Whangarei District Council
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E mailroom@wdc.govt.nz www.wdc.govt.nz/ContactUs



Land Information Memorandum

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

LIM number: LM2601530

Received: 18 Sep 2026

Issued: 23 Sep 2026

Applicant

Statement of passing over information – This information has been supplied by a third party (not the vendor nor the vendor's agent)
It's accuracy and reliability has not been checked, audited, or reviewed and all intended purchasers are advised to conduct their own due diligence investigation into the same.
To the maximum extent permitted by law ownly Limited licensed (REA 2008) does not accept any responsibility to any person for the accuracy of the information herein.

Site Information

Property ID: 15167

Street Address: 26 Otuhiwai Crescent
Whangarei 0112

Legal Description: LOT 28 DP 52110

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: NA4C/519
- Deposited Plan: DP 52110

This property is subject to a Building Line Restriction, information attached.

- Interest Number K115554 Dated – 20/08/1963

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.

- House Connection Plan Dated – 07/05/1965

For further information regarding Council Water Supply please refer:
<https://www.wdc.govt.nz/WaterSupply>

Pursuant to Section 51 of the Building Act 2004 and Section 451 of the Local Government Act 1974, any future building work that encroaches upon any Council Pipe or Utility must obtain written consent from the Waste and Drainage and / or Water Services Manager(s) prior to works commencing.

For information refer: https://www.wdc.govt.nz/BuildOverPipesPolicy

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

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

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

A final reading of the water meter will be required.

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

Copy of Building Permits issued for this property are attached.

- Erect a Dwelling
  Dated – 14/09/1964

- Erect a Garage
  Dated – 23/05/1967
  Poor reproduction due to quality of archival image

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.

Council holds no current record 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:

- Whangārei 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 Whangārei 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

Flood susceptible lands

Prior to undertaking flood modelling and mapping, Northland Regional Council identified land that could be susceptible to flooding based largely on soil type. This information should only be used where flood hazard modelling and maps are not available (upper Kaihu, upper Kerikeri and upper Rotokakahi and upper Waitangi, Waima and Punakitere catchments).
Flood susceptible land information is available on the Northland Regional Council Natural Hazards Maps viewer.
https://www.nrc.govt.nz/environment/natural-hazards-portal/hazard-maps/advanced-hazard-map-viewer/

River Flood Hazard Technical Reports

1. Scope of report:	Whangārei Catchments
2. Report Title:	NRC Priority Rivers Modelling Report and Whangārei 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 Whangārei 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:	Whangārei 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. Whangārei 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 Whangārei 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:	Whangārei District
7. Where or how to access report:	You can find the above report under the Land Instability section on our Natural Hazards webpage. Additional reports that may be relevant to Land Instability are also available at: https://www.wdc.govt.nz/NaturalHazards

Liquefaction

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

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

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

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

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

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

Tsunami

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

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

With funding from the Natural Hazards Commission Northland Civil Defence and Emergency Management have modelled the tsunami risk and created Tsunami Evacuation Zone and Safe Zone map:
<https://northlandcdem.maps.arcgis.com/apps/webappviewer/index.html?id=00bf741d369b4eb7802021004d123e3b>

Technical Report for Tsunami Evacuation Zone and Safe Zone map

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

Erosion and Landslide

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

Northland Regional Council has modelled the region's relative risk of erosion and sediment loss to water and these have been published as Erosion and Sediment Risk at this link - <https://experience.arcgis.com/experience/bf65abc23bc144e2a32cd1efd6094167>
The maps are based on a predictive model created using a range of information, including LiDAR (remote sensing technology that uses lasers to create 3D maps), soil and geology type, slope and climate data. The maps are designed as a tool to help landowners manage risks to water quality as a result of sediment loss to water - they provide an assessment of the relative risk of erosion and risk of sediment reaching waterways across Northland.
The maps do not provide a geotechnical assessment of land suitability for subdivision or built development, nor do they quantify the likelihood of future landslides or slips.

