Land Information Memorandum

Application

St James + Co	No.	L260585
27C Kahu Drive	Application date	5/10/2026
Mangawhai 0505	Issue date	12/10/2026
	Phone	021 359 425
	Fax	

Please Note: This LIM report contains information for the entire legal description below.

Property

Valuation No.	0122132400
Location	3 North Avenue, Mangawhai
Legal Description	LOT 109 DP 44640
Owner	Moore Terence Keith : Moore Jeanette
Area (hectares)	0.0938

Rates

Government Valuation	
Land	$880,000
Capital Value	$1,150,000
Improvements	$270,000
Current Rates Year 2026 to 2027	
Annual Rates	$6,131.01
Current Instalment	$1,532.75
Current Year - Outstanding Rates	$ 0.00
Arrears for Previous Years	$ 0.00
Next Instalment Due	20/11/2026.

Note: Rates are charged in four instalments for the period commencing 1 July and ending 30 June each year.

Mangawhai Wastewater Capital Contribution paid.

Please refer to the Kaipara District Council Long Term Plan 2024/2027 and in particular to the Wastewater Targeted Rates and to the Kaipara District Council Development Contribution Policy 2025 which can be found at the Council website.

Planning/Resource Management

Zoning: **Kaipara District Plan 2013:** Residential - Mangawhai Harbour Overlay. See attached information regarding the District Plan.

Full details of the zone requirements are found in the current District Plan. Relevant zone ordinance can be found at the Council website.

Note: Kaipara District Proposed District Plan was publicly notified Monday 28 April 2025. Submissions on the Proposed District Plan closed Monday June 30, 2025. Please refer to the Kaipara District Plan Review in relation to potential changes that may affect this property.

There is currently no information regarding the suitability of this site for further new urban development, as such a Site Suitability report would need to be undertaken.

A Geotechnical report and/or specific design and engineering certification may be required for any new house foundations and on-site drainage.

No other information located.

Building

24/05/10	BUILDING CONSENT 100315: Erect 3 Bedroom extension and covered walkway to existing dwelling: Code Compliance Certificate issued 4/02/11.
7/11/01	BUILDING CONSENT 010760: SLEEPOUT: Code Compliance Certificate issued 14/07/03
2/05/96	BUILDING CONSENT 960170: NEW GARAGE: Code Compliance Certificate issued 1/05/97 (Found on parent property: 0106001801)
12/04/96	BUILDING CONSENT 960172: GARAGE: Code Compliance Certificate issued 15/05/96.
26/10/89	BUILDING PERMIT G 34182 A WORDEN C BUCHANAN DWELLING.

No other information located.

Sewer and Water

Sewer	Connected – Mangawhai Wastewater.
Stormwater	Available.
Water	Not available.

Copy of drainage plan attached.

No other information located.

Land and Building Classifications

No information located.

Refer to copy of map from District Plan for other classifications in the immediate vicinity.

Compliance with Swimming Pool Bylaw

No pool registered to this property.

Land Transport Requirements

No information located.

Natural Hazards

A Natural Hazard as defined under the Resource Management Act 1991 as meaning any atmospheric or earth or water related occurrence (including earthquake, tsunami, erosion, volcanic and geothermal activity, landslip, subsidence, sedimentation, wind, drought, fire, or flooding) the action of which adversely affects or may adversely affect human life, property, or other aspects of the environment.

Territorial authorities are required under sections 44A(2)(a) and section 44B of the Local Government Official Information and Meetings Act 1987 to include information that identifies the following, to the extent it is known by the territorial authority;

- natural hazards and potential natural hazards.
- impacts of climate change that exacerbate natural hazards or potential natural hazards; and
- the cumulative or combined effects of natural hazards or potential natural hazards as exacerbated by the impacts of climate change.
- information included in the District Plan identifying natural hazards is no longer excluded from the information to be included in a LIM.

Natural Hazard information for this property, to the extent it is known by the Kaipara District Council, is attached.

Additional site-specific Natural Hazard information may be provided via third parties as part of site development such as subdivision. This information when available will be provided with Planning or Building consent information.

Special Land Features

No information located.

Licences/Environmental Health

No information located.

Network Utility Operators

Information related to the availability of supply, authorisations etc (eg, electricity or gas) can be obtained from the relevant Network Utility Operator.

Other Information

No title search has been done on this property.

Notes

1. Final inspections on buildings were not mandatory prior to 1 January 1993. Should an evaluation of the building be required an independent qualified person should be consulted. In the interests of safety, an inspection of any fireplace within the dwelling may be requested of Council at any time, after paying the appropriate fee.
2. Every care has been taken to ensure that the information supplied by the Council on this form is accurate. The Council relies on information available to it and will not be held responsible for incomplete or inaccurate information provided, or for any errors or omissions made in good faith.
3. Please note that the property was neither inspected nor visited during the preparation of this Land Information Memorandum. Information is based on a search of Council records only and no inspection of the land or any building on it will be undertaken for the purpose of preparing the Report.
4. Other information may be held by other authorities, for example the Northland Regional Council or Heritage New Zealand.
5. This Land Information Memorandum is a disclosure of information (which may be historical) held by the Council at the time of application and is subject to change.
6. Any enquiry not accompanied by a fee will be invoiced separately. (All prices are GST inclusive).
7. Any Resource or Building consents run with the land; if the project is incomplete, there may be existing/additional charges to pay for which the new owner will be liable.
8. A Development Contribution and or Financial Contribution may be payable if development is carried out, the effect of which is to require new or additional assets or assets of increased capacity and as a consequence Council incurs capital expenditure to provide appropriately for those assets and that capital expenditure is not otherwise funded or provided for. Future rating policies are outlined in Council's Long Term Plan 2024-2027.

Name:_____ Date: 12/10/2026.

Performance Standards of the Kaipara District Plan 2013

To view the performance standards (rules) for each zone please refer to the relevant chapter of the Kaipara District Plan 2013:

Rural - Chapter 12

Residential - Chapter 13

Business: Commercial and Industrial - Chapter 14

Māori Purposes: Māori Land – Chapter 15A

Māori Purposes: Treaty Settlement Land – Chapter 15B

Estuary Estates – Chapter 16

Estuary Estates - Chapter 16A – Trifecta Development Area

All Zones - Chapter 10 Network Utilities and Chapter 11 Transport Network

How can I view the Kaipara District Plan 2013?

If you have access to the internet and want access to the most up to date information, visit the website **www.kaipara.govt.nz**

If you do not have access to a computer, you can visit one of the following locations to view a hard copy of the Plan:

Venue	Opening Hours	
Kaipara District Council Office – Dargaville 32 Hokianga Road Dargaville Telephone 0800 727 059	Monday – Tuesday Wednesday Thursday - Friday	8.00am to 4.30pm 9.00am to 4.30pm 8.00am to 4.30pm
Kaipara District Council Office – Mangawhai Unit 5, The Hub 6 Molesworth Drive Telephone 0800 727 059	Monday – Friday	9.30am to 3.00pm
Dargaville Library Corner Poto and Normanby Streets Dargaville Telephone 0800 534 542	Monday – Wednesday Thursday Friday Saturday	9.30am to 5.00pm 9.30am to 6.00pm 9.30am to 5.00pm 9.30am to 12.30pm
Mangawhai Library 45 Moir Street Mangawhai Telephone 0800 532 542	Tuesday - Wednesday Thursday Friday Saturday	10.00am to 5.00pm 10.00am to 6.00pm 10.00am to 5.00pm 10.00am to 1.00pm
Kaiwaka Library Corner State Highway 1 and Kaiwaka Mangawhai Road Kaiwaka Telephone (09) 431 2539	Monday Tuesday Wednesday - Saturday	4.00pm to 6.00pm Closed 10.00am to 2.00pm
Maungaturoto Library Centennial Building Hurndall Street Maungaturoto Telephone (09) 431 8811	Monday – Tuesday Wednesday Thursday – Saturday Friday Terms 1 & 4 also	10.30am to 1.00pm 10.30am to 4.00pm 10.30am to 1.00pm 4.00pm to 6.00pm
Paparoa Library Brook House 1980 Paparoa Valley Road State Highway 12 Paparoa Telephone (09) 431 7555	Monday Tuesday Wednesday Thursday Friday Saturday	2.00pm to 4.30pm 10.00am to 1.00pm 2.00pm to 4.30pm 10.00am to 4.00pm 11.00am to 1.30pm 10.00am to 12.00pm

All Maps

- State Highway
- Railway
- Bridge or Causeway
- Unformed Road
- Sea, Lakes and Rivers
- Parcel Boundary

Map Series One - Land Use

- Estuary Estates
- Rural
- 8m Height Restriction
- Business: Commercial
- Business: Industrial
- Residential
- Maori Land
- Treaty Settlement
- Estuary Estates
- East Coast Overlay
- Harbour Overlay
- Kai Iwi Lakes Overlay
- West Coast Overlay

Map Series Two - Sites, Features and Units

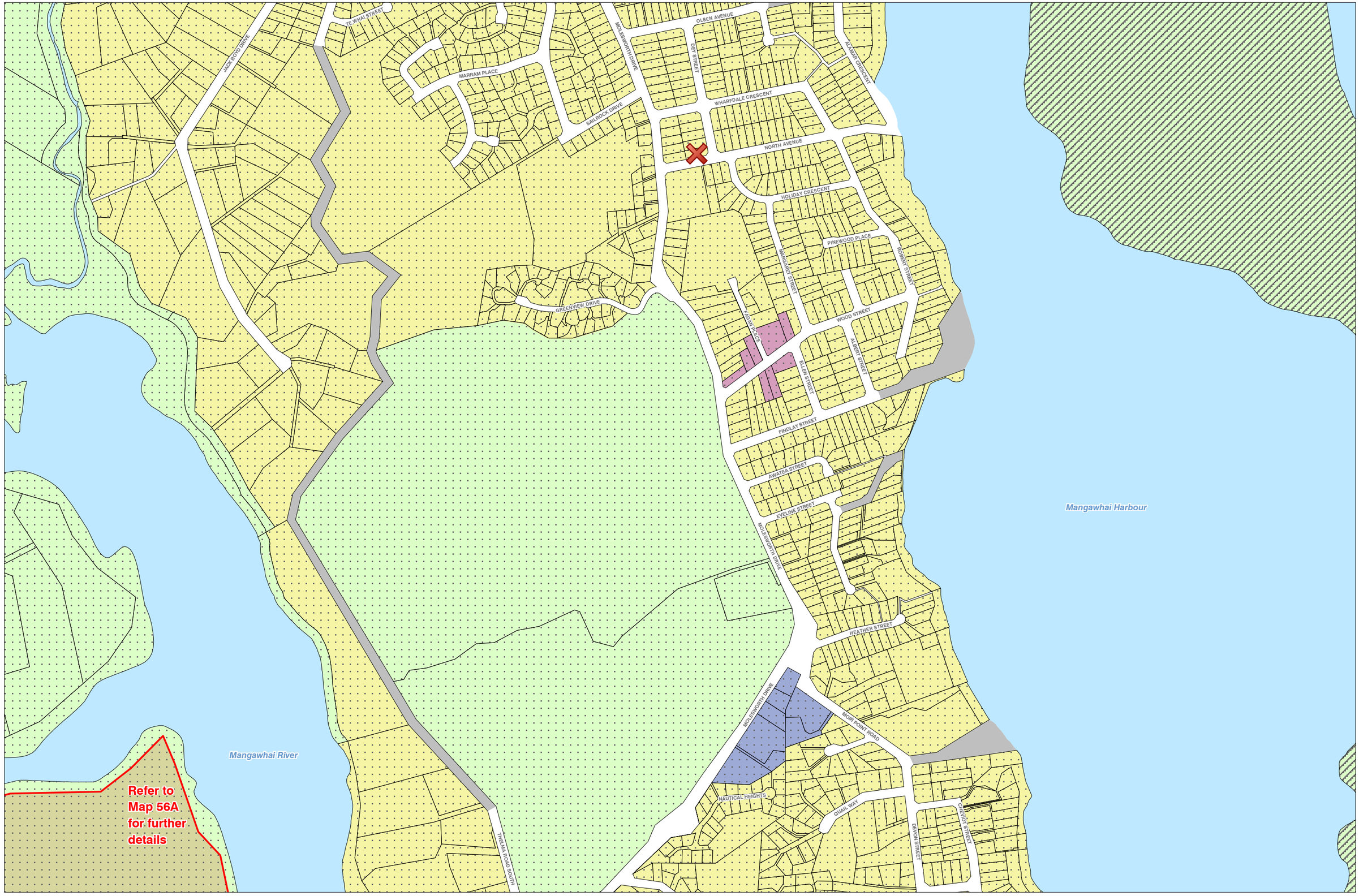
- Heritage Resource
- Notable Tree
- Maungaturoto Dairy Factory Wastewater Pipeline
- 110-220 kV Electricity Transmission Line
- 50 kV Electricity Transmission Line
- Designation Areas
- Outstanding Natural Landscape
- Reserve Management Units
- Areas of Significance to Maori
- Maungaturoto Dairy Factory Noise Contour Boundary (45dBA leq)

KAIPARA DISTRICT

Kaipara te Oranganui • Two Oceans Two Harbours

Map Legend

Date Updated:4/08/2021



KAIPARA DISTRICT
Kaipara te Oranganui • Two Oceans Two Harbours

Scale: 1: 7,500 @ A3

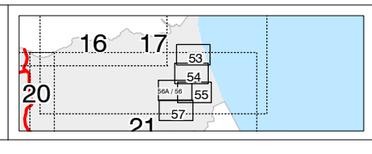
Contains Crown Copyright Data. Crown Copyright Reserved.

