

WDC LIM REPORT



SUE & DAMIEN

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OWN
REAL ESTATE



Land Information Memorandum

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

LIM number: LM2601180

Received: 17 Jul 2026

Issued: 27 Jul 2026

Applicant

OWN Real Estate
75 Forest View Road
RD 1
Kamo 0185

Site Information

Property ID: 175509

Street Address: 5 Jordan Street
Hikurangi 0114

Legal Description: LOT 1 DP 607531

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: 1197615
- Deposited Plan: DP 607531

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

This property is connected to Council Water Supply, for more information 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

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

Copy of Building Consent and Code Compliance Certificate issued for this property is attached as listed below:

- BC9826884 – Extend and Cover Deck
Building Consent Issued – 29/01/1998
Code Compliance Certificate Issued – 30/06/2005

Swimming pool

Council holds no records of a swimming pool or spa at this property.

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 Settlement Zone Residential Sub-Zone.

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

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

This property is located within the State Highway Noise Control Boundary.

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.

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

No District Plan information regarding natural hazards applies to this property.

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

Modelling by Northland Regional Council does not identify a River Flood Hazard for this property.

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/>

Information about observed Coastal Flood Levels is available on the Northland Regional Council's website.

<https://www.nrc.govt.nz/media/jtmbbgr1/historicobservedcoastalfloodlevelsnorthland2017.pdf>

River Flood Hazard Technical Reports

1. Scope of report:	Lower Purua, Lower Wairua, Mangahahuru, Mangere, Waipao, Waiotu, Whakapara Catchments (Catchment M14)
2. Report Title:	Design Modelling Lower Purua, Lower Wairua Bridge, Mangahahuru, Mangere, Waipao, Waiotu, Whakapara Catchment (M14)
3. Report date:	May 2021
4. Report prepared by:	Water Technology
5. Report commissioned by:	Northland Regional Council
6. Purpose of the report:	This report documents the design modelling methodology for Lower Purua, Lower Wairua Bridge, Mangahahuru, Mangere, Waipao, Waiotu, Whakapara Catchment (M14), noting that this catchment was calibrated to the January 2011 flood event
7. Where or how to access report:	River modelling technical reports https://www.nrc.govt.nz/resource-library-summary/research-and-reports/river-modelling-technical-reports/

Land Instability

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

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

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

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

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

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

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

Technical report

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

Liquefaction

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

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

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

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

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

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

Tsunami

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

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

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

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

Technical Report for Tsunami Evacuation Zone and Safe Zone map

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

Erosion and Landslide

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

Northland Regional Council has 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:



Sophia Shaw
Property Information Officer

Property Map



New Subdivisions

- Proposed Pre-223
- 223 Certificate

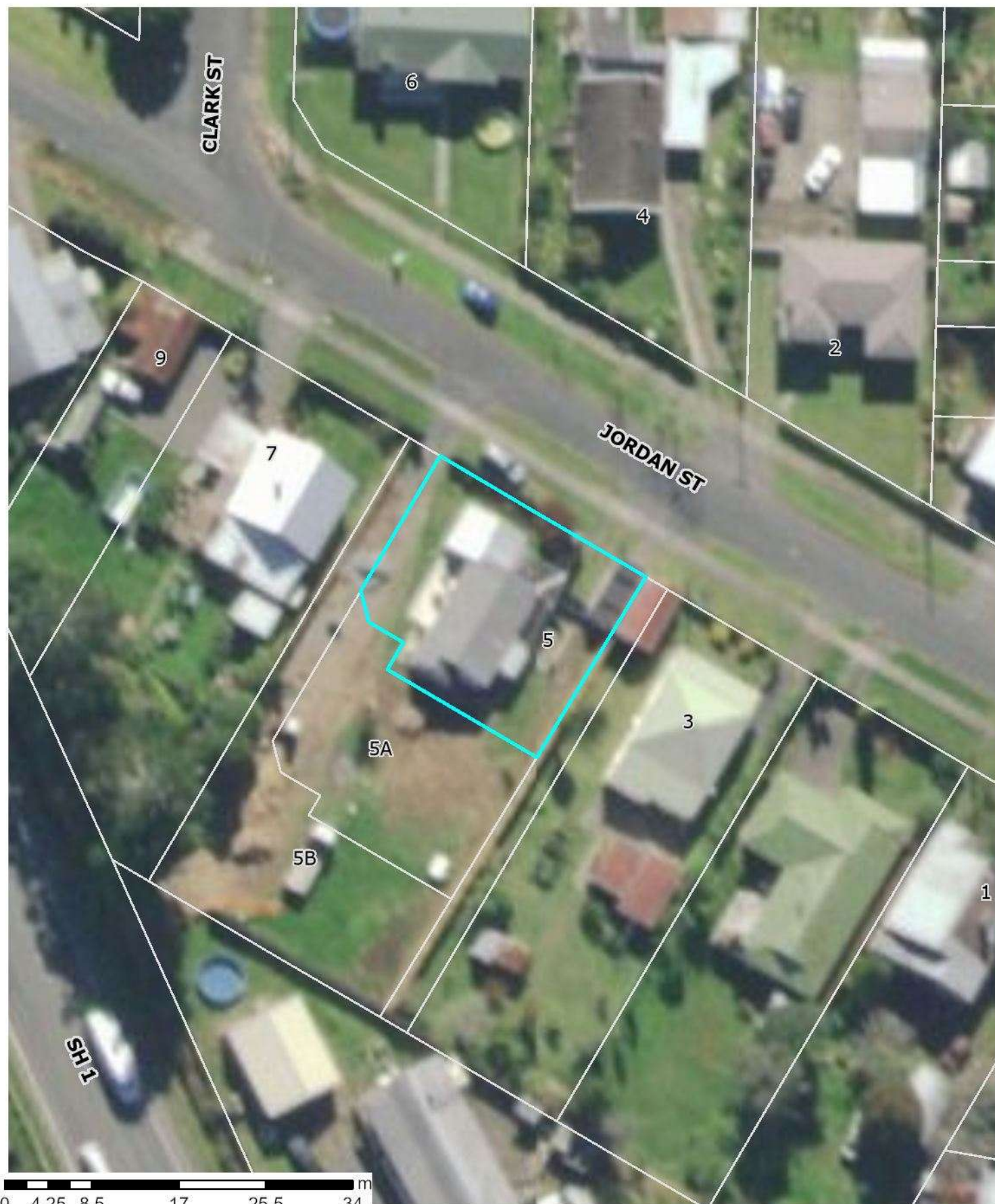
New subdivisions: Proposed as accepted, pre-223 and 223 Certificate with set Conditions.