Technical Reports for erosion prone land

1. Scope of report	Regional
2. Report Title:	Northland's Landscape Driven Erosion Map: A Resources for Decision-Makers and Communities
3. Report date:	2025
4. Report prepared by:	Land and Water Science
5. Report commissioned by	Northland Regional Council
6. Purpose of the report:	This report was created for people across Northland-farmers, council staff, iwi and hapū, community leaders, and planners-who want to better understand a new regional tool called the Sediment-Process Attribute Layer, or S-PAL. S-PAL does not replace older soil or geology maps. Instead, it builds on those valuable foundations by adding a new layer of information made possible through modern datasets.
7. Where or how to access report	Northland Regional Council website: <https://www.nrc.govt.nz/media/tr4ng33g/northlands-landscape-driven-erosion-map-lws-2025.pdf>

1. Scope of report	Regional
2. Report Title:	The S-PAL Framework: Technical User Guide for Erosion Susceptibility Assessment and Mitigation
3. Report date:	2026
4. Report prepared by:	Land and Water Science
5. Report commissioned by	Northland Regional Council
6. Purpose of the report:	This User Guide explains how to use the S-PAL v 2.0 Framework to identify land that is prone to erosion across Northland. S-PAL stands for Sediment-Process Attribute Layers - a system that combines detailed maps and measurements to show where the land is most likely to erode and shed sediment into waterways.
7. Where or how to access report	Northland Regional Council website: <https://www.nrc.govt.nz/media/qkofckd2/northland-erosion-and-sediment-risk-map-technical-user-guide-11jan2026.pdf>

Draft subsidence report

Northland Regional Council have commissioned work into subsidence regions. The available report is Northland Region InSAR and Differential LiDAR Study. This report presents an analysis of surface deformation across the Northland region between January 2019 and August 2021 using InSAR (Interferometric Synthetic Aperture Radar), a technique for mapping ground deformation using space-borne radar images of the Earth's surface. This report was prepared in June 2026 by Harvey Geoscience.

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 tsunami. Although climate change does not affect earthquakes, it can make some of the problems earthquakes cause, such as subsidence, liquefaction, and landslides, more likely or more severe. This is because climate change affects rainfall and groundwater, which play roles in these hazards.

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

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

Technical Report for earthquake information

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

Signed for and on behalf of Council:



Sophia Shaw
Property Information Officer

Property Map

Whangarei District Council



New Subdivisions

- Proposed Pre-223
- 223 Certificate

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

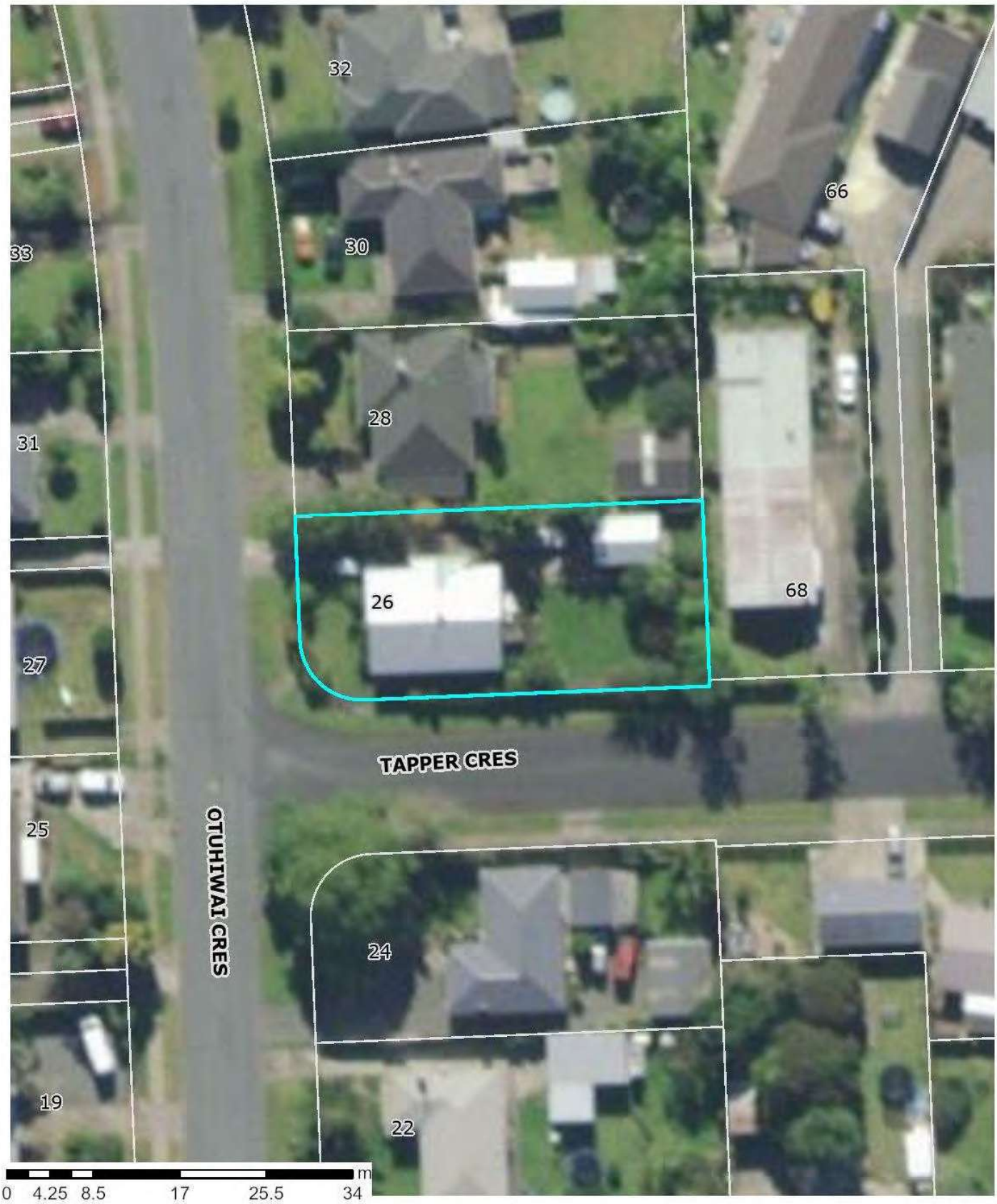
Land Parcel boundaries are indicative only and are not survey accurate. Area measurement is derived from the displayed geometry and is approximate. True accurate boundary dimensions can be obtained from LINZ survey and title plans

