

LAND INFORMATION MEMORANDUM NO: LM2501306**Received: 15 Aug 2025****Issued: 21 Aug 2025****Section 44A, Local Government Official Information
And Meetings Act 1987****APPLICANT**

S J Peters (Avison)
C/- 26A Tikorangi Place
Whangarei

SITE INFORMATION

Property ID: 22611

Street Address: 26 A Tikorangi Place, Whangarei 0110

Legal Description: FLAT 1 DP 114928 HAVING 1/2 INT IN 1601 SQ METRES BEING LOT 16
DP 98995

This is a Land Information Memorandum only.

Full payment has been made for this Land Information Memorandum.

1: PROPERTY DETAILS.

- Property Map
- Aerial Photo
- Record of Title: NA65B/795
- Deposited Plan: DP 98995 & DP 114928

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 high 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 introduces new provisions relating to natural hazards to the District Plan, including new hazard maps and rules for land use, development, and subdivision in hazard susceptible areas. As of 4 December 2024 the Decision Version PC1 rules have legal effect.

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

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 \$0.00.

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 2 Dwellings
Issued – 16/07/1986
- Basement Garage Footings
Issued – 07/02/1989

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

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

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

- BC08107374 – Deck Additions
Building Consent Issued – 28/04/2008
Code Compliance Certificate Issued – 15/01/2009
- BC2201357 – New Heating Appliance
Building Consent Issued – 30/08/2022
Code Compliance Certificate Issued – 19/12/2022

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 General Residential Zone.
See map attached and for more information search the property address on Councils ePlan here <https://eplan.wdc.govt.nz/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.

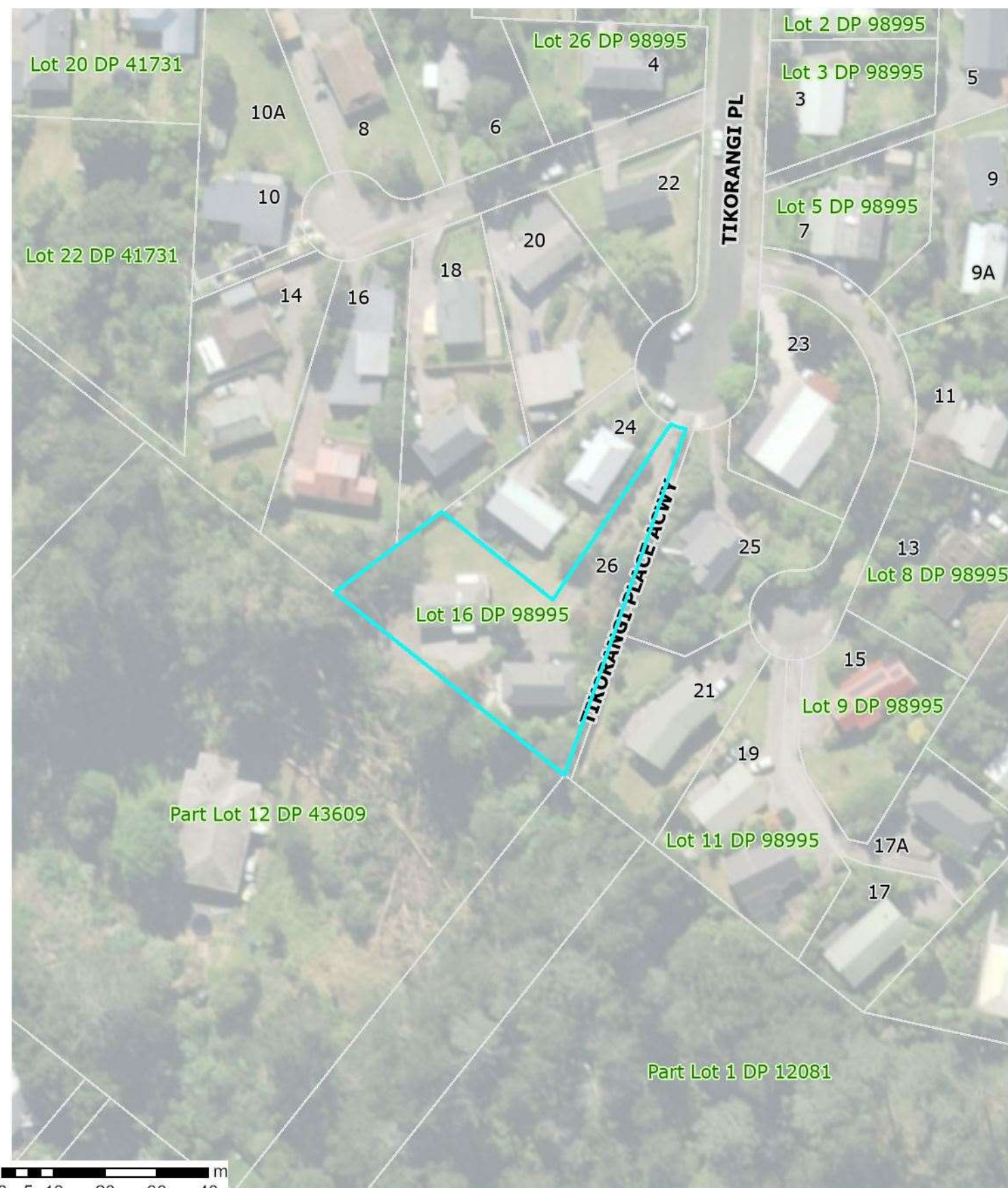
A LIM is not a suitable search of Council's records for the purposes of the National Environmental Standards (NES) for soil contamination of a potentially contaminated site.

Signed for and on behalf of Council:



P Luwes
Property Information Officer

Property Map



New Subdivisions

- Proposed Pre-223
- 223 Certificate

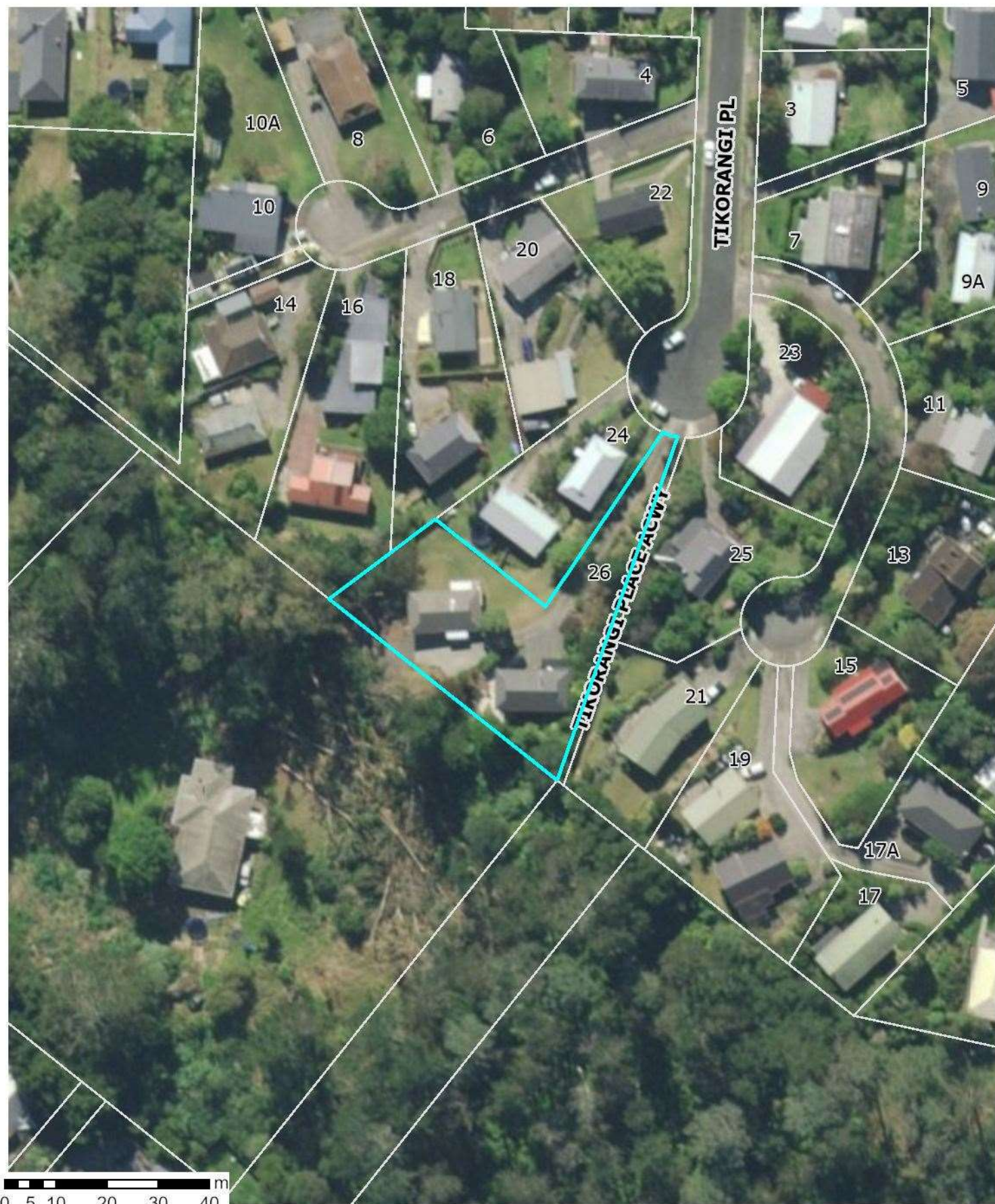
New subdivisions: Proposed as accepted, pre-223 and 223 Certificate with set Conditions.