27 July 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





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

27 July 2026

Scale 1:500



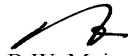
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**RECORD OF TITLE
UNDER LAND TRANSFER ACT 2017
FREEHOLD**

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




R.W. Muir
Registrar-General
of Land

Identifier **1197615**
Land Registration District **North Auckland**
Date Issued 06 November 2025

Prior References
NA1674/3

Estate Fee Simple
Area 457 square metres more or less
Legal Description Lot 1 Deposited Plan 607531
Registered Owners
Serendipity Inc Limited

Interests

12290313.2 Mortgage to ASB Bank Limited - 22.11.2021 at 1:03 pm

Appurtenant hereto is a right to drain sewage and water created by Easement Instrument 13293624.3 - 6.11.2025 at 2:32 pm

The easements created by Easement Instrument 13293624.3 are subject to Section 243 (a) Resource Management Act 1991



Title Plan - DP 607531

Survey Number	DP 607531
Surveyor Reference	10970 - Maich
Surveyor	David George Kilpatrick
Survey Firm	Lands & Survey Ltd
Surveyor Declaration	I David George Kilpatrick, being a licensed cadastral surveyor, certify that-- (a) this dataset provided by me and its related survey are accurate, correct and in accordance with the Cadastral Survey Act 2002 and Cadastral Survey Rules 2021; and (b) the survey was undertaken by me or under my personal direction. Declared on 27 Nov 2024 04:30 PM

Survey Details

Dataset Description	Lots 1 - 3 being a Subdivision of Part Lot 5 and Lot 5A DP 8439. Area C over Lot 10 DP 54729.		
Status	Deposited		
Land District	North Auckland	Survey Class	Class A
Submitted Date	27/11/2024	Survey Approval Date	28/11/2024
		Deposit Date	06/11/2025

Territorial Authorities

Whangarei District

Comprised In

RT NA1674/3
RT NA42B/1109

Created Parcels

Parcels	Parcel Intent	Area	RT Reference
Area A Deposited Plan 607531	Easement		
Area B Deposited Plan 607531	Easement		
Area C Deposited Plan 607531	Easement		
Area D Deposited Plan 607531	Easement		
Area E Deposited Plan 607531	Easement		
Lot 1 Deposited Plan 607531	Fee Simple Title	0.0457 Ha	1197615
Lot 2 Deposited Plan 607531	Fee Simple Title	0.0376 Ha	1197616
Lot 3 Deposited Plan 607531	Fee Simple Title	0.0501 Ha	1197617
Total Area		0.1334 Ha	

LT 607531 Schedule/Memorandum

Land registration district
North Auckland

Territorial authority
Whangarei District

Memorandum of Easements

Parcels shown with a prefix of *HL*- include height-limited boundaries

PURPOSE	SHOWN	BURDENED LAND	BENEFITED LAND
Right of way Right to drain sewage, water Right to convey electricity, telecommunications, water	A	Lot 3	Lot 2
Right to drain sewage, water	A	Lot 3	Lot 1
" "	D	Lot 2	Lot 1
Right to drain sewage, water Right to convey telecommunications	E	Lot 3	Lot 2

Memorandum of Easements in Gross

PURPOSE	SHOWN	BURDENED LAND	GRANTEE
Right to drain sewage, water	A, B, E	Lot 3	Whangarei District Council
" "	C	Lot 10 DP 54729	Whangarei District Council



Diag. A

Part Lot 7 DP 8439

Part Lot 6 DP 8439

Jordan Street

State Highway 1

1
0.0457Ha

2
0.0376Ha

3
0.0501Ha

Part Lot 5 DP 8439

Lot 4 DP 8439

Lot 3 DP 8439

Lot 10 DP 54729

T 1/1

Land District: North Auckland

Lots 1 - 3 being a Subdivision of Part Lot 5 and Lot 5A DP 8439. Area C over Lot 10 DP 54729.

