Approval _____
 Surveyor General
 Approved _____
 Minister of Lands

of
3 Parahaki Parish

IX
WHANGAREI COUNTY
Surveyed by R.S. Finch Reg. Surveyor.

Surveyed by me in _____
in Counties Act 1946

Robt S. Finch
Reg. Surveyor.

makes adequate provision

Robt S. Finch
Reg. Surveyor.

I, CHARLES ARNOLD LAWN hereby certify that this is a copy of a Scheme Plan approved in accordance with the provisions of the Land Subdivision in Counties Act, 1946.

Charles Arnold Lawn
DEPUTY CHIEF SURVEYOR

4548



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.

20 April 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**
- WDC
- Trunk Main**
- WDC
 - Private
- Other Main**
- WDC
 - Private
- Process Pipework**
- WDC
 - Private
- Reticulation**
- WDC
 - Private
- Service Line**
- WDC
 - Private
- Water Area**
- Chamber**
- WDC
 - Private
- Reservoir**
- WDC
 - Private

Stormwater

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

Wastewater

- Wastewater Point**
- Backflow Device**
- WDC
 - Private
- End Structure**
- WDC
 - Private
- Fitting Node**
- WDC
 - Private
- Manhole**
- WDC
 - Private
- Meter**
- WDC
 - Private
- Motor Control Centre**
- WDC
 - Private
- Pump**
- WDC
 - Private
- Valve**
- WDC
 - Private
- Wastewater Line**
- Abandoned Pipe**
- WDC
- 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 CITY

