

Land Information Memorandum

Disclaimer:

This document has been obtained on behalf of the Vendor and copies have been made available to prospective Purchasers and interested parties for general information purposes only. However, neither the Vendor, Paul Sumich nor Meyer Real Estate (Evolution Realty Limited), warrant the accuracy of this copy and they accept no liability for any errors or omissions in the report. It is recommended to all prospective Purchasers and interested parties that they obtain and rely on their own reports and make their own independent enquiries for due diligence purposes.

LAND INFORMATION MEMORANDUM NO: LM2301571

Received: 05 Dec 2023

Issued: 07 Dec 2023

**Section 44A, Local Government Official Information
And Meetings Act 1987**

APPLICANT

Meyer Real Estate On behalf of TM Ward & HJ Osborne
PO Box 409126
Snells Beach 0942

SITE INFORMATION

Property ID: 18664
Street Address: 2 Parahaki Street Whangarei 0112
Legal Description: LOT 1 DP 45130

This is a Land Information Memorandum only.

Full payment has been made for this Land Information Memorandum.

1: PROPERTY DETAILS.

- Location Map
- Aerial Photo
- Deposited Plan: DP 45130
- Record of Title: NA1523/86

2: INFORMATION IDENTIFYING EACH (IF ANY) SPECIAL FEATURE OR CHARACTERISTIC OF THE LAND CONCERNED, INCLUDING BUT NOT LIMITED TO POTENTIAL EROSION, AVULSION, FALLING DEBRIS, SUBSIDENCE, SLIPPAGE, ALLUVION, OR INUNDATION, OR LIKELY PRESENCE OF HAZARDOUS CONTAMINANTS, BEING A FEATURE OR CHARACTERISTIC THAT IS KNOWN TO THE WHANGAREI DISTRICT COUNCIL.

Whangarei District Council holds indicative information on land stability hazard for Whangārei. Information on land stability, including an interactive web tool, can be found on the WDC website. 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.

See map attached indicating this property is located within a low zone and refer: <https://www.wdc.govt.nz/Services/My-property-and-rates/Natural-hazards>

Whangarei District Council notified Plan Change 1 - Natural Hazards (PC1) on the 31st of May 2023. The Plan Change proposes to replace the existing Natural Hazards chapter in the District Plan Operative in Part 2022 with a new Natural Hazards chapter and new rules for subdivision and land use in hazard prone areas.

For more information on the proposed plan change please visit:

<https://www.wdc.govt.nz/Services/Planning/District-Plan-changes/Current-plan-changes>

Whangarei District Council holds information on the liquefaction vulnerability of the district. The site is located within an area classified as Liquefaction vulnerability category undetermined.

The report was prepared by Tonkin & Taylor Ltd to provide WDC with a district wide liquefaction vulnerability assessment to help inform spatial planning and assessment of landuse, subdivision and building consents.

To view the report and access maps please use the following link:

<https://www.wdc.govt.nz/Services/My-property-and-rates/Natural-hazards>

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

3: INFORMATION ON COUNCIL AND PRIVATE UTILITY (SEWERAGE, WATER & STORMWATER) SERVICES.

Information relating to Council Utility Services for this property is attached.

- Pipeline Assets Map

For further information regarding Council Water Supply please refer:

<https://www.wdc.govt.nz/Services/Water-services/Water-Supply>

4: INFORMATION RELATING TO VALUATION, LAND, AND WATER RATES. INFORMATION FROM WHANGAREI DISTRICT COUNCIL RECORDS.

Information on Valuation, Rates and Water Meter location 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.

5: INFORMATION CONCERNING ANY PERMIT, CONSENT, CERTIFICATE, NOTICE ORDER, OR REQUISITION AFFECTING THE LAND OR ANY BUILDING ON THE LAND PREVIOUSLY ISSUED BY THE WHANGAREI DISTRICT COUNCIL OR BUILDING CERTIFIER (WHETHER UNDER THE BUILDING ACT 1991 AND/OR 2004 OR ANY OTHER ACT).

Copy of Building Permits issued for this property are attached.

- Erect a Dwelling – Dated 08/11/1957
- Erect Carport – Received 27/11/1968

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 the Building Consent and Code Compliance Certificate issued for this property are attached.

- BC2001021 – Alterations to Existing Dwelling – Bathroom and Laundry
Building Consent – Issued 03/12/2020
Code Compliance Certificate – Issued 13/06/2022

6: INFORMATION RELATING TO THE USE TO WHICH THE LAND MAY BE PUT AND ANY CONDITIONS ATTACHED TO THAT USE.

This property is located in a Medium Density Residential Zone.

See map attached and refer to Part 3: Area Specific Matters - Chapters - Residential zones.

<https://www.wdc.govt.nz/Services/Property/Planning/Operative-District-Plan>

7: INFORMATION WHICH IN TERMS OF ANY OTHER ACT HAS BEEN NOTIFIED TO THE WHANGAREI DISTRICT COUNCIL BY ANY STATUTORY ORGANISATION HAVING THE POWER TO CLASSIFY LAND OR BUILDINGS FOR ANY PURPOSE.

Whangarei District Council is not aware of any classification attached to the land or building/s.

8: OTHER INFORMATION CONCERNING THE LAND AS WHANGAREI DISTRICT COUNCIL CONSIDERS, AT COUNCILS DISCRETION, TO BE RELEVANT.

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

9: 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.

DISCLAIMER

Land Information Memoranda (LIM) are prepared under the provisions of Section 44A of the Local Government Official Information and Meetings Act 1987. An inspection of the land or building(s) has not been completed for the purposes of preparing the LIM. It has been compiled from the records held by Whangarei District Council. The information contained in the LIM is correct at the date of issue.

A LIM is prepared for the use of the applicant and may not be able to be relied on by other parties.

Advice from an independent professional such as a lawyer or property advisor should be sought regarding the contents of this LIM.

Additional information regarding the land or buildings (such as resource consents and other permissions and restrictions) not contained in this LIM may be held by Northland Regional Council. For further information contact Northland Regional Council on (09) 470 1200, 0800 002 004 or www.nrc.govt.nz.

A LIM is not a suitable search of Council's records for the purposes of the National Environmental Standards (NES) for soil contamination of a potentially contaminated site.

Signed for and on behalf of Council:



W Copeland
Property Assessment Officer

Property Map



- New Subdivisions**
- Proposed Pre-223
 - 223 Certificate

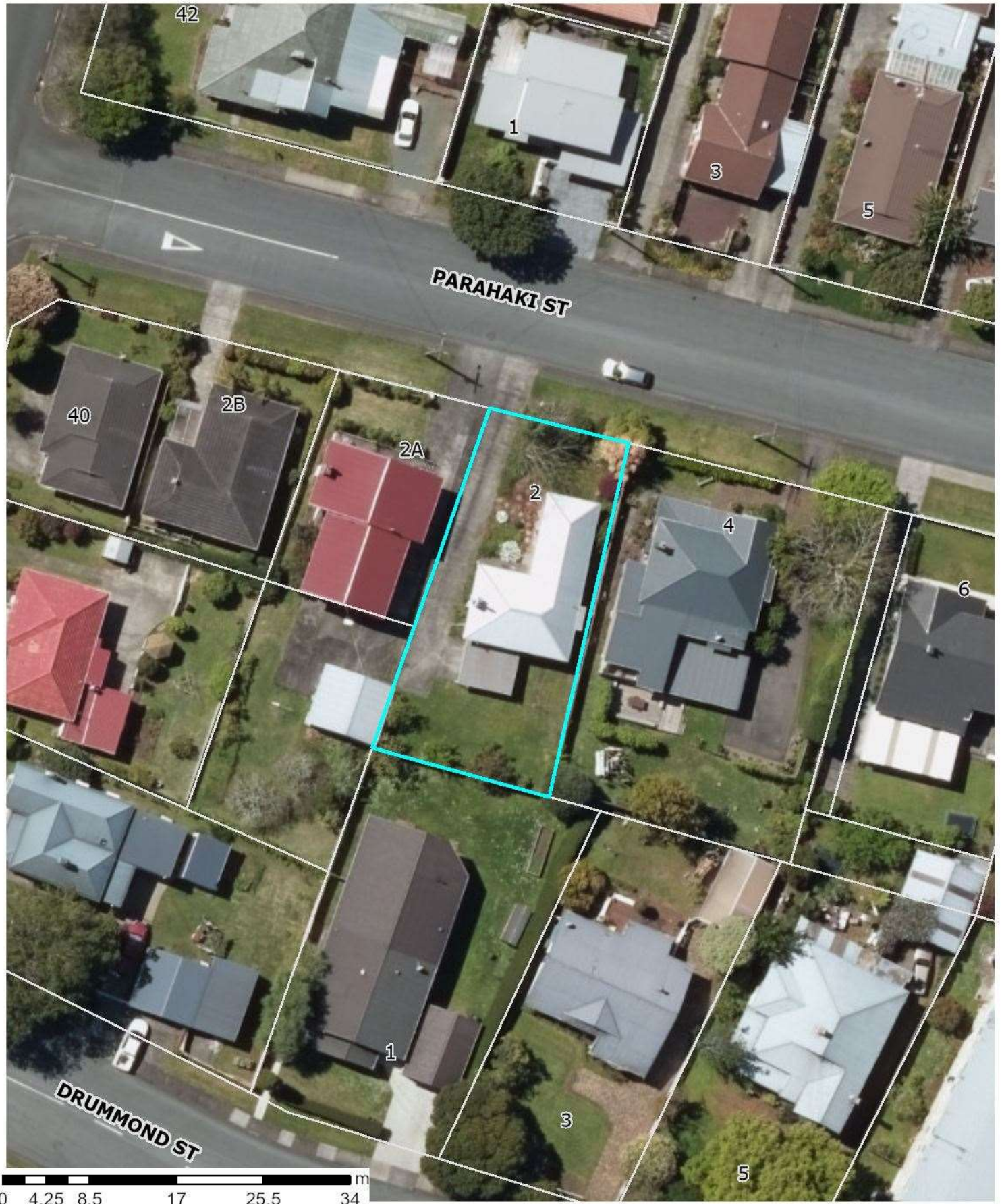
New subdivisions: Proposed as accepted, pre-223 and 223 Certificate with set Conditions.

