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: LM2601810

Received: 30 Oct 2026

Issued: 12 Nov 2026

Applicant

S A Ringwood
86 Fourth Avenue
Woodhill
Whangarei 0110

Site Information

Property ID: 23279

Street Address: 86 Fourth Avenue
Whangarei 0110

Legal Description: LOT 2 DP 29640

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: NA744/114
- Deposited Plan: DP 29640

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 Plans for this property from the building file are attached.

- House Connection Plan – Dated 14/05/1964
- House Connection Plan – Dated 26/01/1968

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

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

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

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

A final reading of the water meter will be required.

s44A(2)(d) Any permit, consent, certificate, notice, order or requisition affecting the land or buildings;
s44A(2)(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.

- Dwelling
  Dated 29/05/1941

- Lumber Playroom Under House
  Dated 16/04/1943

- Shed
  Dated 30/04/1943

- Make Interior Alterations and Repairs
  Dated 19/05/1949
  Unfortunately, after an extensive search of Council records we were unable to locate any plans.

- Construct Additions to Dwellinghouse
  Dated 05/05/1964

- Deck
  Issued 17/01/1992

- Carport
  Received 01/10/1992

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

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

Copy of Building Consents and Code Compliance Certificates issued for this property are attached as listed below:

- BC947034 – Install Magnum Fire
  Building Consent – Issued 21/07/1994
  Code Compliance Certificate – Issued 27/07/1994

- BC9831342 – Dwelling Addition
  Building Consent – Issued 13/04/1998
  Building Certificate – Dated 11/11/1998
  Code Compliance Certificate – Issued 25/02/1999

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

This property is located in a General 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 buildings.

s44(2)(h) Information regarding the land which has been notified to Council by a network utility operator pursuant to Building Act 1991 or Building Act 2004

Information relating to any utility service other than Councils such as telephone, electricity, gas and regional council will need to be obtained from the relevant utility operator.

Further information may be available from other authorities; Northpower; Spark; Vector Limited; etc.

S44A(3) Other information Council considers relevant to the land

Whangarei District Council recommends that all Whangarei District residents visit the Northland Regional Council website for information on Civil Defence hazard response: https://www.nrc.govt.nz.

This information includes Tsunami evacuation zones, maps and community response plans for flooding and extreme weather events etc.

Copies of site plan, floor plan and elevations are attached for your information.

s44B(2) Natural Hazards

This LIM includes natural hazard information held by Northland Regional Council and Whangarei District Council, however:

- There may be hazards the Councils do not have information about.
- Some hazard information may be held by other organisations.
- If a hazard is not mentioned in this LIM, it does not necessarily mean the hazard does not exist.

Information about a single hazard (such as flooding, erosion, or land instability) may be included in more than one part of this report. Please check all relevant sections to ensure you have a complete understanding of the hazard.

District Plan Information about Natural Hazards

No District Plan information regarding natural hazards applies to this property.

Building Act Information about Natural Hazards

No Building Act Information about natural hazards applies to this property.

Flooding

Flooding occurs when rainfall exceeds the capacity of the river, land or urban stormwater systems to hold the water. In steep terrain or around rivers, floods can be fast-moving; in low-lying areas and wetlands, floods can cause ponding.

In coastal areas, storm surges can cause flooding affecting land.

Northland Regional Council has modelled the flood risk across Te Taitokerau Northland and maintains a monitoring and forecasting programme to predict flooding. However, the absence of flooding information contained in this report does not exclude the possibility of site flooding, including from local depressions or overland flow paths on nearby properties.

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://experience.arcgis.com/experience/912cac3d84b64d55abe97b68e4980d94>

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

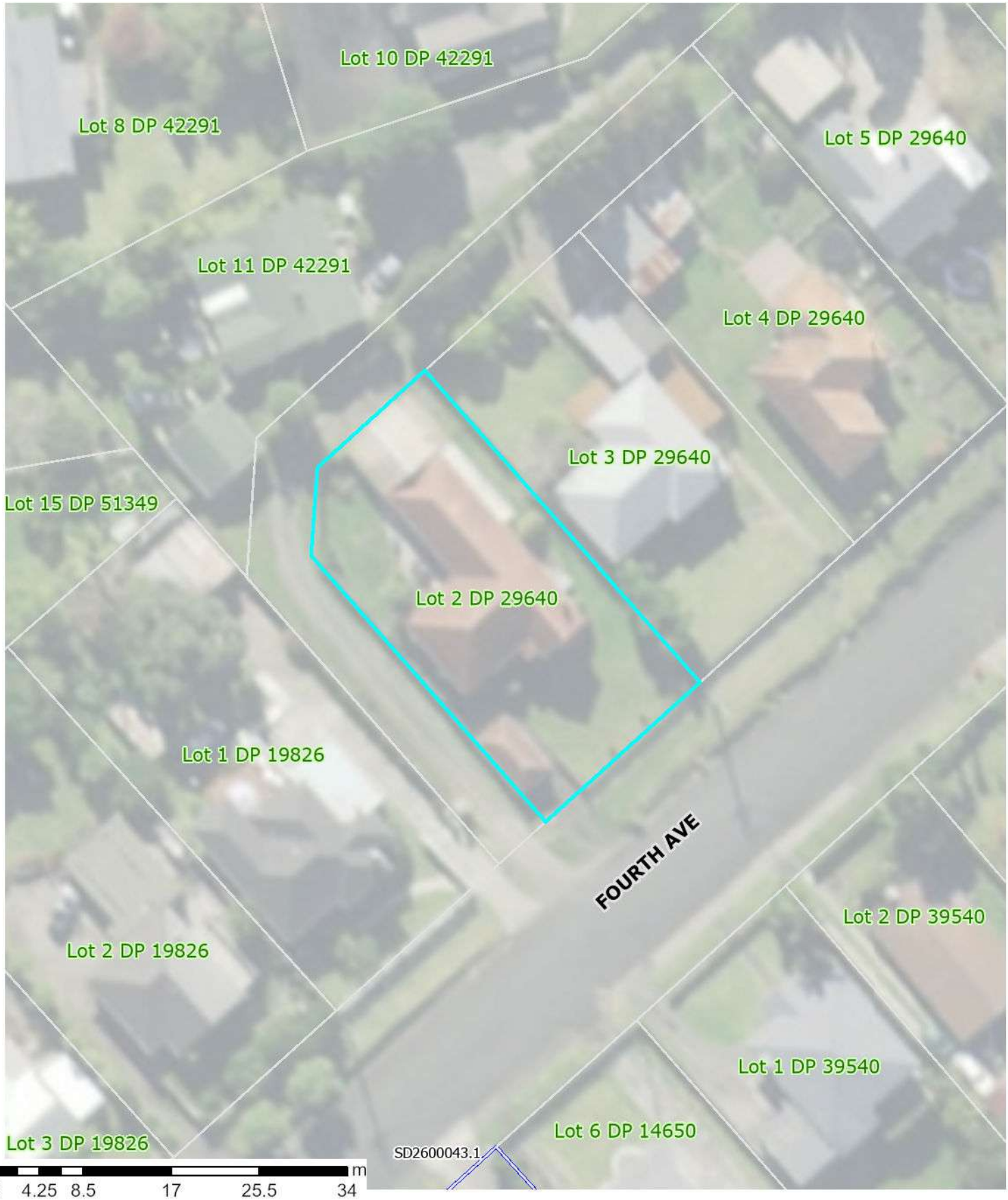
1. Scope of report	Regional
2. Report Title:	A review of natural hazards information for Northland region Section 2.0 Seismic Hazards
3. Report date:	2004
4. Report prepared by:	Institute of Geological & Nuclear Sciences Limited
5. Report commissioned by:	Northland Regional Council and Whangarei District 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:

Eilish Getty
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

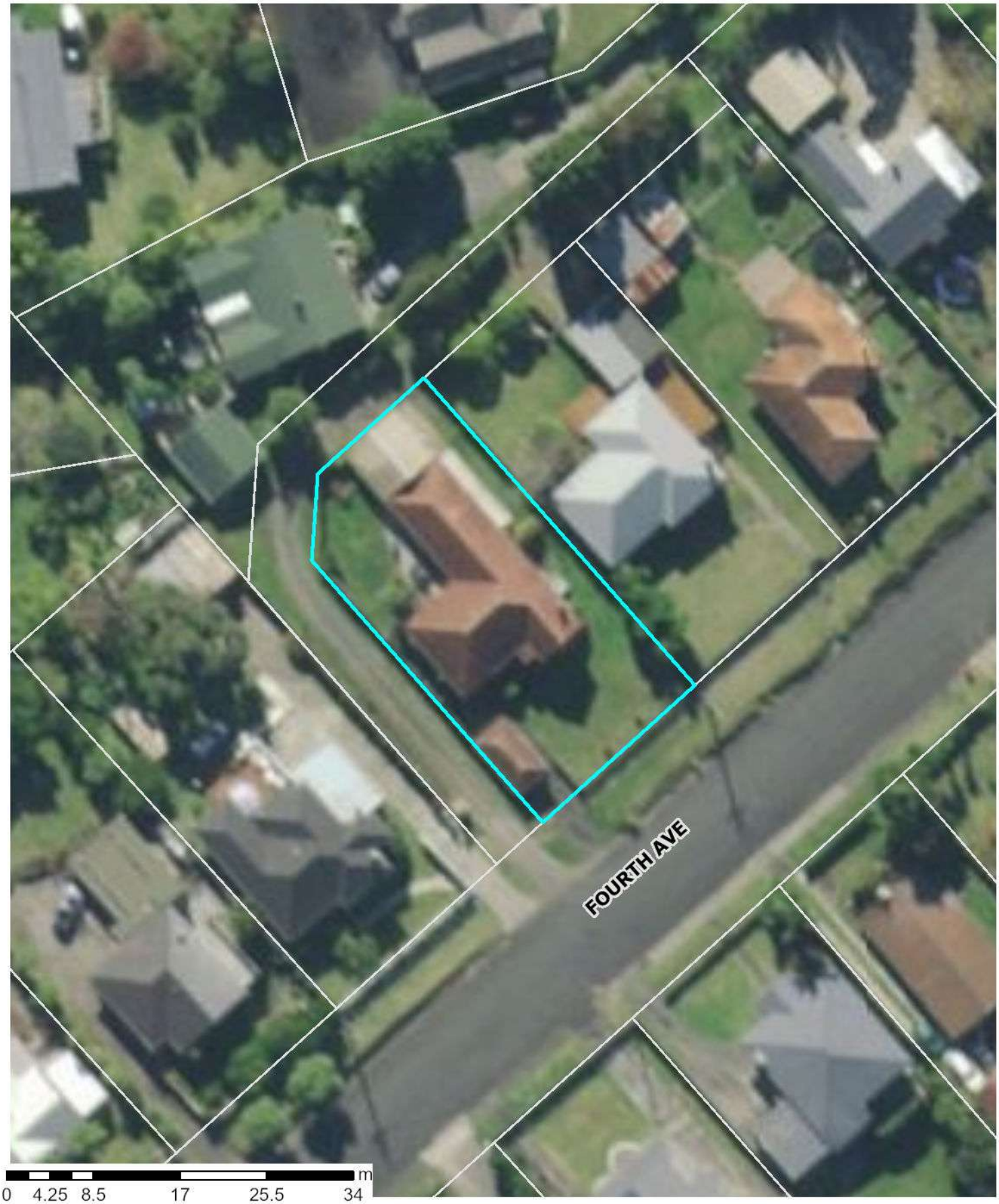
12 November 2026

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

Whangarei District Council



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

12 November 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	**NA744/114**
Land Registration District	**North Auckland**
Date Issued	11 June 1941

