

## 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: LM2301556**

**Received: 01 Dec 2023**

**Issued: 05 Dec 2023**

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

**APPLICANT**

K Higgison  
32 Tui Crescent  
Maunu  
Whangarei 0110

**SITE INFORMATION**

Property ID: 24025  
Street Address: 32 Tui Crescent Whangarei 0110  
Legal Description: LOT 24 DP 42169

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 42169
- Record of Title: NA1139/113

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

- Building Line Restriction dated 01/07/1954 – Interest Number K50800

**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 low, moderate, and high zones 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.

Refer to map attached and for more information on the proposed plan change please visit: <https://www.wdc.govt.nz/Services/Planning/District-Plan-changes/Current-plan-changes>

This property has been identified as having information available under Stormwater Catchment and Flood Management.

Any overland flow path shown provides an indicative understanding of routes where surface stormwater may flow during rainfall events.

Refer Pipeline Assets map attached and for further information please contact the Waste and Drainage Department on 09 430 4200

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

As-Built, House Connection and/or Drainage Plans for this property from the building file are attached.

- House Connection Plan dated 10/07/1961
- Site Drainage Plan dated 12/12/1978
- As-Built Services Plan from file BC0694054

For further information regarding Council Water Supply please refer:

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

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

For information refer: <https://www.wdc.govt.nz/Council/Council-documents/Policies/Building-Over-Public-Sewers-Policy>

### **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).**

After an extensive search of Council records, we were unable to locate the building file for the original dwelling.

Copy of Building Permits issued for this property are attached.

- Make Alterations to Residence – Received 09/06/1961
- Re-block – Issued 04/04/1977
- Make Alterations & Additions to Existing House – Issued 28/08/1981

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.

- BC0473673 – Install Kent Fire  
Building Consent – Issued 06/05/2004  
Code Compliance Certificate – Issued 31/05/2004  
*Unable to locate plans*
- BC0694054 – Demolish Water Tank and Shed  
Building Consent – Issued 08/09/2006  
Code Compliance Certificate – Issued 05/01/2007

Copy of the Application (e.g. Vehicle Crossing Permit and/or Public Utility Service) for this property is attached.

- Agreement Regarding Drainage Connection – Date unreadable

**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 General 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.**

This property is in the vicinity of an Archaeological site, information attached.

- Q07/1001 – Stone Row

For further information contact the Area Archaeologist at Heritage New Zealand, Northland Area Office on ph. 09 407 0470 or [infonorthland@heritage.org.nz](mailto:infonorthland@heritage.org.nz)

**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.

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## 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](http://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.

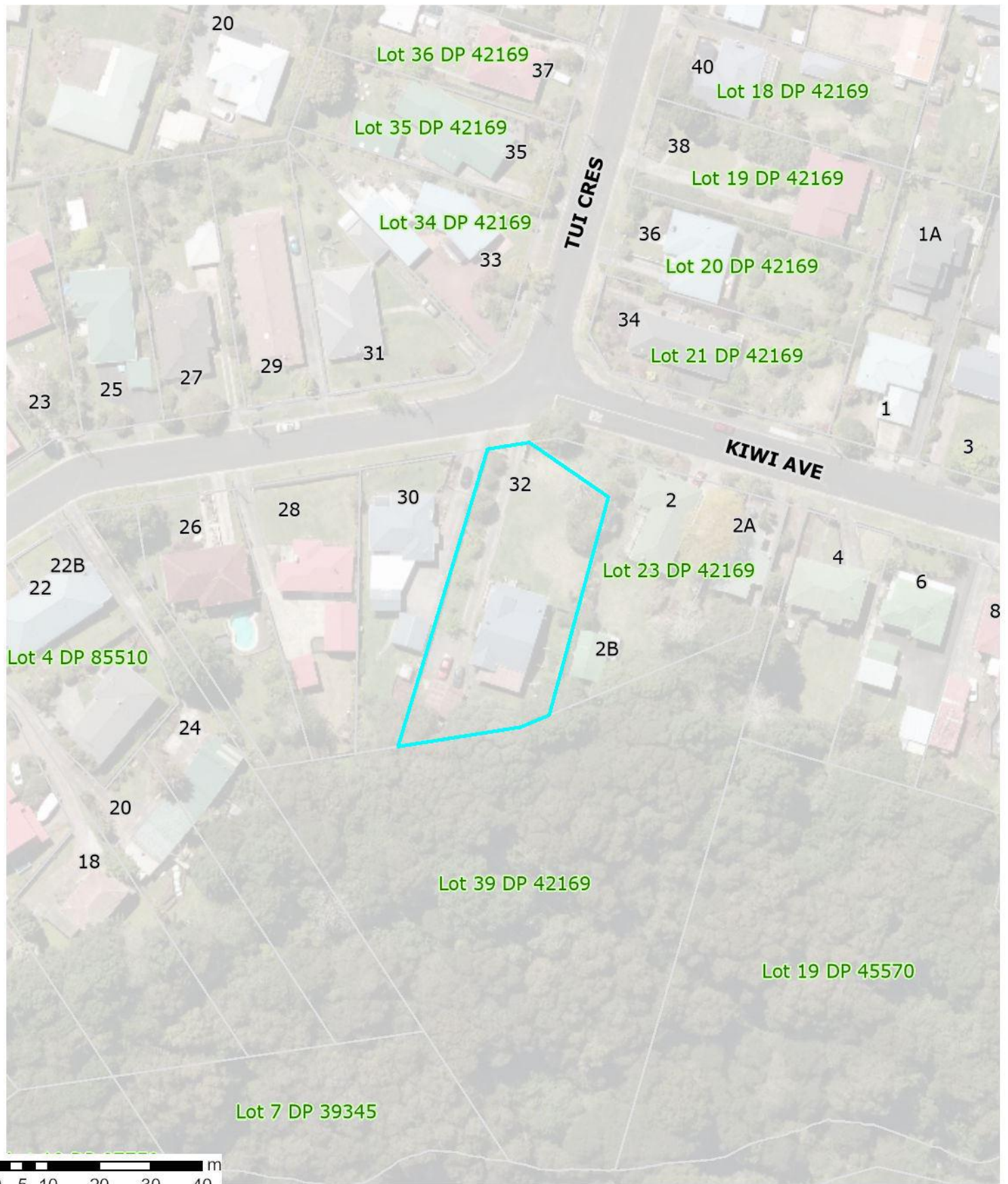
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Signed for and on behalf of Council:



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.

4 December 2023  
Scale 1:1,000





# 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.

4 December 2023  
Scale 1:1,000



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.





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



  
R. W. Muir  
Registrar-General  
of Land

**Identifier** NA1139/113  
**Land Registration District** North Auckland  
**Date Issued** 20 May 1955

**Prior References**  
NA766/112

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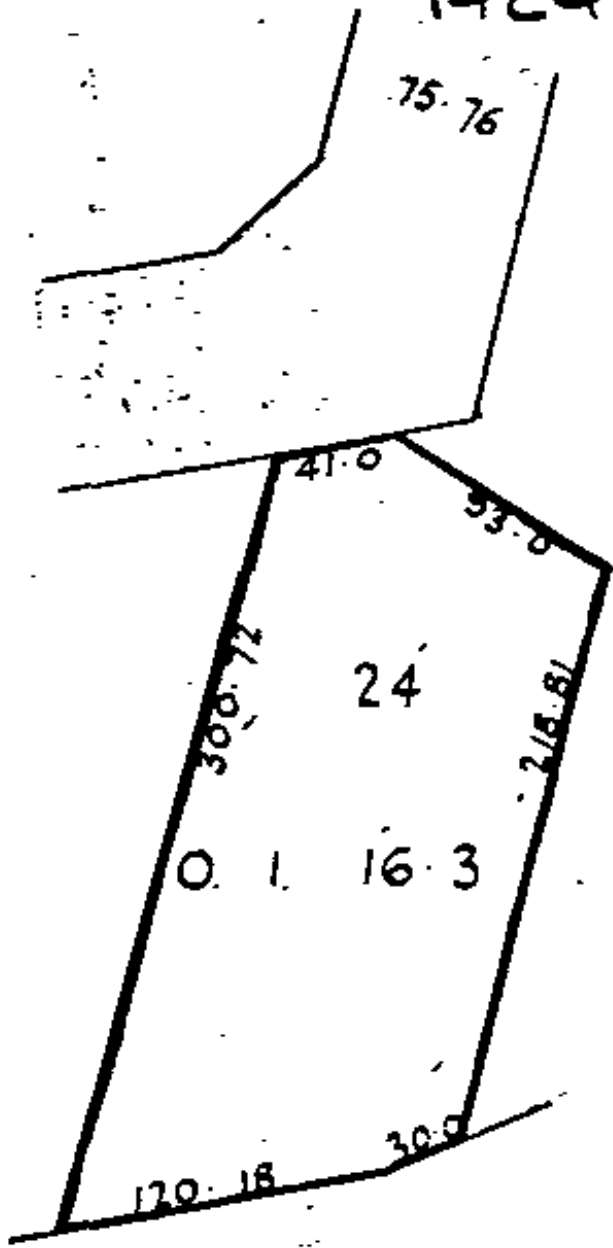
**Estate** Fee Simple  
**Area** 1424 square metres more or less  
**Legal Description** Lot 24 Deposited Plan 42169  
**Registered Owners**  
Krystal Shannon Leewes Higgison and Sheldon Levi Norris Wayne Hook Edwards

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**Interests**  
K50800 Building Line Restriction  
Fencing Agreement in Transfer 558327 - 20.5.1955  
11211560.3 Mortgage to ASB Bank Limited - 5.9.2018 at 4:21 pm

11 Purua S.D.

EQUIVALENT METRIC  
AREA IS ..... 1424m<sup>2</sup>  
1424 ML



NOTICE NO: 634  
SCHEME PLAN NO: 5518

KSD800 BLR

CONDITIONS OF BUILDING LINE.

SECTION 5 LAND SUBDIVISION IN COUNTIES  
ACT, 1946.

PURSUANT to the provisions of Section 5 (4)  
of the Land Subdivision in Counties Act 1946,  
I, THOMAS STRATHALLAN ROE, Chief Surveyor,  
North Auckland Land District, HEREBY GIVE  
NOTICE that Lots 15, 16, 18 to 21 and 23 to 36,  
more particularly delineated in the Scheme Plan  
of the Town of Raumanga Extension No.17, being  
a subdivision of part Tokitaruna Block, situated  
in Block XII Purua Survey District, and comprised  
in Certificate of Title Volume 766 folio 112,  
Auckland Land Registry, are subject to the condition  
that no buildings or hoardings shall be erected on  
the said lots within 33 feet of the middle-lines  
of Lot 22 (Road Reserve), and Lot 38 (Road to be  
dedicated) as shown on the aforementioned scheme  
plan.