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

7 December 2023
Scale 1:500



Aerial Photography



This map was last updated in 2018. It includes New Zealand's most current publicly owned aerial imagery and is sourced from the LINZ Data Service.

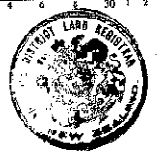
7 December 2023
Scale 1:500



The information displayed is schematic only and serves as a guide. It has been compiled from Whangarei District Council records and is made available in good faith but its accuracy or completeness is not guaranteed. Parcel Information is sourced from the Land Information New Zealand (LINZ) Data Service. CROWN COPYRIGHT RESERVED. © Copyright Whangarei District Council.

Land Transfer Office
 Received
 Title Reference AL.C.T. 525/3
 Licensed as to parcels
 Referred to L. T. Surveyor...
 FROM DRO 54

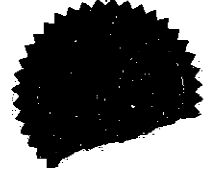
Boundary Report



Deposited this 17 day
 of September 1957
Ernest Hunter
 District Land Registrar



Pursuant to a resolution of the Whangarei Borough Council passed on the 14th day of May 1957, approving under Sec 321 of the Municipal Corporations Act 1936 the subdivision shown on this plan the Common Seal of the Body Corporate called the Mayor, Councillors and Citizens of the Borough of Whangarei was hereunto affixed in the presence of:
H.R. McVinnon Mayor
[Signature] Councillor
[Signature] Dist. Comm. Clerk



Cross Referenced
 Approved as to Survey
[Signature]
 Chief Surveyor
 16.9.57
 Received
 Reference plans DP 511682A 1969
3162 A.A.S. 212
 Field book 292 p. 62
 Traverse book p. 1
 Examined by [Signature]
 Recorded S.D. [Signature]
 Correct [Signature]
 L. T. Surveyor

Plan of Pt Allot 2, Whangarei Parish.

Comprised in AL.C.T. 525/3 (Ld X 10/1/1970)
 Survey Block & District IX Whangarei S.D.
 Land District Nth Auckland Local Body Whangarei Borough
 Scale 30 links to an Inch Surveyed by L.G.R. Hunt Date May 1857
 I, Leifer George Rowland Hunt of Whangarei, Registered Surveyor and holder of an annual practising certificate, do solemnly and sincerely declare that this plan has been made from surveys executed by me, that both plan and survey are correct, and have been made in accordance with the regulations under the Surveyors Act, 1936, and I make this solemn declaration, conscientiously believing the same to be true and by virtue of the Justices of the Peace Act, 1927.
 Declared at Whangarei this 22nd day of May 1957.
[Signature]
 Justice of the Peace for Suburban or Country District

LAND & DEEDS	
Nature:	<u>[Signature]</u>
Plan:	<u>[Signature]</u>
Date:	<u>21 AUG 1957</u>
Time:	<u>2.40</u>
Fees:	<u>£ 1 10 5</u>
Abstract No:	<u>596</u>

Approved
[Signature]
 Applicant or Registered Owner
 This space reserved for plan numbers
45130



**RECORD OF TITLE
UNDER LAND TRANSFER ACT 2017
FREEHOLD
Search Copy**




R. W. Muir
Registrar-General
of Land

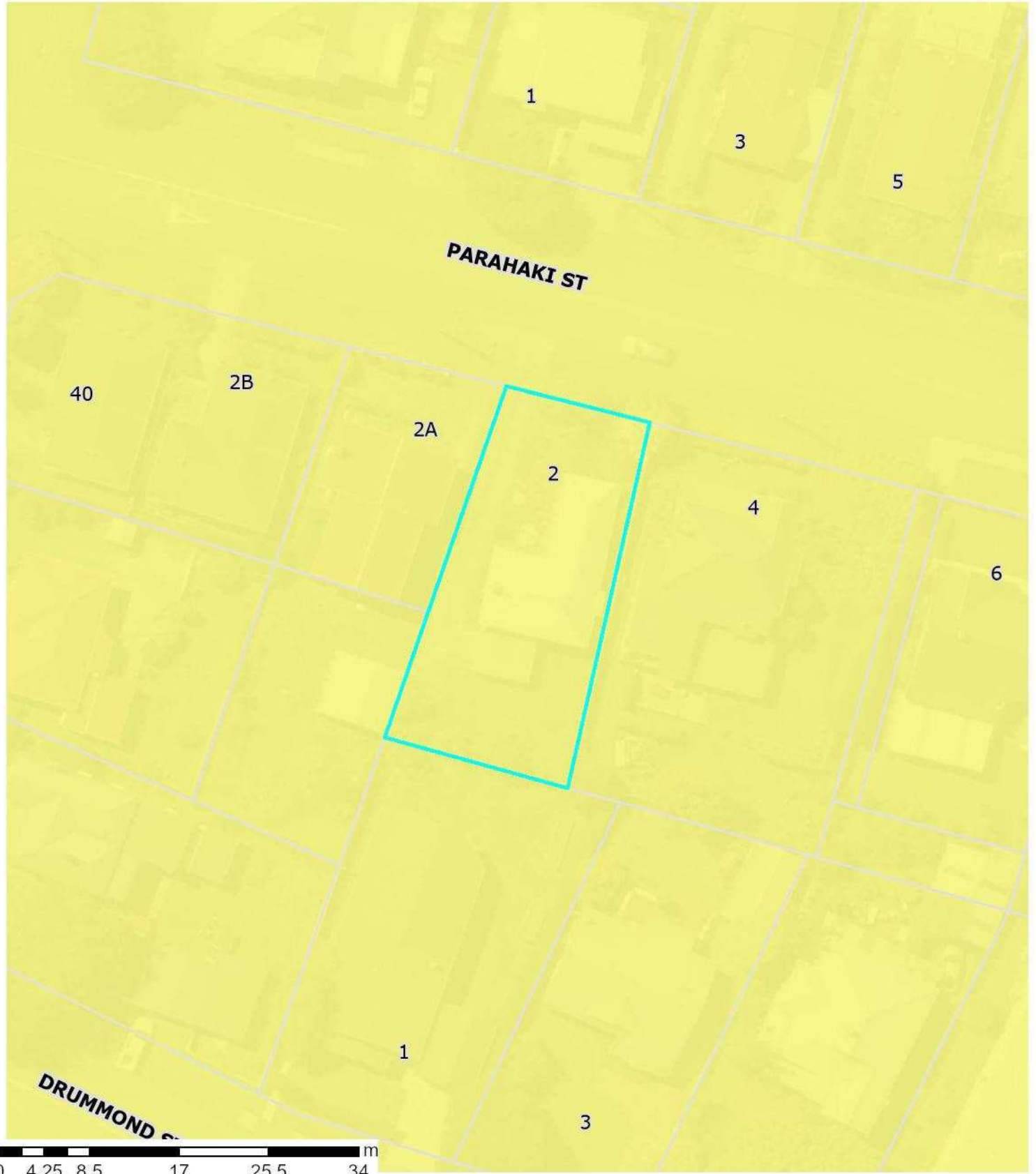
Identifier **NA1523/86**
Land Registration District **North Auckland**
Date Issued 22 November 1957

Prior References
NA525/8

Estate Fee Simple
Area 564 square metres more or less
Legal Description Lot 1 Deposited Plan 45130

Registered Owners
Timothy Martin Ward and Heather Jane Osborne

Interests
Fencing Agreement in Conveyance 200108 (R.171/56)
Fencing Agreement in Transfer 596776 - 22.11.1957
12075120.2 Mortgage to ASB Bank Limited - 7.4.2021 at 3:31 pm