22 September 2026

Scale 1:500

The information displayed is schematic only and serves as a guide. It is made available in good faith but its accuracy or completeness is not guaranteed. Parcel Information is provided by LINZ Data Service, licensed for reuse under CC BY 4.0. Other data sources: Eagle Technology, Land Information New Zealand, GEBCO, Community maps contributors, Whangarei District Council, Sourced from the LINZ Data Service and licensed for reuse under the CC BY

Aerial Photography



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

22 September 2026

Scale 1:500

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RECORD OF TITLE
UNDER LAND TRANSFER ACT 2017
FREEHOLD

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

R.W. Muir
Registrar-General
of Land

Identifier	**NA4C/519**
Land Registration District	**North Auckland**
Date Issued	28 September 1964

Prior References
NA3A/1306

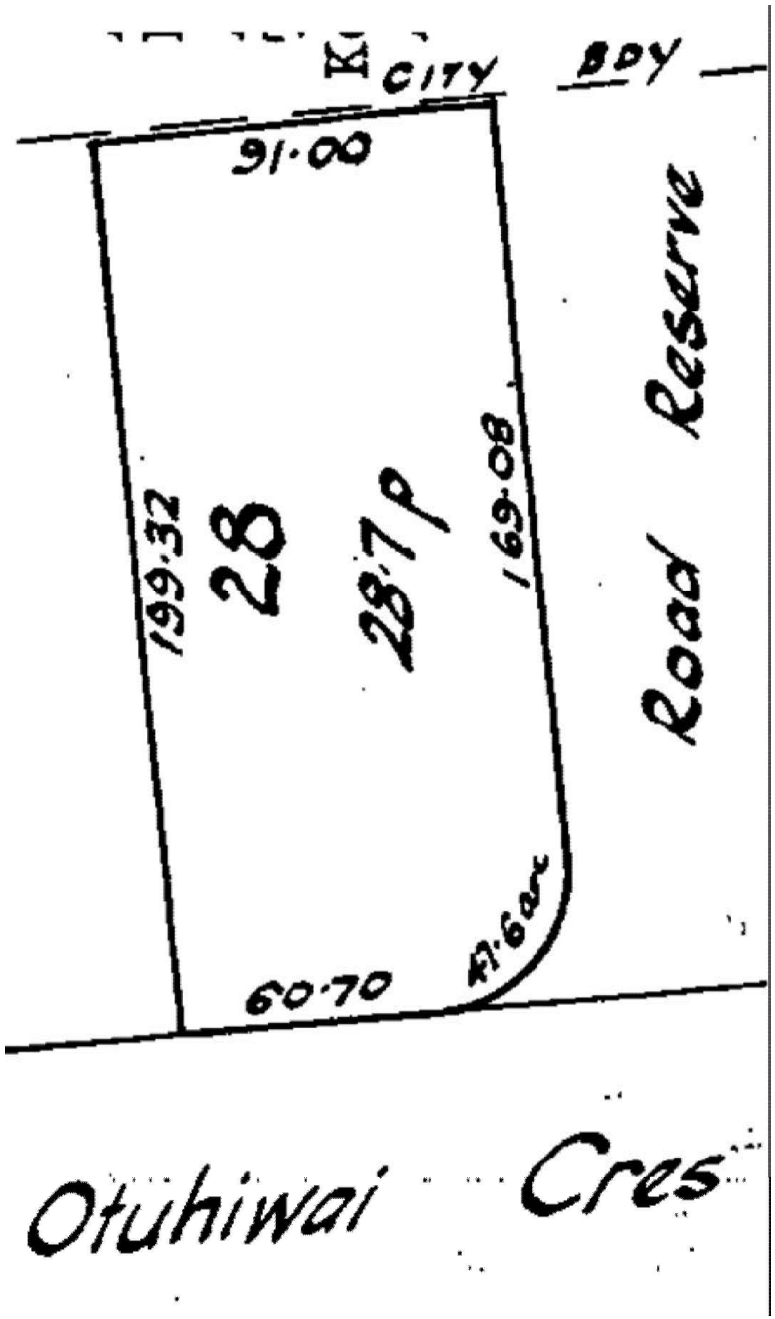
Estate	Fee Simple
Area	726 square metres more or less
Legal Description	Lot 28 Deposited Plan 52110