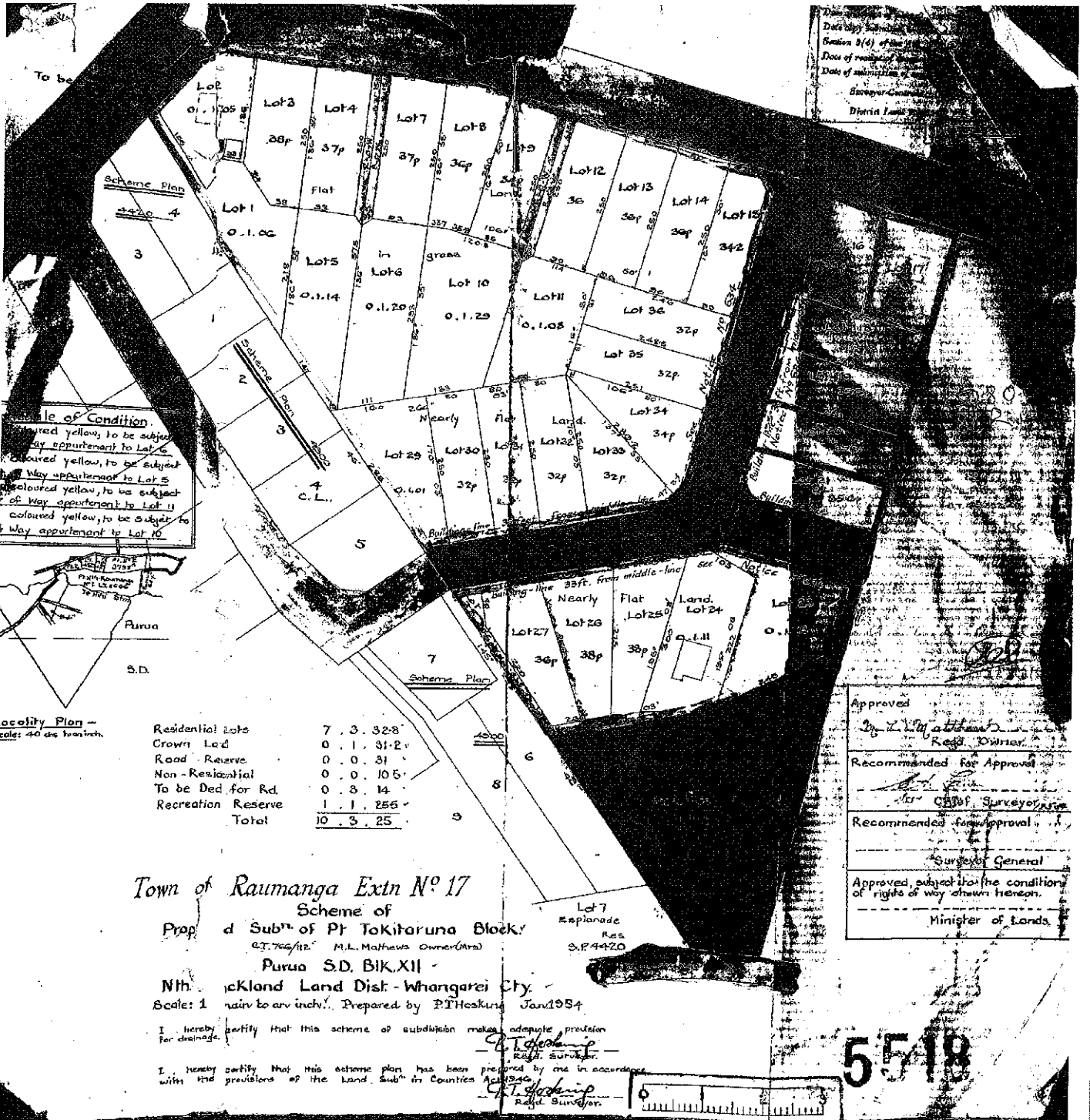
GIVEN under my hand this 1<sup>st</sup>  
day of July, 1954.

Signed : T. S. Roe,  
CHIEF SURVEYOR.

NORTH AUCKLAND LAND DISTRICT.

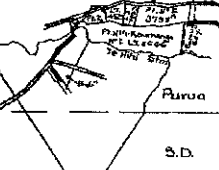
I, THOMAS STRATHALLAN ROE, Hereby Certify that  
this is a copy of a Notice issued in accordance  
with the Land Subdivision in Counties Act, 1946.

  
CHIEF SURVEYOR.



Date of registration  
 Section 1(4) of the  
 Date of registration  
 Date of submission of  
 Surveyor-General  
 District Land

**Table of Condition.**  
 Coloured yellow, to be subject  
 of Way appurtenant to Lot 6  
 Coloured yellow, to be subject  
 of Way appurtenant to Lot 5  
 Coloured yellow, to be subject  
 of Way appurtenant to Lot 11  
 Coloured yellow, to be subject to  
 Way appurtenant to Lot 10



Locality Plan -  
 scale: 40 ds to inch

Residential Lots	7	3	32.8
Crown Land	0	1	31.2
Road Reserve	0	0	31
Non-Residential	0	0	10.6
To be Ded. for Rd.	0	3	14
Recreation Reserve	1	1	25.6
<b>Total</b>	<b>10</b>	<b>3</b>	<b>25</b>

**Town of Raumanga Extn N<sup>o</sup> 17**  
 Scheme of  
 Prop'd Sub<sup>n</sup> of Pt Tokitaruna Block  
 CT. 766/12 M.L. Mathews Owner (Mrs)  
 Purua S.D. BIK.XII  
 Nth. Island Land Dist - Whangarei Cty.  
 Scale: 1 inch to 400 yds. Prepared by P.H. Skene Jan 1954

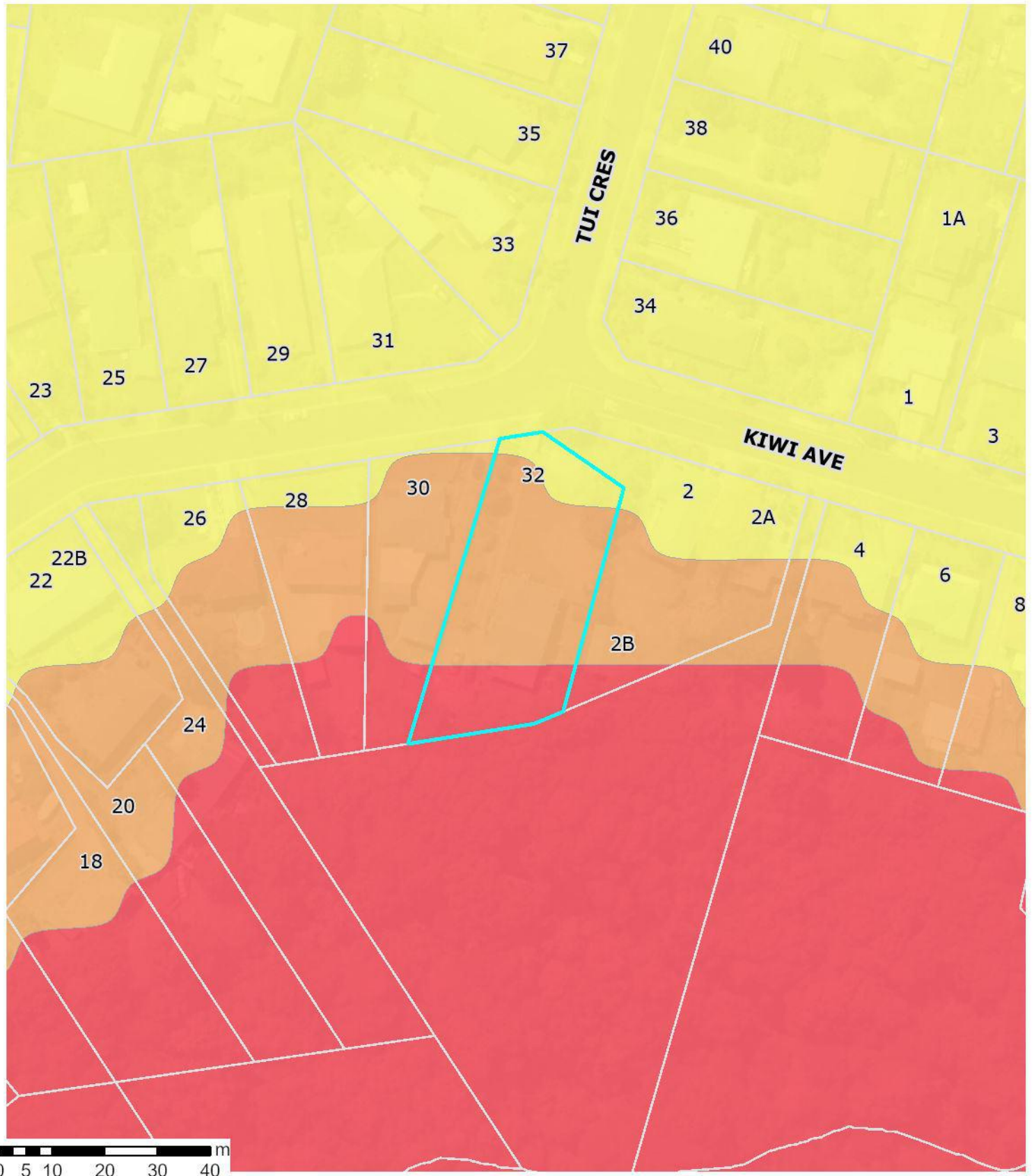
I hereby certify that this scheme of subdivision makes adequate provision for drainage.  
 P.H. Skene  
 Regd. Surveyor

I hereby certify that this scheme of subdivision has been prepared by me in accordance with the provisions of the Land Sub<sup>n</sup> in Counties Act 1949.  
 P.H. Skene  
 Regd. Surveyor

Approved  
 Regd. Owner  
 Recommended for Approval  
 Chief Surveyor  
 Recommended for Approval  
 Surveyor General  
 Approved, subject to the conditions of rights of way shown hereon.  
 Minister of Lands