21 August 2025
Scale 1:1,000

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



Aerial Photography



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

21 August 2025

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
CROSS LEASE
Search Copy




R.W. Muir
Registrar-General
of Land

Identifier **NA65B/795**
Land Registration District **North Auckland**
Date Issued 09 December 1986

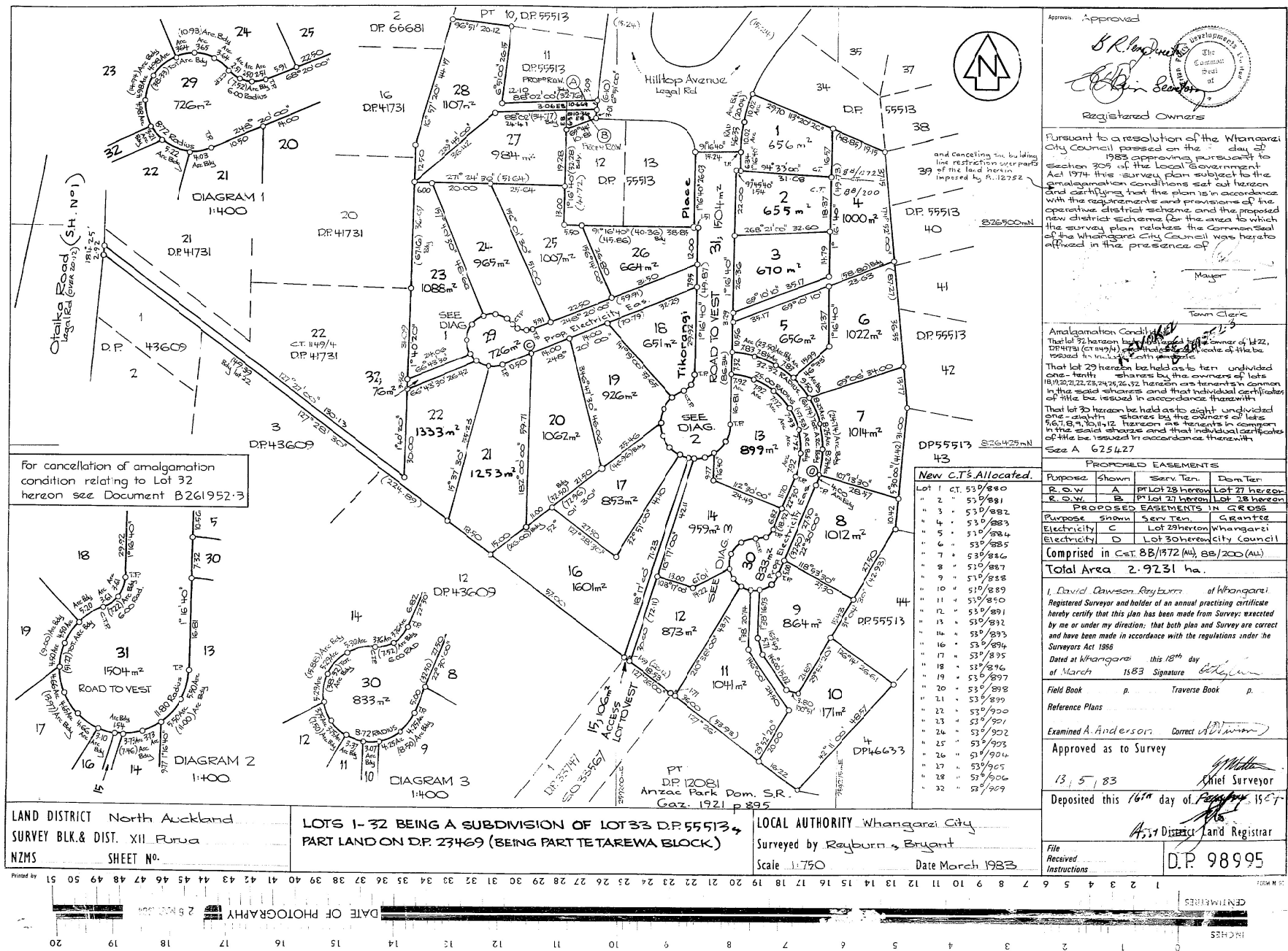
Prior References
NA53D/894

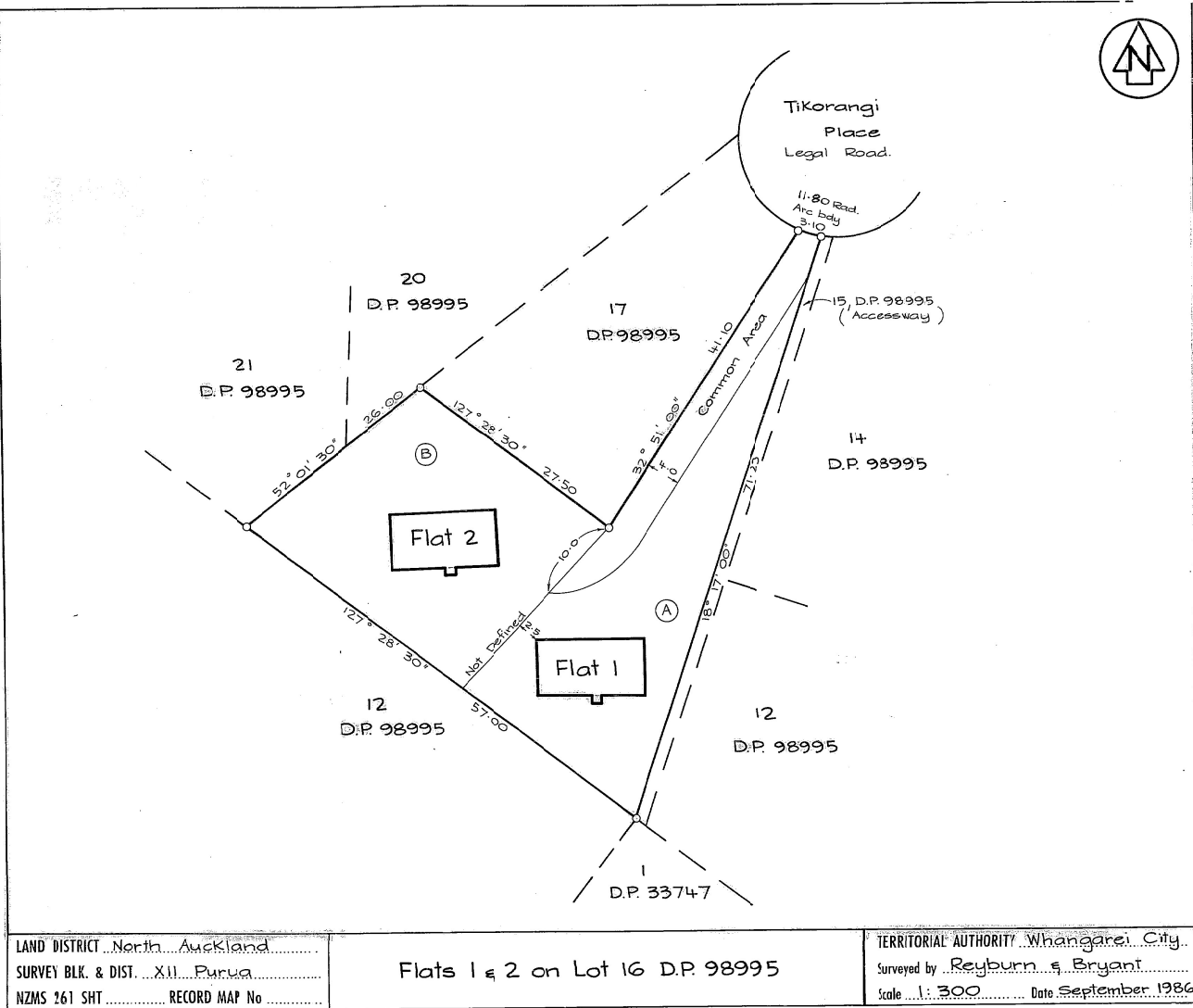
Estate Fee Simple - 1/2 share
Area 1601 square metres more or less
Legal Description Lot 16 Deposited Plan 98995
Registered Owners
Samantha Jayne Avison

Estate	Leasehold	Instrument	L B609004.1
		Term	999 years commencing on the 20.11.1986
Legal Description	Flat 1 Deposited Plan 114928		
Registered Owners	Samantha Jayne Avison		

Interests

B609004.1 Lease of Flat 1 DP 114928 Term 999 years commencing on the 20.11.1986 Composite CT NA65B/795 issued - 9.12.1986 (Affects Fee Simple)
Land Covenant in Lease B609004.1 - 9.12.1986 (Affects Fee Simple)
B609004.2 Lease of Flat 2 Composite CT NA65B/796 issued - 9.12.1986 (Affects Fee Simple)
Land Covenant in Lease B609004.2 - 9.12.1986 (Affects Fee Simple)
12187484.3 Mortgage to (now) Kiwibank Limited - 26.7.2021 at 8:36 am





Approvals Approved

Registered Owners

Pursuant to Section 314 of the Local Government Act 1974 I hereby certify that construction of the buildings depicted hereon commenced after 1st April 1979 and a building permit for the construction of the buildings depicted has been issued by the Whangarei City Council pursuant to its By-laws.

Dated this 3rd day of October 1986.

Authorised Officer Whangarei City Council

I, Robert Selwyn Bryant of Whangarei, registered surveyor and holder of an annual practising certificate, hereby certify that the buildings shown hereon are erected in the positions shown and are situated within the boundaries of C.T. 53D/894 and that the plan is correct.

4/11/86
Dated
Signed

Note: Boundaries of the areas to be leased are the exterior faces of the exterior walls or structures unless otherwise shown. Areas marked (A) & (B) are to be subject to restrictive covenants.

New C.T. Allocated:

Flat 1: 65B/795 Flat 2: 65B/796

Total Area 1601 m²

Comprised in C.T. 53D/894 (All)

Registered Surveyor and holder of an annual practising certificate, who may act as a registered surveyor pursuant to the provisions of Section 33(2) of the Surveyors Act 1960 hereby certify that this plan has been made from surveys executed by me or under my directions, that both plan and survey are correct and have been made in accordance with the Survey Regulations 1977.

Dated at this day

19 Signature

Field Book p. Traverse Book p.

Reference Plans

Examined Correct W.G.B.S.

Approved as to Survey

For the purpose of Leasing Flats on Dep. Chief Surveyor

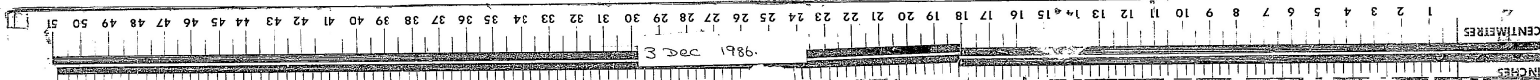
Deposited this 27th day of November 1986

