

# Property File

Property Address: 10 Elm Place, Tikipunga

Property ID: 69894

Legal Description: Lot 20 DP 186241

Date Issued: 20 August 2026

**Disclaimer**

*Council makes all reasonable efforts to ensure that the information provided is accurate and up to date, however, to the extent possible under the law, Council disclaims any liability whatsoever for any error, inaccuracy or incompleteness of the information.*

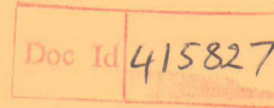
*No person should rely on any information without seeking appropriate independent and professional advice. The information provided does not constitute a Land Information Memorandum or any similar document.*



CODE COMPLIANCE CERTIFICATE NO 31076

Section 56(3), Building Act 1991

Issued by: **Building Certifiers (Whangarei) Ltd.**  
currently approved and registered as a building certifier.



*[Cross each applicable box and attach relevant documents]*

To: **Whangarei District Council**

Building Consent No: **31076**

P.I.D: **69894**

PROJECT

LOCATION

New or relocated building ( x )  
Alteration ( )  
Additions ( )

Street address: **Elm Place**  
**TIKIPUNGA**

Intended use(s) [In detail]

Legal description : Lot 20 DP 186241

**Erect dwelling**

Intended life:

Indefinite but not less  
than 50 years ( x )  
Specified as ..... years  
Demolition ( )

Being stage ..... of an intended ..... stages

This is:

- ( x ) A final code compliance certificate issued in respect of all of the building work under the above building consent.  
( ) An interim code compliance certificate in respect of part only of the building work under the above building consent as specified in the attached ..... page(s) (being this certificate)

Signed on behalf of Building Certifiers (Whangarei) Ltd

Signature: ..... Date: **18/4/99**



**Issue Document**

BUILDING CONSENT No: 31076  
Section 35, Building Act 1991  
Issued: 09 Nov 98  
Project Information Memorandum No: 30958

31076

**Applicant**

GEOFFREY THOMAS VALLI  
85 MILL ROAD  
WHANGAREI

**Agent**

NEIL STUART MCLEAN  
R D 1  
KAMO

**Site Information**

PROPERTY ID: 69894  
ASSESSMENT NO: 00722/077.20  
STREET ADDRESS: ELM PL, TIKIPUNGA  
LEGAL DESCRIPTION: LOT 20 DP 186241

**Project Information**

PROJECT IS FOR: New Building  
INTENDED USE(S): NEW DWELLING  
INTENDED LIFE: Indefinite but not less than 50 years  
VALUE OF WORK: \$130,000.00  
NUMBER OF STAGES: 1

**Fees**

COUNCIL'S TOTAL CHARGES FOR THIS BUILDING CONSENT ARE: \$349.50  
PAYMENTS RECEIVED TO DATE:  
Receipt number: 1367168 Date: 19 Oct 98 Amount: \$349.50

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

**1: Legislative Issues**

In accordance with the provisions of Section 36(2) of the Building Act 1991, upon issue of this consent the Council will instruct the District Land Registrar to make an entry on the Certificate of Title that a building consent has been issued. If your certificate of title(s) is/are held by your bank/solicitor or other institution and a charge is made by them to produce the certificate of title then the Council will require payment of this by you.

A fee of \$120 must be paid to Council to register on your behalf.

**2: General**

No Requirements.

Signed for and on behalf of the Council

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

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

Date:..9../11../98.

**PART B : AS-BUILT SERVICES INFORMATION** Continued.....

**WASTEWATER - PRESSURE** (Pump Make/Model: \_\_\_\_\_),

|                                         |                                         |                                                            |
|-----------------------------------------|-----------------------------------------|------------------------------------------------------------|
| Connection Diameter                     | Pipe Material                           | Connection Type                                            |
| <input type="checkbox"/> 40mm           | <input type="checkbox"/> uPVC           | <input type="checkbox"/> Public Utility Service Connection |
| <input type="checkbox"/> 50mm           | <input type="checkbox"/> Vitrified Clay | <input type="checkbox"/> Septic Tank                       |
| <input type="checkbox"/> 80mm           | <input type="checkbox"/> Concrete       | <input type="checkbox"/> Other: _____                      |
| <input type="checkbox"/> Other _____ mm | <input type="checkbox"/> Other: _____   |                                                            |