**5518**

# Land Stability



## Landslide Susceptibility Zone

- High
- Moderate
- Low

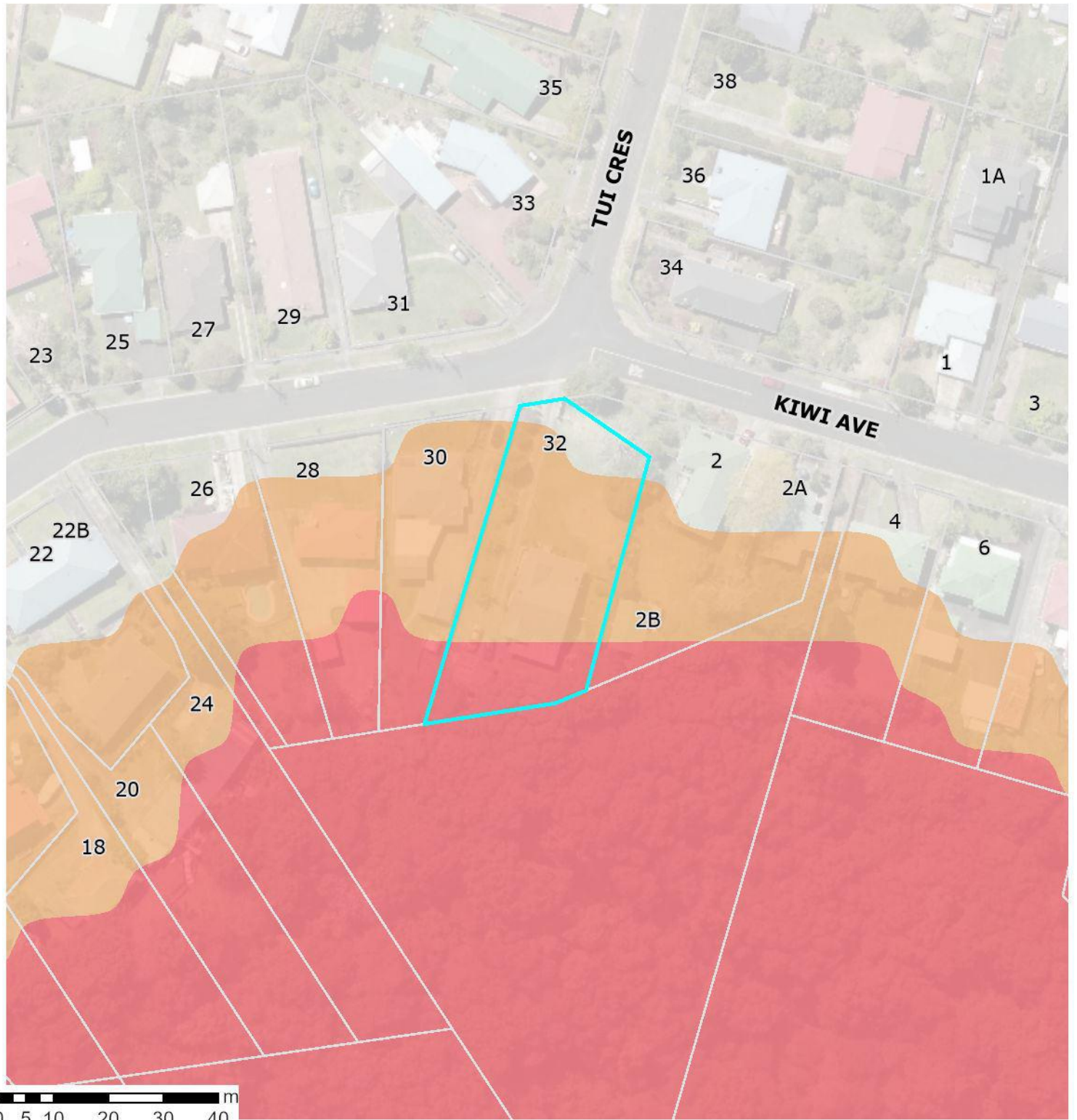
Whangārei District Council holds indicative information on land stability hazard for Whangārei. The Whangārei District Council may require site-specific investigations before granting future subdivision or building consent for the property, depending on the level of stability risk of the area the property 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>

4 December 2023  
Scale 1:1,000





# District Plan Change 1 - Natural Hazards

## Land Instability



PC1 - Natural Hazards

Land Instability

-  High Susceptibility to Land Instability
-  Moderate Susceptibility to Land Instability

4 December 2023

Scale 1:1,000

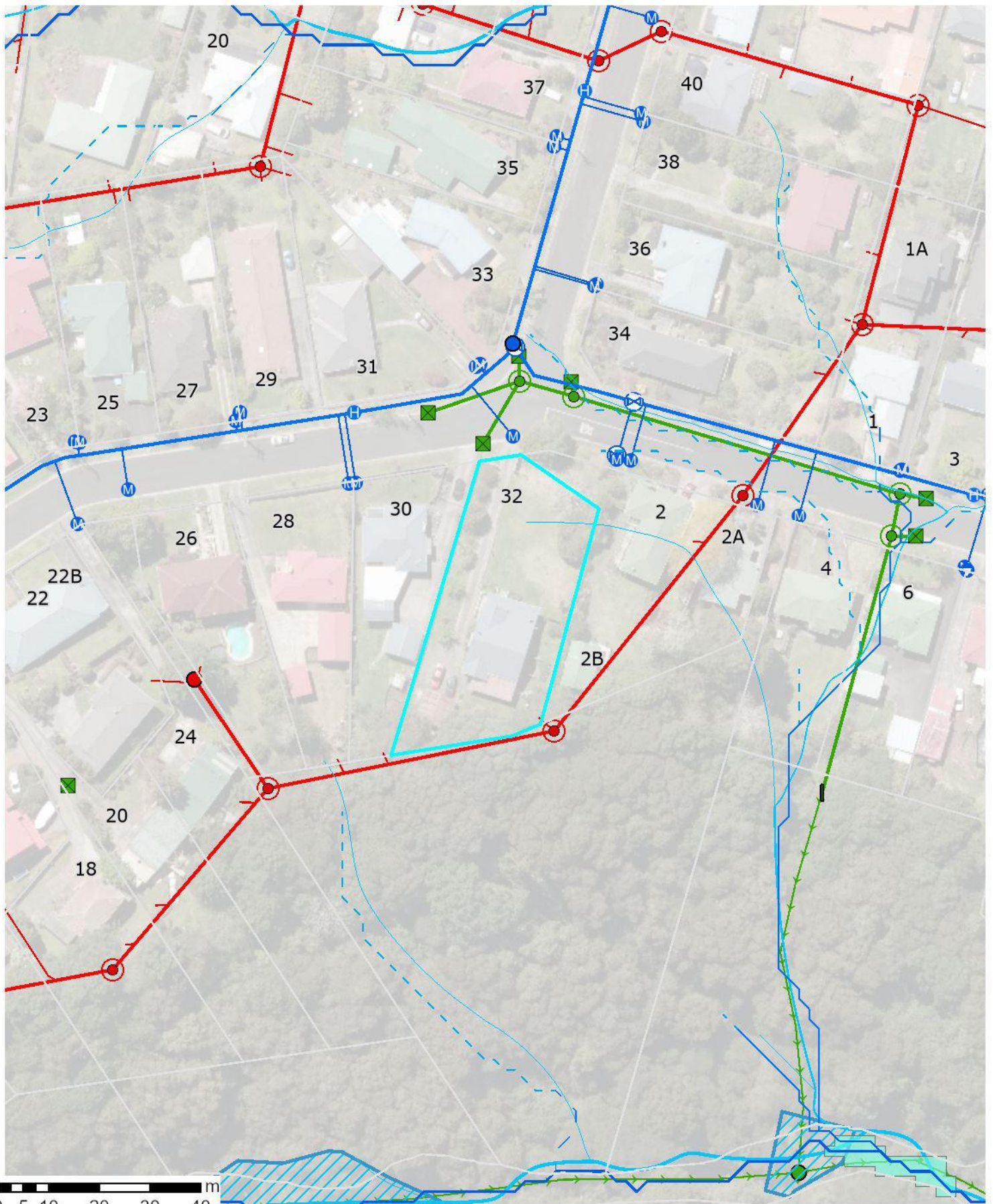


Information provided on this map forms part of Plan Change 1 – Natural Hazards.  
To view the proposed maps and see how the changes may affect the property please visit:  
<https://www.wdc.govt.nz/Services/Planning/District-Plan-changes/Current-plan-changes>.

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# 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.

