



Land Information Memorandum

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

LIM number: LM2502134

Received: 10 Dec 2025

Issued: 23 Dec 2025

Applicant

J A Wilson
12A Third Avenue
Avenues
Whangarei 0110

Site Information

Property ID: 20145

Street Address: 2-12 Third Avenue
Avenues
Whangarei 0110

Legal Description: FLAT 2 DP 94829 HAVING 1/2 INT IN 1012 SQ METRES BEING LOT 141 DP 597

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: NA51A/253
- Deposited Plans: DP 94829 & DP 597

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.

- Site Drainage Plan – Dated 23/07/1981

For further information regarding Council Water Supply please refer:

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

s44A(2)(c)(ca)(cb) Information relating to any rates owing in relation to the land

Information on Valuation, Rates and Water Meter location (if applicable) for the current financial year, is attached.

Outstanding water balance as at today's date is \$0.00.

A final reading of the water meter will be required.

s44A(2)(d) Any permit, consent, certificate, notice, order or requisition affecting the land or buildings; s44A(2)(da) Information provided under s362T of the Building Act 2004; s44A(2)(e) Certificate issued by a building certifier; s44A(2)(ea) Information notified under s124 of the Weathertight Homes Resolution Services Act 2006

Copy of Building Permits issued for this property are attached.

- Erect a Home Unit
Issued 16/07/1981
- Erect One Bedroom
Issued 28/06/1985

Please note, a Code Compliance Certificate (CCC) is NOT required for works subject to a Building Permit. Building Permits were issued up until 1993, prior to the Building Act 1991 coming into effect.

Building 'Permits' were subsequently replaced with 'Building Consents' by the Building Act. Building Consents introduced the CCC as formal confirmation that all building works have been completed in accordance with the consented documents.

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

- BC9934698 – Erect Conservatory on Existing Deck
Building Certificate – Dated 25/06/1999
Building Consent – Issued 28/06/1999
Code Compliance Certificate – Issued 17/08/1999

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

- Application for Drainage Connection, Water Connection and Permit to Cross Footway
Dated 09/06/1981
- Application for Drainage Connection
Dated 19/10/1981

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

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>

This property has been the subject of an application under a Town and Country Planning Act, information attached.

- An Application for Waiver or Dispensation of Bulk and Location and/or Provision of Parking and Loading Spaces and/or Design, Provision and Appearance of Buildings, Signs, Verandahs and Landscaping Under Section 76 of the Town & Country Planning Act 1977 – To erect a second dwelling on a site that would, by an attached garage, intrude 2.0m into a prescribed 6.0 rear yard.
Approved 26/06/1981

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 buildings.

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.

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

Land Instability

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

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

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

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

This LIM includes maps which indicate Landslide Susceptibility in relation to this property and its surrounds - is **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>

Acid Sulphate Soils

This property is identified as being in an **Acid Sulphate Soil Risk** area - see map attached.

Acid sulphate soils are naturally occurring. They are caused by sulphate salts that were deposited in the land by the sea. When sulphate soils are disturbed, they react with oxygen and create an acidic environment which can corrode buried infrastructure including concrete and steel. Climate change is expected to cause sea level rise, and in turn an elevation of groundwater levels. This is likely to influence Acid sulphate soils, but the effect of this has not been quantified by the report, nor Whangarei District Council.

Whangarei District Council commissioned Opus International Consultants to produce Acid Sulphate Soil Planning Policy Basic Guide dated 05 August 2015. This District wide document provides guidance to assist in interpreting the Planning Policy for Acid Sulphate Soils.

It aims to provide a general overview of acid sulphate soils and common concerns regarding occupying or using land where these soils may be present. The report can be accessed on our website: <https://www.wdc.govt.nz/AcidSoil>

Tsunami

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

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

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

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

Technical Report for Tsunami Evacuation Zone and Safe Zone map

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

Erosion and Landslide

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

Northland Regional Council has identified erosion prone land and this is mapped as part of our Proposed Regional Plan.

<https://nrcgis.maps.arcgis.com/apps/webappviewer/index.html?id=31f5c66ea0074f59908767452bcbc60d>

Technical Reports for erosion prone land

1. Scope of report	Regional
2. Report Title:	Sediment Process-Attribute Layer for Northland, Report 2018/35
3. Report date:	2019
4. Report prepared by:	Land and Water Science
5. Report commissioned by	Northland Regional Council
6. Purpose of the report:	This work uses regional airborne gamma-ray data, elevation maps, and geological information to understand how different natural features - like rock and sediment types, faults, and landforms - affect how likely the Northland region is to experience landslides, erosion, and better understanding sediment supply to the region's waterways, estuaries, and harbours.
7. Where or how to access report	Report available upon request from Northland Regional Council

1. Scope of report	Regional
2. Report Title:	Regional Water and Soil Plan for Northland
3. Report date:	2024
4. Report prepared by:	Northland Regional Council
5. Report commissioned by	Northland Regional Council
6. Purpose of the report:	This Plan has combined regional air, land, water and coastal plan, which sets controls for the sustainable management of natural and physical resources of the Northland Region.
7. Where or how to access report	Proposed Regional Plan 2024 https://www.nrc.govt.nz/your-council/about-us/council-projects/new-regional-plan/

Drought

Drought in Te Taitokerau Northland is a complex hazard to define and detect, and its impacts vary from one area to the other.

Technical Report for Northland Drought Assessment

1. Scope of report	Regional
2. Report Title:	Droughts in Northland: A Local and Regional Analysis
3. Report date:	2024
4. Report prepared by:	National Institute of Water and Atmosphere
5. Report commissioned by:	Northland Regional Council
6. Purpose of the report:	Analysis of the development, occurrence and severity of droughts in Northland Region.
7. Where or how to access report	Envirolink website: Droughts in Northland: A local and regional analysis https://www.envirolink.govt.nz/assets/Envirolink/2403-NLRC240-Droughts-in-Northland-A-Local-and-Regional-Analysis.pdf

In September 2024 the Ministry for the Environment and NIWA published national climate projections.

Droughts are expected to become more frequent and more severe in Te Taitokerau Northland by 2090.

Volcanic, Geothermal and Earthquake

There are many processes associated with volcanic eruptions, and these can be hazardous when they interact with people and/or infrastructure. The type and intensity of volcanic process will vary from volcano to volcano. There are two areas of past local volcanic activity in Northland, at Puhipuhi-Whangārei and at Kaikohe-Bay of Islands. While climate change does not affect volcanic eruptions, it can affect the risk from volcanic hazards such as lahars (volcanic mudflows) because of the forecast changes in rainfall.

Earthquakes occur when stress that has built up along a fault - a break in the Earth's crust - is suddenly released. Earthquakes can cause ground shaking, fault rupture, permanent ground movement, subsidence or lateral spreading, liquefaction, landslides, rock falls and tsunamis. Although climate change does not affect earthquakes, it can make some of the problems earthquakes cause, such as subsidence, liquefaction, and landslides, more likely or more severe. This is because climate change affects rainfall and groundwater, which play roles in these hazards.

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

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

Technical Report for earthquake information

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

Signed for and on behalf of Council:



Eilish Getty
Property Information Officer

Property Map



New Subdivisions

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

23 December 2025

☐ Proposed Pre-223

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

Scale 1:1,000

223 Certificate

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Aerial Photography



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

23 December 2025

Scale 1:1,000

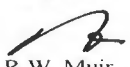


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**RECORD OF TITLE
UNDER LAND TRANSFER ACT 2017
CROSS LEASE
Search Copy**




R.W. Muir
Registrar-General
of Land

Identifier **NA51A/253**
Land Registration District **North Auckland**
Date Issued 07 December 1981

Prior References
NA446/239

Estate Fee Simple - 1/2 share
Area 1012 square metres more or less
Legal Description Lot 141 Deposited Plan 597
Registered Owners
Julie Anne Wilson

Estate	Leasehold	Instrument	L B013458.2
		Term	999 years as from and including 1.12.1981
Legal Description	Flat 2 Deposited Plan 94829		
Registered Owners	Julie Anne Wilson		

Interests

B013458.1 Lease of Flat 1 Composite CT NA51A/252 issued - 7.12.1981 (Affects Fee Simple)
B013458.2 Lease of Flat 2 DP 94829 for the space of 999 years as from and including 1.12.1981 Composite CT NA51A/253 issued - 7.12.1981 (Affects Fee Simple)

		Approved _____ Registered Owner
		Returned to Case No. 39 of the Local Government Act 1979, showing that Flat 1 and Shed 1, deposited herewith, were constructed before 1 April 1979 and were provided with such underground drainage and means of escape in case of fire as were required by the By-laws of the Whangarei City Council, as at the date of deposit of the said communications of Flat 2 deposited herewith, after 1st April 1979, as to building permit for the construction of the building deposited herewith, issued by the Whangarei City Council pursuant to the By-laws. Dated at Whangarei this _____ day of _____ 1981 _____ (Town Clerk) Note: 1. The boundaries of the various lots to be shown are the exterior faces of the walls or structures. 2. Areas A & B to be subject to restrictive covenants. New C.T. Allocated Plot 1 - 51A/252 Plot 2 - 51A/253 I, Michael John Elrick, of Whangarei, Registered Surveyor and holder of an official practising certificate, do hereby certify that the buildings shown herewith are situated within the boundaries of C.T. 506/239 and that the plan is correct. Dated 20/9/81 Signature: <i>Michael John Elrick</i> Total Area 1012 m² Comprised in C.T. 506/239 All I, Registered Surveyor and holder of an official practising certificate, do hereby certify that this plan has been made with surveys associated by me or under my direction that this plan and surveys are correct and have been made in accordance with the regulations under the Surveyors Act 1969. Dated at _____ this _____ day of _____ 1981 _____ Signatures Field Book _____ Traverse Book _____ Reference Plans _____ Existing _____ Proposed _____ Applied _____ For _____ Deposited this _____ day of _____ 1981 On the purpose of _____ _____ District Land Registrar File 1380 Received Instructions D.P. 94829
LAND DISTRICT North Auckland SURVEY BLK. & DIST. XII Purua NZMS SHEET NO. _____	PLAN OF FLATS ON LOT 141 D.P. 597.	LOCAL AUTHORITY Whangarei City Surveyed by HODGES & ELRICK Scale 1:200 Date Sept. 1981

1:1 Scale. See page 1 of 1 of the plan and survey drawings.

In the matter of an application by Frederick Alexander Hutter of Auckland a surveyor duly licensed under the provisions of the Land Transfer Act 1885 to bring under the provisions of the Land Transfer Act 1885 the parcels of land hereon delineated being the land in certificate No. 166 of the land register of the Auckland District, have been surveyed and registered on the ground and plotted in accordance with the regulations of the Surveyor General and that this map is in all respects accurate and the said land is within the Town District of Whangarei.

