

WDC LIM REPORT



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Land Information Memorandum

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

LIM number: LM2600966

Received: 08 Jun 2026

Issued: 22 Jun 2026

Applicant

R P Wright
120 Memorial Drive
Whangarei 0112

Site Information

Property ID: 19880

Street Address: 120 Memorial Drive
Whangarei 0112

Legal Description: LOT 3 DP 53068

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: NA5C/495
- Deposited Plan: DP 53068

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

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

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

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

- Water, Wastewater and Stormwater Map

For further information regarding Council Water Supply please refer:

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

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)(daa) Information relating to non-consented small stand-alone dwellings s44A(2)(da) Information provided under s362T of the Building Act 2004; s44A(2)(e) Certificate issued by a building certifier; s44A(2)(ea) Information notified under s124 of the Weathertight Homes Resolution Services Act 2006

Copy of Building Permits issued for this property are attached.

- New Dwelling & Garage
Dated 30/01/1974
- Swimming Pool
Dated 09/09/1975
- Build Terrace
Issued 12/12/1978

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

- Applications for Permits for Sanitary Plumbing and Drainage
Dated 30/01/1974
- Application for Water Connection
Poor reproduction due to quality of archival image

Swimming pool

There is a swimming pool at this property. The pool fencing was deemed to be compliant at the last inspection on 05/03/2025.

For further information please refer: <https://www.wdc.govt.nz/PoolFencing>

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

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 Low Density Residential Zone.

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

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

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

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

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

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

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

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

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

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

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

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

s44B(2) Natural Hazards

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

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

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

District Plan Information about Natural Hazards

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

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

Building Act Information about Natural Hazards

No Building Act Information about natural hazards applies to this property.

Flooding

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

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

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

River flood maps

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

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, as 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.

Draft river flood reports

Northland Regional Council are continuing with their flood hazard modelling programme to improve the information about the potential for flooding in the region. The reports on these models are not currently published as they are going through peer review and quality checks, however they are available upon request from the Northland Regional Council.

The following reports are available:

- Whangarei Catchment Upgrade and Options Model. Project objectives include providing an appropriate modelling capability for catchment management, asset management and flood risk management. The completed model as well as the Whangarei urban areas detailed level which is closely related to the drainage system management. The report was prepared April 2023 by EWaters and updated in 2025
- Report on the Northern Wairoa Rainfall, Tidal and Storm-Surge Model is designed to simulate rainfall-induced flooding, tidal influences, and storm surge effects for the Northern Wairoa catchment, with a focus on the Dargaville area. The model has been calibrated using multiple flood events at all river gauge locations within the catchment. The report was prepared in September 2025 by Submergent Limited for Northland Regional Council.

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 Tutukaka & Horahora Catchments (Catchments M05)
2. Report Title:	Design Modelling Whangarei Tutukaka & Horahora Catchment (M05)
3. Report date:	April 2021
4. Report prepared by:	Water Technology
5. Report commissioned by:	Northland Regional Council
6. Purpose of the report:	This report documents the design modelling methodology for Whangarei Tutukaka & Horahora Catchment (M05), noting that this catchment was not calibrated, however, model parameters reflected regional parameters and assumptions relied upon for Catchments M01, M13 & M14 which were calibrated and are located within close proximity to Catchment M05.
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 & Moderate**. These maps are based on a district wide study entitled 'Landslide Susceptibility Assessment for Whangarei District Council, October 2022.

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

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

Technical report

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

Liquefaction

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

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

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

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

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

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

Tsunami

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

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

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

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

Technical Report for Tsunami Evacuation Zone and Safe Zone map

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

Erosion and Landslide

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

Northland Regional Council has modelled the region's relative risk of erosion and sediment loss to water and these have been published as Erosion and Sediment Risk at this link -

<https://experience.arcgis.com/experience/bf65abc23bc144e2a32cd1efd6094167>.

The maps are based on a predictive model created using a range of information, including LiDAR (remote sensing technology that uses lasers to create 3D maps), soil and geology type, slope and climate data. The maps are designed as a tool to help landowners manage risks to water quality as a result of sediment loss to water - they provide an assessment of the relative risk of erosion and risk of sediment reaching waterways across Northland.

The maps do not provide a geotechnical assessment of land suitability for subdivision or built development, nor do they quantify the likelihood of future landslides or slips.

Technical Reports for erosion prone land

1. Scope of report	Regional
2. Report Title:	Northland's Landscape Driven Erosion Map: A Resources for Decision-Makers and Communities
3. Report date:	2025
4. Report prepared by:	Land and Water Science
5. Report commissioned by	Northland Regional Council
6. Purpose of the report:	This report was created for people across Northland-farmers, council staff, iwi and hapū, community leaders, and planners-who want to better understand a new regional tool called the Sediment-Process Attribute Layer, or S-PAL. S-PAL does not replace older soil or geology maps. Instead, it builds on those valuable foundations by adding a new layer of information made possible through modern datasets.
7. Where or how to access report	Northland Regional Council website: https://www.nrc.govt.nz/media/tr4ng33g/northlands-landscape-driven-erosion-map-lws-2025.pdf
1. Scope of report	Regional
2. Report Title:	The S-PAL Framework: Technical User Guide for Erosion Susceptibility Assessment and Mitigation
3. Report date:	2026
4. Report prepared by:	Land and Water Science
5. Report commissioned by	Northland Regional Council
6. Purpose of the report:	This User Guide explains how to use the S-PAL v 2.0 Framework to identify land that is prone to erosion across Northland. S-PAL stands for Sediment-Process Attribute Layers - a system that combines detailed maps and measurements to show where the land is most likely to erode and shed sediment into waterways.
7. Where or how to access report	Northland Regional Council website: https://www.nrc.govt.nz/media/qkofckd2/northland-erosion-and-sediment-risk-map-technical-user-guide-11jan2026.pdf

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:



Tegan Tinsley
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.

19 June 2026

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

Scale 1:1,000



Aerial Photography



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

19 June 2026

Scale 1:1,000



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



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

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




R.W. Muir
Registrar-General
of Land

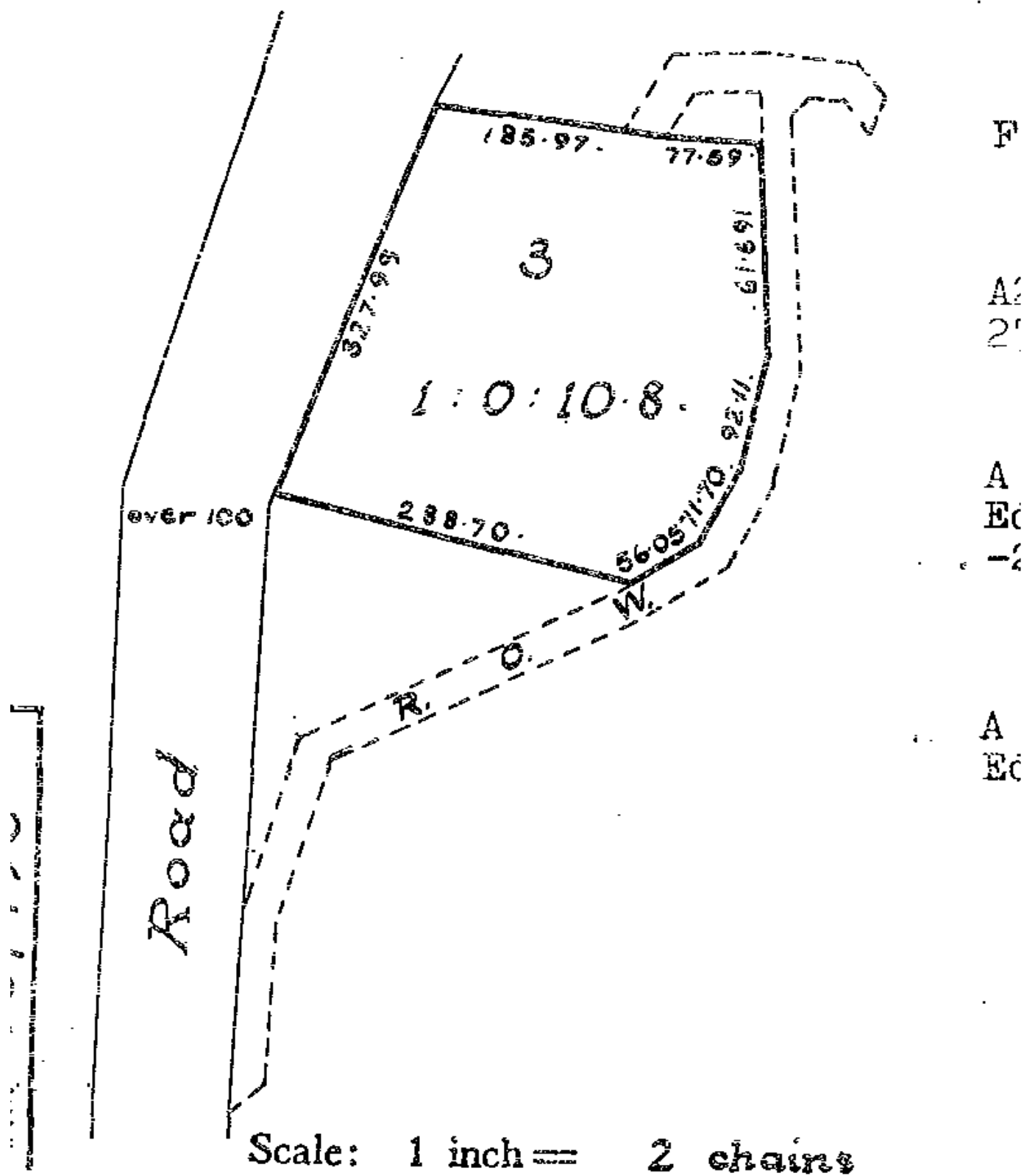
Identifier **NA5C/495**
Land Registration District **North Auckland**
Date Issued 24 March 1965