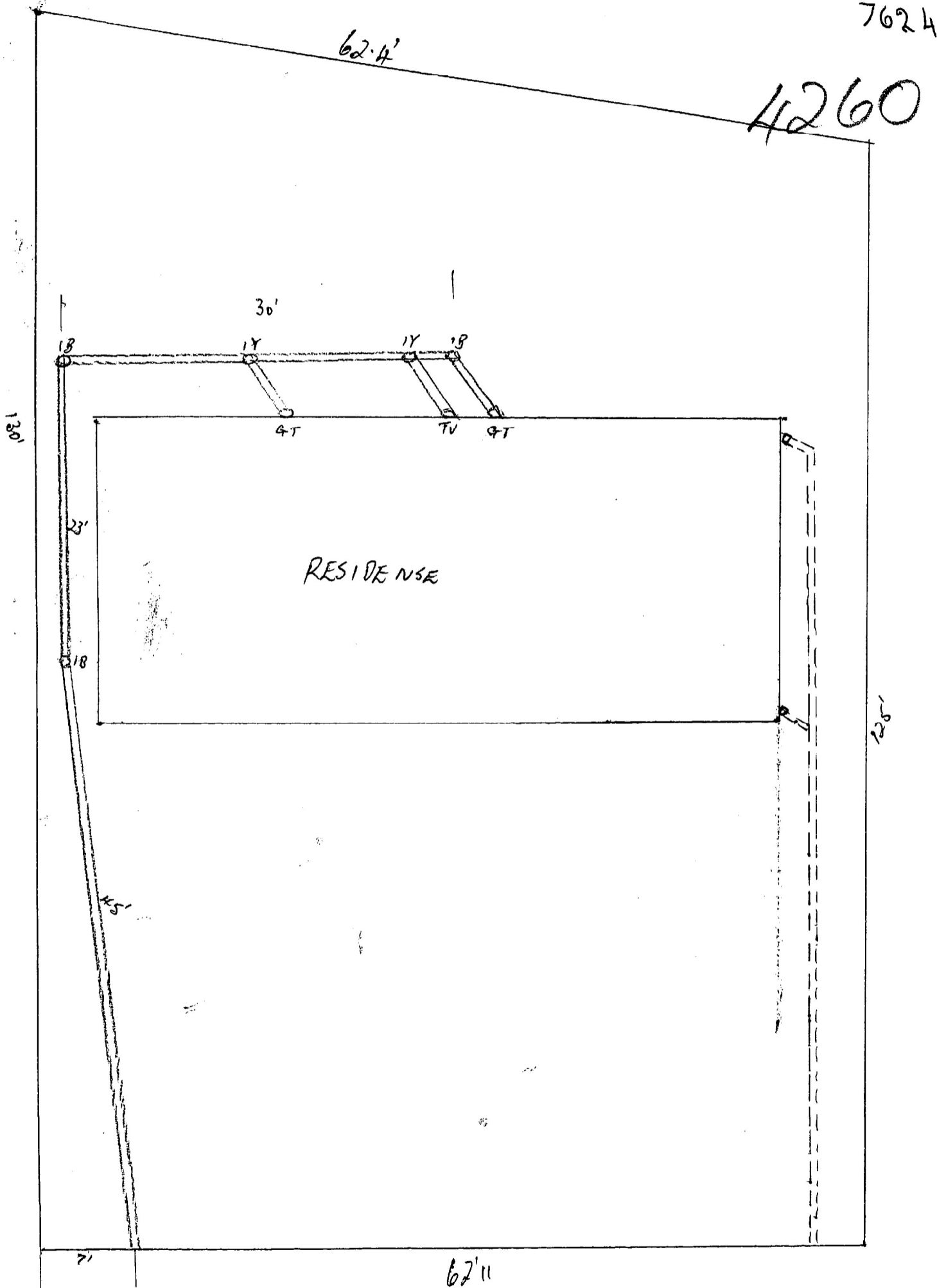
PERMIT No. 4406
DATE 6-3-70

HOUSE CONNECTION PLAN

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

19544

Binding Margin to be left Blank



Owner R. G. CULLEN

Street TANEKANA DRIVE

Assessment No. _____

Plumber _____

Drainer Young & Lloyd



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, 20 April, 2026

Property Number 19544
Legal Description LOT 21 DP 57944
Assessment Number 0074233600
Address 31 Tanekaha Drive Whangarei 0112
Record of Title(s) 11B/12
Land Value \$295,000
Capital Value \$710,000
Date of Valuation 01-July-2024

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

Meter Location 4.5M RHB 3M F KERB BH FENCE #31

Rates Breakdown (up to 30 June 2026)

Rates Charge	Charge Total
Sewage Disposal - Residential	966.00
Regional Sporting Facilities	16.09
Regional Emergency & Hazard Management	67.31
Uniform Annual General Charge	901.00
General Residential	860.60
Regional Economic Development	8.97
Regional Transport Rate	30.40
Stormwater	79.00
Regional Land and Freshwater Management	89.27
Regional Pest Management	109.47
Regional Rescue Services	8.87
Regional Council Services	229.89
Regional Flood Infrastructure	41.66
Annual Charge Total	\$3,408.53

Opening Balance as at 01/07/2025 **\$-373.81**

Rates Instalments	Total
20/07/2025 Instalment	\$852.53
20/10/2025 Instalment	\$852.00
20/01/2026 Instalment	\$852.00
20/04/2026 Instalment	\$852.00

Rates Total **\$3,408.53**

Balance to Clear **\$380.33**

B048784 ✓

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..... 19.....

To: The City Engineer,

Sir,

I hereby apply for permission to erect a dwelling
at 31 Tanekaha Drive for Robert Gwynne Cullen
(House Number and Street) (Owner)
of 46 Silverstream Rd Whangarei, according to locality plan and detail plans, elevations cross-sections
(Address)
and specifications of building deposited herewith in duplicate.

PARTICULARS OF LAND :

Assess. No. 96/667/21
Lot No. 21
D.P. 54944
Allotment No. 3 Parish of Parahaki

LENGTH OF BOUNDARIES :

Front 94.11
Back 99.37
Side 196.75 Area 29.1 P
Side 189.80

PARTICULARS OF BUILDING :

Foundations Floors Particle board
Walls Roofs corrugated iron
Area of Ground Floor 1200 sq Ft square feet
Area of Outbuildings square feet
Number of Storeys : Above kerb level 2 Below kerb level
Average distance of set back of front of buildings from street boundary line 40 Ft

ESTIMATED COST :

Building \$ 375.00
Sanitary Plumbing and Drainage \$ 925.00
Total \$ 1300.00

Footpath Bond	:
Permit Fee	<u>33.00</u>
Water	<u>80</u>
		<u>33.80</u>
		Inspector
Rec. No.	<u>1967</u>	Date <u>4.11.69</u>

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

Proposed use or occupancy of other parts of buildings

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

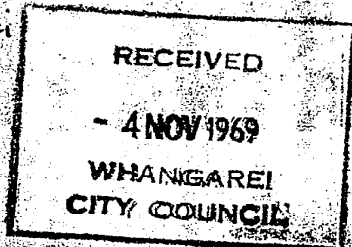
Yours faithfully,

R. G. Cullen Owner
R. G. Cullen Builder

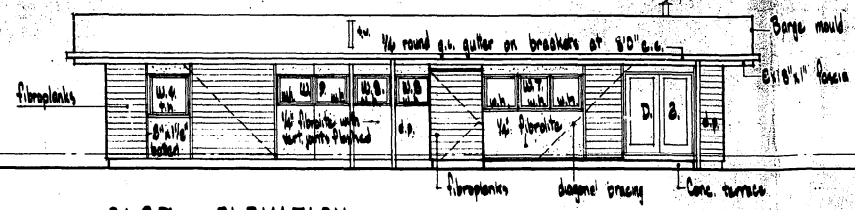
Builder's Postal Address :