Prior References
NA158/92 NA162/284

Estate	Fee Simple
Area	792 square metres more or less
Legal Description	Lot 2 Deposited Plan 29640
Registered Owners	

Stephen Andrew Ringwood and Eric Juarez Demo

Interests

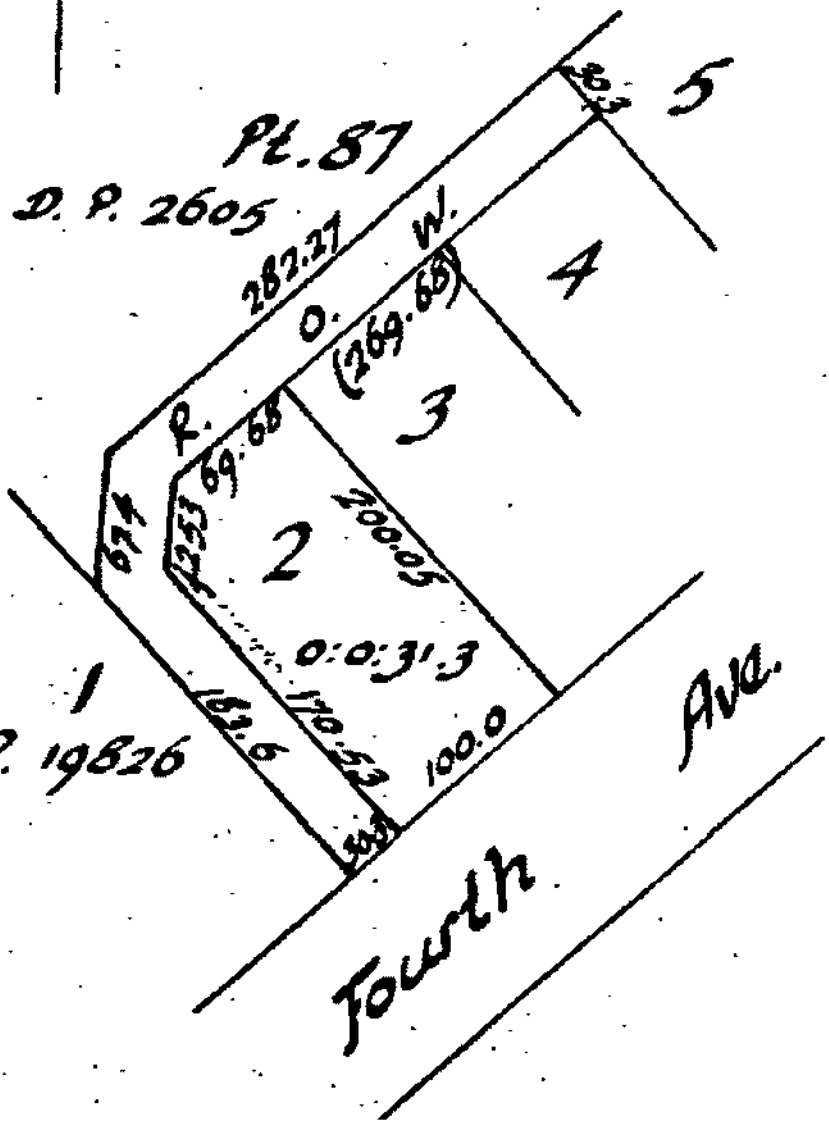
Appurtenant hereto is a right of way created by Transfer 334407 - 11.6.1941

Fencing Agreement in Transfer 334407 - 11.6.1941

13141970.3 Mortgage to Kiwibank Limited - 29.10.2024 at 11:37 am

METRIC AREA IS 791 m²
791 m

Conversion Factors:
1 Acre = 4046m²
1 Perch = 25.29m²
1 Link = 2012 metres



[Lands Form N. 31

LAND TRANSFER OFFICE.
RECEIVED: 4 Jul 1940 PROV. No. 29640
TITLE REF.: C.T. 158/92 (Whole)
C.T. 162/284 Part - Balance on D.P. 2605
REFERRED TO DRAUGHTSMAN: 5 Jul 1940

L.T. DRAUGHTSMAN.
EXAMINED: A Roberts 26.6.40.
TRAV. REDNS.: VOL. , FOL. 3
FIELD-BOOK: No. 147 , PAGE 8
COMPN. BK.: No. 17 , REPORT No. 09.
REF. PLANS: D.P. 11217, 14650, 2605, 16579, 19826. S.S. 296. S.O. 28541
FILE: 16/2829 + Bdy. report

From Plan 2605

Correct
L.T. Draughtsman.
27/6/40

FOR SURVEYS UNDER THE LAND TRANSFER ACT ONLY.

North Auckland Land District

42170

37941

This space to be reserved for Deposit No.
DEPOSITED this 13th day of MARCH, 1940.
District Land Registrar.

Place Deposit Stamp here.

29640

XII PURUA S.D.

S.O. 28541

Public Highway

KIRIKIRI Road Deg. 91 Links

G.990 Chains North

88 D.P. 2605, 11217

42291 M

pt Whangarei Kirikiri No 5 Borough

87

LOT 5 0a 1r 00sp. CT 31639

LOT 6 0sp (To be dedicated for Road)

LOT 1 24sp.

LOT 4 32sp

Estate of H. J. Baker

86

LOT 3 32sp. CT 158/92

LOT 2 31 sp. T 334407

AVE 51'0"

ROAD

30400

4

D.P. 16579

51349

1

D.P. 19826

2

39540

T 106776

G.333 Chains North of Mount Eden.

Pursuant to a resolution of the Whangarei Borough Council dated the 5th day of March 1940 approving under Section 337 of the Municipal Corporations Act 1933 the subdivision shown on this plan, and approving of the Right of Way under Section 154 of the said Act, and certifying that no part of any legal public Road has been included in the area coloured green on this plan, the Common Seal of the Body Corporate called the Mayor, Councillors and Burgesses of the Borough of Whangarei was hereunto affixed in the presence of:-

Mayor

Councillor

Town Clerk

FOURTH Public Road

1065 Chains West of Mount Eden Rd.

1068 Chains West

DIAGRAM
(Not to Scale)

Approved as to Survey.
for Chief Surveyor.
27/6/1940.

14650 Total Area 1a. 0r. 01p.

A.L. Insurance Corp Ltd
10/-
14/4/40.

I certify that all hanging traverses have been determined by two independent measurements of both bearing and distance.

Robt S. Finch
Regd Surveyor

Approved,
THE COMMON SEAL of The New Zealand Insurance Company Limited was hereunto set and impressed by order of the Board of Directors thereof in the presence of:-
F.A. Hera... Director
... Secretary

Applicant [or Registered Owners]

Plan of Subdn Pt Kirikiri No 5 Blk

XII Purua S.D.

Comprised in C.T. ~~149/213~~ 158/92 162/284

Surveyed by R. S. Finch, Registered Surveyor, February, 1940

SCALE: 1 CHAIN to an inch.

DECLARATION.

I, Robert Stanley Finch of Whangarei, Registered Surveyor, do solemnly and sincerely declare that this plan has been made from surveys executed by me, and that both plan and survey are correct, and have been made in accordance with the rules of the Survey Board.

And I make this solemn declaration conscientiously believing the same to be true, and by virtue of the provisions of the Justices of the Peace Act, 1927.

Declared at Whangarei, this 20th day of March, 1940 before me—

Robt S. Finch
Registered Surveyor.

[Justice of the Peace (or Solicitor, or Notary Public)]

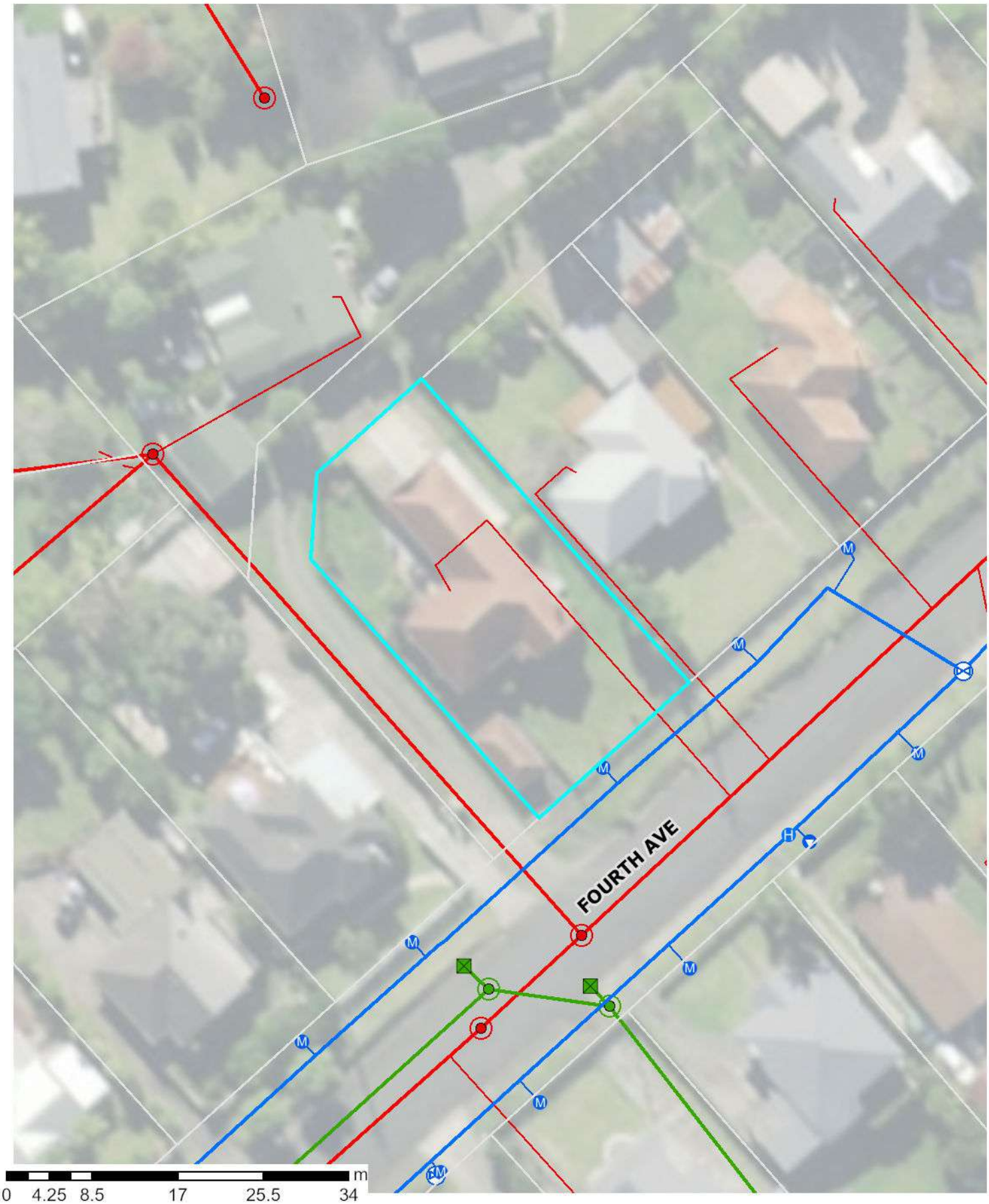
NEW ZEALAND 20/3/40 POSTAGE & REVENUE

Rec. on 2ch Sheet 13 - R.J.F.W - 20/5/41

BY AUTHORITY: G. H. LOVEL, GOVERNMENT PRINTER, WELLINGTON.

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.

