Whangarei District Council

Property File

Property Address: 15 Sorrento Street

Property ID: 26212

Legal Description: Lot 2 DP 57526

Date Issued: 05 November 2026

Disclaimer

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

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

3-3

WHANGAREI CITY COUNCIL

9068

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 $20.

Date 14. 2. 1972

To: The City Engineer,

Sir,

I hereby apply for permission to Erect Dwelling

at 15. LOT 2 Sorrento St. (House Number and Street) for M.J. Holdings (Owner)

of 5. Stanley St. Whg. (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. 76/69/29

Lot No. 2.

D.P. 57526.

Allotment No.

LENGTH OF BOUNDARIES:

Front

Back

Side Area

Side

PARTICULARS OF BUILDING:

Foundations concrete

Walls timber + fibrolite

Floors Timber

Roofs Iron

Area of Ground Floor 1148 sq. ft. 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	$9,500.00
Sanitary Plumbing and Drainage	$1,500.00
Total	$11,000.00

Footpath Bond	20.
Permit Fee	49
Water	40
	Inspector
Rec. No. 7568	Date 14/11/72

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

Proposed use or occupancy of other parts of buildings

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

RECEIVED
14 FEB 1972
WHANGAREI
CITY COUNCIL

Yours faithfully,

M.J. Wilson Owner

Frank Wilson Builders Builder

Builder's Postal Address:

5 Stanley St.
Whangarei

Builder's Phone 84558.

Calder Print—5,000/8/68

Whangarei Corporation

HOUSE CONNECTION PLAN

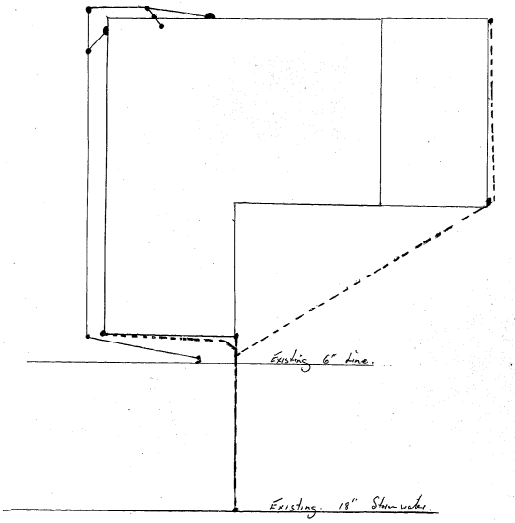
PERMIT No. 6525.
DATE 25th April 1972.

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

~~9068~~ 9068

2212

Binding Margin to be left Blank.



Sorrento St Boundary.

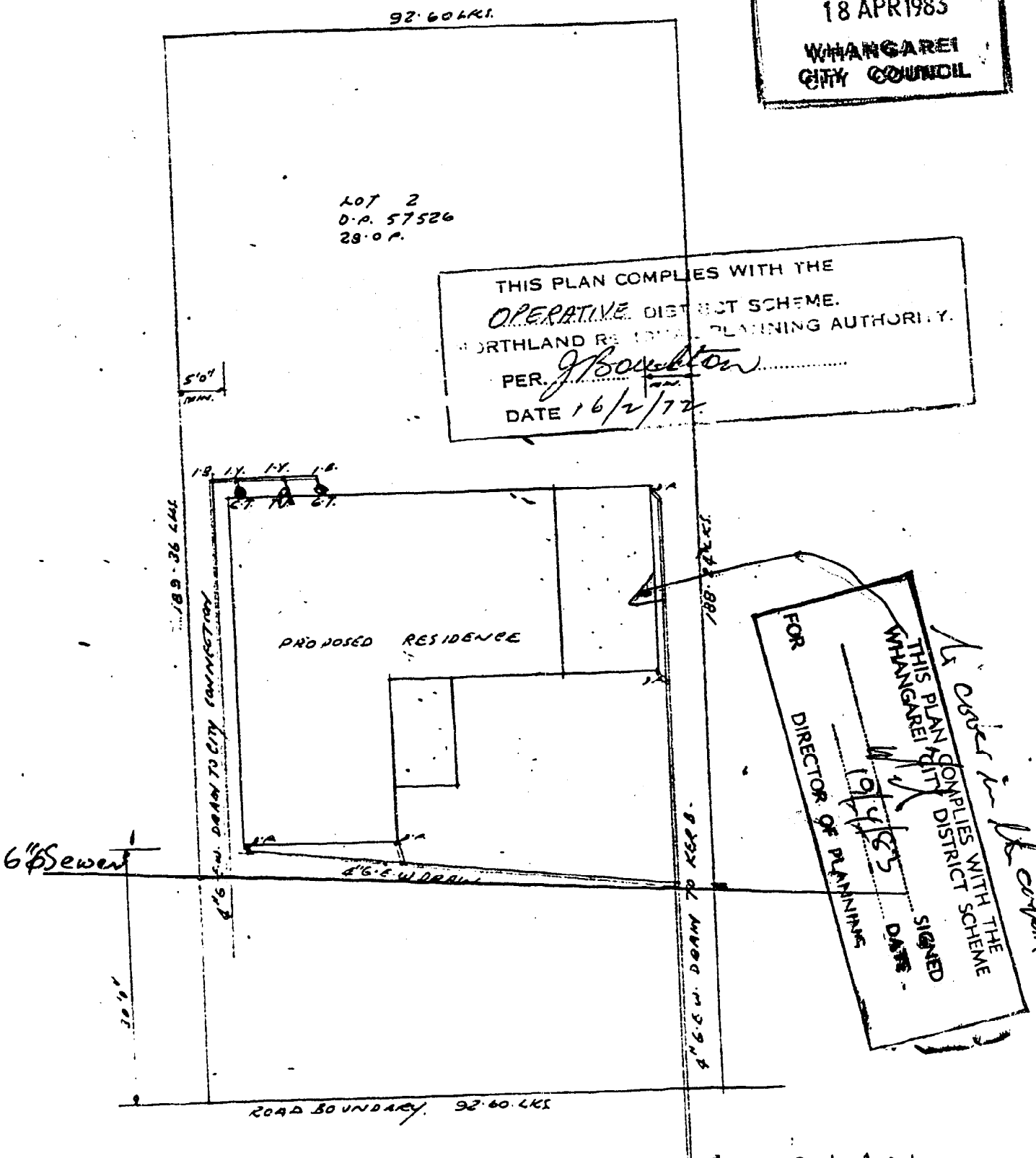
Owner M. G Holdings
Street 13 Sorrento St. *Assessment No.*
Plumber
Drainer H. Brown & Sons per B. N Mason