That I have satisfied myself by inspection on the ground that the same has been surveyed and plotted in the manner required by the regulations of the Surveyor General.

That this map truly represents the said land according to the boundaries ascertained on behalf of the applicant.

That existing fences, buildings, roads or other boundary marks and roads or public use, so far as they affect the boundaries of or interest in the said land, also all private roads or rights-of-way and other easements so far as I have been able to ascertain the existence thereof are shown on the said plan and are in the positions indicated.

That to the best of my knowledge and belief the said land is now in the occupation of tenants of the applicant.

And I make this declaration conscientiously believing the same to be true and by virtue of an Act of the General Assembly of New Zealand entitled "The Justices of the Peace Act 1888."

Declared at Auckland this 24th day of October one thousand eight hundred and eighty six

Before me Frederick A. Rimmell
Justice of the Peace for the Colony of New Zealand

Stamp
J. A. Hutter
2/6

I certify that this is a correct copy of D.P. 597

Land Transfer Draughtsman.

PLAN OF
PART OF
CARRUTH'S GRANT
ALLOT. I
PARISH OF WHANGAREI

PROPERTY OF W. R. VINES, ESQ.

Scale 2 Chains to an inch

I Frederick Alexander Hutter of Auckland a surveyor duly licensed under the Land Transfer Act 1885 do solemnly and sincerely declare that the parcels of land hereon delineated being the land in certificate No. 166 of the land register of the Auckland District, have been surveyed and registered on the ground and plotted in accordance with the regulations of the Surveyor General and that this map is in all respects accurate and the said land is within the Town District of Whangarei.

And I make this solemn declaration conscientiously believing the same to be true and by virtue of an Act of the General Assembly of New Zealand entitled "The Justices of the Peace Act 1888."

Declared at Auckland this 24th day of January one thousand eight hundred and eighty seven

Before me Joseph A. Rimmell
Justice of the Peace for the Colony of New Zealand

Stamp
J. A. Hutter
2/6

Approved by his agent
W. R. Vines
24-1-87

Approved
Assistant Surveyor General
26-1-87

Entered on Purus XII as 142

804, 21-1-87

The Roads coloured red are public roads
Dedicated by Transfer No. 25600

Edwin Bamford
Dist. L. Reg.

Areas	
179 Lots	59 - 0 - 12
Roads	9 - 0 - 4
Total Area	68 - 0 - 16

R. 186.AA

Water, Wastewater and Stormwater



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

23 December 2025

Scale 1:1,000



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Water, Wastewater and Stormwater – Map Legend

Water

Water Point

Actuator

-  WDC
-  Private

Backflow Device

-  WDC
-  Private

Bore

-  WDC
-  Private

End Structure

-  WDC
-  Private

Fitting Node

-  WDC
-  Private

Hydrant

-  WDC
-  Private

Meter

-  WDC

Meter Manifold

-  WDC
-  Private

Pump

-  WDC
-  Private

Valve

-  WDC
-  RED
-  Private

Water Line

Abandoned Pipe

- 

Trunk Main

-  WDC
-  Private

Other Main

-  WDC
-  Private

Process Pipework

-  WDC
-  Private

Reticulation

-  WDC
-  Private

Service Line

-  WDC
-  Private

Water Area

Chamber

-  WDC
-  Private

Reservoir

-  WDC
-  Private

Stormwater

Stormwater Point

End Structure

-  WDC
-  Private

Fitting Node

-  WDC
-  Private

GPT

-  WDC
-  Private

Manhole

-  WDC
-  Private

Pump

-  WDC
-  Private

Stormwater Inlet

-  WDC
-  Private

Valve

-  WDC
-  Private

Stormwater Line

Abandoned Pipe

- 

Culvert

-  WDC
-  Private

Drainage

-  WDC
-  Private

Main

-  WDC
-  Private

Service Line

-  WDC
-  Private

Surface Drain

-  WDC
-  Private

Stormwater Area

Basin

-  WDC
-  Private

Chamber

-  WDC
-  Private

Wastewater

Wastewater Point

Backflow Device

-  WDC
-  Private

End Structure

-  WDC
-  Private

Fitting Node

-  WDC
-  Private

Manhole

-  WDC
-  Private

Meter

-  WDC
-  Private

Motor Control Centre

-  WDC
-  Private

Pump

-  WDC
-  Private

Valve

-  WDC
-  Private

Wastewater Line

Abandoned Pipe

- 

Main

-  Rising Main (Pressure)
-  Sewer Gravity Main
-  Private
- Other

Process Pipework

-  WDC
-  Private

Service Line

-  WDC
-  Private

Wastewater Area

Chamber

-  WDC
-  Private

Pressure Sewer System

-  Public
-  Private

ACTUAL measurements between inspection pipes, changes of direction, etc., are to be clearly shown. This applies to stormwater drains also. The **DEPTH** of all cleaning eyes, is also to be shown.

DRAINLAYER

Permit No.

Date _____

New Sewerdrains

Stormwater

Old Drains

Material Used

- SEWER
STORMWATER

RED

DOTTED BLACK

FULL BLACK

PVC/CERAMIC

PVC/CERAMIC

DELETE

THIRD AVE

Old mardene

Shipped for further

. 80 Clup

80 durs

50 chup

1.20 day

City owned

OWNER: *L & W Properties*

STREET: 12 Third Ave

LOT No.

DP No.



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: Tuesday, 23 December, 2025

Property Number 20145

Legal Description FLAT 2 DP 94829 HAVING 1/2 INT IN 1012 SQ METRES BEING LOT 141 DP 597

Assessment Number 0074312500B

Address 2 - 12 Third Avenue Whangarei 0110

Record of Title(s) -,51A/253

Land Value \$250,000

Capital Value \$590,000

Date of Valuation 01-July-2024

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

Meter Location LHM BOX 4.5m LHB #2-12

Rates Breakdown (up to 30 June 2026)

Rates Charge	Charge Total
Regional Council Services	229.89
Regional Land and Freshwater Management	75.65
Sewage Disposal - Residential	966.00
General Residential	729.33
Regional Economic Development	7.60
Regional Transport Rate	30.40
Uniform Annual General Charge	901.00
Regional Pest Management	109.47
Regional Sporting Facilities	16.09
Regional Urban Rivers Management - Gen Catchment	40.34
Regional Rescue Services	8.87
Regional Flood Infrastructure	41.66
Stormwater	79.00
Regional Emergency & Hazard Management	67.31
Annual Charge Total	\$3,302.61

Opening Balance as at 01/07/2025 **\$-360.36**

Rates Instalments	Total
20/07/2025 Instalment	\$827.61
20/10/2025 Instalment	\$825.00
20/01/2026 Instalment	\$825.00
20/04/2026 Instalment	\$825.00

Rates Total **\$3,302.61**

Balance to Clear **\$1,295.68**

RECEIVED

9 43
10 JUN 1981WHANGAREI
CITY COUNCIL398
17/6
BUILDING APPLICATION FORM

Date

To: The Director of Engineering.

Sir.

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

I hereby apply for permission to erect a home unit
at 12 3rd Ave for B & W Properties
(House Number and Street) (Owner)
of P O Box 760 Wg according to locality plan and detail plans, elevations cross-sections
(Address)
and specifications of building deposited herewith in duplicate

PARTICULARS OF LAND:

LENGTH OF BOUNDARIES:

Assess. No. 74/221 Front
Lot No. 141 Back
D.P. 597 Side Area
Allotment No. Side

PARTICULARS OF BUILDING:

Foundations Reincrete Floors Reincrete
Walls Timber framed Roofs Decorated Tiles
Area of Ground Floor 86 m² (Metres)
Area of Basement - (Metres)
Area of First Floor or Mezzanine - (Metres)
Area of Outbuildings - (Metres)
Number of Storeys: Above kerb level 1 Below kerb level -
Average distance of set back of front of buildings from street boundary line N.A.

ESTIMATED VALUE:

Building \$31000 : 00
Sanitary Plumbing Drainage \$4000 : 00
Total \$35000 : 00

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

Proposed use or occupancy of other parts of buildings None

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

PLEASE PRINT

Yours faithfully,

Builder's Postal Address.

(Please print)

C & W PROPERTIES

Owner

Builder

Builder's Phone

89604

Signature

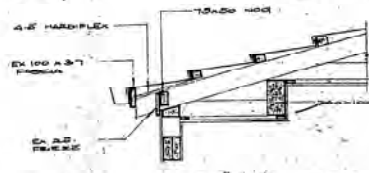
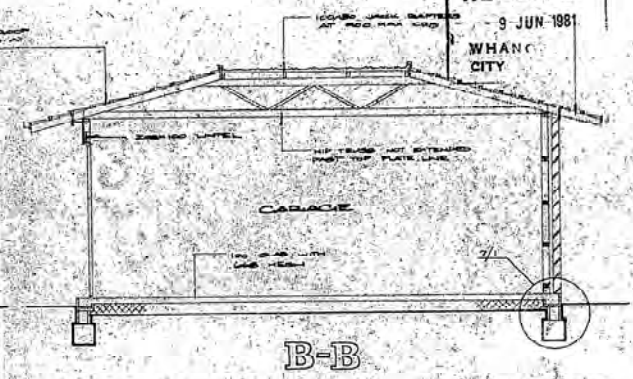
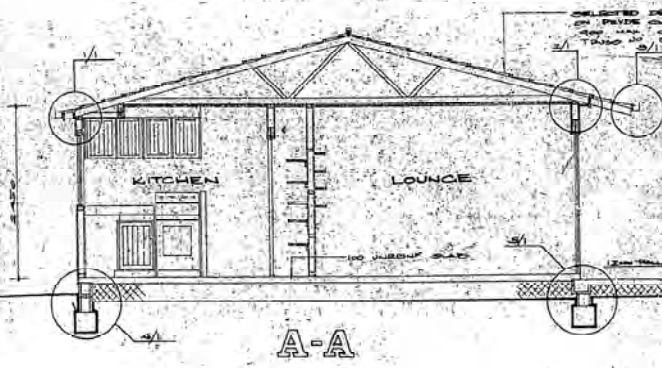
20143



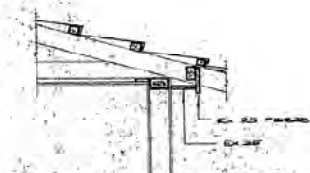
WHANGAREI CITY COUNCIL
FOUNDATION INSPECTION
The Building Inspector will test the footings with a
Scale Penetrometer. The results will be examined
for compliance with Clause 3 of NZSS 8604 or
any specific design criteria.



