

## 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 Harcourts Real Estate (Optimize 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: LM2400142**

**Received: 02 Feb 2024**

**Issued: 12 Feb 2024**

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

**APPLICANT**

G Whitehorn, T Whitehorn  
33 Kotare Crescent  
Whangarei 0110

**SITE INFORMATION**

Property ID: 23878

Street Address: 33 Kotare Crescent, Whangarei 0110

Legal Description: LOT 29 DP 86240

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 86240
- Record of Title: NA44A/155

**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 Council's 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 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>

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.

- Water, Wastewater and Stormwater Map

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

- Site Drainage Plan – Dated 02/10/1981

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 (if applicable) for the current financial year, is attached.

Outstanding water balance as at today's date is \$0.85.

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 Dwelling  
Permit Issued 14/04/1981
- Install Tile Fire (Kent) – Application Received 13/06/1983
- Erect Skyline Garage  
Permit Issued 03/11/1983

**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 Application (e.g. Vehicle Crossing Permit and/or Public Utility Service) for this property is attached as listed below:

- Application for Drainage Connection/Water Connection/Permit to Cross Footway – Application Dated 23/03/1981

Copy of Building Consent and Code Compliance Certificate issued for this property is attached as listed below:

- BC0585067 Install Nectre Mark II Fire  
Building Consent Issued 17/08/2005  
Code Compliance Certificate Issued 07/02/2007

There is a swimming pool at this property. The pool fencing was deemed to be compliant at the last inspection on the 31/08/2022

For further information please refer:

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

**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.**

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.

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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.

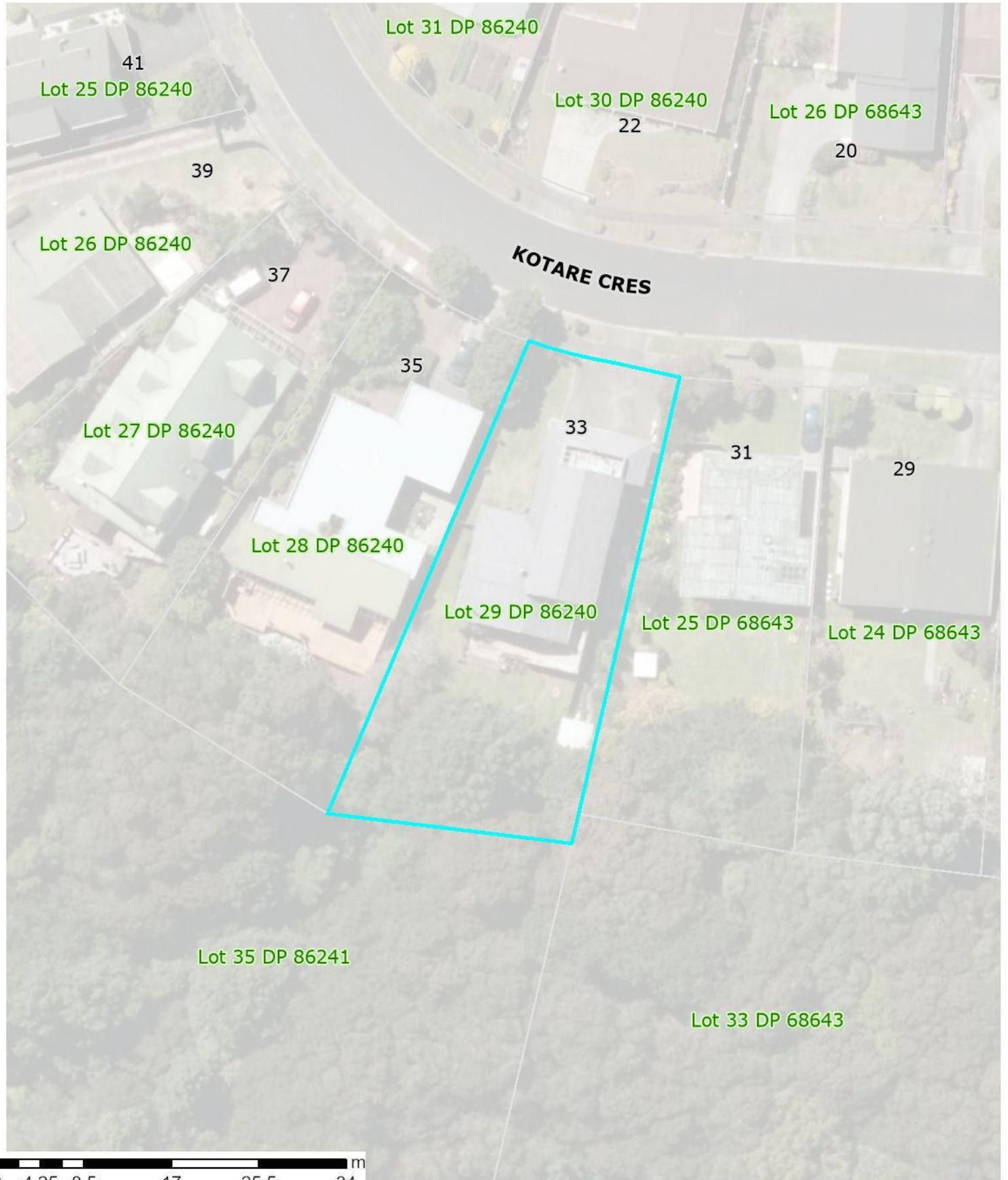
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Signed for and on behalf of Council:



Jennifer Doidge  
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.

9 February 2024

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

Scale 1:500





# Aerial Photography



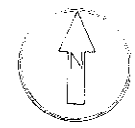
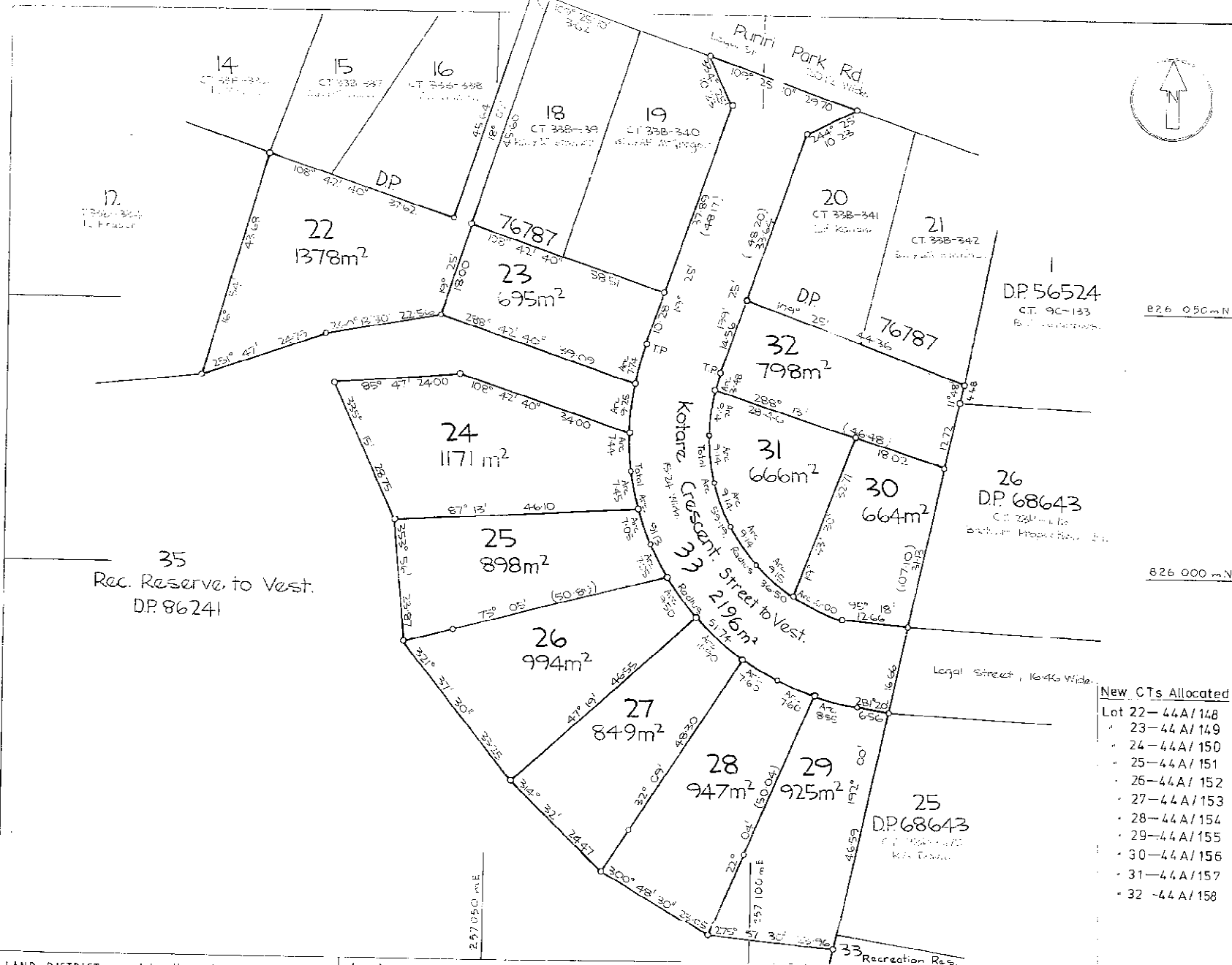
This map was last updated in 2018. It includes New Zealand's most current publicly owned aerial imagery and is sourced from the LINZ Data Service.