Prior References
NA1999/77

Estate Fee Simple
Area 4320 square metres more or less
Legal Description Lot 3 Deposited Plan 53068
Registered Owners
Raewyn Patricia Wright

Interests

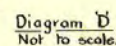
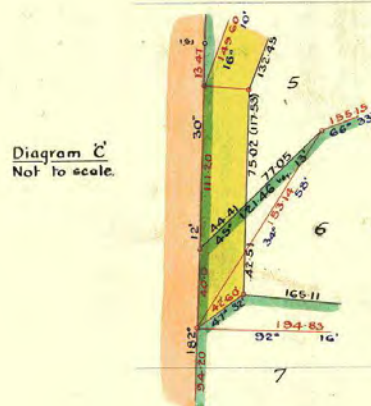
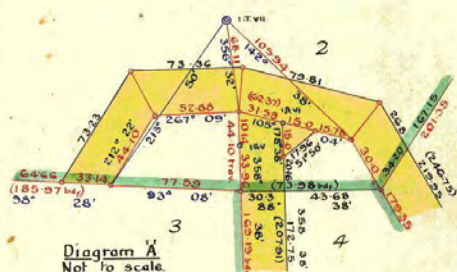
Appurtenant hereto are rights of way specified in Easement Certificate A17268
The easements specified in Easement Certificate A17268 are subject to Section 37 (1) (a) Counties Amendment Act 1961



Land Transfer Office
Received 53068
Title Reference 1999/77 (All)
Referred to LT. Surveyor

Memorandum of Easements			
Nature of Easement	Colour	Servient Tenement	Dominant Tenements
R.O.W. over Pt Lot 6	Yellow	Pt Lot 6	Lots 1, 2, 3, 4, 5 & 7
R.O.W. over Pt Lot 5	-	Pt Lot 5	Lots 1, 2, 3 & 4
R.O.W. over Pt Lot 4	-	Pt Lot 4	Lots 1, 2 & 3
R.O.W. over Pt Lot 2	-	Pt Lot 2	Lots 1, 3 & 4
R.O.W. over Pt Lot 1	-	Pt Lot 1	Lot 4

Conditional Consent.



S.O.6164

Pt. W.93
Gaz 1926 p. 1110
S.O. 42987

Lot 2
1.0.057

Lot 1
1.0.092

Lot 3
1.0.108

Lot 4
1.2.034

Lot 5
1.0.026

Lot 6
1.1.256

Lot 7
1.0.113

Lots 1-7
Total Area 8^A.0^R.28^P6

Note: All old marks from D.P.46522 except where shown otherwise

Subdn. of Pt Lot 2 D.P.46522, Pt. Allots S.W.94 & N.E.94 Parahaki P'sh

Comprised in C.T.1999/77 (All)

BLK IX WHANGAREI S.D

NTH AUCKLAND LAND DISTRICT. WHANGAREI COUNTY.

Scale: 1 chain to an inch Surveyed by P.T. Hosking Date: Jan. 1964

I Peter Treglown Hosking of Whangarei Registered Surveyor and holder of an Annual Practising Certificate, do solemnly and sincerely declare that this plan has been made from surveys executed by me; that both plan and survey are correct, and have been made in accordance with the regulations under the Surveyors Act, 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 14th day of February 1964

before me - G. A. Bichel

Justice of the Peace

P. T. Hosking
Registered Surveyor



Deposited this 6th day
of March 1964
District Land Registrar



Chairman
Councillor
County Clerk

Cross Referenced

Approved as to Survey

Chief Surveyor

Received D.P. 17205

Reference Plans 18256

46522, S.O. 6164

Field book 380 p. 131-132

Traverse book p. 5

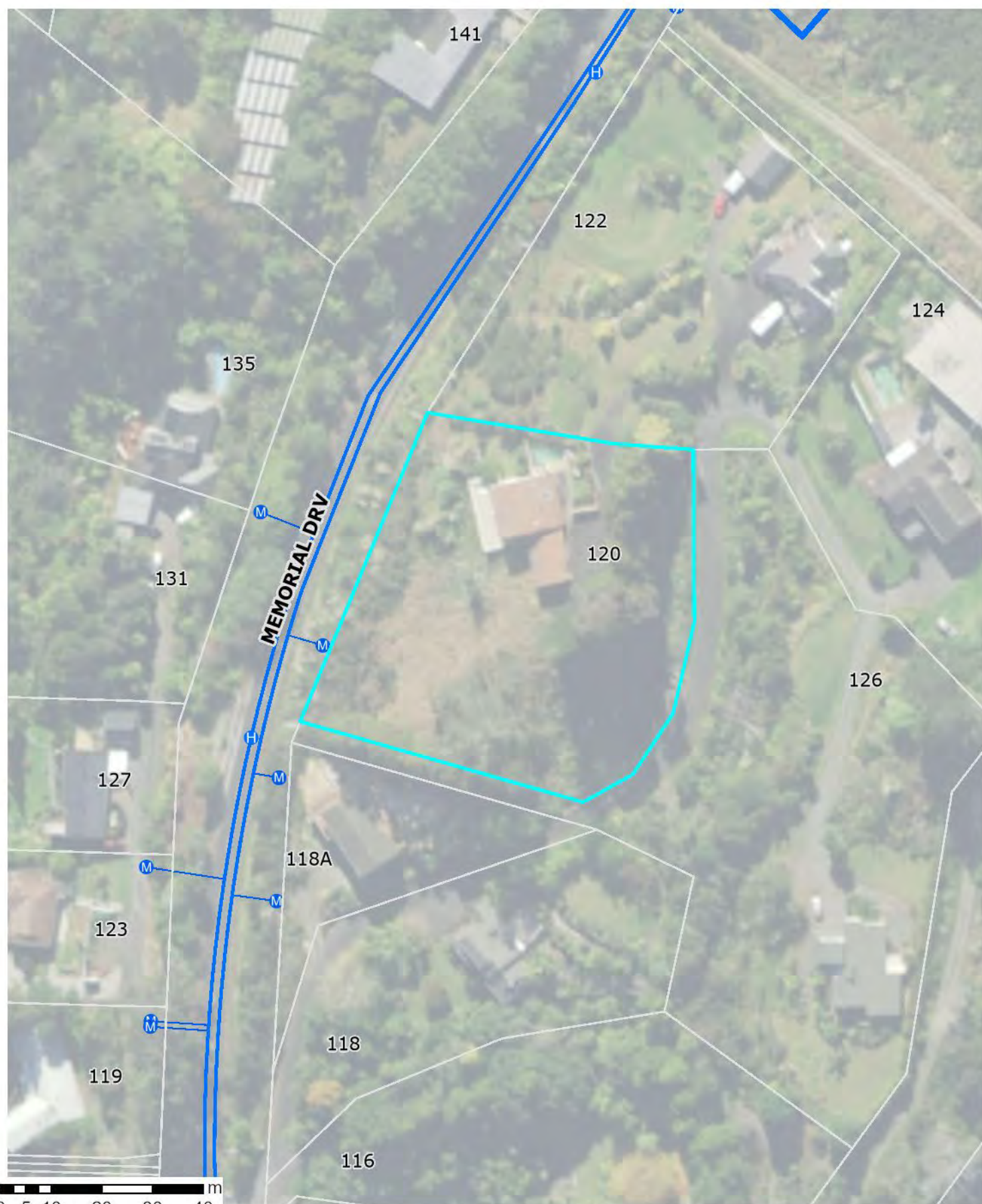
Examined by

Recorded on R. 2409

Correct L.T. Surveyor

53068

Approved
M. R. Brown
Registered Owner
53068



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.