Roy Davies
12 Macanui St. Whangarei

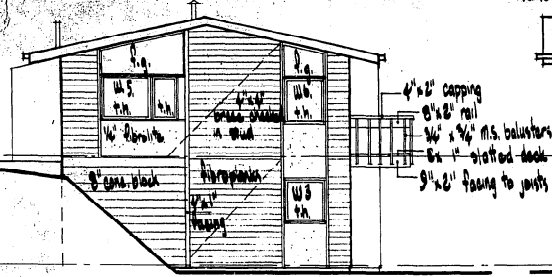
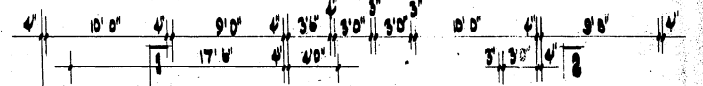
Builder's Phone. 73358



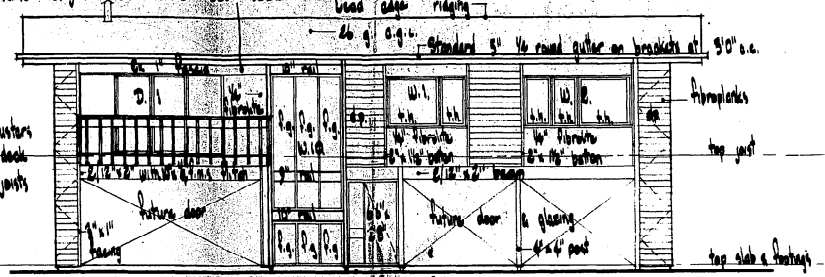
19544
77561



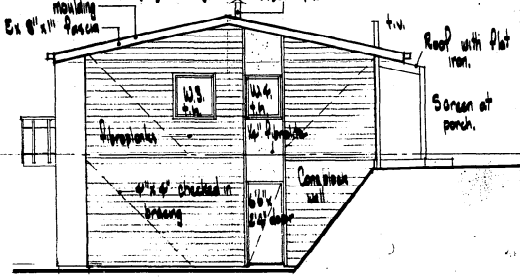
EAST ELEVATION



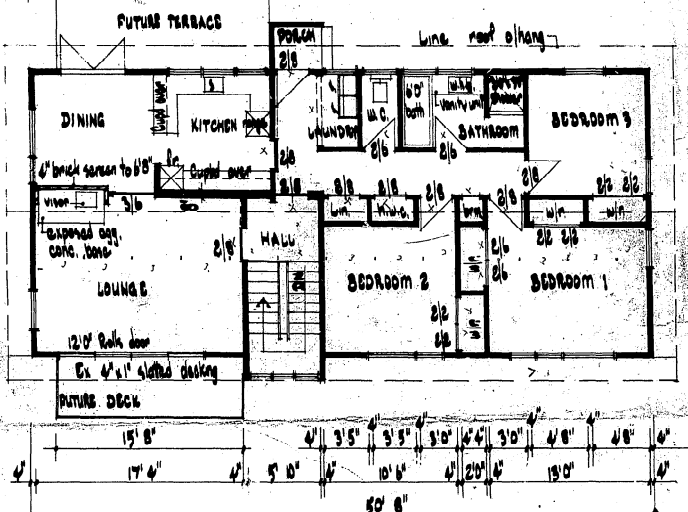
NORTH ELEVATION



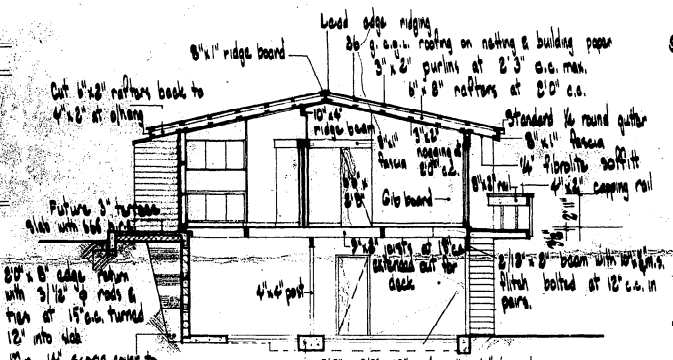
WEST ELEVATION



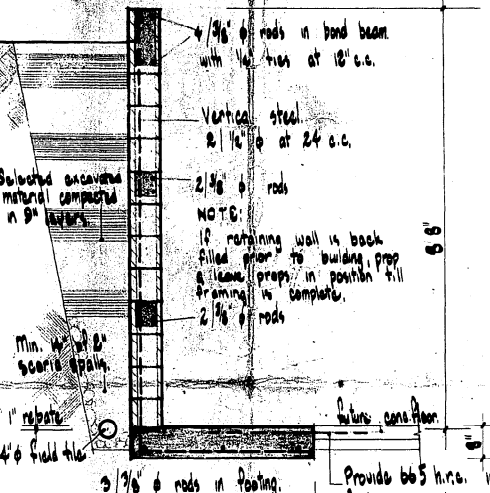
SOUTH ELEVATION



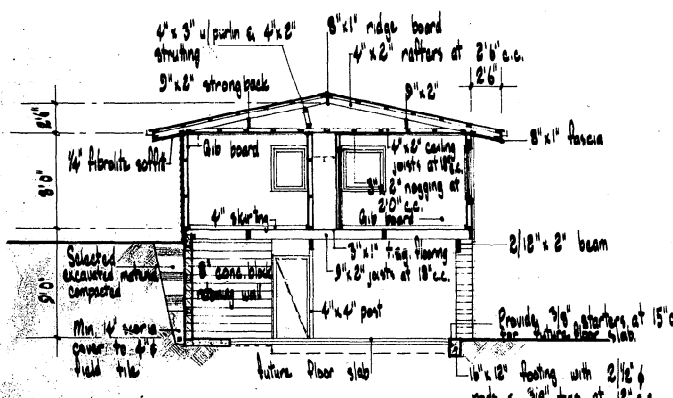
GROUND FLOOR PLAN



SECTION 1-1