Landslide Susceptibility Zone

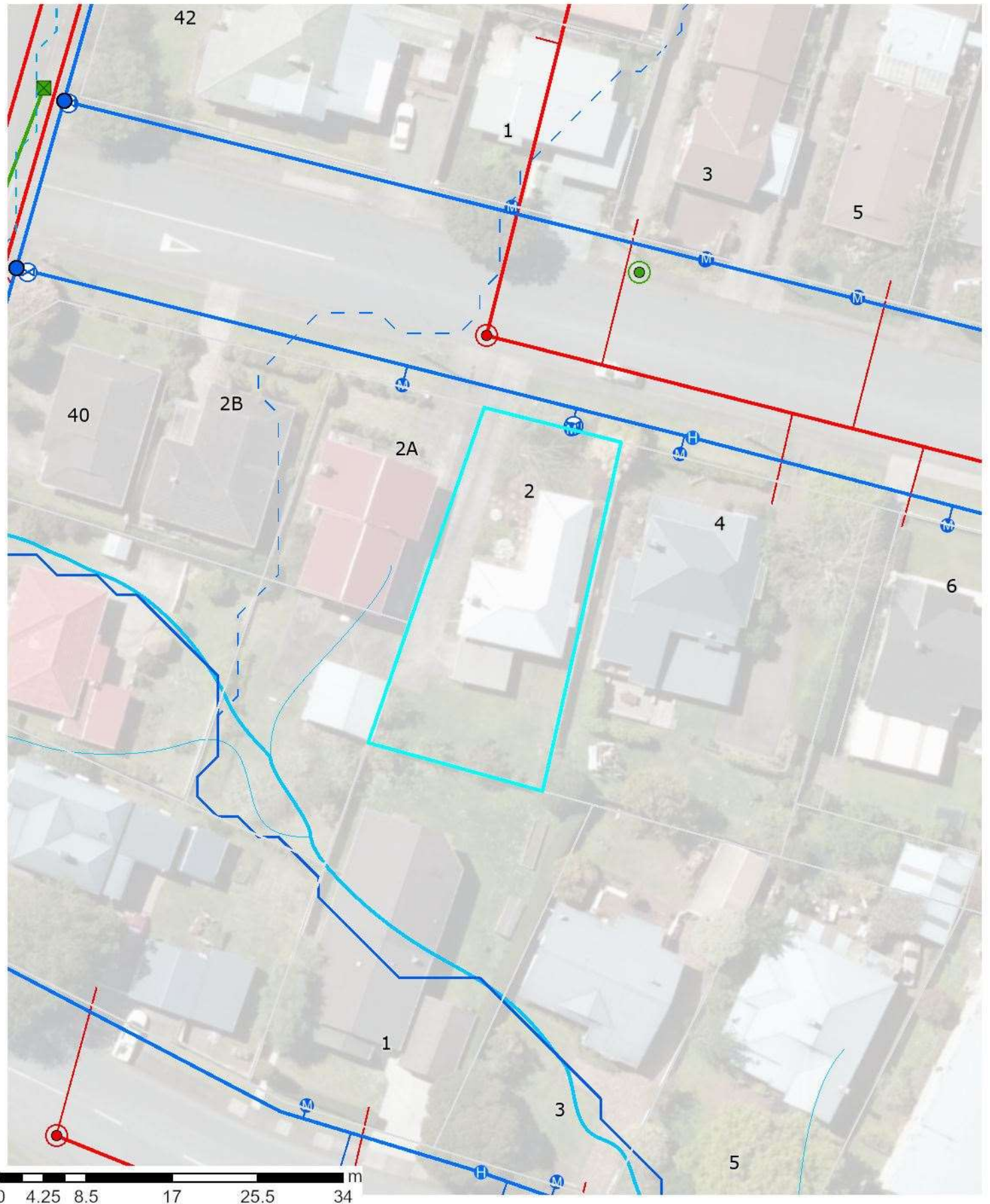
-  High
-  Moderate
-  Low

Whangārei District Council holds indicative information on land stability hazard for Whangārei. The Whangārei District Council may require site-specific investigations before granting future subdivision or building consent for the property, depending on the level of stability risk of the area the property is in. Tonkin + Taylor Ltd Landslide Susceptibility assessment report: <https://www.wdc.govt.nz/files/assets/public/documents/council/reports/hazard-reports/land-stability/landslide-susceptibility-technical-report.pdf>

7 December 2023
Scale 1:500



Pipeline Assets



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

7 December 2023
Scale 1:500



The information displayed is schematic only and serves as a guide. It has been compiled from Whangarei District Council records and is made available in good faith but its accuracy or completeness is not guaranteed. Parcel Information is sourced from the Land Information New Zealand (LINZ) Data Service.
CROWN COPYRIGHT RESERVED. © Copyright Whangarei District Council.

Pipeline Assets – Map Legend

Water

- Water Point**
- Actuator
 - WDC
 - Private
 - Backflow Device
 - WDC
 - Private
 - Bore
 - WDC
 - Private
 - End Structure
 - WDC
 - Private
 - Fitting Node
 - WDC
 - Private
 - Hydrant
 - WDC
 - Private
 - Meter
 - WDC
 - Meter Manifold
 - WDC
 - Private
 - Pump
 - WDC
 - Private
 - Valve
 - WDC
 - Private

Water Line

- Abandoned Pipe
- Trunk Main
 - WDC
 - Private
- Other Main
 - WDC
 - Private
- Process Pipework
 - WDC
 - Private
- Reticulation
 - WDC
 - Private
- Service Line
 - WDC
 - Private

Water Area

- Chamber
 - WDC
 - Private
- Reservoir
 - WDC
 - Private

Stormwater

- Stormwater Point**
- End Structure
 - WDC
 - Private
 - Fitting Node
 - WDC
 - Private
 - GPT
 - WDC
 - Private
 - Manhole
 - WDC
 - Private
 - Pump
 - WDC
 - Private
 - Stormwater Inlet
 - WDC
 - Private
 - Valve
 - WDC
 - Private

Stormwater Line

- Abandoned Pipe
- Culvert
 - WDC
 - Private
- Drainage
 - WDC
 - Private
- Main
 - WDC
 - Private
- Process Pipework
 - WDC
 - Private
- Service Line
 - WDC
 - Private
- Surface Drain
 - WDC
 - Private

Stormwater Area

- Chamber
 - WDC
 - Private

Stormwater Catchment and Flood Management

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

Wastewater

- Wastewater Point**
- Backflow Device
 - WDC
 - Private
 - Bore
 - 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 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, 7 December, 2023

Property Number 18664
Legal Description LOT 1 DP 45130
Assessment Number 0074113700
Address 2 Parahaki Street Whangarei 0112
Record of Title(s) 1523/86
Land Value \$475,000
Capital Value \$725,000
Date of Valuation 01-July-2021
Effective Date (used for rating purposes) 01-July-2023
Meter Location 5m LHB 8m RHB 5M KB #2

Rates Breakdown (up to 30 June 2024)

Rates Charge	Charge Total
General Residential	\$1,107.99
Sewage Disposal - Residential	\$902.00
Uniform Annual General Charge	\$701.00
Regional Council Services	\$180.61
Regional Economic Development	\$10.17
Regional Emergency & Hazard Management	\$50.50
Regional Emergency Services Rate	\$11.44
Regional Flood Infrastructure	\$36.56
Regional Land and Fresh Water Management	\$133.10
Regional Pest Management	\$88.06
Regional River Management - General Catchment Area	\$41.42
Regional Sporting Facilities	\$16.37
Regional Transport Rate	\$43.17
Annual Charge Total	\$3,322.39

Opening Balance as at 01/07/2023 **\$-368.90**

Rates Instalments	Total
20/07/2023 Instalment	\$832.39
20/10/2023 Instalment	\$830.00
20/01/2024 Instalment	\$830.00
20/04/2024 Instalment	\$830.00
Rates Total	\$3,322.39

Balance to Clear **\$1,425.21**

4987

Whangarei Borough Council

BUILDING APPLICATION FORM

Date: 8-11-1957

To: The Borough Engineer,

Sir,

I hereby apply for permission to RECT. A. DWELLING
 at PARAHAKE ST. for A. J. + N. M. WATERWORTH
 (House Number and Street) (Owner)
 of BANK ST. according to locality plan and detail plans, elevations
 (Address)

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

23

PARTICULARS OF LAND:

Assess. No.: PART 73/22
 Lot No.: 1.
 D.P.: 45/30
 Allotment No.: 2.

LENGTH OF BOUNDARIES:

Front: 69.69
 Back: 89.39
 Side: Area 22.3/11
 Side:

PARTICULARS OF BUILDING:

Foundations: CONCRETE
 Walls: WEATHER BOARD

Floors: WOOD
 Roofs: I.R.O.N.

Area of Ground Floor: 945 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	£ 2350
Sanitary, Plumbing and Drainage	£ 350
Total	<u>2700.</u>

Proposed purposes for which every part of building is to be used or occupied (describing separately each part intend 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

A. J. + N. M. Waterworth Owner.

Builder's Postal Address:

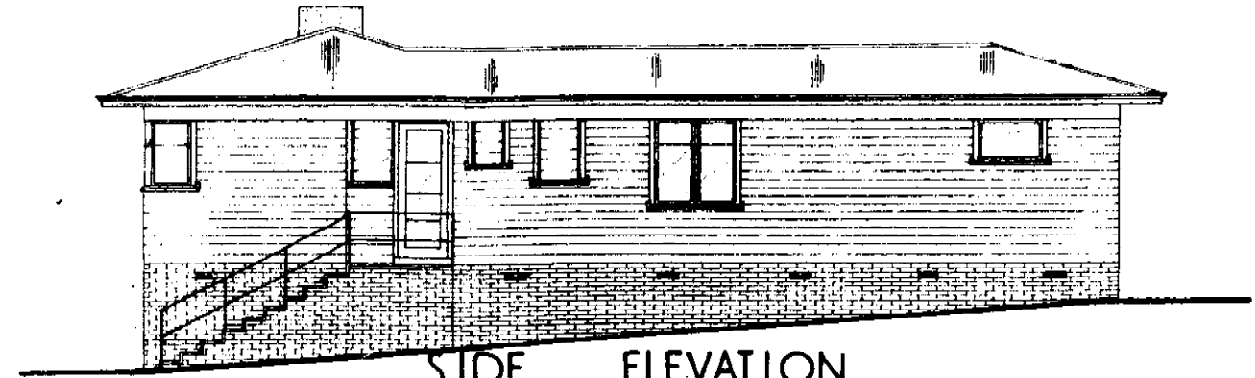
22 Monnickville Rd
Whangarei

Lucke & Williams Builder.