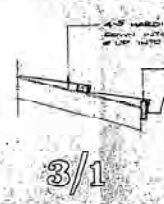
ELEVATIONS



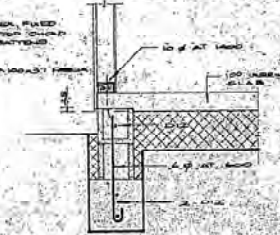
1/1



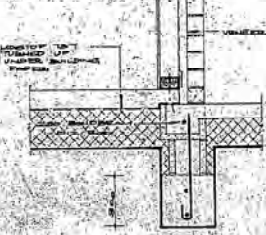
2/1



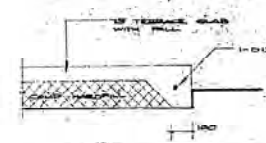
3/1



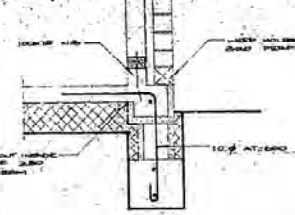
4/1



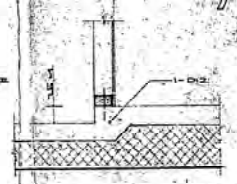
5/1



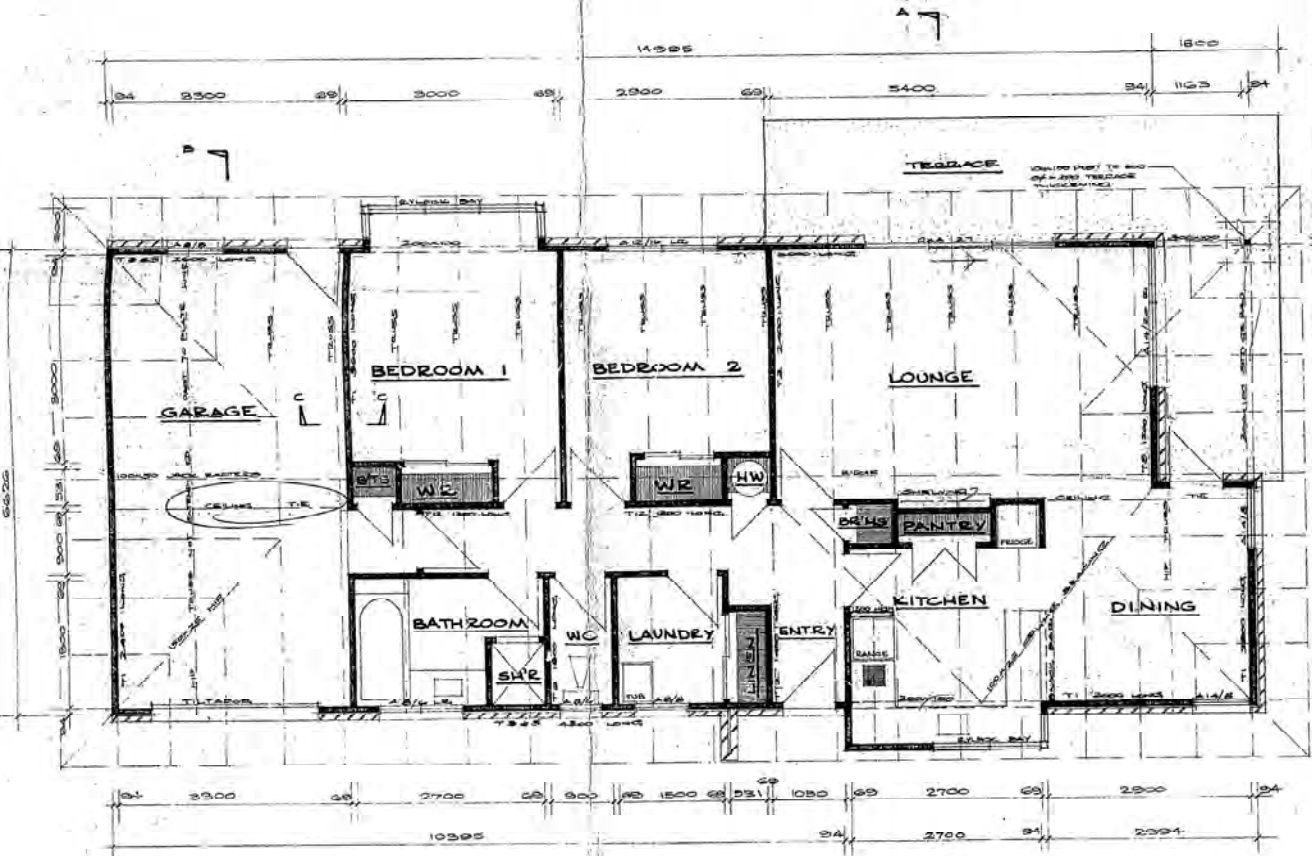
6/1



7/1



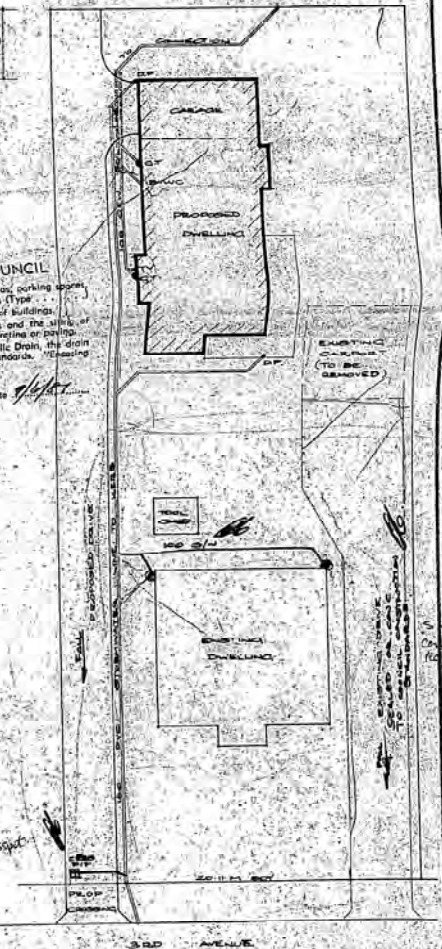
C-C



FLOOR PLAN

INSULATION

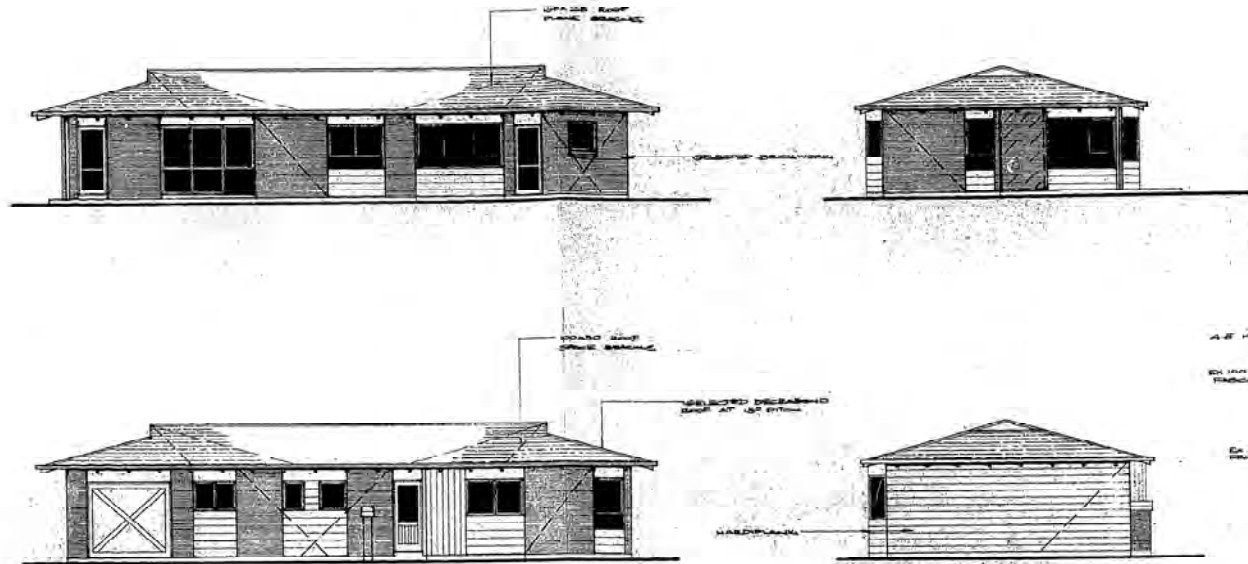
WHANGAREI CITY COUNCIL
(i) "Required" driveways, manoeuvring areas, parking areas, etc. to Council's satisfaction (Standard Type 1).
(ii) "Competition" areas for recreation or use of buildings.
(iii) "Competition" areas for recreation or use of buildings.
(iv) Where the building is situated over a Public Drain, the drain shall be protected by Council's standards. "Required" parking" requires inspection.
Signed: _____ Date: 4/6/81