4 December 2023  
Scale 1:1,000



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 Corporation

3333

PERMIT No. 109A

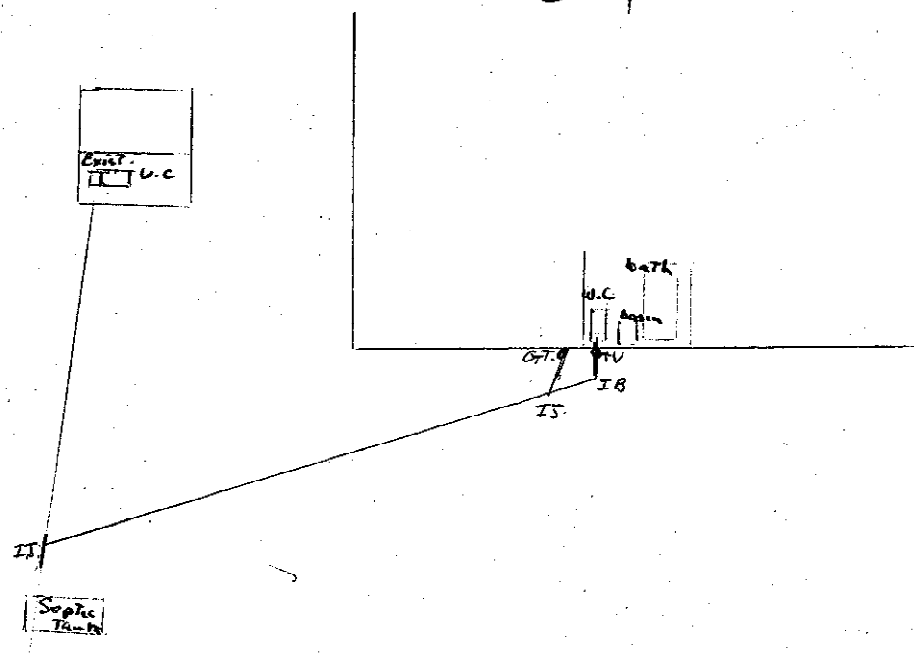
DATE 10/2/61

## HOUSE CONNECTION PLAN

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

3951

24025



Owner MRS MIKNER

Street TUI CRES. HAHANE

Assessment No. \_\_\_\_\_

Plumber \_\_\_\_\_

Drainer Abbey

# WHANGAREI CITY

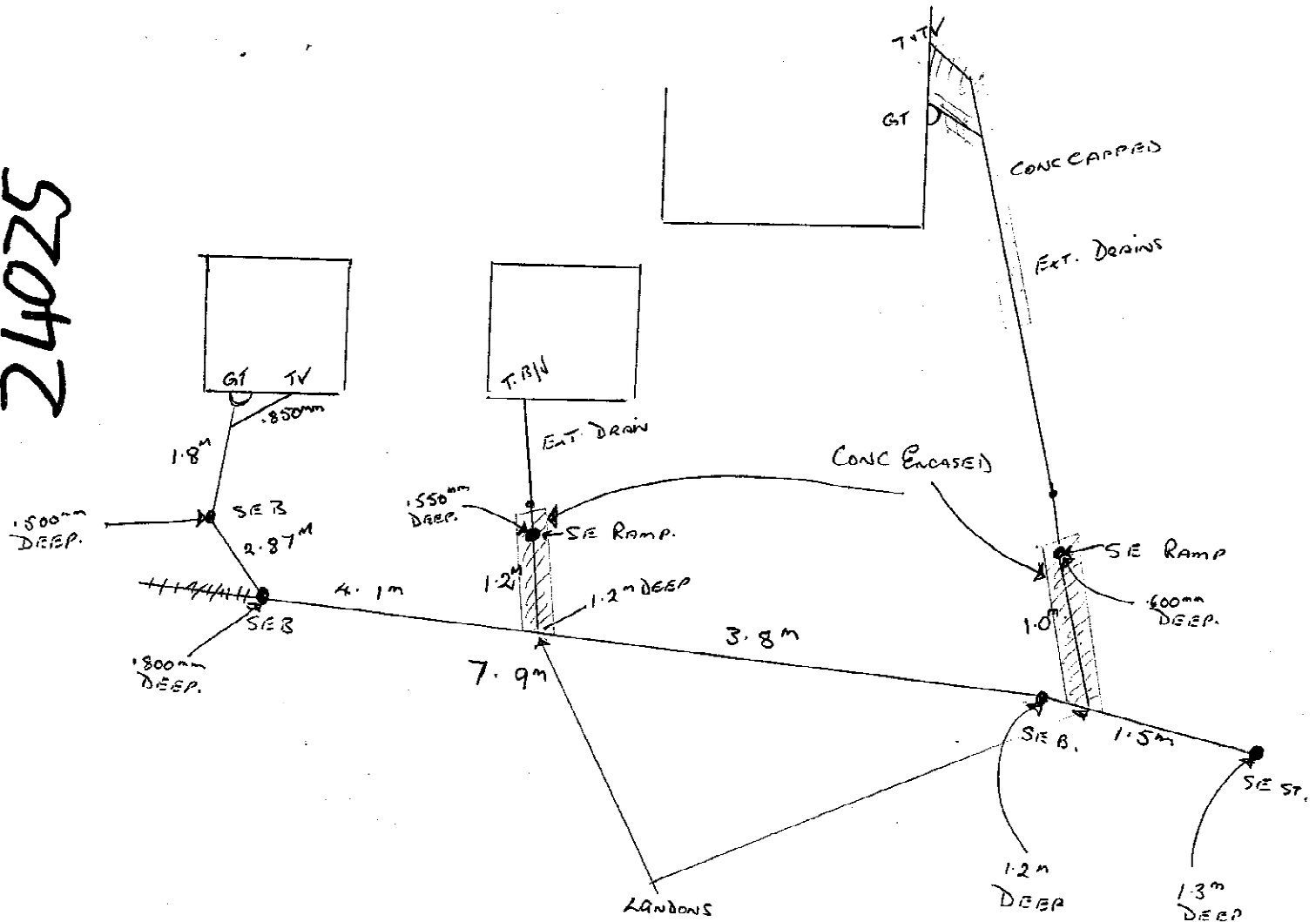
## SITE DRAINAGE PLAN

DRAINLAYER DES KERBY LTD  
 Permit No. 15150  
 Date 12-12-1978

ACTUAL measurements between inspection pipes, changes of direction, etc. are to be clearly shown. This applies to stormwater drains also. The DEPTH of all cleaning eyes, is also to be shown.

New Sewerdrains	RED	————
Stormwater	DOTTED BLACK	-----
Old Drains	FULL BLACK	————
Material Used		
SEWER	PVC/CERAMIC	
STORMWATER	PVC/CERAMIC	
	DELETE	

24075



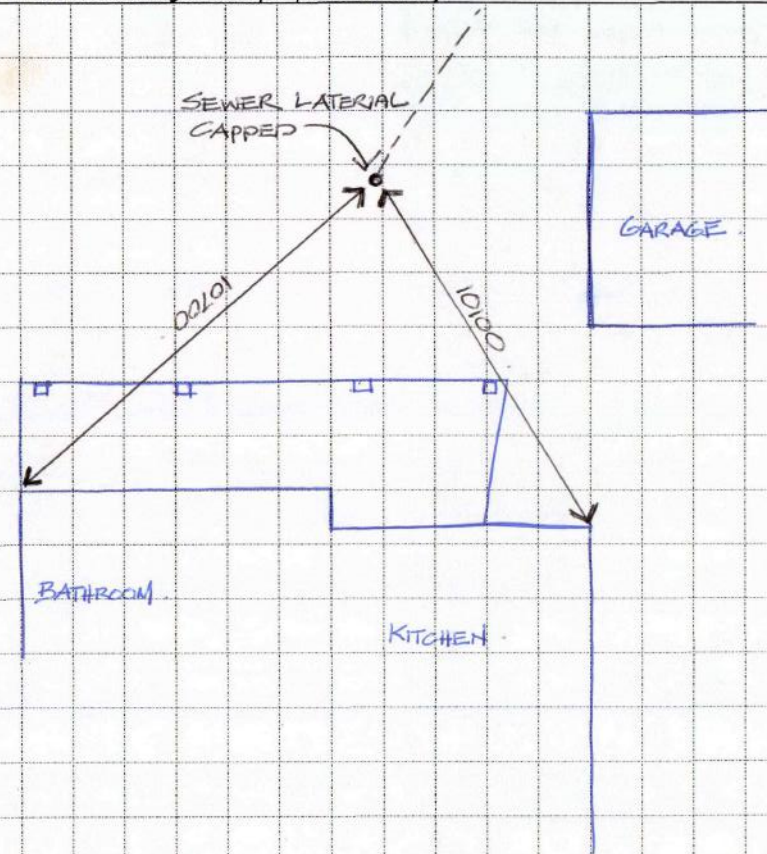
OWNER: MR. H.S. PEYV  
 STREET: 32 Tui CRES MAUNU

LOT No. \_\_\_\_\_  
 DP No. \_\_\_\_\_

**PART C : As Built Services Plan**

(To be completed in all cases. If details are already noted on separate drawings then provide copies in duplicate as appro

and attach to this sheet. Ensure that drawing numbers, etc, is noted below)



Scale: \_\_\_\_\_ in \_\_\_\_\_  
Site Address: \_\_\_\_\_



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: Monday, 4 December, 2023

**Property Number** 24025  
**Legal Description** LOT 24 DP 42169  
**Assessment Number** 0076186400  
**Address** 32 Tui Crescent Whangarei 0110  
**Record of Title(s)** 1139/113  
**Land Value** \$415,000  
**Capital Value** \$810,000  
**Date of Valuation** 01-July-2021  
**Effective Date (used for rating purposes)** 01-July-2022  
**Meter Location** 2m LH OF DR 4M KERB #32

### Rates Breakdown (up to 30 June 2024)

Rates Charge	Charge Total
General Residential	\$968.03
Sewage Disposal - Residential	\$902.00
Uniform Annual General Charge	\$701.00
Regional Council Services	\$180.61
Regional Economic Development	\$8.88
Regional Emergency & Hazard Management	\$50.50
Regional Emergency Services Rate	\$11.44
Regional Flood Infrastructure	\$36.56
Regional Land and Fresh Water Management	\$116.28
Regional Pest Management	\$88.06
Regional River Management - General Catchment Area	\$41.42
Regional Sporting Facilities	\$16.37
Regional Transport Rate	\$43.17
<b>Annual Charge Total</b>	<b>\$3,164.32</b>

**Opening Balance as at 01/07/2023** **\$0.00**

Rates Instalments	Total
20/07/2023 Instalment	\$791.32
20/10/2023 Instalment	\$791.00
20/01/2024 Instalment	\$791.00
20/04/2024 Instalment	\$791.00

**Rates Total** **\$3,164.32**

**Balance to Clear** **\$1,582.00**

Please Note: The person wishing to take a vehicle over footway, or when a proper crossing is constructed for such purpose, shall apply to Council for a permit to do so and shall pay a fee of £10.

# Whangarei Borough Council

RECEIVED  
- 9 JUN 1961  
WHANGAREI  
BOROUGH COUNCIL

80524

## BUILDING APPLICATION FORM

Date: June 9th 1961

To: The Borough Engineer,

Sir,

I hereby apply for permission to Make Alterations to Residence  
at 75 Crescent, Maunu for Peter Allen & Leslie Mary Millar  
(House Number and Street) (Owner)  
of 75 Crescent, Maunu, 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.: 75/803/1 Front: .....  
Lot No.: 2A Back: .....  
D.P.: 42149 PT Takahāhā BLK XI Side: ..... Area: 1.16.3  
Puana Dist Side: .....  
Allotment No.: .....

### PARTICULARS OF BUILDING:

Foundations: ..... Floors: .....  
Walls: ..... Roofs: .....