**WASTEWATER - GRAVITY**

|                                           |                                          |                                                                       |
|-------------------------------------------|------------------------------------------|-----------------------------------------------------------------------|
| Pipe Diameter                             | Pipe Material                            | Connection Type                                                       |
| <input type="checkbox"/> 65mm             | <input checked="" type="checkbox"/> uPVC | <input checked="" type="checkbox"/> Public Utility Service Connection |
| <input type="checkbox"/> 80mm             | <input type="checkbox"/> Vitrified Clay  | <input type="checkbox"/> Septic Tank                                  |
| <input checked="" type="checkbox"/> 100mm | <input type="checkbox"/> Concrete        | <input type="checkbox"/> Other: _____                                 |
| <input type="checkbox"/> Other _____ mm   | <input type="checkbox"/> Other: _____    |                                                                       |

**WASTEWATER - DISPOSAL SYSTEM DESCRIPTION**

|                                               |                                            |
|-----------------------------------------------|--------------------------------------------|
| Septic Tank                                   | Effluent Field                             |
| Size: _____ litres                            | <input type="checkbox"/> Trench: _____ m   |
| Type: <input type="checkbox"/> Ecotank        | <input type="checkbox"/> Deep Soakhole     |
| <input type="checkbox"/> Biocycle             | Depth: _____ m                             |
| <input type="checkbox"/> Other _____          | No. of Holes: _____                        |
|                                               | <input type="checkbox"/> Other: _____      |
| Sanitary Facilities                           | Waste Disposal Unit                        |
| <input type="checkbox"/> Toilet: (No.: _____) | <input type="checkbox"/> No                |
| <input type="checkbox"/> Bidet: (No.: _____)  | <input type="checkbox"/> Yes - Type: _____ |
| <input type="checkbox"/> Urinal: (No.: _____) |                                            |

I G. Ball

being: ☐ owner / occupier  
☐ craftsman plumber (Reg. No.: \_\_\_\_\_)  
☐ registered drainlayer (Reg. No.: 11990)

certify that this Private Utility Service As-Built Record is an accurate representation of the work carried out.

Signature: G. Ball

Date: 18/1/99

WHANGAREI  
DISTRICT  
COUNCIL



FORUM NORTH • PRIVATE BAG 9023, WHANGAREI, NEW ZEALAND.  
 TELEPHONE: 09-438 4879, FAX 09-438 7632

**PRIVATE UTILITY SERVICE AS BUILT RECORD**  
 (Section 26, Building Act 1991)

**PART A : CONSENT DETAILS**  
 (To be completed in all cases).

Building Consent No.: 31076  
 Applicants Name: Graff Valli  
 and Mailing Address: 10 ELM Place, Hikurangi  
 Site Address: 10 ELM Place

**PART B : AS-BUILT SERVICES INFORMATION**  
 (To be completed in relation to service provided, ticking each box as appropriate).

**STORMWATER**

|                                           |                                          |                                                                       |
|-------------------------------------------|------------------------------------------|-----------------------------------------------------------------------|
| Pipe Diameter                             | Pipe Material                            | Connection Type                                                       |
| <input type="checkbox"/> 80mm             | <input checked="" type="checkbox"/> uPVC | <input checked="" type="checkbox"/> Public Utility Service Connection |
| <input checked="" type="checkbox"/> 100mm | <input type="checkbox"/> Vitrified Clay  | <input type="checkbox"/> Soak Hole                                    |
| <input type="checkbox"/> 150mm            | <input type="checkbox"/> Ductile Iron    | <input type="checkbox"/> Stream                                       |
| <input type="checkbox"/> 225mm            | <input type="checkbox"/> Concrete        | <input type="checkbox"/> Drain                                        |
| <input type="checkbox"/> Other _____ mm   | <input type="checkbox"/> Other: _____    | <input type="checkbox"/> Other: _____                                 |