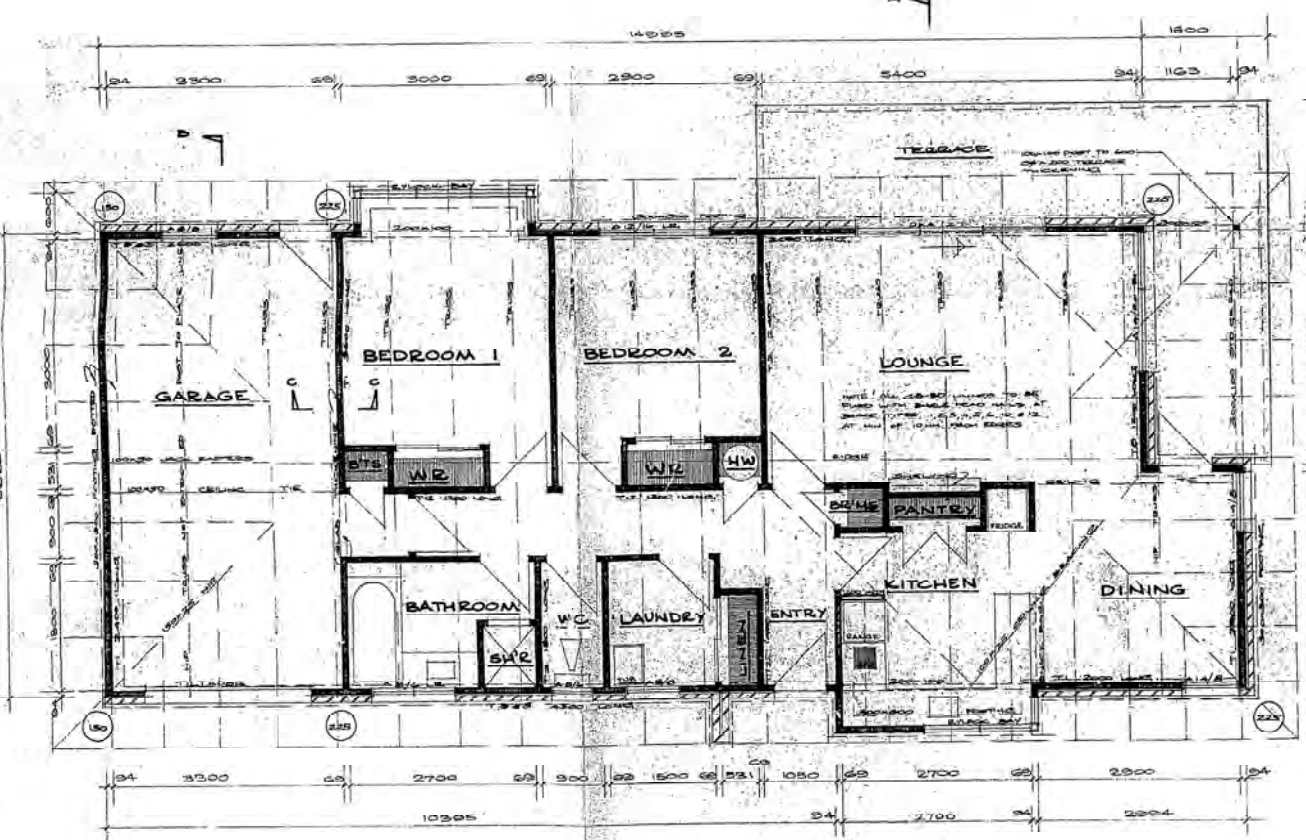
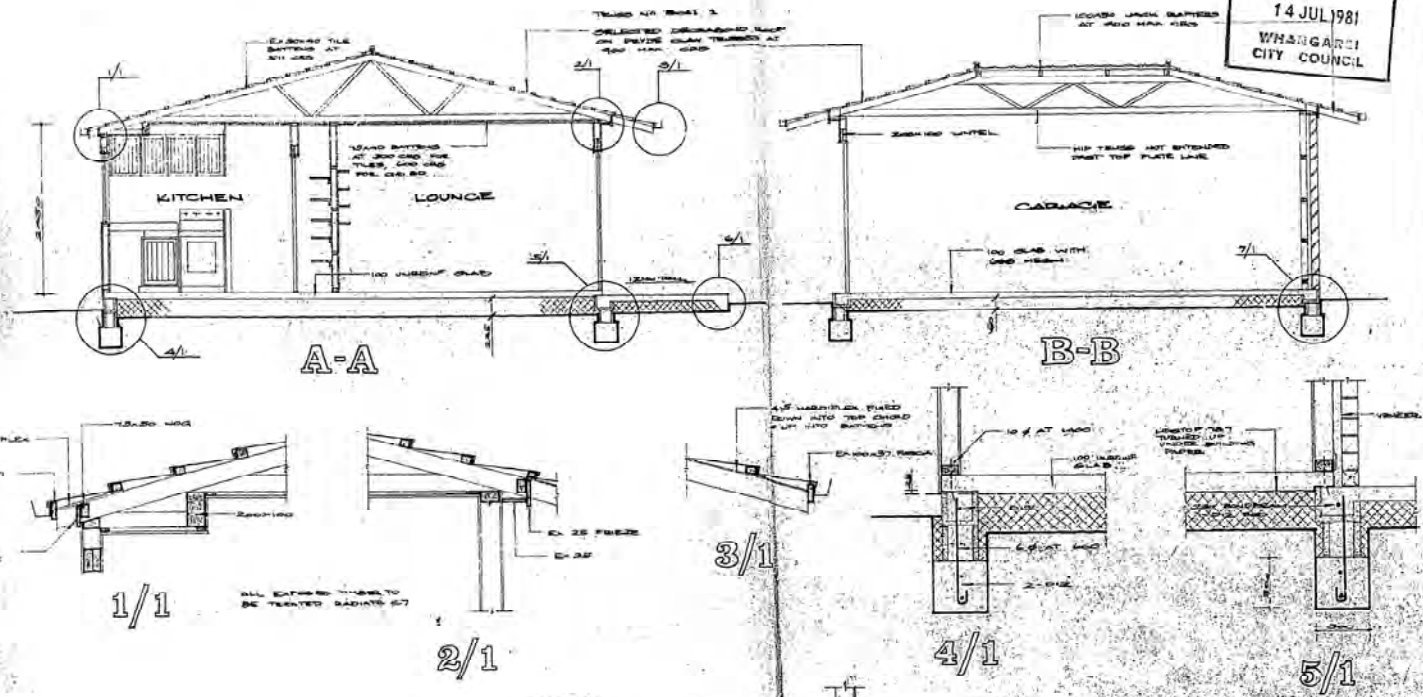
SITE & DRAINAGE

20143

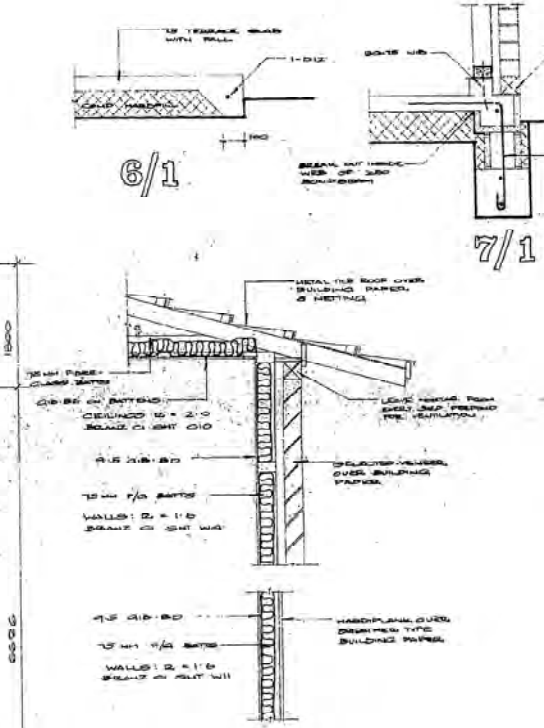
RECEIVED
14 JUL 1981
WHANGAREI
CITY COUNCIL



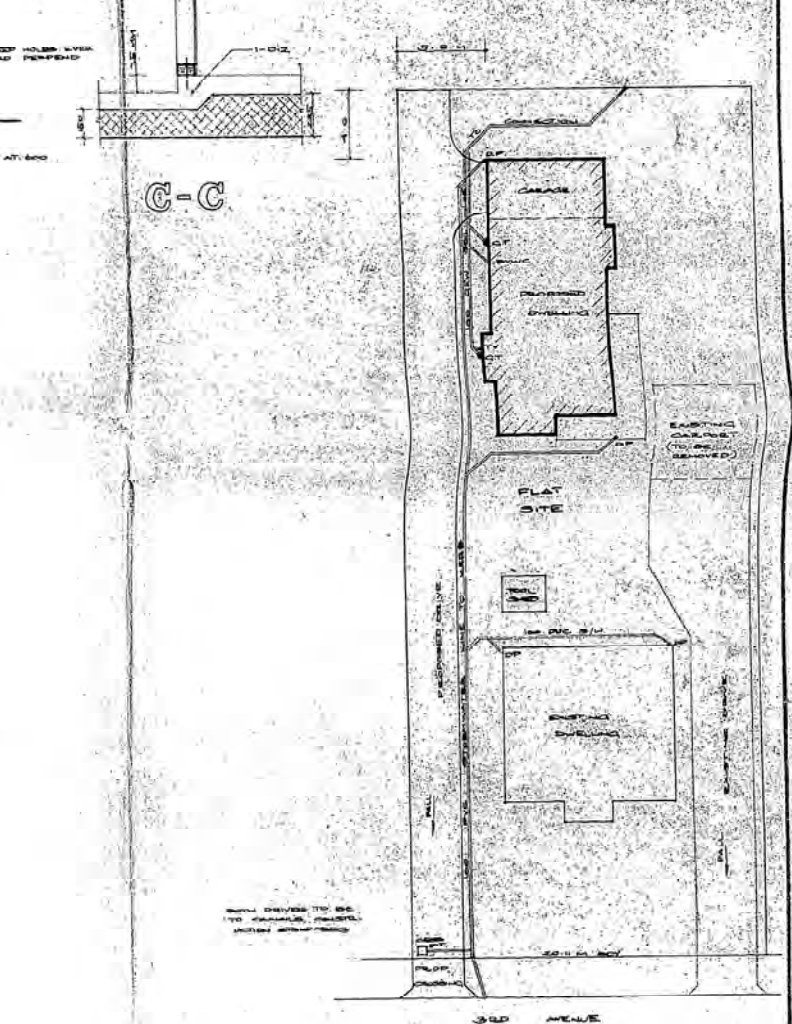
ELEVATIONS



FLOOR PLAN



INSULATION



SITE & DRAINAGE

20/6
WHANGAREI CITY COUNCIL

20143

6047956
PERMIT NUMBER
28.6.85

398
FILE NUMBER

BUILDING APPLICATION FORM

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

RECEIVED

30 MAY 1985

WHANGAREI
CITY COUNCIL

To: The CITY Engineer

I hereby apply for permission to Erect one Bedroom
at 12A THIRD AVE for M. & J. DREVER
(House Number and Street) (Owner)
of as above according to locality plan and detail plans, elevations
(Address)

cross-sections and specifications of building deposited herewith in duplicate.

PARTICULARS OF LAND:

Assess. No. 143/125

Lot No. 141

D.P. 597

LENGTH OF BOUNDARIES:

Front Area

Back

Side Side

PARTICULARS OF BUILDINGS:

Foundations Existing Floors Timber

Walls Hardiplank Roofs Decorated Tiles

Area of Ground Floor (Metres) Area of First Floor or Mezzanine 28.9 (Metres)

Area of Basement (Metres) Area of Outbuildings (Metres)

Number of Storeys: Above kerb level 1.5 Below kerb level

Average distance of set back of front of buildings from street boundary line

ESTIMATED VALUE:

Buildings \$ 9 000 .00

Sanitary Plumbing \$ 700 .00

Sanitary Drainage \$

Total \$ 9 700 .00

OFFICE USE ONLY

ring when issued please.

