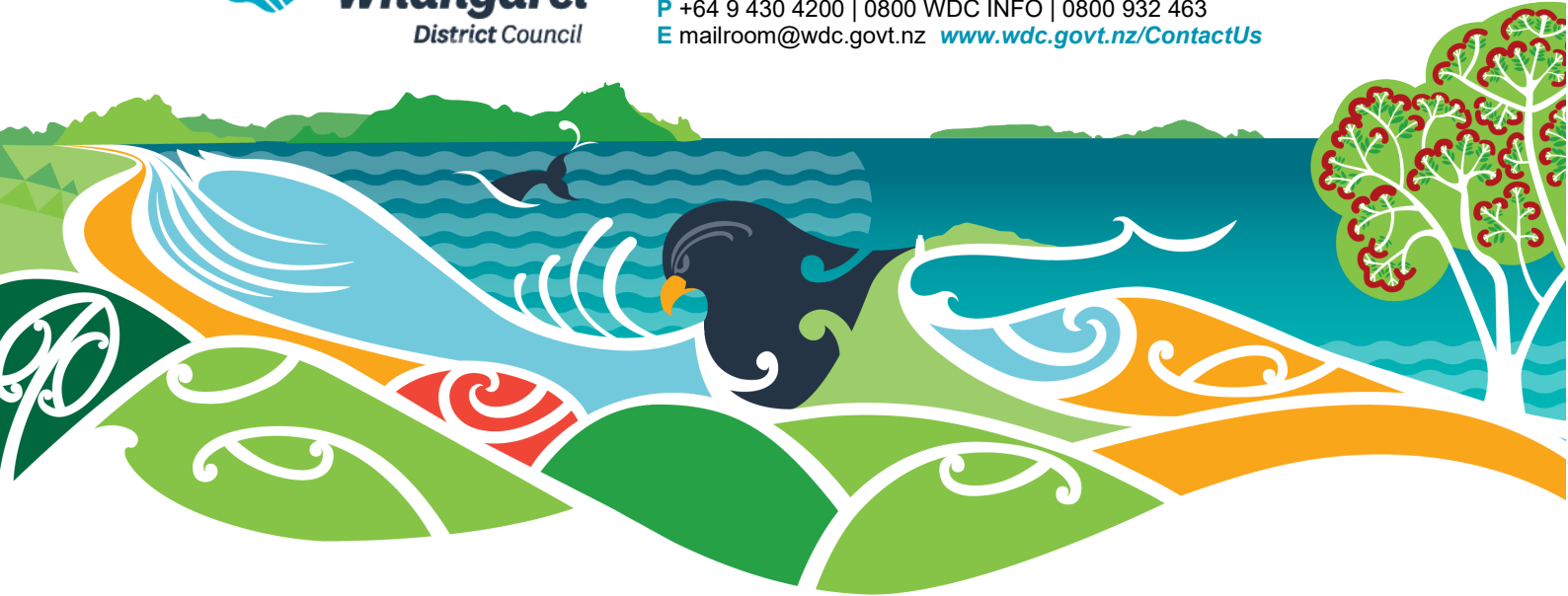




Land Information Memorandum

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

LIM number: LM2601276

Received: 05 Aug 2026

Issued: 21 Aug 2026

Applicant

E E Chittenden
38 Reed Street
Tikipunga
Whangarei 0112

Site Information

Property ID: 104007

Street Address: 38 Reed Street
Whangarei 0112

Legal Description: LOT 8 DP 203235 - HAVING 1/3SH IN LOT 12 DP 203235 BEING
128M2

Disclaimer

The information included in this LIM is based on a search of Council records only and there may be other information relating to the land which is unknown to the Council.

Please note that other agencies may also have information relevant to the use of the land, for example, the Northland Regional Council, Heritage New Zealand Pouhere Taonga, and Land Information New Zealand.

The applicant is solely responsible for undertaking comprehensive due diligence of this property.

Council records may not show illegal or unauthorised building or works on the property. Council has not carried out an inspection of the land or buildings for the purpose of preparing this LIM.

The LIM also includes information that identifies natural hazards known to Council. The existence of a natural hazard or potential natural hazard does not equal likelihood of that hazard occurring.

The LIM is not a risk assessment and does not quantify risk. The applicant is advised to seek further information to ensure that the land is suitable for a particular purpose.

A LIM is only valid at the date of issue as information is based only on information that was known to the Council at the time of that LIM application being made.

Further information about the property may be available in the Council records or the current Record of Title. The LIM and any attachments should be read together.

You may wish to seek independent advice to aid the understanding of any of the information included in this LIM.

Property details

- Location Map
- Aerial Photo
- Record of Title: NA131A/426
- Deposited Plan: DP 203235

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

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

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

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

- Water, Wastewater and Stormwater Map

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

- As Built Services Plan from BC0370292
- As Built Services Plan from PU71320

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

- BC0370292 – New Dwelling & Garage
Building Consent Issued – 09/12/2003
Code Compliance Certificate Issued – 24/05/2004

Copy of Application (e.g. Vehicle Crossing Permit and/or Public Utility Service) for this property is attached as listed below:

- PU0471320 – Water Meter Only
Approved – 12/02/2004

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 Medium Density Residential Zone.