9 February 2024  
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.





Approved: \_\_\_\_\_  
 Whangarei  
 City Council  
 I, the Mayor of Whangarei, in pursuance of the provisions of the  
 Land Transfer Act 1952, do hereby approve under Section 352 of  
 the said Act the subdivision of the land shown on this plan into  
 lots and blocks in accordance with the requirements of Section 42(2)  
 of the said Act, and I certify that the requirements of Section 42(2)  
 of the said Act have been complied with. In witness whereof I have  
 signed this instrument in the presence of the  
 Council and the Mayor of Whangarei City Council  
 was hereof attested in the presence of:  
 \_\_\_\_\_  
 Mayor

Note: This Plan is Concurrent with  
 DP's 86239, 86241, 86242.

Approved \_\_\_\_\_  
 Registered Owner

Total Area 12181 ha.  
 Comprised in Pt. CT. 766-110 Ltd.

- New CTs Allocated
- Lot 22-44A/148
  - 23-44A/149
  - 24-44A/150
  - 25-44A/151
  - 26-44A/152
  - 27-44A/153
  - 28-44A/154
  - 29-44A/155
  - 30-44A/156
  - 31-44A/157
  - 32-44A/158

I, Kenneth Leonard Simpson of Whangarei  
 Registered Surveyor and holder of an annual practising certificate  
 hereby certify that this plan has been made from Surveys executed  
 by me or under my direction; that both plan and Survey are correct  
 and have been made in accordance with the regulations under the  
 Surveyors Act 1956  
 Dated at Whangarei this \_\_\_\_\_ day  
 of \_\_\_\_\_ 1978 Signature \_\_\_\_\_

Field Book p. \_\_\_\_\_ Traverse Book p. \_\_\_\_\_  
 Reference Plans DP 16787, DP 68643 DP 96524  
 Examined D. Briggs Correct

Approved as to Survey \_\_\_\_\_  
 15.7.78 Assistant Chief Surveyor

Deposited this 26th day of July 1978  
 Ass't Registrar  
 \_\_\_\_\_  
 Land Registrar

File Received Instructions  
 DP.8624C

LAND DISTRICT North Auckland  
 SURVEY BLK. & DIST. XII Purua  
 NZMS SHEET NO. \_\_\_\_\_

Lots 22-33 being Subdn Pt Tokitaruna  
 Blk (Pt Lots 10, 11, & 16 Deeds Plan 114).

LOCAL AUTHORITY Whangarei City  
 Surveyed by Ken Simpson Shaw & Co.  
 Scale 1:500 Date Feb. 1978.



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



  
R.W. Muir  
Registrar-General  
of Land

**Identifier** NA44A/155  
**Land Registration District** North Auckland  
**Date Issued** 26 July 1978

**Prior References**

NA766/110

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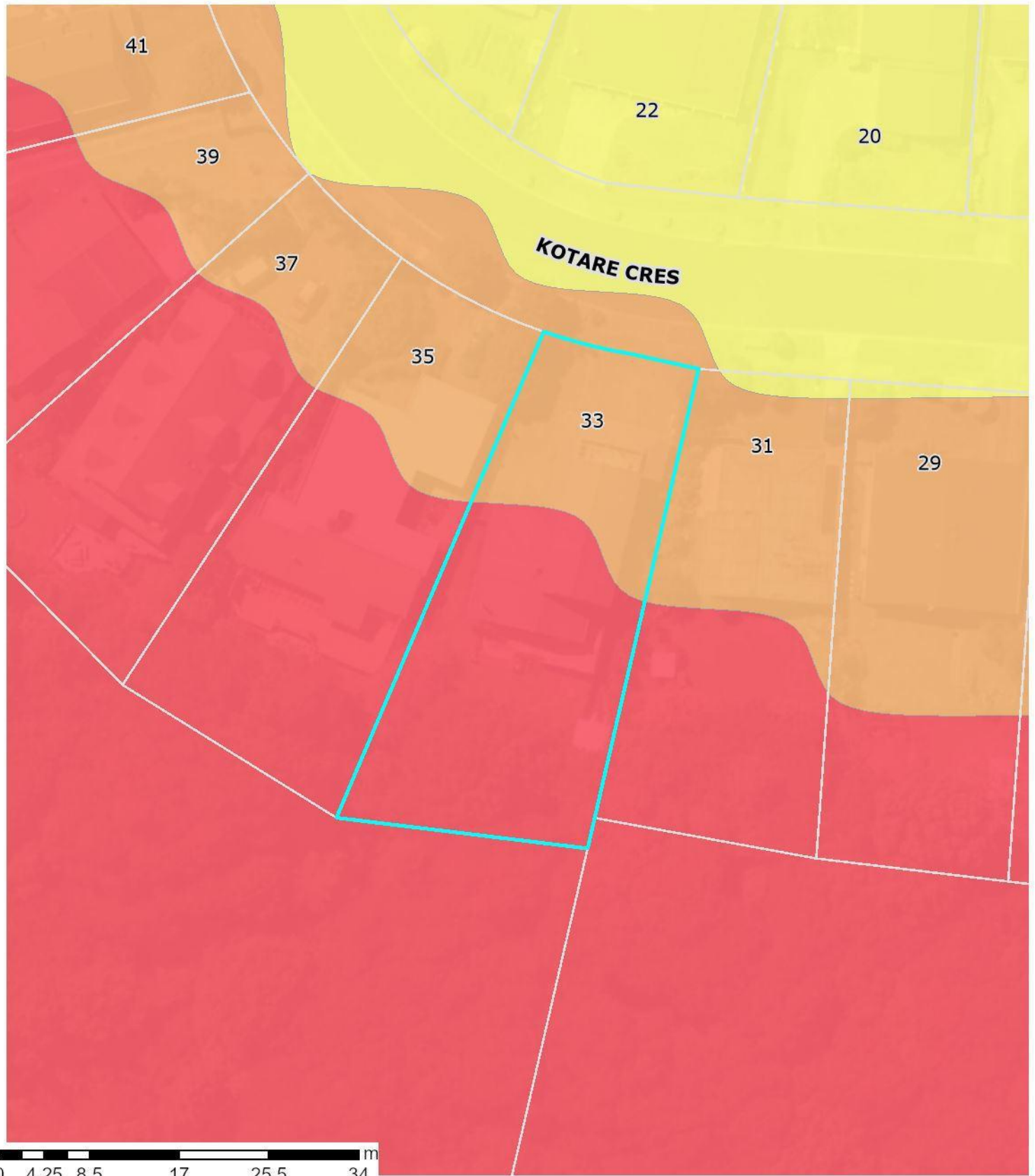
**Estate** Fee Simple  
**Area** 925 square metres more or less  
**Legal Description** Lot 29 Deposited Plan 86240  
**Registered Owners**  
William Greg Whitehorn and Tamara-Leigh Whitehorn

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**Interests**

10187960.3 Mortgage to William Whitehorn and Leslie Robin Whitehorn - 17.9.2015 at 3:11 pm

# Land Stability



## Landslide Susceptibility Zone

- High
- Moderate
- Low

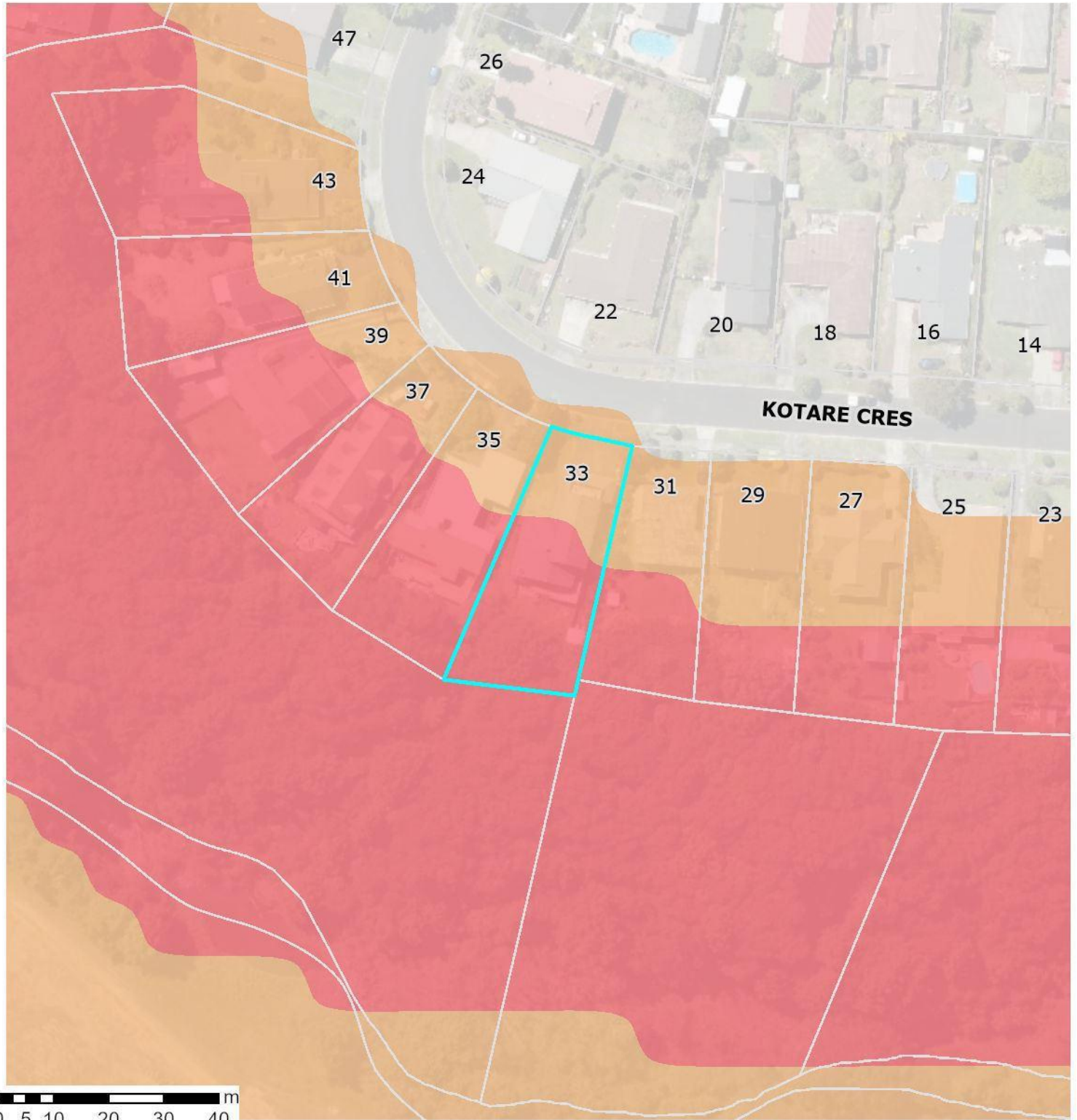
Whangārei District Council holds indicative information on land stability hazard for Whangārei. The Whangārei District Council may require site-specific investigations before granting future subdivision or building consent for the property, depending on the level of stability risk of the area the property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