FEES PAID BY OWNER/BUILDER/OWNER'S AGENT

Proposed purpose for which every part of building is to be used or occupied (describing separately each part intended for use or occupation for a separate purpose) Bedroom / en suite / Sewing alcove

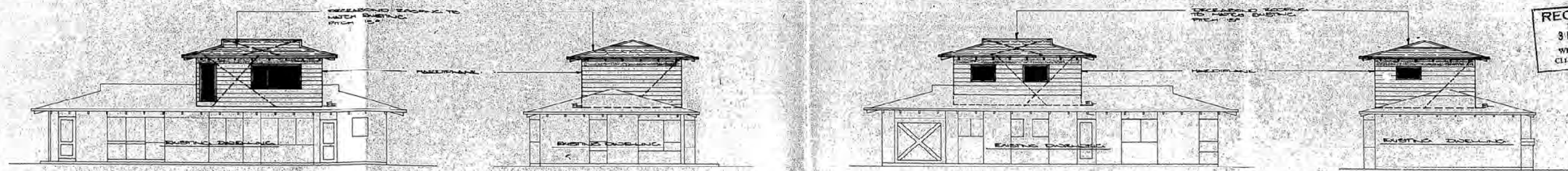
Proposed use or occupancy of other parts of buildings Private dwelling

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

PLEASE PRINT OWNER	BUILDER	OWNER'S AGENT
NAME <u>M. & J. DREVER</u>	NAME <u>OWNER</u>	NAME
POSTAL ADDRESS <u>12A Third Ave</u> <u>Whangarei</u>	POSTAL ADDRESS <u>SAME</u>	POSTAL ADDRESS
PHONE <u>84567</u> <u>Bus 82283</u>	PHONE	PHONE
Signature <u>M. Drever</u>	Signature	Date <u>30/5/85</u>

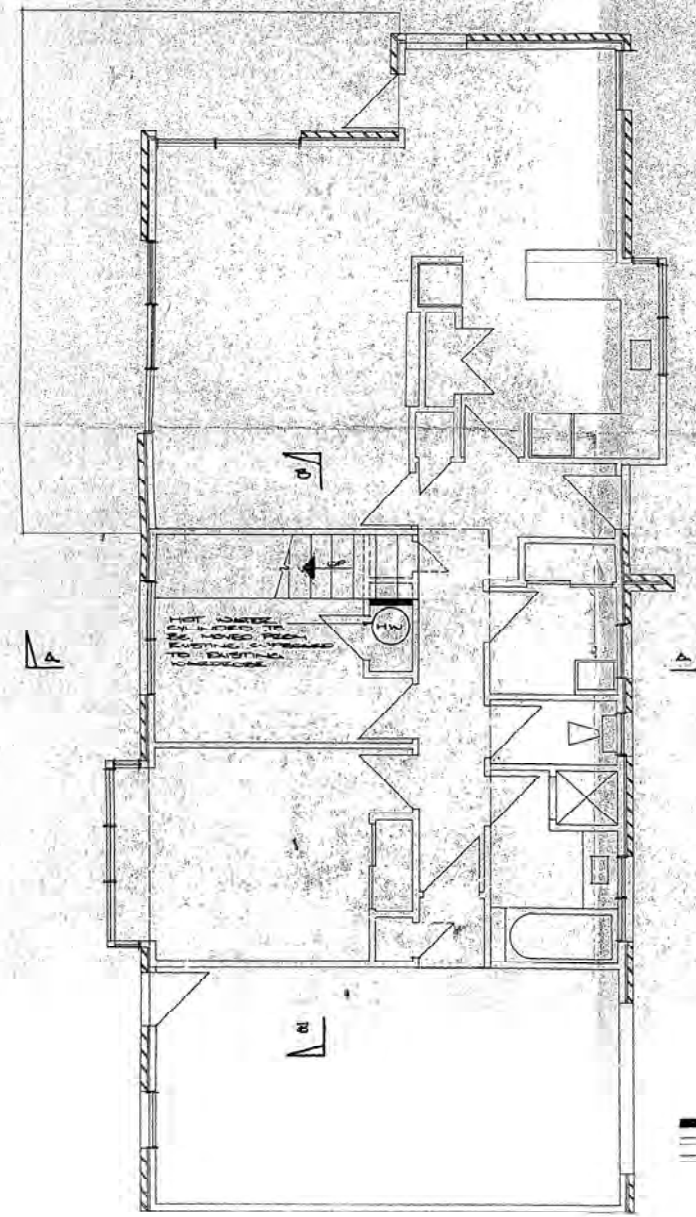
TAGS

20143

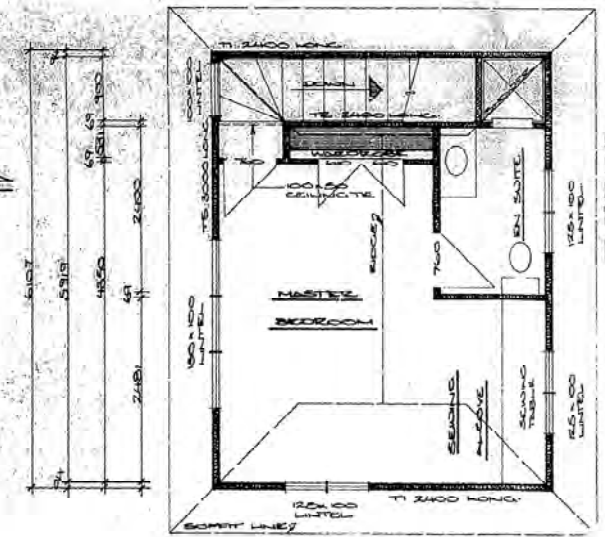
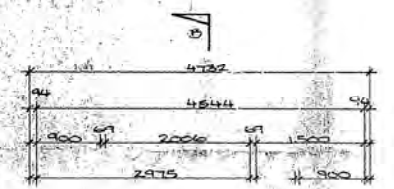


ELEVATIONS 1:100

RECEIVED
30 MAY 1985
WHANGAREI
CLY. C. SHELL



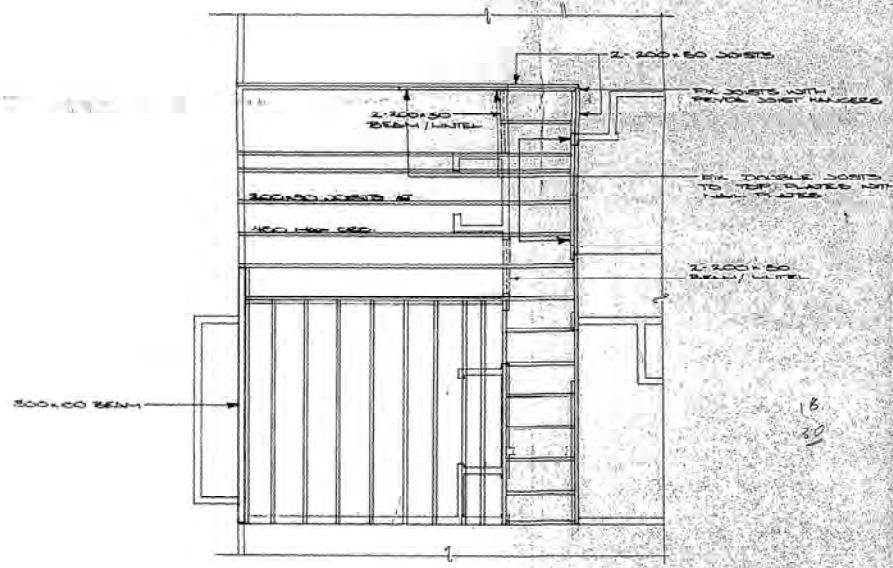
GROUND FLOOR PLAN 1:50



PROPOSED FIRST FLOOR PLAN 1:50

PROPOSED WALLS
EXISTING WALLS
EXISTING WALLS TO BE DEMOLISHED

NOTE
INTERPRETATION BASED ON
SUFFICIENTLY CONNECTED
FLOOR AND NEW REINFORCED
CONCRETE



JOIST LAYOUT PLAN 1:50

CAINS DESIGN
24 WALTON ST. P.O. BOX 780,
PH. 89-804, WHANGAREI,
M.N.Z.F.A.C.

**M DREVER
ADDITIONS
THIRD Ave**

DESIGNED
DRAWN
TRACED
CHECKED
SCALES AS SHOWN
REF.
DATE

BUILDING CERTIFICATE NO: 2296

Section 56, Building Act 1991

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

To WHANGAREI DISTRICT Council

Building Consent No: 34698 (If issued)

Project Information Memorandum No: 34677 (If issued)

PROJECT	PROJECT LOCATION
New or relocated building ☒	Applicant: <u>M DREVER</u>
Alteration ☐	Street address (If any) <u>2/12A THIRD AVE</u>
Intended use(s) (In detail): <u>ERECT CONSERVATORY TO EXISTING DECK</u>	Legal Description: <u>LOT 44 DP 597</u>
Intended life: Indefinite but not less than 50 years ☒	
Specified as years	
Demolition ☐	
Being stage of an intended stages	

This is to certify that B.C.W. Ltd has been engaged to check plans and specifications and to carry out site inspections to ensure compliance with the N.Z. Building Code.

B.C.W. Ltd have not checked the Producer Statements and/or calculations for those structural elements that are beyond B.C.W. Ltds scope of Approval. i.e.

Producer Statement Design of TYPICAL NEBULITE DESIGN.

Namely: _____

The building certifier is satisfied on reasonable grounds that:

- ☒ The proposed building work would comply with the provisions of the building code if properly completed in accordance with the plans and specifications
- ☐ The building work complied with the listed provisions of the building code on the date of certification

Signed by or for and on behalf of Building Certifiers (Whangarei) Ltd

Name: [Signature]

Date: 25/6/99

**Issue Document**

BUILDING CONSENT No: 34698
Section 35, Building Act 1991
Issued: 28 Jun 99

34698

Project Information Memorandum No: 34677

Applicant

MAURICE DREVER
12A THIRD AVENUE
WHANGAREI

Doc Id	410118
--------	--------

Agent

NEBULITE JOINERY (WHG)
PO BOX 238
WHANGAREI

Site Information

PROPERTY ID: 20143
ASSESSMENT NO: 00743/125.00
STREET ADDRESS: 12 THIRD AVE, WHANGAREI
LEGAL DESCRIPTION: LOT 141 DP 597

Project Information

PROJECT IS FOR: Alteration
INTENDED USE(S): CONSERVATORY ON EXISTING DECK
INTENDED LIFE: Indefinite but not less than 50 years
VALUE OF WORK: \$6,600.00
NUMBER OF STAGES: 1

Fees

COUNCIL'S TOTAL CHARGES FOR THIS BUILDING CONSENT ARE: \$135.00
PAYMENTS RECEIVED TO DATE:
Receipt number: 1524137 Date: 24 Jun 99 Amount: \$135.00

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

1: General

No Requirements.