KAIPARA DISTRICT PLAN - OPERATIVE VERSION - JULY 2013

Map Series One

Land Use : Mangawhai

Map 54 of 60



N



KAIPARA DISTRICT
Kaipara te Oranganui • Two Oceans Two Harbours

(C) Crown Copyright Reserved.

Transpower New Zealand makes no representations about the suitability of any information supplied to Kaipara District Council for any purpose. All intellectual property rights in this Database layer and the data in it belong exclusively to Transpower. While all reasonable efforts have been made to ensure that up-to-date information is provided to Kaipara District Council, Transpower New Zealand accepts no responsibility for any errors, omissions or inaccuracies in the information.
Cadastre from 19 March 2021.

KAIPARA DISTRICT PLAN - OPERATIVE NOVEMBER 2013

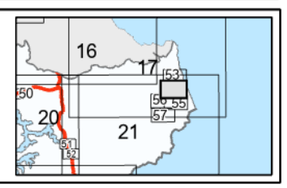
Map Series Two

Sites, Features and Units Mangawhai

N

0 10 20 Km

A3 Scale: 1:7,500



Date Updated:4/08/2021

Rates Information - 2026/27

Valuation ID	0122132400

Property Description

Location (GIS)	3 North Avenue, Mangawhai
	View in Google Maps
Legal Description	LOT 109 DP 44640
Certificate of Title	17A/234

Use	91 Residential: Single Unit (other than bach)	Category	RDXXX
TORAS	111000	Category Group	Residential Dwelling fully or semi detached
Tenure	Property is not leased. Owner is also occupier.	Ward	4
Ownership	Private: Individual	Region	1
Rateability	Rateable	Zone	9A
Apportionment	Std property - Not Applicable, Not apportionment		

Valuations

Area (Hectares)	0.0938	Land Value	880,000
Improvements	270,000	Capital Value	1,150,000
Nature of Improvements	DWG OBS OI		
Valuation Date	1/09/23		

Rates for Current Year - 2026/27

Type	Description (Basis)	Factor	Amount $
002	Uniform Annual General Charge - Rating Unit	1.00	725.00
012	Mangawhai Stormwater - (L)	880,000.00	628.32
081	Mangawhai Harbour Restoration (MHR) - Rating Unit	1.00	80.00
233	General Rate Residential & Small Sized Lifestyle - (L)	880,000.00	2,096.42
201	Mangawhai Wastewater Connected - SUIP	1.00	1,435.93
238	Parks and Libraries Targeted Rate - Rating Unit	1.00	367.65
242	Museums Targeted Rate - Rating Unit	1.00	14.00
	** Kaipara District Council Sub-Total		5,347.32
250	NRC Targeted Council Services Rate - Rating Unit	1.00	249.11
253	NRC Pest Management Rate - Rating Unit	1.00	129.34
254	NRC Targeted Flood Infrastructure Rate - Rating Unit	1.00	43.11
255	NRC Targeted Emergency and Hazard Management Rate - Rating Unit	1.00	68.37
256	NRC Targeted Regional Rescue Services Rate - Rating Unit	1.00	11.09
257	NRC Targeted Regional Sporting Facilities Rate - Rating Unit	1.00	7.94
259	NRC Targeted Land and Freshwater Management Rate - (L)	880,000.00	244.02
260	NRC Targeted Regional Economic Development Rate - (L)	880,000.00	30.71
	** Regional Council Sub-Total		783.69
	Total Rates Levied 2026/27		6,131.01
	(GST on Rates Levied)		799.70
	Rates Last Year 2025/26		5,876.36
	Last Year's Final Instalment		1,469.09

Rates Last Year 5,876.36 Instalments YTD 1,532.75 Current Instalment 1,532.75

History

Year	Land Value	Capital Value	Annual Rates
2025/26	880,000	1,150,000	5,876.36
2024/25	880,000	1,150,000	5,478.70
2023/24	540,000	910,000	4,924.10
2022/23	540,000	910,000	4,606.52
2021/22	540,000	910,000	4,280.02
2020/21	450,000	720,000	4,294.31
2019/20	450,000	720,000	4,074.77
2018/19	450,000	720,000	3,872.82
2017/18	270,000	470,000	3,261.55
2016/17	270,000	470,000	3,202.18

Copyright © 2026 MAGIQ Software Limited. All rights reserved.

OTAMATEA COUNTY COUNCIL

P.O. Box 1, Paparoa. (Office, Paparoa) Phone 1 Paparoa

APPLICATION FOR BUILDING PERMIT

TO THE BUILDING INSPECTOR

Sir,

I hereby make application to erect/re-erect/extend/alter/repair the building(s) according to the site plan (overleaf) detailed plans, elevations, cross sections and specifications deposited herewith in duplicate.

Particulars of the land and buildings are:—

OWNER Name A. Worden

Postal Address _____ Phone _____

BUILDER Name Colin Buchanan

Postal Address [redacted] Phone [redacted]

EXISTING USE OF SITE **AND** BUILDINGS

NATURE OF PROPOSED BUILDING WORK Dwelling

e.g. additions to Dwelling, Bedroom, Lounge extensions etc.

1221 / 324

VALUATION DEPT. ASSESSMENT No. : (from rote demand) ~~LOT 109~~

LEGAL DES IPTION OF SITE: (from rate demand or title deeds) LOT 109

DP 44640

Road or Street : North AVE mangawhai

AREA OF SITE: ..... Acres _____ Roods _____ Perches

_____ Hectares ..... sq. metres.

NATURE OF SOIL: (~~rock, clay~~, sand, ~~loam etc.~~) _____

FLOOR'AREA: (proposed work' — square measure)

	Basement	Ground Floor	Other Floors	Total
Main Building	_____	54 sq metres.	_____	_____
Accessory Buildings	_____	_____	_____	_____

ESTIMATED VALUE OF WORK & FEES	Value	Fees	
Main Buildings (excluding plumbing and drainage)	$ 26.000.00	$ 204.55	4116
Accessory Buildings (excluding plumbing and drainage)	$ 1000	$ 30	4116
Plumbing	~~$ 2500.00~~ $ 1000	$ 51.	
Drainage	~~$ 2000.00~~ $ 2000.00	$ 51.50	4117
Building Levy Fee (on total value)	$ 27000	$ 27	
		TOTAL FEE $ 334.55.	4118

CERTIFICATE : I hereby certify that the above information is correct in every respect and do hereby agree to abide by all provisions of the Otamatea County Council by-laws governing and regulating all matters the subject of the foregoing.

Signature of Applicant C.E. Buchanan

Date 25/9/89

FOR OFFICE USE ONLY

Fee Paid — Building	Receipt No.	Date	
Building Research Levy	Receipt No.	Date	
Fee Paid — Plumbing	Receipt No.	Date	
Fee Paid — Drainage	Receipt No.	Date	
Vehicle Crossing Deposit	Receipt No.	Date	
Vehicle Crossing Payment	Receipt No.	Date	

TO HEALTH INSPECTOR:

Checked and approved — Signature : — Date :

TO BUILDING INSPECTOR:

Checked and approved — Signature : — Date : 13.4.89

TO TOWN PLANNING OFFICER:

Checked and approved — Signature : — Date :

REMARKS :

PERMIT TO BE ISSUED SUBJECT TO:—

PERMITS :

Building Permit No. 934182 — Signature — Date
Plumbing Permit No. — Signature P.Q. dot — Date 26.10.89
Drainage Permit No. 2744 — Signature — Date

GENERAL INFORMATION

(1) The following MUST accompany this Application :

PLANS AND SPECIFICATIONS TO BE SUBMITTED IN DUPLICATION (in ink or on print paper) including—

(a) Ground plans of proposed work showing position of ail Sanitary finings and names and sizes of various rooms.

(b) Where the building is on a sloping site the correct height of foundations must be shown.

(c) Front and side elevations.

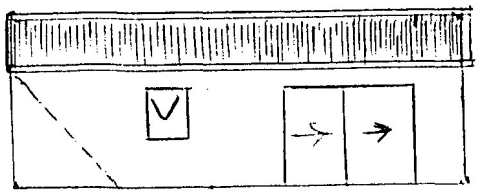
(d) Cross section showing framing with bracing.

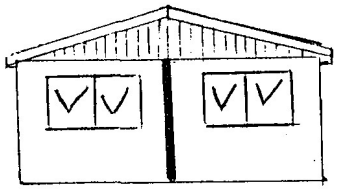
(e) Where a building requires Plumbing and Drainage work a separate Application Form must be filled in and fee paid before a Building Permit can be issued.

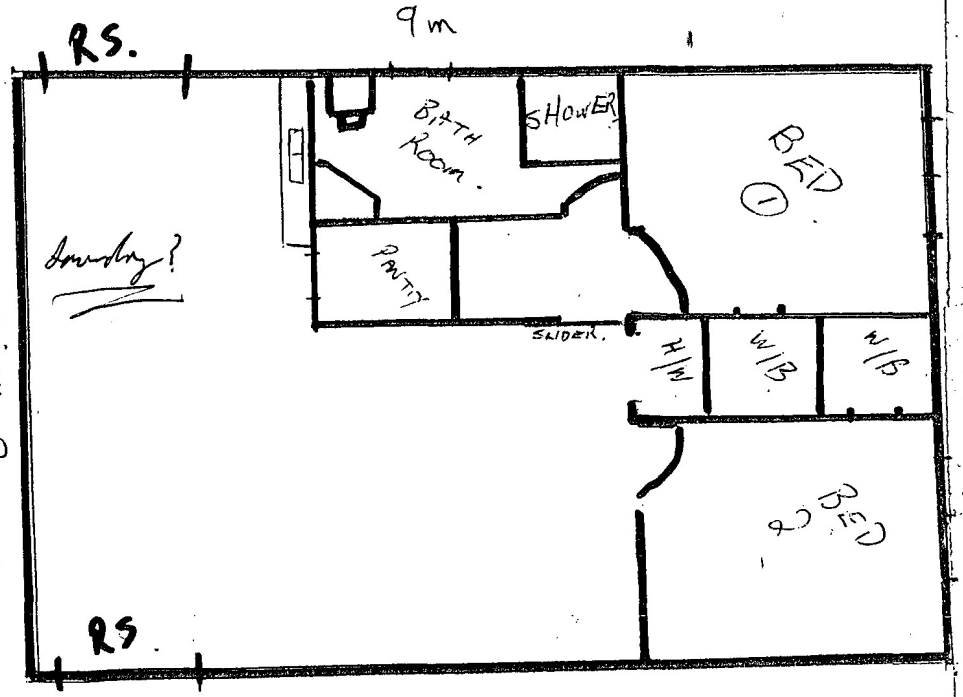
(f) Application for entrance crossing from road.

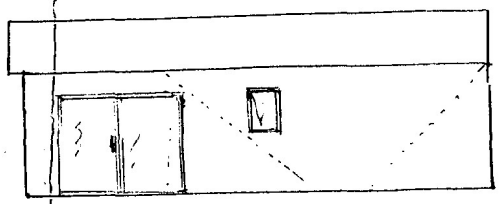
(g) Such drawings and information in detail as may be necessary to indicate that the proposed building or other work or–change of use of land or buildings will comply in all respect with the District Planning Scheme and with the By-laws.

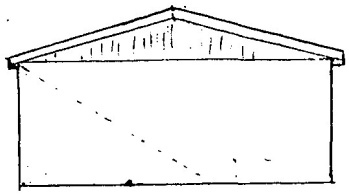
(h) A report and calculations showing how the design complies with the By-laws in the case of building requiring specific design.