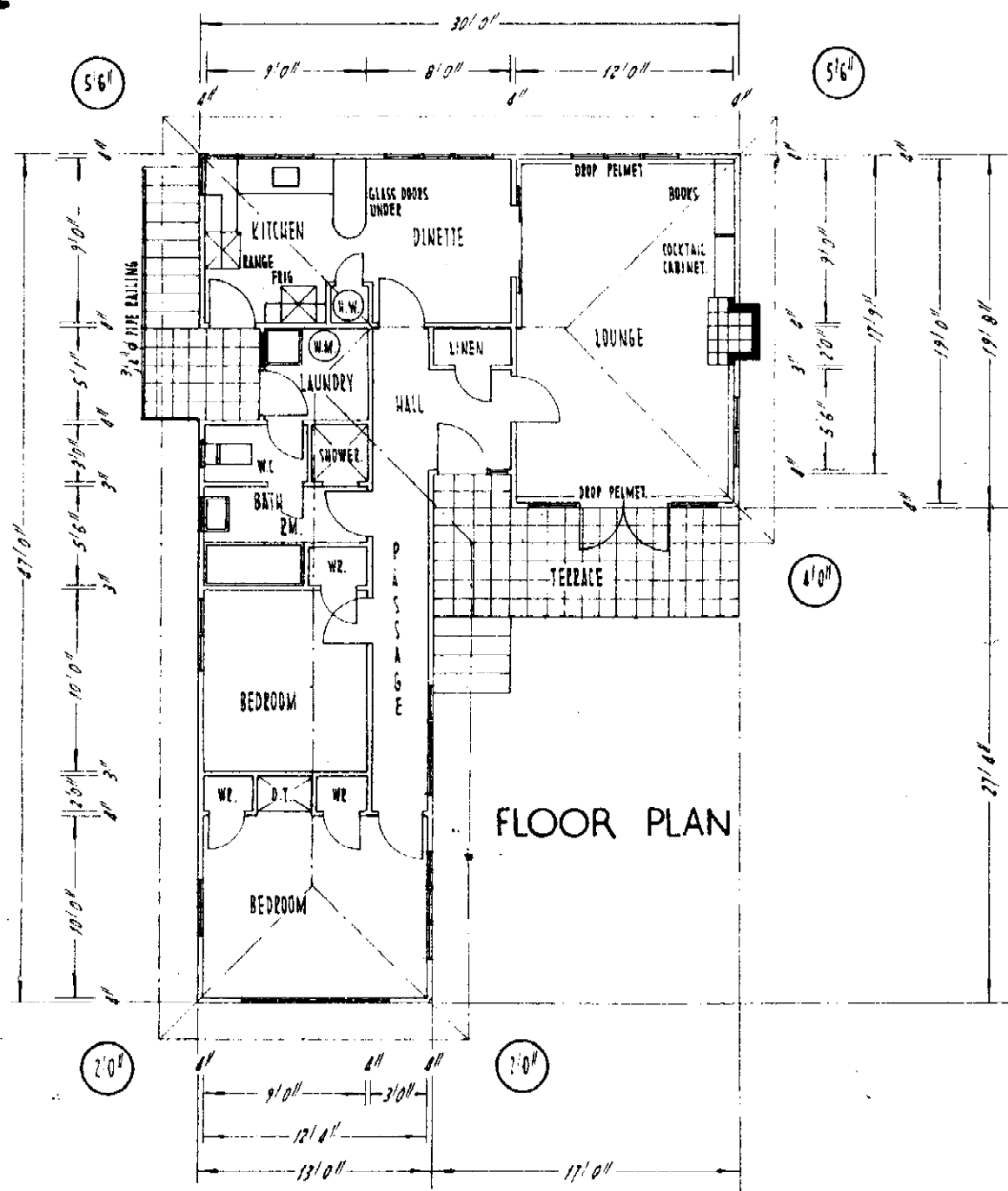
18664



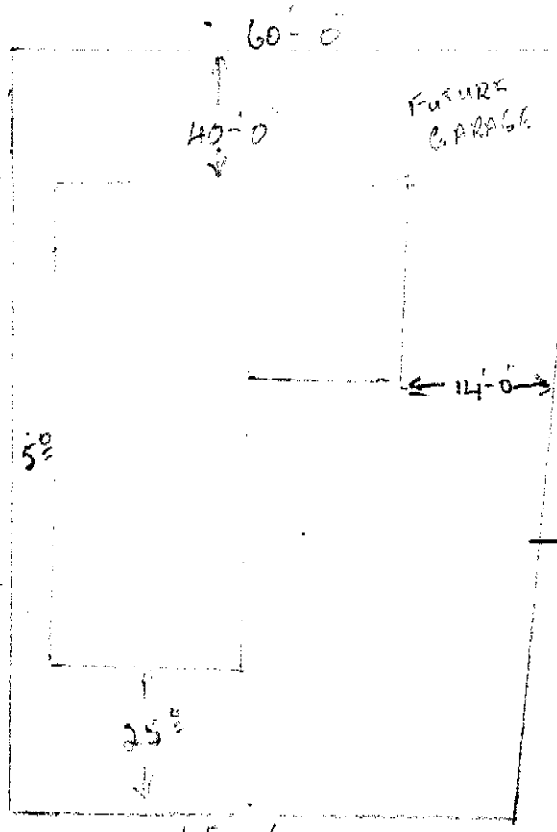
FRONT ELEVATION



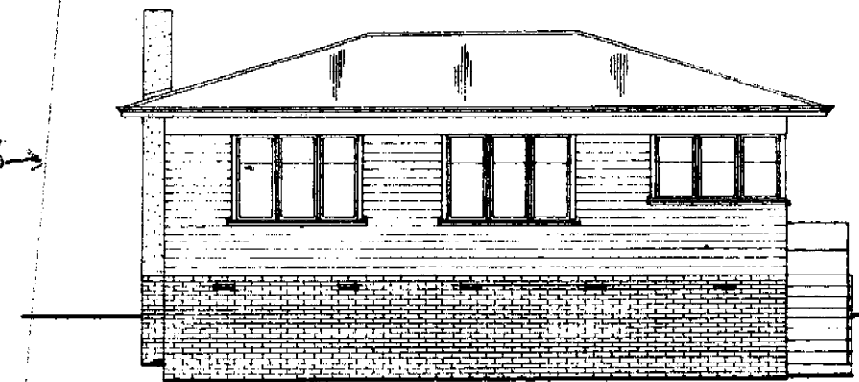
SIDE ELEVATION



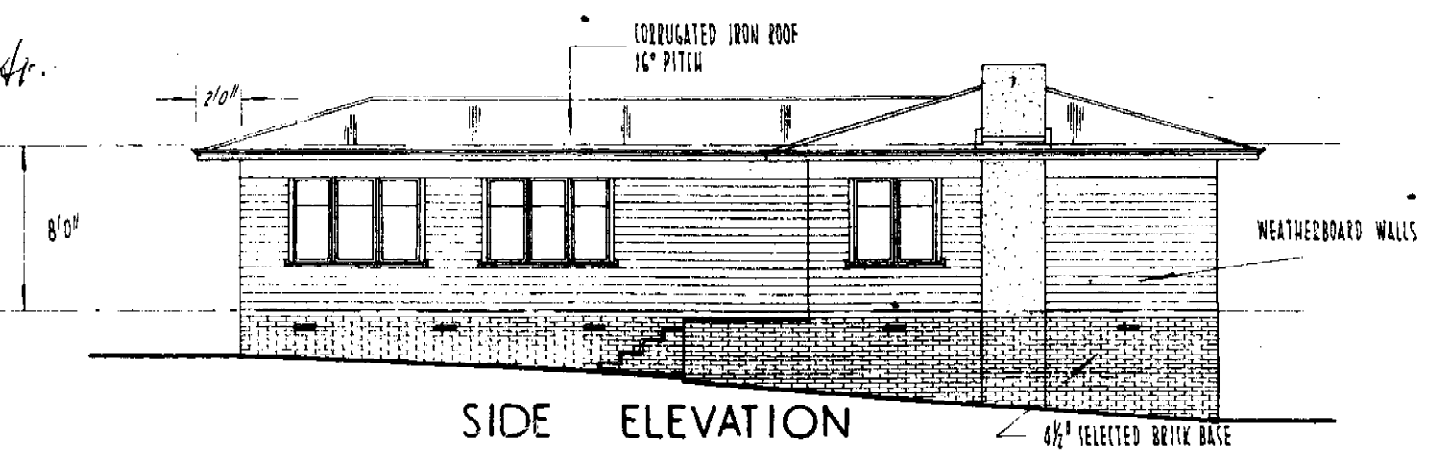
FLOOR PLAN



Parahaki St.