Signed for and on behalf of the Council

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

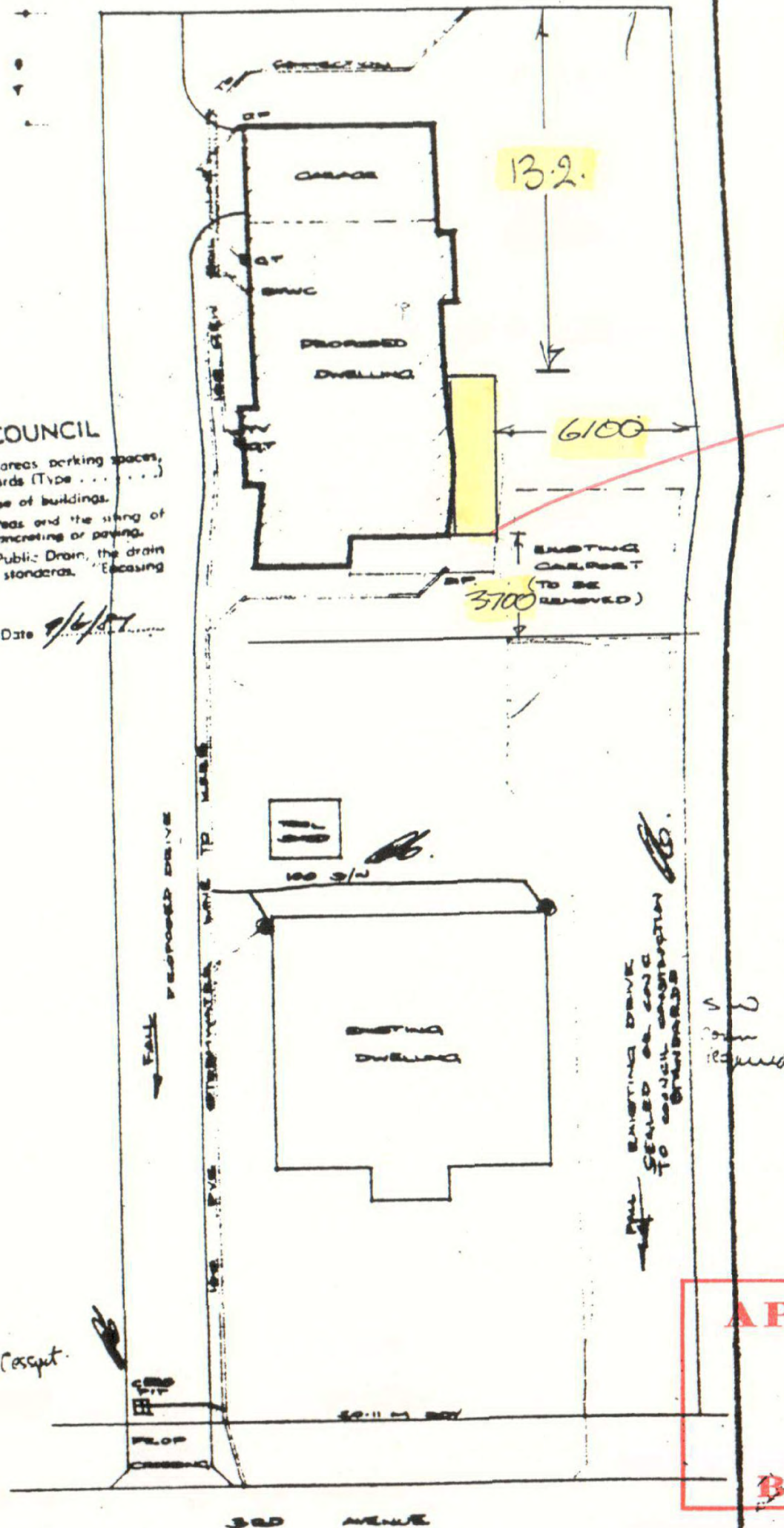
Signature:.....*[Signature]*..... Date: 28 / 12 / 99.

C-C

WHANGAREI CITY COUNCIL

- (i) "Required" driveways, manoeuvring areas, parking spaces, etc. to Council's construction standards (Type ...)
- (ii) Completion prior to occupation or use of buildings.
- (iii) Inspection of formation of these areas and the siting of cesspits is required before sealing, concreting or paving.
- (iv) Where the building is sited over a Public Drain, the drain shall be protected to Council's standards. "Encasing concrete" requires inspection.

Signed *[Signature]* Date *9/6/99*



Site Plan

S/W TO EXISTING

APPROVED

25 JUN 1999

B.C.W LTD

SITE & DRAINAGE

			SHEET 1 1680
DRAWN <i>[Signature]</i>	CHECKED <i>[Signature]</i>	SCALES 1:20, 1:50, 1:100, 1:200	SERIES OF ONE
TRACED <i>[Signature]</i>	DATE MAY 99		REF A 061