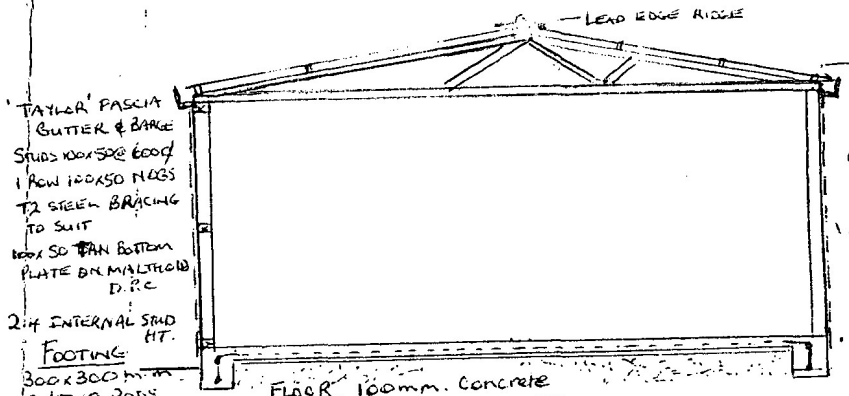












OTAMATEA COUNTY COUNCIL
APPROVED
13.10.80
BUILDING INSPECTOR

SCALES:
CROSS SECTION: 1:5
ELEVATIONS: 1:1
FLOOR PLAN: 1:5
SITE PLAN:

PLANS & SPECIFICATIONS FOR A. Worden

North AVE Mangawhai.

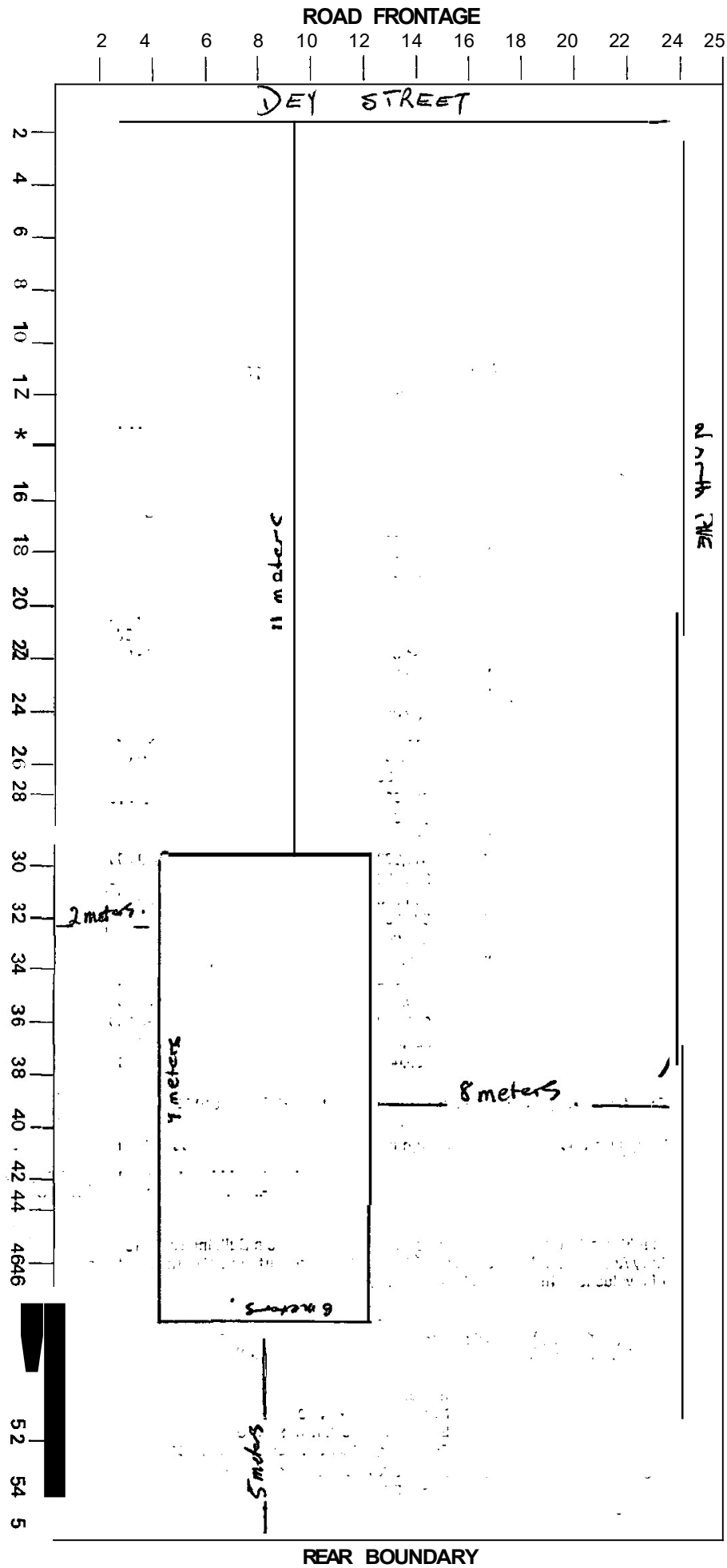
BETTER BUILT HOMES
GARAGES. AGENT/BUI
C. BUCHANAN PH. 68194
MANGAWHAI DRAWN: 2

Metres

SITE PLAN

THIS PLAN MUST SHOW (in ink):

1. Position of existing buildings {drawn in red).
2. Position of building proposed under this application (drawn in blue).
3. Position of Garage and Driveways whether required now or not.
4. Position of Septic Tank, Sanitary and Stormwater drainage.
5. Distances of each Building from boundary lines.
6. Boundary lines shown thus :
7. Any Building Line Restrictions imposed on land.
8. Site plan must be drawn accurately to scale. indicate if not in metric.
9. Deviation from site plan is not permitted without previous approval of the Council.



Conversion:

2 Metres = **6.562** feet

OTAMATEA COUNTY COUNCIL

SITE DRAINAGE PLAN

DRAINLAYER R.W. CARGILL

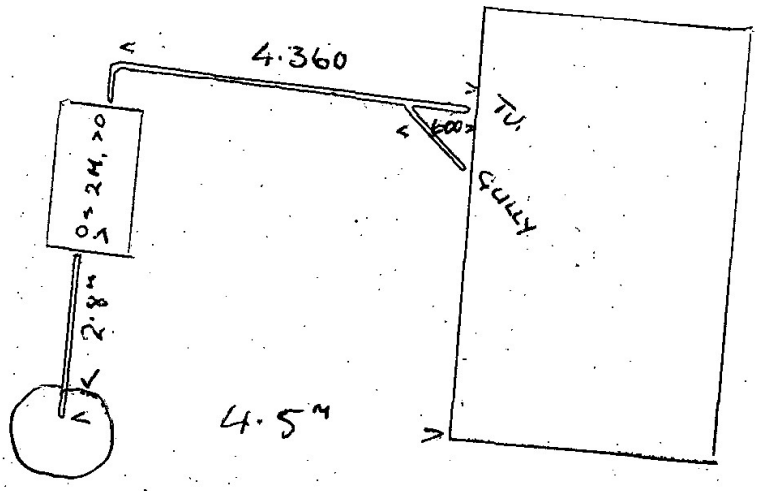
Permit No. 2744

Date 31/10/89

New Sewerdrains	REO
Stormwater	DOTTED BLACK
Old Drains	FULL BLACK

Material Used	
SEWER	PVC/CERAMIC
STORMWATER	PVC/CERAMIC
	DELETE

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.



OWNER: A. WORDEN. LOT No. 109

STREET: NORTH AVE MANGAWHAI DP No. 44640

Paigent Print, Whangarei

A

C O D E C O M P L I A N C E C E R T I F I C A T E
Section 43(3), Building Act 1991

Applicant

Mr I K BOWLES
C/- SKYLINE GARAGES
RD 2
SILVERDALE

Consent Details

Consent/PIM No.: 960172
Date issued: 15/05/96

Valn No: 0122132400

Project Descrn: ALTERATIONS, REPAIRS or EXTENSIONS BEING STAGE 1 OF AN INTENDED 1 STAGES GARAGE

Intended Life: INDEFINITE, BUT NOT LESS THAN 50 YEARS

Intended Uses: PRIVATE

Project Location: 3 NORTH AVENUE

Legal Description: LOT 109 DP 44640

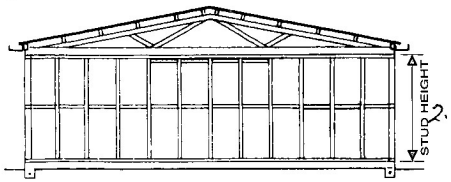
Estimated Value: $ 6,200

The Council's total charges paid on the uplifting of this Code Compliance Certificate in accordance with the following details are $ 0.00

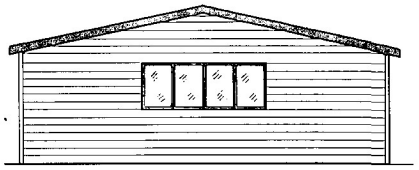
This is a final code compliance certificate issued in respect of all the building wark under the above building consent.

SIGNED FOR AND ON BEHALF OF THE COUNCIL:

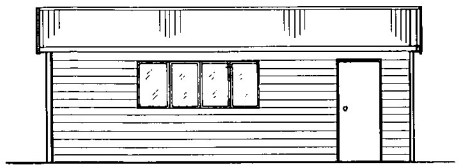
Building Inspector Date 21.6.96



TYPICAL SECTION



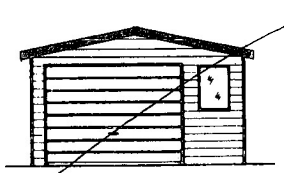
TYPICAL REAR VIEW



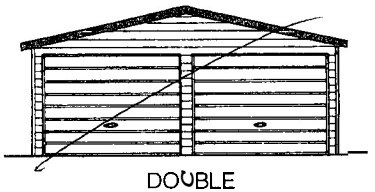
TYPICAL SIDE VIEW



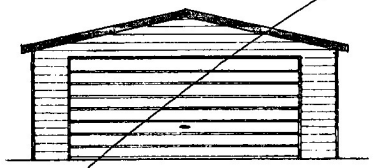
SINGLE



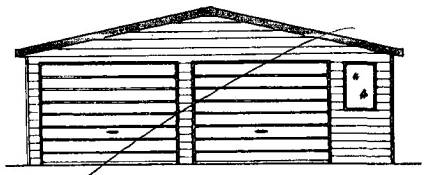
SINGLE WORKSHOP



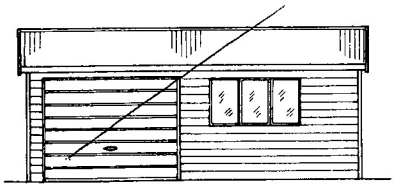
DOUBLE



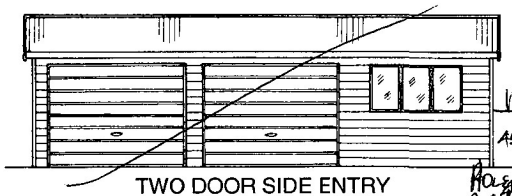
DOUBLE (4.5m DOOR)



DOUBLE WORKSHOP

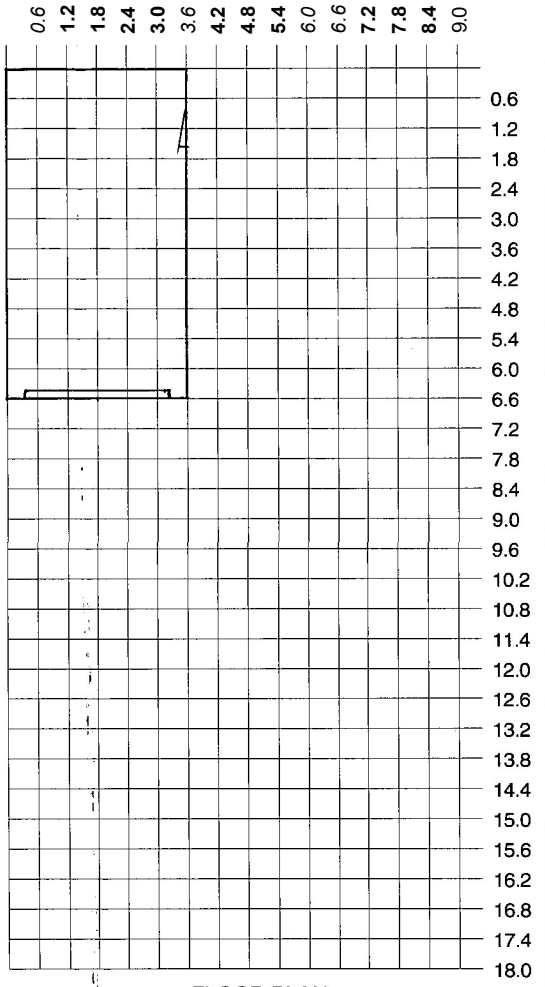


ONE DOOR SIDE ENTRY

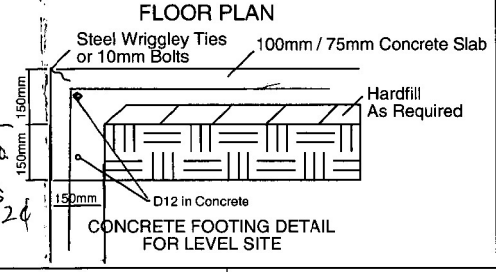


TWO DOOR SIDE ENTRY

NOTE: CONTRACTORS MUST VERIFY ALL DIMENSIONS BEFORE COMMENCING ANY WORK



FLOOR PLAN



CONCRETE FOOTING DETAIL
FOR LEVEL SITE

SKYLINE GARAGE

SPECIFICATIONS

FOUNDATIONS: As per detail, or 200 x 200 concrete piles @ 1200 max. centres under studs.