BACK ELEVATION



SIDE ELEVATION

AREA 945 SQ. FEET.

<p>SCALE 8 FEET TO 1/4 INCH</p>	<p>J. M. STIFFE'S DRAUGHTING SERVICE WHANGAREI</p>	<p>PROPOSED RESIDENCE FOR _____ A. J. & N. M. WATERWORTH _____ PARAHAKI STREET _____ WHANGAREI</p>	<p>PLAN No 1028</p>	<p>BUILDER</p>
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WHANGAREI CITY COUNCIL

B 00 5618 ✓

File 3351

BUILDING APPLICATION FORM

Please Note that any person wishing to take a vehicle over footpath, other than a proper crossing constructed for such purpose, shall apply to Council for a permit to do so and shall pay a fee of £10. Date 27-11- 1968

To: The City Engineer,

Sir,

I hereby apply for permission to erect barport.
at 2 Parakehi St. Whang. for M. J. Waterworth
(House Number and Street) (Owner)
2 Parakehi St. Whangarei, according to locality plan and detail plans, elevations
(Address)
cross-sections and specifications of building deposited herewith in duplicate.

PARTICULARS OF LAND:

LENGTH OF BOUNDARIES:

Assess. No. 73/81/1
Lot No. 1
D.P. 45130
Allotment No. _____

Front _____
Back _____
Side _____ Area _____
Side _____

PARTICULARS OF BUILDING:

Foundations concrete
Walls Plaster
Area of Ground Floor 278
Area of Outbuildings _____
Number of Storeys: Above kerb level _____
Average distance of set back of front of buildings from street boundary line _____

Floors _____
Roofs gable corr. iron
square feet
square feet
Below kerb level _____

ESTIMATED COST:

Building _____ £ 225
Sanitary Plumbing and Drainage _____ £ _____
Total _____ £ 225

PERMIT FEE	: 2:00.
WATER	: 10.
	<u>\$: 2:10.</u>
Inspector <u>Wab.</u>	
Receipt No. <u>71651</u> , Date <u>27.11.68</u>	

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) Private bar port.

Proposed use or occupancy of other parts of buildings _____

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

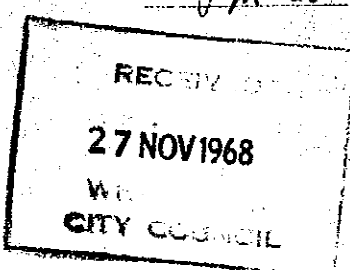
Yours faithfully,

M. J. Waterworth Owner
M. Neeson & Assoc Builder

Builder's Postal Address:

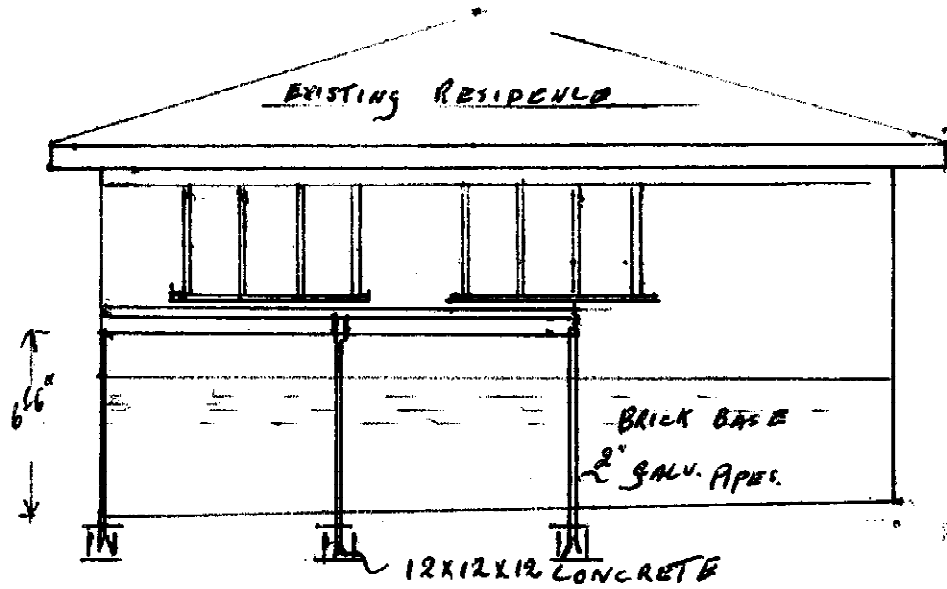
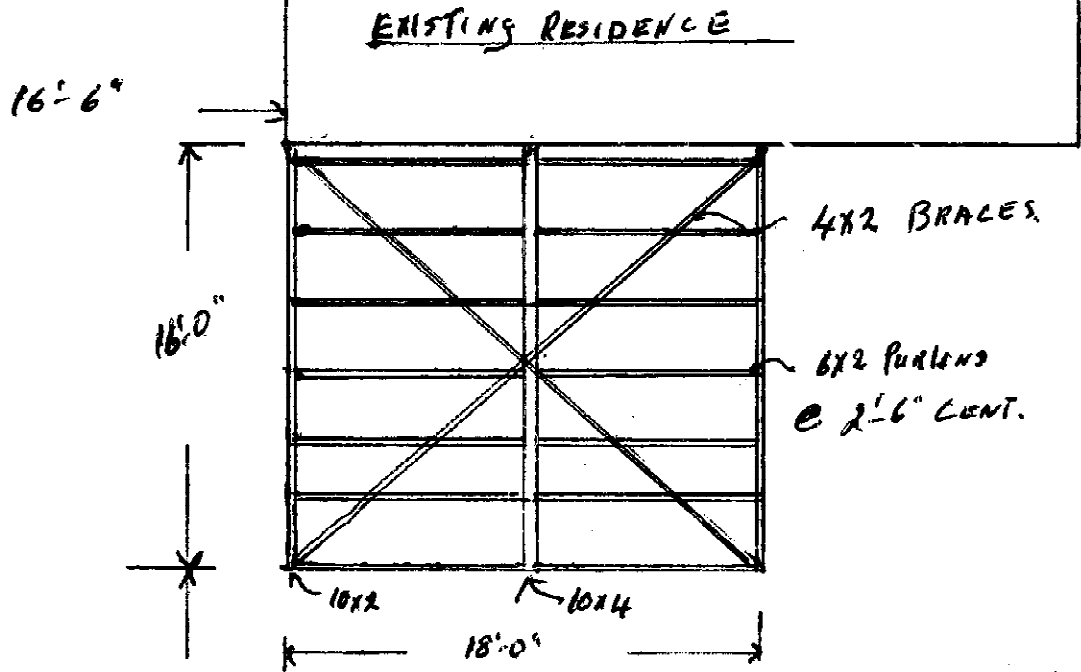
Flat 5 Almond Court,
Dent St.

Builder's Phone 82512.

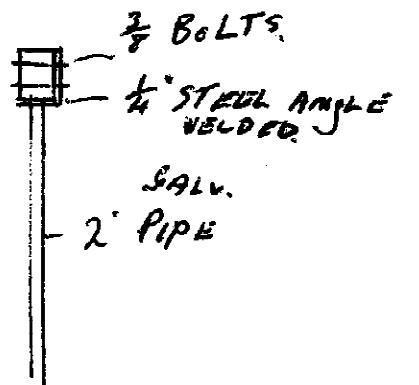


18664

PARAHAKI ST.



ROOF SALV CORR. IRON
NETTING & BUILDING UNDER



PROPOSED CARPORT FOR
 MR J. WATERWORTH,
 2 PARAHAKI ST.,
 WHANGAREI.

SOAK HOLE

BACK BOUNDARY

RECEIVED
 27 NOV 1968

2.



Form 5

Building Consent No: BC2001021

Section 51, Building Act 2004

Issued: 3 December 2020

The Building

Street address of building: 2 Parahaki Street
Whangarei 0112

Legal description of land where building is located: LOT 1 DP 45130

LLP: 50908

Building name: N/A

Location of building within site/block number: N/A

Level/unit number: N/A

First point of contact for communications with Council/building consent authority

The Owner

T M Ward
H J Osborne
2 Parahaki Street
Whangarei 0112

Phone number: 4703140

Mobile number: 0211836128

Facsimile number: N/A

Email address: heatherjane.osborne@gmail.com

Website: N/A

Street address/registered office: 2 Parahaki Street
Whangarei 0112

Building Work

The following building work is authorised by this consent:

Alterations to Existing Dwelling - Bathroom and Laundry

This building consent is issued under section 51 of the Building Act 2004. This building consent does not relieve the owner of the building (or proposed building) of any duty or responsibility under any other Act relating to or affecting the building (or proposed building).

This building consent also does not permit the construction, alteration, demolition, or removal of the building (or proposed building) if that construction, alteration, demolition, or removal would be in breach of any other Act.

This building consent is subject to the following conditions:

Section 90 Building Act 2004

Section 90 Building Act 2004 Inspections by Building Consent Authorities applies. This building consent is subject to the condition that agents authorised by the building consent authority are entitled at all times during normal working hours or while work is being done to inspect land on which building work is being or is proposed to be carried out and building work that has been or is being carried out on or off the building site and any building.