19 June 2026

Scale 1:1,000



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Water, Wastewater and Stormwater – Map Legend

Water

Water Point

Actuator



WDC



Private

Backflow Device



WDC



Private

Bore



WDC



Private

End Structure



WDC



Private

Fitting Node



WDC



Private

Hydrant



WDC



Private

Meter



WDC

Meter Manifold



WDC



Private

Pump



WDC



Private

Valve



WDC



RED



Private

Water Line

Abandoned Pipe



Trunk Main



WDC



Private

Other Main



WDC



Private

Process Pipework



WDC



Private

Reticulation



WDC



Private

Service Line



WDC



Private

Water Area

Chamber



WDC



Private

Reservoir



WDC



Private

Stormwater

Stormwater Point

End Structure



WDC



Private

Fitting Node



WDC



Private

GPT



WDC



Private

Manhole



WDC



Private

Pump



WDC



Private

Stormwater Inlet



WDC



Private

Valve



WDC



Private

Stormwater Line

Abandoned Pipe



Culvert



WDC



Private

Drainage



WDC



Private

Main



WDC



Private

Service Line



WDC



Private

Surface Drain



WDC



Private

Stormwater Area

Basin



WDC



Private

Chamber



WDC



Private

Wastewater

Wastewater Point

Backflow Device



WDC



Private

End Structure



WDC



Private

Fitting Node



WDC



Private

Manhole



WDC



Private

Meter



WDC



Private

Motor Control Centre



WDC



Private

Pump



WDC



Private

Valve



WDC



Private

Wastewater Line

Abandoned Pipe



Main



Rising Main (Pressure)



Sewer Gravity Main



Private



Other

Process Pipework



WDC



Private

Service Line



WDC



Private

Wastewater Area

Chamber



WDC



Private

Pressure Sewer System



Public



Private



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

Rates LIM Report

As at: Friday, 19 June, 2026

Property Number 19880
Legal Description LOT 3 DP 53068
Assessment Number 0074262500
Address 120 Memorial Drive Whangarei 0112
Record of Title(s) 5C/495
Land Value \$345,000
Capital Value \$900,000
Date of Valuation 01-July-2024
Effective Date (used for rating purposes) 01-July-2025
Meter Location from top of hill @ house - lhs side gate bearing at 11 o'clock downhill to fence 150m. At tap 15m rhs transformer pole as you go downhill (access not difficult)

Rates Breakdown (up to 30 June 2026)

Rates Charge	Charge Total
General Residential	1,006.47
Regional Pest Management	109.47
Regional Land and Freshwater Management	104.40
Regional Rescue Services	8.87
Regional Council Services	229.89
Uniform Annual General Charge	901.00
Regional Emergency & Hazard Management	67.31
Stormwater	79.00
Regional Economic Development	10.49
Regional Transport Rate	30.40
Regional Flood Infrastructure	41.66
Regional Sporting Facilities	16.09
Annual Charge Total	\$2,605.05

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

Rates Instalments	Total
20/07/2025 Instalment	\$652.05
20/10/2025 Instalment	\$651.00
20/01/2026 Instalment	\$651.00
20/04/2026 Instalment	\$651.00

Rates Total **\$2,605.05**

Balance to Clear **\$0.00**

WHANGAREI COUNTY COUNCIL

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

APPLICATION FOR BUILDING PERMIT

TO THE COUNTY ENGINEER

Sir,

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

Particulars of the land and buildings are:—

OWNER Name MR. N. H. COX
Postal Address ORARI PLACE KAMO Phone

BUILDER Name MCKINNON BUILDERS LTD
Postal Address Box 872 WHANGAREI Phone 70128

EXISTING USE OF SITE & BUILDINGS VACANT SCRUB

NATURE OF PROPOSED BUILDING WORK NEW DWELLING & GARAGE
e.g. additions to Dwelling, Bedroom, Lounge extensions etc.

VALUATION DEPT. ASSESSMENT No.: (from rate demand) 26/8/77

LEGAL DESCRIPTION OF SITE: (from rate demand or title deeds) LOT 3. DP 53068
ILLS 12 Whangarei D

Road or Street: MEMORIAL DRIVE **Town or Locality:** PARAHAKI

AREA OF SITE: 1 Acres — Roods 10.8 Perches

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

FLOOR AREA: (proposed work — square feet)

	Basement	Ground floor	Other floors	Total
Main Building		<u>1000</u>	<u>500</u>	<u>1500</u>
Accessory Buildings		<u>800</u>		<u>800</u>

ESTIMATED VALUE OF WORK:

Main Buildings (excluding plumbing & drainage)	\$ <u>22,075-00</u>	} <u>25575</u>
Accessory Buildings (excluding plumbing & drainage)	\$ <u>3,500-00</u>	
Plumbing and drainage	\$ <u>2,650-00</u>	
Total Value of Work		\$ <u>28,225-00</u>

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

Signature of Applicant: E. K. McKinnon

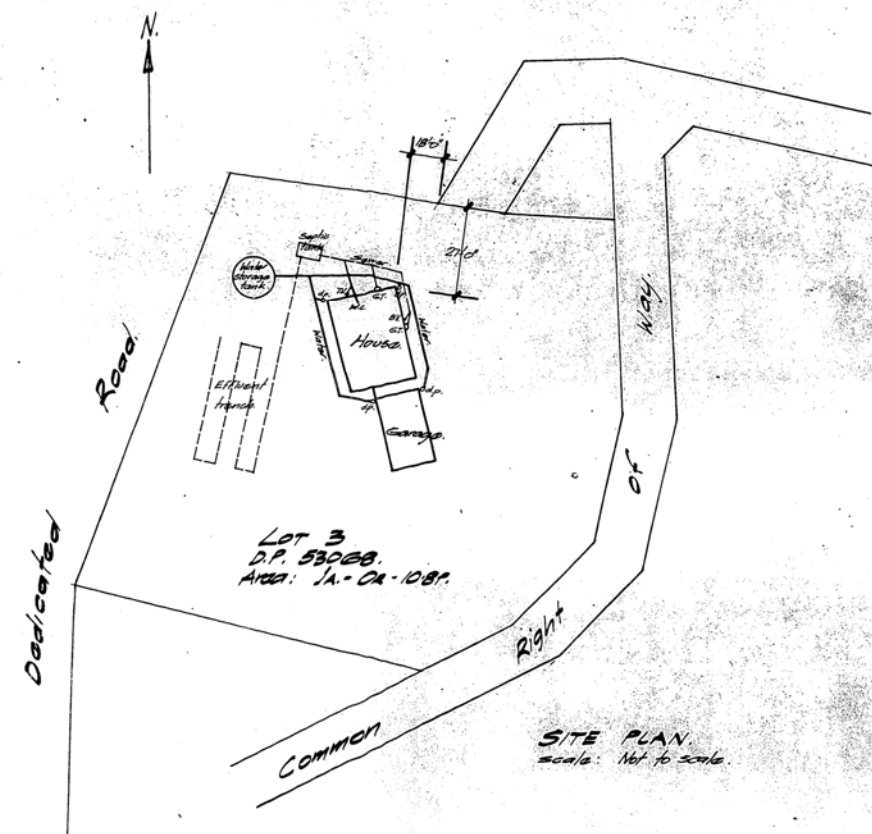
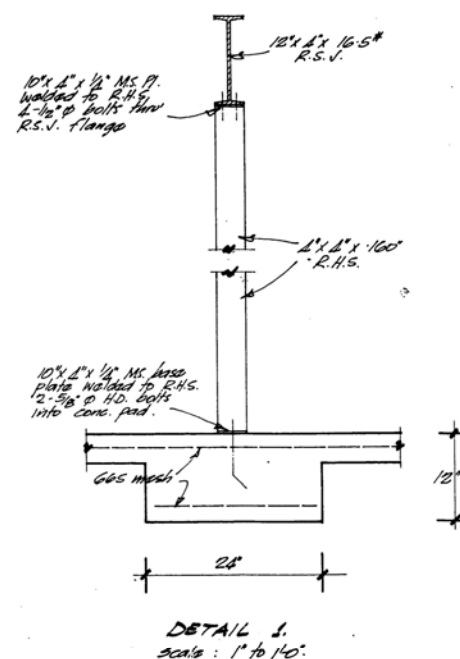
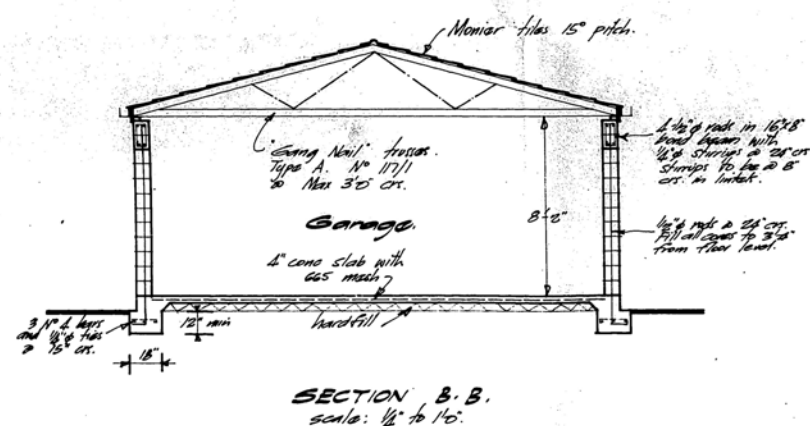
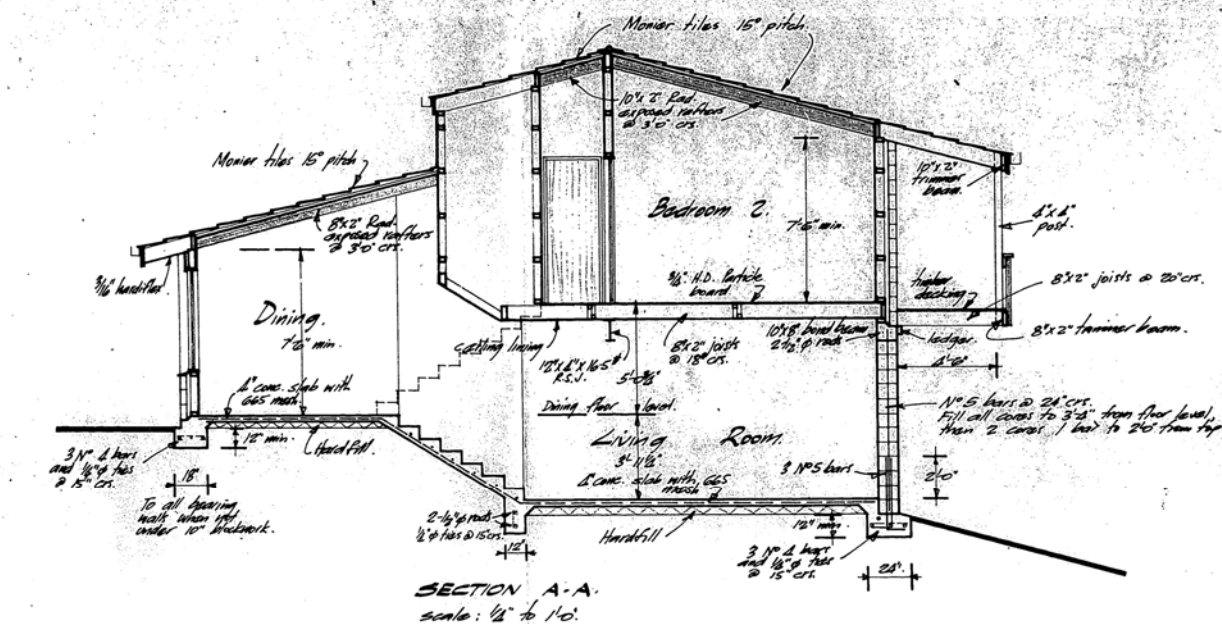
Date: 30-1-74