Registered Owners
Penelope Anne Lysnar and Antees Joseph

Interests

K115554 Building Line Restriction

11185877.2 Mortgage to ANZ Bank New Zealand Limited - 6.8.2018 at 10:43 am


K CITY BDY
91·00
Reserve
Road
199·32
28
28·7p
169·08
41·6 arc
60·70
Otuhiwai Cres

LAND TRANSFER ACT 1952

52110

LAND TRANSFER OFFICE
Received: [illegible]
Title Reference: C.T. 18/408 [illegible]
Referred to L.T. Surveyor: [illegible]

DEPOSITED this 23 day of October 1962
[illegible]
District Land Registrar

52110

L.T.51995
D.P.43211
D.P.43778
D.P.44584
D.P.46345
D.P.25044
D.P.32562
D.P.40463
D.P.3129
D.P.5116I
KIRIPAKA ROAD
WHANGAREI BOROUGH
WHANGAREI COUNTY
CRESCENT
OTUIHAU

Lot 1
Lot 2 30·6p.
Lot 3 287p.
Lot 4 33·7p.
Lot 5 35·3p.
Lot 6 28·7p.
Lot 7 28·9p.
Lot 8 28·7p.
Lot 9 0-1-16·1 On Plan 53925W
Lot 10 24·8p. Road Reserve
Lot 11 27·7p.
Lot 12 27·6p.
Lot 13 0-1-05·4
Lot 14 0-1-04·4
Lot 15 28·0p.
Lot 16 28·1p.
Lot 17 27·1p.
Lot 18 0-1-04·5
Lot 19 0-1-04·7
Lot 20 26·9p.
Lot 21 27·4p.
Lot 22 0-1-04·6
Lot 23 27·4p.
Lot 24 28·7p.
Lot 25 34·4p.
Lot 26 28·1p.
Lot 27 28·7p.
Lot 28 28·7p.
Lot 29 29·0p.
Lot 30 25·6p.
Lot 31 31·0p.
Lot 32 33·5p.
Lot 33 36·6p.
Lot 34 26·2p.
Lot 35 0-1-04·0
Lot 36 26·1p.
Lot 37 29·4p.
Lot 38 33·7p.
Lot 39 0-1-01·8
Lot A 1-0-05·4

Diagram
Scale: 80 Links to an inch

Diagram
Not to Scale

Diagram
Not to Scale

Total Area 8 - 3 - 27·7

Subn of Pt Allot 2 Whangarei Psh
Comprised in C.T. 18/408
V. Whangarei S.D.
Nth Auckland Land District Whangarei Borough
Scale: 80 links to an inch Surveyed by D.D.Reyburn Oct. 1962

APPROVED
Chief Surveyor

Received: [illegible]
Reference plans: D.P. 25044, [illegible]
Field book: 363 p.61 etc.
Traverse book: [illegible] p. [illegible]
Examined by: [illegible]
Recorded: [illegible]
Correct: [illegible]
Cadastral Surveyor