Nominated Inspections are carried out to ensure that the building work is in accordance with the building consent. Completed Inspections will be classified as pass, or pass subject to remedial work or failed status.

The nominated inspections required are listed in Appendix A.

Compliance Schedule

A compliance schedule is not required for the building.

Attachments

1. Appendix A.
2. Information on how to proceed with the building work.

Documentation Required for Code Compliance Certificate

1. Copies of all Records of Work from Licensed Building Practitioners used on the project.
2. A producer statement construction (PS3) is to be submitted by the waterproofing membrane applicator for each membrane application confirming that construction meets the requirement of this approved building consent.
 - Internal wet areas

Additional Information

1. The applicant must control dust nuisance created by any site or building works.
2. Toilet facilities must be provided within reasonable distance of the construction site. Ground discharge is no longer acceptable.
3. Lapsing of building consent. For the purposes of S52(b) of the Building Act 2004, the period after which this consent will lapse if the building work to which it relates does not commence will be 12 months from the date of issue.

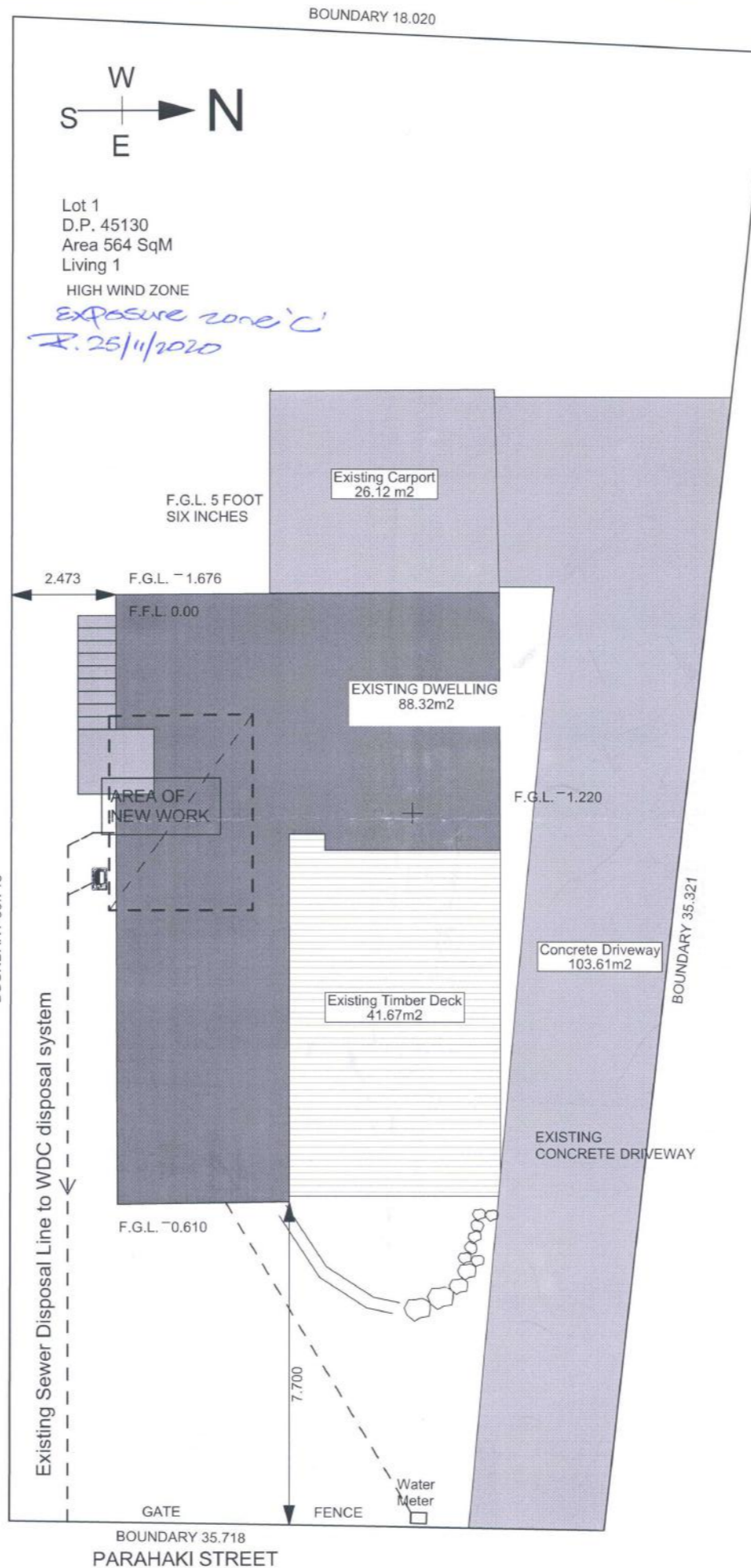


Kylee Mangu
Support Assistant – Building Processing
On behalf of Whangarei District Council

3 December 2020

Date

Materials Suspected of containing Asbestos to be Tested - Consult worksafe website for advice
 R. 25/11/2020



Lot 1
 D.P. 45130
 Area 564 SqM
 Living 1
 HIGH WIND ZONE
Exposure zone 'C'
 R. 25/11/2020

1. Site Plan
 #LayID Scale 1:100

APPROVED 2020
 BC NUMBER | DAY | MTH
01021 2511
 WHANGAREI DISTRICT COUNCIL
 BCA

RECEIVED - CUSTOMER SERVICES

28 OCT 2020

WHANGAREI
 DISTRICT COUNCIL

Dave Fisher Design

LBP #119993
 108 Timperley Road
 Parua Bay, 0174
 Whangarei
 PO Box 498 Whangarei
 PHONE: 09 436 5574
 davefisher32@hotmail.com

Owners: Tim Ward and Heather Osborne

Proposed Renovations

2 Parahaki Street

Whangarei

Site Plan

ISSUED: 15/10/2020

PROJECT: Bathroom / Laundry Renovation

SHEET L101

REV Consent Issue

DRAWN BY: D Fisher

CHECKED BY: D Fisher

All dimensions to be verified on site

LAUNDRY FINISHES SCHEDULE:

CEILING: New 10mm 'Gib' plasterboard with waterproof paint finish.

WALLS: New 10mm 'Gib' plasterboard with waterproof paint finish

FLOOR: New ceramic tiles over proprietary waterproof membrane on 4mm fibre cement sheet laid over existing T&G timber flooring

TRIM: New paint finished timber trim to match existing

Edge of existing porch roof

New 140 x 90 Sg8 H1.2 Lintel with type 'FG', 4 kN fixing

Allow to re-use existing door, frame, cladding, sill and trim.

New glazing to comply with NZS 4223.3 2016

EX- New 'Manrose' overhead extractor ducted through to soffit mounted grill plate

New Single glazed Timber Framed Window with 140 x 90 Sg8 H1.2 Lintel with type 'G', 4 kN fixing

BATHROOM FINISHES SCHEDULE:

CEILING: New 10mm 'Gib' plasterboard with waterproof paint finish.

WALLS: New 10mm 'Gib' plasterboard with waterproof paint finish

FLOOR AND SHOWER ALCOVE WALLS: New ceramic tiles over proprietary waterproof membrane on 4mm fibre cement sheet tile underlay laid over existing T&G timber flooring.

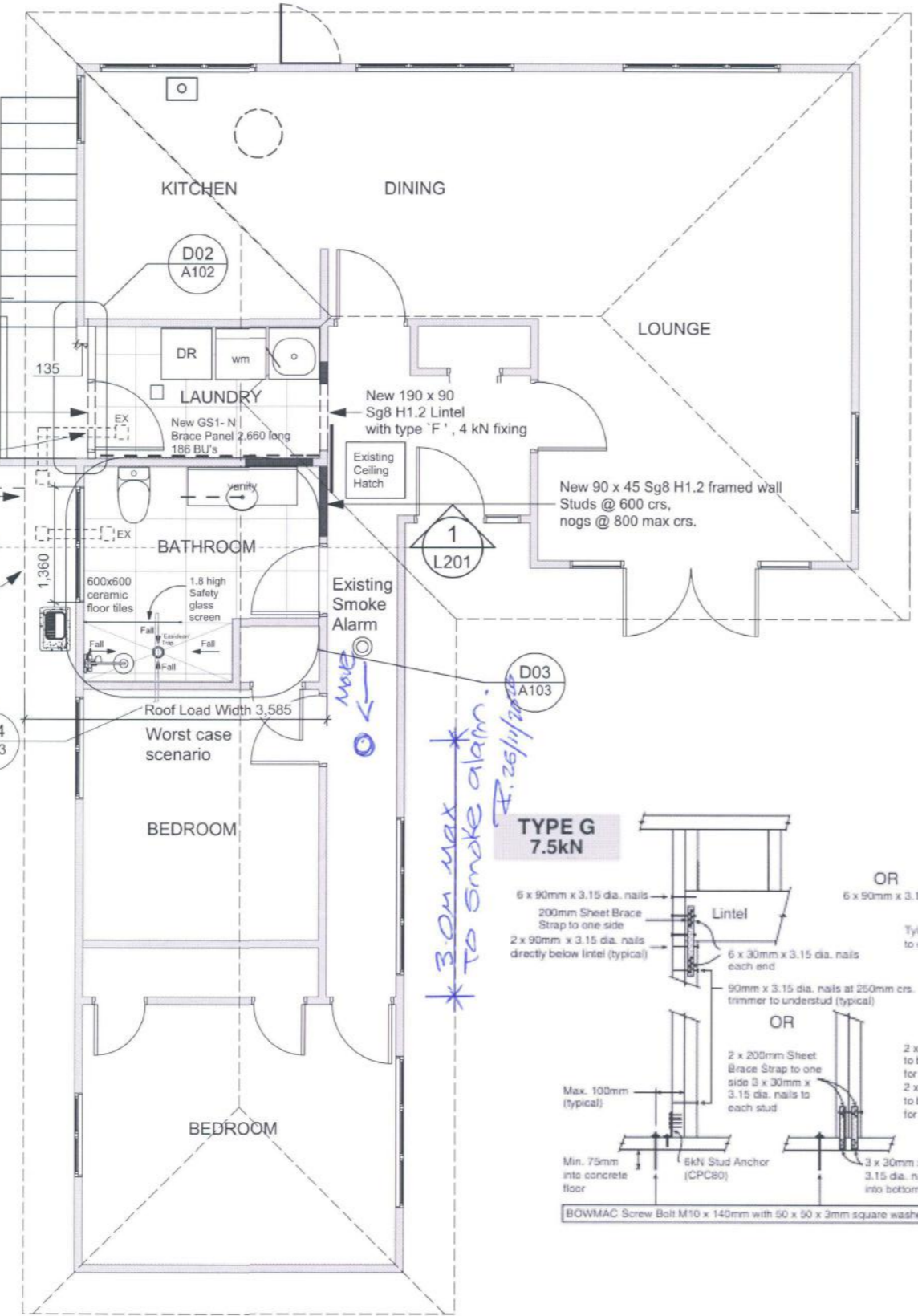
New 10mm 'GIB Aqualine' to all walls and ceilings.