12 November 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

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

PERMIT No. 3155

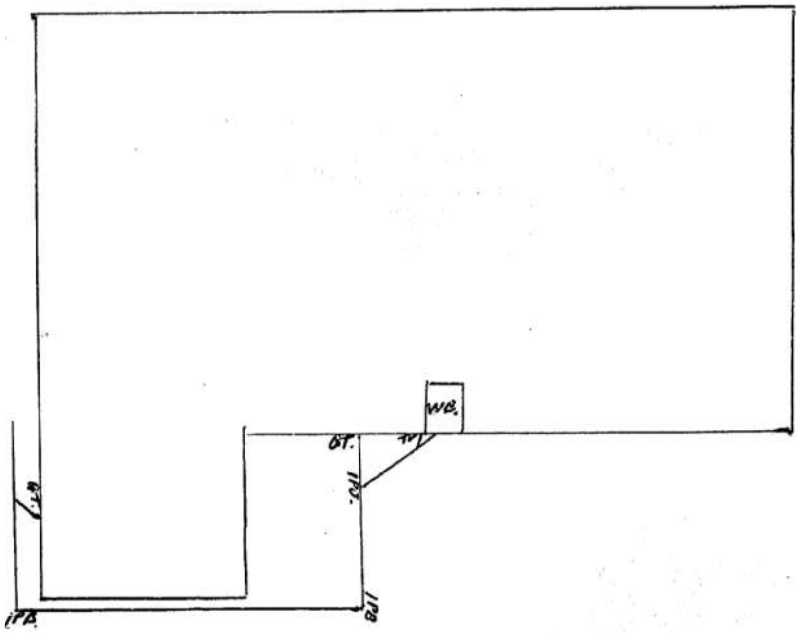
DATE 14th May 1964.

HOUSE CONNECTION PLAN

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

4146

643



Owner B.C. Spring

Street 86 Fourth Avenue Whangarei *Assessment No.*

Plumber

Drainer Taylor & McLeod

WHANGAREI CITY

PERMIT No. 2438

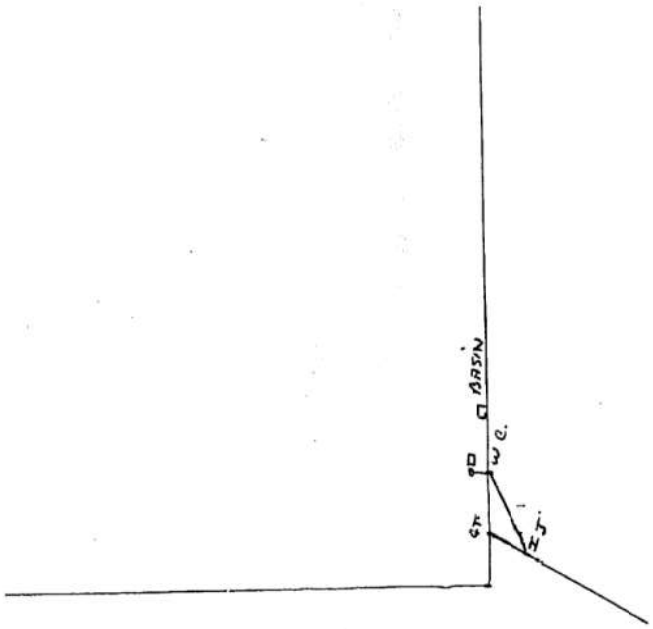
DATE 26 - 1 - 68

HOUSE CONNECTION PLAN

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

6619.

Con 643



Owner Whg City Council.

Street Cafler Ave. Assessment No.

Plumber City Plumbers

Drainer City Draincayers

1000.1.67
BAIGENT PRINT

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: Thursday, 12 November, 2026

Property Number	23279
Legal Description	LOT 2 DP 29640
Assessment Number	0076120200
Address	86 Fourth Avenue Whangarei 0110
Record of Title(s)	744/114
Land Value	$275,000
Capital Value	$730,000
Date of Valuation	01-July-2024
Effective Date (used for rating purposes)	01-July-2025
Meter Location	4M RH OF DR BF FNC

Rates Breakdown (up to 30 June 2027)

Rates Charge	Charge Total
General Residential	847.55
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	9.68
Regional Land and Freshwater Management	76.89
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	**$3,559.90**

Opening Balance as at 01/07/2026 $-283.22

Rates Instalments	Total
20/07/2026 Instalment	$892.90
20/10/2026 Instalment	$889.00
20/01/2027 Instalment	$889.00
20/04/2027 Instalment	$889.00
Rates Total	**$3,559.90**

Balance to Clear $2,012.75

Application for Permit to Build.

Whangarei, May 29th 1934.

The Building Inspector,

Whangarei Borough Council, Whangarei.

I hereby apply for a permit to erect for Mr R a McPhee

a new, ~~or alterations to~~ Dwelling on Section No. 2

Sub-division Babe in 4th Avenue Street, Whangarei,

in accordance with the plans and specifications and other documents submitted herewith.

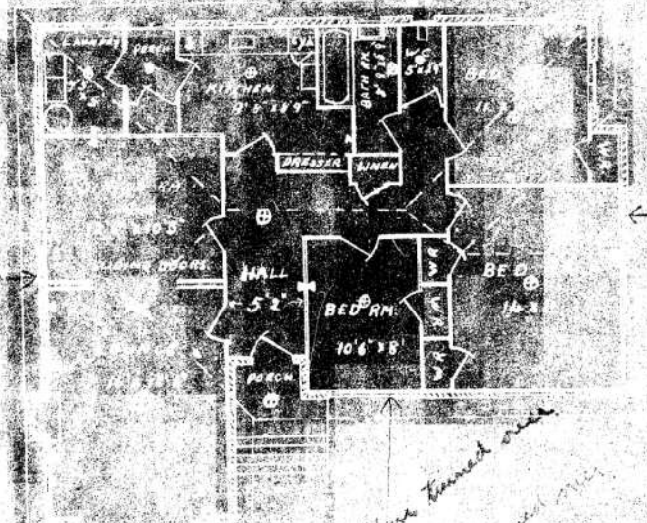
The estimated cost of the work is £ 1410 : : .

Dated this 29th day of May 1934.

P. V. McLean Applicant

23279




KITCHEN
BATH
CLOSET
BEDROOM
10'6" x 8'
HALL
5'2"
BEDROOM
PORCH
15'6"
10'5"
40'10"
Plus Tunnel over
Fourth Ave.



5

449

1900

APPLICATION FOR PERMIT TO BUILD.

Whangarei, 16 - 4 - 1943.

The Building Inspector,

Whangarei Borough Council, Whangarei.

I hereby apply for a permit to erect for Mr R. A. McINTYRE

a ~~new~~, or alterations to Lumber ~~or~~ Play Room under Section No. on House.

Sub-division in 86 Fourth Avenue Street, Whangarei,

in accordance with the plans and specifications and other documents submitted herewith.

The estimated cost of the work is £ 20 : - : - .

Dated this Sixteenth day of April 1943.

Kenkowicz

BUILDING CONTROLLER.

22/4/43.

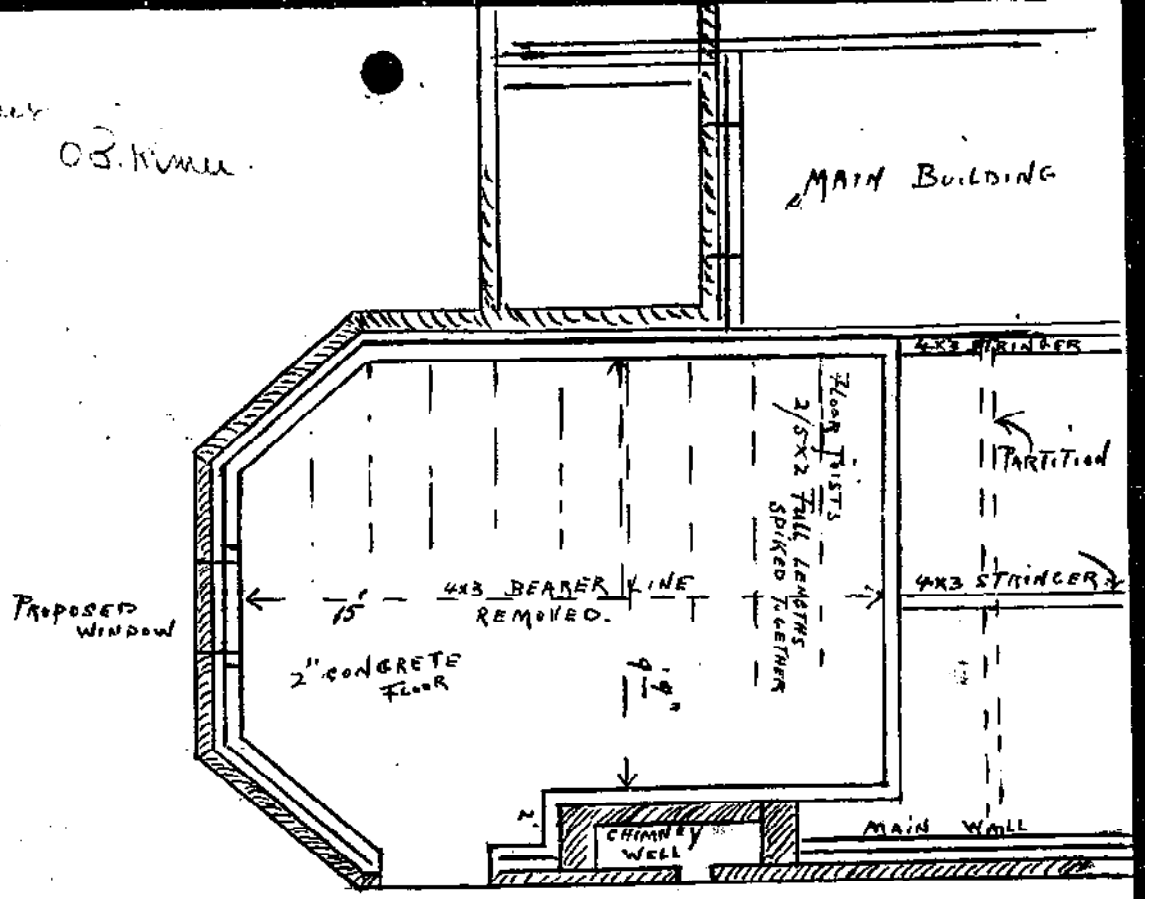
R A McIntyre

Applicant

RECEIVED
16 APR 1943
WHANGAREI BOROUGH
COUNCIL

Timber

OB. Kauri.



MARKED IN RED CONCRETE NIB 4"X4" FOUNDATION TO STRINGER LINE AND PROPOSED WALLS 4X3 AND 4X2 STUDDING LINED WITH PINEX BD.

PROPOSED LUMBER AND CHILDRENS PLAY RM

FOR

MR R.A. McINTYRE.

4TH AVENUE WHANGAREI.

SCALE 1" = 8'

P.S McLEAN BUILDER.

1/50
1800

APPLICATION FOR PERMIT TO BUILD.

Whangarei, 30/4/45. 19

The Building Inspector,

Whangarei Borough Council, Whangarei.

I hereby apply for a permit to erect for Mr R.A.McIntyre.

a new, ~~or alterations to~~ shed. on Section No. Part Lot 86

Sub-division in 86 Fourth Avenue. ~~Street,~~ Whangarei,

in accordance with the plans and specifications and other documents submitted herewith.