APPROVED
Applicant or Registered Owner

52110

52110

I, Douglas Reyburn of Whangarei, Registered Surveyor and holder of current practising certificate do solemnly and sincerely declare that the plan was based on surveys executed by me, that both plan and survey are correct and have been made in accordance with the regulations under the Surveyors Act 1938.
And I make this solemn declaration conscientiously believing the same to be true and by virtue of the Oaths and Declarations Act 1957.
Declared at Whangarei this 19th day of June 1963
Before me:
[illegible]
Justice of the Peace [or other person authorised by law to witness declaration]

[illegible]
Registered Surveyor

K 115554 BLR

COPY OF A "SPECIAL ORDER" BY THE

WHANGAREI BOROUGH COUNCIL

DATED THE 3RD DAY OF JULY 1963

MOVED BY COUNCILLOR. T.M. CONAGHAN

"THAT IN EXERCISE OF THE POWERS CONFERRED ON IT BY SECTION 186 OF THE MUNICIPAL CORPORATIONS ACT 1954 AS AMENDED BY SECTION 4 (4) OF THE MUNICIPAL CORPORATIONS AMENDMENT ACT 1962 THE WHANGAREI BOROUGH COUNCIL HEREBY RESOLVES BY WAY OF SPECIAL ORDER TO PERMIT THE LAYING OFF OF A STREET DESCRIBED IN THE SCHEDULE HERETO FOR ALL OF ITS LENGTH OF LESS THAN 66 FEET BUT NOT LESS THAN 50 FEET SUBJECT TO THE CONDITION THAT WHEN NEW BUILDINGS ARE ERECTED OR ANY BUILDINGS ARE REBUILT OR RE-ERECTED OR ARE SUBSTANTIALLY REBUILT OR RE-ERECTED ON LAND HAVING A FRONTAGE TO ANY PART OF THAT STREET WHICH HAS A WIDTH OF LESS THAN 66 FEET NO PART OF ANY SUCH BUILDINGS SHALL STAND WITHIN A DISTANCE OF THIRTY THREE FEET FROM THE MIDDLE-LINE OF THE SAID STREET."

S C H E D U L E

ALL THAT PIECE OF LAND CONTAINING 1 ACRE 0 ROODS 09.4 PERCHES MORE OR LESS BEING LOT 24 ON A PLAN TO BE DEPOSITED UNDER NUMBER 52110 AND PART OF ALLOTMENT 2 WHANGAREI PARISH AND BEING PART OF THE LAND DESCRIBED IN CERTIFICATE OF TITLE 1A/408 AUCKLAND REGISTRY."

SECONDED BY COUNCILLOR. W.G. KING

AND CARRIED.

THE COMMON SEAL of the MAYOR, COUNCILLORS AND CITIZENS of the BOROUGH OF WHANGAREI was hereto affixed at the office of and pursuant to a resolution of the Whangarei Borough Council at a meeting of such..... Council in the presence of :-

J Johnson MAYOR

COUNCILLOR

TOWN CLERK

22.8.63

The land in within Deed of Lease with the Chairman is contained in C.T. 1A 408 The Building and Materials affect C.T. 1A 408

K 115554

BLR. noted.
LT noted.
Particulars entered in Register Book 1A/408 the 20th August 1963 at 2.10 o'c.

DISTRICT LAND REGISTRAR NORTH AUCKLAND, N.Z.

Recorded on LT. 52110.

22.8.63.

LAND & DEEDS
20 AUG 1963
2.10

Water, Wastewater and Stormwater

Whangarei District Council



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.

22 September 2026
Scale 1:500

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Water, Wastewater and Stormwater – Map Legend