9 February 2024  
Scale 1:500







# District Plan Change 1 - Natural Hazards Land Instability



PC1 - Natural Hazards

Land Instability

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

9 February 2024

Scale 1:1,000

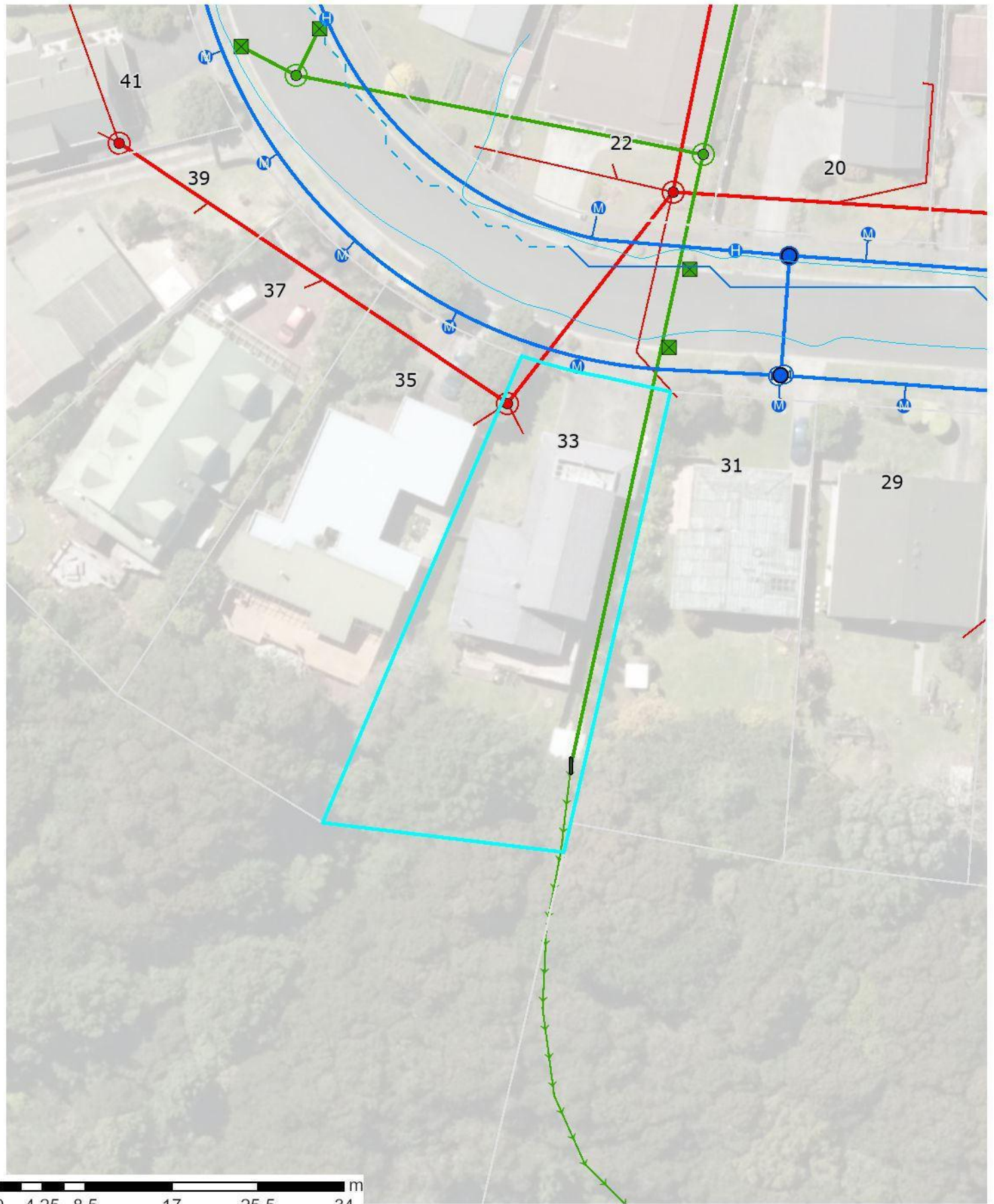


Information provided on this map forms part of Plan Change 1 – Natural Hazards.  
To view the proposed maps and see how the changes may affect the property please visit:  
<https://www.wdc.govt.nz/Services/Planning/District-Plan-changes/Current-plan-changes>.

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# Water, Wastewater and Stormwater



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.

9 February 2024  
Scale 1:500



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# Water, Wastewater and Stormwater – 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 CITY

## SITE DRAINAGE PLAN

DRAIN LAYER *John Madden*

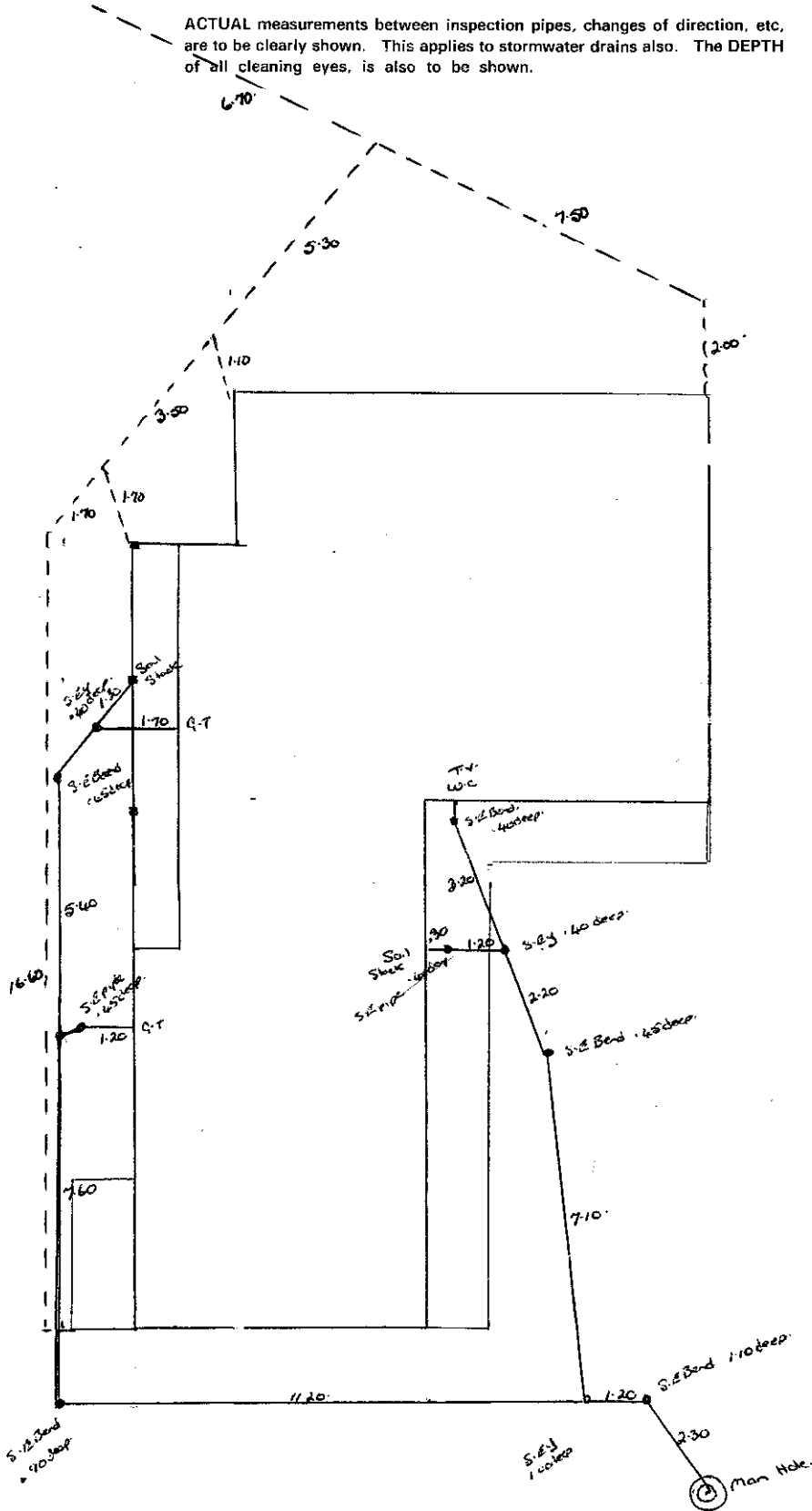
Permit No. *00263*

Date *2nd Oct 1981*

New Sewerdrains **RED**  
 Stormwater **DOTTED BLACK**  
 Old Drains **FULL BLACK**

Material Used  
 SEWER **PVC/CERAMIC**  
 STORMWATER **PVC/CERAMIC**  
 DELETE **1/100**

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.