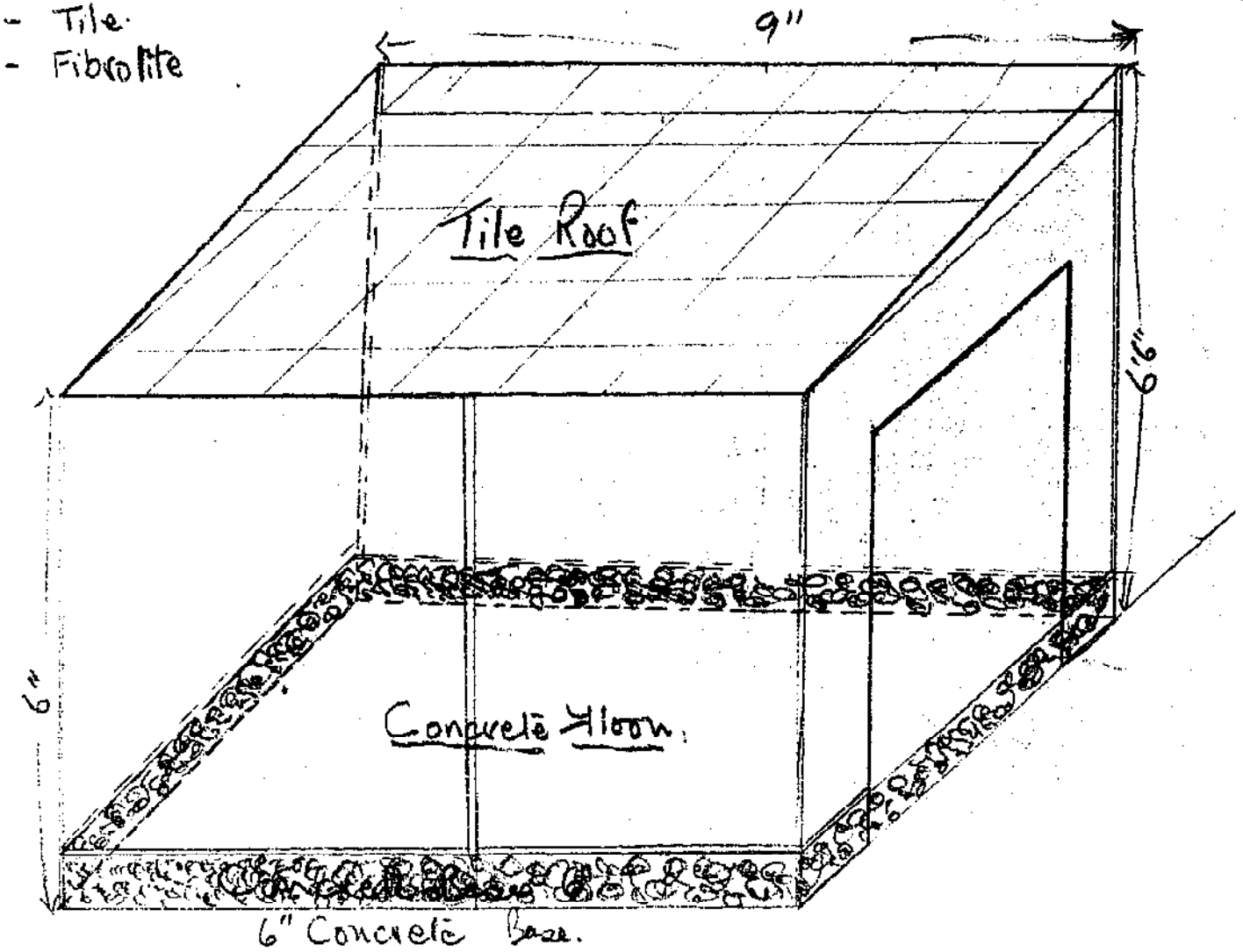
The estimated cost of the work is £ 10 : — : —.

Dated this 30th day of April. 1945

R A McIntyre Applicant

Rough Sketch of Proposed General Purpose Shed. To be erected on the Property of R.A. McIntyre Woodhill. Whangarei.

Size :- 9ft x 4ft 6" x 6ft High
Floor :- Concrete.
Roof :- Tile.
Walls :- Fibrolite



RECEIVED

1-4-43

Whangarei Borough Council

BUILDING APPLICATION FORM

Date: 19th May 1949

To: The Borough Engineer,

Sir,

I hereby apply for permission to make interior alterations and repairs

at 86 Fourth Avenue (House Number and Street) for Dr G.T. Davies (Owner)

of 7 Dent Street, Whangarei (Address), according to locality plan and detailed plans, elevations, cross-sections and specifications of building deposited herewith in duplicate.

PARTICULARS OF LAND:

Block No.: Assess. No. I/I/2972

Allotment No.: I

Section: 2

D.P.: 29640

LENGTH OF BOUNDARIES:

Front:

Back:

Side: Area:

Side:

PARTICULARS OF BUILDING:

Foundations:

Walls:

Floors:

Roof:

Area of Ground Floor: 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	£ 70
Sanitary, Plumbing and Drainage	£
Total	70

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

Dr. G.T. Davies Owner.

Builder's Postal Address:

James Street, Whangarei.

Kemp & Rennie per. J.W. Kemp Builder.

GALDERS' PRINTERY.

Whangarei Borough Council

80574

- 5 MAY 1964
WHANGAREI BOROUGH COUNCIL

BUILDING APPLICATION FORM

Please Note that any person wishing to [illegible] vehicle over footpath, other than a properly [illegible] for such purpose, shall apply to Council [illegible] to do so and shall pay a fee of $10.

Date: 4 May 1964

$ No 978

To: The Borough Engineer,

Sir,

I hereby apply for permission to construct additions to dwellinghouse

at R.C. Spring Esq. (House Number and Street) for 86 Fourth Ave. Whg. (Owner)

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

PARTICULARS OF LAND:

Assess. No.: 75/38

Lot No.: 2

D.P.: ~~19826~~ 29640

Allotment No.: .....

LENGTH OF BOUNDARIES:

Front: 100.0 L

Back: 112.21 L

Side: 170.53 Area: 0.0.31.39 P

Side: 200.0 L

PARTICULARS OF BUILDING:

Foundations: Concrete

Floors: Wood

Walls: Wood and brick

Roofs: Clay tile

Area of Ground Floor: 430 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	£1600.0.0
Sanitary Plumbing and Drainage	£ 25.0.0
Total	1625.0.0

PERMIT FEE £8:0:0.
WATER £1:1:0
£9:1:0
J.A.W. Inspector.
Receipt No. 20665 Date 5/5/64

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): Dwelling

.....

Proposed use or occupancy of other parts of buildings: .....

.....

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

.....

Yours faithfully,

.....Owner.

Builder's Postal Address:

McKinnon Builders Ltd.

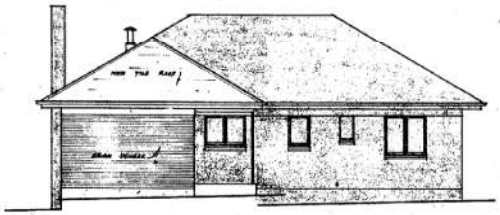
Box 872, Whg.

R.M. McKinnon .....Builder.

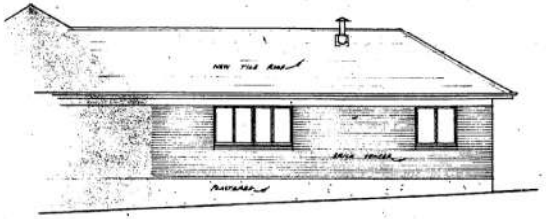
CALDER PRINT 5000/8/63



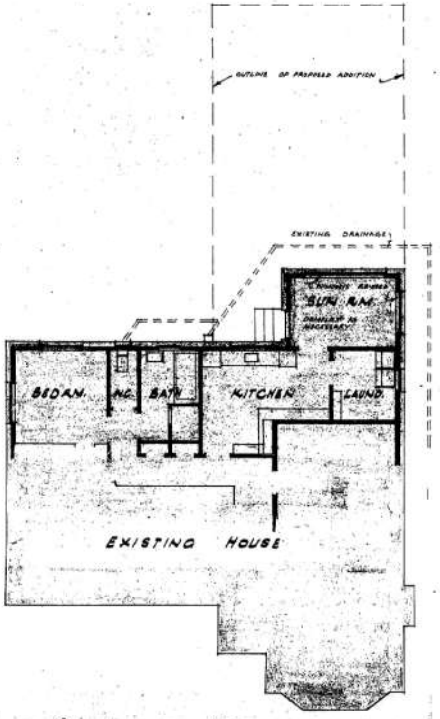
EXISTING NORTH-EAST



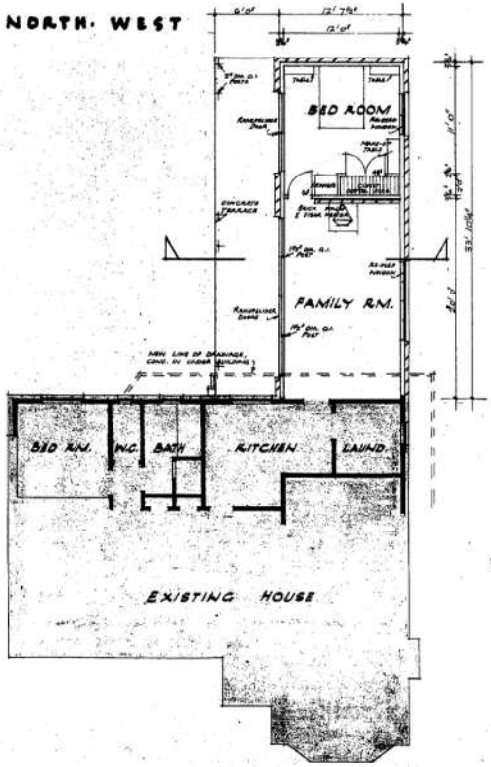
NORTH-WEST



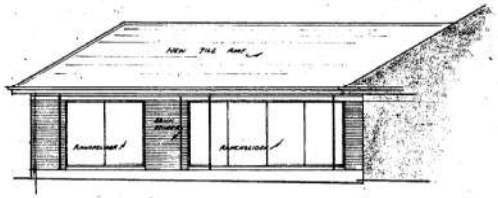
NORTH-EAST



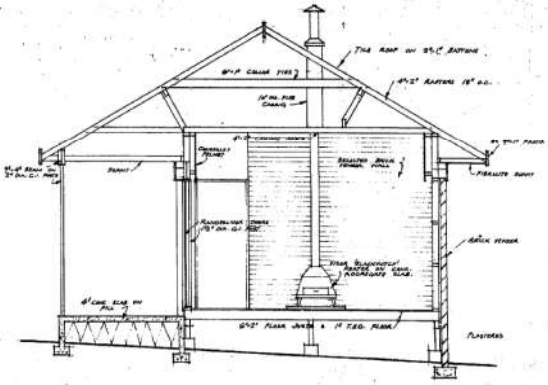
EXISTING PLAN



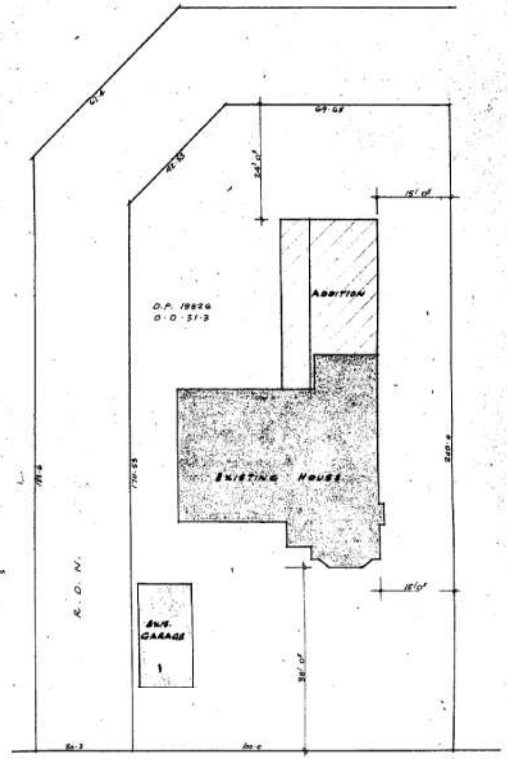
PLAN OF ADDITION



SOUTH-WEST



SECTION



SITE PLAN

RECEIVED
- 5 MAY 1964
WHANGAREI BOROUGH COUNCIL

PROPOSED ADDITION TO HOUSE ON FOURTH AVENUE WHANGAREI FOR B.C. SPRING ESQ.