For the purpose of Leasing Flats on Dep. District Land Registrar

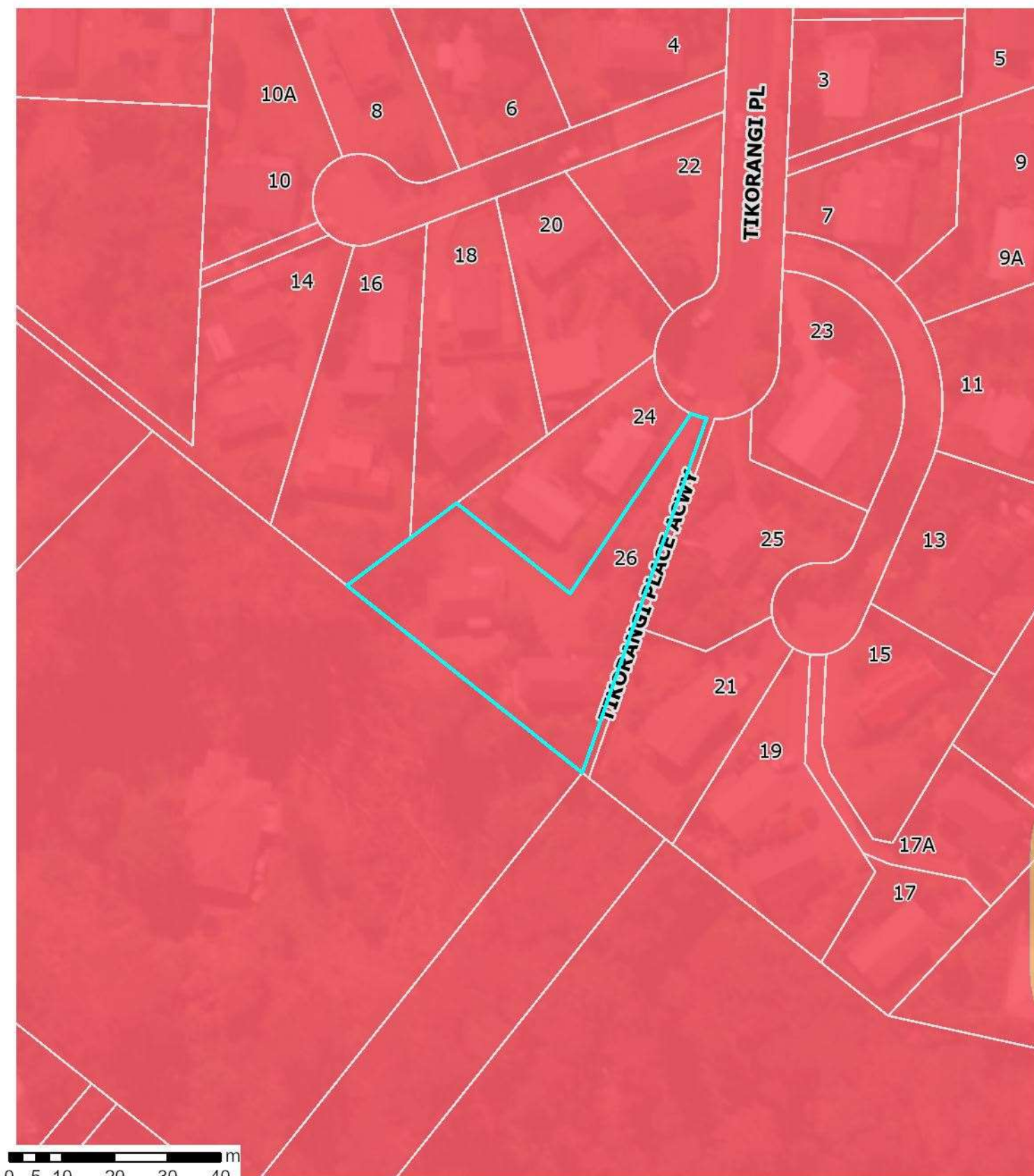
File Received Instructions 170-01-1586

DPII4928

L & S FORM N88



Land Instability



Landslide Susceptibility Zone

- High
- Moderate
- Low

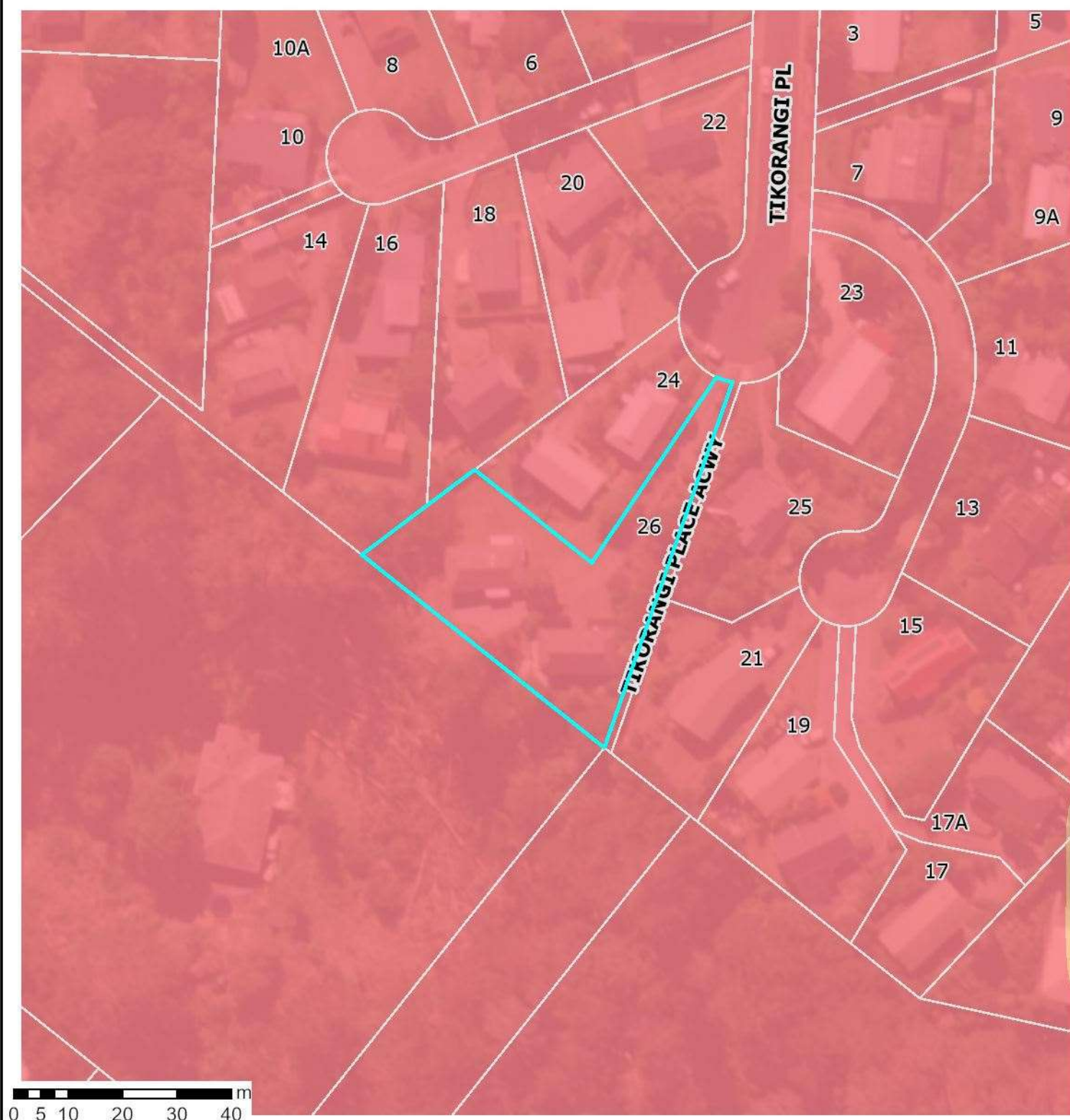
Whangārei District Council holds indicative information on land stability hazard for Whangārei. The Whangārei District Council may require site-specific investigations before granting future subdivision or building consent for the property, depending on the level of stability risk of the area the property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

21 August 2025
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

21 August 2025

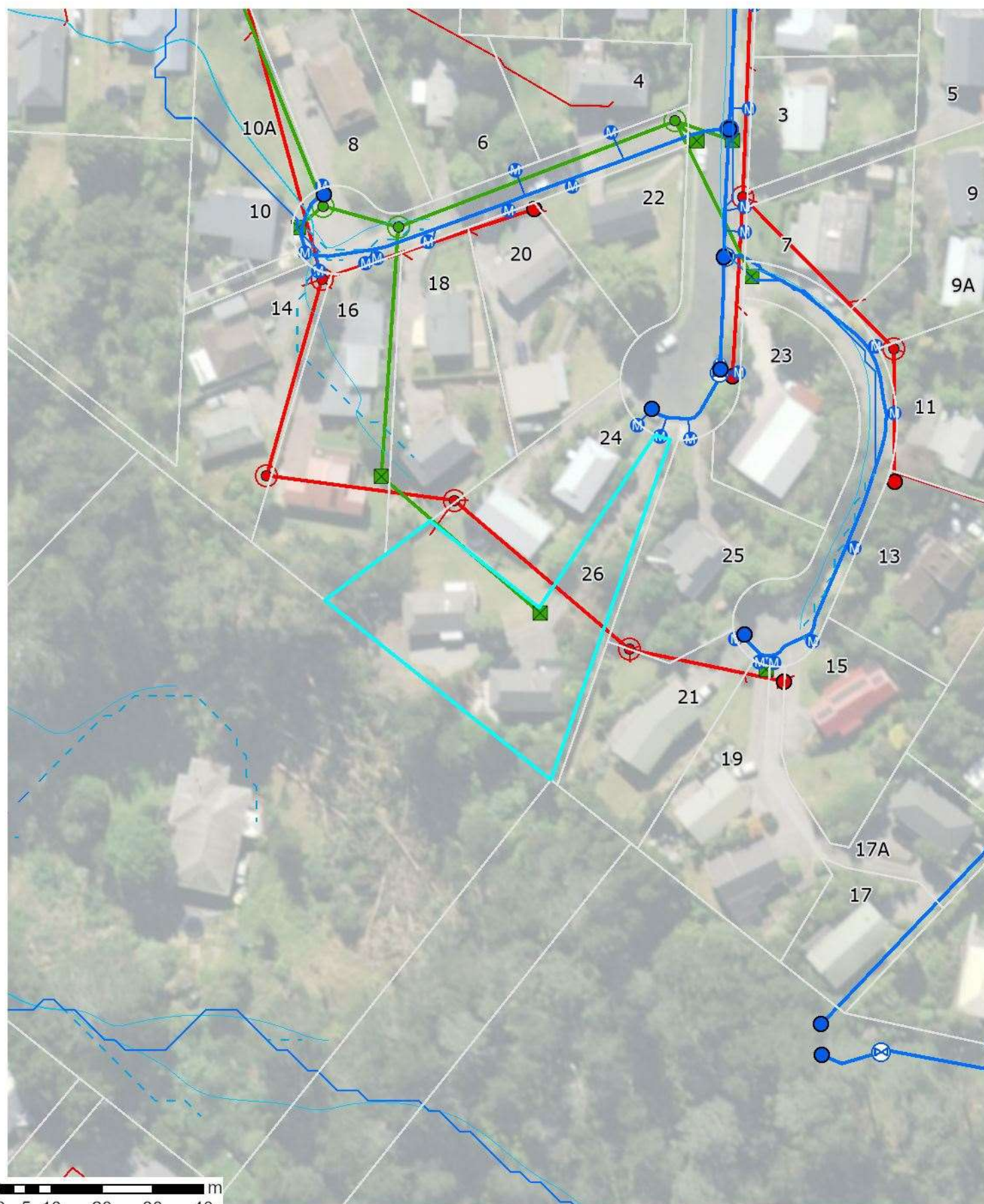
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Information provided on this map forms part of Plan Change 1 – Natural Hazards.
To view the maps and see how the changes may affect the property please visit:
<https://www.wdc.govt.nz/Services/Planning/District-Plan-changes/Current-plan-changes>.