Kotore Creek Franchise

OWNER: Mr I. L. Fraser.

STREET: 33 Kotore Cres.

LOT No.

DP No.

23878



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: Friday, 9 February, 2024

**Property Number** 23878  
**Legal Description** LOT 29 DP 86240  
**Assessment Number** 0076173700  
**Address** 33 Kotare Crescent Whangarei 0110  
**Record of Title(s)** 44A/155  
**Land Value** \$370,000  
**Capital Value** \$810,000  
**Date of Valuation** 01-July-2021  
**Effective Date (used for rating purposes)** 01-July-2022  
**Meter Location** 7.7m RH BDRY

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

Rates Charge	Charge Total
General Residential	\$863.06
Sewage Disposal - Residential	\$902.00
Uniform Annual General Charge	\$701.00
Regional Council Services	\$180.61
Regional Economic Development	\$7.92
Regional Emergency & Hazard Management	\$50.50
Regional Emergency Services Rate	\$11.44
Regional Flood Infrastructure	\$36.56
Regional Land and Fresh Water Management	\$103.67
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>\$3,045.78</b>

**Opening Balance as at 01/07/2023** **\$-240.17**

Rates Instalments	Total
20/07/2023 Instalment	\$762.78
20/10/2023 Instalment	\$761.00
20/01/2024 Instalment	\$761.00
20/04/2024 Instalment	\$761.00
<b>Rates Total</b>	<b>\$3,045.78</b>

**Balance to Clear** **\$1,026.15**

12017

**BUILDING APPLICATION FORM**

Date 23 - 3 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 Erect Dwelling  
at 33 Kotare Cr. for Ian L. Fraser  
(House Number and Street) (Owner)  
of 70 Puriri Park Rd according to locality plan and detail plans, elevations cross-sections  
(Address)  
and specifications of building deposited herewith in duplicate.

**PARTICULARS OF LAND:**

Assess. No. Pt 75/767.  
Lot No. 29  
D.P. 86240  
Allotment No. \_\_\_\_\_

**LENGTH OF BOUNDARIES:**

Front 6.56 + 8.55  
Back 23.96  
Side 46.59 Area 925 m<sup>2</sup>  
Side 50.04

**PARTICULARS OF BUILDING:**

Foundations Concrete Floors Concrete & Timber  
Walls Brick Fibrelite Sheeting Roofs Tile  
Area of Ground Floor 115.5 m<sup>2</sup> (Metres)  
Area of Basement \_\_\_\_\_ (Metres)  
Area of First Floor or Mezzanine 46.5 m<sup>2</sup> (Metres)  
Area of Outbuildings \_\_\_\_\_ (Metres)  
Number of Storeys: Above kerb level 1 Below kerb level \_\_\_\_\_  
Average distance of set back of front of buildings from street boundary line 7.5 m

**ESTIMATED VALUE:**

Building \$ 604 : 000  
Sanitary Plumbing Drainage \$ : 500  
Total \$ 604 : 500

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) Private Home

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)

Isola St.  
Raumanga.

Builder's Phone \_\_\_\_\_

Fraser Owner  
I. Hippenberger Builder

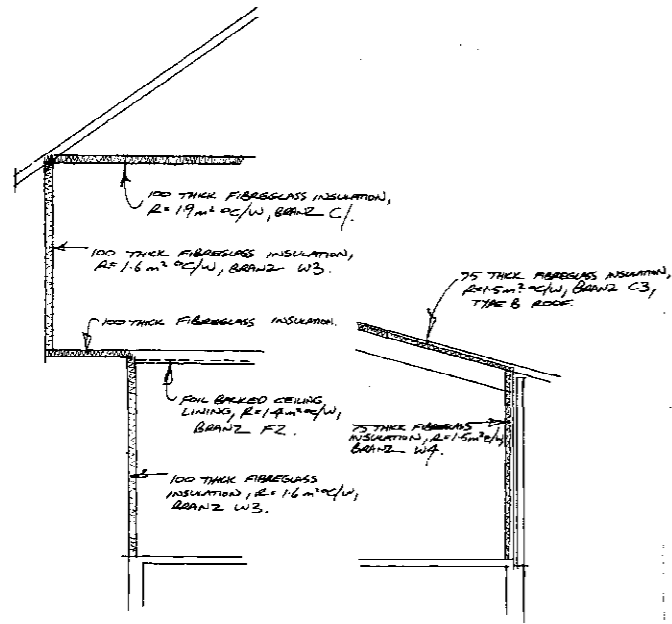
Signature



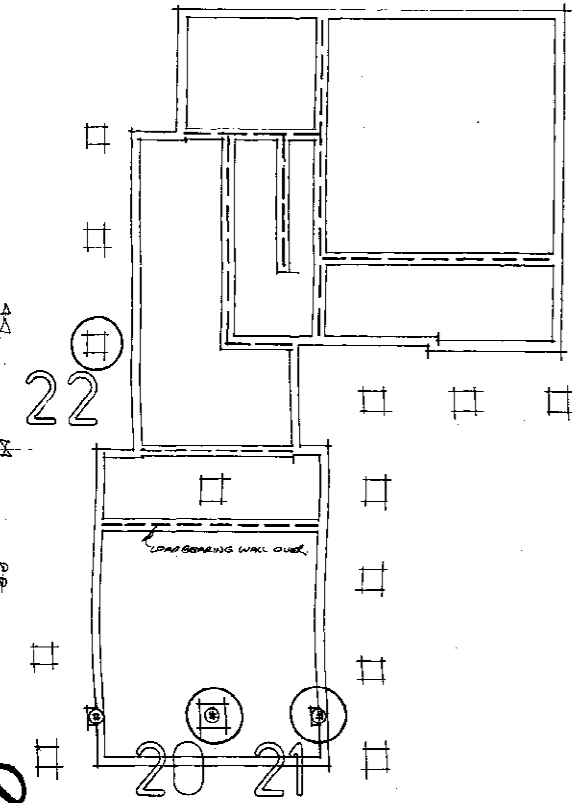
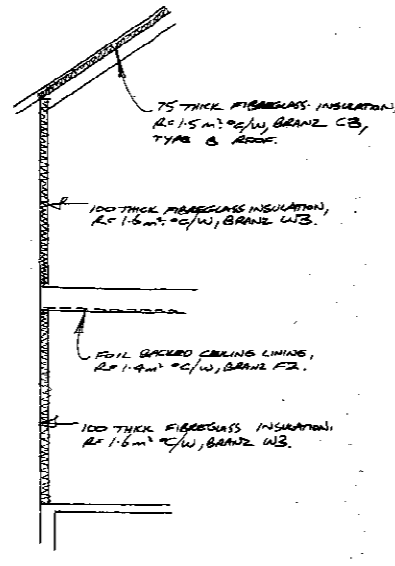
23878