DAMPCOURSE: 2 ply d.p.c. under all bottom plates.

FRAMING: All timber is boric treated Laser frame. All framing is housed, i.e. studs checked into plates and nogs checked into studs.
Studs 90 x 35 Laser frame @ 600 centres. Top & bottom plates & nogs are 90 x 35 Laser frame.

WALL BRACES:
- ☑ For sheet metal weatherboards refer to "Bracing resistance of Skyline Buildings Ltd wall systems." established by Auckland Uniservices Ltd.
- ☐ Galvanised steel angle braces.

ROOF TRUSSES: Design series: Gang nail - 4260 and CH 2722
Trusses up to 6m wide spaced @ 2400 centres (Max.)
Trusses over 6m wide spaced @ 1800 centres (Max.)

ROOF PITCH: (12.8°) 15° 20° 25° 30°

PURLINS: 90 x 45 Laser frame @ 1100 centres max.

TRUSS STIFFENERS: 90 x 35 Laser frame on edge, up to 6m Garage width - 1 Row, over 6m Garage width - 2 rows

SIDE ENTRY DOOR BEAM: 2650 opening - 2 x 140 x 45.
2950 opening - 2 x 180 x 45.
4530 opening - Flitch Beam.

DRAGON TIES: 75 x 35 Laser frame on flat @ 45° angle over top - plates at each corner up to 7.2m garage length, over 7.2m length additional dragon ties at either side of centre truss.

SPOUTING: .55 (24 GA) Zincalume steel gutters fixed to two sides of building.

DOWNPIPES: .40 (26 GA) 65 x 50 Zincalume steel, 1 off per gutter.

RIDGING: .40 (26 GA) Zincalume steel.

ROOFING: .40 (26 GA) Zincalume steel long run ribbed roofing.

DOORS: Side door - Timber frame, Zincalume steel clad each side.
Main doors - .40 (26 GA) Zincalume steel overdoors or Galv. steel roller doors.

EXTERIOR SHEATHING:
- ☑ .40 (26 GA) Zincalume steel weatherboards, 113mm profile. Color Cote / Colour Steel
- ☐ .40 (26 GA) Zincalume steel weatherboards, 155mm profile. Color Cote / Colour Steel
- ☐ Ultra•Clad .40 (26 GA) Zincalume steel weatherboarcs. Color Cote / Colour Steel
- ☐ Hardiplank weatherboard.

NOTES:
On Color Cote / Colour Steel / Hardiplank Buildings.
Zincalume Steel components referred to in spouting, exterior sheathing, doors and ridging are made of Zincalume Steel with baked on silicone polyester paint, known as 'COLOR STEEL' or 'COLOR COTE' (Trade Terms).

FOR: I. Bowles.

AT: 3 North Ave
MANGAWHAI.

DESIGN MARK

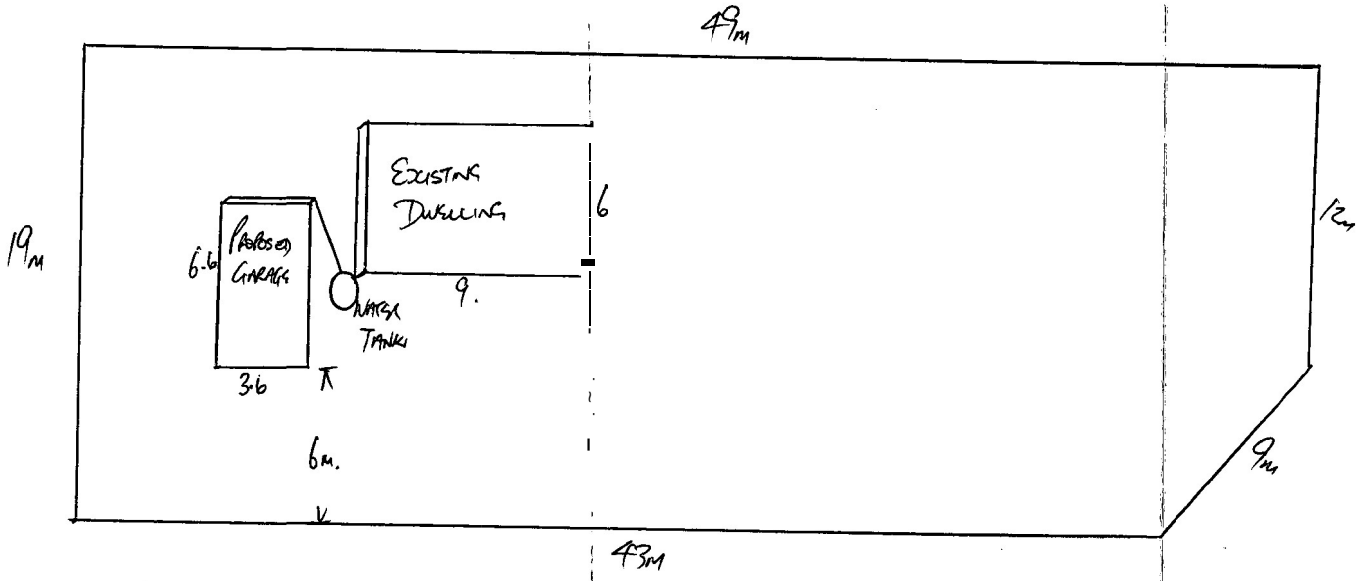
SKYLINE

DISTRIBUTOR:
Skyline Garages
P & W Collis BLD Contractors Ltd
Helensville / Mangawhai
09 4267641 / 09 431 4272
Mobile 025 932 591

DATE:

SCALE: 1: 00

SHEET 1



SITE PLAN

FOR: I BOWLES

AT: 3 NORTH AVE
MANGAWHAI.

SKYLINE

DISTRIBUTOR:

Skyline Garages
P & W Collis BLD Contractors Ltd
Helensville / Mangawhai
09 4267641 / 09 431 4272
Mobile 025 932 591

DATE:

SCALE: 1 : 200

SHEET 3

Code Compliance Certificate

Section 43(3), Building Act 1991

Application

MJ AND AM HOWARD FAMILY TRUST	No.	010760
C/- JAMAC LIMITED	Issue date	14/07/03
53 STILLWATER CRES		
STILLWATER		

Project

Description	Alterations, Repairs or Extensions
	Being Stage 1 of an intended 1 Stages
	SLEEPOUT
Intended Life	Indefinite, but not less than 50 years
Intended Use	PRIVATE
Estimated Value	$11,000
Location	3 NORTH AVE, MANGAWHAI
Legal Description	LOT 109 DP 44640
Valuation No.	0122132400

This is a final Code Compliance Certificate issued in respect of all the building work under the above building consent.

Signed for and on behalf of the Council:

Name: [signature] **Date:** 14-7-03

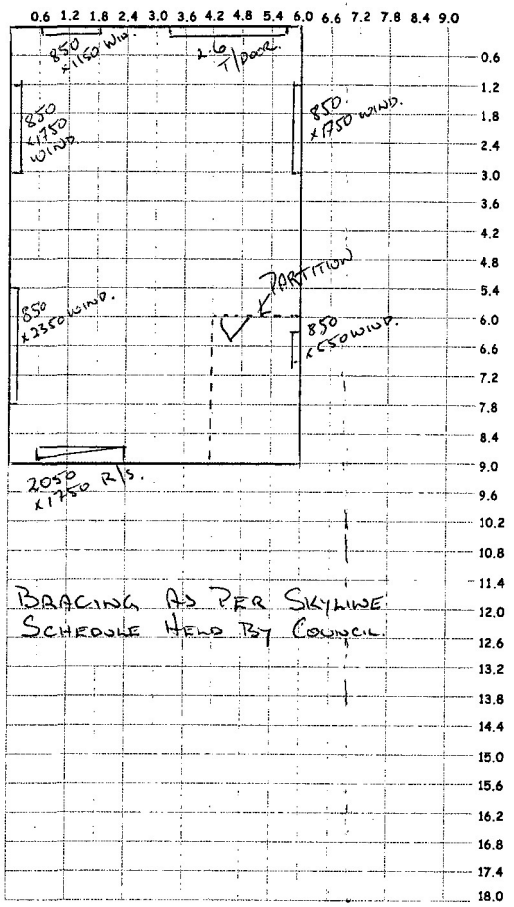
SKYLINE GARAGE

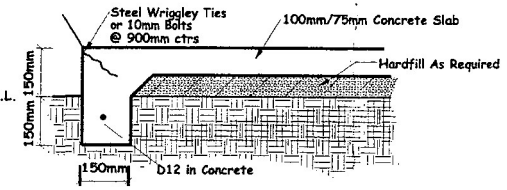
SPECIFICATIONS

FOUNDATIONS:	As per detail.
DAMPCOURSE:	Cromford Supercourse under all bottom plates.
FRAMING:	All timber is Laser frame. All framing is housed, i.e.studs checked into plates and nogs checked into studs. Studs 90 x 35 Laser frame @ 600 centres. Top plates & nogs are 90 x 35 Laser frame. Bottom plates 90 x 35 H3 Tanalised Laser frame.
WALL BRACES:	☑ For sheet metal weatherboards refer to "Bracing resistance of Skyline Buildings Ltd wall systems" established by Auckland Uniservices Ltd. ☐ Galvanised steel angle braces.
ROOF TRUSSES:	Design series: Gang nail - 9750-CH2722-CH7000 Trussses up to 6m wide spaced @ 2400mm centres(Max.) Trusses over 6m wide spaced @ 1800mm centres(Max.)
ROOF PITCH:	(12.5°) 15° 20° 25° 30°
PURLINS:	90 x 45 Laser frame MGP10 @ 1000mm centres max.on edge.
TRUSS STIFFENERS:	90 x 35 Laser frame on edge, up to 6m garage width - 1 row, over 6m garage width - 2 rows
SIDE ENTRY DOOR BEAM:	2650 opening - 2 x 140 x 45. 2950 opening - 2 x 180 x 45. 4530 opening - flitch beam.
DRAGON TIES:	70 x 35 Laser frame on flat @ 45°angle over top - plates at each corner up to 7.2m garage length, over 7.2m length additional dragon ties at either side of centre truss.
SPOUTING:	0.55mm (24 GA) Aluminium-Zinc Alloy coated steel gutters fixed to two sides of building.
DOWNPIPES:	0.40mm (26 GA) 65 x 50 Aluminium-Zinc Alloy coated steel, 1 off per gutter.
RIDGING:	0.40mm (26 GA) Aluminium-Zinc Alloy coated steel.
ROOFING:	0.40mm (26 GA) Aluminium-Zinc Alloy coated steel long run ribbed roofing.
DOORS:	Side door - Timber frame, Aluminium-Zinc Alloy coated steel clad each side. Main doors 0.40mm (26 GA) Aluminium-Zinc Alloy coated steel tilt doors or roller doors.
EXTERIOR SHEATHING:	☐ 0.40mm (26 GA) Aluminium-Zinc Alloy coated steel weatherboards 113mm profile. Colorcote. ☐ 0.40mm (26 GA) Aluminium-Zinc Alloy coated steel weatherboards 155mm profile. Colorcote. ☑ Championboard 0.40mm (26 GA) Aluminium-Zinc Alloy coated steel weatherboards. Colorcote. ☐ Hardies weatherboard. ☐ 12mm Plywood (Shadowclad - Texture 2000)

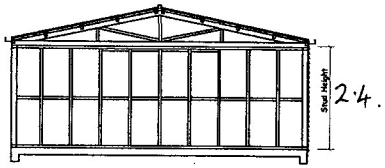
NOTES:
On Colorcote/Hardies weatherboard Plywood Buildings.
Aluminium-Zinc Alloy coated steel components referred to in spouting, exterior sheathing, doors and ridging are made of Aluminium-Zinc alloy coated steel with baked on silicone polyester paint, known as 'Colorcote' (Trade mark).