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:

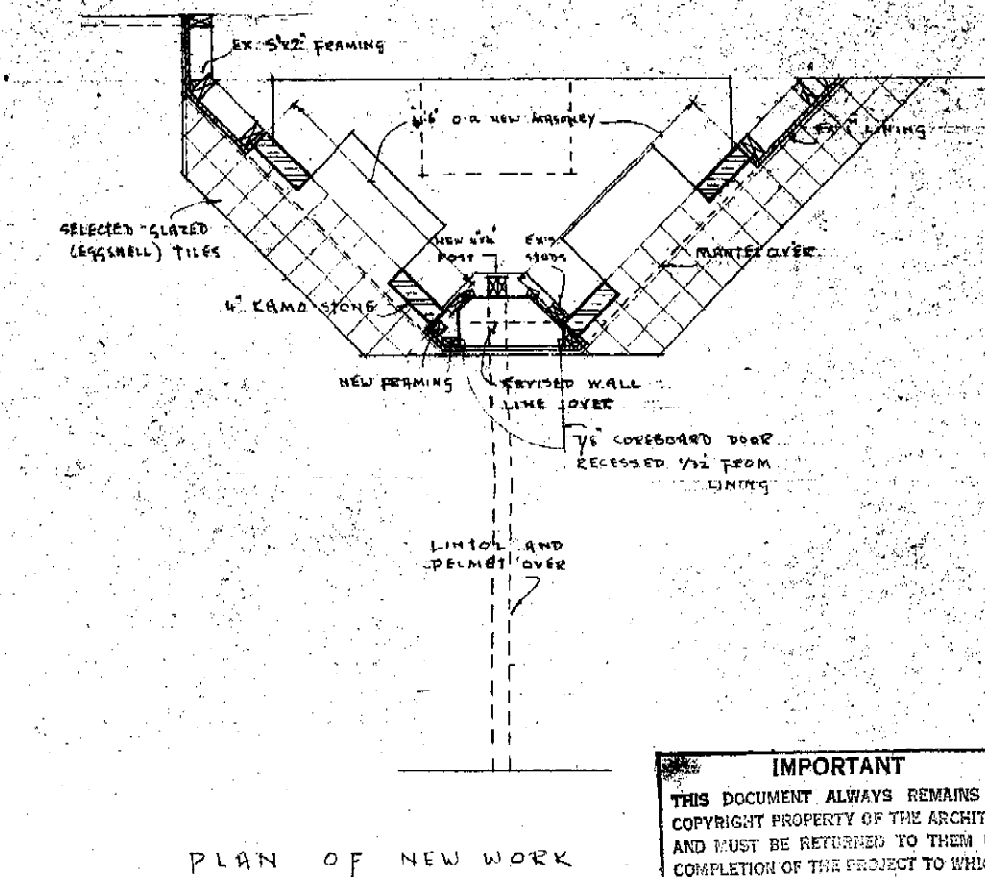
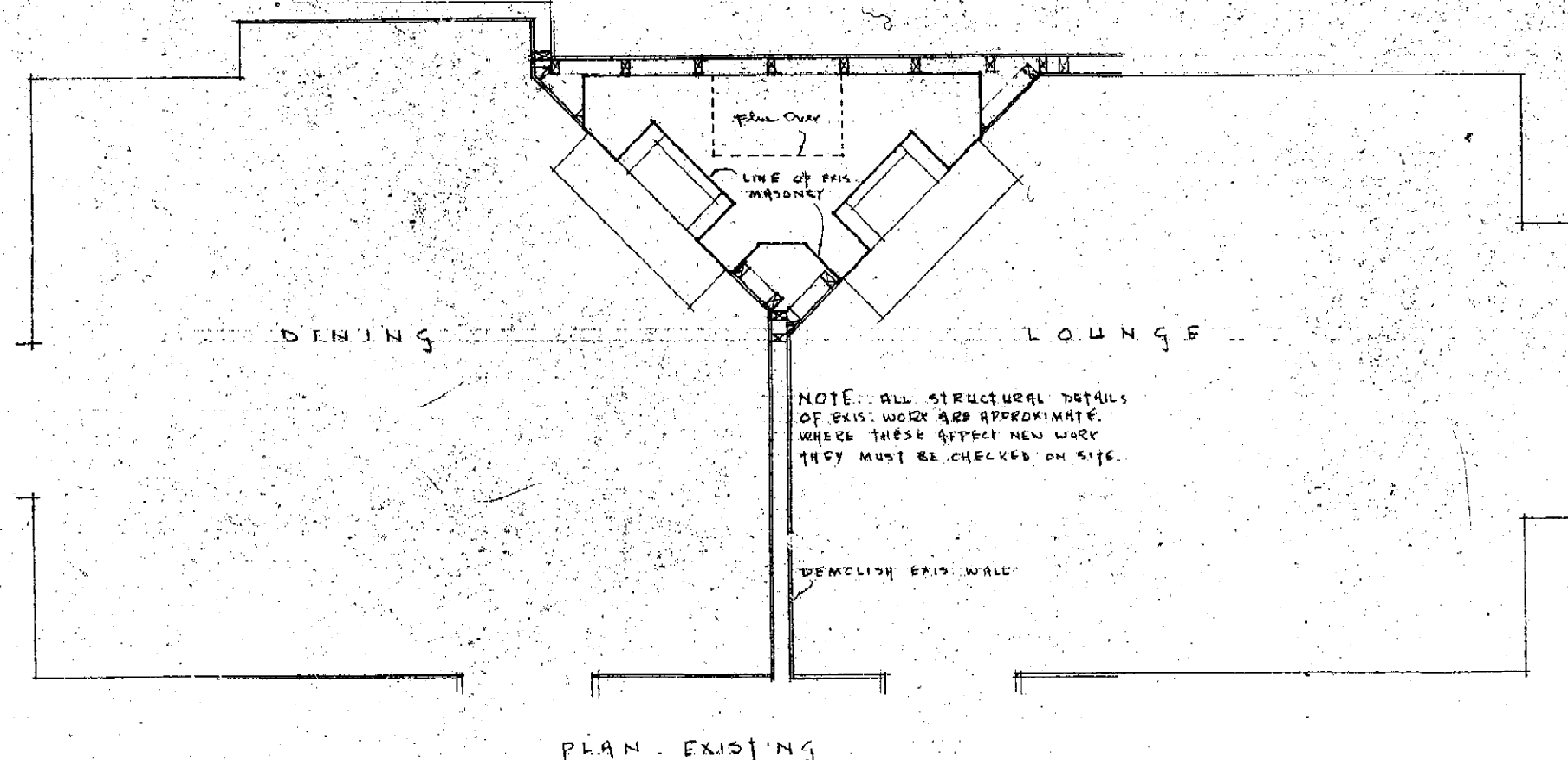
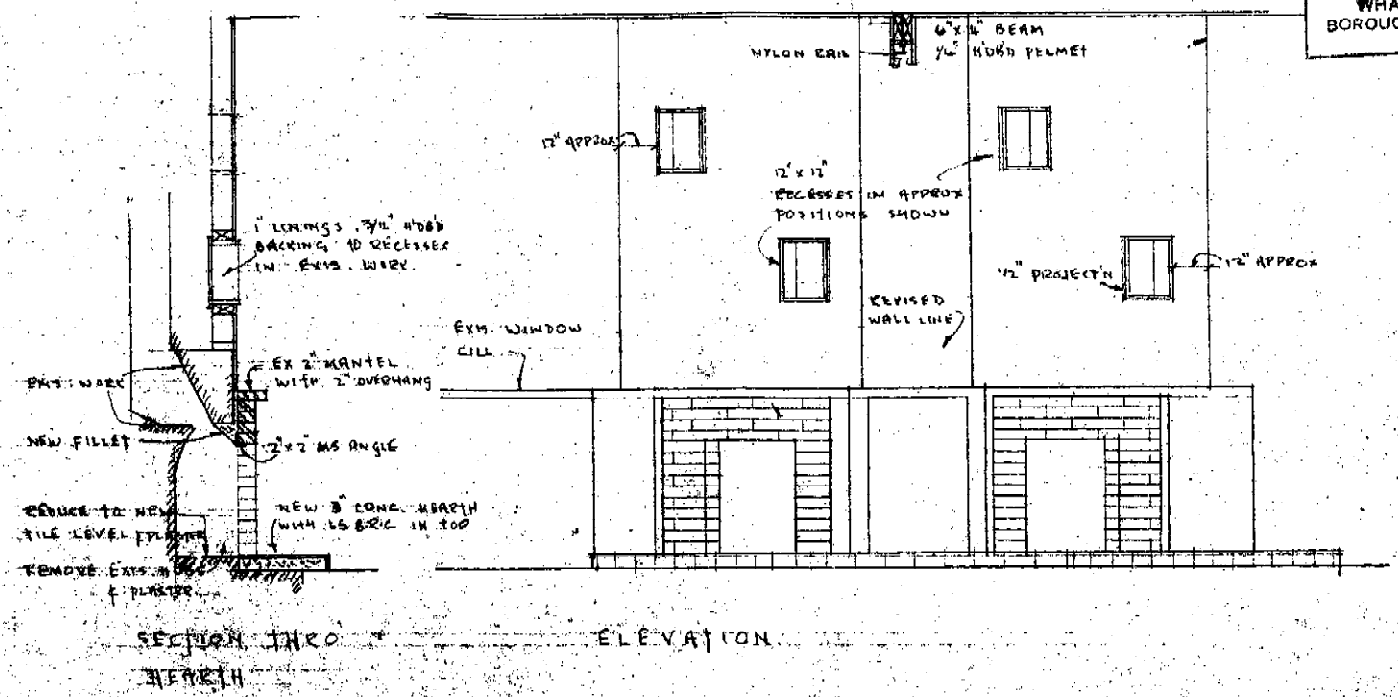
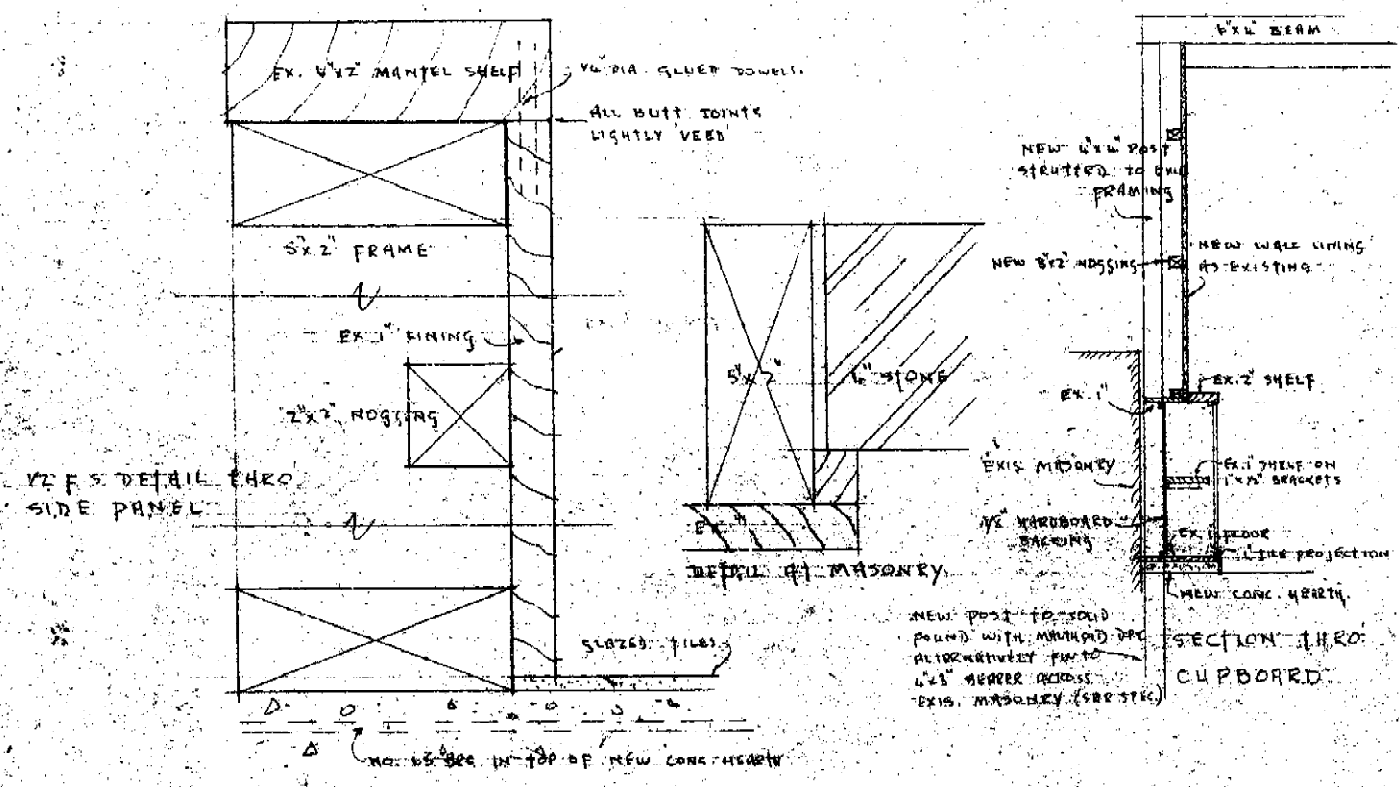
Building - - - - - £140  
Sanitary, Plumbing and Drainage - - - - - £  
Total £140