McKINNON BUILDERS LTD.
REG. MASTER BUILDER
WHANGAREI

1751

WHANGAREI DISTRICT COUNCIL

RECEIVED
14 JAN 1992
WHANGAREI
DISTRICT COUNCIL

FORUM NORTH, PRIVATE BAG, WHANGAREI
TELEPHONE (09) 438 4879
FAX (09) 438 7632

NO
PERMIT NO B 1751
ISSUED 17/1/92
FILE NO 643

BUILDING PERMIT APPLICATION

OWNER
NAME John Jensen
MAILING ADDRESS 86 Fourth Ave
Whangarei
PHONE

BUILDER
NAME Kowhai Home Improvements
MAILING ADDRESS Andrew Clark -
3 North Street, Whangarei
PHONE 4388295

PROPERTY ON WHICH BUILDING IS TO BE ERECTED/DEMOLISHED

SITE
PROPERTY ADDRESS 86 - Fourth Ave
Whangarei

LEGAL DESCRIPTION
VAL ROLL NO 761/202
LOT 2 DP 19826
BLOCK SEC
SURVEY DISTRICT

DESCRIPTION OF PROPOSED WORK AND MAIN PURPOSE OF USE
Deck

OFFICE USE ONLY
STATS NO

FLOOR AREA
WHOLE SQ METRES 19

DWELLING UNITS
NUMBER ERECTED

ESTIMATED VALUE OF WORK
BUILDING $ 4000-00
PLUMBING $
DRAINAGE $
TOTAL $4000-00

PLUMBING & DRAINAGE LABOUR
PLUMBING $
DRAINAGE $

MASTER BUILDERS STREET DAMAGE
BOND NUMBER

NATURE OF PERMIT (TICK)

1	NEW BUILDING (NOT NO 4)	
2	FOUNDATIONS ONLY	
3	RESITED, REPAIRED, ALT, EXT	✓
4	DOM GARAGES & OUTBUILDINGS	
5	CHIMNEYS, APPL & FIREPLACES	
6	OTHER CONST & DEMOLITIONS	

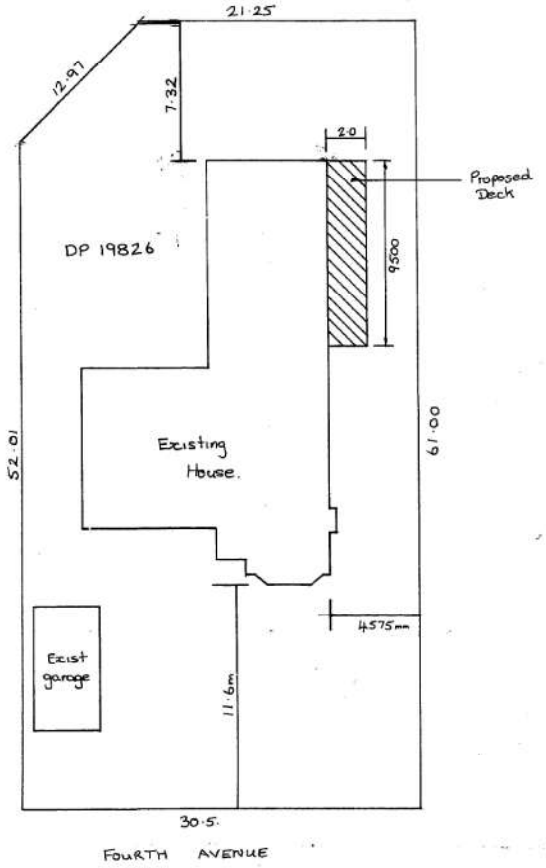
PARTICULARS OF SITE
AREA OF LAND
NATURE OF SOIL
OTHER BUILDINGS ON SITE

APPLICANT (PLEASE PRINT)
NAME Andrew Clark
MAILING ADDRESS 3 North Street
Whangarei
PHONE 4388295
TITLE Builder (OWNER, BUILDER, OWNERS AGENT)
SIGNATURE

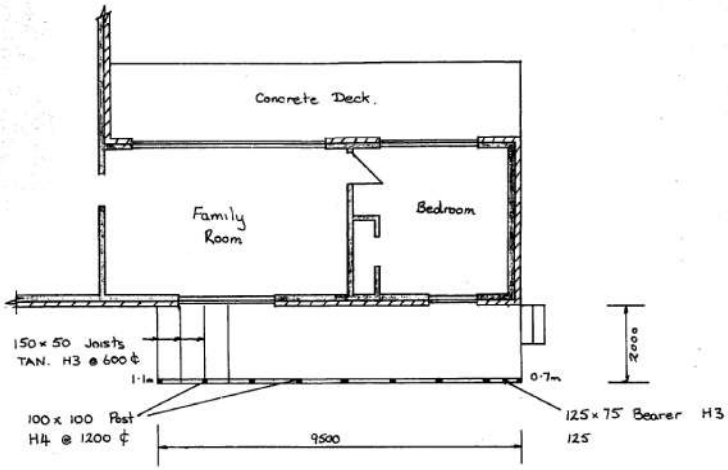
OFFICE USE ONLY

PLANNING		DANGEROUS GOODS	
PLUMBING		ENGINEER	
HEALTH		FIRE SAFETY	
BUILDING		COMMERCIAL INSP SBI FINAL APPROVAL	

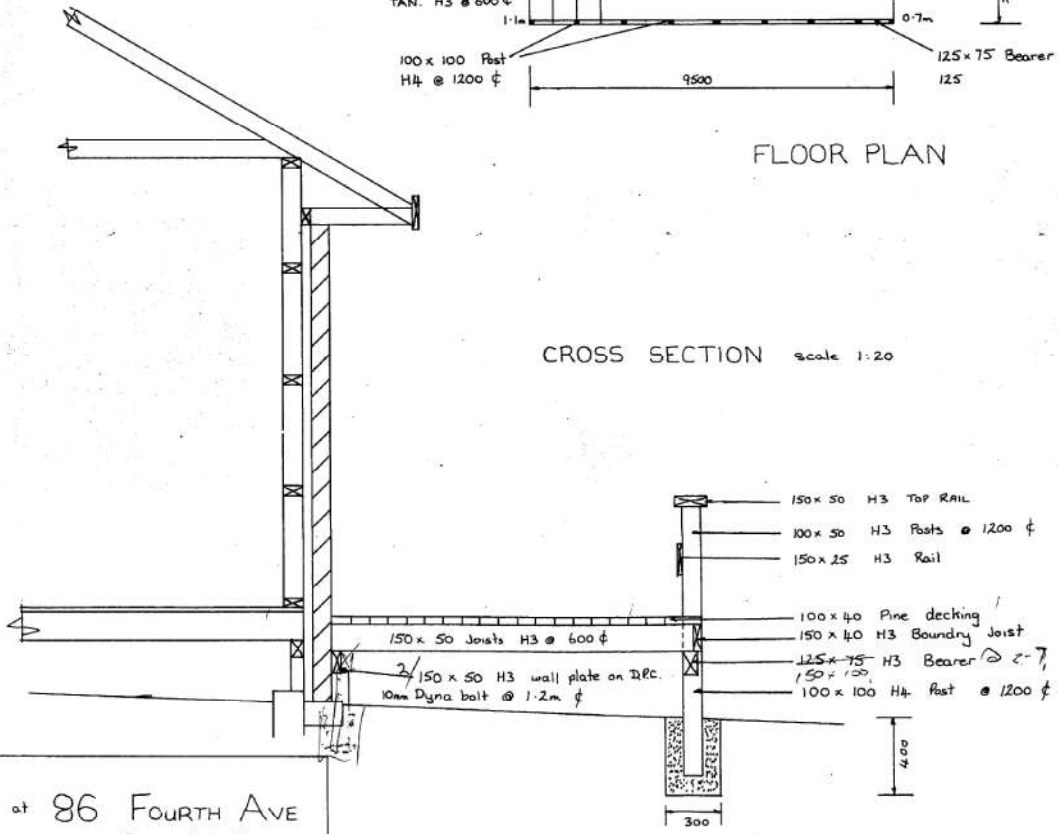
RECEIVED
14 JAN 1992
WHANGAREI
DISTRICT COUNCIL



SITE PLAN



FLOOR PLAN



CROSS SECTION scale 1:20

PROPOSED DECK for MR & MRS JENSON at 86 FOURTH AVE

Drawn 8-1-92.

Outta

3208 WHANGAREI DISTRICT COUNCIL

FORUM NORTH, PRIVATE BAG, WHANGAREI
TELEPHONE (09) 438 4879
FAX (09) 438 7632

RECEIVED
- 1 OCT 1992
WHANGAREI DISTRICT COUNCIL

NO _____
PERMIT NO _____
ISSUED ___/___/___
FILE NO #643

BUILDING PERMIT APPLICATION

OWNER
NAME J. J. JENSEN.
MAILING ADDRESS 86 FOURTH AVE. WHANGAREI.
PHONE 4380150

BUILDER
NAME C. PILKINGTON S. BOWDEN.
MAILING ADDRESS 34 BEAZLEY CRES. TIKIPUNGA.
PHONE 4373871.

PROPERTY ON WHICH BUILDING IS TO BE ERECTED/DEMOLISHED

SITE
PROPERTY ADDRESS 86 FOURTH AVE. WHANGAREI.

LEGAL DESCRIPTION
VAL ROLL NO 761/202
LOT 2 DP 29640
BLOCK ____ SEC ____
SURVEY DISTRICT ____

DESCRIPTION OF PROPOSED WORK AND MAIN PURPOSE OF USE
CAR PORT.