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

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

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

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

Since 2008, Northland Regional Council has undertaken detailed flood modelling of priority catchments, i.e. those catchments and rivers determined present the highest risk to our communities. 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. Priority catchment flood 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 priority flood hazard maps include the following flood hazard zones:

- *River Flood Hazards Zone - Priority Rivers (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 - Priority Rivers (50 year extent)*. The extent of a flood that has a 2% annual probability of happening.
- *River Flood Hazards Zone - Priority Rivers (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.

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:	Whangarei Catchments
2. Report Title:	NRC Priority Rivers Modelling Report and Whangarei Modelling Report
3. Report date:	March 2011, October 2013
4. Report prepared by:	URS
5. Report commissioned by:	Northland Regional Council
6. Purpose of the report:	This report explains the technical aspects relating to the development of the Priority Rivers Flood Risk reduction project and specifically rivers in the Whangarei catchment. The 2013 report details the work that was done to merge the Hatea and Wairarohia/Raumanaga models and to recalibrate the new Hatea model.
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/

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

Land Instability

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

A landslide is defined as the downslope movement of a mass of earth, rock or debris under the influence of gravity.

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

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

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

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

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

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

Technical report

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

Liquefaction

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

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

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

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

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

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

Tsunami

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

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

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

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

Technical Report for Tsunami Evacuation Zone and Safe Zone map

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

Erosion and Landslide

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

Northland Regional Council has 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/gkofckd2/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:



P Luwes

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.

21 August 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 1:500





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

21 August 2026

Scale 1:500



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



RECORD OF TITLE
UNDER LAND TRANSFER ACT 2017
FREEHOLD
Search Copy




R.W. Muir
Registrar-General
of Land

Identifier **NA131A/426**
Land Registration District **North Auckland**
Date Issued 06 October 2000

Prior References
NA114A/533

Estate Fee Simple
Area 502 square metres more or less
Legal Description Lot 8 Deposited Plan 203235
Registered Owners
Eunice Elizabeth Chittenden

Estate Fee Simple - 1/3 share
Area 128 square metres more or less
Legal Description Lot 12 Deposited Plan 203235
Registered Owners
Eunice Elizabeth Chittenden

Interests

Excepting thereout all mines and minerals in and under one undivided one half share thereof excepted and reserved by Conveyance 278170 (R320/86)

Subject to the mining easements created by Conveyance 278170 (R320/86)

Subject to Sections 241(2) Resource Management Act 1991 (see DP 203235)

Subject to Section 11 Crown Minerals Act 1991

Subject to Part IV A Conservation Act 1987

11663415.2 Mortgage to Heartland Bank Limited - 28.1.2020 at 8:40 am

Transaction ID 9822066
Client Reference thantlon001

Search Copy Dated 05/08/26 4:10 pm, Page 2 of 2
Register Only

APPROVALS
Approved: *[Signature]* RWT HANNA
Registered Owners: *[Signature]* T.H. BRADLEY

I hereby certify that this plan was approved by the Whangarei District Council pursuant to section 223 of the Resource Management Act 1991 on the 1st day of June 2000 subject to the amalgamation condition set out herein and subject to the granting or reserving of the easements set out in the Memorandum herein.
Authorised Officer: *[Signature]* Whangarei District C.

Amalgamation Condition:
That Lot 12 herein (legal access) be held as to three undivided one-third shares by the owners of Lots 8, 9, 10 herein as tenants in common in the said shares and that individual certificates of title be issued in accordance therewith.
Sec. A. 634600

MEMORANDUM OF EASEMENTS

REFERENCE	SHOWN	SERVIENT TENEMENT	DOMINANT TENEMENT
RIGHT OF WAY, RIGHT TO GAINWAY, WATER, GAS, SEWERAGE, OVERHEADS, RIGHT TO TRANSMIT ELECTRICITY, WIRE - COMMUNICATIONS	(A)	Lot 2 HEREIN	Lot 3 HEREIN
	(B)	Lot 3 HEREIN	Lot 2 HEREIN

CLASS OF SURVEY: 1
Subject to Mining Easements Created by Conveyance No 278170 (R 320/86)
Subject to Part IVA of the Conservation Act 1987

Total Area 5797m²
Comprised in CT. 114/533 (all) (EXCLUDING MINES & MINERALS IN 1/2 SHARE)

I, Wayne Anthony East of Whangarei, being a person entitled to practise as a registered surveyor certify that:
(a) The surveys to which this dataset relates are accurate, and were undertaken by me or under my direction in accordance with the Survey Act 1986 and the Survey Regulations 1988.
(b) This dataset is accurate and has been created in accordance with that Act and those Regulations.
Signed: *[Signature]* Date 25/5/2000

Field Book _____ p _____ Traverse Book _____ p _____
Reference Plans _____
Examined: *[Signature]* Correct: *[Signature]* Accredited: *[Signature]*
Approved as to Survey: *[Signature]* 6/7/2000
Deposited this 6th day of Dec 2000
For Registrar General of Land: *[Signature]*