FOR OFFICE USE ONLY

FEES:

Building permit	\$ <u>72-00</u>	Receipt No. <u>892</u>	Date <u>19.3.74</u>	Permit No. <u>9111</u>
Plumbing & Drainage permit	\$ <u>18-00</u>	Receipt No. <u>891</u>	Date	Permit No. <u>1180/1181</u>
Dispensation planning scheme	\$	Receipt No.	Date	
Building research levy	\$ <u>14-50</u>	Receipt No. <u>893</u>	Date	
Footpath crossing	\$	Receipt No.	Date	
Footpath Deposit	\$	Receipt No.	Date	
TOTAL		<u>\$104-50</u>		

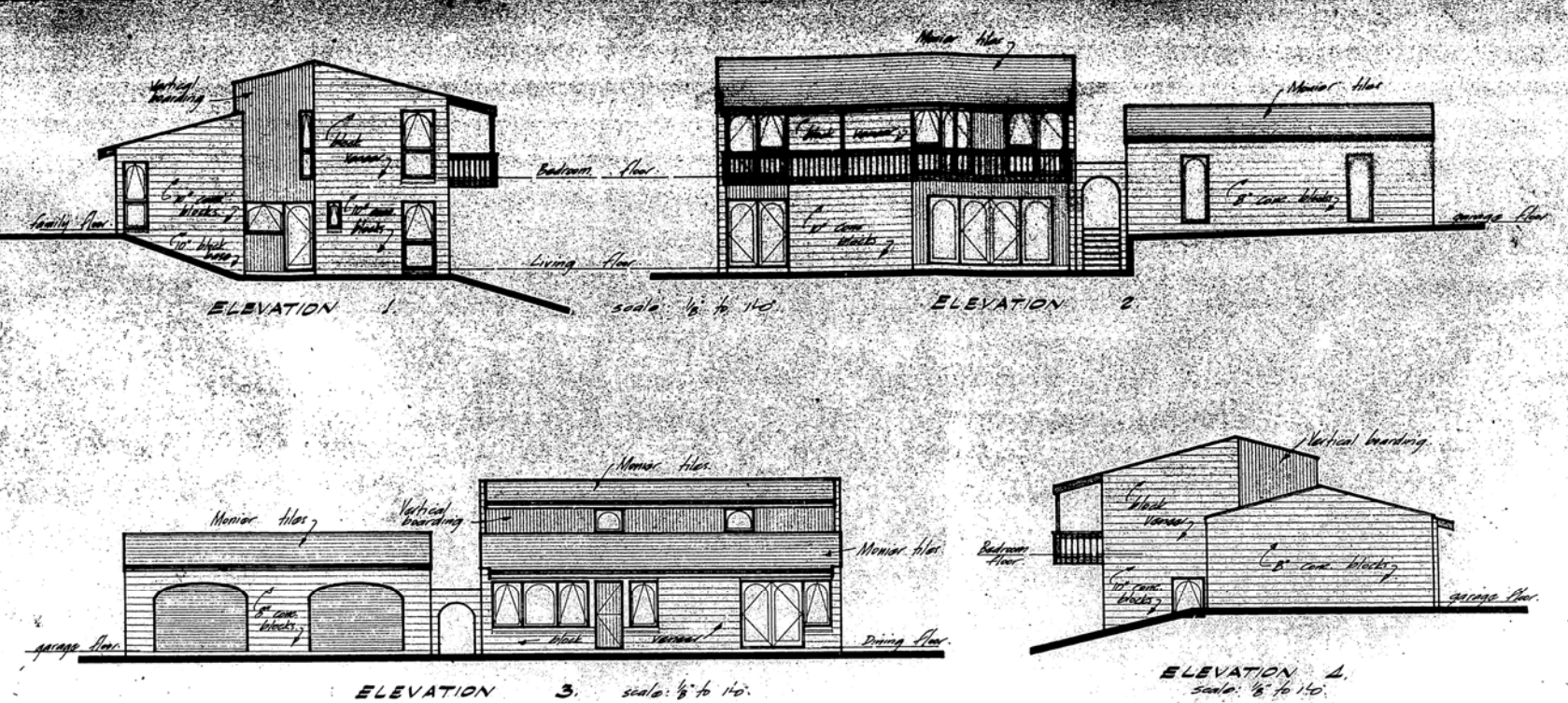
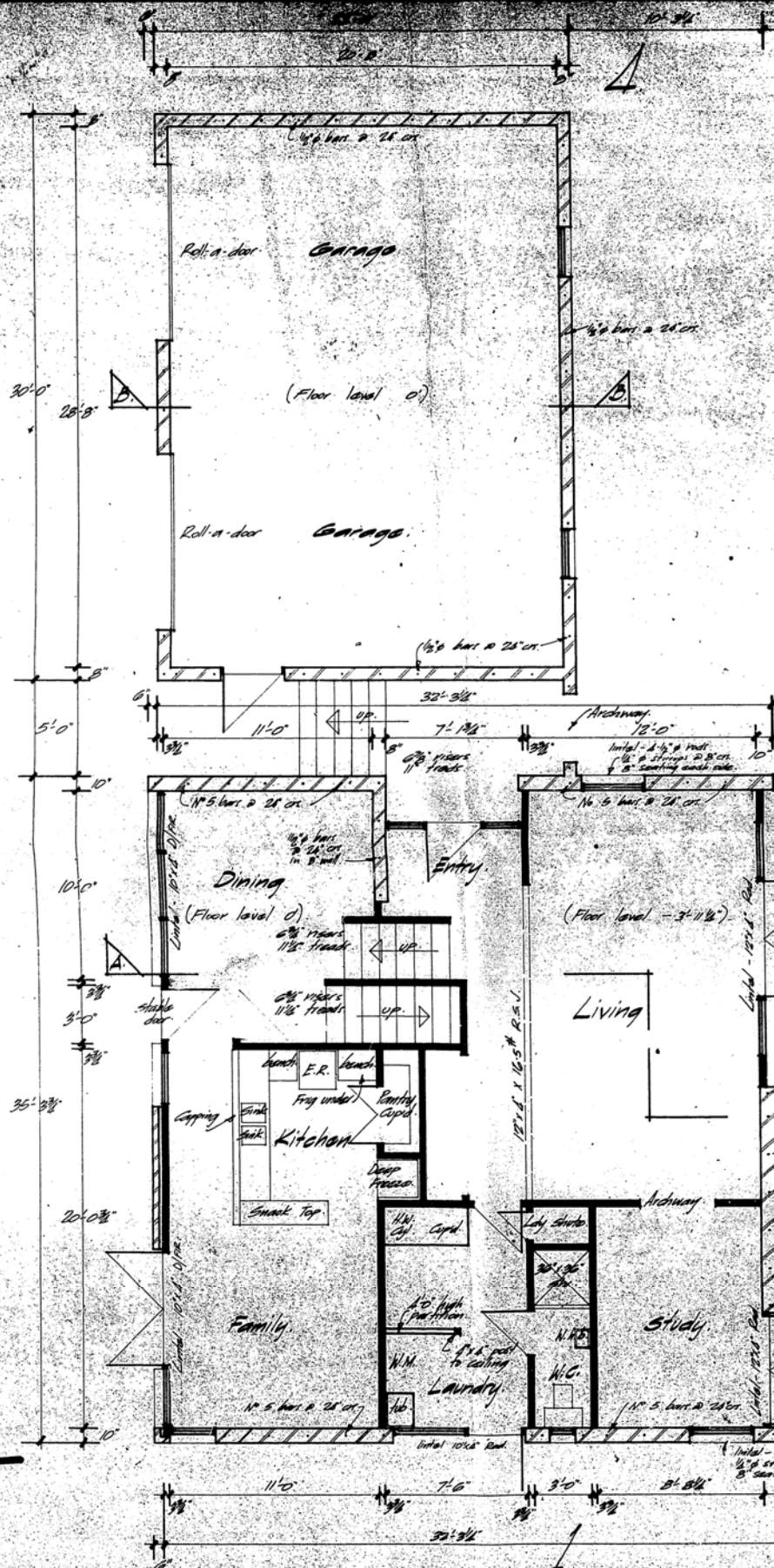
19880