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.
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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.

21 August 2025

Scale 1:1,000



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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
-  RED
-  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

Service Line

-  WDC
-  Private

Surface Drain



-  WDC
-  Private

Stormwater Area

Basin

-  WDC
-  Private






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 symbol" data-bbox="445 430 472 447"/> > 5.0 Ha


Depression Storage Areas 2017

- 

Wastewater

Wastewater Point



Backflow Device

-  WDC
-  Private



End Structure

-  WDC
-  Private



Fitting Node

-  WDC
-  Private



Manhole

-  WDC
-  Private


Meter

-  WDC
-  Private



Motor Control Centre

-  WDC
-  Private

Pump

-  WDC
-  Private

Valve





-  WDC
-  Private

Wastewater Line



Abandoned Pipe

- 



Main

-  Rising Main (Pressure)
-  Sewer Gravity Main
-  Private
-  Other

Process Pipework



-  WDC
-  Private

Service Line

-  WDC
-  Private

Wastewater Area

Chamber

-  WDC
-  Private

Pressure Sewer System

-  Public
-  Private



Whangarei 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, 21 August, 2025

Property Number 22611
Legal Description FLAT 1 DP 114928 HAVING 1/2 INT IN 1601 SQ METRES BEING LOT 16 DP 98995
Assessment Number 0075350117A
Address 26 A Tikorangi Place Whangarei 0110
Record of Title(s) 65B/795
Land Value \$175,000
Capital Value \$490,000
Date of Valuation 01-July-2024
Effective Date (used for rating purposes) 01-July-2025
Meter Location LHM in Ctr concrete Dr #26A

Rates Breakdown (up to 30 June 2026)

Rates Charge	Charge Total
General Residential	\$510.53
Sewage Disposal - Residential	\$966.00
Stormwater	\$79.00
Uniform Annual General Charge	\$901.00
Regional Council Services	\$229.89
Regional Economic Development	\$5.32
Regional Emergency & Hazard Management	\$67.31
Regional Flood Infrastructure	\$41.66
Regional Land and Freshwater Management	\$52.96
Regional Pest Management	\$109.47
Regional Rescue Services	\$8.87
Regional Sporting Facilities	\$16.09
Regional Transport Rate	\$30.40
Regional Urban Rivers Management - Gen Catchment	\$40.34
Annual Charge Total	\$3,058.84

Opening Balance as at 01/07/2025 **\$-596.52**

Rates Instalments	Total
20/07/2025 Instalment	\$766.84
20/10/2025 Instalment	\$764.00
20/01/2026 Instalment	\$764.00
20/04/2026 Instalment	\$764.00
Rates Total	\$3,058.84

Balance to Clear **\$2,078.23**

0050238
PERMIT NUMBER
167-36

WHANGAREI CITY COUNCIL

12968
FILE NUMBER

RECEIVED
27 MAY 1986
WHANGAREI
CITY COUNCIL

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.

To: The CITY Engineer

I hereby apply for permission to ERECT 2 DWELLINGS
at 26 TIKORANGI PL for NEIL HOUSING LTD.
(House Number and Street) (Owner)
of P.O. Box 1441, WHANGAREI according to locality plan and detail plans, elevations
(Address)

CAUTION
check file for
Restrictions

cross-sections and specifications of building deposited herewith in duplicate

PARTICULARS OF LAND:

Assess. No. PT. 753/501

Lot No. 16

D.P. 98995

LENGTH OF BOUNDARIES:

Front 2750 Area 1601 m²

Back 57.0

Side 71.23 Side 26.0

PARTICULARS OF BUILDING:

Foundations TIMBER PILE

Floors PARTICLE BD.

Walls HARD PLANK

Roofs CORR IRON

Area of Ground Floor 166.32 (Metres) Area of First Floor or Mezzanine (Metres)

Area of Basement (Metres) Area of Outbuildings (Metres)

Number of Storeys: Above kerb level 1+1 Below kerb level

Average distance of set back of front of buildings from street boundary line

ESTIMATED VALUE:

Building \$ 72000.00

Sanitary Plumbing \$ 2400.00

Sanitary Drainage \$ 1600.00

Total \$ 76000.00

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) 2 Single Unit Dwellings

Proposed use or occupancy of other parts of buildings Clay

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

PLEASE PRINT		
OWNER	BUILDER	OWNER'S AGENT
NAME <u>NEIL HOUSING</u>	NAME <u>NEIL HOUSING</u>	NAME
POSTAL ADDRESS <u>P.O. Box 1441</u> <u>Whangarei</u>	POSTAL ADDRESS <u>P.O. Box 1441</u> <u>Whangarei</u>	POSTAL ADDRESS
PHONE <u>482819</u>	PHONE <u>482819</u>	PHONE
Signature <u>[Signature]</u>		Date <u>27.5.86</u>

22610

LEGAL DESCRIPTION:

LOT N° : 16
D.P. N° : 98995
AREA : 1601 M²
LOCAL AUTHORITY : WHANGAREI CITY

WHANGAREI CITY COUNCIL

- (i) "Required" driveways, manoeuvring areas, parking spaces, etc. to Council's construction standards (Type 1).
- (ii) Completion prior to occupation or use of buildings.
- (iii) Inspection of formation of these areas and the siting of cesspits is required before sealing, concreting or paving.
- (iv) Where the building is sited over a Public Drain, the drain shall be protected to Council's standards. "Encasing concrete" requires inspection.

Signed Date

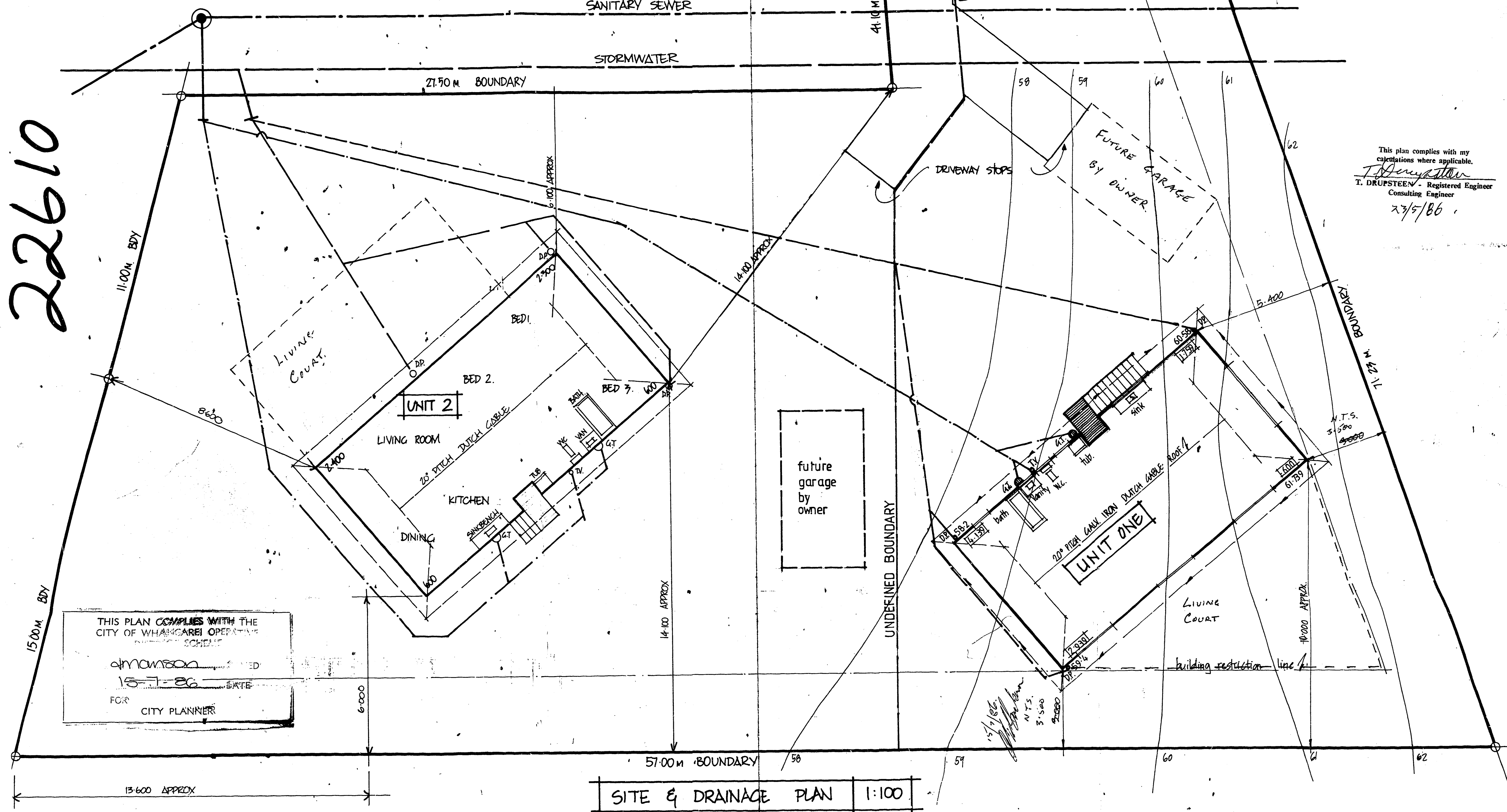
NOTES:

- position downpipes, gully traps and terminal vent as close as possible to tanapoles supporting house
- timber deck, steps and balustrade.
- fix balustrade to deck, and steps if 5 or more treads.