Surveyor: David George Kilpatrick
Firm: Lands & Survey Ltd

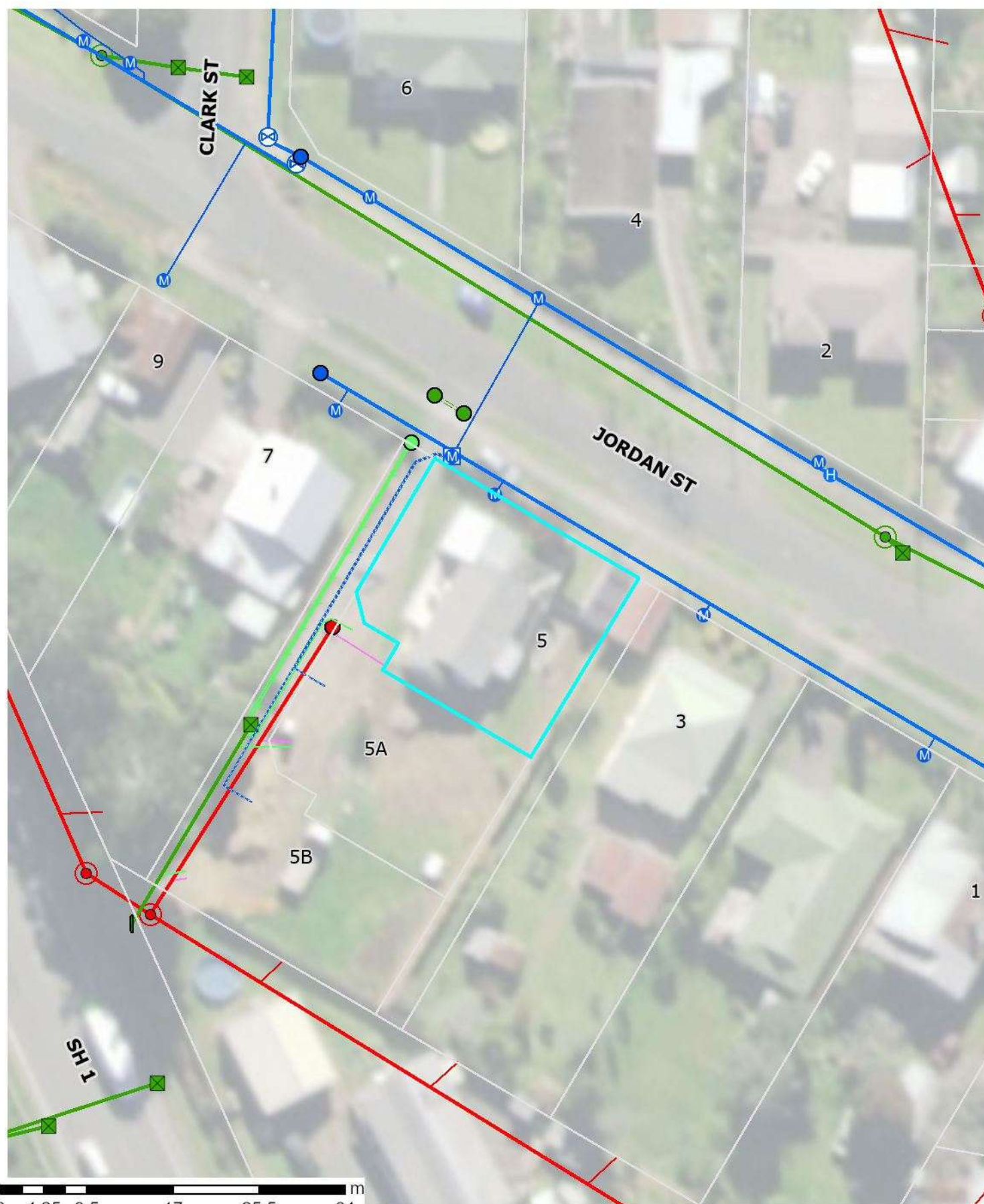
Title Plan
DP 607531

Deposited on: 6/11/2025

Digitally Generated Plan

Generated on: 12/11/2025 09:50am Page 3 of 3

Water, Wastewater and Stormwater



This information is generalized and shows the approximate location of the known pipeline services.
For digging, the As-Built engineering drawings must be used to accurately locate the services.
See WDC Customer Services.

27 July 2026

Scale 1:500



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Water, Wastewater and Stormwater – Map Legend

Water

Water Point

Actuator



WDC



Private

Backflow Device



WDC



Private

Bore



WDC



Private

End Structure



WDC



Private

Fitting Node



WDC



Private

Hydrant



WDC



Private

Meter



WDC

Meter Manifold



WDC



Private

Pump



WDC



Private

Valve



WDC



RED



Private

Water Line

Abandoned Pipe



WDC

Raw Water Main



WDC



Private

Trunk Main



WDC



Private

Other Main



WDC



Private

Process Pipework



WDC



Private

Reticulation



WDC



Private

Service Line



WDC



Private

Water Area

Chamber



WDC



Private

Reservoir



WDC



Private

Stormwater

Stormwater Point

End Structure



WDC



Private

Fitting Node



WDC



Private

GPT



WDC



Private

Manhole



WDC



Private

Pump



WDC



Private

Stormwater Inlet



WDC



Private

Valve



WDC



Private

Stormwater Line

Abandoned Pipe



WDC

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



WDC



Private

Rising Main (Pressure)