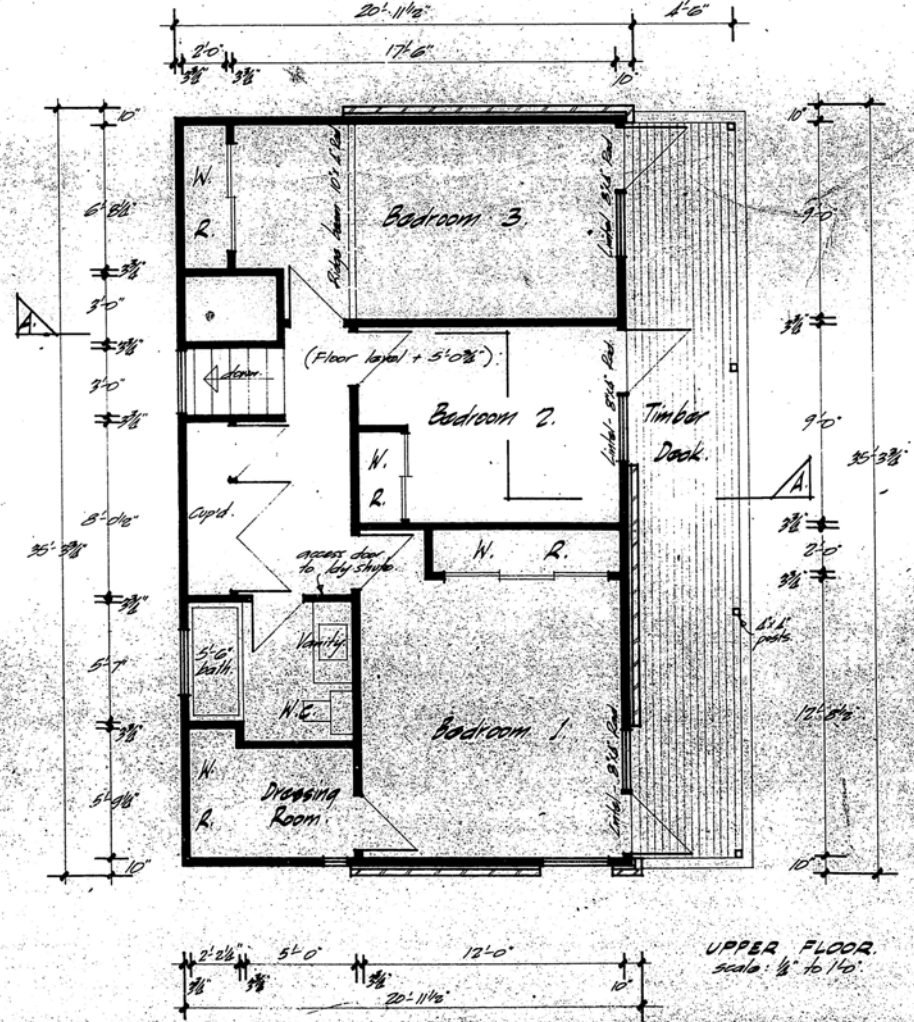
19880

3

4



2



LOWER FLOORS
Scale: 1/8" = 1'-0"

UPPER FLOOR
Scale: 1/8" = 1'-0"

MCKINNON BUILDERS LIMITED
7A KIRIPAKA RD. WHANGAREI
P.O. BOX 372. Phone 1075

CLIENT:
MR. N. H. COX

LOCATION:
PARAHAKI - WHANGAREI

AMENDMENTS:

DRAWN: K. S. MULLERY
DATE: 11-12-78
NOTES: AS SHOWN

PLAN NO.
SHEET 1 OF 2

WHANGAREI COUNTY COUNCIL

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

APPLICATION FOR BUILDING PERMIT

TO THE COUNTY ENGINEER

Sir,

FILE 2411

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

Particulars of the land and buildings are:—

OWNER Name N. H. & F. A. COX - WRIGHT
Postal Address P.O. Box 943 WHANGAREI Phone 83781
BUILDER Name N. H. COX
Postal Address P.O. Box 943 WHANGAREI Phone 83781

EXISTING USE OF SITE & BUILDINGS

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

VALUATION DEPT. ASSESSMENT No.: (from rate demand) 36-81-7

LEGAL DESCRIPTION OF SITE: (from rate demand or title deeds)

Lot 3 D.P. 53068
Road or Street: PARAHAKI MEMORIAL DRIVE Town or Locality: WHANGAREI
AREA OF SITE: 1 Acres 0 Roods 10.80 Perches

Hectares

NATURE OF SOIL: (rock, clay, sand, loam etc.) CLAY - ROCK

FLOOR AREA: (proposed work — square feet)

	Basement	Ground floor	Other floors	Total
Main Building	<u>Volume (15x9+9x9)</u>	<u>= 5741.8</u>	<u>gallons</u>	<u>= 26103 litres</u>
Accessory Buildings	<u>Depth 1.2192 m</u>	<u>= 24480</u>	<u>litres</u>	

ESTIMATED VALUE OF WORK:

Main Buildings (excluding plumbing & drainage)	\$
Accessory Buildings (excluding plumbing & drainage)	\$
Plumbing and drainage	\$

Total Value of Work \$ 1000.00

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

Signature of Applicant: [Signature]

Date: 9th Sept 78

FOR OFFICE USE ONLY

FEES:

Building permit	\$ <u>6.00</u>	Receipt No. <u>1706</u>	Date <u>11.9.78</u>	Permit No. <u>9.69623</u>
Plumbing & Drainage permit	\$	Receipt No.	Date	Permit No.
Dispensation planning scheme	\$	Receipt No.	Date	
Building research levy	\$	Receipt No.	Date	
Footpath crossing <u>web</u>	\$ <u>—</u>	Receipt No.	Date	
Footpath Deposit <u>web</u>	\$ <u>—</u>	Receipt No.	Date	
TOTAL	\$ <u>6.00</u>			

19880

ROAD FRONTAGE

10' 20' 30' 40' 50' 60' 70' 80'

Site Plan

THIS PLAN MUST SHOW (in ink):

1. Position of existing buildings (drawn in red).
2. Position of building proposed under this application (drawn in blue)
3. Position of garage and Driveways whether required now or not.
4. Position of Septic Tank, Sanitary and Stormwater drainage.
5. Distances of each building from boundary lines.
6. Boundary lines shown thus:
7. Any Building Line Restrictions imposed on land.
8. Site plan must be drawn accurately to scale. Sixteen feet to one inch or as appropriate.
9. Deviation from site plan is not permitted without previous approval of the Council.