RECEIVED  
23 MAR 1981  
WHANGAREI  
CITY COUNCIL

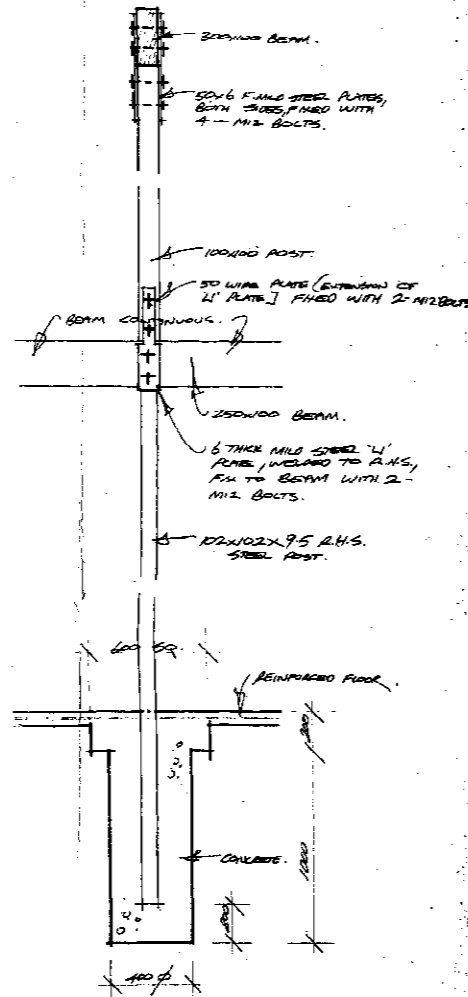
4



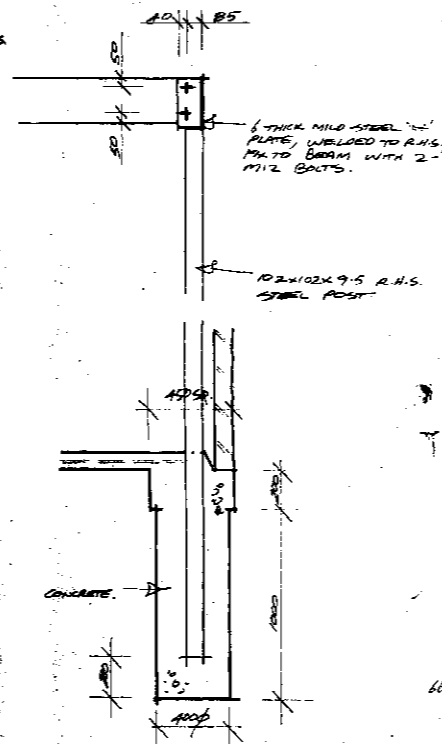
thermal



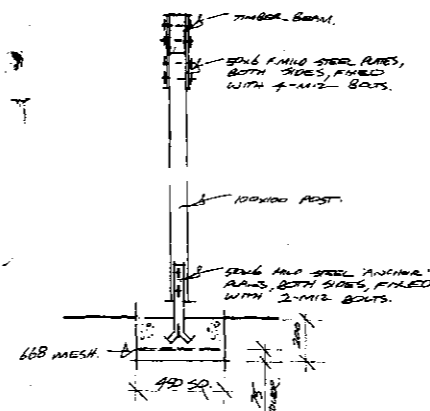
foundation



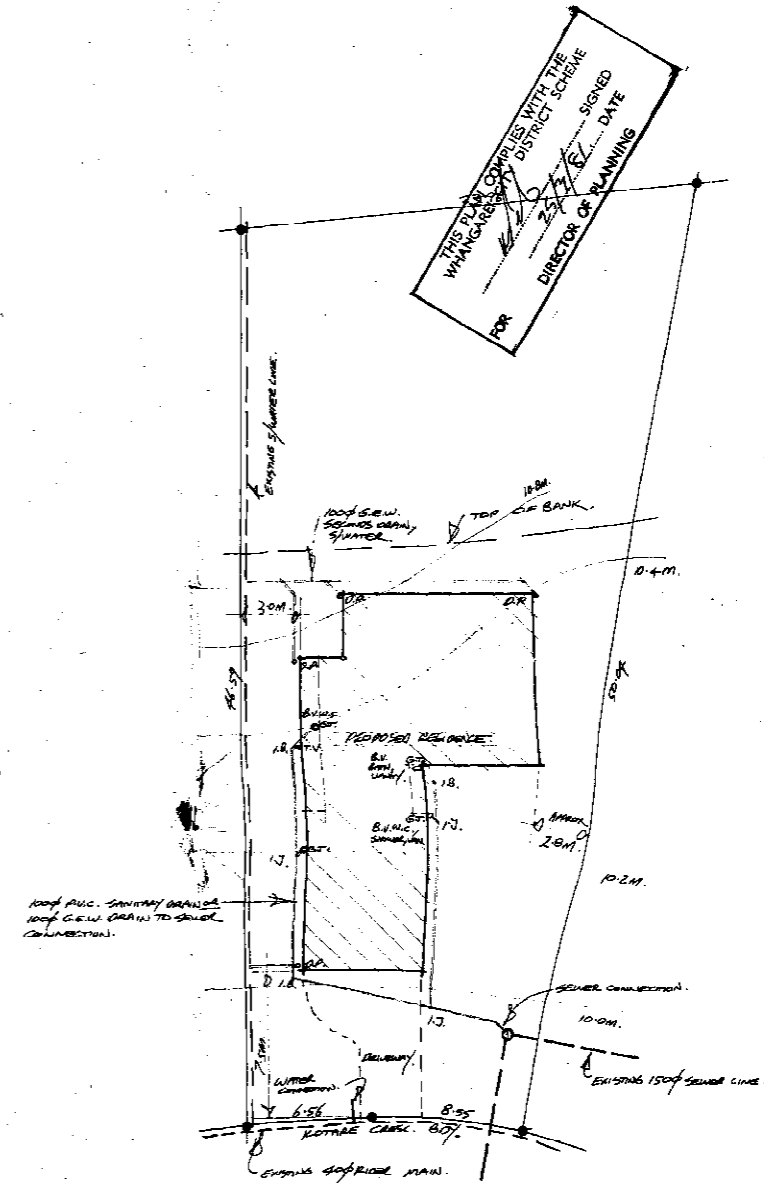
detail 20



21



22



site drainage

THIS PLAN COMPLETES WITH THE WHANGAREI CITY DISTRICT SCHEME  
DIRECTOR OF PLANNING  
SIGNED DATE

23878

**GRANT McILROY**  
**design** LIMITED

whangarei  
156 bank street  
ph.71303

dargaville  
insurance centre  
kapia street  
ph.8897

member of new zealand federation  
of architectural draughtsmen (inc.)  
associate member of new zealand  
institute of draughtsmen (inc.)

PROPOSED RESIDENCE FOR MR. & MRS. I. L. FRASER AT KOTARE CRESCENT, MAUNU.

THIS PLAN IS IN FULL ACCORD WITH  
CALCULATIONS B/1/83 BY DUNNING-  
MOORE & ASSOCIATES, CONSULTING  
ENGINEERS.  
APR 23 1981

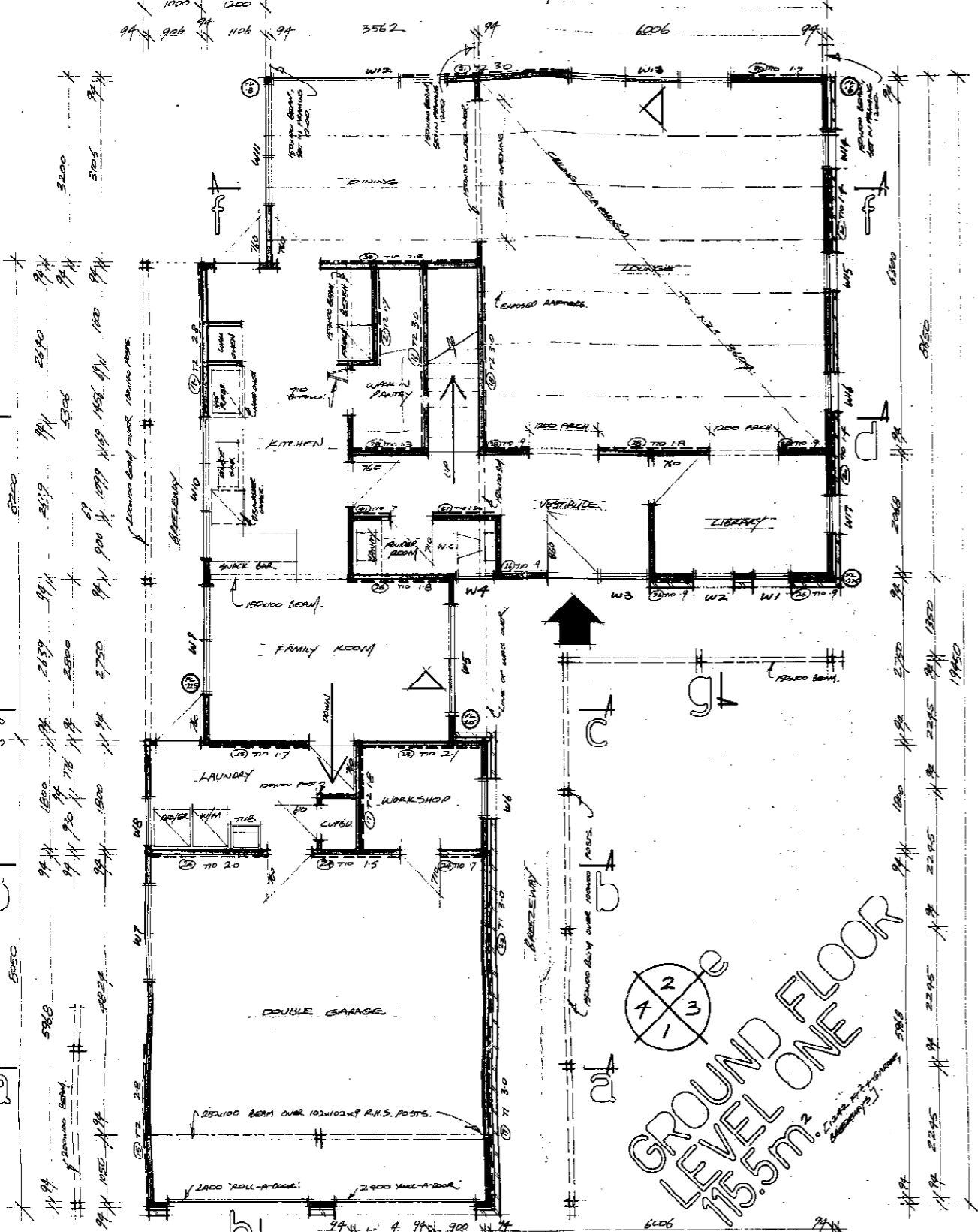
AMENDMENTS	
scale	plan
1:50, 1:100, 1:200	4217
date	sheet
MARCH '81	FOUR OF 4