OFFICE USE ONLY
STATS NO ____

FLOOR AREA
WHOLE SQ METRES 33.66

DWELLING UNITS
NUMBER ERECTED

ESTIMATED VALUE OF WORK
BUILDING $ 4000.00
PLUMBING $ ____
DRAINAGE $ ____
TOTAL 4000.00

PLUMBING & DRAINAGE LABOUR
PLUMBING $ ____
DRAINAGE $ ____

MASTER BUILDERS STREET DAMAGE BOND NUMBER ____

OFFICE USE ONLY

PLANNING	DANGEROUS GOODS
PLUMBING	ENGINEER
HEALTH	FIRE SAFETY
BUILDING	COMMERCIAL INSP FBI FINAL APPROVAL

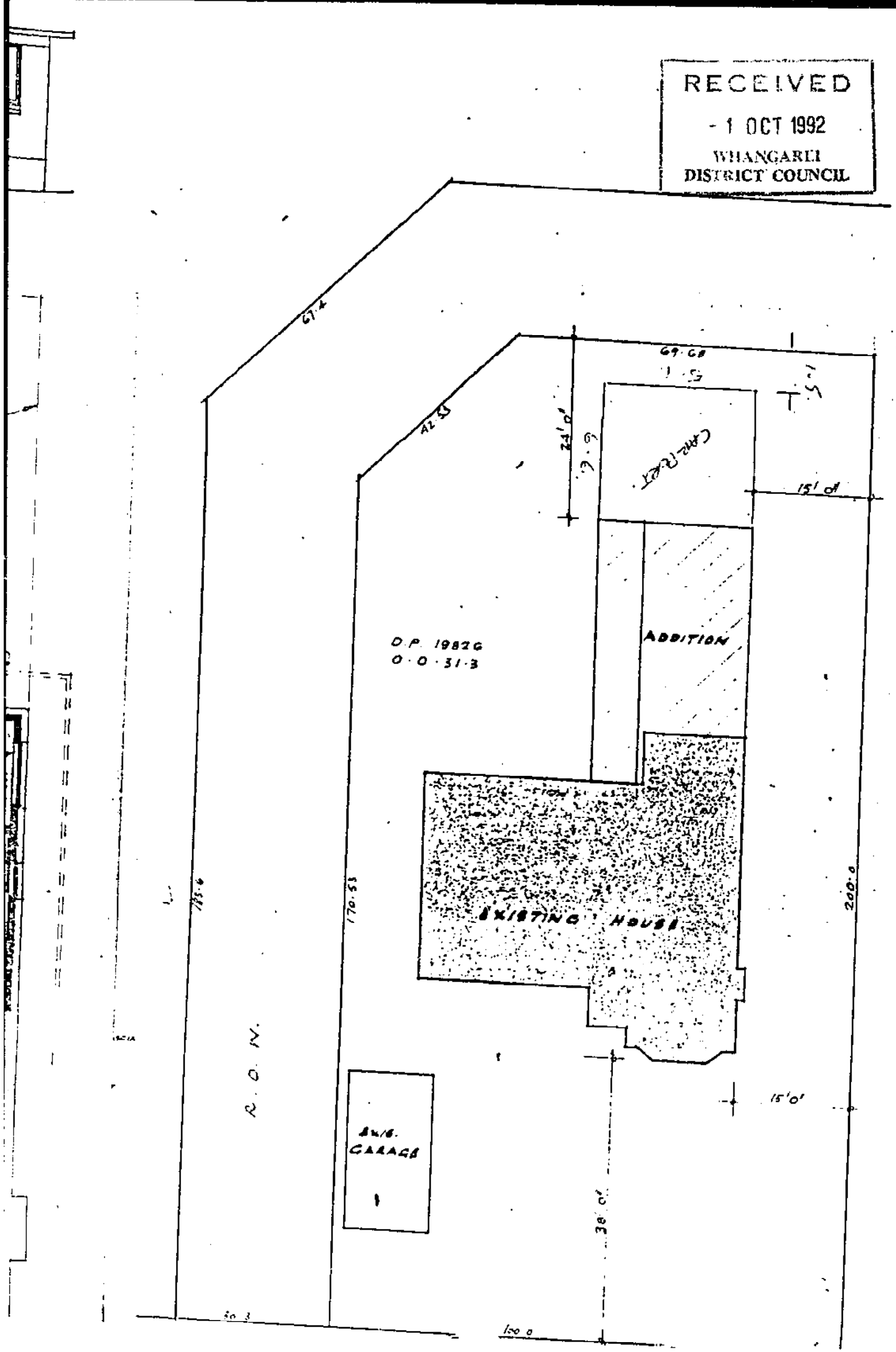
NATURE OF PERMIT (TICK)

1	NEW BUILDING (NOT NO 4)	
2	FOUNDATIONS ONLY	
3	RESITED, REPAIRED, ALT, EXT	✓
4	DOM GARAGES & OUTBUILDINGS	
5	CHIMNEYS, APPL. & FIREPLACES	
6	OTHER CONST & DEMOLITIONS	

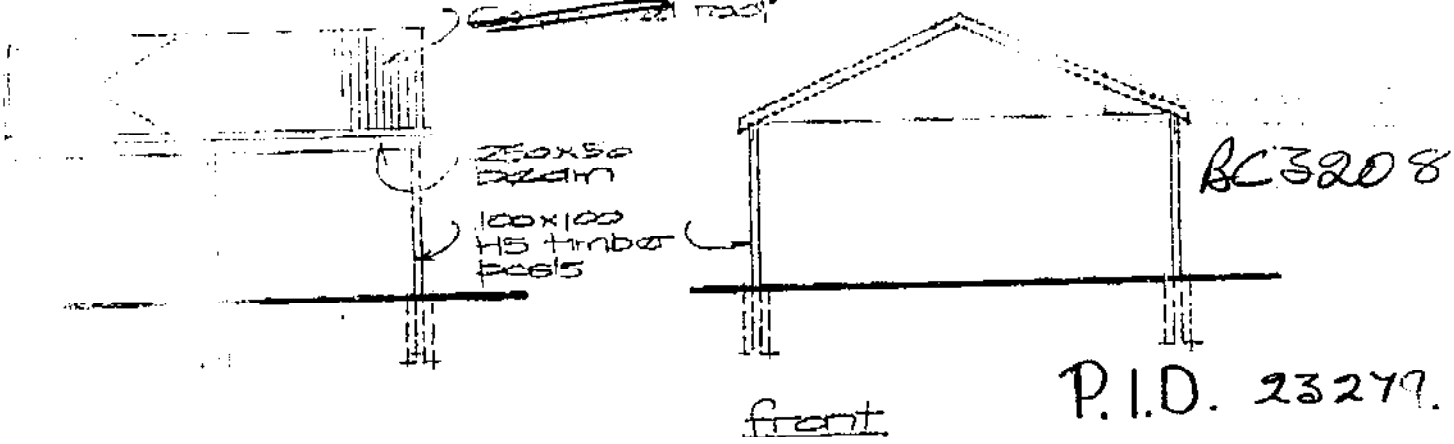
PARTICULARS OF SITE
AREA OF LAND ____
NATURE OF SOIL CLAY
OTHER BUILDINGS ON SITE HOUSE GARAGE

APPLICANT (PLEASE PRINT)
NAME C. PILKINGTON.
MAILING ADDRESS 34 BEAZLEY CRES. TIKIPUNGA
PHONE 4373871
TITLE BUILDER. (OWNER, BUILDER, CONSULTANT, AGENT)
SIGNATURE C Pilkington

RECEIVED
- 1 OCT 1992
WHANGAREI
DISTRICT COUNCIL

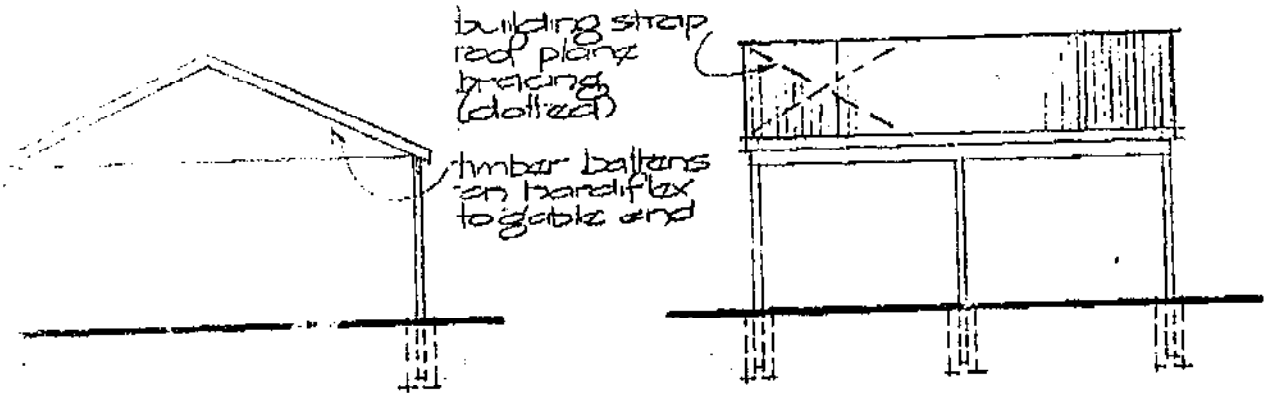


SOLAR TUFF JOAN KIMMS



P.I.D. 23279.

elevations scale 1:100



SCOPE

SPECIFICATION for CARPORT

This constitutes the construction of a new Carport as detailed on the drawing.

All shall be done to the best trade practise to comply with all relevant N.Z. Codes. All dimensions and levels must be checked on site.

The Contractor shall be responsible for the accurate setting out of the work and shall take such precautions as are necessary to ensure the structural and beneficial safety of the building during and after construction.

Concrete shall have a minimum crushing strength of 17.5 MPA at 28 days.

Timber: All timber shall be radiata pine treated to T.P.A. specifications, dimensions as detailed.

Flashing and Drainage: All necessary flashings, spouting and downpipes etc to be provided to make a thoroughly watertight job.

Stormwater Disposal: To comply with the requirements of Local Authority Regulations and to the satisfaction of the Local Authority Inspector.

NEW CARPORT

CEDARSHED INDUSTRIES
ONEHUNGA, AKLD. 37-166

Box 24072 Onehunga Royal Oak Phone 645-854 Auckland

designs + plans

7034

WHANGAREI DISTRICT COUNCIL

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

P23279

Building Control

BUILDING CONSENT NO 7034
(Section 35, Building Act 1991)

Project Information Memorandum No: 3318

Application Received:	18 July 1994
Applicant Name:	**J Jensen**
Mailing Address:	86 Fourth Avenue, Whangarei
Site Address:	**86 Fourth Avenue**
Legal Description:	Lot 2 DP 29640
Intended Project Use:	**Install Magnum Fire**
Project Type:	Alterations
Intended Project Life:	5 years
Staged Project:	No
Estimated Project Value:	$1,500.00

This building consent is a consent under the Building Act 1991 to undertake building work in accordance with the attached plans and specifications so as to comply with the provisions of the building code. It does not affect any duty or responsibility under any other Act nor permit any breach of any other Act.