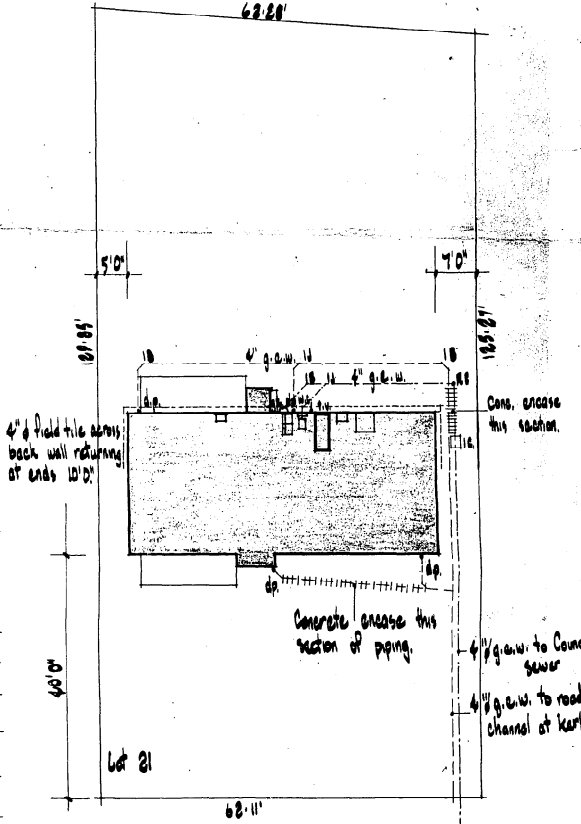


DETAIL 3

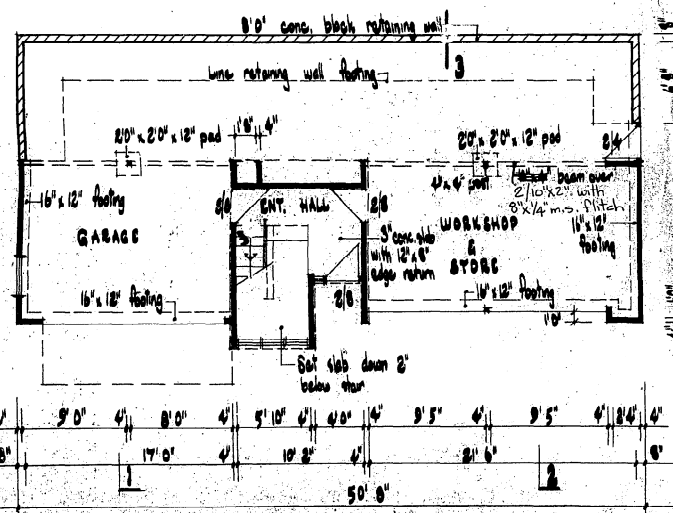


SECTION 2-2

WINDOW SCHEDULE		
W1	1 4'0" x 4'0" sash	1 4'0" x 2'0" sash
W2	1 4'0" x 4'0" sash	2 4'0" x 2'0" sashes
W3	1 3'4" x 3'4" sash	
W4	1 3'6" x 2'8" sash	
W5	1 3'6" x 4'0" sash	1 3'6" x 2'0" sash plus fixed glass panel over
W6	1 3'6" x 3'4" sash	plus fixed glass panel over
W7	3 2'8" x 2'8" sashes	
W8	1 2'4" x 2'8" sash	
W9	2 2'4" x 2'8" sashes	
DOOR SCHEDULE		
D1	12'0" x 6'8" Both sliding door	
D2	Pair 6'6" x 2'8" single glazed doors	