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): Private Residence

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

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

Receipt No 1567  
9/6/61  
Builder's Postal Address: Onerahi  
Yours faithfully, ..... Owner.  
P & Partners Builder.



**IMPORTANT**  
THIS DOCUMENT ALWAYS REMAINS THE COPYRIGHT PROPERTY OF THE ARCHITECTS AND MUST BE RETURNED TO THEM UPON COMPLETION OF THE PROJECT TO WHICH IT REFERS, OR UPON ABANDONMENT OF THE PROJECT, OR ON DEMAND AT ANY TIME.



H 91405

44

WHANGAREI CITY COUNCIL

3951

34025  
RECEIVED  
28 MAR 1977  
WHANGAREI  
CITY COUNCIL

BUILDING APPLICATION FORM

Please Note that any person wishing to take a vehicle over footpath, other than a proper crossing constructed for such purpose, shall apply to Council for a permit to do so and shall pay a fee of \$20.

Date 28-3-1977

To: The City Inspector,

Sir,

I hereby apply for permission to RE BLOCK.  
at 32 TUI CRESENT for MR. N. RANDALL.  
(House Number and Street) (Owner)  
of 32 TUI CRESENT, according to locality plan and detail plans, elevations cross-sections  
(Address)

and specifications of building deposited herewith in duplicate.

PARTICULARS OF LAND:

Assess. No. 72/803/1  
Lot No. 24  
D.P. 42169  
Allotment No. \_\_\_\_\_

LENGTH OF BOUNDARIES:

Front \_\_\_\_\_  
Back \_\_\_\_\_  
Side \_\_\_\_\_ Area \_\_\_\_\_  
Side \_\_\_\_\_

PARTICULARS OF BUILDING:

Foundations \_\_\_\_\_ Floors \_\_\_\_\_  
Walls \_\_\_\_\_ Roofs \_\_\_\_\_  
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 VALUE:

Building ..... \$ 620  
Sanitary Plumbing and Drainage ..... \$ \_\_\_\_\_  
Total ..... \$ 620

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) re blocks

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,

Builder's Postal Address:  
103/6 Crescent  
Hamond  
Builder's Phone 51004

\_\_\_\_\_  
Owner  
\_\_\_\_\_  
Builder



K043944  
28-8-81

24025

10/8  
WHANGAREI CITY COUNCIL

3951

RECEIVED

21 JUL 1981

WHANGAREI CITY COUNCIL

**BUILDING APPLICATION FORM**

Date 21-7 1981

Please Note that any person wishing to take a vehicle over footway other than a proper crossing constructed for such purpose, shall apply to Council for a permit to do so and shall pay the appropriate deposit.

To: The Director of Engineering,  
Sir,

I hereby apply for permission to Make alterations & additions to existing House  
at 32 Tui Crescent for MRS S. Alexander  
(House Number and Street) (Owner)  
of 32 Tui Crescent according to locality plan and detail plans, elevations cross-sections  
(Address)

and specifications of building deposited herewith in duplicate.

**PARTICULARS OF LAND:**

**LENGTH OF BOUNDARIES:**

Assess. No. 45/803/1  
Lot No. 24  
D.P. 42169  
Allotment No. \_\_\_\_\_

Front 26.9 m  
Back 30 m.  
Side 44.7 Area \_\_\_\_\_  
Side 60.5

**PARTICULARS OF BUILDING:**

Foundations Conc. block  
Walls Wooden weather board.

Floors \_\_\_\_\_  
Roofs \_\_\_\_\_

Area of Ground Floor 23.78 (Metres)  
Area of Basement \_\_\_\_\_ (Metres)  
Area of First Floor or Mezzanine \_\_\_\_\_ (Metres)  
Area of Outbuildings \_\_\_\_\_ (Metres)  
Number of Storeys: Above kerb level one Below kerb level \_\_\_\_\_  
Average distance of set back of front of buildings from street boundary line 2.5 m.

**ESTIMATED VALUE:**

Building \$ 23000  
Sanitary Plumbing Drainage \$ 2000  
Total \$ 25,000

Proposed purpose 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) Living in

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

PLEASE PRINT

Yours faithfully,

Builder's Postal Address: (Please print) DOBBS & HENWOOD BUILDERS LTD. Owner  
Box 5112 Regent Builder  
Builder's Phone 87039 Mr. Henwood Signature





## Issue Document

BUILDING CONSENT No: 73673  
Section 35, Building Act 1991  
Issued: 06May04  
Project Information Memorandum No: 73609

73673

## Applicant

MATTHEW COLIN & SUSAN BELMAN MCRAE  
32 TUI CRES  
MAUNU  
WHANGAREI

Box 51

## Agent

MATTHEW COLIN & SUSAN BELMAN MCRAE  
32 TUI CRES  
MAUNU  
WHANGAREI

## Site Information

PROPERTY ID: 056269 (24025)  
STREET ADDRESS: 32 TUI CRES, WHANGAREI 0101  
LEGAL DESCRIPTION: LOT 24 DP 42169

## Project Information

PROJECT IS FOR: Alteration  
INTENDED USE(S): INSTALL KENT FIRE  
INTENDED LIFE: Specified as 5 years  
VALUE OF WORK: \$1,700.00  
NUMBER OF STAGES: 1

## Fees

COUNCIL'S TOTAL CHARGES FOR THIS BUILDING CONSENT ARE: \$160.00  
PAYMENTS RECEIVED TO DATE:  
Receipt number: 2682473 Date: 30Apr04 Amount: \$160.00

This Consent is issued subject to the following conditions:  
=====

1: **General**

No Requirements.

2: **Dust Nuisance**

The applicant must control dust nuisance created by any site or building works.

3: **Toilet Facilities**

Toilet facilities must be provided within reasonable distance of the construction site. Ground discharge is no longer acceptable.

4: **Smoke Alarms**

Smoke alarms are to be installed in compliance with the building code.

Signed for and on behalf of the Council

Name: *C. Blaney* .....

Signature: *[Handwritten Signature]* .....

Date: *06.05.04* .....



**Issue Document**

CODE COMPLIANCE CERTIFICATE 73673

Section 43(3), Building Act 1991

Issued: 06/05/2004  
Building Consent No: 73673

Box 51  
appl. date 2/10

**Applicant**

MATTHEW COLIN & SUSAN BELMAN MCRAE  
32 TUI CRES  
MAUNU  
WHANGAREI

**Agent**

MATTHEW COLIN & SUSAN BELMAN MCRAE  
32 TUI CRES  
MAUNU  
WHANGAREI

**Site Information**

PROPERTY ID: 056269  
ASSESSMENT NO:  
STREET ADDRESS: 32 TUI CRES, WHANGAREI 0101  
LEGAL DESCRIPT: LOT 24 DP 42169

**Project Information**

PROJECT IS FOR: Alteration  
INTENDED USE(S): INSTALL KENT FIRE  
INTENDED LIFE: Specified as 5 years  
  
NUMBER OF STAGES: 1

**Fees**

There are no outstanding fees.

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

Signed for and on behalf of the Council

Name: ... DAVE WAETFORD .....

Signature: ... D.A. Waetford .....