File Received Instructions 26 JUN 2000 DP 203235

LAND DISTRICT NORTH AUCKLAND
Survey Blk. & Dist. V WHANGAREI
NZMS 261 Sheet _____ Record Map No. _____

LOTS 2-12 BEING A SUBDIVISION OF LOT 2, DP 183111

TERRITORIAL AUTHORITY WHANGAREI DISTRICT
Surveyed by BIRT & CURRIE SURVEYORS
Scale 1: 500 Date APRIL 2000

A.J. BEVIN, SURVEYOR GENERAL, LAND INFORMATION, NEW ZEALAND
WDC Ref. SD 99/431 P28610

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.

21 August 2026

Scale 1:500



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

Water, Wastewater and Stormwater – Map Legend

Water

Water Point

Actuator



WDC



Private

Backflow Device



WDC



Private

Bore



WDC



Private

End Structure



WDC



Private

Fitting Node



WDC



Private

Hydrant



WDC



Private

Meter



WDC

Meter Manifold



WDC



Private

Pump



WDC



Private

Valve



WDC



RED



Private

Water Line

Abandoned Pipe



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



Culvert



WDC



Private

Drainage



WDC



Private

Main



WDC



Private

Service Line



WDC



Private

Surface Drain



WDC



Private

Stormwater Area

Basin



WDC



Private

Chamber



WDC



Private

Wastewater

Wastewater Point

Backflow Device



WDC



Private

End Structure



WDC



Private

Fitting Node



WDC



Private

Manhole



WDC



Private

Meter



WDC



Private

Motor Control Centre



WDC



Private

Pump



WDC



Private

Valve



WDC



Private

Wastewater Line

Abandoned Pipe



Main



Rising Main (Pressure)



Sewer Gravity Main



Private



Other

Process Pipework



WDC



Private

Service Line



WDC



Private

Wastewater Area

Chamber



WDC



Private

Pressure Sewer System



Public



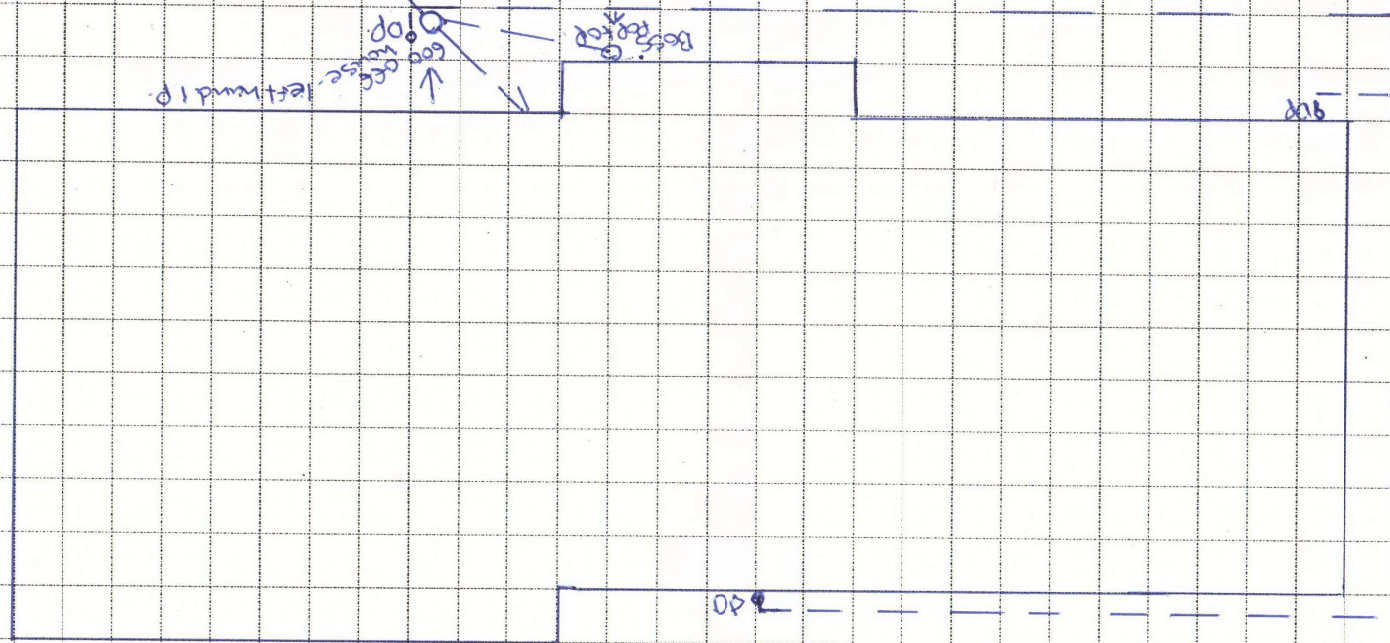
Private

PART C : As Built Services Plan

(To be completed in all cases. If details are already noted on separate drawings then provide copies in duplicate as appropriate and attach to this sheet. Ensure that drawing numbers, etc, is noted below)

S/S connection 1.5' deep
↓ 600 off fence.