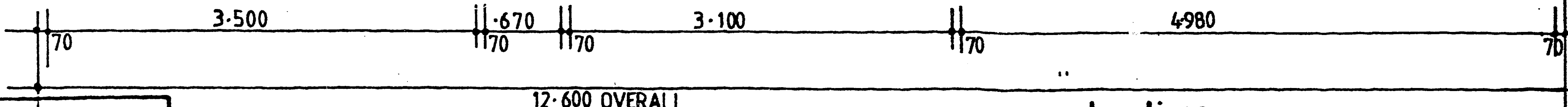
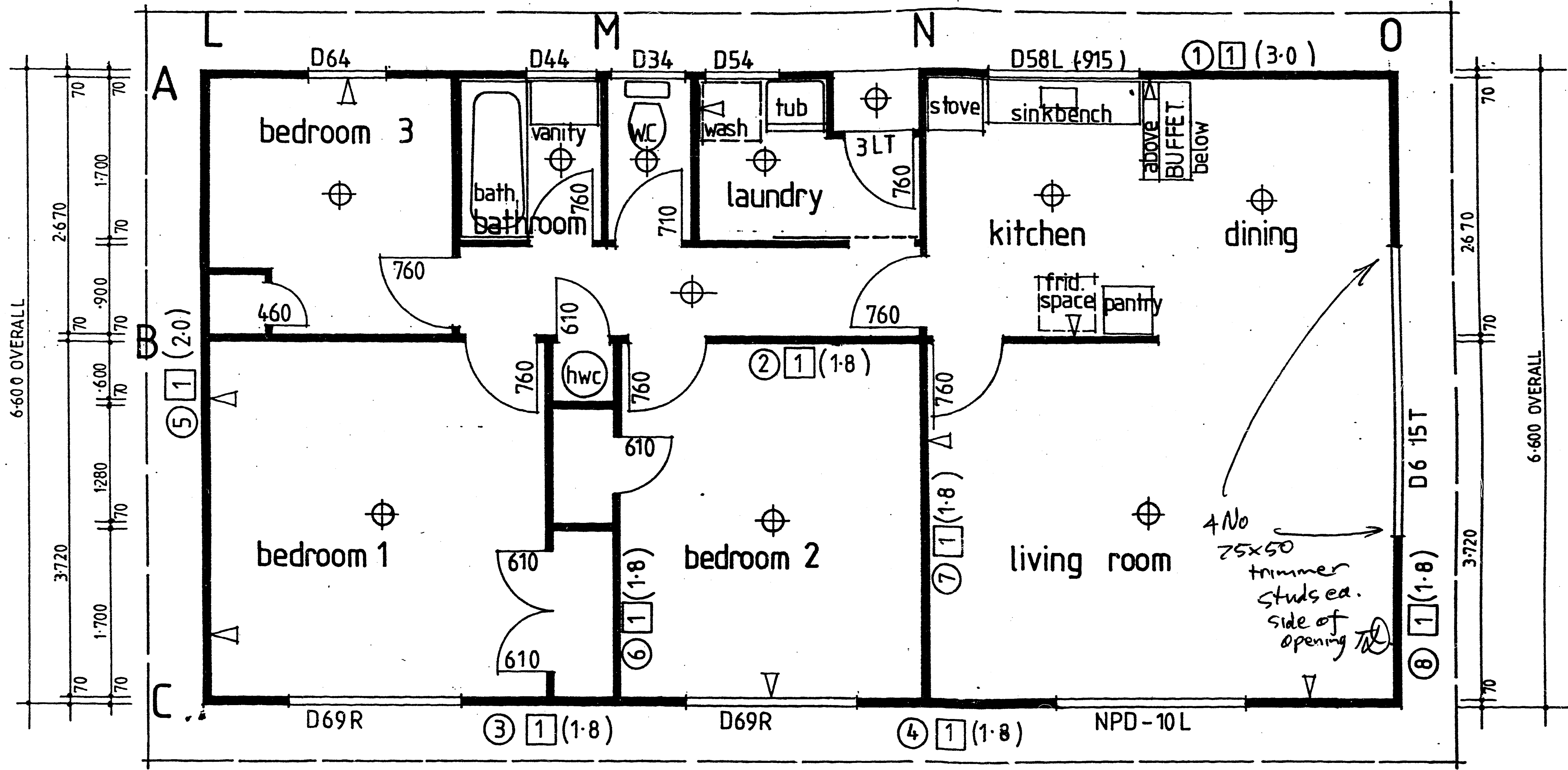
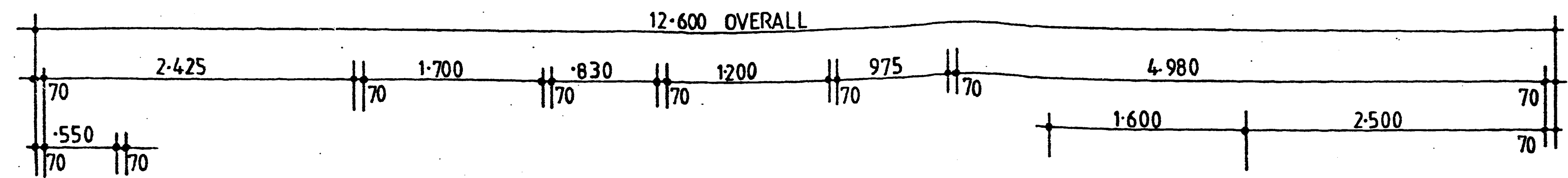
RECEIVED

27 MAY 1986

This plan complies with my calculations where applicable.
T. Drupsteen
T. DRUPSTEEN - Registered Engineer
Consulting Engineer
23/5/86



22610



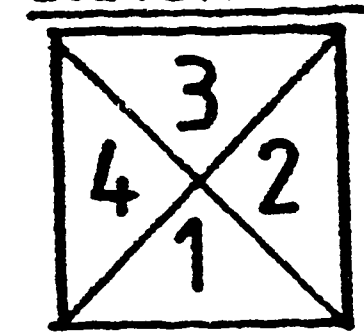
floor plan

scale 1:50

bracing legend:

- label
- type
- () length
- wind zone: high
- earthquake zone: b

elevations:



This plan complies with my calculations where applicable.
T. DRUPSTEEN - Registered Engineer
Consulting Engineer

23/2/86

BASE:		
POLE PLATFORM		
EXTERIOR: RECEIVED		
HARDIRANK		
ROOF MATR: IRON 1835		
Colour: UNPAINTED		
WHANGAREI		
ROOF STYLE: DUTCH GABLE		
Pitch: 20°		
JOINERY: ALUMINIUM		
colour: BRONZE		
GARAGE: Size: N/A		
Door: N/A		
Window: N/A		
Floor: N/A		
GABLE ENDS: HARDIFLEX		
CEILINGS: 600x400 PINEX CEILING TILES.		
SINKBENCH Size: 1.610		
Top: STAINLESS STEEL.		
WALL UNIT Size: —		
DSSR. UNIT Size: —		
Top: —		
BUFFET ABOVE Size: 1.000		
BUFFET BELOW Size: 1.000		
Top: PYPYRUS LEATHERGRAIN.		
SERVING/B. BAR size: —		
Top: —		
PANTRY: 500		
DOOR TYPE: MELTECCA		
EL. RANGE: CHAMPION AUTOLINE 60		
E.F.		
HARDWARE Doors: LEGGE-TULIP		
BRONZE.		
Kitchen: EX MAGNUS		
units		
BATH: Clearite Pacific		
rionone linings for shower		
over bath		
VANITY: 760 NOEL CELESTE WHITE		
TUB: 560x450 fabricated		
TAPS: CARDMA. VALET HANDLES.		
LIGHTS: 11		
PWR. PTS: 9		
W. IRON: —		
OBS. GLASS: —		
WC BATHROOM: STD.		
BACK DOOR: STD.		
FRONT DOOR: STD.		
F/SIDELIGHT: —		
WALLPAPER: P.C. \$ 400 SEE SPECI.		
ALL WALLS TO BE WALLPAPERED		
SCALE: 1:50		
(Use figured dimensions in pref. to scale)		
AREA: 83.16 M ²		
DRAWN: —		
CHKD: —		
AMEND- E. NOTE		
INTLS. DATE		