1/8" SITE PLAN



BASEMENT PLAN

NEW RESIDENCE at TANERAKA DRIVE for Mr & Mrs. R.G. GULLEN

RECEIVED
4 NOV 1969

HOWARD A. CLARK
Dip. Arch. A.N.Z.I.A.
Registered Architect
W H A N C A R E

SCALE
1/8" = 1'0"
1/4" = 1'0"
1/2" = 1'0"

SHEET No. 1
OF 1 SHEETS.

EW 40116 ✓

WHANGAREI CITY COUNCIL

16-5-19544

4260

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: 5.19.72

To: The City Engineer,

Sir,

I hereby apply for permission to ~~ERECT~~ ^{ADD} A DECK TO EXISTING HOUSE at 31 TANEKHA DRIVE for R. G. CULLEN (House Number and Street) (Owner) of 31 TANEKHA DRIVE according to locality plan and detail plans, elevations cross-sections and specifications of building deposited herewith in duplicate.

PARTICULARS OF LAND:

Assess. No. 76/667/21
Lot No. 21
D.P. 57944
Allotment No.

LENGTH OF BOUNDARIES:

Front 94.11
Back 94.37
Side 196.75 Area 29.1 P
Side 189.80

PARTICULARS OF BUILDING:

Foundations _____ Floors _____
Walls _____ Roofs _____
Area of Ground Floor _____ 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:

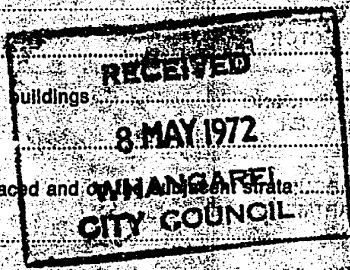
Building \$128.86
Sanitary Plumbing and Drainage \$
Total \$138.86

Footpath Bond	:	:
Permit Fee	:	:
Water	:	:
Inspector		
Rec. No. 7997	Date 8.15.72	

Proposed purposes for which every part of building is to 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 which it is to be situated



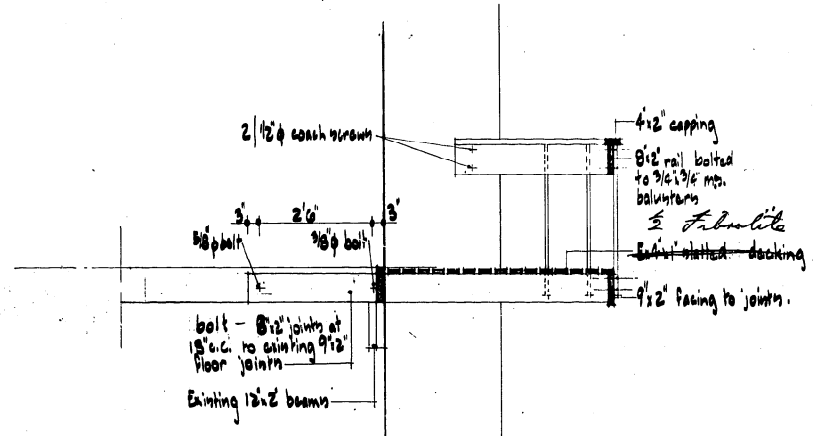
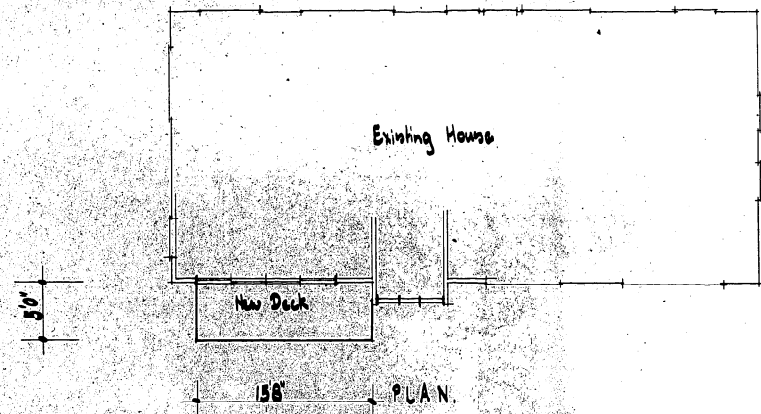
Yours faithfully, R. G. Cullen Owner