DRIVE WAY



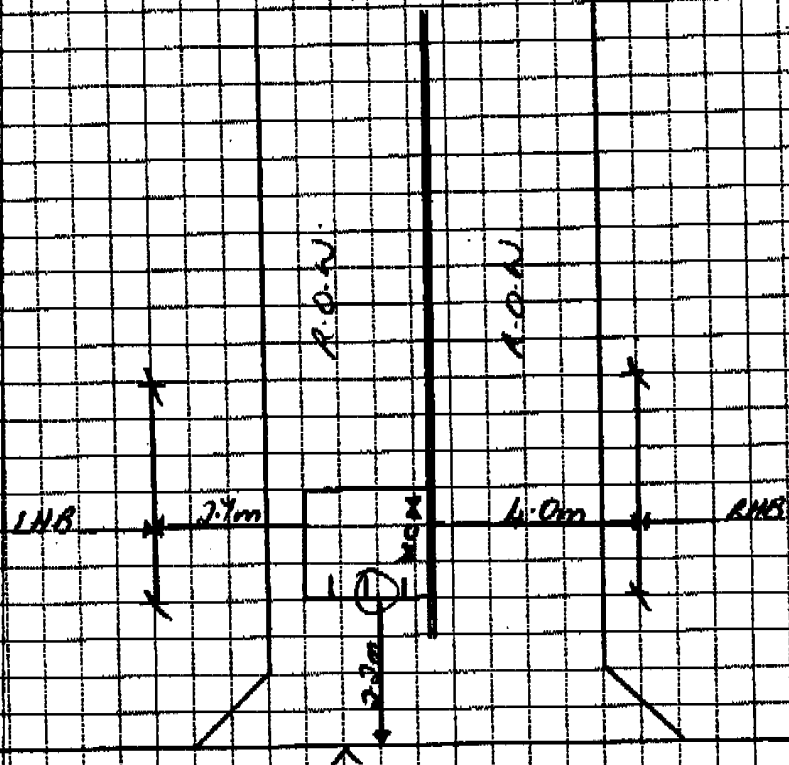
Storm
Water
man Hole

Scale: _____ in _____

Site Address: _____

PART C : AS-BUILT SERVICES PLAN

(To be completed in all cases. If details are already noted on separate drawings then provide copies in duplicate as appropriate and attach to this sheet. Ensure that drawing numbers, etc, is noted below).



End of Road Road Street To Lakes Road

Scale: N/S in —
 Site Address: Lot 8, Road Street

I, Marley Korach being a representative of the Approved Contractor, namely, The Watertight Co Ltd, certify that this Public Utility Service As-Built Record is an accurate representation of the work as carried out.

Signature: _____

Date: 08/03/04



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, 21 August, 2026

Property Number 104007

Legal Description LOT 8 DP 203235 - HAVING 1/3SH IN LOT 12 DP 203235 BEING 128M2

Assessment Number 0072241509

Address 38 Reed Street Whangarei 0112

Record of Title(s) 131A/426,ROW

Land Value \$265,000

Capital Value \$580,000

Date of Valuation 01-July-2024

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

Meter Location RHM IN ROW #38

Rates Breakdown (up to 30 June 2027)

Rates Charge	Charge Total
General Residential	816.73
Sewage Disposal - Residential	991.00
Stormwater	124.00
Uniform Annual General Charge	996.00
Regional Emergency & Hazard Management	58.36
Regional Rescue Services	11.09
Regional Council Services	214.35
Regional Flood Infrastructure	43.11
Regional Economic Development	9.33
Regional Land and Freshwater Management	74.09
Regional Pest Management	110.40
Regional Sporting Facilities	7.94
Regional Whangarei Urban Riv Mgt Gen Catchment	39.83
Regional Whangarei Transport Rate	29.70
Annual Charge Total	\$3,525.93

Opening Balance as at 01/07/2026 **\$-580.01**

Rates Instalments	Total
20/07/2026 Instalment	\$882.93
20/10/2026 Instalment	\$881.00
20/01/2027 Instalment	\$881.00
20/04/2027 Instalment	\$881.00
Rates Total	\$3,525.93

Balance to Clear **\$1,465.00**

**Issue Document**

BUILDING CONSENT No: 70292
Section 35, Building Act 1991
Issued: 09Dec03

Project Information Memorandum No: 69950

70292

Applicant

EUNICE ELIZABETH CHITTENDEN
9 TENNYSON ST
WHANGAREI 0101

Agent

HOMEWORLD DESIGN & BUILD
PO BOX 391
WHANGAREI

Site Information

PROPERTY ID: 097268
STREET ADDRESS: 38 REED ST, TIKIPUNGA, WHANGAREI 0101
LEGAL DESCRIPTION: LOT 8 DP 203235

Project Information

PROJECT IS FOR: New Building
INTENDED USE(S): NEW DWELLING & GARAGE
INTENDED LIFE: Indefinite but not less than 50 years
VALUE OF WORK: \$110,000.00
NUMBER OF STAGES: 1

Fees

COUNCIL'S TOTAL CHARGES FOR THIS BUILDING CONSENT ARE: \$889.50
PAYMENTS RECEIVED TO DATE:
Receipt number: 2599339 Date: 04Dec03 Amount: \$889.50

This Consent is issued subject to the following conditions:

=====

1: General

No Requirements.