Whangarei District Council

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

Whangarei Corporation

HOUSE CONNECTION PLAN

PERMIT No. 3620

DATE 7th May 1965

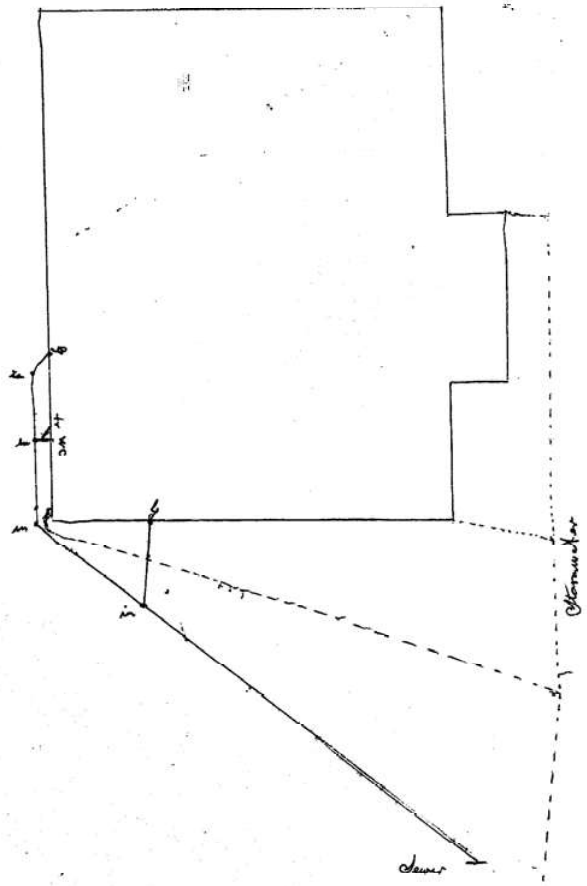
Scale: 1/8in. to a Foot
New Sewerage Drains: Red.
Storm Water: Dotted Black.
Old Drains: — Full Black.

4594

5007

15167

Binding Margin to be left Blank



Owner Kerr

Street 28 Akahuwia crescent Assessment No. Storm water

~~Plumber~~

Drainer Taylor & McLeod
Rep. J. Olsen.

3000/6/61

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, 22 September, 2026

Property Number	15167
Legal Description	LOT 28 DP 52110
Assessment Number	0072320900
Address	26 Otuhiwai Crescent Whangarei 0112
Record of Title(s)	4C/519
Land Value	$265,000
Capital Value	$525,000
Date of Valuation	01-July-2024
Effective Date (used for rating purposes)	01-July-2025
Meter Location	6m LHB 5m KB

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 $0.00

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 $2,643.00

Whangarei Borough Council

BUILDING APPLICATION FORM

Please Note that any person wishing to take a vehicle over footpath, other than a proper crossing constructed for such purpose, shall apply to Council for a permit to do so and shall pay a fee of £1.0.

Date: Sept 14th 1962

To: The Borough Engineer,

Sir,

I hereby apply for permission to erect a dwelling

26 Otehiwai Cres. (House Number and Street) for Mr. N. T Kerr (Owner)

of Wh'pei (Address), according to locality plan and detail plans, elevations cross-sections and specifications of building deposited herewith in duplicate.

PARTICULARS OF LAND:

Assess. No.: Pt 72/772

Lot No.: 28

D.P.: 52110

Allotment No.:

LENGTH OF BOUNDARIES:

Front:

Back:

Side: Area:

Side:

PARTICULARS OF BUILDING:

Foundations: concrete

Walls: timber

Floors:

Roofs:

Area of Ground Floor: 1084 square feet.

Area of Outbuildings: square feet.

Number of Storeys: Above kerb level 1 Below kerb level

Average distance of set back of front of buildings from street boundary line: 25'

ESTIMATED COST:

Building	£	2950
Sanitary Plumbing and Drainage	£	250
Total	£	3200 =

Sewer across road reserve. Jmb.

PERMIT FEE 13:10:0.
WATER : 4:0.
13 14 0.
Jmb. Inspector.
Receipt No. 22874 Date 14/9/62

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

Proposed use or occupancy of other parts of buildings:

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

Yours faithfully,

Owner.