Reigent Print
3/07/06

MICROBOX MICROFILM RECORDS (WAIKATO) LTD, HAMILTON 30/11/93

E ELEVATION

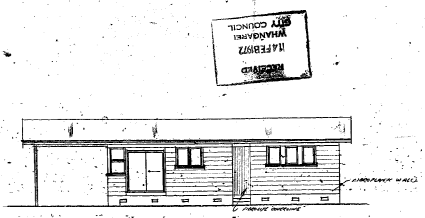
RECEIVED
18 APR 1983
WHANGAREI
CITY COUNCIL



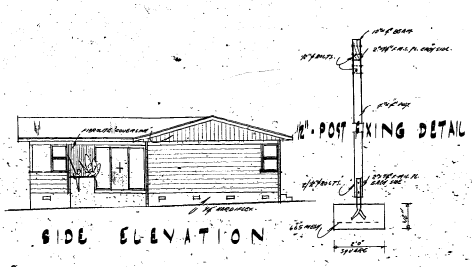
1/16" SITE & DRAINAGE PLAN

M G HOLDINGS AT SORRENTO

26212

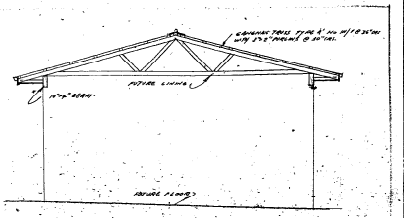


BACK ELEVATION

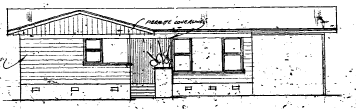


SIDE ELEVATION

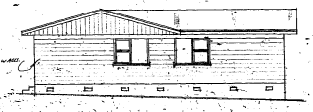
12" POST FIXING DETAIL



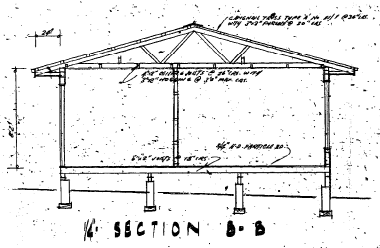
1/4" SECTION A-A



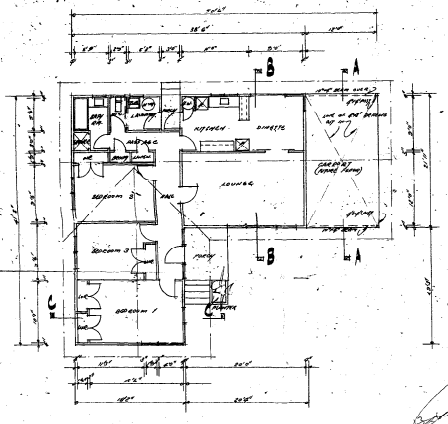
FRONT ELEVATION



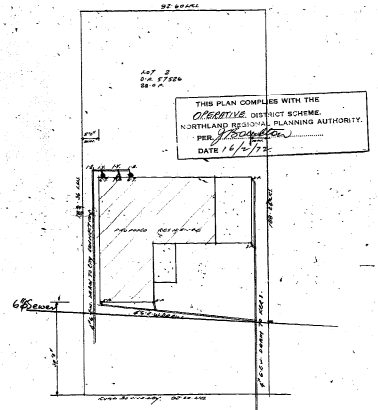
SIDE ELEVATION



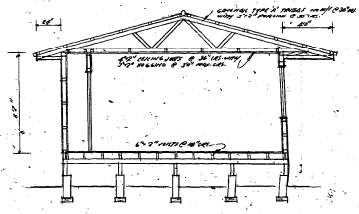
1/4" SECTION B-B



1/8" FLOOR PLAN



1/16" SITE & DRAINAGE PLAN



1/4" SECTION C-C

BRENT ROBINSON
DESIGN SERVICES LTD.
27 DENBY CRESCENT WHANGAREI PHONE 73-508

PROPOSED RESIDENCE FOR M. G. HOLDINGS AT SORRENTO ST. ONERAHI

SCALE

PLAN No
1592

MICROBOX
MICROFILM RECORDS (WAIKATO) LTD HAMILTON
30/11/93

WHANGAREI DISTRICT COUNCIL

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

Issue Document

CODE COMPLIANCE CERTIFICATE No:34548

Section 43(3), Building Act 1991

Issued: 16/06/1999
Building Consent No: 34548

DEC

Applicant

JOHN RICHARD ELLIS
15 SORRENTO ST
ONERAHI

Agent

DECOR FRAME & HEAT SHOP
PO BOX 1891
WHANGAREI

Site Information

PROPERTY ID: 26212
ASSESSMENT NO: 00772/042.00
STREET ADDRESS: 15 SORRENTO ST, ONERAHI
LEGAL DESCRIPT: LOT 2 DP 57526

Project Information

PROJECT IS FOR: Alteration
INTENDED USE(S): INSTALL METRO PIONEER FREESTANDING FIRE
INTENDED LIFE: Specified as 5 years

NUMBER OF STAGES: 1

Fees

There are no outstanding fees.

See attached page(s) for any other conditions.

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

Signed for and on behalf of the Council

Name:.....B.C.W. Ltd
Reg Building Certifiers No: 8
10 Rust Ave, Whangarei
Signature:....Ph: 438-0401 Fax: 438-9587 Date:.15./.7./.99

See attached page(s) for any other conditions.

WHANGAREI DISTRICT COUNCIL

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

Issue Document

BUILDING CONSENT No:34548 34548
Section 35, Building Act 1991
Issued:16Jun99
Project Information Memorandum No: 34527

Applicant

JOHN RICHARD ELLIS
15 SORRENTO ST
ONERAHI

Doc Id 408887

Agent

DECOR FRAME & HEAT SHOP
PO BOX 1891
WHANGAREI

Site Information

PROPERTY ID: 26212
ASSESSMENT NO: 00772/042.00
STREET ADDRESS: 15 SORRENTO ST, ONERAHI
LEGAL DESCRIPTION: LOT 2 DP 57526

Project Information

PROJECT IS FOR: Alteration
INTENDED USE(S): INSTALL METRO PIONEER FREESTANDING FIRE
INTENDED LIFE: Specified as 5 years
VALUE OF WORK: $1,999.00
NUMBER OF STAGES: 1

Fees

COUNCIL'S TOTAL CHARGES FOR THIS BUILDING CONSENT ARE: $185.00
PAYMENTS RECEIVED TO DATE:
Receipt number: 1518165 Date: 14Jun99 Amount: $185.00

See attached page(s) for any other conditions.

This Consent is issued subject to the following conditions:

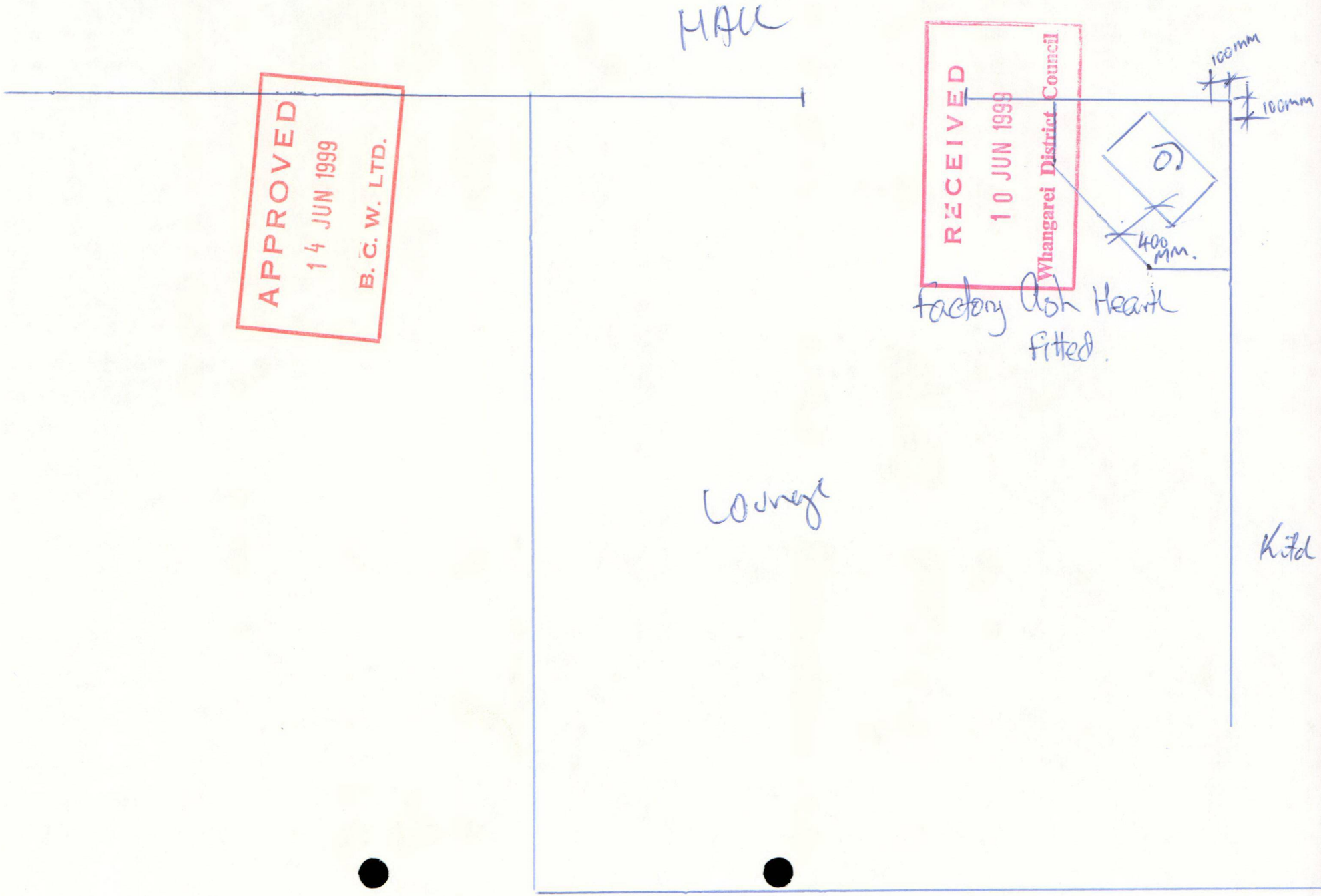
1: **General**

No Requirements.

Signed for and on behalf of the Council

Name:.....A.F. Woodman...

Signature:..... Date:.17./.6../99.


HALL
APPROVED
14 JUN 1999
B. C. W. LTD.
RECEIVED
10 JUN 1999
Whangarei District Council
100mm
100mm
400 mm.
factory ash Hearth
fitted.
Lounge
Kitd

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