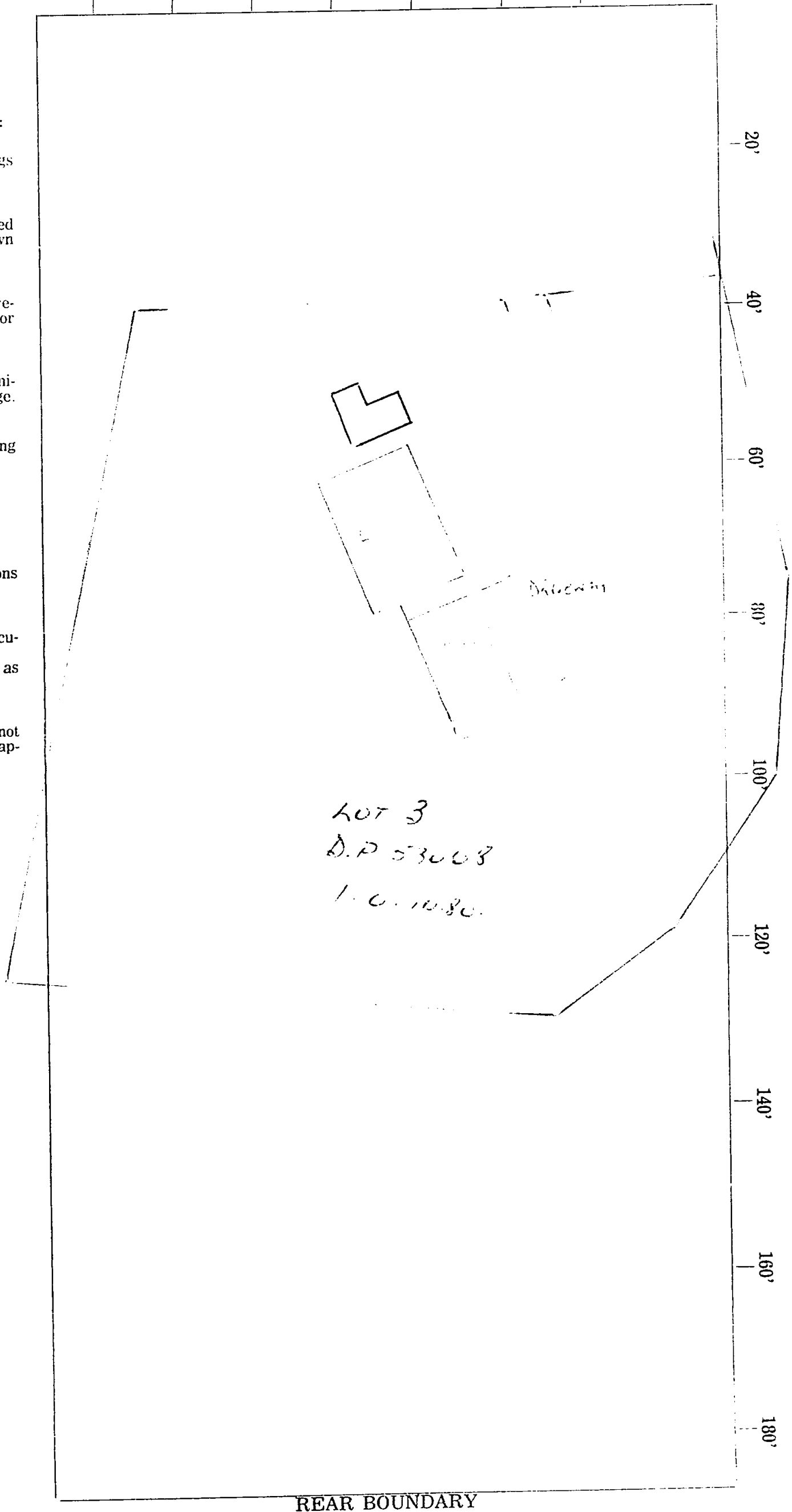
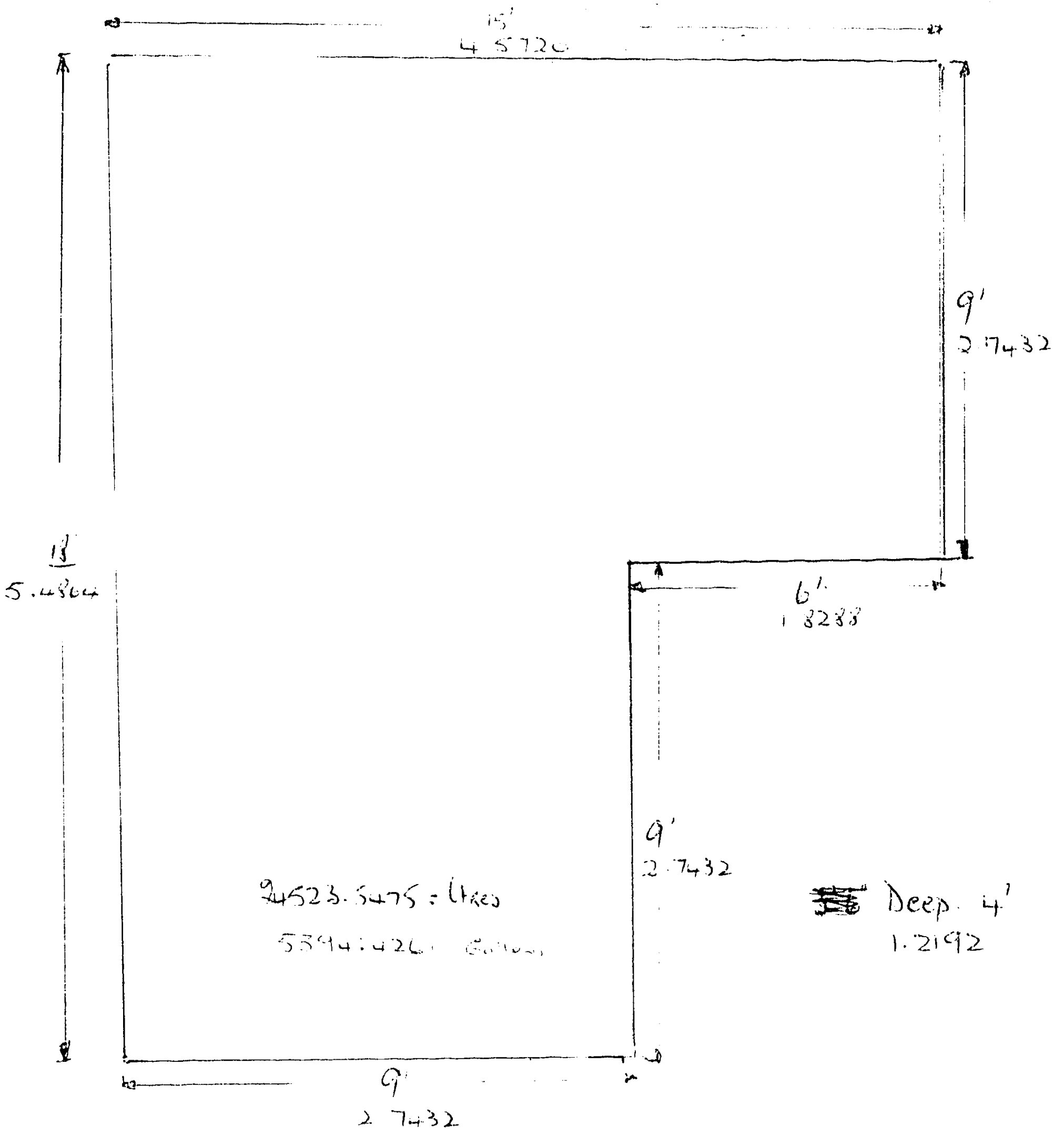


Fig 9880



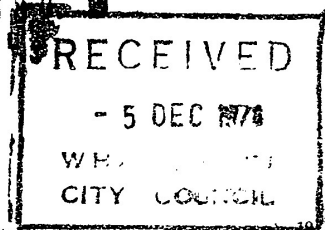
Bob. Ketter

3044476

13/12 1988
WHANGAREI CITY COUNCIL

12177

BUILDING APPLICATION FORM



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

Date

To: The Director of Engineering.

Sir,

I hereby apply for permission to build Terrace

at 128 (House Number and Street) for GRAHAM WRIGHT (Owner)

of Memorial Drive 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. 73/906

Lot No. 3

D.P. 53068

Allotment No.

LENGTH OF BOUNDARIES:

Front

Back

Side

Side

Area

PARTICULARS OF BUILDING:

Foundations concrete

Walls Bricks & timber posts

Area of Ground Floor

Area of Basement

Area of first Floor or Mezzanine

Area of Outbuildings Terrace 72.75 M²

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 \$ 3000 : 00

Sanitary Plumbing Drainage \$:

Total \$ 3000 : 00

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

Proposed use or occupancy of other parts of buildings

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

PLEASE PRINT

Yours faithfully,

Builder's Postal Address:

(please Print)

GRAHAM WRIGHT Owner

GRAHAM WRIGHT Builder

1304 1108
Whangarei

Builder's Phone

83781

[Signature]

Signature

APPLICATION FOR PERMIT FOR SANITARY PLUMBING
OR DRAINAGE WORK

The County Clerk,
Whangarei County Council,
P.O. Box 4002,
KAMO.