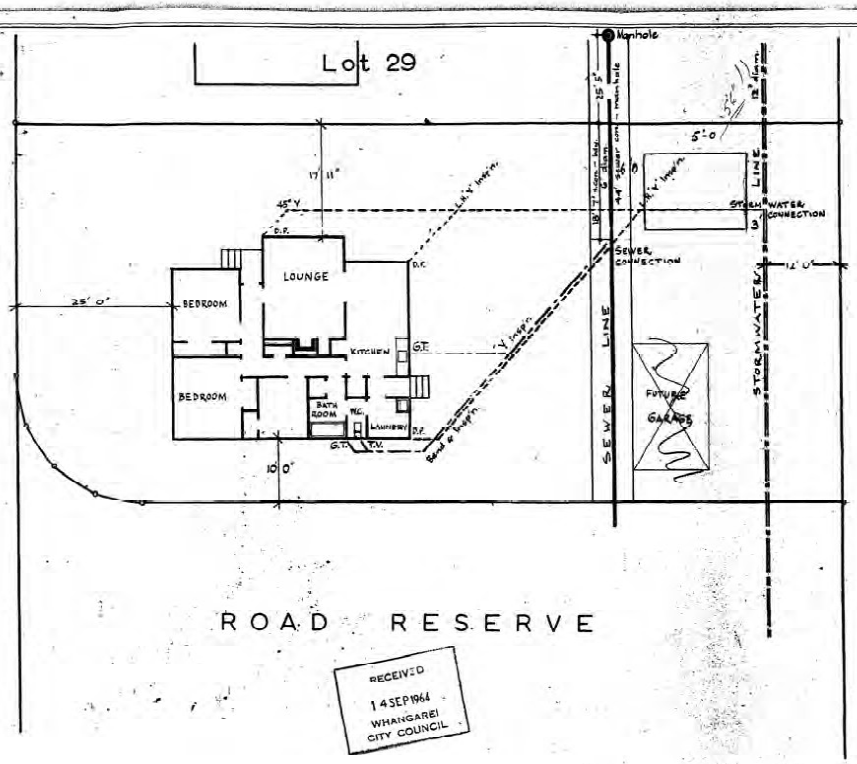
Builder's Postal Address:
F. Post Ltd.
Box 680 Wh'pei.

Builder.

CALDER PRINT 5000/8/59

15167

FILE 5007.

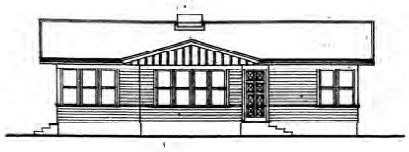


OTUHIWAI CRESCENT

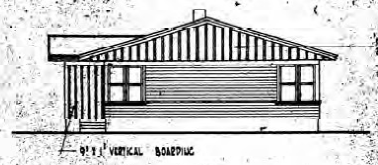
RECEIVED
14 SEP 1964
WHANGAREI
CITY COUNCIL

SCALE	SITE & DRAINAGE PLAN OF PROPOSED RESIDENCE AT	with Plan	Prepared by	BUILDER
1 inch = 10 Feet	LOT 28 — D.P. 52110 — TIKIPUNGA	2540 H	N. T. Kerr M.N.Z.I.E.	F. POST

15167



SIDE ELEVATION

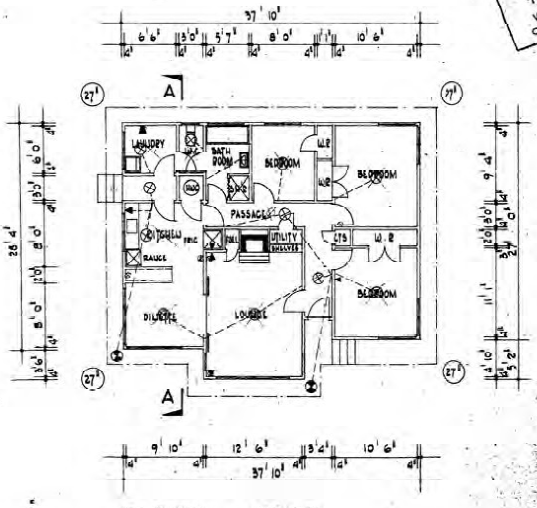


FRONT ELEVATION

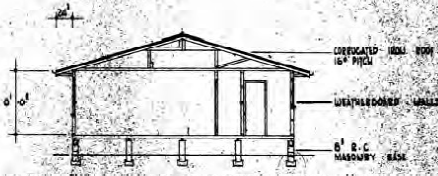


BACK ELEVATION

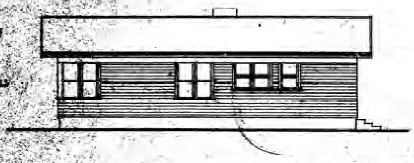
RECEIVED
14 SEP 1984
WHANGAREI
CITY COUNCIL



FLOOR PLAN



SECTION A—A



SIDE ELEVATION

AREA —— 1084 SQ. FEET ——

SCALE 1/8" = 1 FOOT	PROPOSED RESIDENCE FOR MR & MRS N. T. KERR —— SITUATED AT LOT 28 D. P. 52110 TIKIPUNGA DISTRICT	PLAN 2540.H.	PREPARED BY D. H. DERBYSHIRE A.I.N.Z.I.D.	BUILDER F. POST

F. 5007

15187

WHANGAREI CITY COUNCIL

Bo. 12461601 ✓

BUILDING APPLICATION FORM

Please Note that any person wishing to take a vehicle over footpath, other than a proper crossing constructed for such purpose, shall apply to Council for a permit to do so and shall pay a fee of £10.