FLOOR PLAN

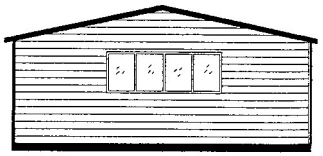




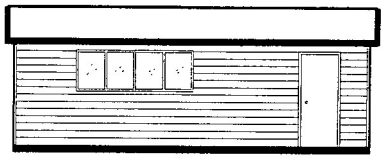
CONCRETE FOOTING DETAIL
FOR LEVEL SITE



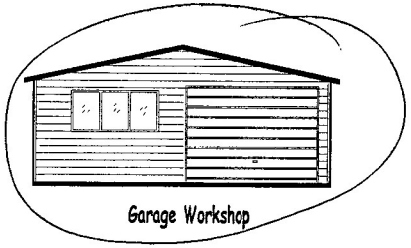
Typical Section



Typical Rear View



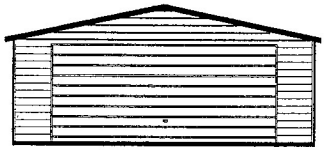
Typical Side View



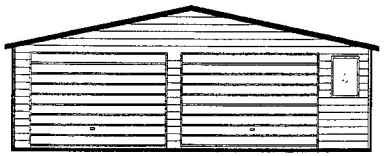
Garage Workshop



Double



Double (4.5m Door)



Double Workshop

FOR MJ + AM HOWARD FAMILY TRUST
AT 3 NORTH RD. MANGAWHAI HEADS

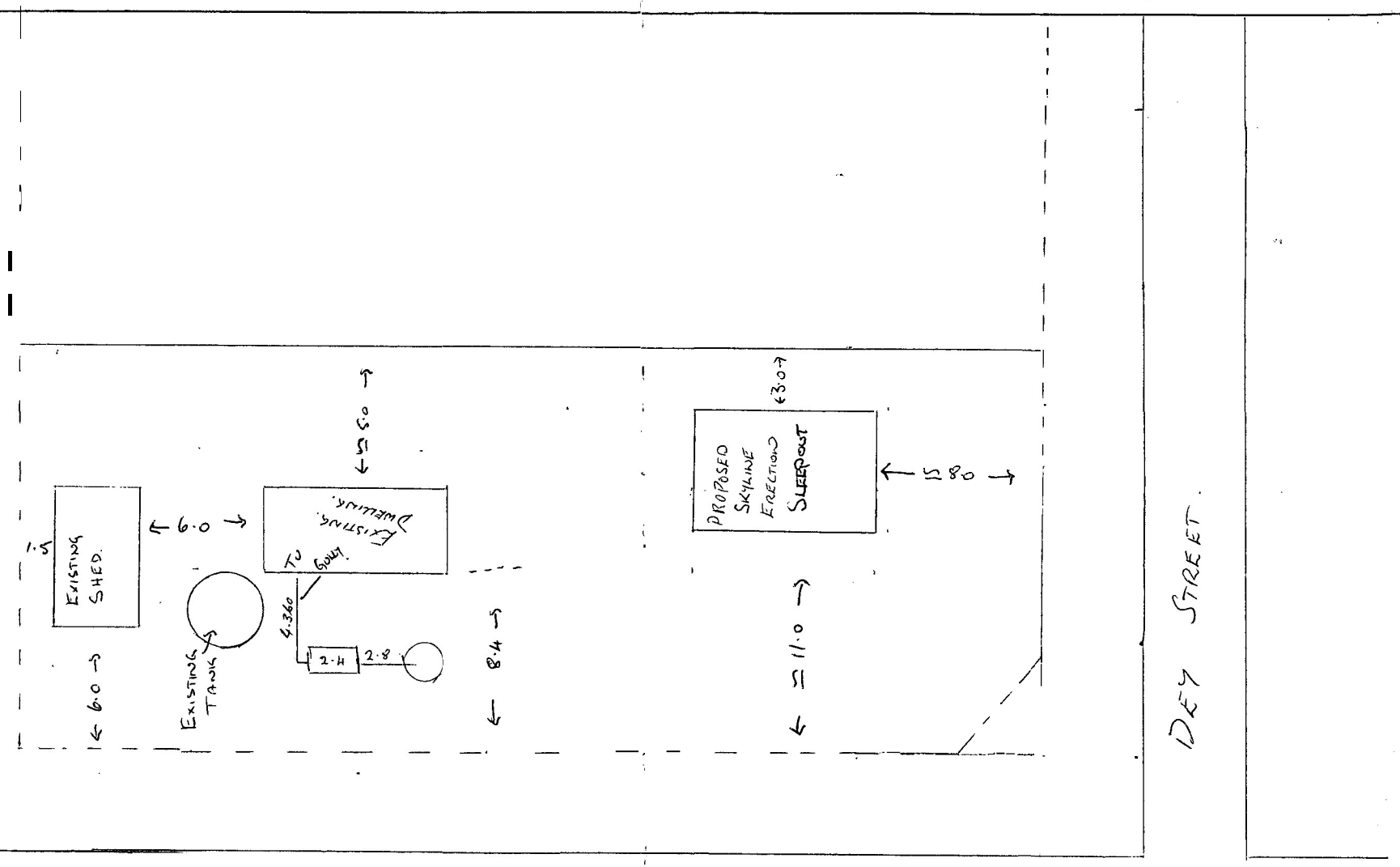
SKYLINE
THE GARAGE COMPANY

DISTRIBUTOR JAMAC LTD. (IAN McPHERSON)
53 STILLWATER GRNS.
STILLWATER. 025932591

Sheet 2A

DATE 25/10/01.
SCALE 1:100

Copyright Skyline Buildings Ltd 18/8/99



SITE PLAN

FOR:	SKYLINE	DISTRIBUTOR:	DATE:
AT:			SCALE: 1 : 200
			SHEET 3

RECEIVED: 21 May 2015 SCANNED: 21 May 2015 BOX: 1 BATCH: 130344 DOC: KDCAATIJ

SILVERSTONE
CIVIL CONSTRUCTION
Subdivisions, Commercial Drainage, Bulk Excavating

P O Box 7109
Tikipunga
Whangarei
Ph 09 435 7030
Fax 09 435 7031

28/9/9

(11)

MANGAWHAI ECO CARE PROJECT

LIVE HOUSE CONNECTION AS-BUILT RECORD

Date	10-09-09	House No	3 (1)	Street	CNR NORTH & DEVON ST
Drainlayer	LANCE		* Also 3 North Ave		

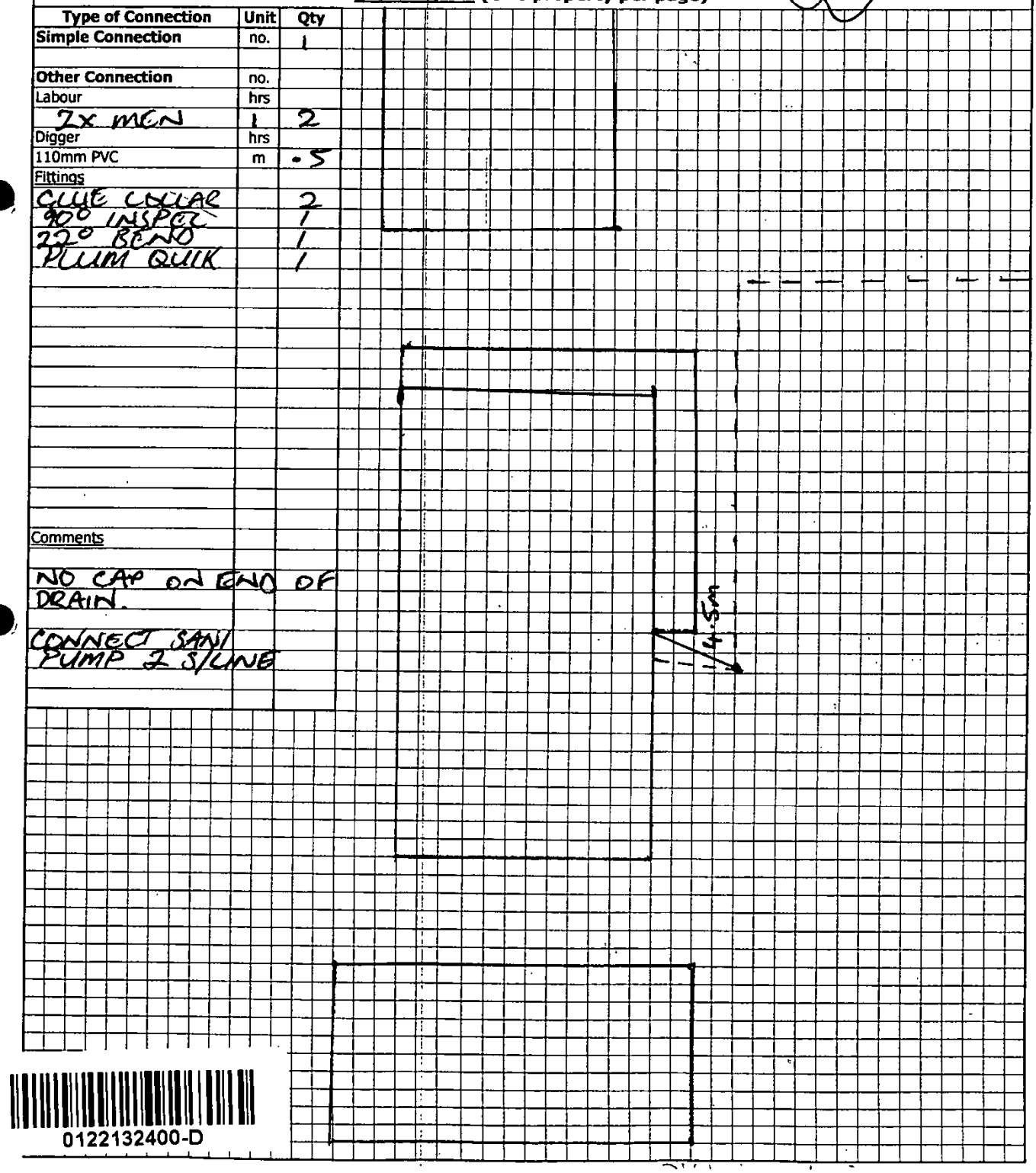
As-built plan (One property per page)

Type of Connection	Unit	Qty
Simple Connection	no.	1
Other Connection	no.	
Labour	hrs	
2x MEN	1	2
Digger	hrs	
110mm PVC	m	.5
Fittings		
GLUE COLLAR		2
90° INSPEC		1
22° BEND		1
PLUM QUIK		1

Comments

NO CAP ON END OF DRAIN.