I, the undersigned McKINNON BROS. LTD of KIRIPAKA ROAD
(Full name) (Full address)
WHANGAREI, hereby apply for permission for the work described
herein, and set out in the plans attached hereto, to be carried out
in the premises situated in PARAHAKI, Lot No. 3
(Description of Land)
Section No. _____ D.P. 53068 Block _____
or S.D. _____ or S.O. _____
Person for whom work is to be carried out

Name MR. N. H. COX
Address ORARI PLACE KAMO.

Registered Plumber or other person entitled to do the work -

Name MR. R. G. HAMILTON
Address WHANGAREI

Value of proposed work including materials:

Estimated value of:

(a) Plumbing \$1850-00
(b) Drainage _____
(c) Total _____

G. K. H. K.
Signature

Dated this 30th day of JANUARY 1974

Complete whichever is applicable.

Fee \$ 12.00

Receipt No. 9948

Date _____

DRAINAGE AND PLUMBING PERMIT FEES

Work up to \$10	10.10c.	Over \$200 to \$300	\$3.00
Over \$10 to \$20	0.25c.	Over \$300 to \$400	\$4.00
Over \$20 to \$50	0.50c.	Over \$400 to \$600	\$5.00
Over \$50 to \$100	1.00	Over \$600 to \$800	\$6.00
Over \$100 to \$200	2.00	Over \$800 - \$11.00 for each additional \$100.	

APPLICATION FOR PERMIT FOR SANITARY PLUMBING
OR DRAINAGE WORK

1181

The County Clerk,
Whangarei County Council,
P.O. Box 4102,
RAMO.

I, the undersigned McKINNON BUILDERS LTD of KIRIPARA ROAD
(Full name) (Full address)
WHANGAREI, hereby apply for permission for the work described
herein, and set out in the plans attached hereto, to be carried out
in the premises situated in 36/81/7, Lot No. 3
(Description of Land)
Section No. _____ D.P. 53066 Block 18
or S.D. Whangarei or S.O. _____ *
Person for whom work is to be carried out

Name Mr N.H. Cox
Address ORARI PLACE RAMO.

Registered Plumber or other person entitled to do the work -

Name T.R. MADDREN
Address WOODHILL - CLOSE
WHANGAREI

Value of proposed work including materials:

Estimated value of:

(a) Plumbing	_____	_____	_____
(b) Drainage	<u>\$ 600.00</u>	<u>28.00</u>	_____
(c) Total	_____	_____	_____

G. K. L. K.
Signature

Dated this 20th day of JANUARY 1974

* Complete whichever is applicable. Fee \$ 6.00

Receipt No. 8944

Date _____

DRAINAGE AND PLUMBING PERMIT FEES

Work up to \$10	\$0.10c.	Over \$200 to \$300	\$3.00
Over \$10 to \$20	0.25c.	Over \$300 to \$400	\$4.00
Over \$20 to \$50	0.50c.	Over \$400 to \$600	\$5.00
Over \$50 to \$100	1.00	Over \$600 to \$800	\$6.00
Over \$100 to \$200	2.00	Over \$800 - \$1.00 for each additional \$100.	

WHANGAREI CITY COUNCIL

1988 5330

APPLICATION FOR: DRAINAGE CONNECTION
WATER CONNECTION
PERMIT TO CROSS FOOTWAY

Date: 12/1/19...

Address and Legal Description of Property which is the subject of this Application

Please print clearly and firmly

Address: Lot No. D.P. No.
..... Assess No.
Legal Owner: Inspector's Signature:
Name of Applicant: Receipt No.
Applicant's Postal } Date:
Address } Cashier's Signature:
Applicant's Signature:

DRAINAGE CONNECTIONS

In consideration of the Council undertaking to construct and provide a sewer/stormwater connection to the above said land, I agree to pay for such service the charge set out hereunder, and such charge is to be paid prior to the Council commencing work. Seven days notice shall be given to Services Engineer before connection is required.

STORMWATER SEWER No. Size. Type. Depth. Charge.

SANITARY SEWER No. Size. Type. Depth. Charge.

Tick when required: To be advised As soon as possible Urgent

In consideration of and on receipt of the above charge, the Whangarei City Council hereby undertakes to construct and provide the above drainage connection. (NOTE "DEPTH" Means Depth From Ground Level, To Invert Level Of Proposed Private Drain Where It Reaches Council Connection.)

Water Connection

Size of connection required. mm to service.
(subdivision, section, dwelling, factory, etc.)

Fee \$ 300.00

NOTE 1. Where no fee has been paid at the time of application and subsequently, no connection is available, the standard charge will be debited against the applicant for the installation of the appropriate sized connection.

NOTE 2. Where the size of the connection applied for is deemed by the City Engineer to be unsuitable, the appropriate sized connection will be installed, and any adjustment in costs will be debited or credited to the applicant.

PERMIT TO CROSS FOOTWAY

I hereby make application under Clause 1 1 1 Whangarei C.C. By-law No.2 1964 for a permit to take a vehicle over the footway to the property owned by

at Permit Fee \$

I hereby pay a deposit of \$ for the purpose of repairing any damage that may be done to the footway during the currency of the permit and pursuant to the licence granted by the permit. If the repairs cost less than the deposit a refund shall be made to me by the Council and if the repairs cost more than the deposit I will pay the Council the extra cost. I hereby absolutely accept that the footway which is the subject of this application is at this date hereof undamaged/damaged, and I request that the damage be assessed.

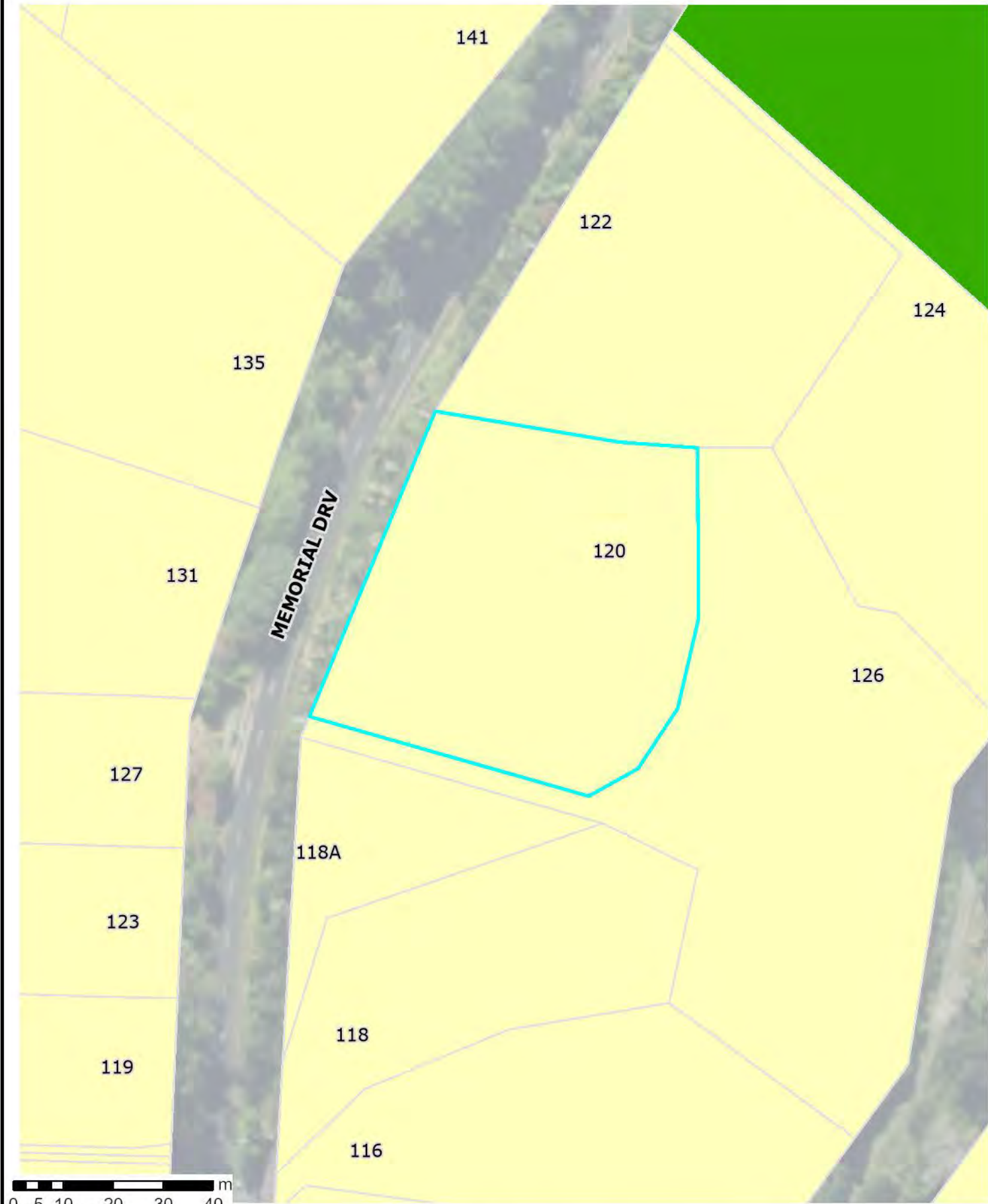
Dated: 12/1/19

Signature of Applicant:

TO CITY TREASURER I hereby apply for the refund of deposit

Name of Applicant (block letters): 5330

Signature of Applicant: Date: 12/1/19



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.