New proprietary waterproof membrane over 'Gib Aqualine' to all walls being tiled.

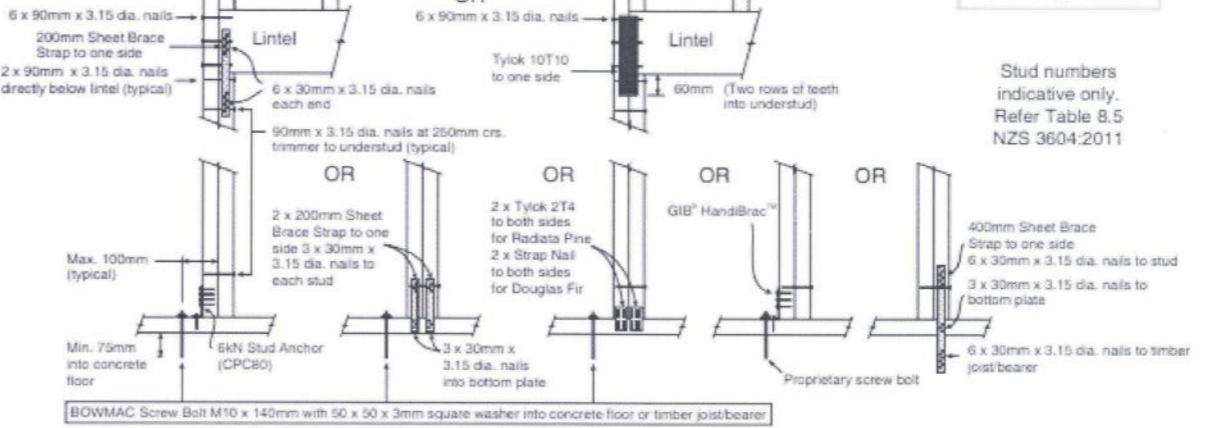
TRIM: New paint finished timber trim to match existing

NOTE:
All shower and bathroom floor tiles to have a MINIMUM slip resistance rating of 0.4

NOTE:
All exterior wall cavities exposed by renovation to be fitted with breather type building wrap fitted tightly between frames and R2.2 polyester insulation



TYPE G 7.5kN



3.0m max *
to smoke alarm.
R.25/p/2020

APPROVED 2020
BC NUMBER (DAY) (MT)
01021 2511
WHANGAREI DISTRICT COUNCIL
BCA

RECEIVED - CUSTOMER SERVICES
28 OCT 2020
WHANGAREI DISTRICT COUNCIL

Dave Fisher Design
LBP #119993
108 Timperley Road
Parua Bay, 0174
Whangarei
PO Box 498 Whangarei
PHONE: 09 436 5574
davefisher32@hotmail.com
Owners: Tim Ward and Heather Osborne
Proposed Renovations
2 Parahaki Street
Whangarei
New Floor Plan
ISSUED: 15/10/2020
PROJECT: Bathroom / Laundry Renovation
SHEET L103
REV Consent Issue
DRAWN BY: D Fisher
CHECKED BY: D Fisher
All dimensions to be verified on site

BATHROOM FINISHES SCHEDULE:

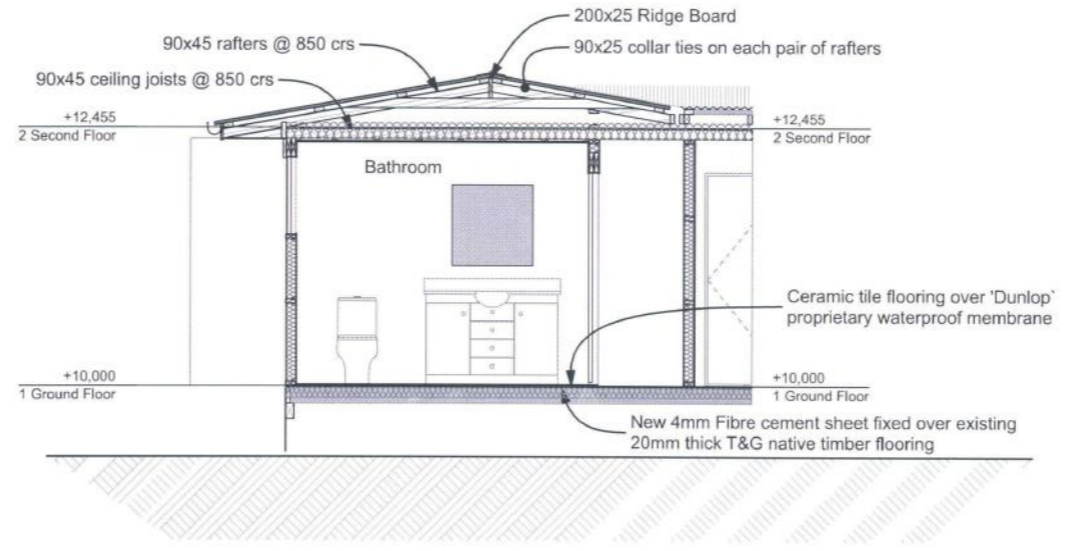
CEILING: New 10mm 'Gib' plasterboard with waterproof paint finish over existing ceiling battens

WALLS: New 10mm 'Gib' plasterboard with waterproof paint finish

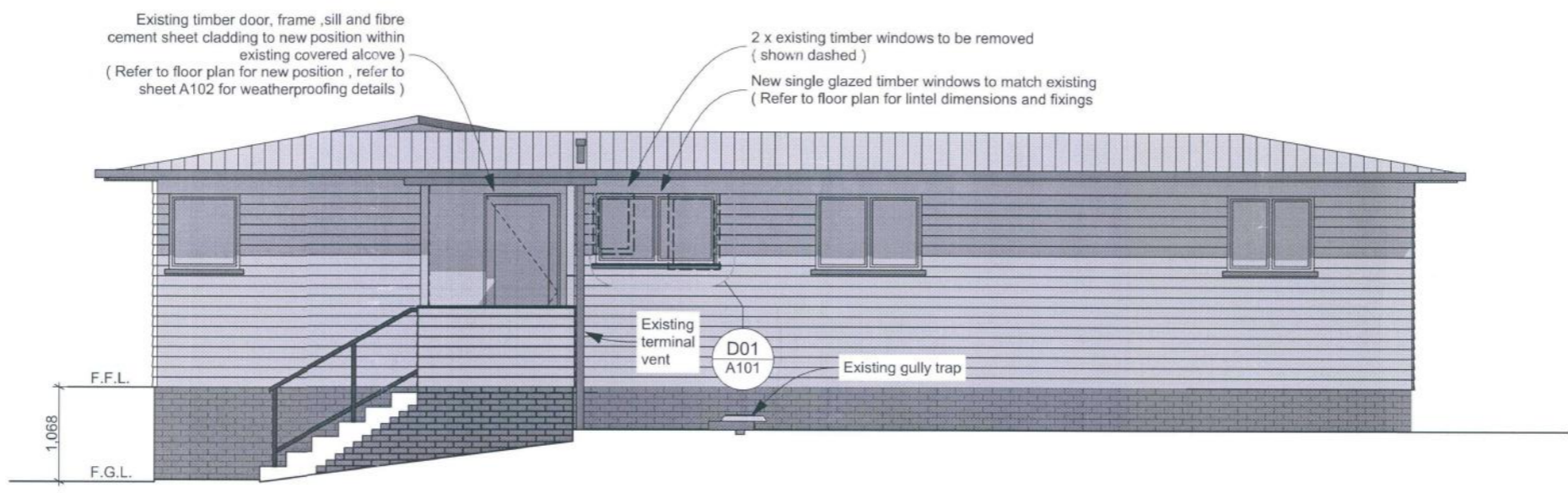
FLOOR AND SHOWER ALCOVE WALLS: New ceramic tiles over proprietary waterproof membrane on 4mm fibre cement sheet laid over existing T&G timber flooring. New 10mm 'GIB Aqualine' to shower alcove walls as substrate to membrane and wall tiles.