5 November 2026

Scale 1:500

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Aerial Photography

Whangarei District Council



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

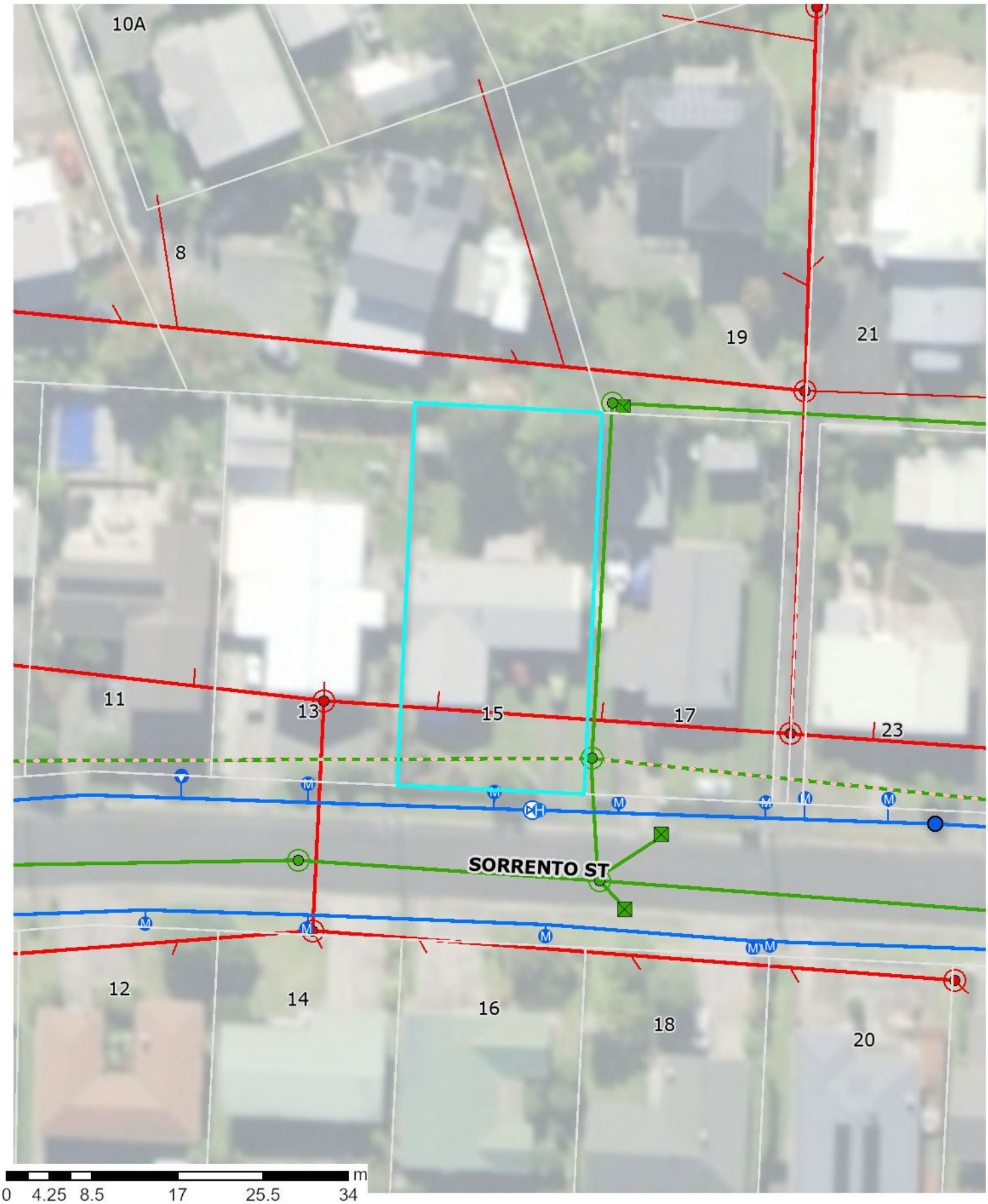
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Water, Wastewater and Stormwater

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.