WDC



Private

Sewer Gravity Main



WDC



Private

Other



WDC



Private

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: Monday, 27 July, 2026

Property Number 175509
Legal Description LOT 1 DP 607531
Assessment Number 0033030201
Address 5 Jordan Street Hikurangi 0114
Record of Title(s) 1197615
Land Value \$200,000
Capital Value \$445,000
Date of Valuation 01-July-2024
Effective Date (used for rating purposes) 01-July-2026
Meter Location 8.3m FROM RHB

Rates Breakdown (up to 30 June 2027)

Rates Charge	Charge Total
Stormwater	124.00
Regional Economic Development	7.04
Regional Pest Management	110.40
Hikurangi Swamp Drainage - Class F	0.11
Regional Whangarei Transport Rate	29.70
Uniform Annual General Charge	996.00
Regional Land and Freshwater Management	55.92
Sewage Disposal - Residential	991.00
Regional Sporting Facilities	7.94
Regional Emergency & Hazard Management	58.36
Regional Flood Infrastructure	43.11
Hikurangi Swamp Major Scheme - Class E	0.57
General Residential	616.40
Regional Rescue Services	11.09
Regional Council Services	214.35
Annual Charge Total	\$3,265.99

Opening Balance as at 01/07/2026 **\$0.00**

Rates Instalments	Total
20/07/2026 Instalment	\$817.99
20/10/2026 Instalment	\$816.00
20/01/2027 Instalment	\$816.00
20/04/2027 Instalment	\$816.00

Rates Total **\$3,265.99**

Balance to Clear **\$3,265.99**

**Issue Document**

BUILDING CONSENT No: 26884
Section 35, Building Act 1991

Issued: 29 Jan 98

Project Information Memorandum No: 26842

26884

Applicant

MARK DEAN ANTONY RICEMAN
5 JORDAN ST
HIKURANGI

Agent

MARK DEAN ANTONY RICEMAN
5 JORDAN ST
HIKURANGI

Site Information

PROPERTY ID: 04078
ASSESSMENT NO: 00330/302.00
STREET ADDRESS: 5 JORDAN ST, HIKURANGI
LEGAL DESCRIPTION: LOT 5 DP 8439

Project Information

PROJECT IS FOR: Alteration
INTENDED USE(S): EXTEND AND COVER DECK
INTENDED LIFE: Indefinite but not less than 50 years
VALUE OF WORK: \$5,000.00
NUMBER OF STAGES: 1

Fees

COUNCIL'S TOTAL CHARGES FOR THIS BUILDING CONSENT ARE: \$245.00
PAYMENTS RECEIVED TO DATE:

Receipt number: 1198859 Date: 21 Jan 98 Amount: \$245.00

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

1: General

No Requirements.

Signed for and on behalf of the Council

Name:.....G. Byers.....

Signature:......... Date:..29/.1.../98..



~~JORDAN~~
Main
St 1 ROAD

22.17 m

RECEIVED
15 JAN 1998
WHANGAREI
DISTRICT COUNCIL

Proposed
New Deck

CONNECT TO DEATH.