2: Dust Nuisance

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

3: Toilet Facilities

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

4: Smoke Alarms

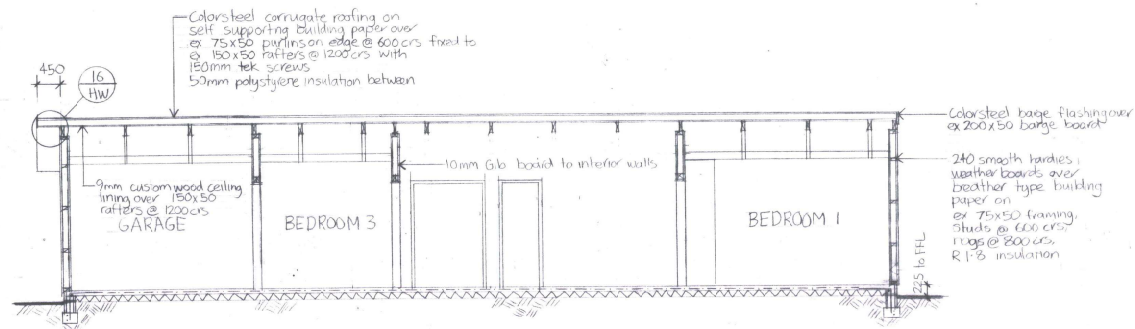
Smoke alarms are to be installed in compliance with the building code.