CONNECT SANI PUMP 2 S/LINE



0122132400-D

RECEIVED: 22 Jun 2011 SCANNED: 22 Jun 2011 BOX: 4 BATCH: 74129 DOC: KDCAANBD

Code Compliance Certificate 100315

Form 7, Section 95, Building Act 2004

A & A & M Howard & J Reid
54A Milford Road
Auckland 0620

Issue Date: 4/02/11
Overseer: Eastern

THE BUILDING:

Street Address of Building:	NORTH AVENUE, MANGAWHAI
Valuation Number:	0122132400
Legal Description:	LOT 109 DP 44640
Building Name:	
Location of Building within site/block number:	
Level/Unit Number:	
Current Lawfully Established Use:	Housing Detached - Alterations and Additions
Year First Constructed:	

THE PROJECT:

Description:	Erect 3 bedroom extension and covered walkway to existing dwelling DWELLINGS - ALTERATIONS & ADDITIONS
Type of Work:	
Intended Use:	Housing Detached - Alterations and Additions
Intended Life:	Indefinite, but not less than 50 years
Stages:	Being Stage 1 of an intended 1 Stages

THE OWNER:

Owners Name:	A & A & M Howard & J Reid			
Owners Mailing Address:	54A Milford Road, Auckland 0620			
Street Address/Registered Office:				
Phone Number	**Landline:**		**Daytime:**	**After Hours:**
	Mobile: 021 720 556		**Fax:** 09 489 4557	
Email:	mike@mediathink.co.nz		**Website:**	

FIRST POINT OF CONTACT:

First Point of Contact:	Full Name: A & A & M Howard & J Reid Mailing Address: C/- Skyline Whangarei, PO Box 6061, Otaika Whangare 0110 Phones:: 021 795 188: 09 438 1994 Fax: 09 438 1917

BUILDING WORK:

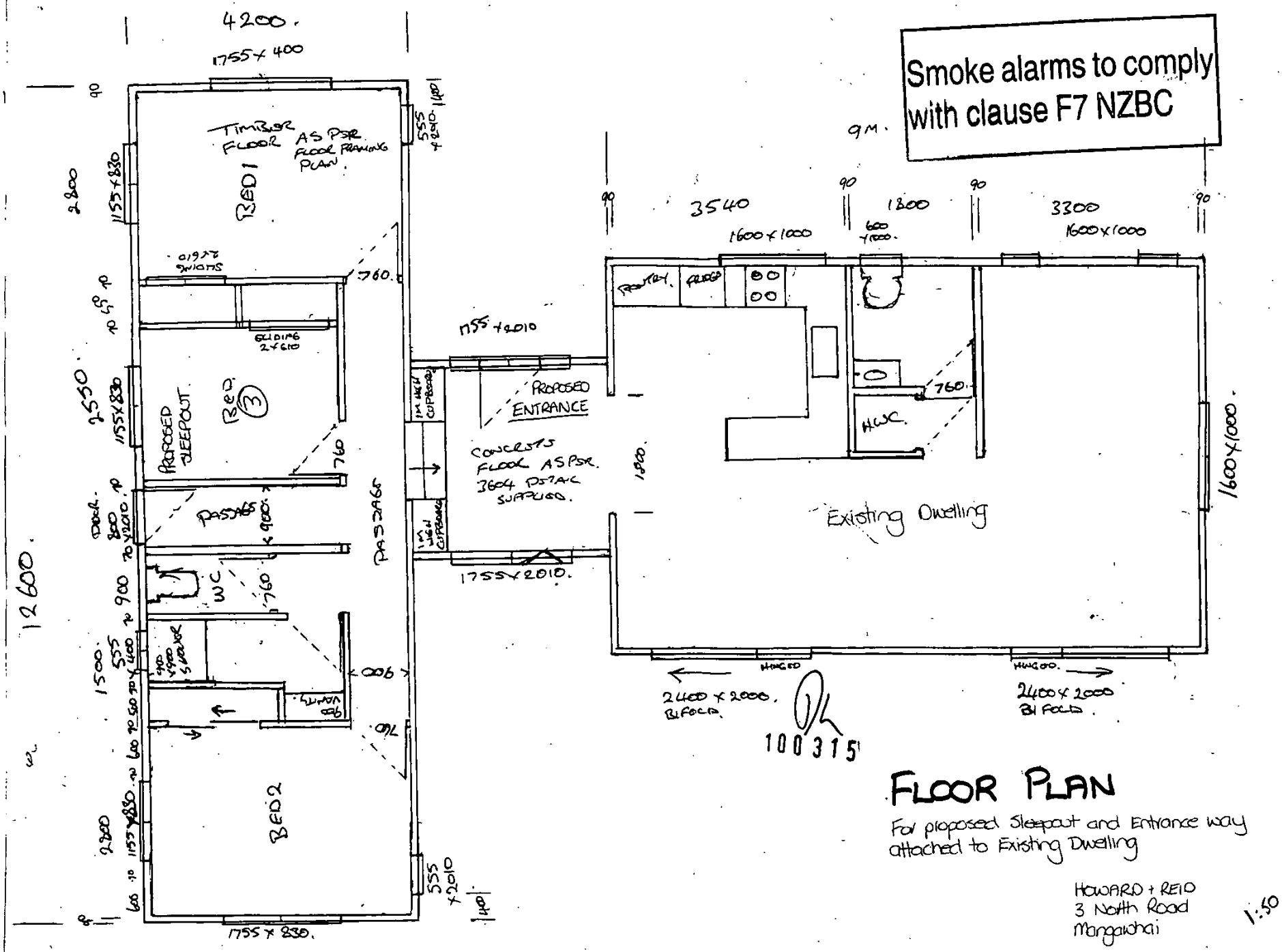
Building Consent Number:	100315
Issued By:	Kaipara District Council

This Code Compliance Certificate is issued by the Kaipara District Council. As the Building Consent Authority it is satisfied, on reasonable grounds that:

- The building work complies with the Building Consent 100315

Signature  **Date:** «IssueDate» **Position** Building Services Officer

On behalf of: Kaipara District Council



FLOOR PLAN

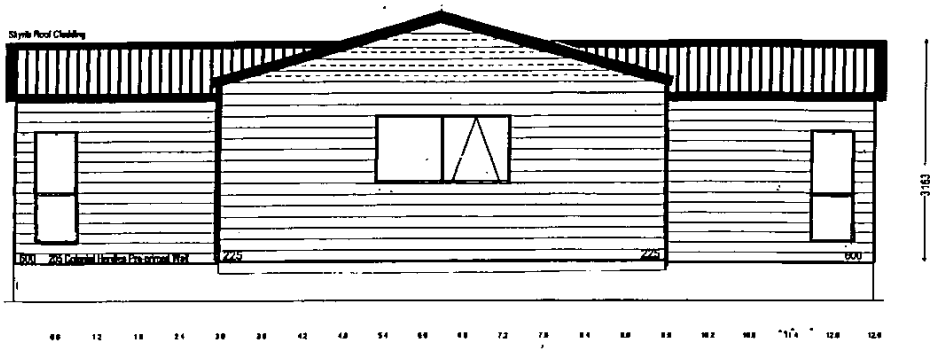
For proposed Sleepout and Entrance way attached to Existing Dwelling

HOWARD + REID
3 North Road
Mangawhai

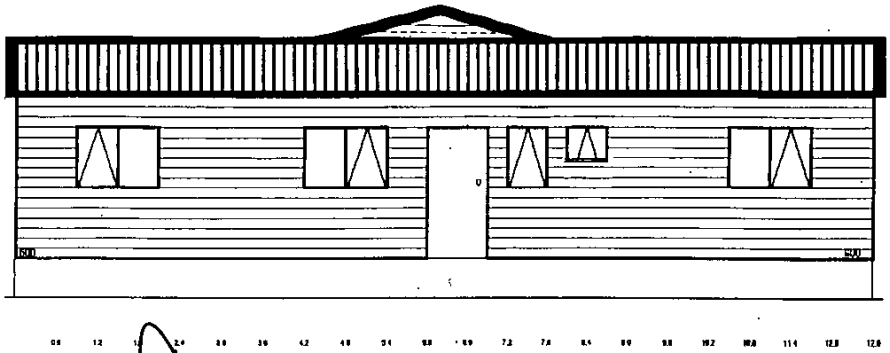
1:50

RECEIVED: 22 Jun 2011 SCANNED: 22 Jun 2011 BOX: 4 BATCH: 74129 DOC: KDCAANBD

RECEIVED: 22 Jun 2011 SCANNED: 22 Jun 2011 BOX: 4 BATCH: 74129 DOC: KDCAANBD



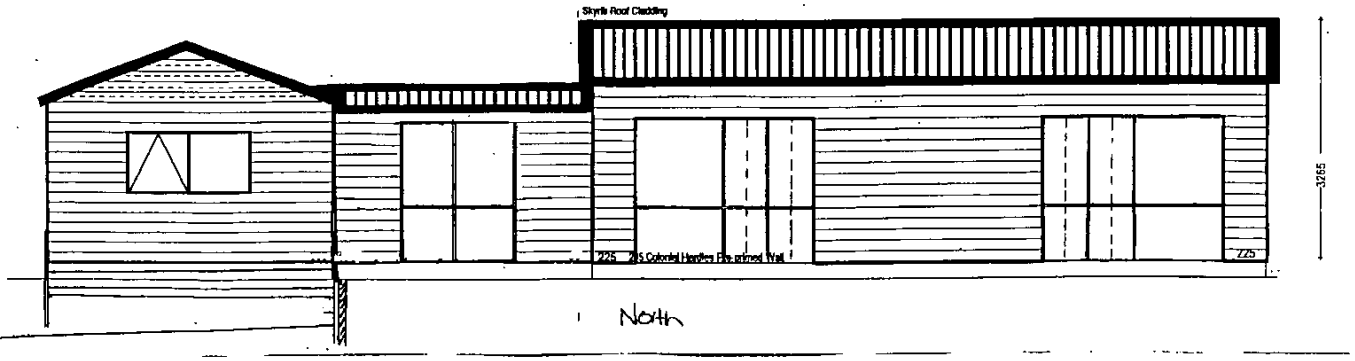
West



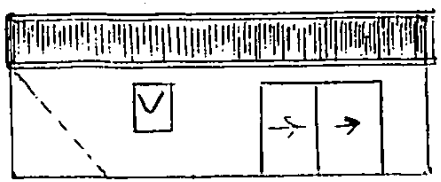
100315 East

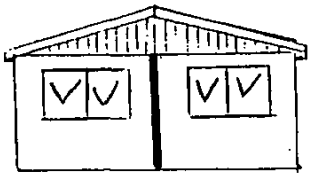


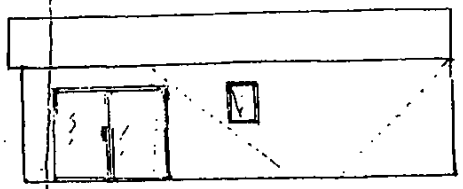
South

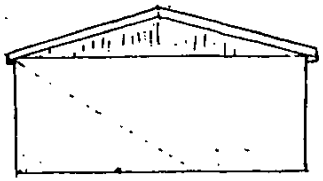


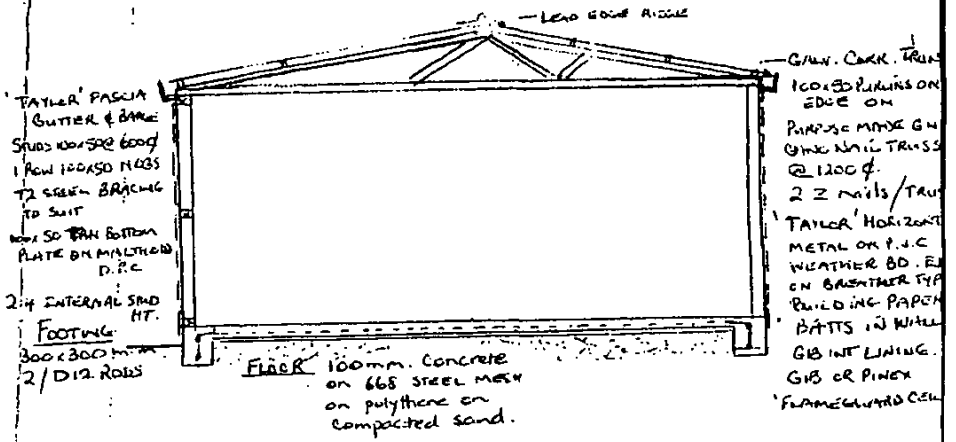
North

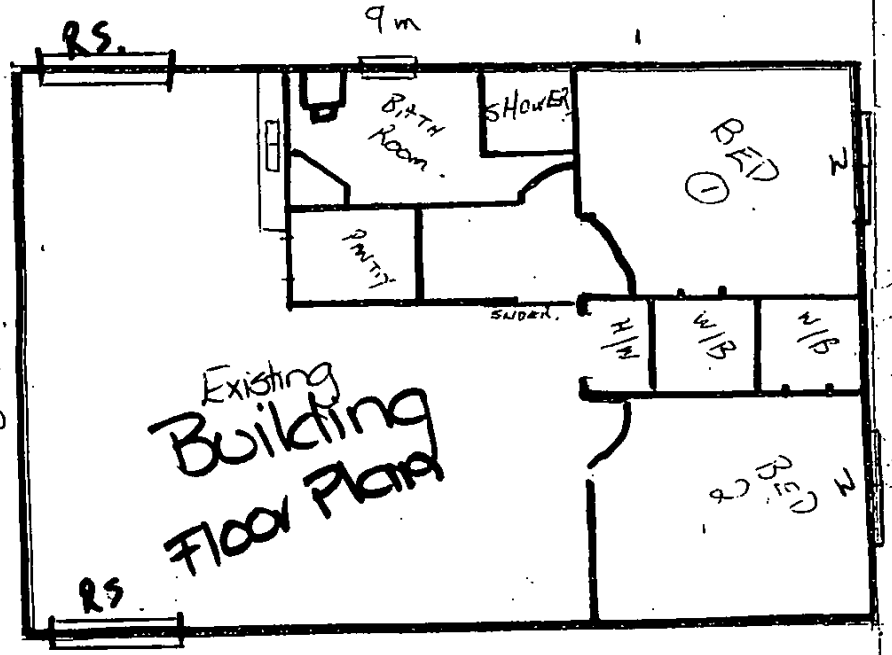












100315

OTAMATEA COUNTY COUNCIL
APPROVED
13.10.89
BUILDING INSPECTOR

SCALES:
CROSS SECTION: 1:5
ELEVATIONS: 1:1
FLOOR PLAN: 1:5
SITE PLAN:

PLANS & SPECIFICATIONS FOR A. Worden
North AVE Mangawhai.