Date 23rd May 1967

To: The City Engineer,

Sir,

I hereby apply for permission to erect a garage

at 26 Otuhiwai Crescent, Zikipunga (House Number and Street) for John Edward Ogilvie (Owner)

of 26 Otuhiwai Crescent, Zikipunga (Address), according to locality plan and detail plans, elevations cross-sections and specifications of building deposited herewith in duplicate.

PARTICULARS OF LAND:

Assess. No. 72/82nt/17

Lot No. 28

D.P. 52110

Allotment No.

LENGTH OF BOUNDARIES:

Front

Back

Side Area

Side

PARTICULARS OF BUILDING:

Foundations Concrete

Floors Concrete

Walls Wood & Fibrolite

Roofs Cort. Iron

Area of Ground Floor 192 square feet

Area of Outbuildings square feet

Number of Storeys: Above kerb level Below kerb level

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

ESTIMATED COST:

Building	£ 100
Sanitary Plumbing and Drainage	£
Total	100

PERMIT FEE	:10:-.
WATER	: 1:-.
	:11:-.

WeB Inspector

Receipt No. 1506 Date 23/5/67

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

Proposed use or occupancy of other parts of buildings

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

Yours faithfully,

Owner

Builder

Builder's Postal Address: 26 Otuhiwai Cres.

Builder's Phone 70-532

RECEIVED
23 MAY 1967
WH
CITY

Calder Print 5000/2/66

15167

4

12'0" To REAR BOUNDARY

STORMWATER LINE

3'0"

SIDE BOUNDARY

6'0"

2' LIGHT WELL

24" OVERHANG

FLOOR PLAN

A

A

17'-4"

4"

4"

11'-0"

8'0"

4"

RECEIVED
23 MAY 1967
WHANGAREI
CITY COUNCIL

SPECIFICATIONS

FRAMING: 4"x2" TANALISED PINE @ 24" (FRAMING A)
Bearers - 3"x2" treated pine
Purlins - 4"x2" " " @ 30"

ROOF TRUSS: Built up of 4"x2" @ 36" TANALISED PINE (FRAMING A)

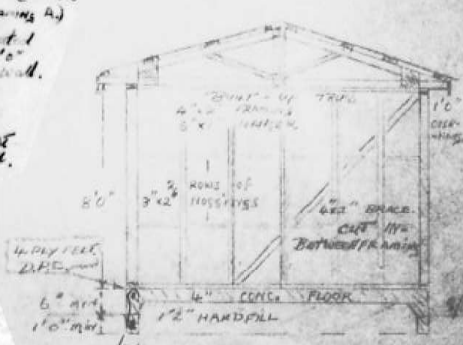
RAFTERS: Cut in 4"x2" treated pine, one to each 16'0" wall, one to the ridge wall.

CEILING JOISTS & TIE BEAMS: 6"x1" treated pine (dressed).

EXTERIOR SHEATHING: ¾" fibrolite battened at all joints.

ROOF, SPOUTING, DOWNPIPES:
26 gauge spouting (6") and downpipes (2½")
26 gauge corrugated iron.

MISCELLANEOUS:
4 ply DPC felt between all timber and concrete, max. stud spacing 2'0", max. roof truss spacing 3'6" max. purlin spacing 8'0" 9"x2 fascia above 8'0" doorway, bolted into studs. All joints, to be supplied pre-mixed on the job, by local firm.



SECTION A-A

2/½"ϕ rods with ½ links @ 24" C/C

DETAILS OF GARAGE TO BE ERECTED ON LOT 28 D.P. 5816. OTAHUHU CRES.

Operative District Plan - Area Specific Matters



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22 September 2026

Scale 1:500

Operative District Plan – Map Legend

Whangarei District Council

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 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.

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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.

Land Instability

Whangarei District Council



Landslide Susceptibility Zone

- High
- Moderate
- Low

22 September 2026

Scale 1:500

Whangārei District Council holds indicative information on land stability hazard for Whangārei. The Whangarei 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/v/2/documents/council/reports/hazard-reports/land-stability/landslide-susceptibility-technical-report.pdf

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