19 June 2026
Scale 1:1,000

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

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.

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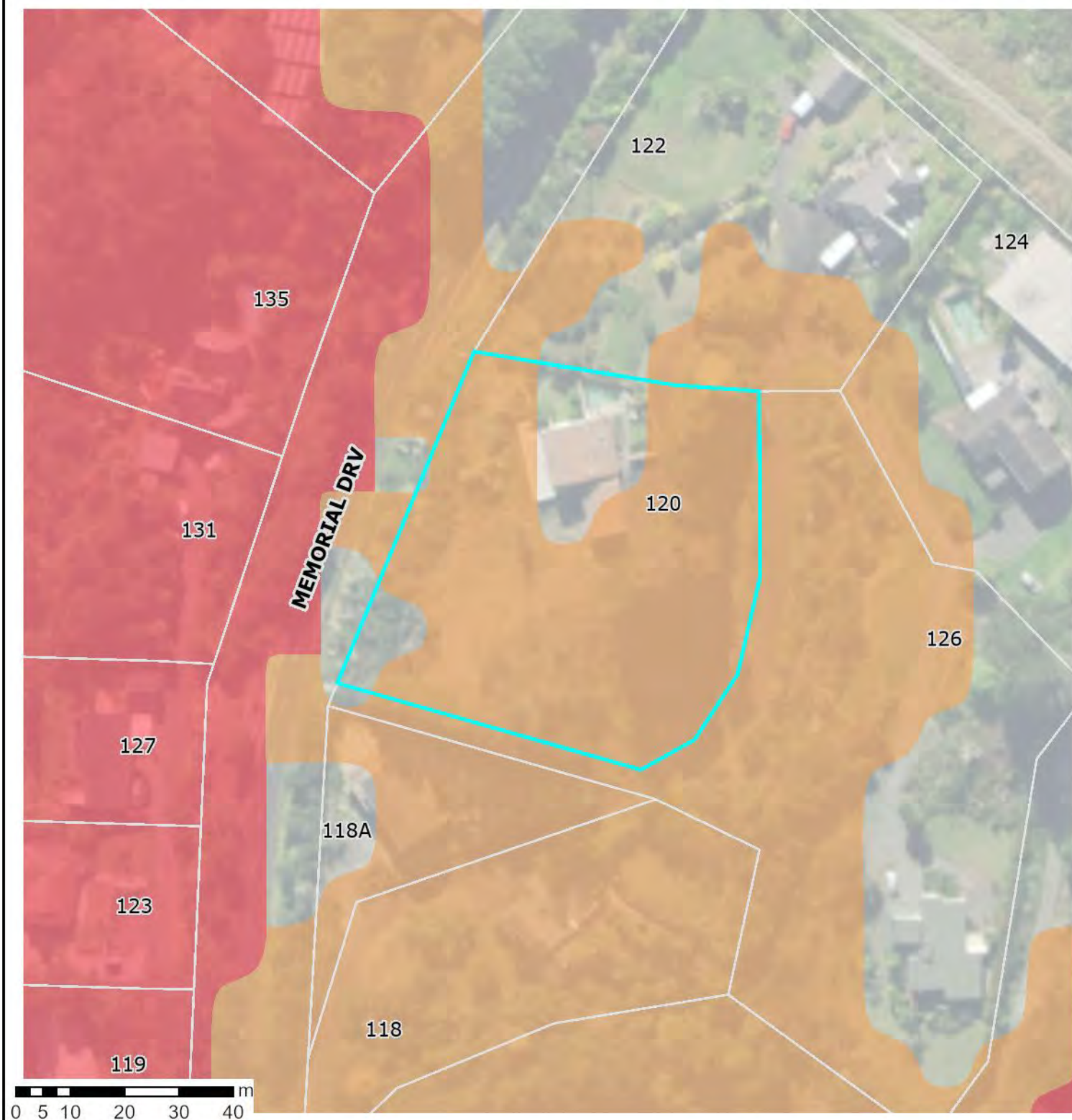
The Whangarei District Council district plan GIS data was created at a specific point in time.

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

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District Plan Change 1 - Natural Hazards

Land Instability



PC1 - Natural Hazards

Land Instability

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

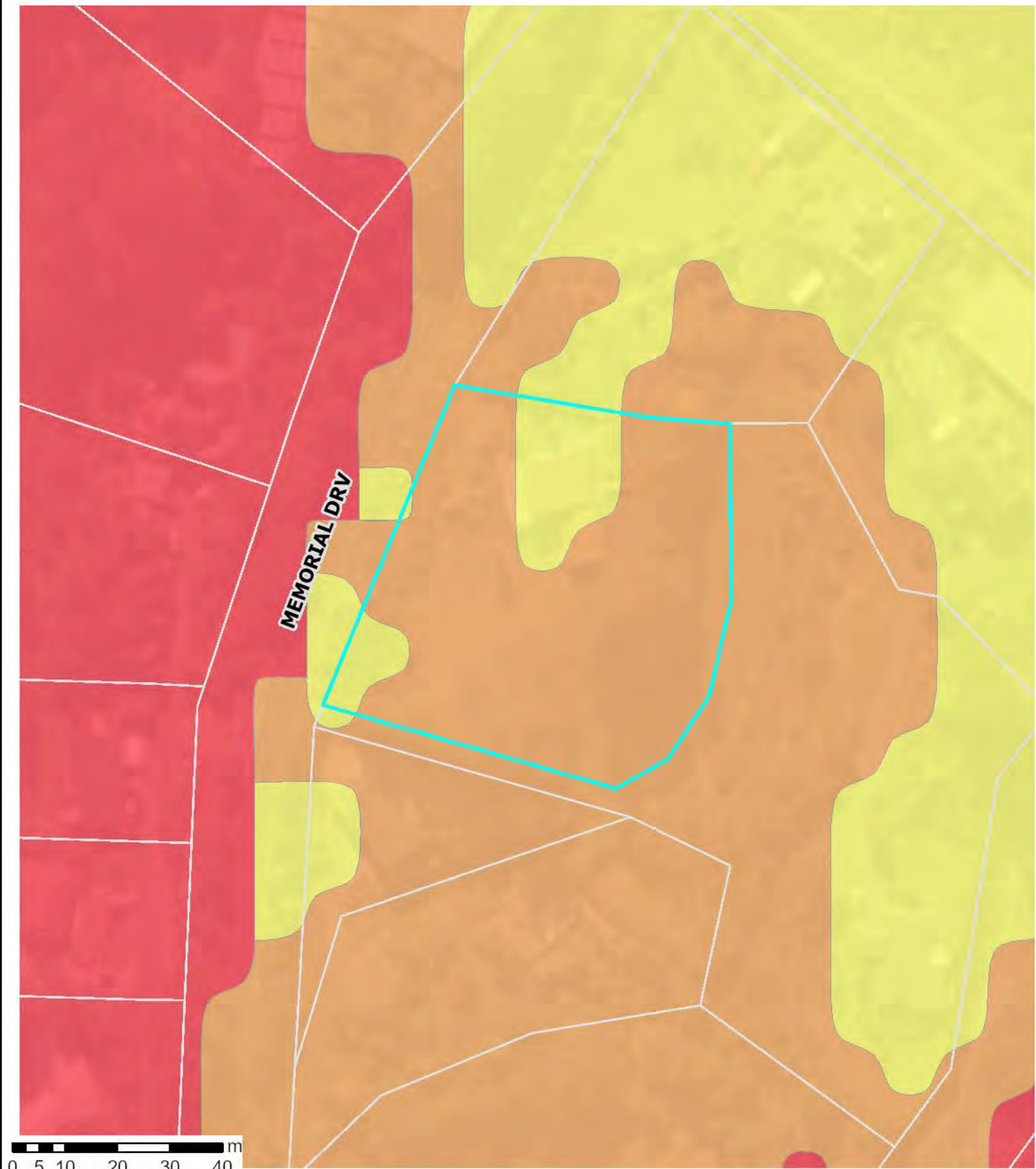
19 June 2026

Scale 1:1,000



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

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.
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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>

19 June 2026
Scale 1:1,000



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