Builder's Postal Address: 75 Maunu Road Whangarei

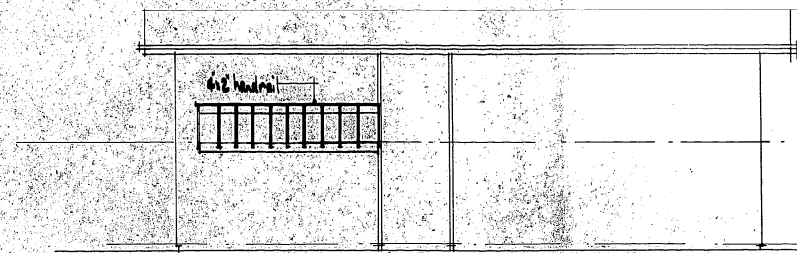
C. Ferris Builder

Builder's Phone _____ Calder Print - 5000/8/68

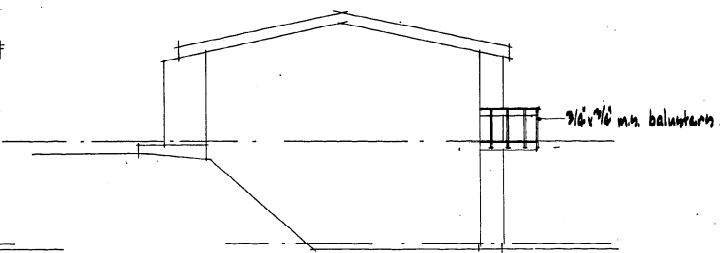
19544



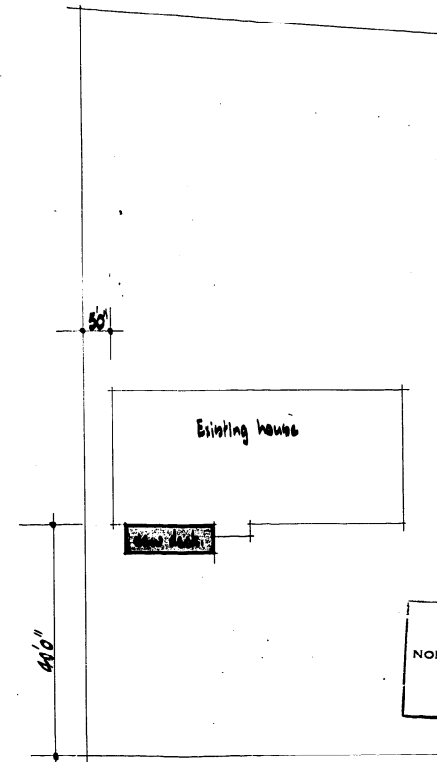
1/2\"/>



WEST ELEVATION



NORTH ELEVATION



1/16\"/>

RECEIVED
8 MAY 1972
WHANGAREI
CITY COUNCIL

THIS PLAN COMPLIES WITH THE
Operative DISTRICT SCHEME.
NORTHLAND REGIONAL PLANNING AUTHORITY.
PER: *M.H.C.*
DATE: 9/5/72

NEW DECK to RESIDENCE at TANEKAHA DRIVE for Mr & Mrs CULLEN

HOWARD A. CLARK,
Pg Arch. ANZ.I.A.
Registered Architect April 72
WHANGAREI,



0 4.25 8.5 17 25.5 34 m

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.

20 April 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.

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Award Building Certification Limited
PO Box 10070
Te Mai
Whangarei, 0143
09 438 5848

16/12/2015

To Whom It May Concern,

Introduction:

Following instructions from Lucretia Cowley, Award Building Inspections undertook an inspection at the property at 31 Tanekaha Drive, Riverside, Whangarei

Instructions:

We were to investigate and comment on the works completed to the bottom storey of the dwelling. We were given a LIM report including plans held at the local authority.

Findings:

Upon inspection of the plans held at the local authority, the downstairs area consisted of the enclosed entrance way, a double garage and workshop storage area.

The plan dated 1972 stated that glazing was to be fitted in the workshop area and a garage door to the garage.

We cannot determine when this took place however we obtained photos circa 2007 prior the recent renovation and would consider this to have been undertaken early 1980s in conjunction with the type of joinery used.