~~EXISTING
DECK~~

Prof Jensen
DZL

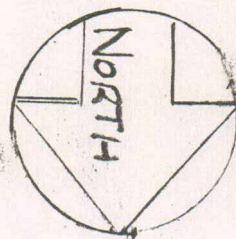
4.6m

47-11

63.78 M

Jordan Roto

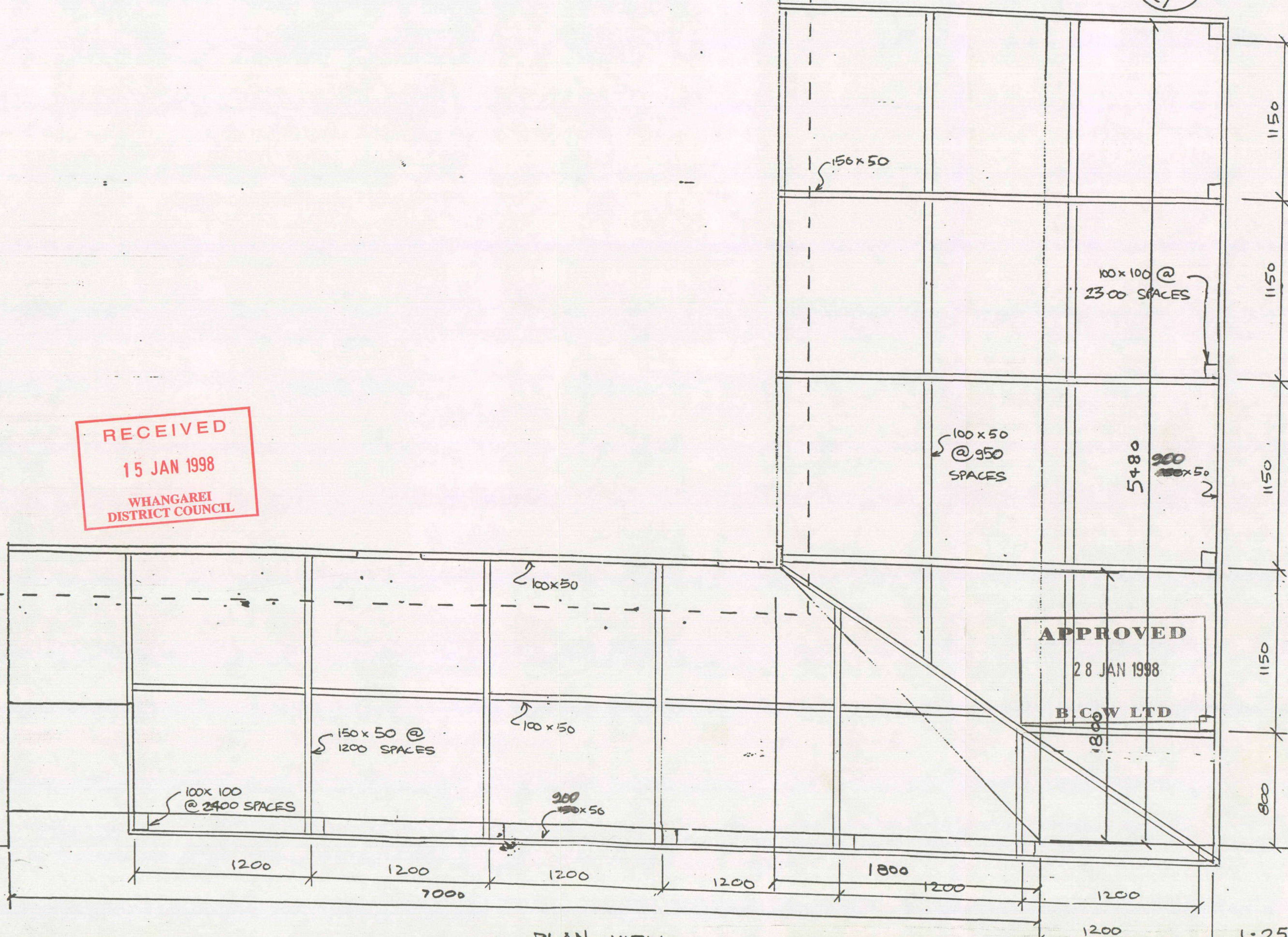
APPROVED
28 JAN 1998
B.C.C.W LTD



SITE LAYOUT

1:250

RECEIVED
15 JAN 1998
WHANGAREI
DISTRICT COUNCIL



APPROVED
28 JAN 1998
B.C.W LTD

PLAN VIEW

250x50 HS.
2x12mm GALV Bolts

SANTUF ROOFING
KNOBBED AT 600 c/s

W.C. SPOUTING

JOIST HANGER
TO EACH RAFTER
at 600 c/s

150x50 H3 RUBBER PLATE
ATTACHED BY 12mm LOCK SCREW GALV

APPROVED
20 JAN 1998
B.C.W LTD

RECEIVED
15 JAN 1998
WHANGAREI
DISTRICT COUNCIL

OUTSIDE OF EXISTING HOUSE

2x12mm GALV CORN BOLTS

100x60 HS DECKING

DISTS 200x50
PACED 500 c/s

RUBBER PLATE 200x50 H3
2x12mm GALV CORN SCREWS

JOIST HANGER
each rafter

GROUND LEVEL

STORMWATER TO
EXISTING STORMWATER

FOOTING 400x400
HA POST 100x100
100mm Concrete under post

DECK & ROOF ADDITION FOR
ALL BUILDING TO N2S 3604

Scale 1:25
500 1m 1.5 2m

House

100x40 DECKING

EXISTING

DECK FINISHES

HERE

200x50 H3

BOUNDARY JOINT

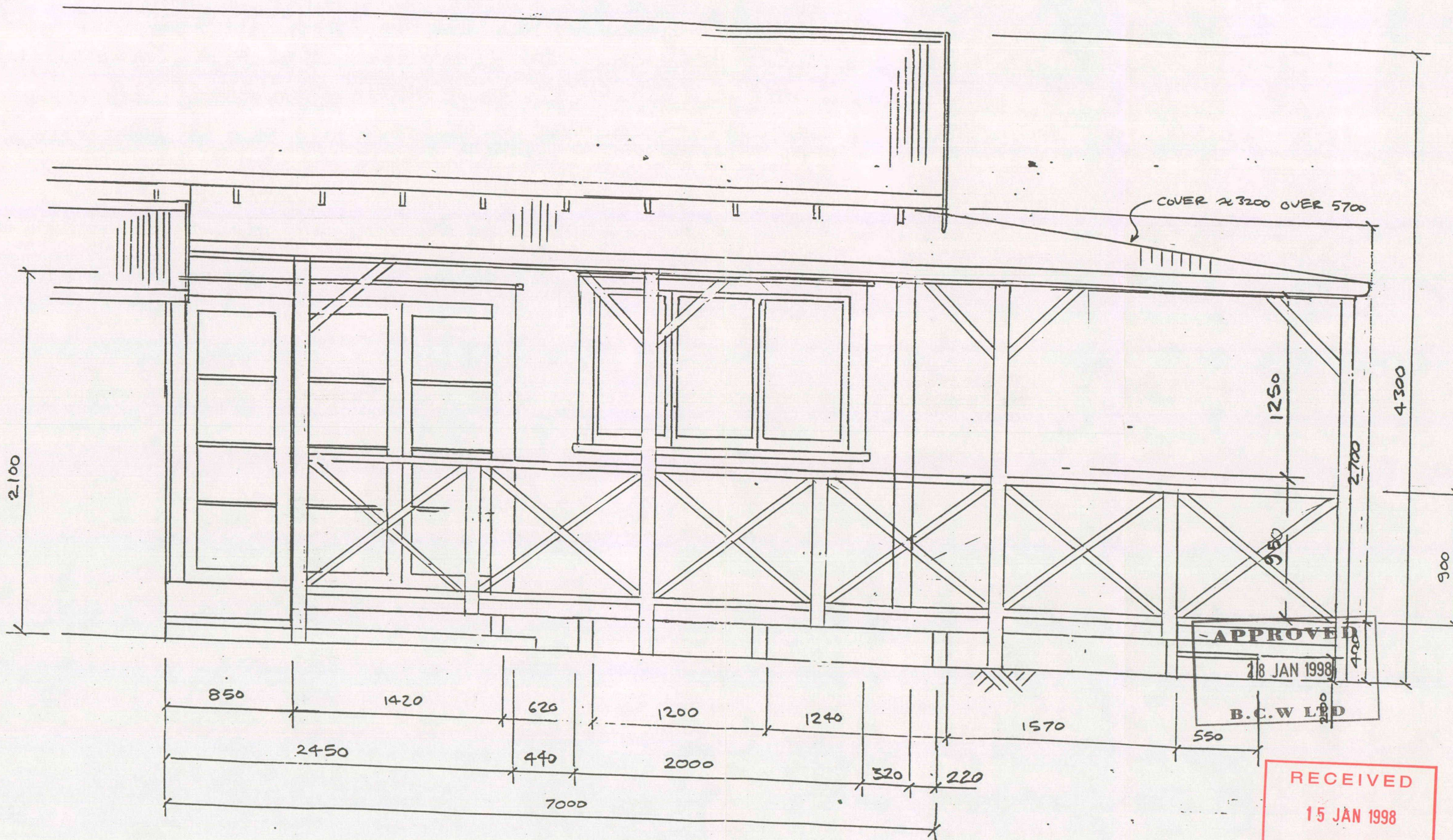
APPROVED
28 JAN 1998
B.C.W LTD

RECEIVED
15 JAN 1998
WHANGAREI
DISTRICT COUNCIL

100x100 H4
POST

NEW DECK

ALL BUILDING TO NZS 3604



SOUTH SIDE

APPROVED
18 JAN 1998