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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

Operative District Plan - District-Wide Matters

Whangarei District Council

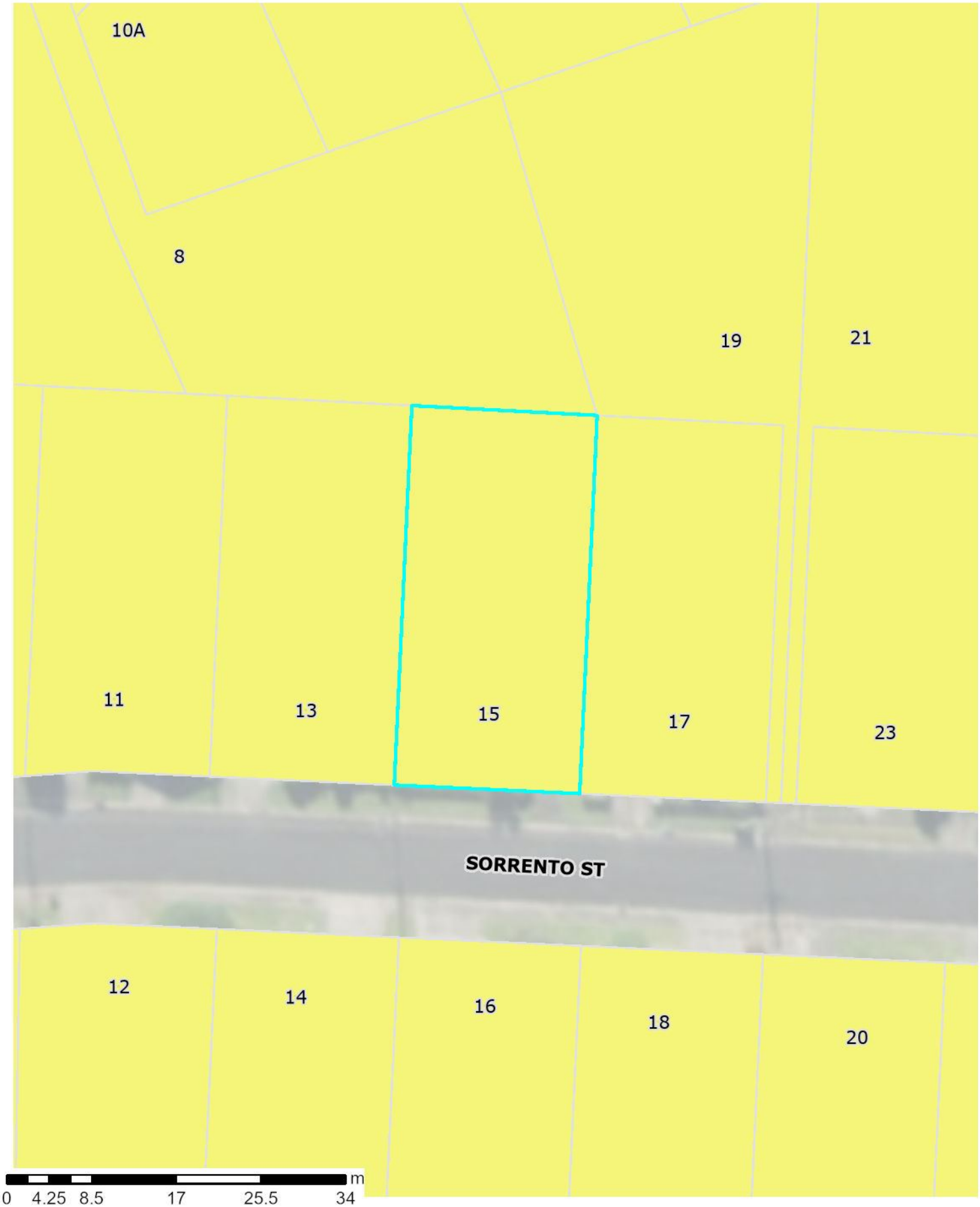


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Scale 1:500

Operative District Plan - Area Specific Matters



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5 November 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