The floor levels throughout the bottom storey are consistent with the entrance indicating the concrete floor was constructed as a habitable type slab.

Under Schedule 1 of the Building Act internal walls can be constructed and lined if they are not interfering or part of a structural or bracing wall, this appears to be the case in this matter and from works identified fall under Schedule 1 therefore consent would not be required.

The joinery has been upgraded to match the existing (as per photo circa 2007) therefore also falls under Schedule 1 of the building Act and not requiring Consent.

There appears to have been addition Electrical works undertaken and an Electrical certificate was supply to cover this.

Conclusion:

All works to the downstairs of the dwelling appeared in a good structural and watertight condition and have been undertaken in a tradesman like manner.

We cannot fully determine when the proposed installation of the glazing and garage door was undertaken however from information via photos, would consider this prior early 1980s therefore prior the introduction of the 1991 Building Standards when CCC were introduced. If this was the case the works involved with the recent renovations would fall under Schedule 1 therefore not requiring consent.

If you would like to discuss this further please don't hesitate to contact our office on the above telephone number.

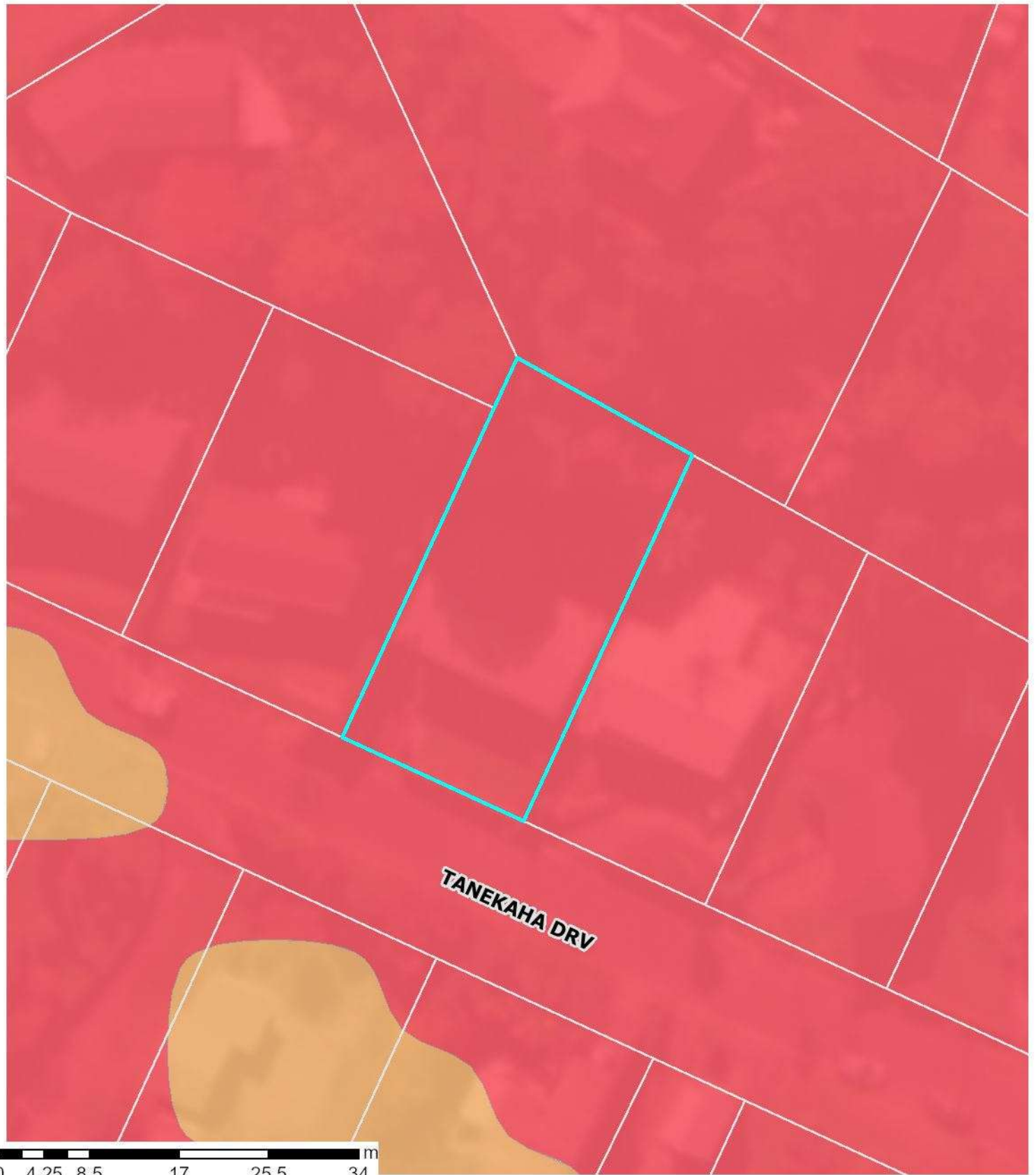
Kind Regards,

Nick Godfrey

Managing Director

E: nick@awardinspections.co.nz

P: 0211313998



Landslide Susceptibility Zone

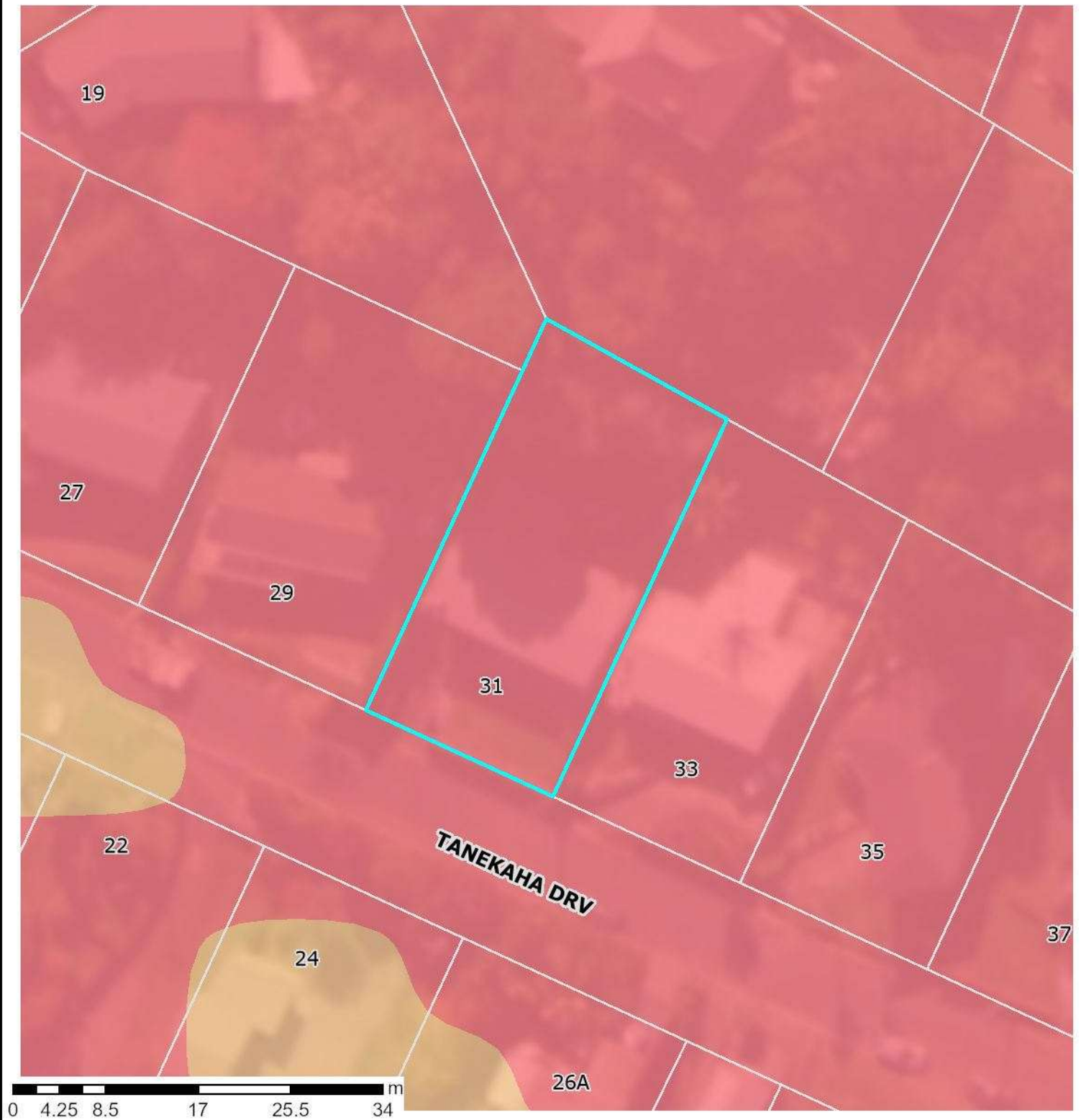
-  High
-  Moderate
-  Low

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>

20 April 2026
Scale 1:500





District Plan Change 1 - Natural Hazards Land Instability



PC1 - Natural Hazards

Land Instability

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

20 April 2026

Scale 1:500



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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