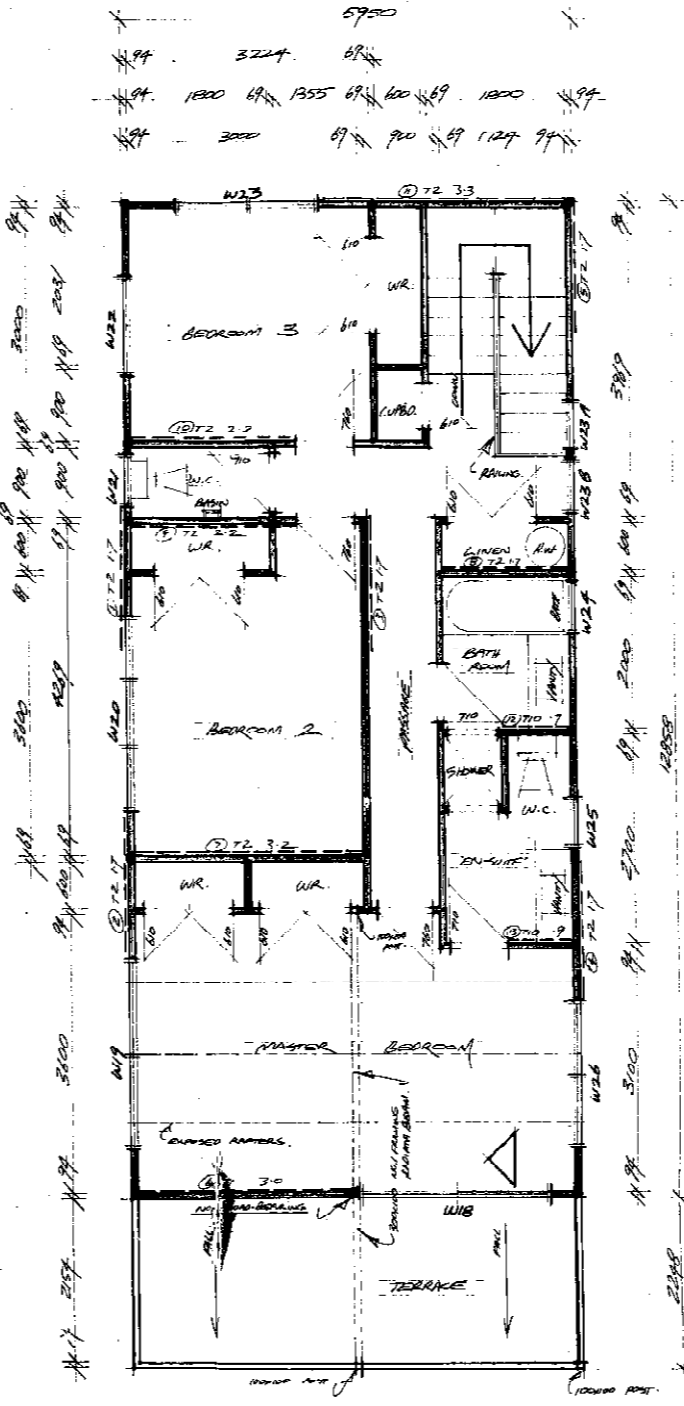
THE CONTENTS OF THIS DRAWING IS UNLESS IN WRITING BY GRANT McILROY OR HIS PARTNERS, IT CANNOT BE LEGALLY USED OR REPRODUCED IN ANY FORM WITHOUT WRITTEN AUTHORITY AND MUST BE RETURNED TO THE  
ALL RIGHTS RESERVED TO BE HELD IN RESERVE TO THESE SCHEMATIC DRAWINGS SHALL ONLY BE CARRIED OUT WITH THE WRITTEN CONSENT OF A DESIGNER FROM THE DESIGNER. THE DESIGNER'S OFFICE  
THE RIGHT TO REJECT ANY WORK AND TO WITHDRAW WITH DRAWINGS AND SPECIFICATIONS WHEN PROVIDED TO CLIENT. ALL THE ABOVE AGREEMENTS

23878

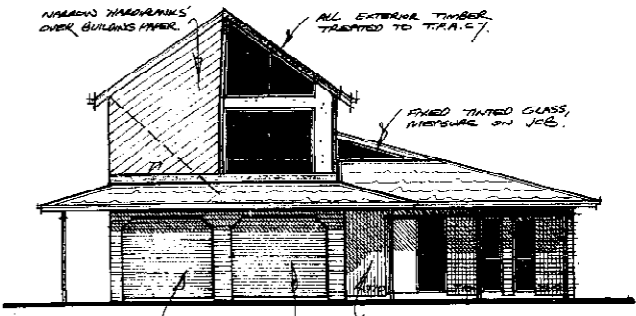
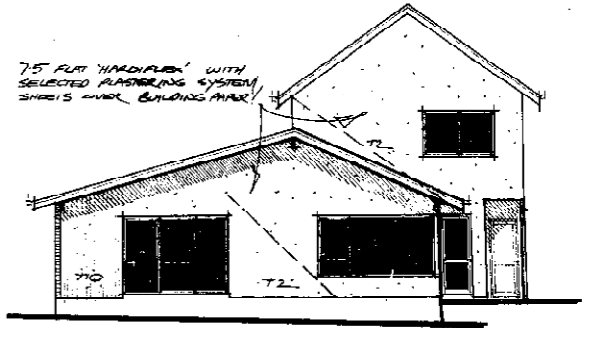
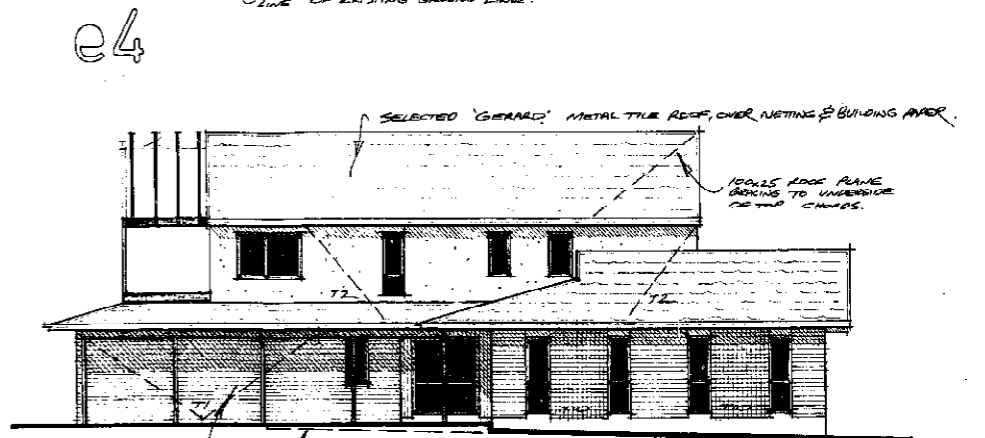
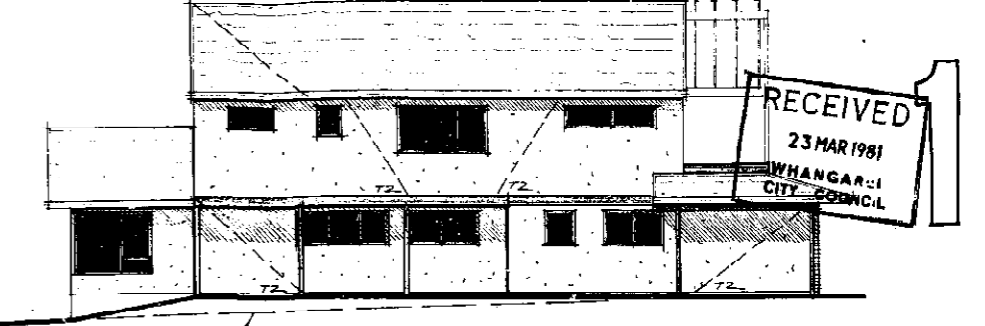
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23 MAR 1981  
WHANGAREI  
CITY COUNCIL



GROUND FLOOR  
LEVEL ONE  
115.5m<sup>2</sup>



FIRST FLOOR  
LEVEL TWO  
76.5m<sup>2</sup>



- ONE EXISTING LEVEL...
- T1 STEEL ANGLE EDGE WITH CR. BOARD LINING TO ONE FACE.
  - T2 STEEL ANGLE EDGE WITH CR. BOARD LINING TO ONE FACE & CR. BOARD OR SIMILAR TO OTHER FACE.
  - T10 SHEET PILING WITH 75 HANGERS OR SIMILAR TO ONE FACE & CR. BOARD TO OTHER FACE.
- 2-100MM STRIP MARKS JOINING TOP PLATES, 300.
  - 1-100MM STRIP MARK JOINING TOP PLATES, 300.

THIS PLAN IS IN FULL ACCORD WITH CALCULATIONS B/53 BY DUNNISON MOORE & ASSOCIATES, CONSULTING ENGINEERS.  
PER J. DUNNISON MOORE 14.3.81

AMENDMENTS	
scale	150/100
plan	4217
date	MARCH 81
sheet	ONE OF 4

PROPOSED RESIDENCE FOR MR. & MRS. I.L. FRASER AT KOTARE CRESCENT, MAUNU.



THE CONTENT OF THIS DRAWING IS OWNED BY GRANT MCILROY DESIGN LIMITED. IT CANNOT BE REPRODUCED OR APPLIED IN ANY FORM WITHOUT WRITTEN AUTHORITY AND MUST BE RETURNED ON REQUEST. ALL WORKING DRAWINGS TO BE TAKEN IN CONFORMANCE WITH THE RULES OF THE INSTITUTION OF ARCHITECTS. THE DESIGNER SHALL BE RESPONSIBLE FOR THE DESIGN AND SHALL BE RESPONSIBLE FOR THE RIGHT TO ALLECT ANY WORK AND TO BE RESPONSIBLE WITH DIMENSIONS AND SPECIFICATIONS. WHEN ADVISED CONTRACTOR TO CHECK ALL THE ABOVE SPECIFICATIONS.

23878

**GRANT MCILROY**  
**design** LIMITED

whangarei  
156 bank street  
ph.71303

dargaville  
insurance centre  
kapia street  
ph.8897

member of new zealand federation of architectural draughtsmen (inc.)  
associate member of new zealand institute of draughtsmen (inc.)

13008212

12.1.83

BUILDING APPLICATION FORM

Date

13 JUN 1983  
113/16 JUN 1983  
CITY COUNCIL

To: The Director of Engineering,  
Sir.

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.

I hereby apply for permission to INSTALL TILE FIRE (WENT)  
at 33 KOTARE CRES for MR L. G. SANGSTER  
(House Number and Street) (Owner)  
of 33 KOTARE CRES (WHG) 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. 475/767 Front .....  
Lot No. 29 Back .....  
D.P. 8624D Side ..... Area .....  
Allotment No. Side .....

PARTICULARS OF BUILDING:

Foundations ..... Floors .....  
Walls ..... Roofs .....  
Area of Ground Floor ..... (Metres)  
Area of Basement ..... (Metres)  
Area of First Floor or Mezzanine ..... (Metres)  
Area of Outbuildings ..... (Metres)  
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	\$	:
Sanitary Plumbing Drainage	\$	:
Total	\$	<u>990 : 00</u>

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) .....