Signed for and on behalf of the Whangarei District Council:

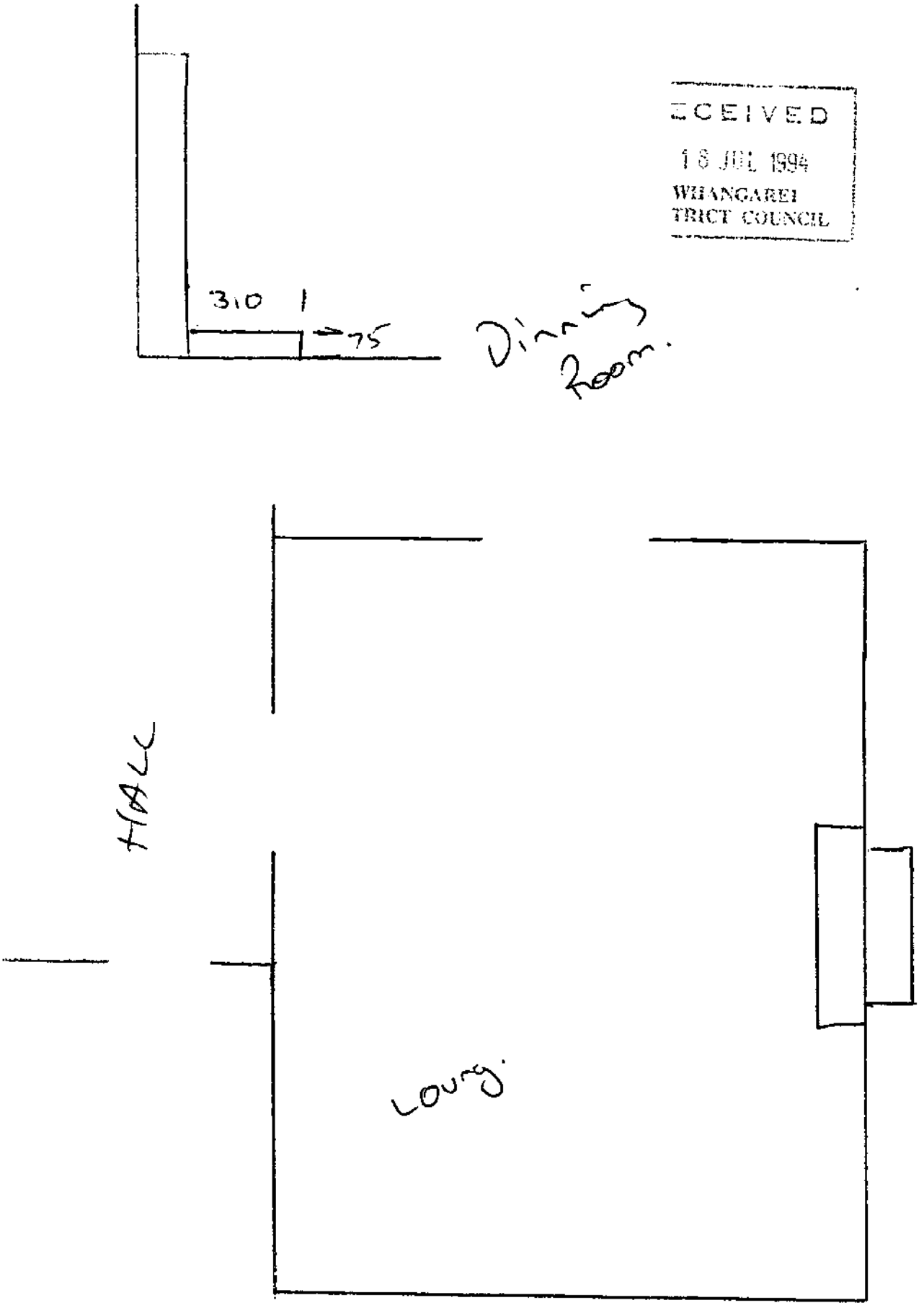
Name: R W G Bennett

Signature: [signature]

Date: 21/7/94

VAS:0178366

ECEIVED
18 JUL 1994
WHANGAREI
TRICT COUNCIL



WHANGAREI DISTRICT COUNCIL

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

In reply please quote P23279

Or ask for Building Control

J Jensen
86 Fourth Avenue
WHANGAREI

CODE COMPLIANCE CERTIFICATE NO 7034
(Section 43(3), Building Act 1991)

Building Consent No:	7034
Advice Received:	26 July 1994
Site Address:	**86 Fourth Avenue Whangarei**
Legal Description:	Lot 2 DP 29640
Intended Project Use:	**Install Inbuilt Fire**
Project Type:	Alterations
Intended Project Life:	5 Years
Staged Project:	No

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

Signed for and on behalf of the Whangarei District Council:

Name: P W Dent

Signature: P W Dent

Date: 27/07/94

GJB:0179161

WHANGAREI DISTRICT COUNCIL

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

Issue Document

BUILDING CONSENT No:31342 31342
Section 35, Building Act 1991
Issued:12Nov98
Project Information Memorandum No: 31218

Applicant

KIM ADRIAN TITO
86 FOURTH AVE
WHANGAREI

Agent

JACK GUY LIMITED
PO BOX 605
WHANGAREI

Site Information

PROPERTY ID: 23279
ASSESSMENT NO: 00761/202.00
STREET ADDRESS: 86 FOURTH AVE, WHANGAREI
LEGAL DESCRIPTION: LOT 2 DP 29640

Project Information

PROJECT IS FOR: Alteration
INTENDED USE(S): DWELLING ADDITION
INTENDED LIFE: Indefinite but not less than 50 years
VALUE OF WORK: $7,500.00
NUMBER OF STAGES: 1

Fees

COUNCIL'S TOTAL CHARGES FOR THIS BUILDING CONSENT ARE: $135.00
PAYMENTS RECEIVED TO DATE:
Receipt number: 1375757 Date: 06Nov98 Amount: $135.00

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: G. Byers

Signature: G Byers Date: 13/4../98.

BUILDING CERTIFICATE NO: 1545

Section 56, Building Act 1991

Issued by: **B**uilding **C**ertifiers **(W**hangarei**)** **L**td currently approved and registered as a building certifier.

To WHANGAREI DISTRICT Council

Building Consent No: 31342 *(If issued)*

Project Information Memorandum No: 31218 *(If issued)*

PROJECT	PROJECT LOCATION
New or relocated building ☑	Applicant: K.J. TITO
Alteration ☐	
Intended use(s) *(In detail):* ADD ENSUITE TO DWELLING	Street address *(If any)* 86 FOURTH AVE
	Legal Description: LOT 2 DP 29640
Intended life: Indefinite but not less than 50 years ☑ Specified as ..... years	
Demolition ☐	
Being stage ..... of an intended ..... stages	

This is to certify that B.C.W. Ltd has been engaged to check plans and specifications and to carry out site inspections to ensure compliance with the N.Z. Building Code.
B.C.W. Ltd have not checked the Producer Statements and/or calculations for those structural elements that are beyond B.C.W. Ltds scope of Approval. i.e.

Producer Statement Design of _____

Namely: _____

The building certifier is satisfied on reasonable grounds that:

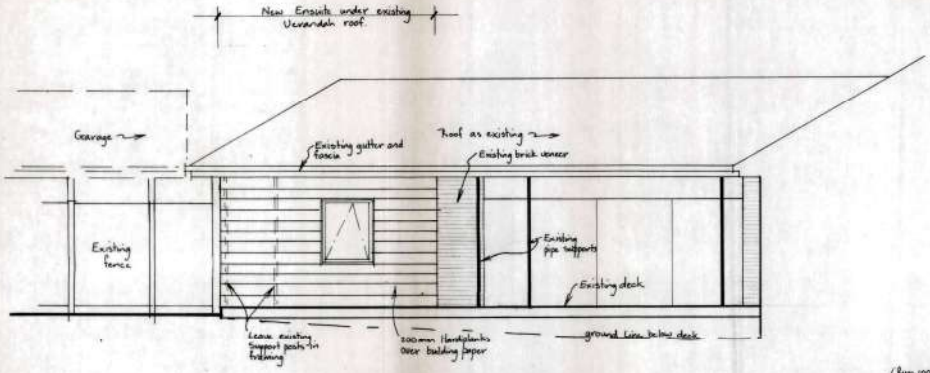
☑ The proposed building work would comply with the provisions of the building code if properly completed in accordance with the plans and specifications

☐ The building work complied with the listed provisions of the building code on the date of certification

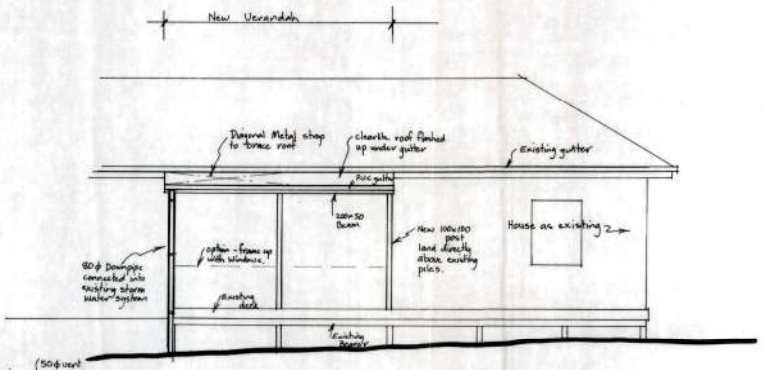
Signed by or for and on behalf of Building Certifiers (Whangarei) Ltd

Name: .....