Date: 31 / 5 / 04



94054



WHANGAREI  
DISTRICT COUNCIL

**BUILDING CONSENT No:94054**  
**Section 51, Building Act 2004**

**Issued:08Sep06**  
**Project Information Memorandum No. 93999**

---

### The Building

Street Address of building: 32 TUI CRES, WHANGAREI 0101  
Legal Description of land where building is located:  
LOT 24 DP 42169  
LLP 056269

---

### The Owner

Name of owner: MATTHEW COLIN MCRAE  
Mailing Address: 32 TUI CRES  
WHANGAREI 0101

Contact Person: MATTHEW COLIN MCRAE  
Mailing Address: 32 TUI CRES  
WHANGAREI 0101

Street address/registered office: 32 TUI CRES  
WHANGAREI 0101

---

### Building Work

The following building work is authorised by this consent:

Project: Demolition

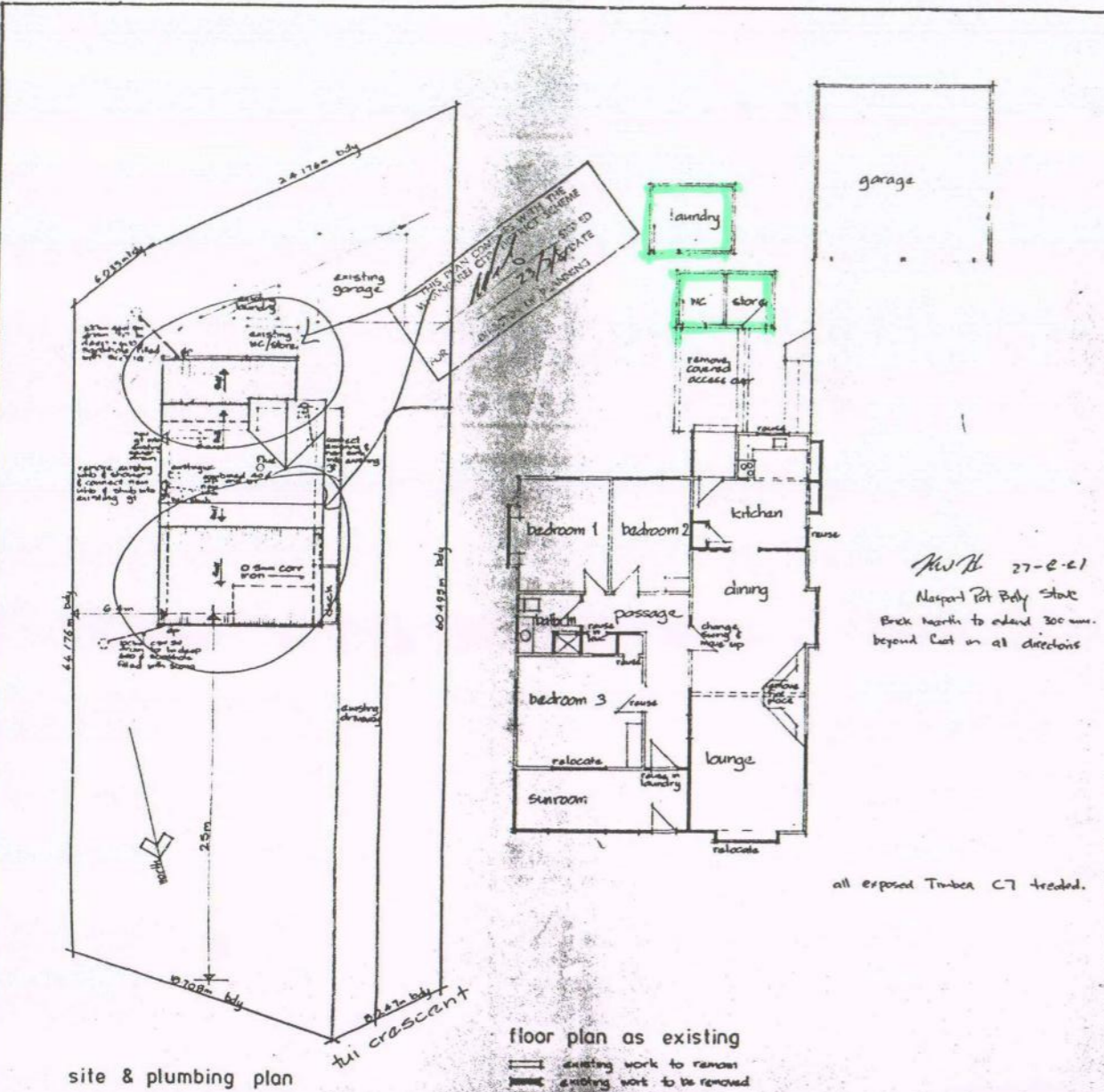
Intended Use: **DEMOLISH WATER TANK AND SHED**

*Creating the ultimate  
living environment*

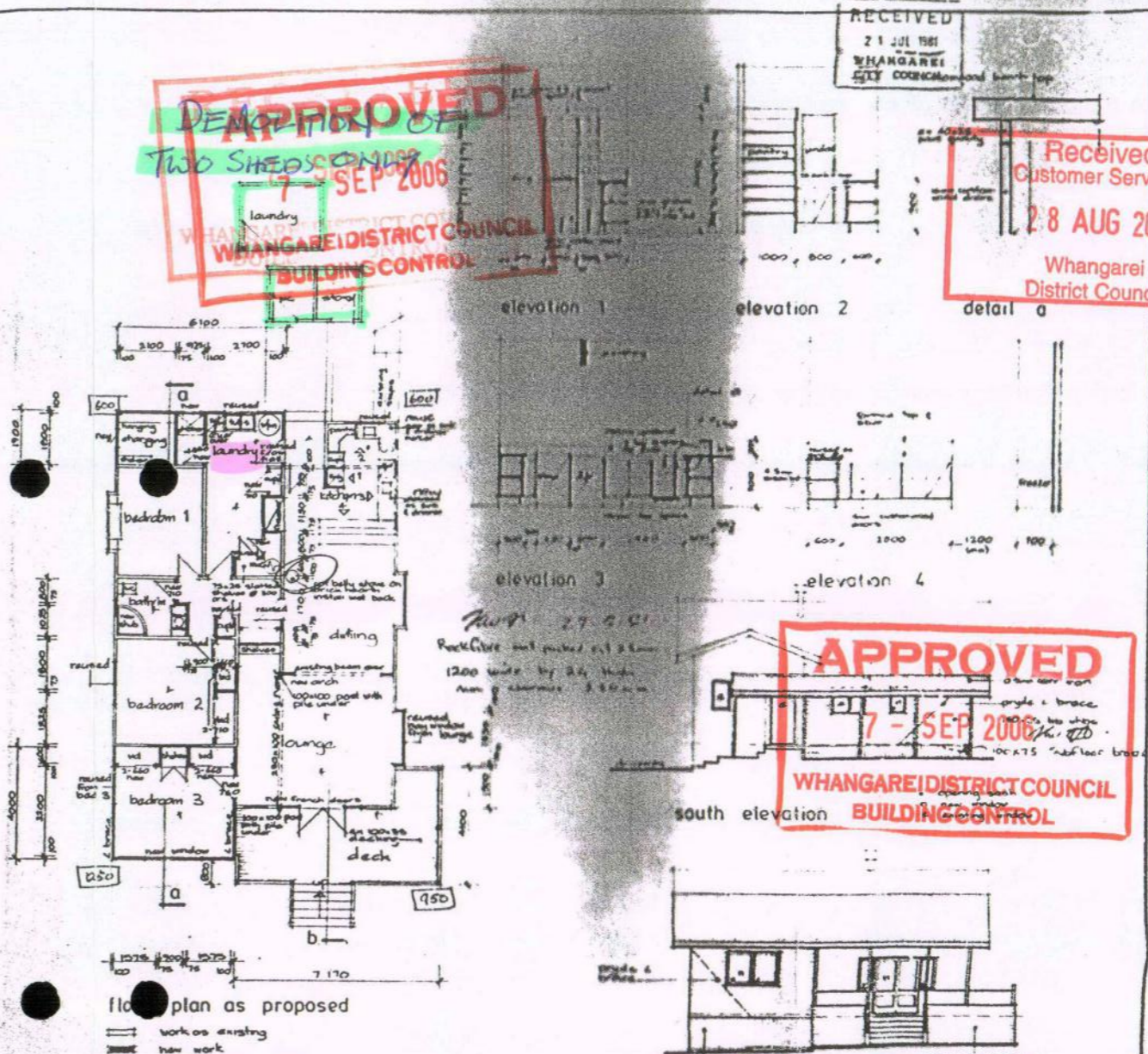
Forum North, Private Bag 9023  
Whangarei, New Zealand  
Telephone: +64 9 430 4200  
Facsimile: +64 9 438 7632  
Email: mailroom@wdc.govt.nz  
Website: www.wdc.govt.nz



Z4075



MWB 27-2-01  
Naspart Rd Poly Stone  
Brick north to extend 300 mm  
beyond cut in all directions

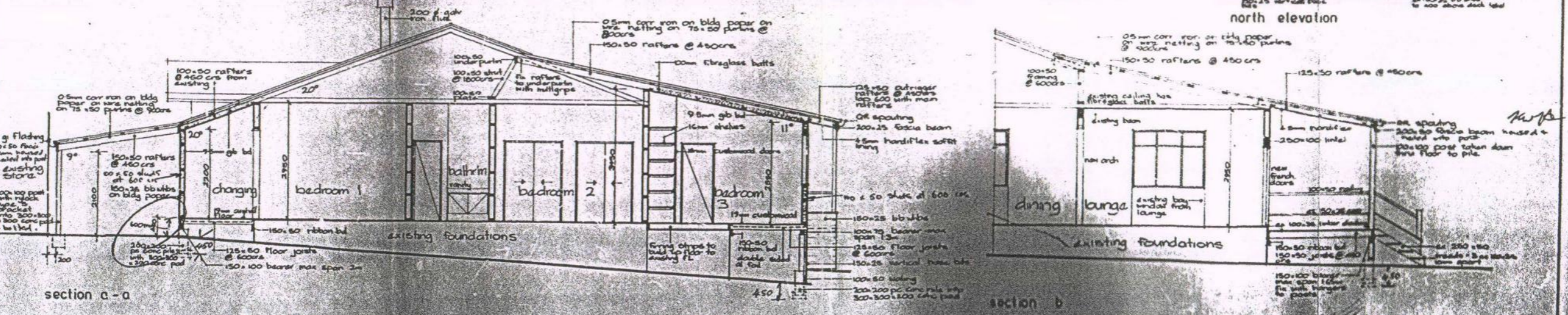


**DEAPPROVED**  
TWO SHEETS UNDER  
7 SEP 2006  
WHANGAREI DISTRICT COUNCIL  
BUILDING CONTROL

RECEIVED  
21 JUL 1981  
WHANGAREI  
CITY COUNCIL

Received  
Customer Services  
28 AUG 2006  
Whangarei  
District Council

**APPROVED**  
7-SEP 2006  
WHANGAREI DISTRICT COUNCIL  
BUILDING CONTROL



BOWERING HARRISON & ASSOCIATES  
registered architects  
1 james st Whangarei  
ph 88 426 pa box 1206