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

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

PLEASE PRINT

Yours faithfully,  
Builder's Postal Address. (Please print) L. G. Sangster Owner  
ANDREWS & GIBSON (PLUMBERS) Builder  
Builder's Phone ..... Signature [Signature]

WHANGAREI CITY COUNCIL

12017  
FILE NUMBER

BUILDING APPLICATION FORM

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

RECEIVED  
27 OCT 1983  
WHANGAREI  
CITY COUNCIL

80545k2  
PERMIT NUMBER  
3 11 83

To: The CITY Engineer

I hereby apply for permission to ERECT SKYLINE GARAGE  
at 33 KOTAKE CREE for MR & MRS SAIGSTER  
(House Number and Street) (Owner)  
of 33 KOTAKE CREE 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. Pt 75/767 Front 15.11 Area  
Lot No. 29 Back 23.960  
D.P. 86240 Side 50.040 Side 46.590

PARTICULARS OF BUILDING:

Foundations TIMBER PILES Floors TIMBER  
Walls GALVANIZED IRON WEATHER BOARDS Roofs GALVANIZED IRON  
Area of Ground Floor 14.400 (Metres) Area of First Floor or Mezzanine N/A (Metres)  
Area of Basement N/A (Metres) Area of Outbuildings N/A (Metres)  
Number of Storeys: Above kerb level N/A Below kerb level N/A  
Average distance of set back of front of buildings from street boundary line

ESTIMATED VALUE:

Building \$ 1785.78  
Sanitary Plumbing \$  
Sanitary Drainage \$  
Total \$ 1785.78

OFFICE USE ONLY

FEES PAID BY OWNER/BUILDER/OWNER'S AGENT

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) PRIVATE SHED

Proposed use or occupancy of other parts of buildings N/A

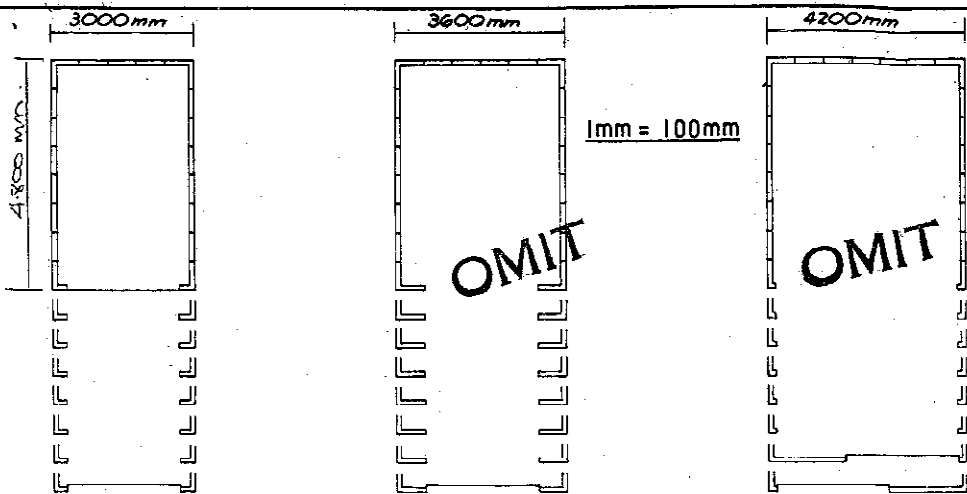
Nature of ground on which building is to be placed and on the subjacent strata Volcanic

PLEASE PRINT	BUILDER	OWNER'S AGENT
OWNER NAME <u>MR SAIGSTER</u>	NAME <u>HEIGHTS ENTERPRISES LTD.</u>	NAME
POSTAL ADDRESS <u>33 KOTAKE CRESCENT</u> <u>WHANGAREI</u>	POSTAL ADDRESS <u>P.O. Box 6098</u> <u>WHANGAREI</u>	POSTAL ADDRESS
PHONE <u>88166</u>	PHONE <u>81994</u>	PHONE
Date <u>26th October</u> 1983	<u>[Signature]</u>	Signature

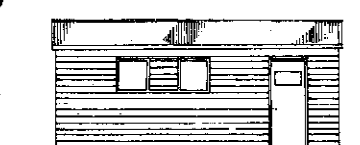
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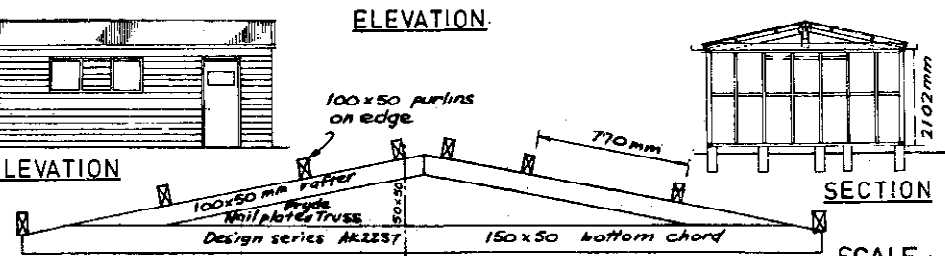
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ELEVATION



SIDE ELEVATION



SECTION

SCALE: 1m = 25m

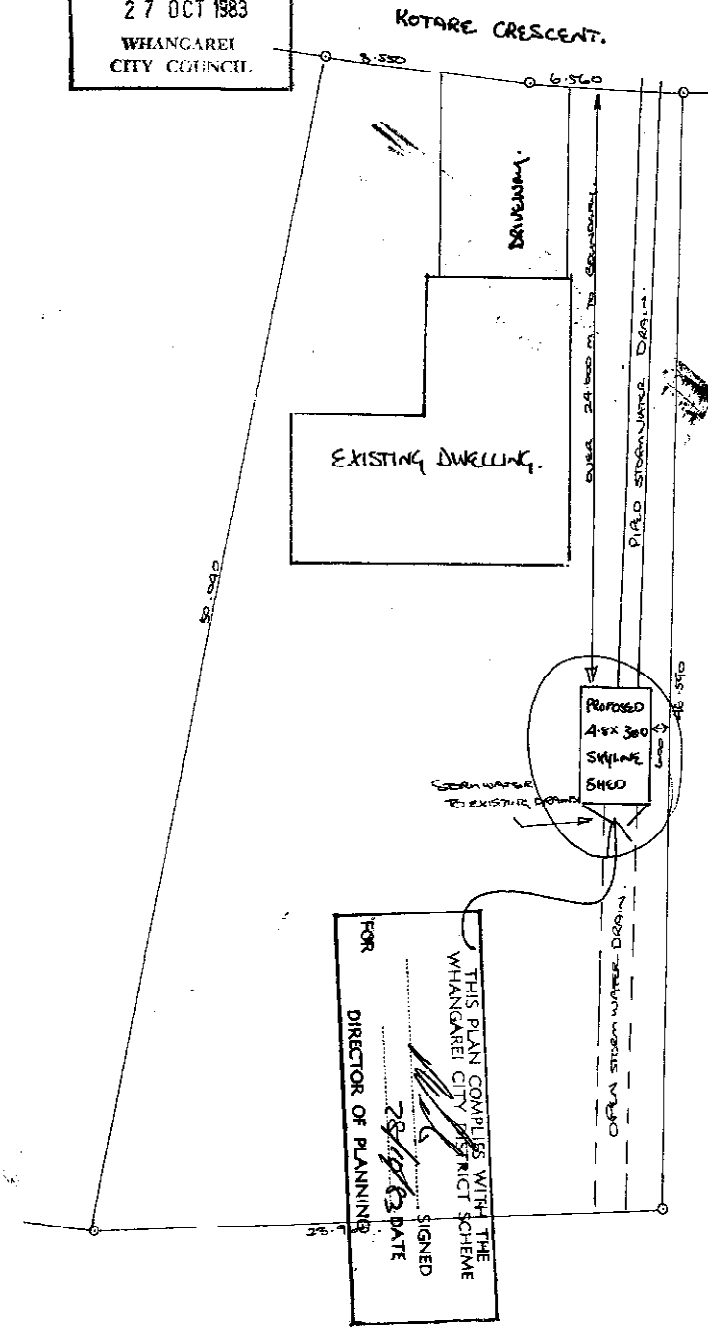
Truss as used for 4200mm span placed directly over stud at 2400mm & 1800mm ors to suit length of building.  
 Truss as used for 3600mm & 3000 mm spans reduced from above to same pattern.

- SPECIFICATIONS:**
- Foundations:** 200 x 150mm concrete piles at 1200mm and 600mm centres under studs, or continuous concrete dwarf walls or complete floors.
  - Dampcourse:** 2 ply d.p.c. under all plates.
  - Framing:** All timber is boris treated machine gauged radiata. All framing is housed i.e. studs checked into plates & nogs checked into studs.
  - Studs at 600mm centres**
    - Top and bottom plates and nogs } Building up to 18m<sup>2</sup> - 75 x 50mm
    - Building over 18m<sup>2</sup> - 100 x 50mm
  - Wall braces:** 75 x 50mm cut in on edge
  - Door beams:** minimum 150 x 50mm with minimum of 13mm check in at each end.
  - Roof trusses & purlins:** as per detail drawing placed over studs at 1800mm & 2400mm to suit.
  - Dragon ties:** 75 x 50mm at 45° over top plates to each corner.
  - Roofing:** 26 g. galv. corr. iron single sheets.
  - Walls:** 26 g. galv. metal weatherboards.
  - Doors:** 24 g. & 26g. metal doors on overhead gear or galv. roller doors.
  - Ridging:** 26 g galv. lead edged.
  - Downpipes:** 75 x 50mm galv. iron
  - Spouting:** 24g. galv iron gutters fixed ea. side.