RECEIVED

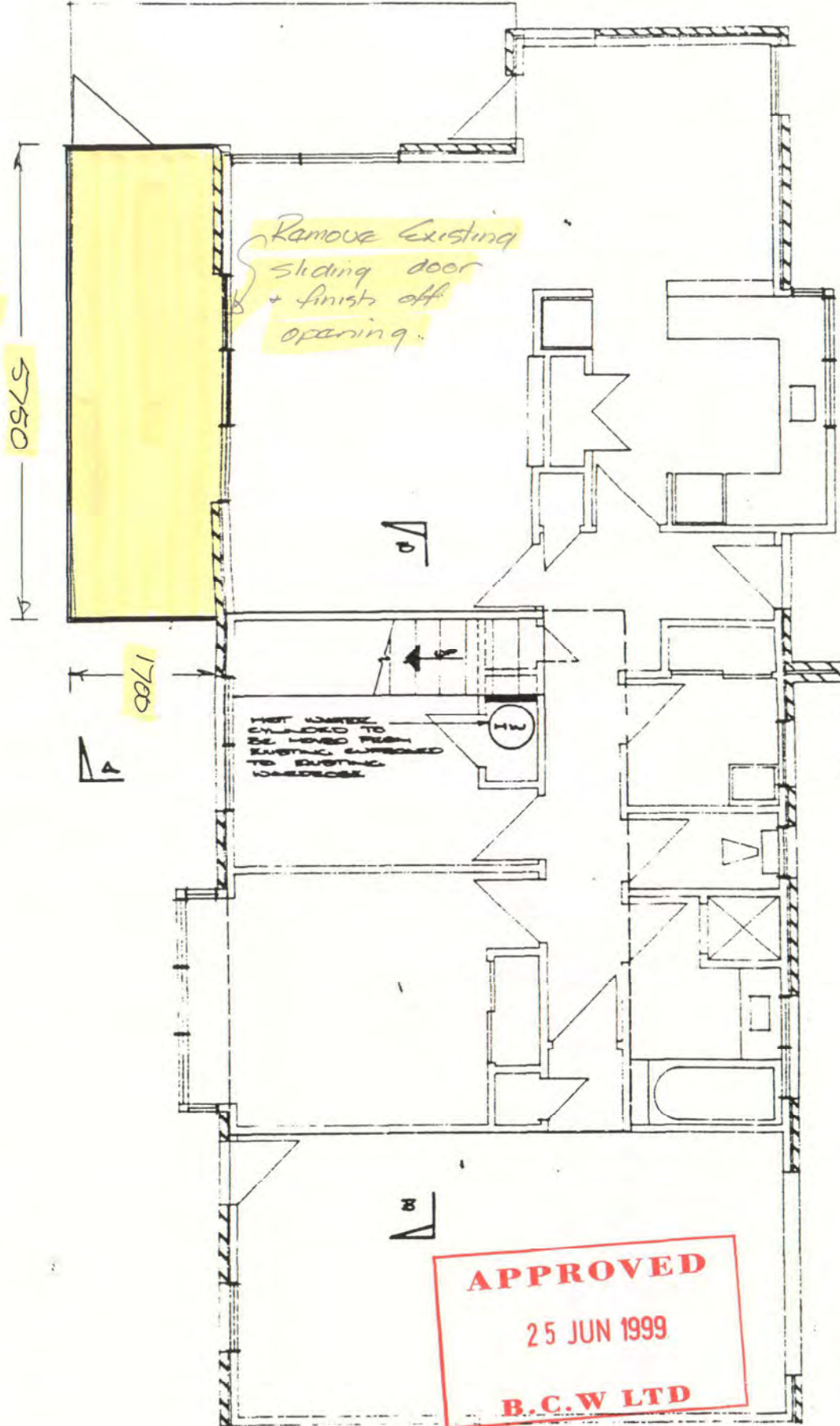
21 JUN 1999

RECEIVED

22 JUN 1999

WHANGAREI DISTRICT COUNCIL

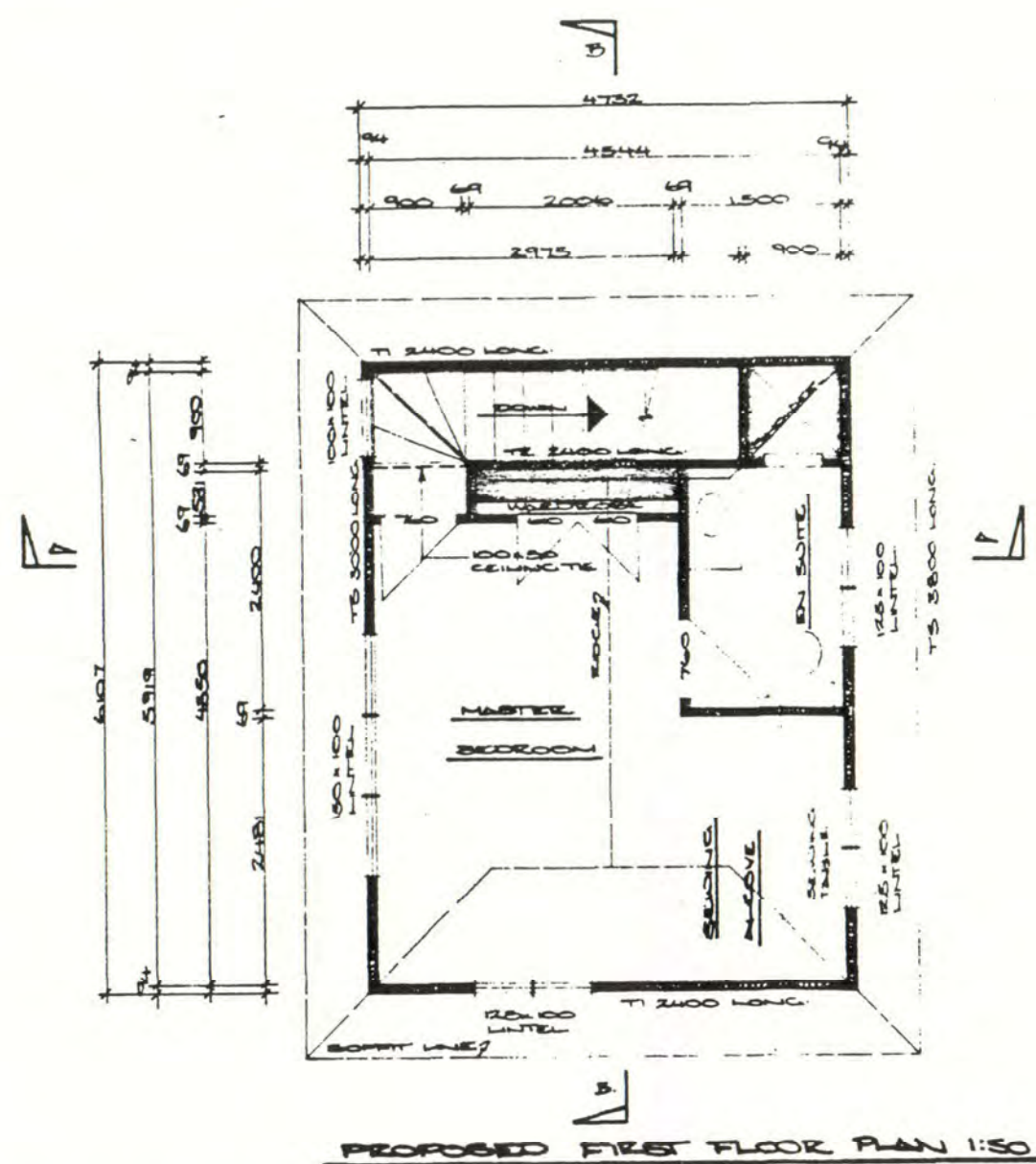
Plan proposed
conservatory



APPROVED
25 JUN 1999
B.C.W LTD

GROUND FLOOR PLAN 1:50

RECEIVED
22 JUN 1999
WHANGAREI DISTRICT COUNCIL



PROPOSED FIRST FLOOR PLAN 1:50

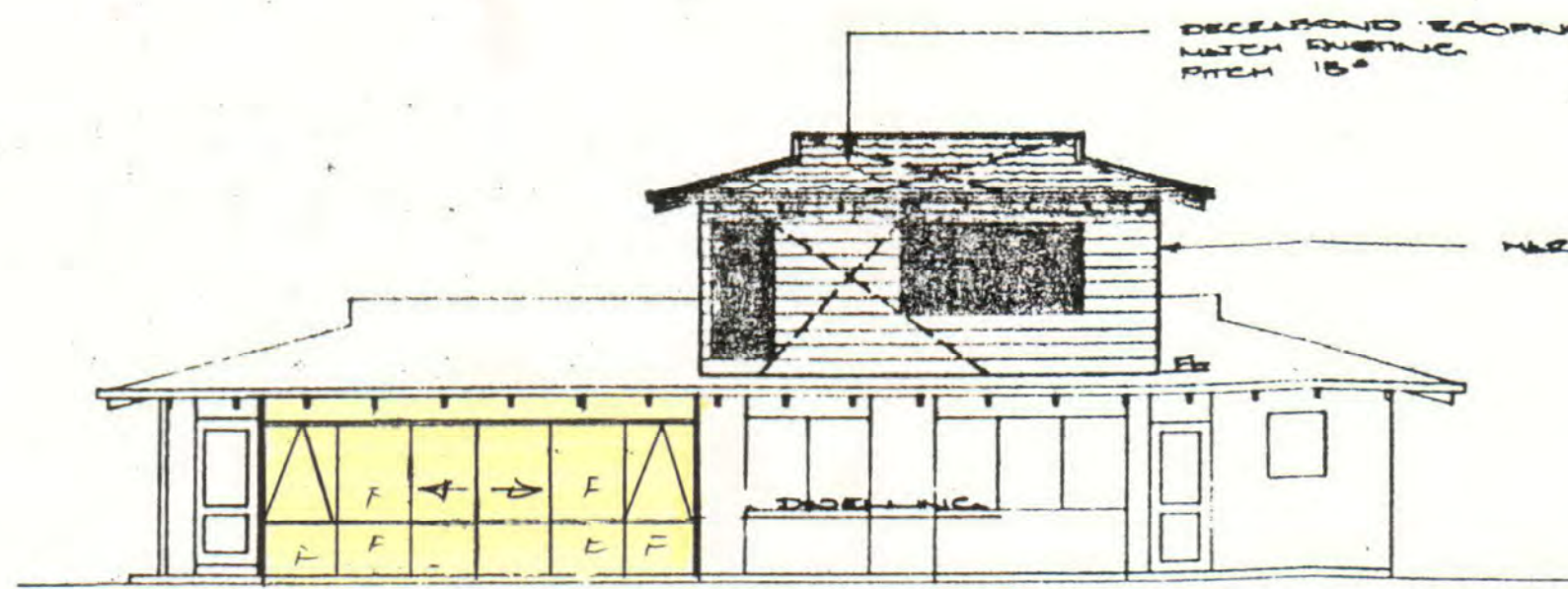
PROPOSED WALLS
EXISTING WALLS
EXISTING WALLS TO BE REMOVED

NOTE
INTERIORITY BASED ON
SURFACE ONLY. CONCRETE
WORKING AND NOT REINFORCED
CONCRETE

RECEIVED
21 JUN 1999
BCW LTD

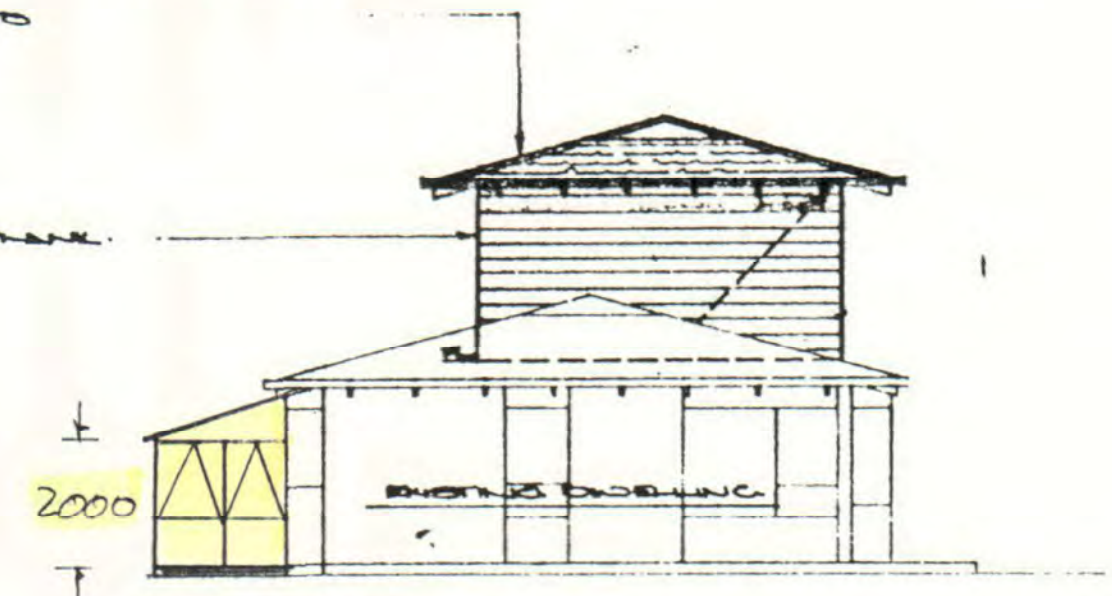
APPROVED
25 JUN 1999
B.C.W LTD

RECEIVED
21 JUN 1999
BCW LTD.



5750

East Elevation



2000

1700

ELEVATION

North Elevation

20143

APPROVED
25 JUN 1999
B.C. W. L. D.

RECEIVED
21 JUN 1999
CRECEIVED
22 JUN 1999
WHANGAREI
DISTRICT COUNCIL

RECEIVED
30 MAY 1985
WHANGAREI
CITY COUNCIL

DECREASED ROOFING
TO MATCH EXISTING
PITCH 15°

HALF BRANK

EXISTING DWELLING

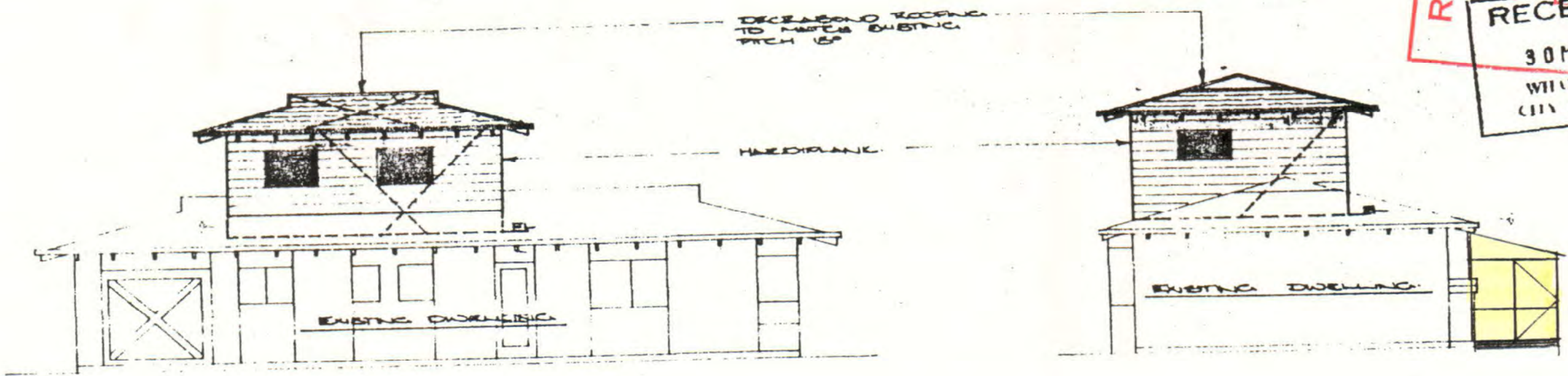
EXISTING DWELLING

2000

1700

1:100

South Elevation





DEC

CODE COMPLIANCE CERTIFICATE NO 34698
Section 56(3), Building Act 1991

Issued by: **Building Certifiers (Whangarei) Ltd** on 17 August 1999
currently approved and registered as a building certifier.

[Cross each applicable box and attach relevant documents]

To: **Whangarei District Council**

Building Consent No: **34698**
PROJECT

P.I.D: **20143**
LOCATION

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

Street address: **2/12 A Third Ave**

Intended use(s) [In detail]

Legal description : **Lot 44 DP 597**

Add conservatory to deck

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:

WHANGAREI CITY CORPORATION

No 14 877

APPLICATION FOR: DRAINAGE CONNECTION
WATER CONNECTION
PERMIT TO CROSS FOOTWAY

Date ____/____/19____

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

Please print clearly and firmly

Address 12 Third Ave. Lot No. 141 D.P. No. 587
Assess No. 74/231
Legal Owner C & W Properties Inspector's Signature [Signature]
Name of Applicant C & W Properties Receipt No. 730031-336
Applicant's Postal Address PO Box 760 Date 11/11
Whangarei Cashier's Signature [Signature]
Applicant's Signature [Signature]

DRAINAGE CONNECTIONS

In consideration of the Council undertaking to construct and provide a sewer/stormwater connection to the above said land, I agree to pay for such service the charge set out hereunder, and such charge to be paid prior to the Council commencing work.

STORMWATER SEWER No. 1 Size 100 Type F Depth _____ Charge 15.00
SANITARY SEWER No. 1 Size 100 Type F Depth _____ Charge 19.00

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

In consideration of and on receipt of the above charge, the Whangarei City Council hereby undertakes to construct and provide the above drainage connection. (Note: "Depth" means depth from ground level, to invert level of proposed private drain where it reaches Council connection.)