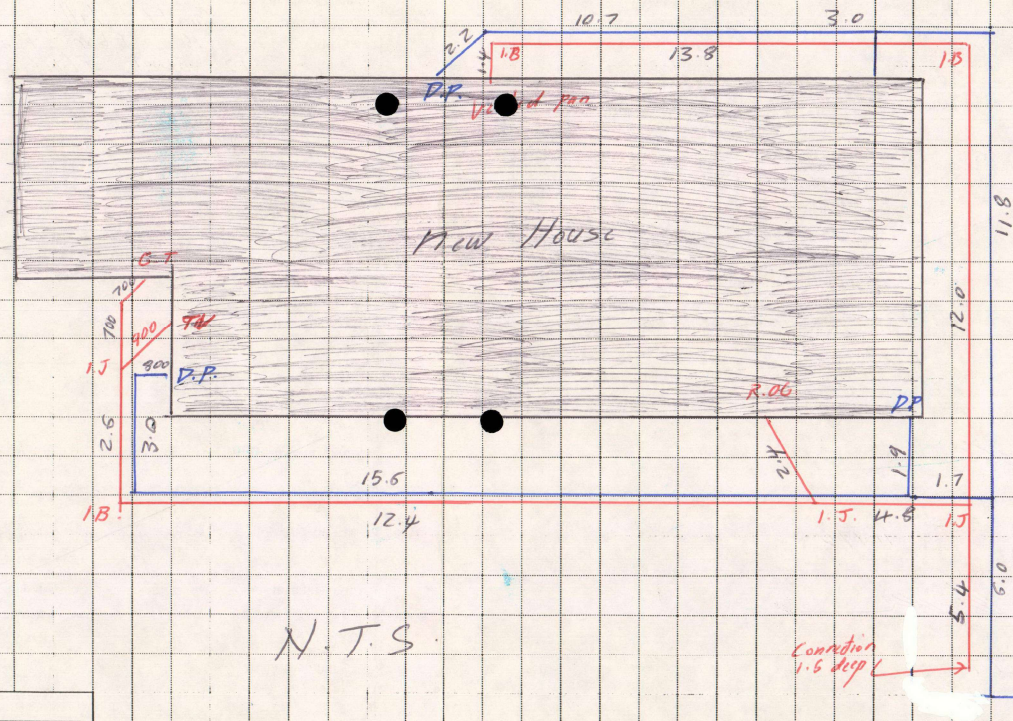
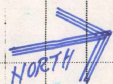
**WATER SUPPLY**

|                                       |                                                                                                                                                       |
|---------------------------------------|-------------------------------------------------------------------------------------------------------------------------------------------------------|
| Pipe Material - COLD                  | Hot Water Cylinder                                                                                                                                    |
| <input type="checkbox"/> uPVC         | <input type="checkbox"/> High Pressure: _____ Litre                                                                                                   |
| <input type="checkbox"/> Copper       | <input type="checkbox"/> Low Pressure: _____ Litre                                                                                                    |
| <input type="checkbox"/> Polybutylene | Meter Type                                                                                                                                            |
| <input type="checkbox"/> Other: _____ | Make: _____                                                                                                                                           |
| Pipe Material - HOT                   | Model: _____                                                                                                                                          |
| <input type="checkbox"/> uPVC         | Diameter: _____ mm                                                                                                                                    |
| <input type="checkbox"/> Copper       | Serial No.: _____                                                                                                                                     |
| <input type="checkbox"/> Polybutylene | Reading: <input type="text"/> <input type="text"/> <input type="text"/> <input type="text"/> <input type="text"/> <input type="text"/> m <sup>3</sup> |
| <input type="checkbox"/> Other: _____ | (Quote all black figures inclusive of zeros only.)                                                                                                    |

NOTE: - PART B : AS-BUILT SERVICES INFORMATION Continued on last page

(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.)

LOT 20



N.T.S.