Use figured dimensions in preference to scale

copyright

NEIL HOUSING LTD REGISTERED MASTER BUILDERS
PORTAGE ROAD NEW LYNN

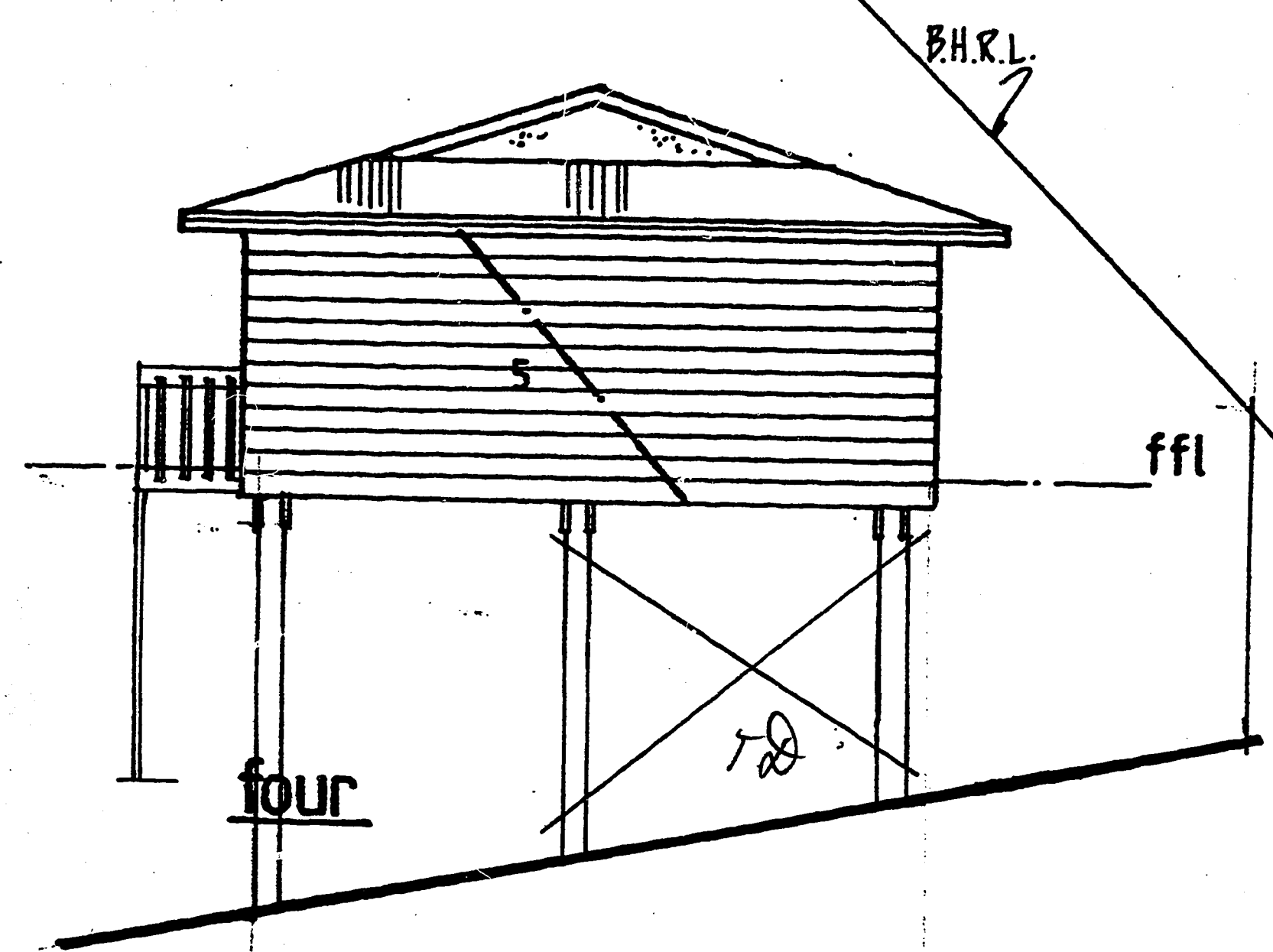
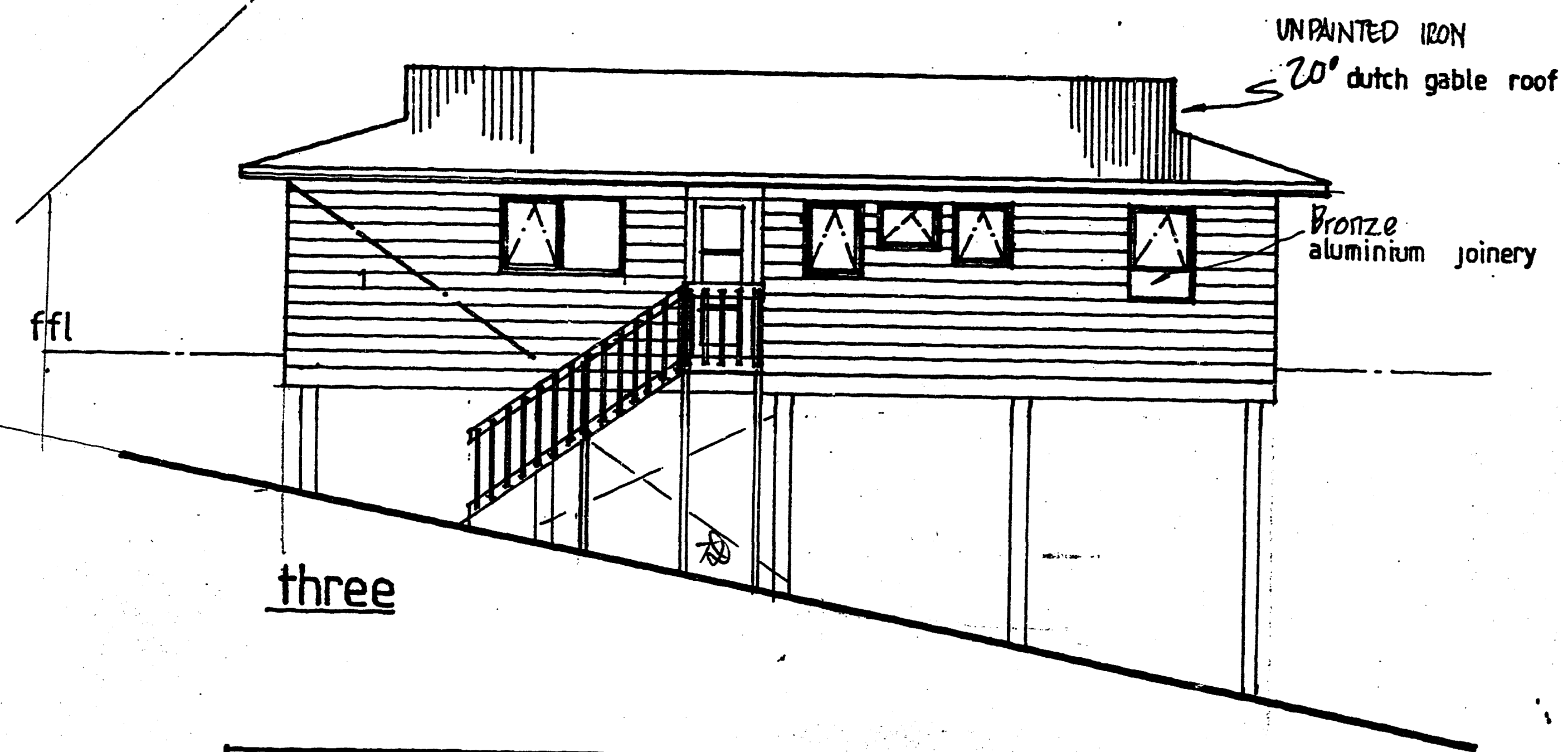
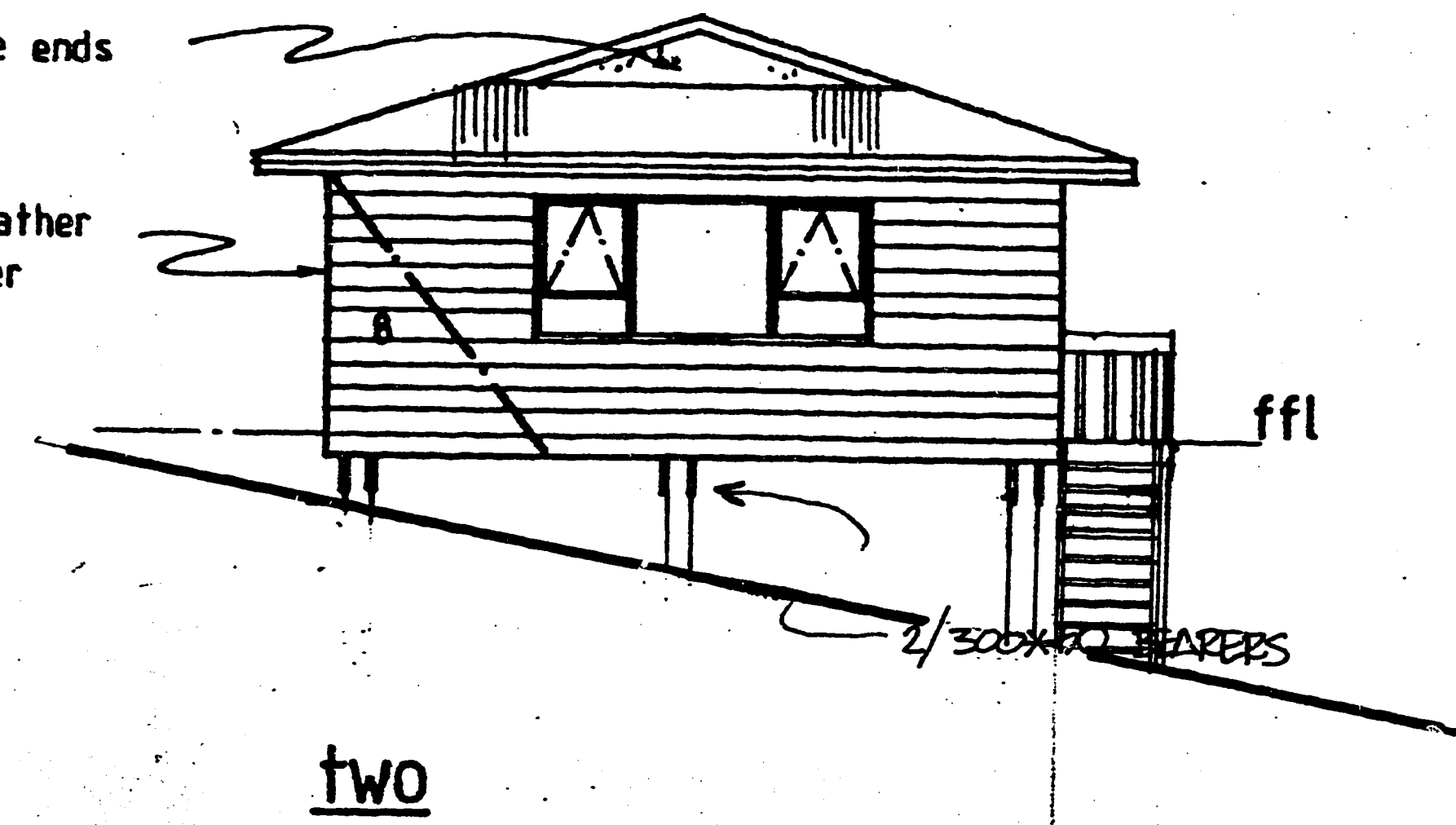
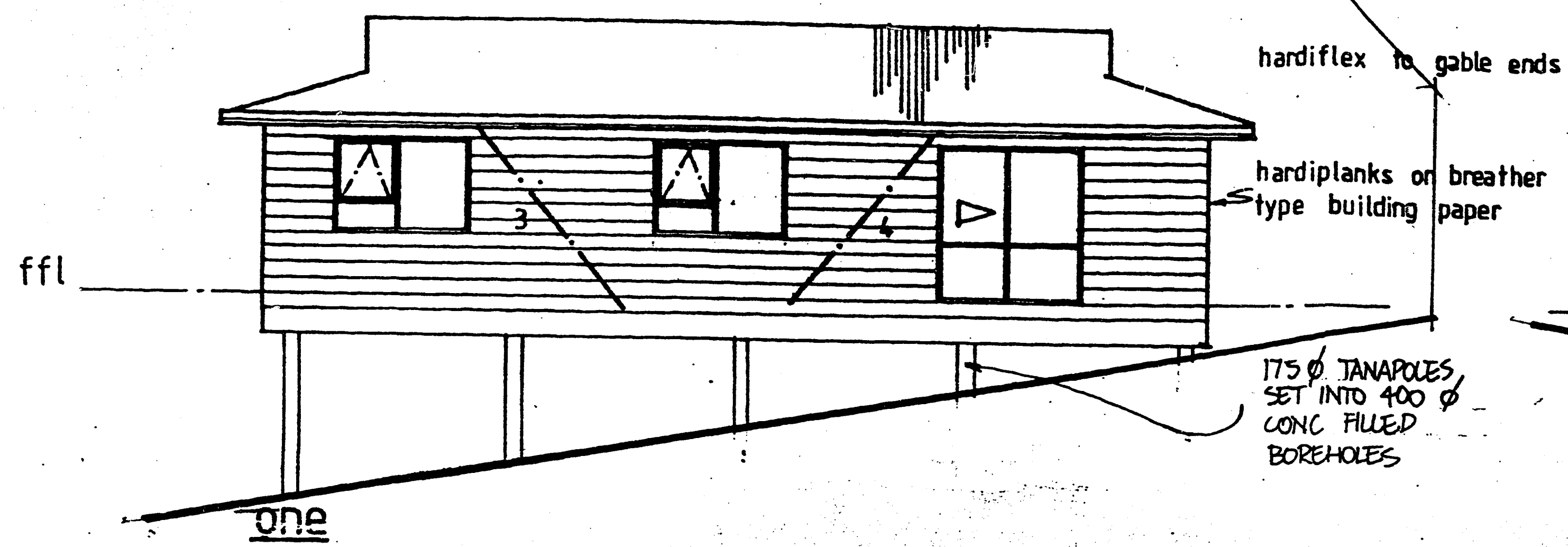
PROPOSED RESIDENCE AT: LOT 16, TIKORANGI PLACE, WHANGAREI

JOB No: 9217/2
DATE: MARCH 86

PLAN No: 514 R
BY: P.S.

22610

RECEIVED
27 MAY 1986
WHANGAREI
CITY COUNCIL



This plan complies with my calculations where applicable,
T. Drupsteen
T. DRUPSTEEN - Registered Engineer
Consulting Engineer
23/5/86.

ELEVATIONS 1:100

NOTES:
1. TIMBER DECK TREADS & BALUSTRADING TO REAR.