Signed for and on behalf of the Council

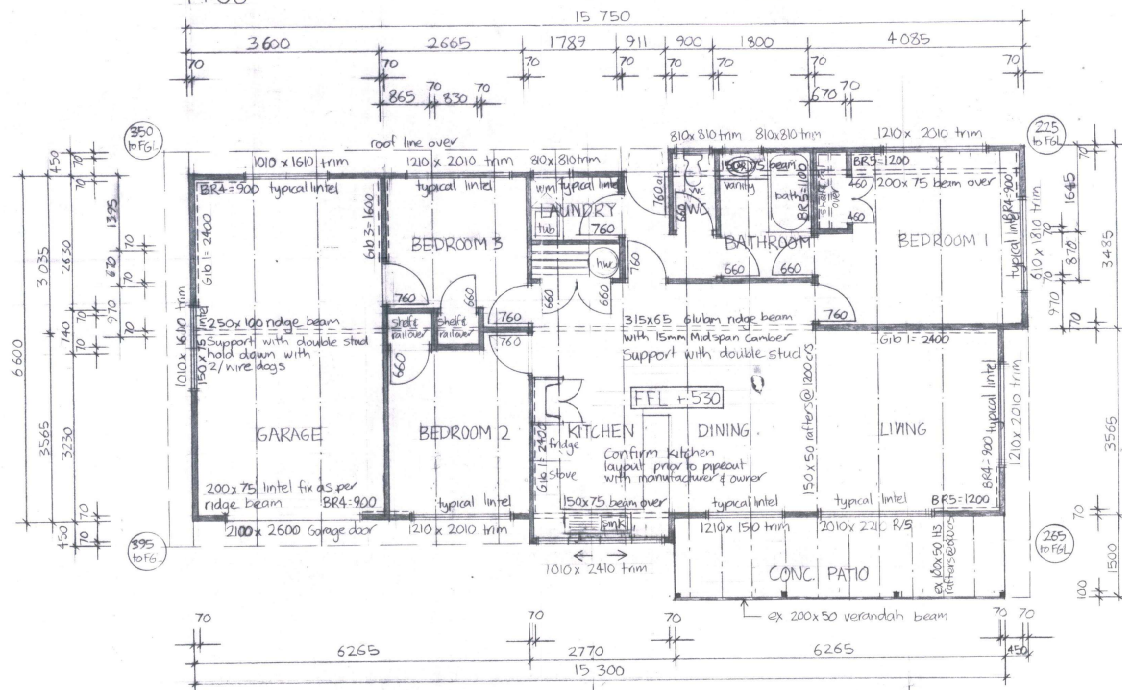
Name: *C. Blaney*

Signature: *[Signature]*

Date: *9* / *12* / *03*

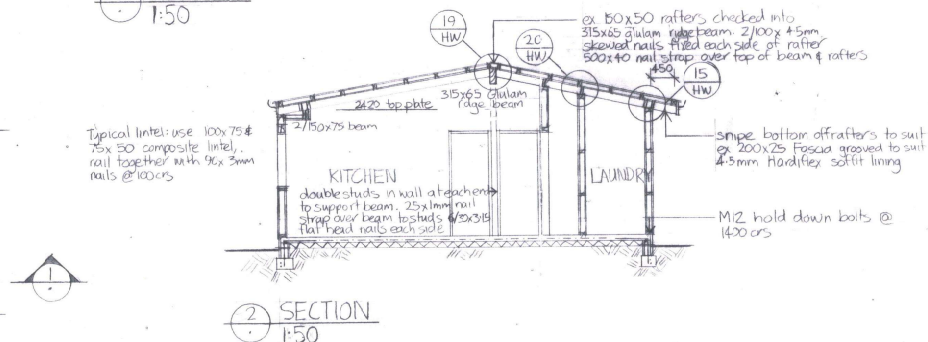


SECTION
1:50

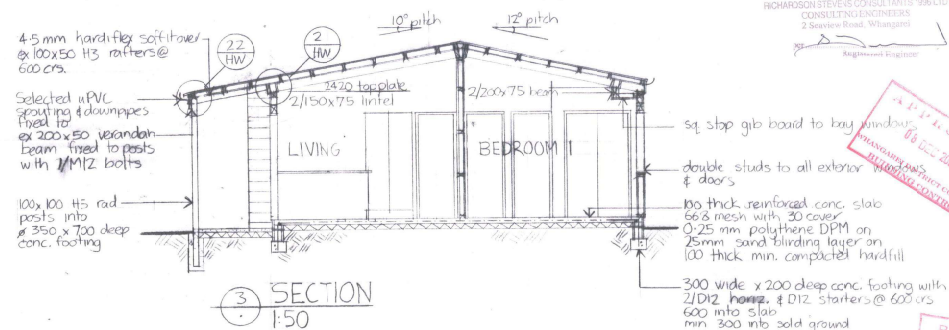


FLOOR PLAN
1:50

AREA	HOUSE	82.9m ²
	GARAGE	23.76m ²
	TOTAL	106.66m ²



2 SECTION
1:50



SECTION 3
1:50

APPROVED
06 DEC 2003
MUNICIPALITY OF THE DISTRICT COUNCIL
BUILDING CONTROL

CHITTENDEN RESIDENCE LOT 8
REED STREET, TIKIPUNGA

[illegible]

DATE : 27/11/03
DESIGNED : JM
DRAWN : 
SCALE : 1:100 1:50
DRAWING
NUMBER : 01 of 02

THIS DRAWING AND DESIGN REMAIN PROPERTY OF AND
COPYRIGHT TO HOMEWORLD NORTHLAND LTD.



Issue Document

CODE COMPLIANCE CERTIFICATE NO: 70292

Section 43(3), Building Act 1991

Issued: 09/12/2003
Building Consent No: 70292

Applicant

EUNICE ELIZABETH CHITTENDEN
9 TENNYSON ST
WHANGAREI 0101

CONFIDENTIAL

plans, building security

Agent

HOMEWORLD DESIGN & BUILD
PO BOX 391
WHANGAREI

Site Information

PROPERTY ID: 097268
ASSESSMENT NO:
STREET ADDRESS: 38 REED ST, TIKIPUNGA, WHANGAREI 0101
LEGAL DESCRIPT: LOT 8 DP 203235

Project Information

PROJECT IS FOR: New Building
INTENDED USE(S): NEW DWELLING & GARAGE
INTENDED LIFE: Indefinite but not less than 50 years
NUMBER OF STAGES: 1

Fees

There are no outstanding fees.



DEC

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

Signed for and on behalf of the Council

Name: Jon Hynes

Signature: [Signature]

Date: 24/05/04

In reply please quote:

P097268.BC

Or ask for:

Caroline Blakeley

16th February 2004

The Watertight Co Ltd
P O Box 523
WHANGAREI

Dear Sir/Madam

UTILITY CONNECTION – 71320 – HOMEWORLD – 38 REED ST

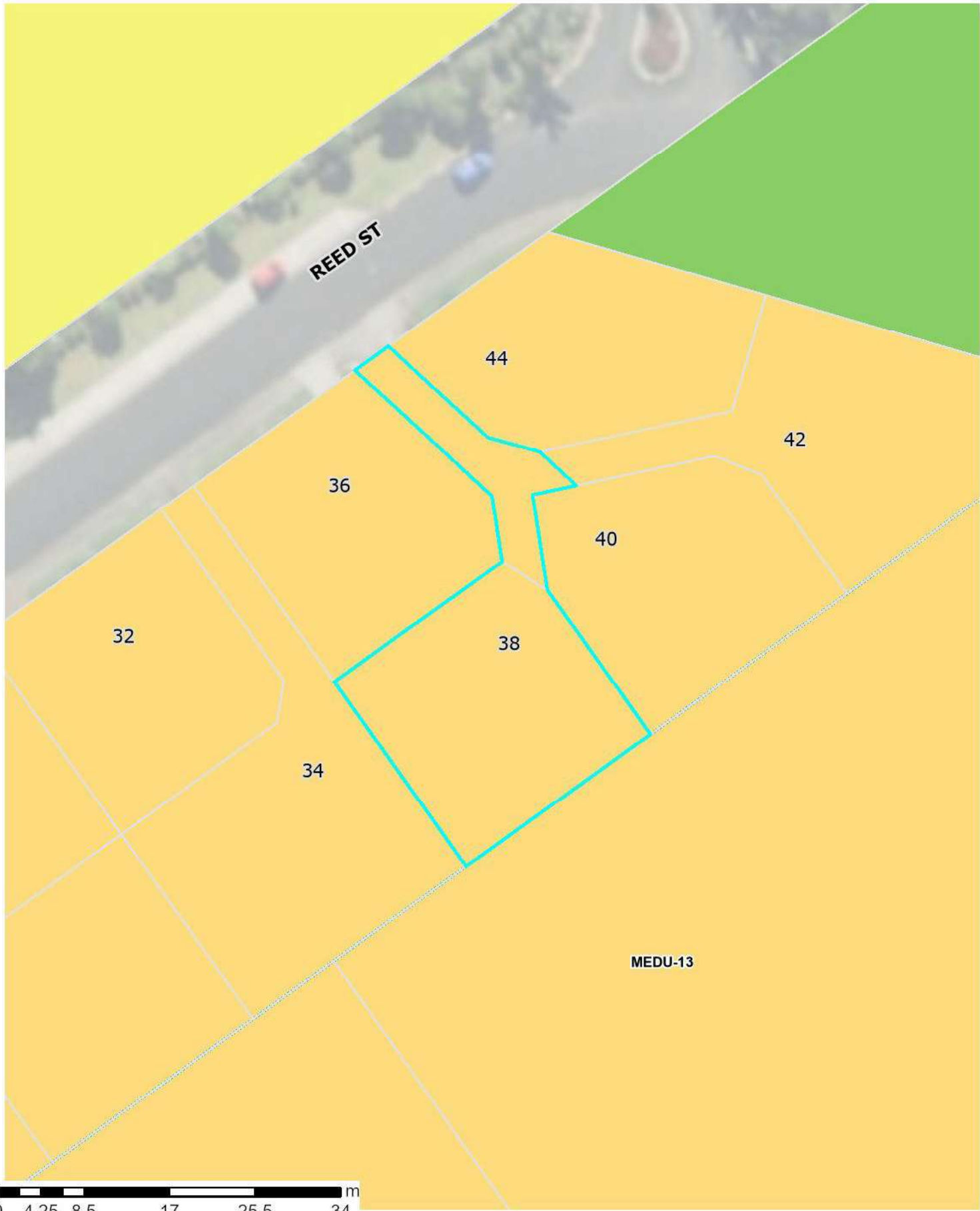
The application for Utility Connection No. **71320** at **38 Reed St** has been approved as at 12th February 2004, subject to the conditions stated on the enclosed plans.

Please keep this letter and the plans as the contractor and the inspector will require verification of the council's approval.

To arrange for inspections please contact the Whangarei District Council,
Ph.(09) 430 4224.

Yours faithfully

Caroline Blakeley
SUPPORT ASSISTANT – COMPLIANCE



Operative District Plan – Map Legend

District-Wide Matters

Energy, Infrastructure and Transport

-  National Grid Tower
-  Northpower Tower
-  CEL-Cat1
-  National Grid Line
-  Northpower Overhead Critical Line Cel-Cat1
-  Northpower Critical Overhead Lines CEL
-  Northpower Critical Underground Lines CEL
-  Airport Runway
-  Indicative Road
-  National Road
-  Regional Road
-  Arterial Road
-  Primary Collector Road
-  Secondary Collector Road
-  Low Volume Road
-  Access Road
-  Strategic Road Protection Area
-  Strategic Railway Protection Line

Hazards and Risks

-  Coastal Hazard Area 1
-  Coastal Hazard Area 2
-  Flood Susceptible Areas
-  Mining Hazard Area 1
-  Mining Hazard Area 2
-  Mining Hazard Area 3

Historical and Cultural Values

-  Notable Tree Overlay
-  Heritage Item Overlay
-  Sites of Significance to Maori
-  Heritage Area Overlay
-  Areas of Significance to Maori

Natural Environment Values

-  Esplanade Priority Area
-  Coastal Marine Area (CMA) boundary
-  Goat Control Areas
-  Outstanding Natural Feature
-  Outstanding Natural Landscape

General District-Wide Matters

-  Airport Noise Boundary
-  Outer Control Boundary
-  Helicopter Hovering Area
-  Noise Control Boundary Overlay
-  Rail noise alert area
-  Rail vibration alert area
-  QRA Quarrying Resource Area
-  QRA Mining Area
-  QRA Buffer Area
-  QRA 500m Indicative Setback
-  Coastal Environment Overlay
-  Outstanding Natural Character Area
-  High Natural Character Area

Area Specific Matters

-  Designation
-  Precinct
-  Development Area

Residential Zones

-  Large Lot Residential Zone
-  Low Density Residential Zone
-  General Residential Zone
-  Medium Density Residential Zone

Rural Zones

-  Rural Production Zone
-  Rural Lifestyle Zone
-  Settlement Zone Residential Sub-Zone
-  Settlement Zone Centre Sub-Zone
-  Settlement Zone Industry Sub-Zone