WATER CONNECTION

Size of connection required 15" to service Dwelling
Fee \$ 75.00 (subdivision, section, dwelling, factory, etc.)

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

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

PERMIT TO CROSS FOOTWAY

I hereby make application under Clause 111 Whangarei C.C. By-law No. 2 1964 for a permit to take a vehicle over the footway to the property owned by C & W Properties
at 12 Third Ave Permit Fee \$ 12.00

I hereby pay a deposit of \$ 235.00 for the purpose of repairing any damage that may be done to the footway during the currency of the permit and pursuant to the licence granted by the permit. If the repairs cost less than the deposit a refund shall be made to me by the Council and if the repairs cost more than the deposit I will pay the Council the extra cost. I hereby absolutely accept that the footway which is the subject of this application is at this date hereof undamaged/damaged, and I request that the damage be assessed.

Dated 9/6/1981 Signature of Applicant [Signature]

TO DIRECTOR OF FINANCE I hereby apply for the refund of deposit No 877

Name of Applicant (block letters) _____
Signature of Applicant _____ Dated ____/____/19____

For Office Use Only Footway inspected and refund approved.

For Director of Operations _____ Dated ____/____/19____

Sewer Dis Comp
WHANGAREI CITY CORPORATION

20 14 3 5

APPLICATION FOR: **DRAINAGE CONNECTION**

No 877

~~applied to~~ *SW Done*

Date/...../19..

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

Please print clearly and firmly

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

DRAINAGE CONNECTIONS

In consideration of the Council undertaking to construct and provide a sewer/stormwater connection to the above said land, I agree to pay for such service the charge set out hereunder, and such charge to be paid prior to the Council commencing work.

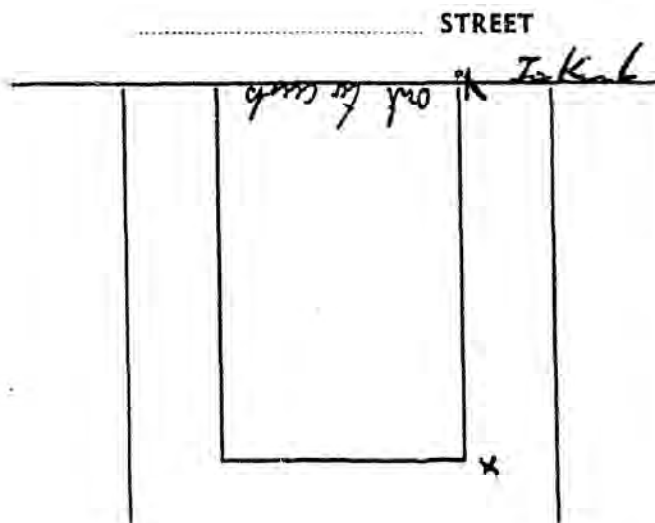
STORMWATER SEWER No. Size Type Depth Charge
SANITARY SEWER No. Size Type Depth Charge

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

In consideration of and on receipt of the above charge, the Whangarei City Council hereby undertakes to construct and provide the above drainage connection. (Note: "Depth" means depth from ground level, to invert level of proposed private drain where it reaches Council connection.)

TO PERMITS ENGINEER

Existing Connection: Date
TESTED OK/Reject/...../.....
REUSED Yes/No/...../.....
RELAIID Yes/No/...../.....



Work Completed *W. H. L. -*
(Drainage Foreman)

19/10/81

ADVOCATE

TO DIRECTOR OF FINANCE

File 10/2/7

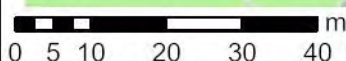
Refund — Drainage Connection

Please pay
the Owner/Applicant named above
the sum of Dollars
being refund of charges paid for connection(s)
Not required
Incorrectly charged
Already paid for by subdivider
One only required

Payment Authorised
(Permits Engineer)

No 877

Whangarei
District Council



23 December 2025
Scale 1:1,000

Operative District Plan – Map Legend

District-Wide Matters

Energy, Infrastructure and Transport

- 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
- 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

Hazards and Risks

- Coastal Erosion Hazard 1
- Coastal Erosion Hazard 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
- Heritage Area Overlay
- Sites of Significance to Maori
- 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

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

Area Specific Matters

- Designation
- Precinct
- Development Area

Residential Zones

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

Rural Zones

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

Commercial and Mixed Use Zones

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

Industrial Zones

- Light Industrial Zone
- Heavy Industrial Zone

Open Space and Recreation Zones

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

Special Purpose Zones

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

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

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

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

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

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AN APPLICATION FOR WAIVER OR DISPENSATION OF BULK AND LOCATION AND/OR
PROVISION OF PARKING AND LOADING SPACES AND/OR DESIGN, PROVISION AND
APPEARANCE OF BUILDINGS, SIGNS, VERANDAS AND LANDSCAPING
UNDER SECTION 76 OF THE TOWN & COUNTRY PLANNING ACT 1977

Owner: C. & W. PROPERTIES
Address: 12 THIRD AVENUE (LOT 141 D.P. 597)
Date: 26 June 1981

Site File: 3555

20143

Proposal: An application to erect a second dwelling on a site that would, by
an attached garage, intdue 2.0m into a prescribed 6.0 rear yard.

Inspecting Officer's Report

The property is a front site of 40 perches/1012m², located in a Residential
4 zone in Council's Reviewed District Scheme.

If the garage were detached, the proposal would comply with the bulk and
location requirements. I consider that no useful purpose would be achieved
by insisting upon a separation (however small), and in terms of Section 76(2)
that both conditions precedent for approval are satisfied.

The written consent of the owner of the property adjoining the rear boundary
has been submitted. In my opinion this satisfies the provisions of Section
76(3).

I recommend that Council grants its consent subject to:

- (a) Compliance with all relevant Acts, By-laws and Regulations.
- (b) That the consent shall lapse after a period of two years from the
date of consent.


(E.R. Allbon)
Director of Planning

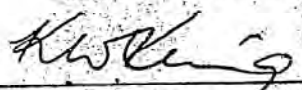
per: J.E.G. Peters

COUNCIL'S DECISION: The applicant be advised, that pursuant to the provisions of
Section 76 of the Town and Country Planning Act 1977 and for the reasons given in
the foregoing report:

EITHER (a) Council's consent has been granted subject to the conditions of
the foregoing recommendation.

OR ~~KwK (b) Council's consent has not been granted.~~

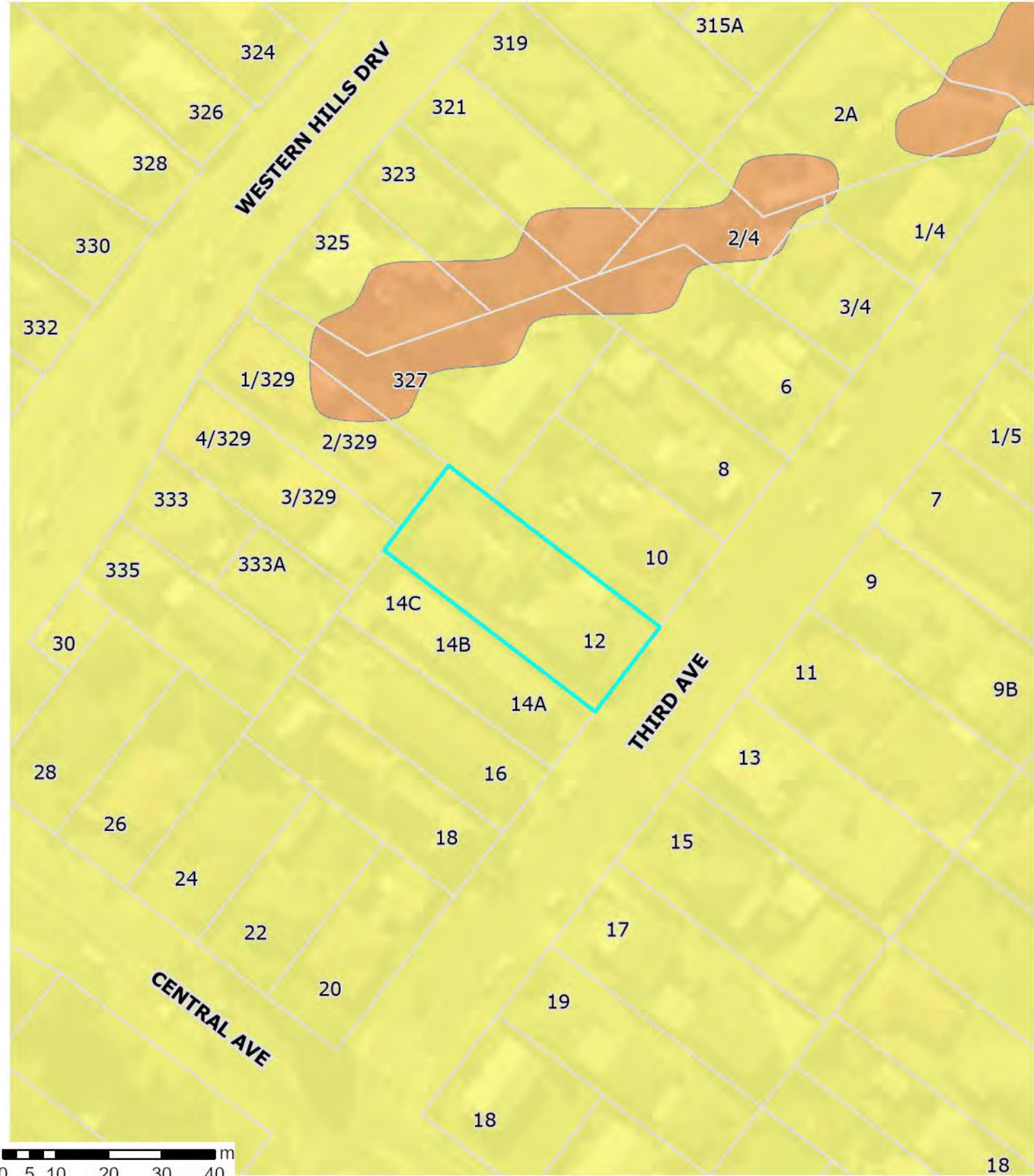
OR ~~KwK (c) The Council has decided in the circumstances that it cannot
"exercise its powers" on this application which has been made
without notice. Consequently it is necessary the applicant
request the Council to "notify" the application as prescribed
in Section 37 of the Town and Country Planning Act 1977 if the
applicant wishes to proceed.~~

Signed: 
(Acting under delegated authority)

Date: 26/6/81

Applicant's plans and original copy of this decision
forwarded to the Director of Engineering

Date: 26/6/81



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>

23 December 2025
Scale 1:1,000



Whangarei
District Council



- 23 December 2025
Scale 1:1,000



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