TRIM: New paint finished timber trim to match existing

NOTE:
All exterior wall cavities exposed by renovation to be fitted with breather type building wrap fitted tightly between frames and R2.2 polyester insulation



1 Section A-A
#LayID Scale 1:50



E-13 South Elevation
#LayID Scale 1:50

APPROVED 2020
IC NUMBER DAY MTH
01021 2511
WHANGAREI DISTRICT COUNCIL
BCA

RECEIVED CUSTOMER SERVICES
28 OCT 2020
WHANGAREI DISTRICT COUNCIL

Dave Fisher Design
LBP #119993
108 Timperley Road
Parua Bay, 0174
Whangarei
PO Box 498 Whangarei
PHONE: 09 436 5574
davefisher32@hotmail.com

Owners: Tim Ward and Heather Osborne

Proposed Renovations
2 Parahaki Street
Whangarei
Section A and South Elevation
ISSUED: 15/10/2020
PROJECT: Bathroom / Laundry Renovation

SHEET L201
REV Consent Issue
DRAWN BY: D Fisher
CHECKED BY: D Fisher
All dimensions to be verified on site



Form 7

Code Compliance Certificate BC2001021

Section 95, Building Act 2004

Issued: 13 June 2022

The Building

Street address of building: 2 Parahaki Street
Whangarei 0112

Legal description of land where building is located: LOT 1 DP 45130

LLP: 50908

Building name: N/A

Location of building within site/block number: N/A

Level unit number: N/A

Current, lawfully established use: Detached dwelling

Year first constructed: 1957

The Owner

T M Ward
H J Osborne
2 Parahaki Street
Regent
Whangarei 0112

Phone number: N/A

Mobile number: 0211836128

Facsimile number: N/A

Email address: N/A

Website: N/A

Street address/registered office: 2 Parahaki Street
Whangarei 0112

First point of contact for communications with the building consent authority: Owner

Building Work**Alterations to Existing Dwelling - Bathroom
and Laundry**

Building Consent Number:

BC2001021

Issued by:

Whangarei District Council

Code Compliance

The building consent authority named below is satisfied, on reasonable grounds, that -

- (a) The building work complies with the building consent.

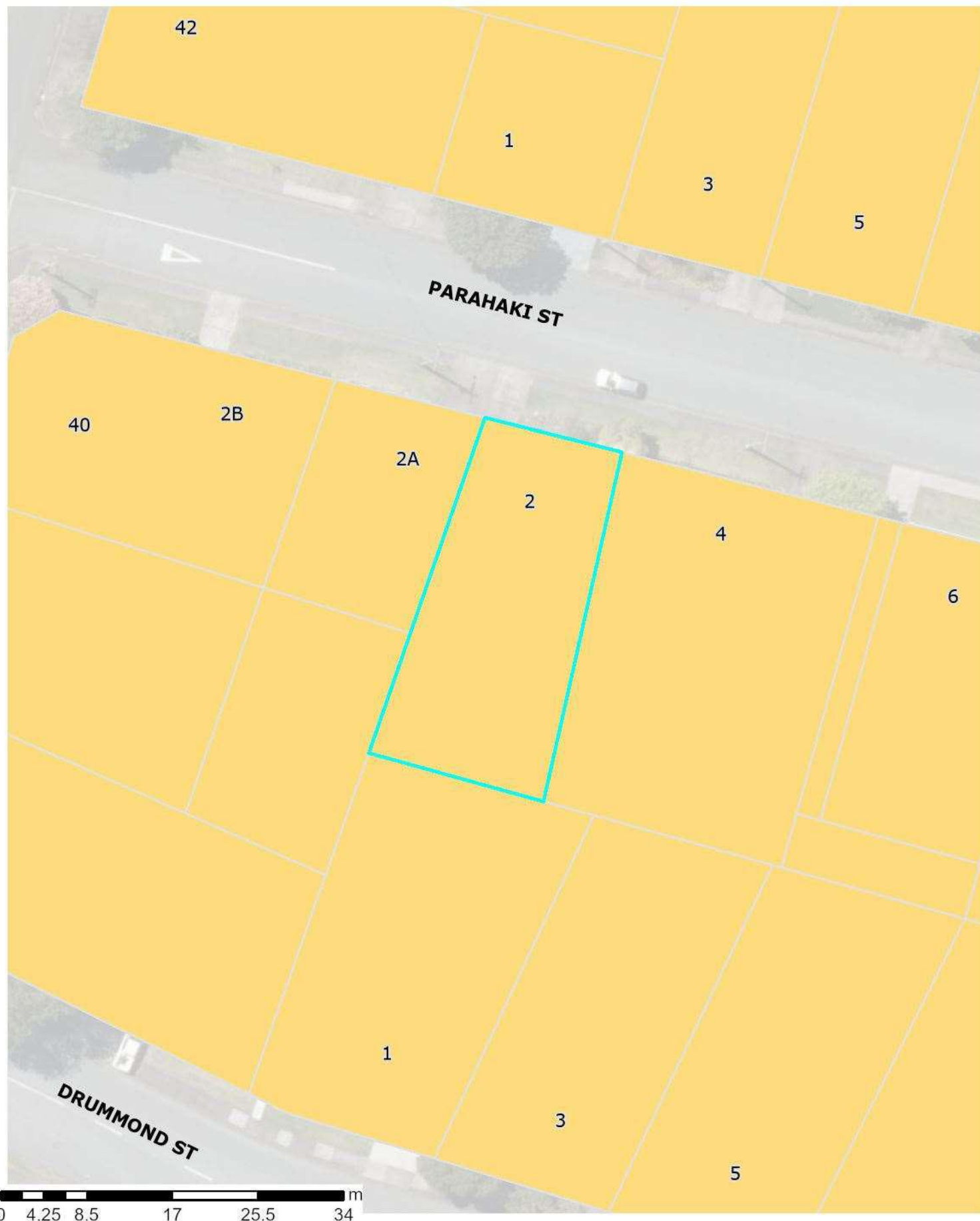


Lolly Muliipu

Support Assistant – Building Processing
On behalf of Whangarei District Council

13 June 2022

Date



The information displayed is schematic only and serves as a guide. It has been compiled from Whangarei District Council records and is made available in good faith but its accuracy or completeness is not guaranteed.

7 December 2023
Scale 1:500



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Operative District Plan – Map Legend

District-Wide Matters







Energy, Infrastructure and Transport

-  Airport Runway
-  Indicative Road
-  National Road
-  Regional Road
-  Arterial Road
-  Primary Collector Road
-  Secondary Collector Road
-  Access Road
-  Low Volume Road
-  Strategic Road Protection Area
-  Strategic Railway Protection Line
-  Rescue Helicopter Flight Path
-  National Grid Tower
-  Northpower Tower CEL-Cat1
-  National Grid Line
-  Northpower Overhead Critical Line Cel-Cat1
-  Northpower Critical Overhead Lines CEL
-  Northpower Critical Underground Lines CEL

Hazards and Risks

-  Coastal Erosion Hazard 1
-  Coastal Erosion Hazard 2
-  Flood Susceptible Areas
-  Mining Hazard Area 1
-  Mining Hazard Area 2
-  Mining Hazard Area 3

Historical and Cultural Values

-  Notable Tree Overlay
-  Heritage Item Overlay
-  Heritage Area Overlay
-  Sites of Significance to Maori
-  Areas of Significance to Maori
-  Papakāinga

Natural Environment Values

-  Esplanade Priority Area
-  Coastal Marine Area (CMA) boundary
-  Goat Control Areas
-  QRA Quarrying Resource Area
-  QRA Mining Area
-  QRA Buffer Area
-  QRA 500m Indicative Setback
-  Outstanding Natural Feature
-  Outstanding Natural Landscape


General District-Wide Matters

-  Air Noise Boundary
-  Outer Control Boundary
-  Helicopter Hovering Area
-  Noise Control Boundary Overlay
-  Rail noise alert area
-  Rail vibration alert area
-  Coastal Environment Overlay
-  Outstanding Natural Character Area
-  High Natural Character Area

Area Specific Matters

-  Multi Title Site
-  Designation
-  Precinct
-  Development Area

Residential Zones

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

Rural Zones

-  Settlement Zone Residential Sub-Zone
-  Settlement Zone Centre Sub-Zone
-  Settlement Zone Industry Sub-Zone
-  Rural Production Zone
-  Rural Lifestyle Zone
-  Future Urban Zone
-  Strategic Rural Industries Zone
-  Fonterra Kauri Milk Processing SRIZ – Ancillary Irrigation Farms

Commercial and Mixed Zones

-  Local Centre Zone
-  Neighbourhood Centre Zone
-  Commercial Zone
-  Mixed Use Zone
-  Town Centre Zone
-  City Centre Zone
-  Waterfront Zone
-  Shopping 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
-  Hospital Zone
-  Port Zone
-  Ruakaka Equine Zone

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