Commercial and Mixed Use Zones

-  Local Centre Zone
-  Neighbourhood Centre Zone
-  Commercial Zone
-  Mixed Use Zone
-  Town Centre Zone
-  City Centre Zone

Industrial Zones

-  Light Industrial Zone
-  Heavy Industrial Zone

Open Space and Recreation Zones

-  Natural Open Space Zone
-  Open Space Zone
-  Sport and Active Recreation Zone

Special Purpose Zones

-  Airport Zone
-  Future Urban Zone
-  Fonterra Kauri Milk Processing SRIZ – Ancillary Irrigation Farms
-  Hospital Zone
-  Port Zone
-  Ruakaka Equine Zone
-  Shopping Centre Zone
-  Strategic Rural Industries Zone
-  Waterfront Zone

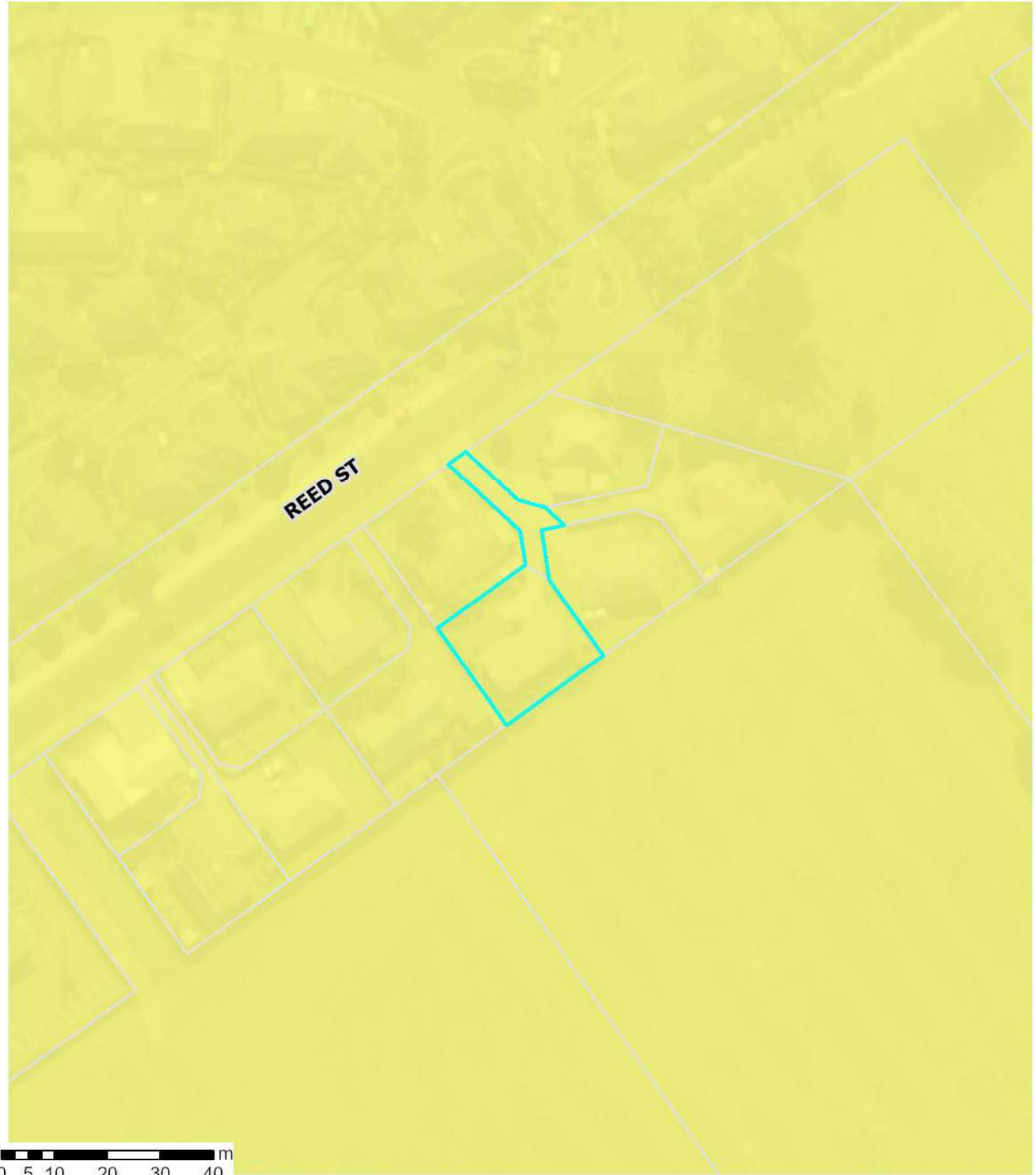
The information displayed is schematic only and serves as a guide.

It has been compiled from Whangarei District Council records and is made available in good faith, but its accuracy or completeness is not guaranteed.

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

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

CROWN COPYRIGHT RESERVED. © Copyright Whangarei District Council.



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>

21 August 2026
Scale 1:1,000