B.C.W LTD

RECEIVED
15 JAN 1998
WHANGAREI
DISTRICT COUNCIL

1:25

BC26884



Code Compliance Certificate: 26884
Section 436, Building Act 2004

Issued: 30 Jun 05



WHANGAREI
DISTRICT COUNCIL

The Building

Street Address of building: 5 JORDAN ST, HIKURANGI 0251

Legal Description of land where building is located:
LOT 5A PT 5 DP 8439 BLK V PURUA SD
LLP 04078

Current, lawfully established use: EXTEND AND COVER DECK
Year first constructed: 2005

The Owner

Name of owner: MARK DEAN ANTONY RICEMAN

Contact Person: MARK DEAN ANTONY RICEMAN

Mailing Address: 5 JORDAN ST
HIKURANGI 0251

Building Work: EXTEND AND COVER DECK

Building Consent number: 26884

Issued by: WHANGAREI DISTRICT COUNCIL.

Code Compliance

The building consent authority named below is satisfied, on reasonable grounds, that -

(a) the building work complies with the building consent.

*Creating the ultimate
living environment*

Council Charges

The Council's total charges payable on the uplifting of this code compliance certificate in accordance with the attached details are: \$0.00



WHANGAREI
DISTRICT COUNCIL

This is a final code compliance certificate issued in respect of all of the building work under the above building consent