BETTER BUILT HOMES
GARAGES. AGENT/BU
C. BUCHANAN PH. 68194
MANGAWHAI DRAWN:

RECEIVED: 22 Jun 2011 SCANNED: 22 Jun 2011 BOX: 4 BATCH: 74129 DOC: KDCAANBD

RECEIVED: 22 Jun 2011 SCANNED: 22 Jun 2011 BOX: 4 BATCH: 74129 DOC: KDCAANBD

COUNCIL

North

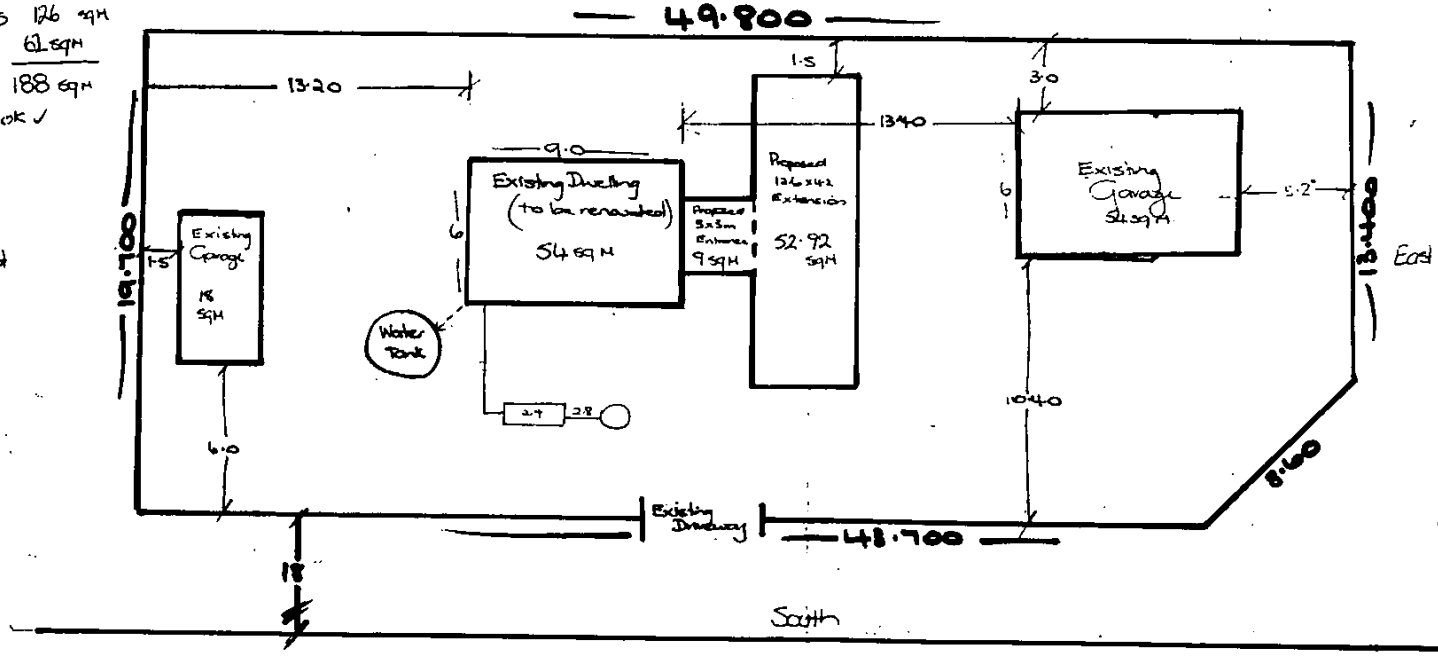
Stormwater Disposal to existing Watertank

KAIPARA DISTRICT COUNCIL
BC 100315
BUILDING INSPECTOR

Lot 109
DP 44640
938 m²

Existing Buildings 126 sqm
Proposed Buildings 62 sqm
188 sqm

Building Coverage ok ✓



3 North Avenue

FOR: Michael-Alison + Alan Haccard + Jillian Reid
AT: 3 North Ave
Mangawhai

SKYLINE

DISTRIBUTOR: C & H Construction Ltd
T/A SKYLINE Whangarei
P.O. Box 6061
WHANGAREI
Ph: 438 1994 Fax: 438 1917

SITE PLAN

DATE: 15/3/10

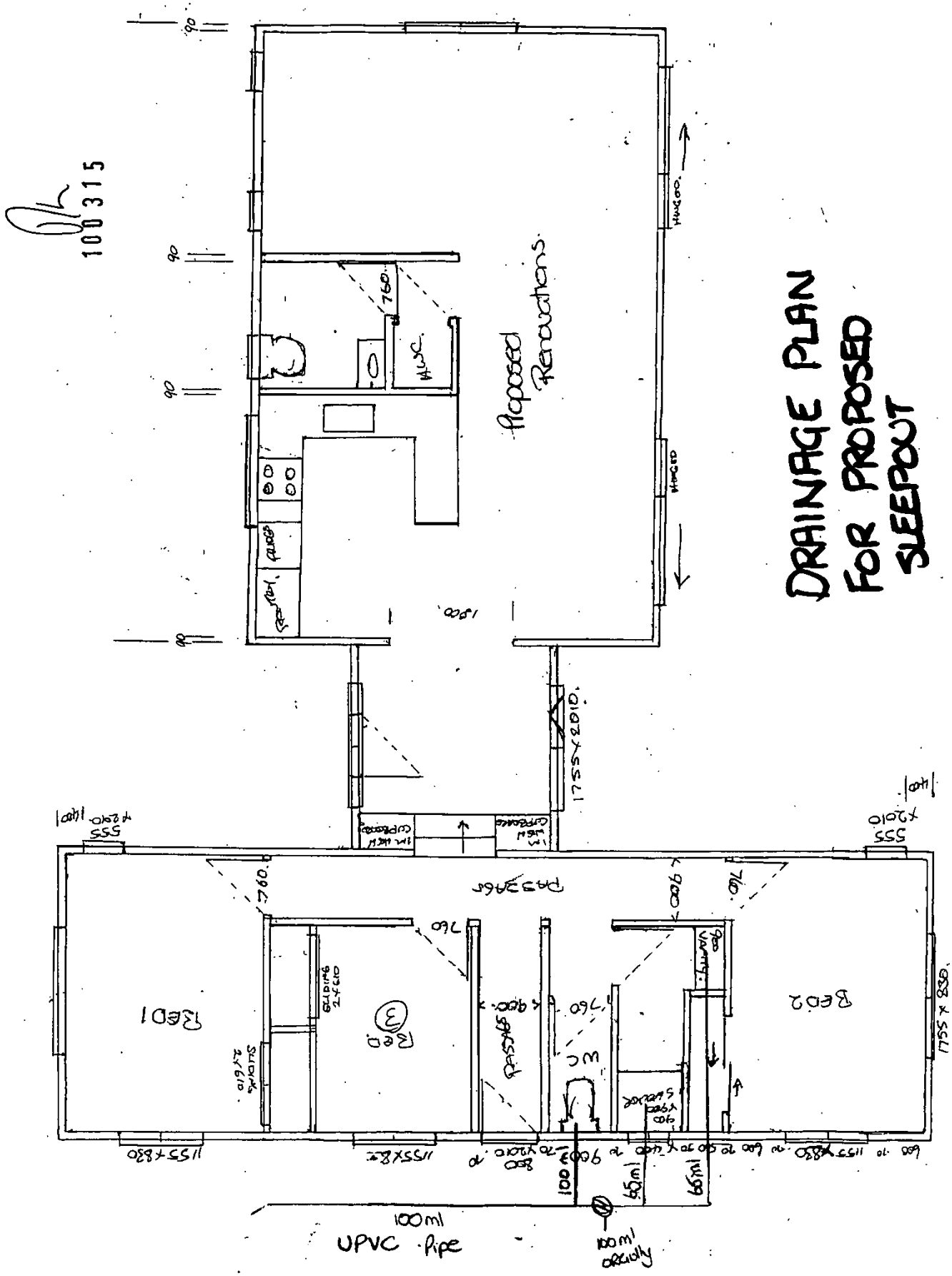
SHEET 3

SCALE: 1:200

RECEIVED: 22 Jun 2011 SCANNED: 22 Jun 2011 BOX: 4 BATCH: 74129 DOC: KDCAANBD

100315

DRAINAGE PLAN FOR PROPOSED SLEEPOUT



Natural Hazards S44B(2)(a)

Drought

Kaipara District Council has no known information about this natural hazard, including as exacerbated by climate change, that would affect the property. Please consult the Northland Regional Council Hazard attachment for further information, provided by the Northland Regional Council, in relation to this natural hazard.

Earthquake, Geothermal and Volcanic

Kaipara District Council commissioned ENGEO Limited to undertake an assessment of engineering geology and geotechnical hazards and their associated risk for development within certain growth areas of the Kaipara District. ENGEO Limited summarized its findings on these matters in a report to the Council dated 16th April 2019 and 17th June 2019 (**ENGEO Report**).

The Council is providing the ENGEO Report as it is information relating to natural hazards that is known to the Council.

The information contained in the ENGEO Report was current as at the date of the report and has been provided in good faith. The Kaipara District Council makes no representation, warranty or undertaking as to the accuracy, completeness, quality or fitness for any particular purpose of the information contained in the ENGEO Report.

The information contained in the ENGEO Report is provided on a regional/catchment basis and in most cases is not site specific. Any users of the information must obtain advice from suitably qualified practitioners if site specific information is required.

Users must also note that natural hazards outlined in the ENGEO Report do not consider any interventions that may modify the natural hazard risks to a specific site.

Mangawhai Technical Report

Scope of report	*This report presents a geotechnical assessment and hazard mapping for the Mangawhai Area*
Report Title:	*Geotechnical Assessment Mangawhai*
Report date:	*16.04.2019*
Entity/Person who prepared the report:	*Engeo Limited*
Entity/person who commissioned the report:	*Kaipara District Council*
Purpose of the report:	*The purpose of this geotechnical assessment is to provide the Kaipara District Council (KDC) with information on land stability and other geotechnical hazards that could constrain development of the area defined by KDC as 'Future Residential and Business Growth Area' and 'Greater Structure Plan Policy Area' of Mangawhai*
Where or how to access report	*Engeo Reports*

Kaipara District Technical Report

Scope of report	*This report presents a geotechnical assessment and hazard mapping for the Kaipara District*
Report Title:	*Geotechnical Assessment Kaipara District*
Report date:	*17.06.2019*
Entity/Person who prepared the report:	*Engeo Limited*
Entity/person who commissioned the report:	*Kaipara District Council*
Purpose of the report:	*The purpose of this geotechnical assessment is to provide the Kaipara District Council (KDC) with information on land stability and other geotechnical hazards that could constrain development of the area defined by KDC as 'Future Residential and Business Growth Area' and 'Greater Structure Plan Policy Area' of Kaipara District.*
Where or how to access report	*Engeo Reports*

Northland Regional Council may provide further data regarding this Natural Hazard. Please refer to the Northland Regional Council attachment for any applicable information.

Erosion and Landslide

Kaipara District Council commissioned ENGEO Limited to undertake an assessment of engineering geology and geotechnical hazards and their associated risk for development within certain growth areas of the Kaipara District. ENGEO Limited summarized its findings on these matters in a report to the Council dated 16th April 2019 and 17th June 2019 (ENGEO Report).

The Council is providing the ENGEO Report as it is information relating to natural hazards that is known to the Council.

The information contained in the ENGEO Report was current as at the date of the report and has been provided in good faith. The Kaipara District Council makes no representation, warranty or undertaking as to the accuracy, completeness, quality or fitness for any particular purpose of the information contained in the ENGEO Report.

The information contained in the ENGEO Report is provided on a regional/catchment basis and in most cases is not site specific. Any users of the information must obtain advice from suitably qualified practitioners if site specific information is required.

Users must also note that natural hazards outlined in the ENGEO Report do not consider any interventions that may modify the natural hazard risks to a specific site.