**Alexander House** alterations & additions for  
Mrs S. ALEXANDER 32 tui crescent

sheet title	scale	date	diag no	sheet no
site plan	1:200	1/00	58/180	1 of 1



**Code Compliance Certificate: 94054  
Section 95, Building Act 2004**

**WHANGAREI**  
DISTRICT COUNCIL

**Issued:05Jan07**

---

**The Building**

Street Address of building: 32 TUI CRES, WHANGAREI 0110

Legal Description of land where building is located:  
LOT 24 DP 42169  
LLP 056269

Current, lawfully established use: DEMOLITION

Year first constructed: 5 JANUARY 2007

---

**The Owner**

Name of owner: MATTHEW COLIN MCRAE  
Mailing Address: 32 TUI CRES  
WHANGAREI 0101

Contact Person: MATTHEW COLIN MCRAE  
Mailing Address: 32 TUI CRES  
WHANGAREI 0110

Street address/registered office: 32 TUI CRES  
WHANGAREI 0110

---

**Building Work**

**DEMOLISH WATER TANK AND SHED**

Building Consent number: 94054

Issued by: WHANGAREI DISTRICT COUNCIL

*Creating the ultimate  
living environment*

Forum North, Private Bag 9023  
Whangarei, New Zealand  
Telephone: +64 9 430 4200  
Facsimile: +64 9 438 7632  
Email: mailroom@wdc.govt.nz  
Website: www.wdc.govt.nz

### Code Compliance

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

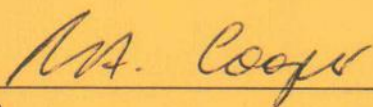
(a) the building work complies with the building consent.

---

### Council Charges

The Council's total charges payable on the uplifting of this code compliance certificate in accordance with the attached details are: \$0.00

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

  
\_\_\_\_\_  
Signature

  
\_\_\_\_\_  
Position

On behalf of: WHANGAREI DISTRICT COUNCIL

Date: 05 Jan 2007

**Final Code Compliance Certificate 94054**

The General Manager,  
Whangarei City Council,  
WHANGAREI.

240253

No 3215

# AGREEMENT REGARDING DRAINAGE CONNECTION

I hereby apply for a sewer/~~stormwater~~ connection to be made to the property at.....  
..... being Lot ..... Deposited Plan .....  
owned by ..... and in consideration of the Council undertaking  
to construct and provide such drainage connection to the said land I agree to pay for such service,  
the charge set out hereunder and such charge to be paid prior to the council commencing work.

Sanitary sewer	—	No. ....	Size .....	Type .....	Charge .....
Stormwater sewer	—	No. ....	Size .....	Type .....	Charge .....

Dated this ..... day of ..... 19 .....

.....  
Owner/~~Authorised agent for owner.~~

In consideration of and on receipt of payment of the above charge the Whangarei City Council hereby undertakes to construct and provide the above drainage connection.

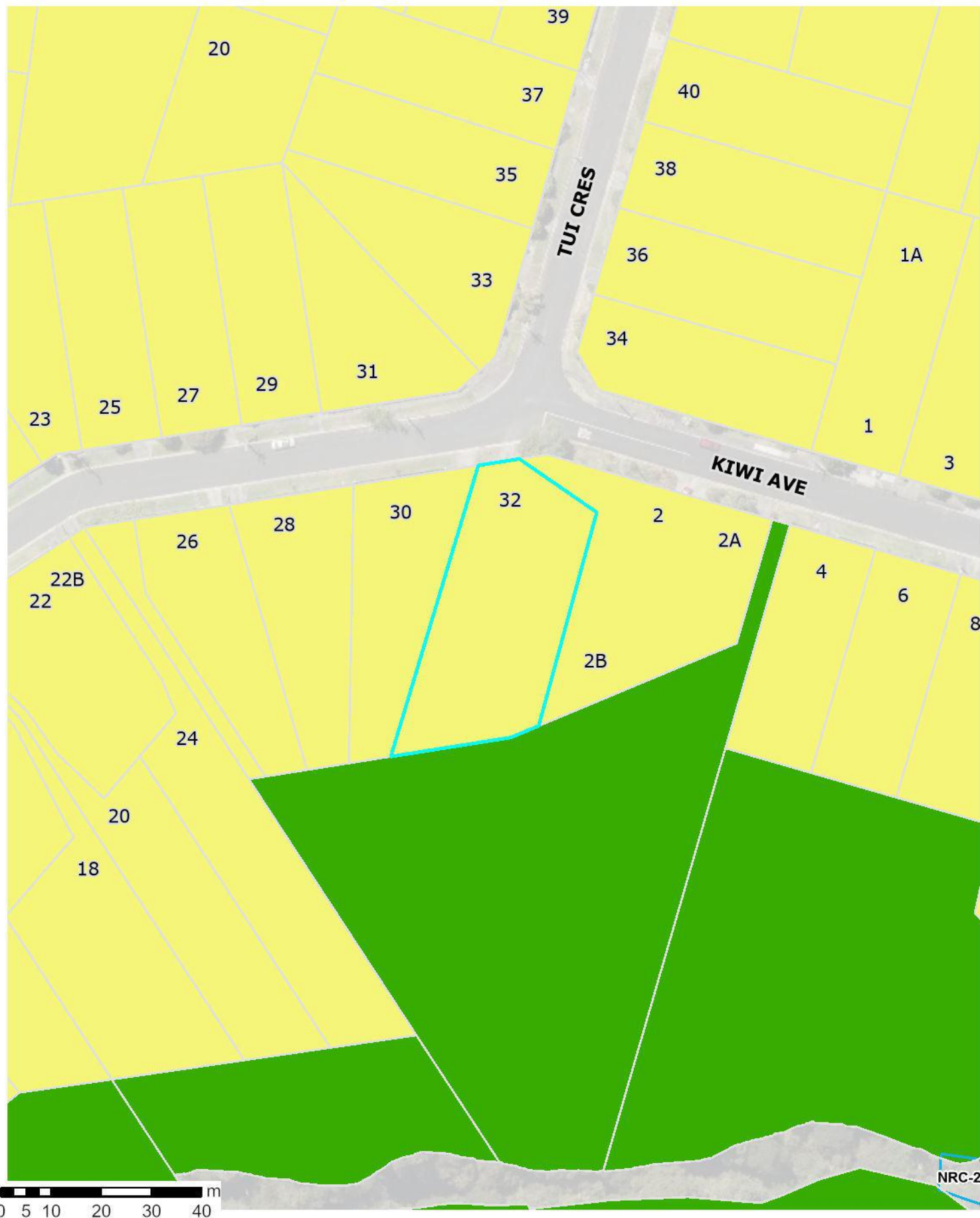
.....  
For Whangarei City Council

To Director of Engineering,  
Please give effect to above application.

Paid \$ ..... Receipt No. 3461.

.....  
For City Inspector

Valuation Roll No. 11/103/1



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.

4 December 2023  
Scale 1:1,000



















Parcel Information is sourced from the Land Information New Zealand (LINZ) Data Service.  
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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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**Archaeological Sites**

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Tuesday, December 5, 2023

Scale 1:700



Projection: NZGD2000 / NZTM 2000

Original Sheet Size 210x297mm

# GIS Maps Viewer Legend

## Most maps contain the following Core Layers and Map Labels

### Layers:

- |                          |                                    |
|--------------------------|------------------------------------|
| <b>Roads</b>             | <b>Land Parcels</b>                |
| State Highway            | Land Parcels                       |
| Arterial Road            | Rates Property                     |
| Collector Road           | Territorial Authorities Boundaries |
| Public Road              |                                    |
| Private Road             |                                    |
| Service Lane             |                                    |
| Accessway                |                                    |
| Paper road               |                                    |
| Public, Private Maintain |                                    |
| Proposed Road            |                                    |
| Railway                  |                                    |

### Labels:

- Location
- Property/Land Number
- Assessment Number
- Land Legal Description
- Land Title Number
- Land Calculated Area
- Owners Names
- Street Address
- Road Names

## Land Resources Map

- |  |   |  |                                |
|--|---|--|--------------------------------|
| <b>LINZ NZ River Name Lines</b><br>    | <b>Archaeology</b>                            | <b>Protected Natural Area</b>          | <b>Land Resource Inventory</b> |
| <b>LINZ NZ River Name Polygons</b><br> | NZAA Site                                     | PNAP Level 1                           | 1 Unlimited Use                |
| <b>DOC Public Conservation Land</b>    | Approved                                      | PNAP Level 2                           | 2                              |
| National Park                          | Pending                                       | <b>Landscape Aesthetic Rating</b>      | 3                              |
| Conservation Park                      | NZAA Site Accuracy                            | Outstanding                            | 4                              |
| Specially Protected Area               | NZAA Site Area                                | Visual amenity                         | 5                              |
| Reserve                                | Ngararatunua Overlay                          | <b>Landscape Sensitivity</b>           | 6                              |
| Stewardship Area                       | No Cat Dog Mustelid                           | 5 Less Sensitive                       | 7                              |
| Marginal Strip                         | <b>Kiwi Sightings Northland</b>               | 6                                      | 8 Extremely Limited Use        |
| Wildlife Management Area               | 1980s   | 7 Extremely Sensitive                  |                                |
| Waitangi Endowment Forest              | 1990s   | <b>Landscape Character</b>             |                                |
| <b>Landscape Feature</b>               | 2000s   | Landscape Character                    |                                |
| Limestone                              | 2010s   | <b>Threatened Environment Category</b> |                                |
| Wetlands                               | 2020s   | Acutely Threatened                     |                                |
| Volcano                                | <b>Indicative Kiwi Distribution Northland</b> | Chronically Threatened                 |                                |
| Heritage New Zealand                   | Brown Kiwi                                    | At Risk                                |                                |
| Contours 20m                           | Little Spotted Kiwi                           | Critically Underprotected              |                                |
| Foot Track                             | Planned                                       | Underprotected                         |                                |
| Vehicle Track                          | <b>Kiwi Presence</b>                          | Less reduced and better protected      |                                |
| Aquifers                               | Present                                       |  |                                |
|  | High Density                                  |  |                                |