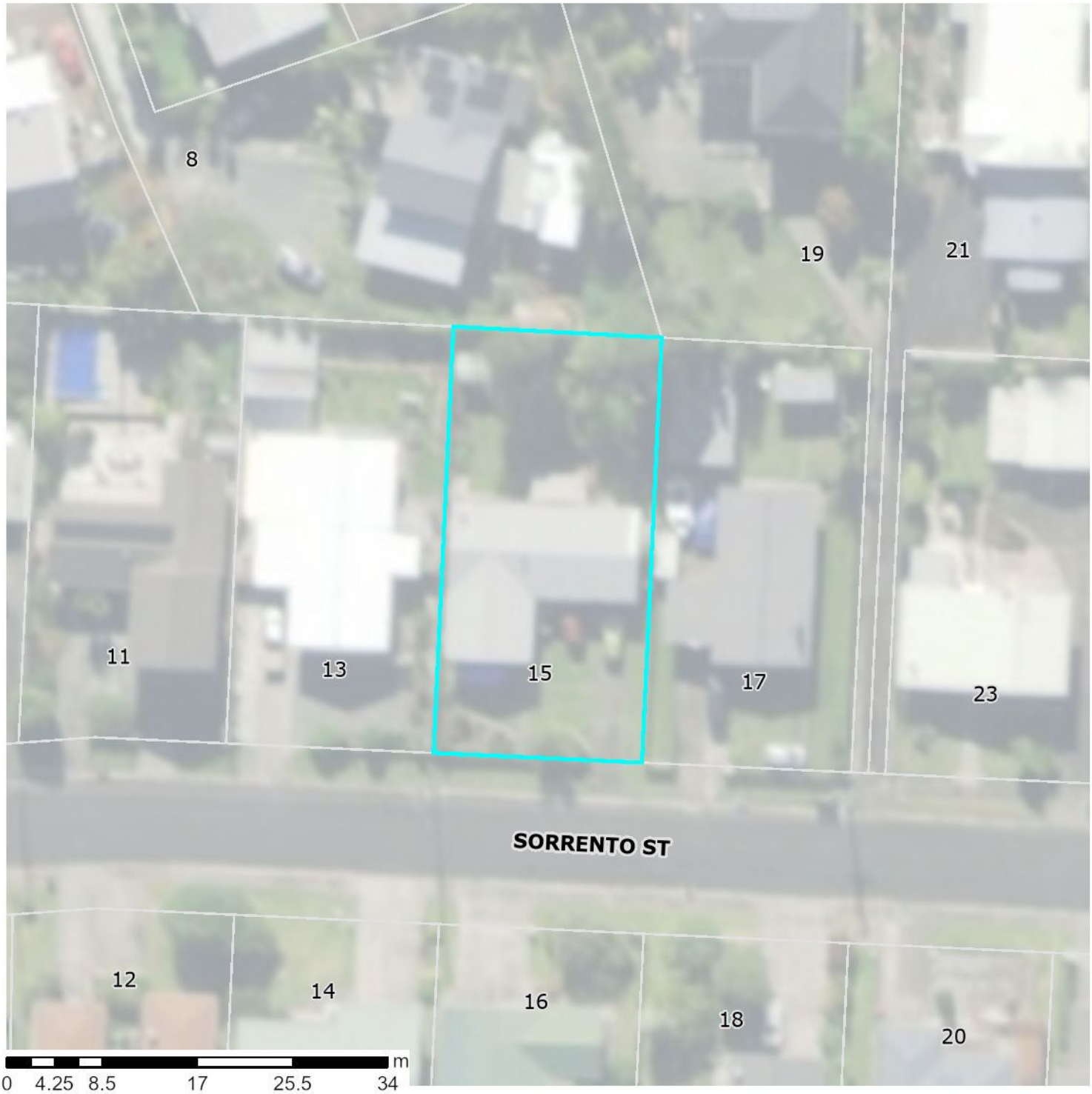
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The Whangarei District Council district plan GIS data was created at a specific point in time.

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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.

District Plan Change 1 - Natural Hazards
Coastal Erosion and Coastal Flooding

Whangarei District Council



PC1 - Natural Hazards

5 November 2026

Scale 1:500

Coastal Erosion Hazards

- CEHA 0 (Current)
- CEHA 1 (50 years)
- CEHA 2 (100 years)
- CEHA 3 (100 years + Rapid Sea Level Rise Scenario)

Coastal Flood Hazards

- CFHA 0 (Current)
- CFHA 1 (50 years)
- CFHA 2 (100 years)
- CFHA 3 (100 years + Rapid SLR Scenario)

Information provided on this map forms part of Plan Change 1 – Natural Hazards.
To view the maps and see how the changes may affect the property please visit:
https://www.wdc.govt.nz/Services/Planning/District-Plan-changes/Current-plan-changes.

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District Plan Change 1 - Natural Hazards Flooding

Whangarei District Council



PC1 - Natural Hazards

Flood Hazard Area

- 10 Year Flood Hazard Area
- 100 Year Flood Hazard Area

5 November 2026

Scale 1:500

Information provided on this map forms part of Plan Change 1 – Natural Hazards.
To view the maps and see how the changes may affect the property please visit:
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District Plan Change 1 - Natural Hazards
Land Instability

Whangarei District Council



PC1 - Natural Hazards
Land Instability
- High Susceptibility to Land Instability
- Moderate Susceptibility to Land Instability

5 November 2026
Scale 1:500

Information provided on this map forms part of Plan Change 1 – Natural Hazards.
To view the maps and see how the changes may affect the property please visit:
https://www.wdc.govt.nz/Services/Planning/District-Plan-changes/Current-plan-changes.

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District Plan Change 1 - Natural Hazards
Mining Subsidence or Precinct