Natural Hazards

Mangawhai Technical Report

Scope of report	*This report presents a geotechnical assessment and hazard mapping for the Mangawhai Area*
Report Title:	*Geotechnical Assessment Mangawhai*
Report date:	*16.04.2019*
Entity/Person who prepared the report:	*Engeo Limited*
Entity/person who commissioned the report:	*Kaipara District Council*
Purpose of the report:	*The purpose of this geotechnical assessment is to provide the Kaipara District Council (KDC) with information on land stability and other geotechnical hazards that could constrain development of the area defined by KDC as 'Future Residential and Business Growth Area' and 'Greater Structure Plan Policy Area' of Mangawhai*
Where or how to access report	*Engeo Reports*

Kaipara District Technical Report

Scope of report	*This report presents a geotechnical assessment and hazard mapping for the Kaipara District*
Report Title:	*Geotechnical Assessment Kaipara District*
Report date:	*17.06.2019*
Entity/Person who prepared the report:	*Engeo Limited*
Entity/person who commissioned the report:	*Kaipara District Council*
Purpose of the report:	*The purpose of this geotechnical assessment is to provide the Kaipara District Council (KDC) with information on land stability and other geotechnical hazards that could constrain development of the area defined by KDC as 'Future Residential and Business Growth Area' and 'Greater Structure Plan Policy Area' of Kaipara District.*
Where or how to access report	*Engeo Reports*

Northland Regional Council may provide further data regarding this Natural Hazard. Please refer to the Northland Regional Council attachment for any applicable information.

Flooding

Kaipara District Council relies on flooding information provided by the Northland Regional Council. Please consult the Northland Regional Council Hazard attachment, for information provided by the Northland Regional Council, relating to this hazard.

Fire

Kaipara District Council has no known information about this natural hazard, including as exacerbated by climate change, that would affect the property.

Wind

Kaipara District Council has no known information about this natural hazard, including as exacerbated by climate change, that would affect the property.

S44B(2)(a) Natural Hazards

Dated 20 August 2026 v3.0

The information in this report has been prepared by the Northland Regional Council for the purposes of providing information to the Territorial Authorities in Northland in accordance with Part 6A of the Local Government Official Information and Meetings Act 1987.

The information contained in this report is current as at the date of the report and has been provided in good faith. Best efforts have been made to ensure the accuracy and completeness of the information however Northland Regional Council makes no representation, warranty or undertaking as to the accuracy, completeness, quality or fitness for any particular purpose. Where information is provided in draft form, that information may not have been peer reviewed or accepted by Northland Regional Council as correct.

The information is provided on a regional/catchment basis and in most cases is not site specific. Any users of the information must obtain advice from suitably qualified practitioners if site specific information is required.

Users must also note that natural hazards outlined in this report do not take into account any interventions that may modify the natural hazard risks to a specific site.

Flooding
Not Applicable.

River flood maps
Not Applicable.

Draft river flood reports
Not Applicable.

Coastal inundation hazard maps
Not Applicable.

Surveyed and observed flood levels
Not Applicable.

Flood susceptible lands
Not Applicable.

Erosion and Landslide
Not Applicable.

Coastal erosion
Not Applicable.

Tsunami
Not Applicable.

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

Scope of report	*Regional*
Report Title:	*Droughts in Northland: A Local and Regional Analysis*
Report date:	*2024*
Report prepared by:	*National Institute of Water and Atmosphere*
Report commissioned by	*Northland Regional Council*
Purpose of the report:	*Analysis of the development, occurrence and severity of droughts in Northland Region.*
Where or how to access report	*Envirolink website* Droughts in Northland: A local and regional analysis

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.

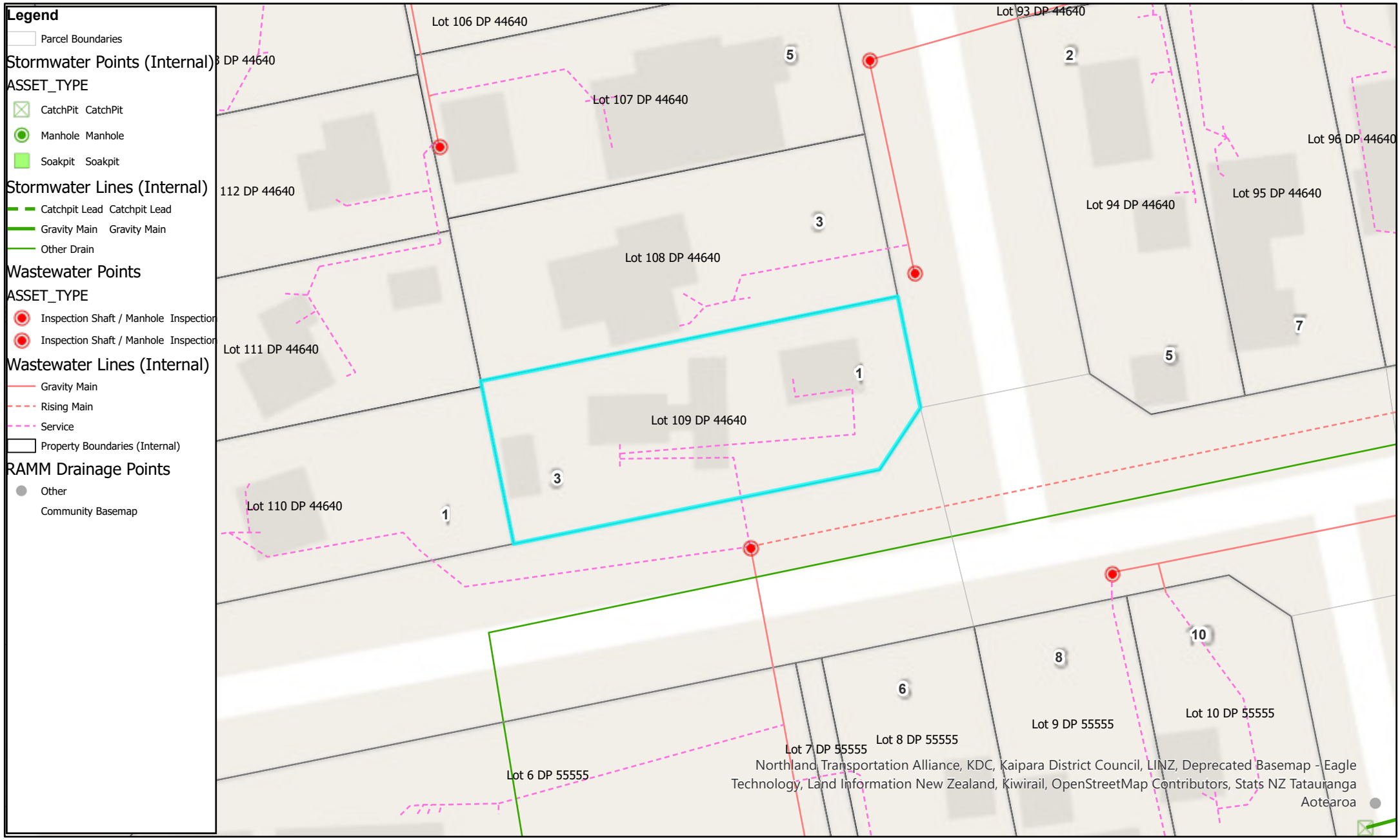
Technical Report for earthquake information

Scope of report	*Regional*
Report Title:	*A review of natural hazards information for Northland region* *Section 2.0 Seismic Hazards*
Report date:	*2004*
Report prepared by:	*Institute of Geological & Nuclear Sciences Limited*
Report commissioned by	*Northland Regional Council and Whangarei District Council*
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.*
Where or how to access report	*Northland Regional Council Website* https://www.nrc.govt.nz/media/2itixwuo/naturalhazards.pdf

Print Date: 10/5/2026
Print Time: 3:21 PM

Asset Map 0122132400

KAIPARA DISTRICT
Kaipara te Oranganui • Two Oceans Two Harbours



Scale: 1:568
Original Sheet Size: A4

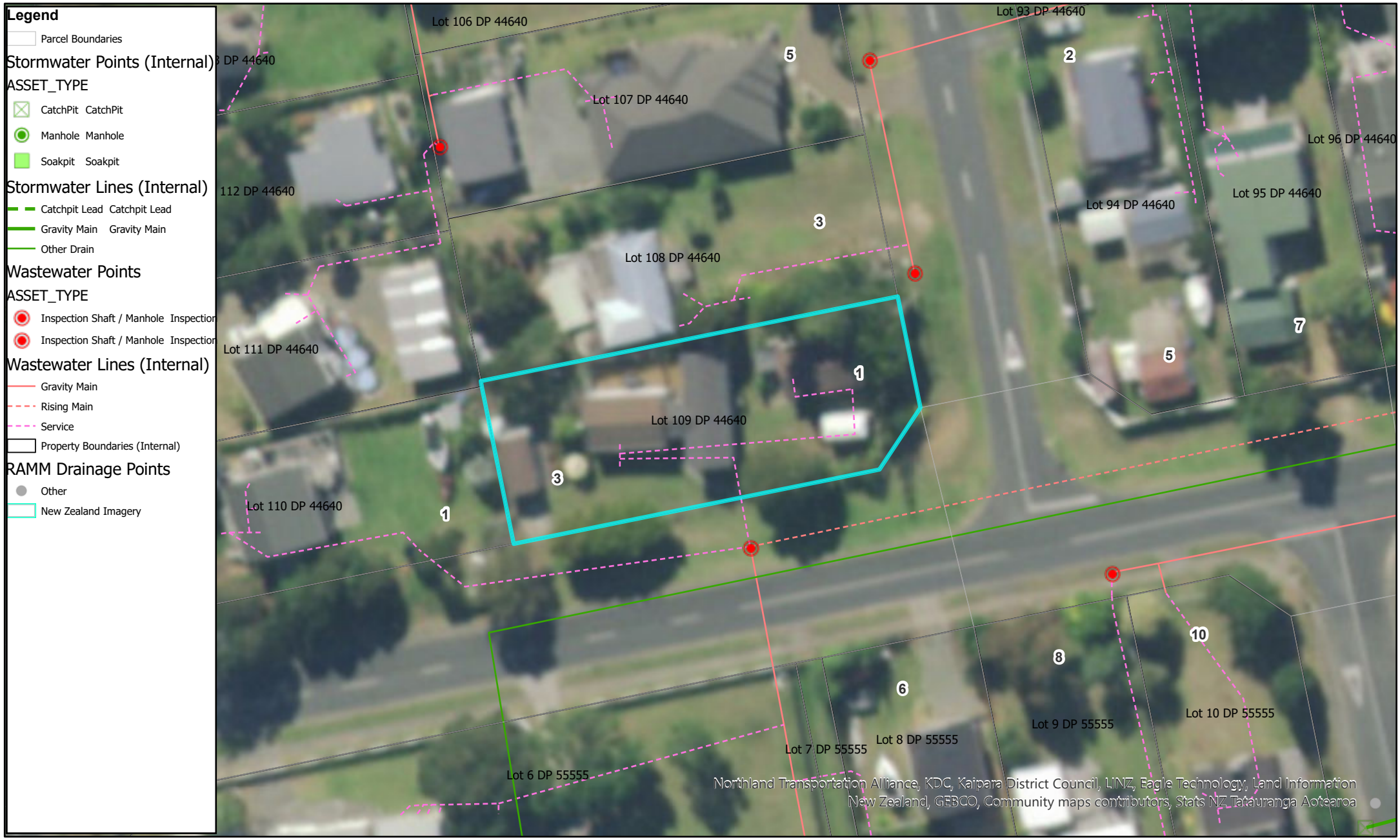
Projection: NZGD 2000 New Zealand Transverse Mercator
Bounds: 1742651.934808E 6004864.278534N
1742813.845192E 6004767.361466N

The information provided is an indication only and needs to be validated in the field. Kaipara District Council accepts no responsibility for errors or omissions for loss or damage resulting from the reliance or use of this information. Cadastral information is derived from LINZ's Digital Cadastral Record System (CRS) CROWN COPYRIGHT RESERVED.

Print Date: 10/5/2026
Print Time: 3:23 PM

Asset Map 0122132400

KAIPARA DISTRICT
Kaipara te Oranganui • Two Oceans Two Harbours



Scale: 1:568
Original Sheet Size: A4

Projection: NZGD 2000 New Zealand Transverse Mercator
Bounds: 1742651.934808E 6004864.278534N
1742813.845192E 6004767.361466N

The information provided is an indication only and needs to be validated in the field. Kaipara District Council accepts no responsibility for errors or omissions for loss or damage resulting from the reliance or use of this information. Cadastral information is derived from LINZ's Digital Cadastral Record System (CRS) CROWN COPYRIGHT RESERVED.