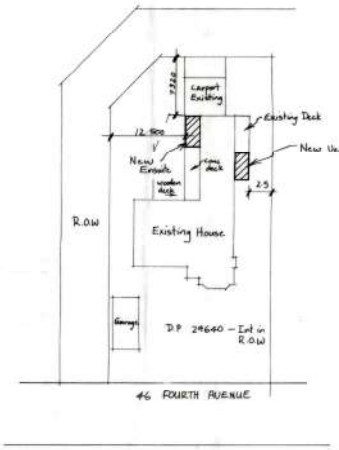
Date: 10/10/97



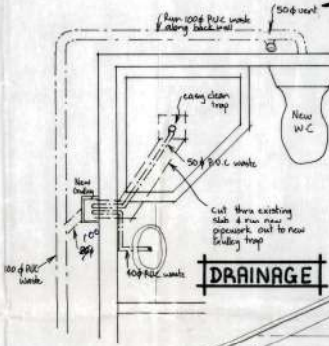
WEST ELEVATION



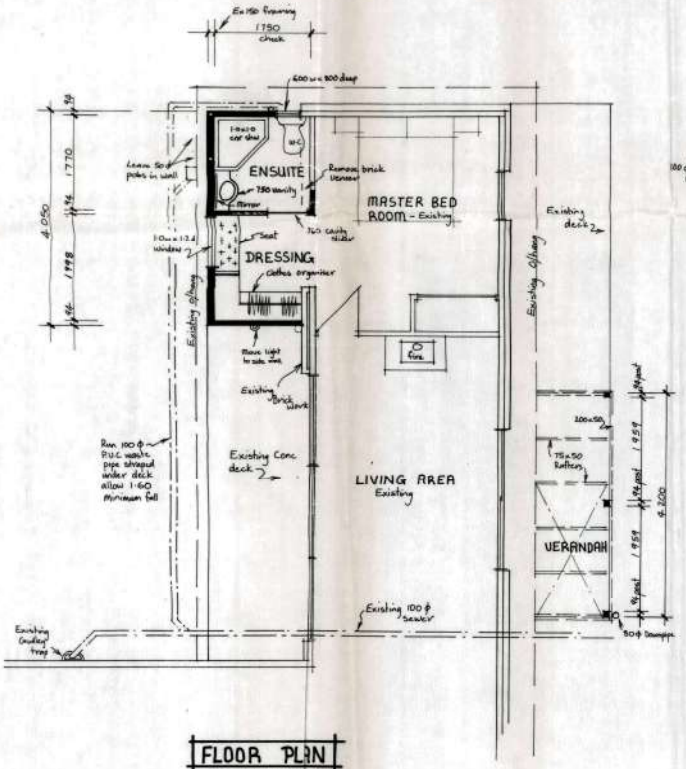
EAST ELEVATION



SITE PLAN

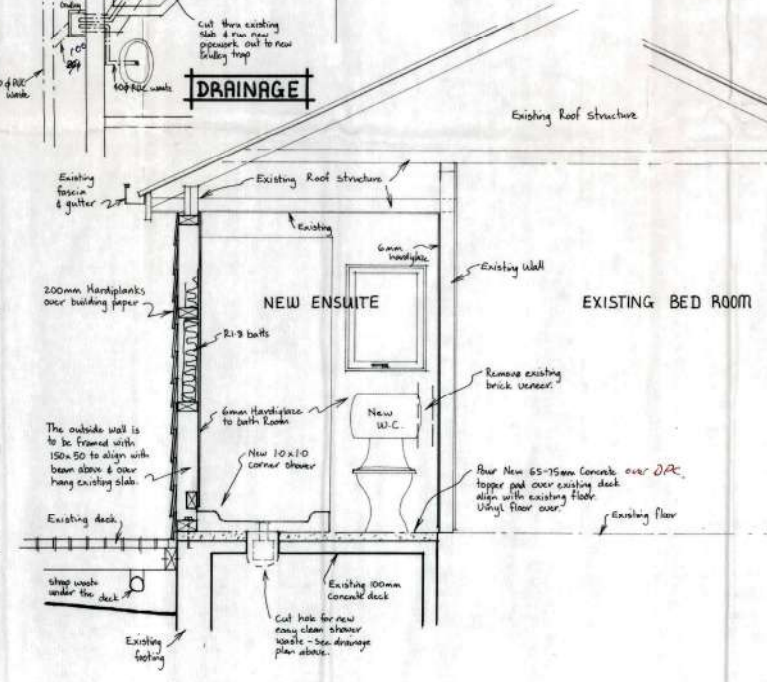


DRAINAGE

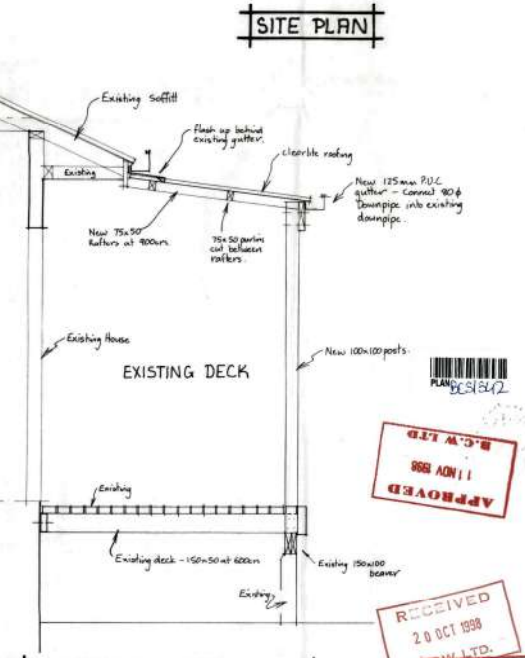


FLOOR PLAN

(Black denotes New work)
Additional floor area 7 sq Metres



SECTION THRU ENSUITE



SECTION THRU VERANDAH

PLAN BCS/2412
APPROVED
11 NOV 1998
B.C.W. LTD
RECEIVED
20 OCT 1998
BCW LTD.
RECEIVED
27 OCT 1998
WAIKANAE DISTRICT COUNCIL

NEW ENSUITE & VERANDAH for K & J TITO - 46 FOURTH AVE.

NORTHLAND DESIGN

DRAWN Peter Ferguson	CHECKED	SCALES 1 to 50, 1 to 20	SHEET 1
TRACED	DATE September 1998		SERIES OF 1
			REF.

RB-BORDER C/SHT (RB) - A1

DEC

CODE COMPLIANCE CERTIFICATE NO 31342

Section 56(3), Building Act 1991

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

[Cross each applicable box and attach relevant documents]

Doc Id 416870

To: **Whangarei District Council**

Building Consent No: **31342** P.I.D: 23279

PROJECT

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

Intended use(s) [In detail]
Add ensuite to dwelling

LOCATION

Street address : **86 Fourth Ave**
WHANGAREI

Legal description : **Lot 2 DP 29640**

Intended life:

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

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

This is:

(x) A final code compliance certificate issued in respect of all of the building work under the above building consent.

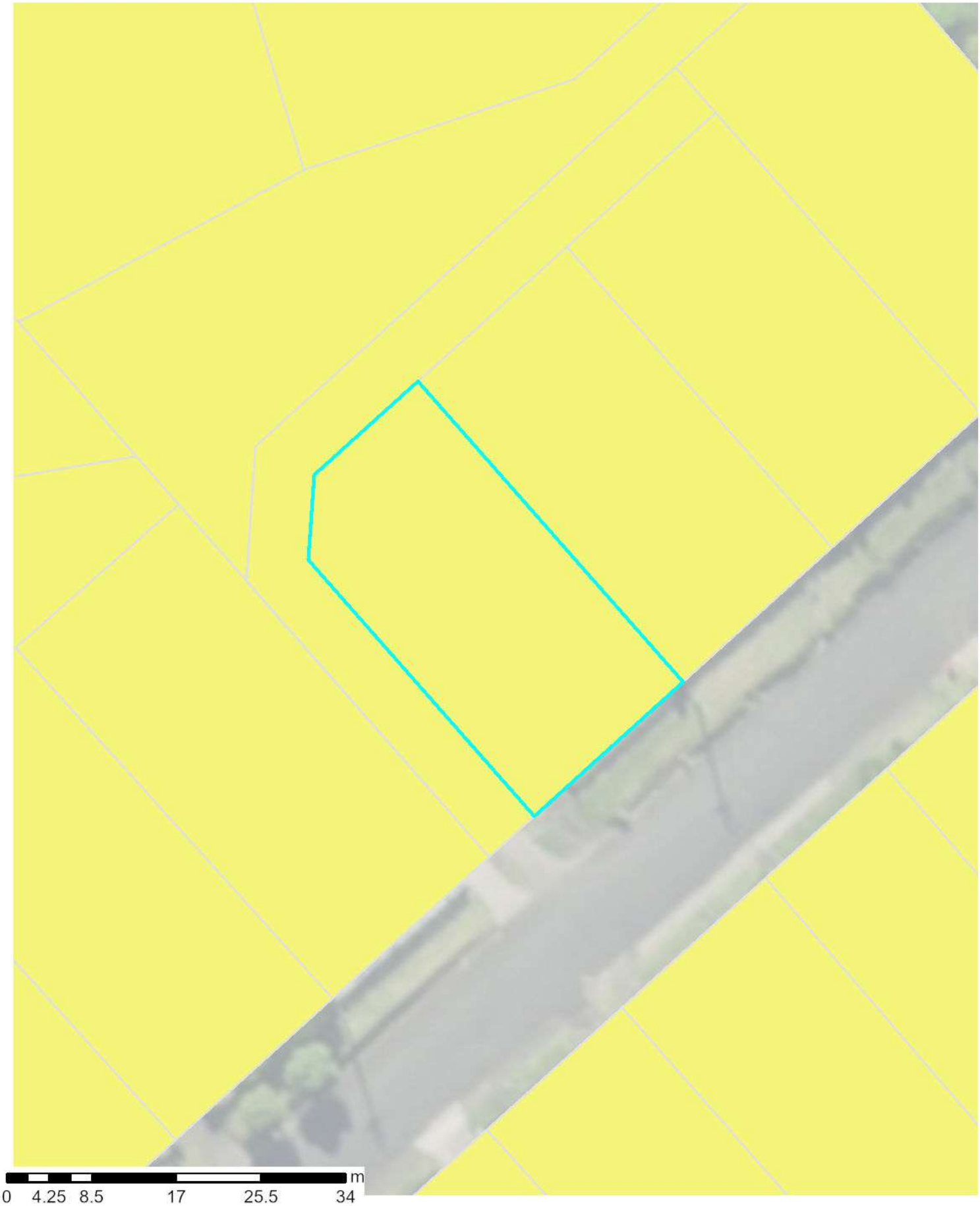
( ) An interim code compliance certificate in respect of part only of the building work under the above building consent as specified in the attached ..... page(s) (being this certificate)

Signed on behalf of Building Certifiers (Whangarei) Ltd

Signature:..... Date: 25/2/99

Operative District Plan - Area Specific Matters

Whangarei District Council



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12 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

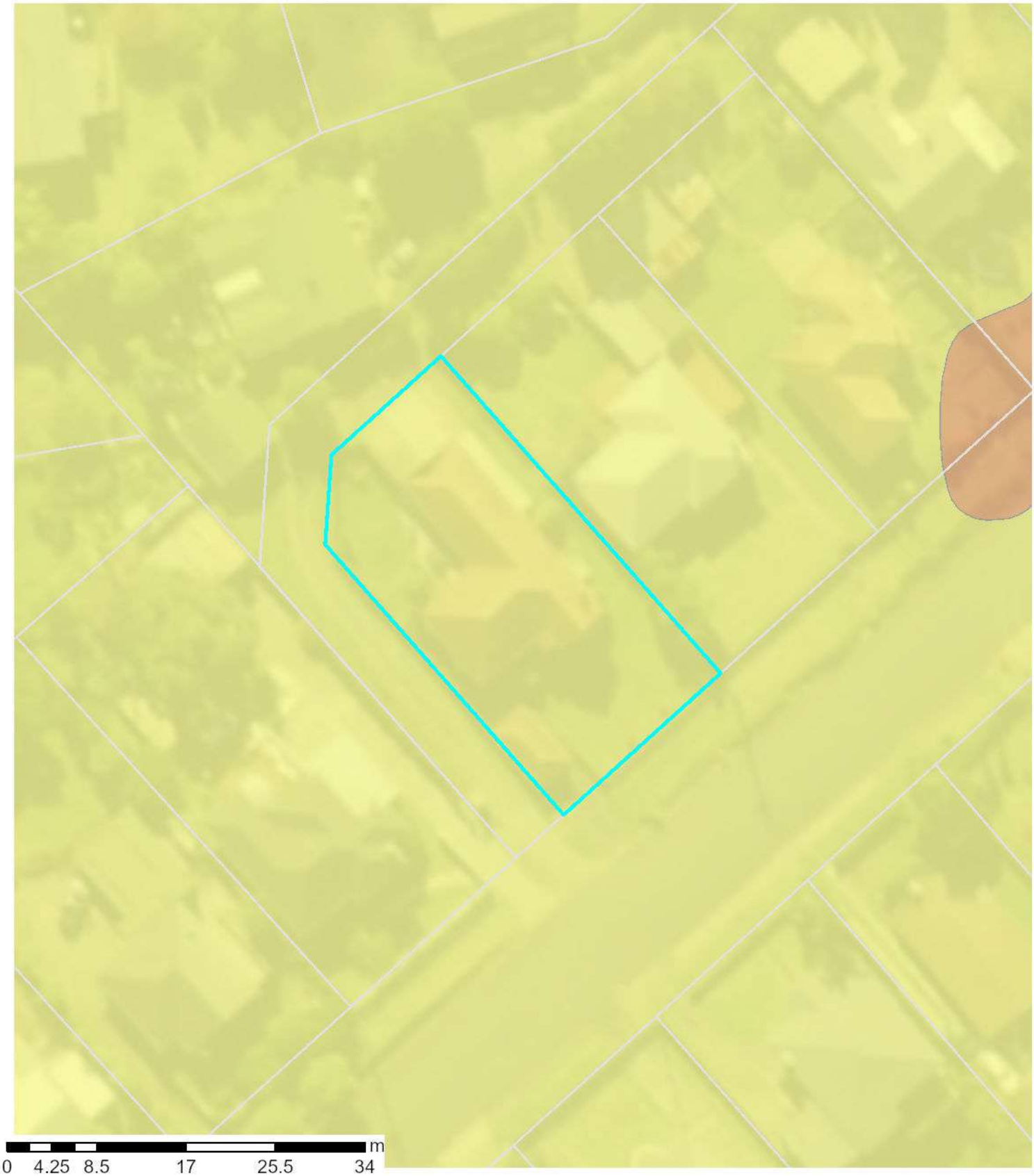
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The Whangarei District Council district plan GIS data was created at a specific point in time.
Land parcel Information is sourced from the Land Information New Zealand (LINZ) Data Service. The LINZ land parcel information may be updated by LINZ at any time from that time, which may result in misalignments with Whangarei District Council information.

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Land Instability

Whangarei District Council



Landslide Susceptibility Zone

- High
- Moderate
- Low

12 November 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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