Signature

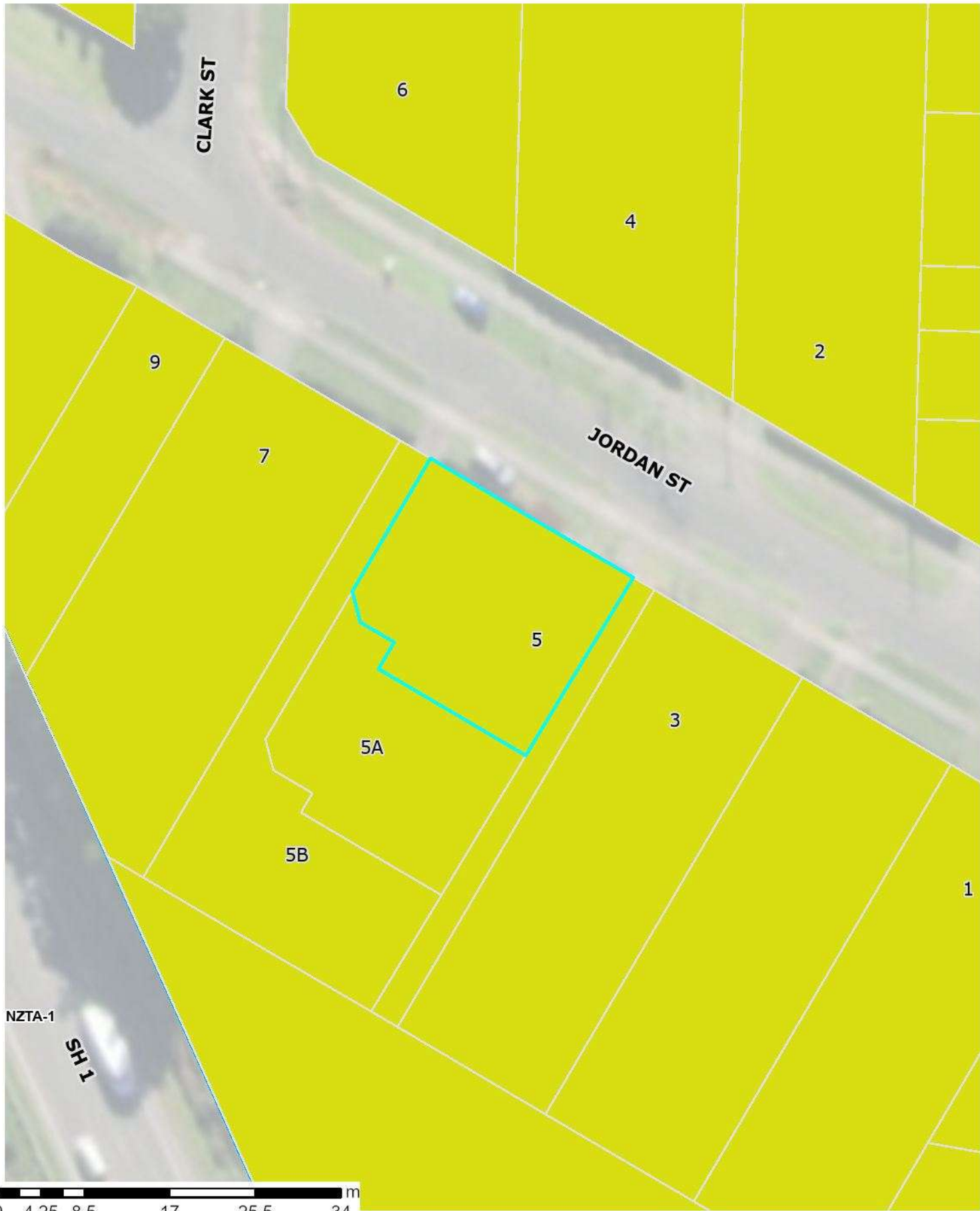
Position

Building Officer.

On behalf of: WHANGAREI DISTRICT COUNCIL.