Whangarei District Council



PC1 - Natural Hazards

Mining Subsidence Hazard Area

- Mining Hazard Area 1
- Mining Hazard Area 2
- Mining Hazard Area 3

Precinct

5 November 2026

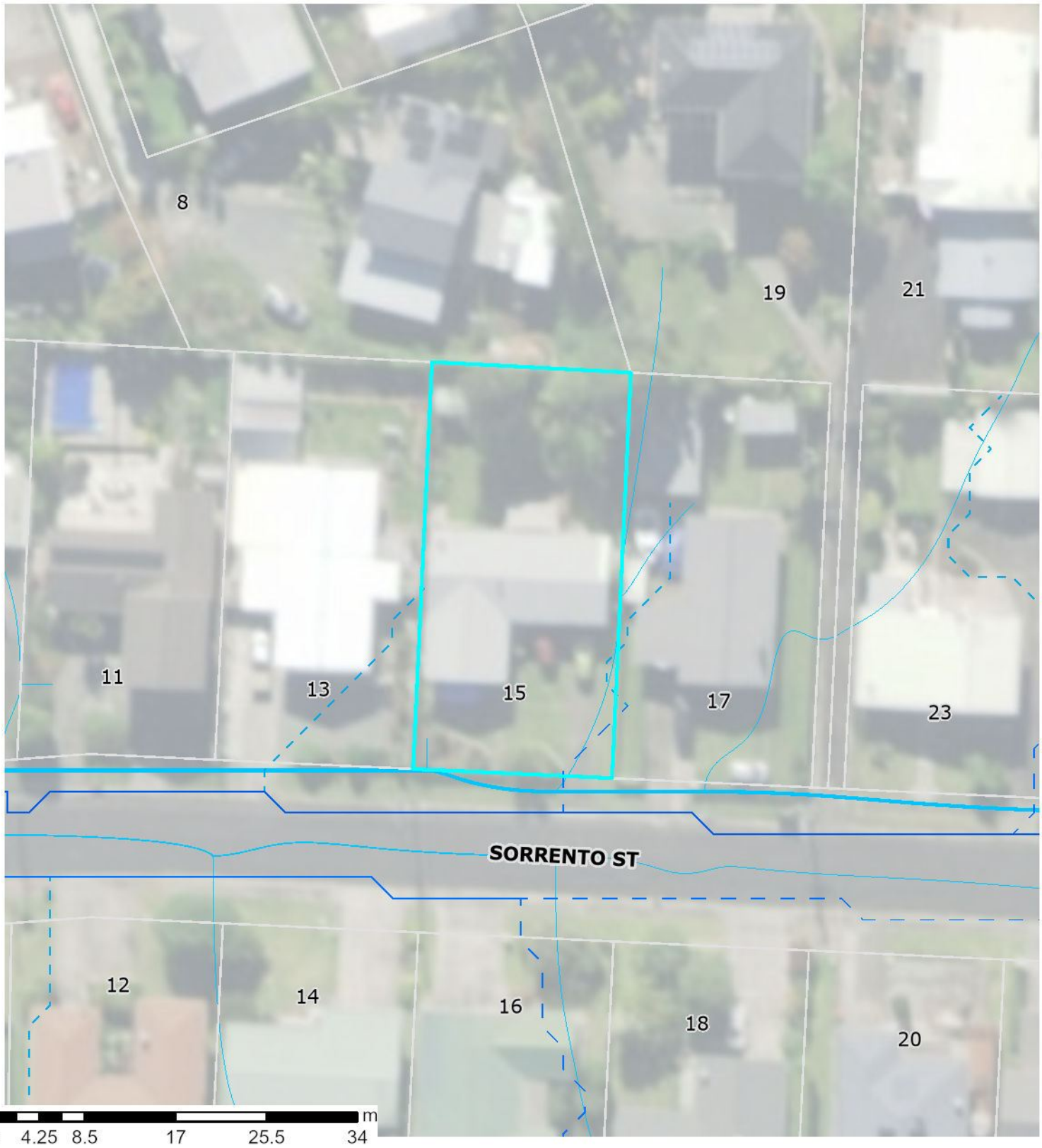
Scale 1:500

Information provided on this map forms part of Plan Change 1 – Natural Hazards.
To view the maps and see how the changes may affect the property please visit:
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Stormwater Catchment and Flood Management

Whangarei District Council



Overland Flow Paths 2021

Modelled Catchment Flowpaths 2021

- 0.2 ha to 0.4 ha
- 0.4 ha to 1.0 ha
- 1.0 ha to 3.0 ha
- 3.0 ha to 100.0 ha
- 100.0 ha and above

Surface Depression Ponding Areas 2021

- 0.200000 - 0.600000 m
- 0.600001 - 1.200000 m
- 1.200001 - 2.000000 m
- 2.000001 - 4.000000 m
- 4.000001 - 9.910000 m