"Unit One"

6064516
PERMIT NUMBER

7/2/89

22/9
WHANGAREI CITY COUNCIL

12968
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.

To: The CITY Engineer

I hereby apply for permission to erect

Basement Garage Footings

at 26 A Tikorangi Place

(House Number and Street)

for Mr Paul King

(Owner)

of 26 A Tikorangi Place

(Address)

according to locality plan and detail plans, elevations

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

PARTICULARS OF LAND:

Assess. No. PT 753/501

Lot No. 16

D.P. 98995

LENGTH OF BOUNDARIES:

Front

Back

Side

Side

PARTICULARS OF BUILDINGS:

Foundations Concrete

Floors

Walls N.A.

Roofs

Area of Ground Floor (Metres) Area of First Floor or Mezzanine (Metres)

Area of Basement (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:

Buildings \$ 447.00

Sanitary Plumbing \$

Sanitary Drainage \$

Total \$ 447.00

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)

Proposed use or occupancy of other parts of buildings

Basement Garage Footings

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

PLEASE PRINT

OWNER

NAME

Mr Paul King

POSTAL ADDRESS

26 A Tikorangi Place

PHONE

BUILDER

NAME

Mr Paul King

POSTAL ADDRESS

26 A Tikorangi Place

PHONE

OWNER'S AGENT

NAME

POSTAL ADDRESS

PHONE

Signature

Date

14/9/88

TAGS

AMBOND No.

3.000

3.000

3.000

3.000

3.000

150 X 50 HEADER BEAM

150 X 50 TRIMMER

100 X 50 WALL PLATE

100 X 100 C3 TREATED POST
SET INTO 300 Ø X
900 DEEP CONC FILLED
BOREHOLES

RECEIVED

14 SEP 1988

WHANGAREI
CITY COUNCIL175 Ø TANAPOLDS SET INTO
400 Ø CONC. FILLED BOREHOLES

2/300 X 50 BEARERS

UNDERPINNING

NEW BRACE.

BLOCKING BETWEEN BEARERS
AT 1000 CTRS

DELETE BRACE

150 X 50 JOISTS AT 450 CTRS
(CONTINUOUS)

DOUBLE JOISTS TO ENDS

NEW BASEMENT.

2/300 X 50 BEARERS

This plan complies with my
calculations where applicable.T. Drupsteen 14/9/88
T. DRUPSTEEN - Registered Engineer
Consulting Engineer

1500

107374

BUILDING CONSENT No: 107374
Section 51, Building Act 2004



WHANGAREI
DISTRICT COUNCIL

Issued: 28 April 2008
Project Information Memorandum No. 107264

The Building

Street Address of building: 26A TIKORANGI PL, WHANGAREI 0110
Legal Description of land where building is located:
FLAT 1 DP 114928
LLP 091583

The Owner

Name of owner: ROWENA ANN BAKALICH
Mailing Address: 25 TIKORANGI PL
WHANGAREI 0110

Contact Person: BEAZLEY DESIGN LIMITED
Mailing Address: PO BOX 7002
TIKIPUNGA
WHANGAREI 0144

Street address/registered office: 26A TIKORANGI PL
WHANGAREI 0110

Building Work

The following building work is authorised by this consent:

Project: Alteration

Intended Use: DECK ADDITIONS

*Creating the ultimate
living environment*

Forum North, Private Bag 9023
Whangarei 0140, New Zealand
Telephone: +64 9 430 4200
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

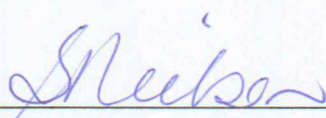
Toilet facilities must be provided within reasonable distance of the construction site. Ground discharge is no longer acceptable.

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.


Signature

(S Neilsen)

SUPPORT ASSISTANT – BUILDING COMPLIANCE
Position

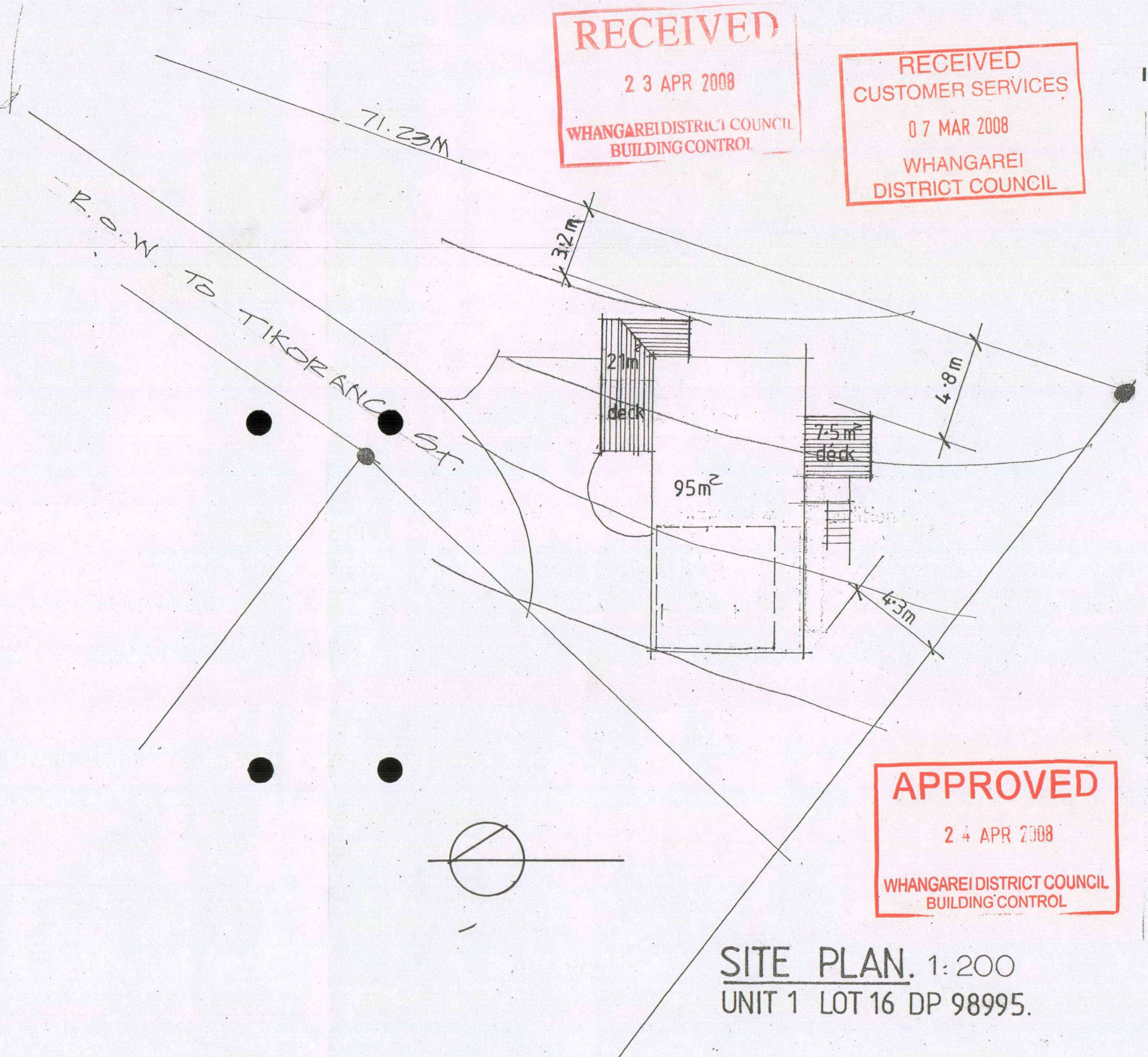
On behalf of: Whangarei District Council

Date: 29 April 2008

BUILDING CONSENT NO. 107374

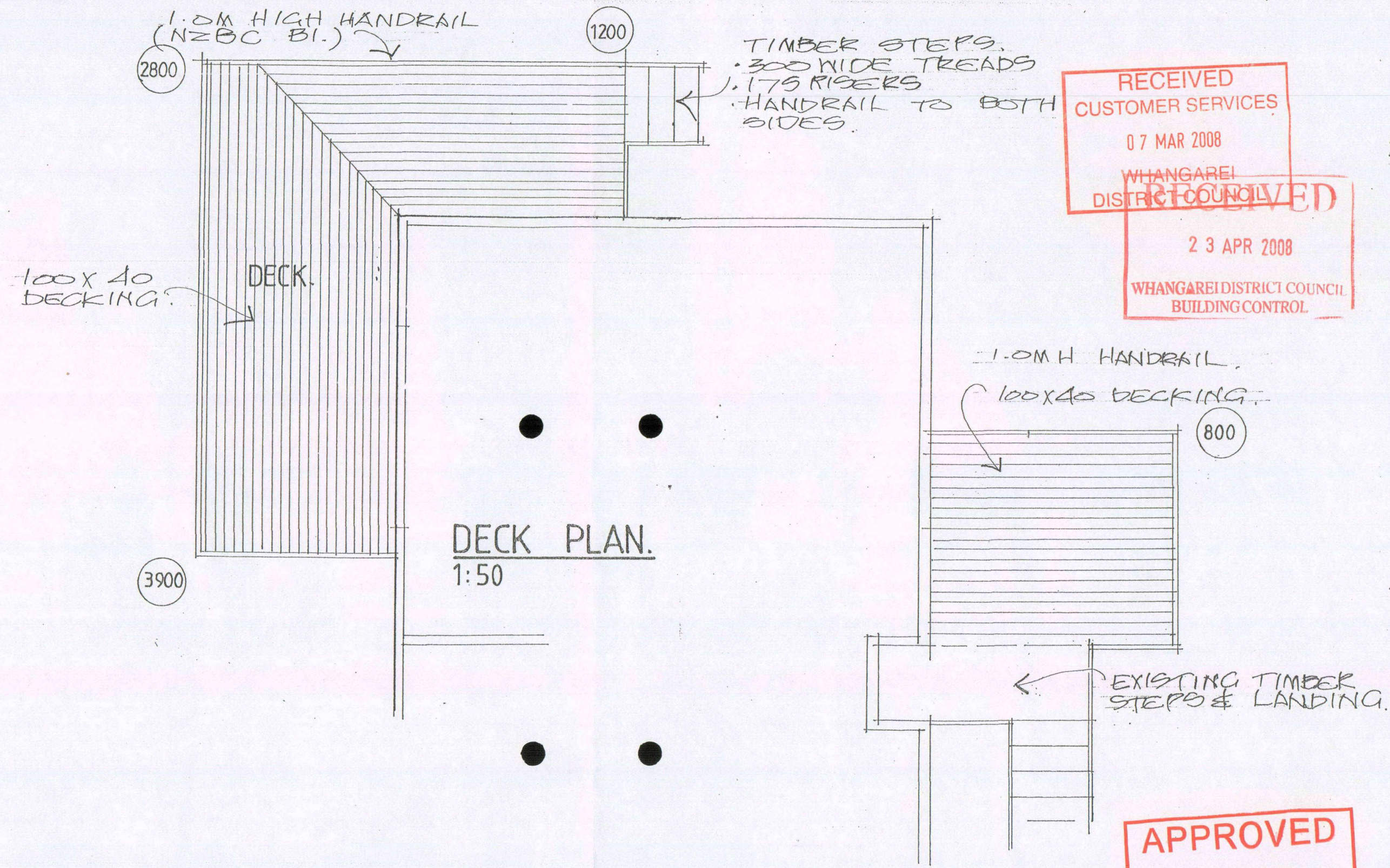
RECEIVED
23 APR 2008
WHANGAREI DISTRICT COUNCIL
BUILDING CONTROL

RECEIVED
CUSTOMER SERVICES
07 MAR 2008
WHANGAREI
DISTRICT COUNCIL



APPROVED
24 APR 2008
WHANGAREI DISTRICT COUNCIL
BUILDING CONTROL

SITE PLAN. 1:200
UNIT 1 LOT 16 DP 98995.