Date: 30 Jun 2005

*Creating the ultimate
living environment*

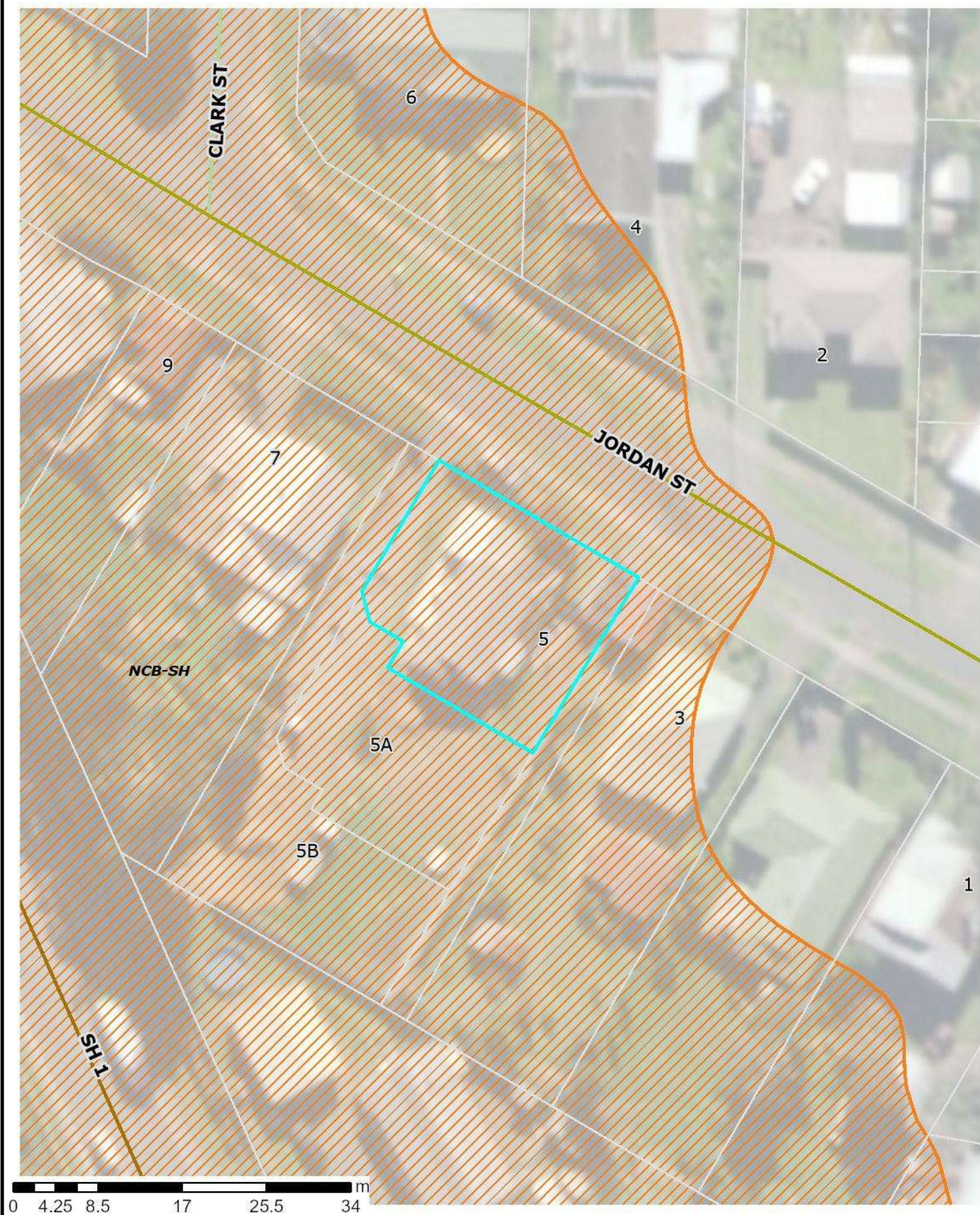


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27 July 2026
Scale 1:500

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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

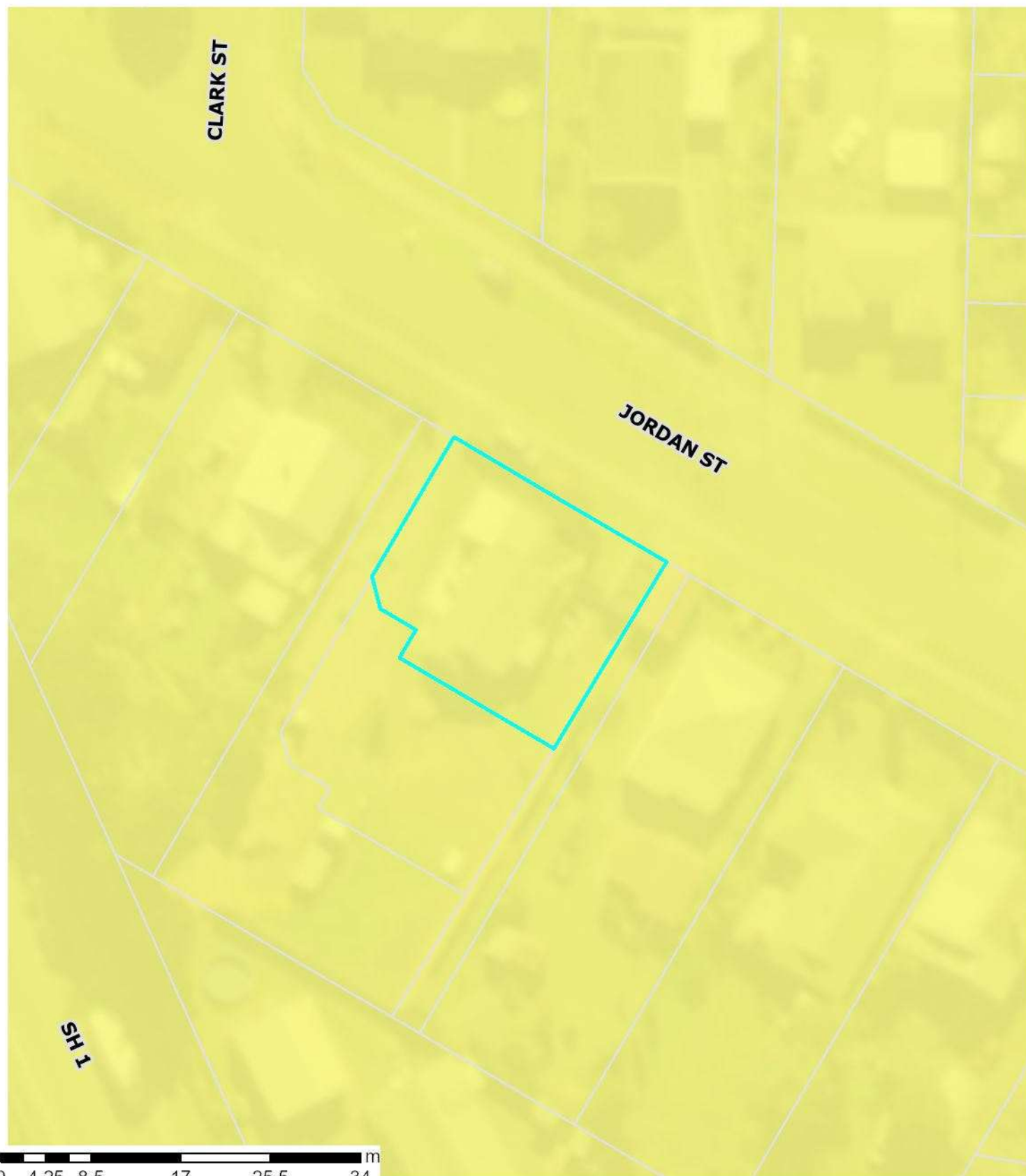
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The Whangarei District Council district plan GIS data was created at a specific point in time.

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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>

27 July 2026
Scale 1:500



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