# SKYLINE GARAGES

manufactured by Skyline Buildings Ltd.

RECEIVED  
 27 OCT 1983  
 WHANGAREI  
 CITY COUNCIL.



SITE PLAN 1mm = 200mm

GARAGE, SHED at 33 KOTARE CRESCENT for Mr SANGSTER.

# WHANGAREI CITY CORPORATION

APPLICATION FOR: **DRAINAGE CONNECTION**  
**WATER CONNECTION**  
**PERMIT TO CROSS FOOTWAY**

No 775

Date 23/7/1981

## Address and Legal Description of Property which is the subject of this Application

Please print clearly and firmly

Address 33 Kotare Cies. Lot No. 29 D.P. No. 86260  
Assess No. 11 75/767  
Legal Owner J. L. Fraser Inspector's Signature [Signature]  
Name of Applicant J. L. Fraser Receipt No. 15-12-95  
Applicant's Postal Address 70 Puriri Park Date 21/3/81  
Applicant's Signature [Signature] Cashier's Signature [Signature]

### DRAINAGE CONNECTIONS

In consideration of the Council undertaking to construct and provide a sewer/stormwater connection to the above 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.

**STORMWATER SEWER** No. 1 Size 100 Type A Depth ..... Charge 7-00  
**SANITARY SEWER** No. 1 Size 100 Type E Depth ..... Charge 15-00

Tick when required: To be advised  As soon as possible ..... Urgent.....

In consideration of and on receipt of the above charge, the Whangarei City Council hereby undertakes to construct and provide the above drainage connection. (Note: "Depth" means depth from ground level, to invert level of proposed private drain where it reaches Council connection.)

### WATER CONNECTION

Size of connection required 15 to service Druckling  
(subdivision, section, dwelling, factory, etc.)  
Fee \$ 11-50

NOTE 1. Where no fee has been paid at the time of application and, subsequently, no connection is available, the standard charge will be debited against the applicant for the installation of the appropriate sized connection.

NOTE 2. Where the size of the connection applied for is deemed by the Dir. of Eng. to be unsuitable, the appropriate sized connection will be installed, and any adjustment in costs will be debited or credited to the applicant.

### PERMIT TO CROSS FOOTWAY

I hereby make application under Clause 111 Whangarei C.C. By-law No. 2 1964 for a permit to take a vehicle over the footway to the property owned by J. L. Fraser  
at 33 Kotare Cies Permit Fee \$ 10-00

I hereby pay a deposit of \$ 200-00 for the purpose of repairing any damage that may be done to the footway during the currency of the permit and pursuant to the licence granted by the permit. If the repairs cost less than the deposit a refund shall be made to me by the Council and if the repairs cost more than the deposit I will pay the Council the extra cost. I hereby absolutely accept that the footway which is the subject of this application is at this date hereof undamaged/damaged, and I request that the damage be assessed.

Dated 23/7/1981 Signature of Applicant [Signature]

TO DIRECTOR OF FINANCE I hereby apply for the refund of deposit No 775

Name of Applicant (block letters).....  
Signature of Applicant..... Dated ...../...../19.....

For Office Use Only

Footway inspected and refund approved.

For Director of Operations..... Dated ...../...../19.....

85067

WHANGAREI  
DISTRICT COUNCIL

**BUILDING CONSENT No:85067  
Section 51, Building Act 2004**

**Issued:17Aug05  
Project Information Memorandum No 84854**

---

**The Building**

Street Address of building: 33 KOTARE CRES, WHANGAREI 0101  
Legal Description of land where building is located:  
LOT 29 DP 86240  
LLP No 056122

---

**The Owner**

Name of owner: ALAN GEORGE & BROWYN MAREE INGLIS  
Mailing Address: 33 KOTARE CRES  
WHANGAREI 0101

Contact Person: BBQ FACTORY  
Mailing Address: 32-34 REYBURN STREET  
WHANGAREI

Street address/registered office: 33 KOTARE CRES  
WHANGAREI 0101

---

**Building Work**

The following building work is authorised by this consent:

Project: Alteration

Intended Use: **INSTALL NECTRE MARK II FIRE**

*Creating the ultimate  
living environment*

Forum North, Private Bag 9023  
Whangarei, New Zealand  
Telephone: +64 9 430 4200  
Freephone: 0800 WDC INFO  
0800 932 463  
Facsimile: +64 9 438 7632  
Email: mailroom@wdc.govt.nz  
Website: www.wdc.govt.nz

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:

**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.

**Compliance Schedule**

A compliance schedule is not required for the building.



(C E Blakeley)

Signature

BUILDING COMPLIANCE ADMINISTRATOR

Position

On behalf of: Whangarei District Council

Date: 17 August 2005

BUILDING CONSENT NO 85067







**WHANGAREI**  
DISTRICT COUNCIL

Box 112

**Code Compliance Certificate: 85067**  
**Section 95, Building Act 2004**

**Issued: 07 Feb 07**

---

**The Building**

Street Address of building: 33 KOTARE CRES, WHANGAREI 0110

Legal Description of land where building is located:  
LOT 29 DP 86240  
LLP 056122

Current, lawfully established use: ALTERATION

Year first constructed: 07 FEBRUARY 2007

---

**The Owner**

Name of owner: ALAN GEORGE & BROWYN MAREE INGLIS  
Mailing Address: 33 KOTARE CRES  
WHANGAREI 0110

Contact person: BBQ FACTORY  
Mailing Address: 32-34 REYBURN STREET  
WHANGAREI

Street address/registered office: 33 KOTARE CRES  
WHANGAREI 0110

---

**Building Work**

**INSTALL NECTRE MARK II FIRE**

Building Consent number: 85067

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

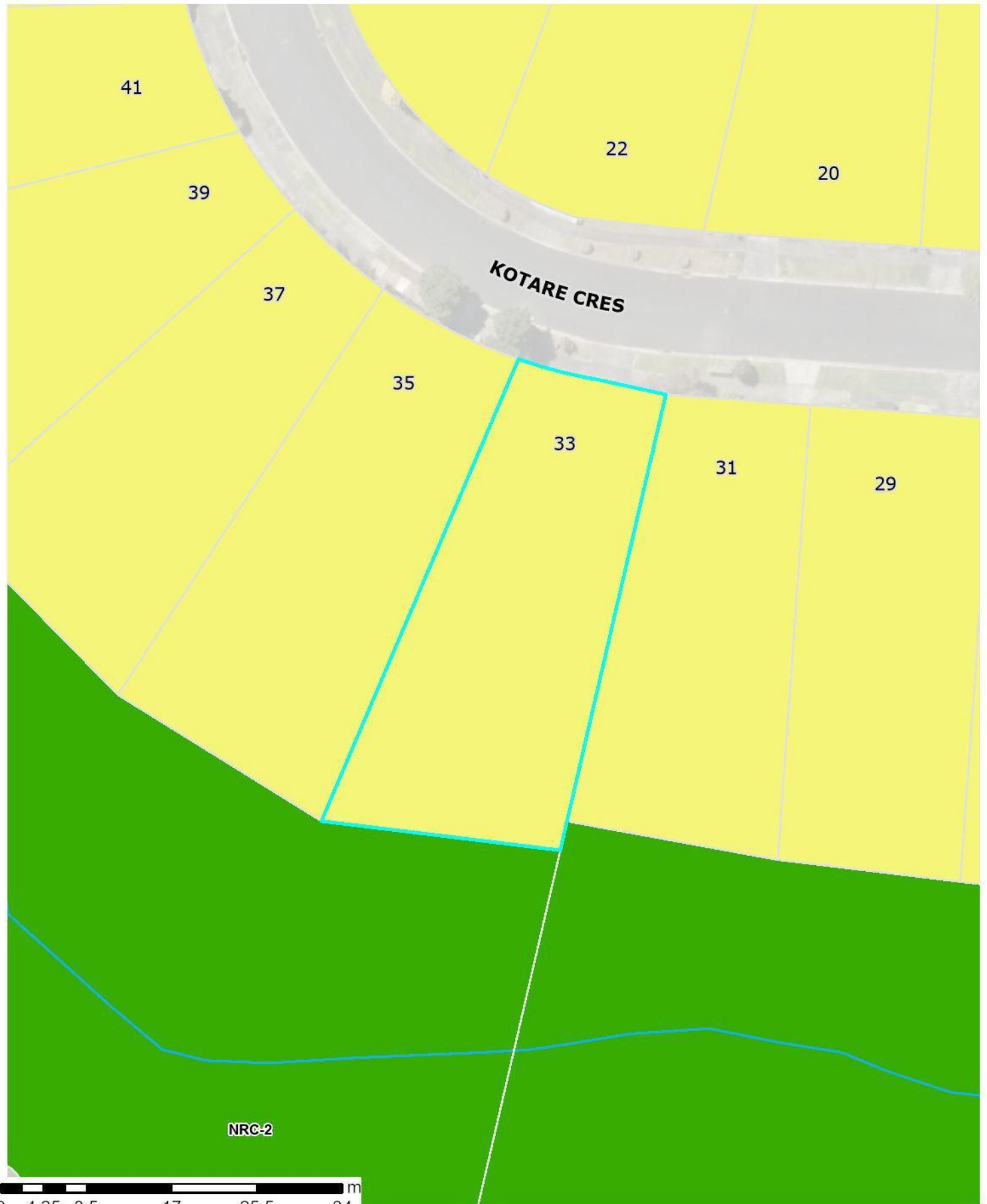
BUILDING & COMPLIANCE OFFICER  
Position

On behalf of: WHANGAREI DISTRICT COUNCIL

Date: 07 Feb 2007

**Final Code Compliance Certificate 85067**

# Operative District Plan - Area Specific Matters



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.

9 February 2024  
Scale 1:500




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

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.

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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