Overland Flow Paths 2017

Catchment Area 2017

- 0.2 - 1.0 Ha
- 1.0 - 2.0 Ha
- 2.0 - 5.0 Ha
- > 5.0 Ha

Depression Storage Areas 2017

- Depression Storage Areas

5 November 2026

Scale 1:500

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Flood Susceptibility Review

Whangarei District Council



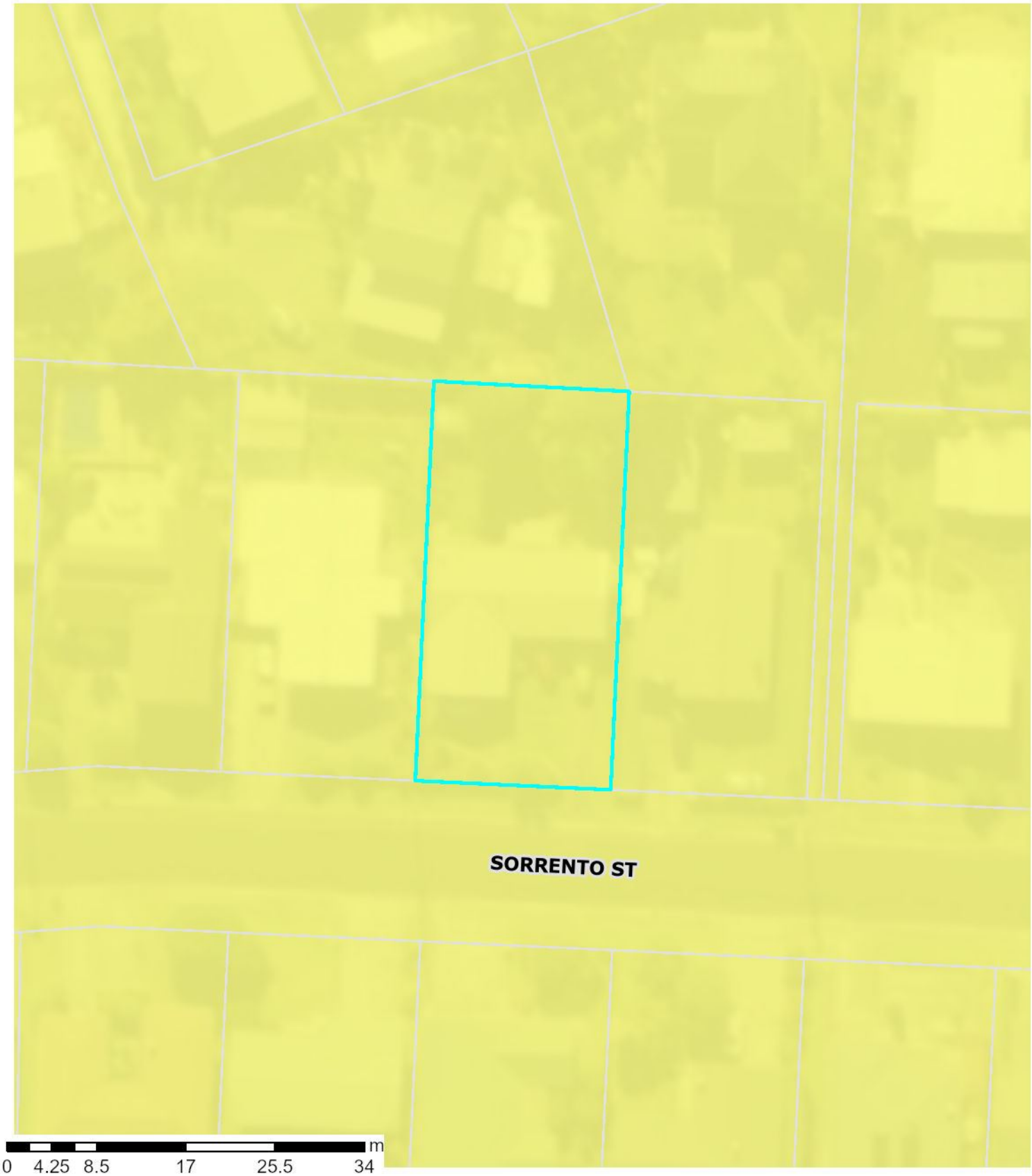
Flood Susceptible
Accepted by Council Decision for District Plan

Flood susceptibility areas are symbolized to show the information from the District Plan Flood Susceptible Areas: 'Accepted by Council Decision' (in diagonal blue)
Floods information shown is approximate and should not be used as a replacement for site specific investigation and assessments. The absence of hazard information shown does not mean that there is none, only that the information may not yet have been collected.

5 November 2026
Scale 1:500

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Land Instability



Landslide Susceptibility Zone

- High
- Moderate
- Low

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

5 November 2026

Scale 1:500

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Mine Zones

Whangarei District Council



Mine Zones

- Mine Zone 1
- Mine Zone 2
- Mine Zone 3

This Mine Zone hazard information is from a Tonkin & Taylor engineering report Hikurangi: Jan 2001 Ref No: 18596 and Kamo: July 2013 Ref No: 29269

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Hazard information as shown is approximate and should not be used as a replacement for site specific investigation and assessments. The absence of hazard information shown does not mean that there is none, only that the information may not yet have been collected

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Acid Sulphate Soil (Risk/Confirmed)



Confirmed Acid Sulphate Soil

Acid Sulphate Soil Risk

These soils, where present, can generate acidic groundwater and may require consideration with regard to land drainage and selection of building materials for buried structures.

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Archaeological and Historical Sites

Whangarei District Council



Archaeological and Historical Sites

Heritage New Zealand Pouhere Taonga

The historic places data is sourced from Heritage New Zealand Pouhere Taonga.
https://www.heritage.org.nz/

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NZAA Sites

NZAA sites is sourced from the New Zealand Archaeological Association ArchSite.

Approved

Pending - Edit

Terms of use refer https://nzaa-archsite.hub.arcgis.com/pages/terms-use

To interpret the data refer https://nzaa-archsite.hub.arcgis.com/pages/help#:~:text=Interpreting%20ArchSite%20data

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Mana Whenua, Hapū and Iwi



Section 27B Memorials

A section 27B memorial is a memorial which is placed on private land that has previously been owned by a state-owned enterprise. This memorial notes that the Tribunal can recommend the return of that land to Māori.

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Statutory Acknowledgements

Pakikaikutu Coastal Statutory Area — A statutory acknowledgement is a formal acknowledgement from the Crown of the mana of tangata whenua in relation to a special area.

Agreements and arrangements

Ngararatunua Marae — Area of agreement between Ngararatunua Marae and WDC: RMA 671/01 Indicative only, boundary approximate.

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Effluent Unsuitability

Whangarei District Council



Effluent Unsuitability
- High Unsuitability
- Medium Unsuitability

The engineering report by Duffill Watts Consulting Group "Guidelines for Determining Limitations of Land for On-Site Wasterwater Discharge in Northland".

This was done for the NRC and at a usability scale of 1:50,000.

5 November 2026

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