Scale: \_\_\_\_\_ in \_\_\_\_\_  
Site Address: 10 ELM ST

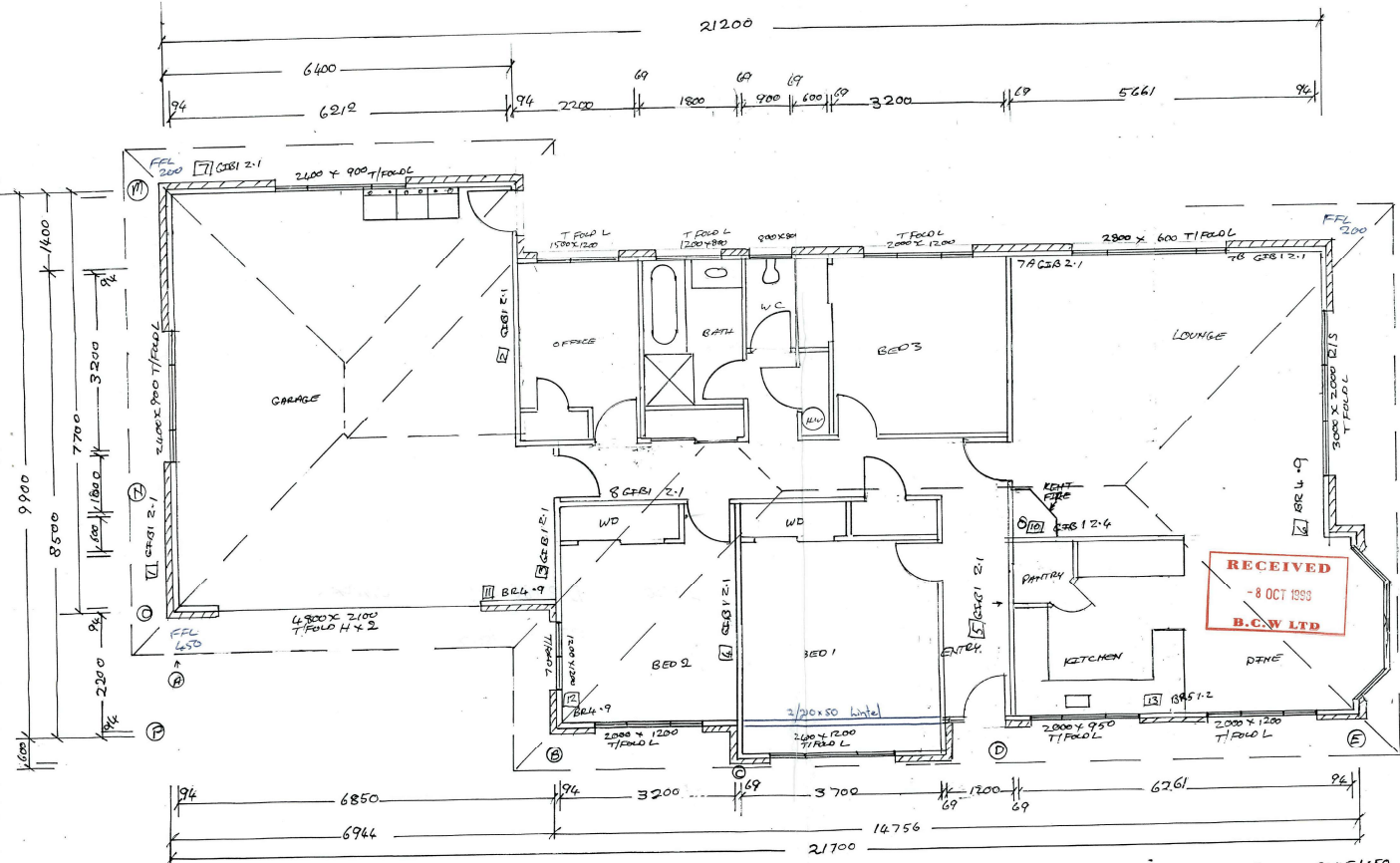
PLAN Bc 31074

APPROVED  
- 6 NOV 1998  
B.C.W LTD

94  
5005  
94  
5005  
94  
8500  
94  
400

RECEIVED  
- 8 OCT 1998  
WHANGAREI  
DISTRICT COUNCIL

AREA 123.21 HOUSE  
51.31 GARAGE  
TOTAL 174.52 m<sup>2</sup>



FLOOR PLAN G.VALLI LOT 30 ELM PLACE SCALE 1:50  
PL. 4371737