RECEIVED
CUSTOMER SERVICES

07 MAR 2008

WHANGAREI
DISTRICT COUNCIL

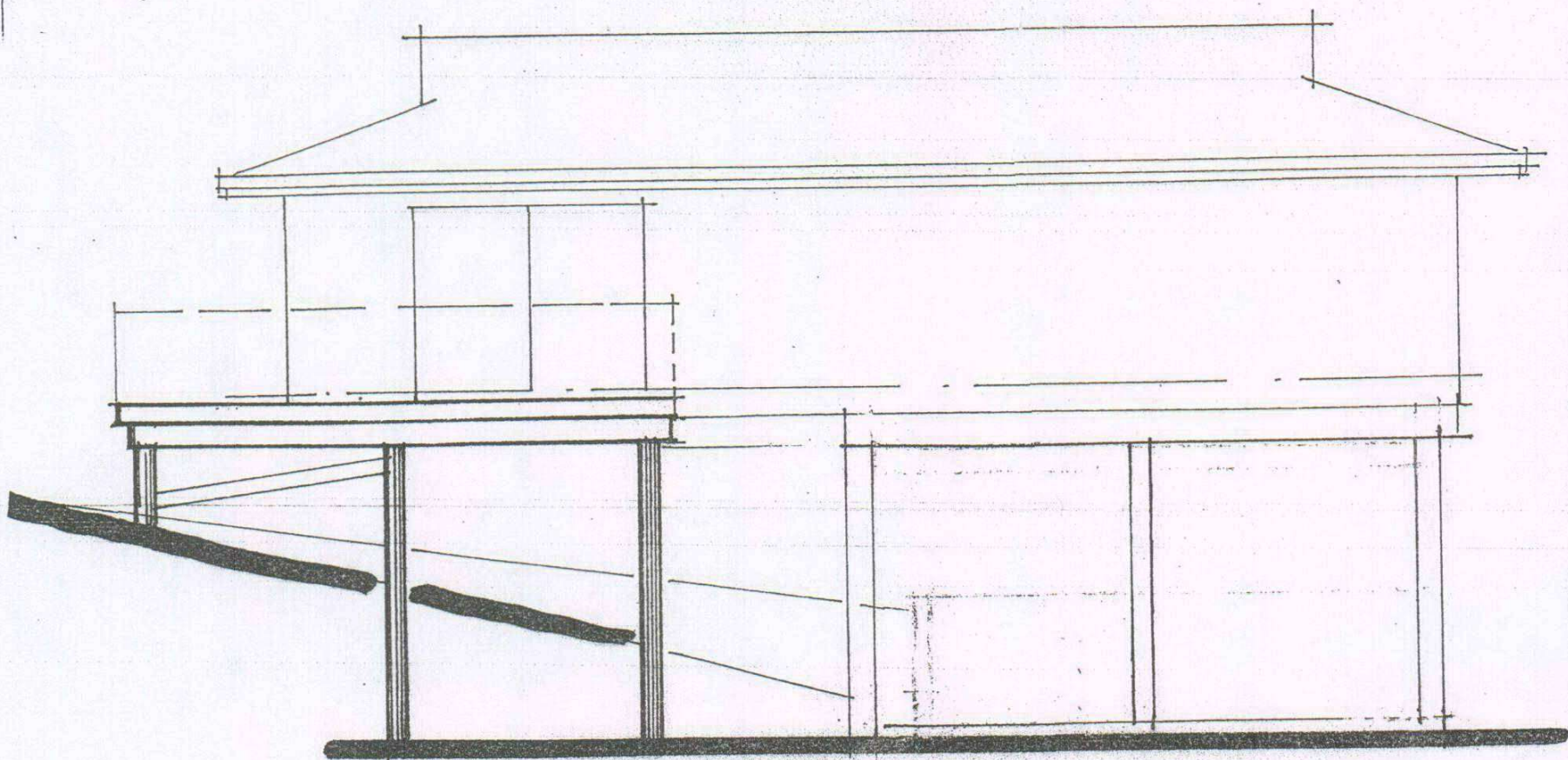
23 APR 2008

WHANGAREI DISTRICT COUNCIL
BUILDING CONTROL

APPROVED

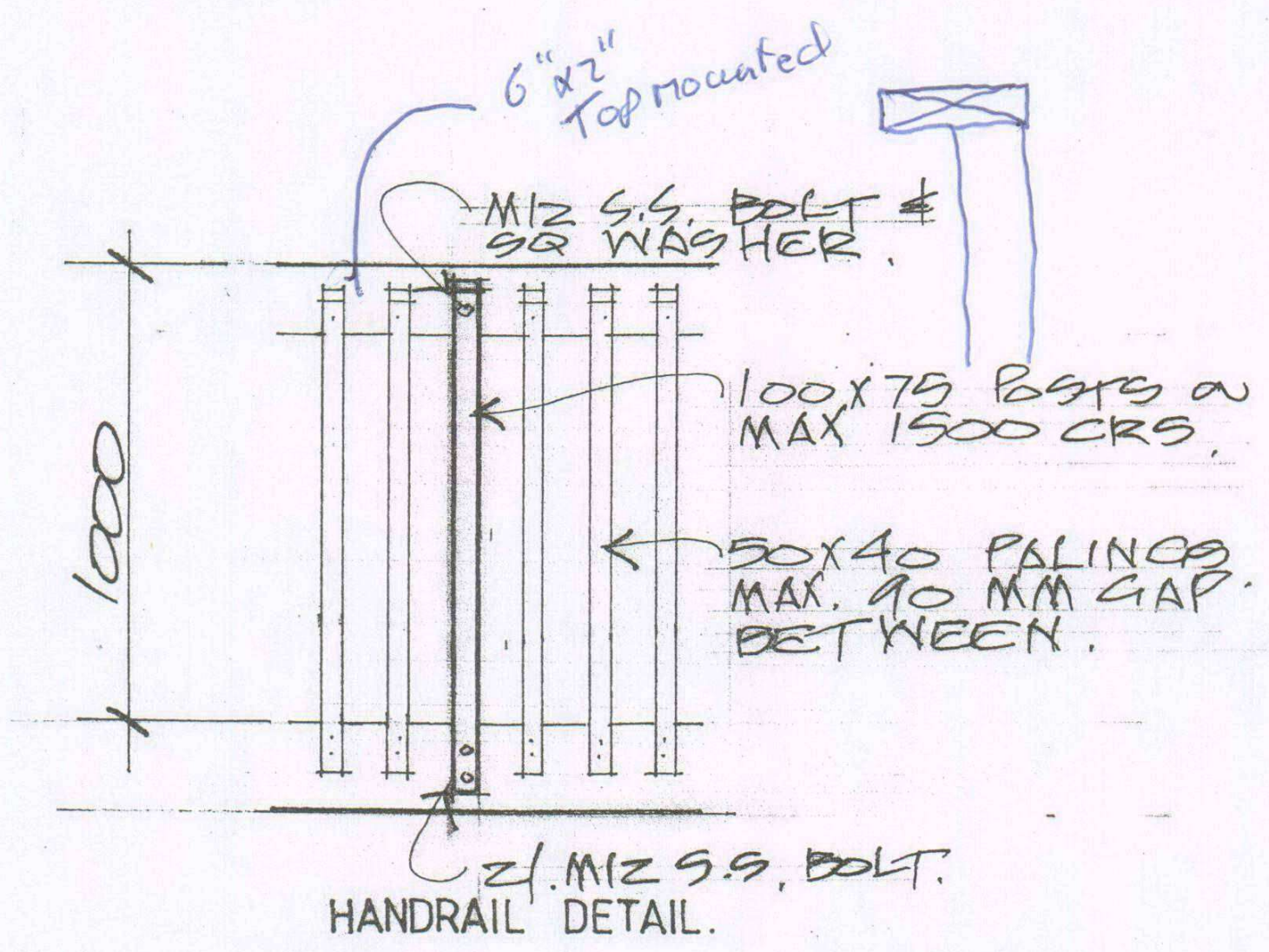
24 APR 2008

WHANGAREI DISTRICT COUNCIL
BUILDING CONTROL



ELEVATION

1:100





DEC



Code Compliance Certificate BC08107374
Section 436, Building Act 2004
Issued: 15/01/2009

WHANGAREI
DISTRICT COUNCIL

The Building

Street Address of building: 26 A Tikorangi PI WHANGAREI 0110

Legal Description of land where building is located: FLAT 1 DP 114928
LLP 091583

Building name: N/A

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

Level unit number: N/A

Current, lawfully established use: N/A

Year first constructed: N/A

The Owner

R A Bakalich
A/26 Tikorangi Place
Morningside
Whangarei 0110

Phone number: (Bus)09 430 4470

Phone number: 09 430 0546

Facsimile number: N/A

Email address: N/A

Website: N/A

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

Contact Person

Beazley Design Limited
PO Box 7002 Tikipunga
Whangarei 0144

Phone number: (Bus)09 438 3277

Mobile number: N/A

Facsimile number: 09 438 3255

Email address: N/A

Website: N/A

Street address/registered office: 26 A Tikorangi PI
WHANGAREI 0110

*Creating the ultimate
living environment*

Forum North, Private Bag 9023
Whangarei 0140, New Zealand
Telephone: +64 9 430 4200
Facsimile: +64 9 438 7632
Email: mailroom@wdc.govt.nz
Website: www.wdc.govt.nz

Building Work

Building Consent number

Issued by:

DECK ADDITIONS

BC08107374

Whangarei District Council

Code Compliance

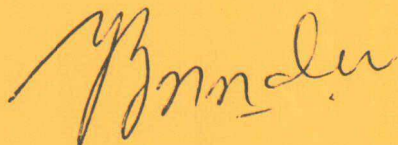
The building consent authority named below is satisfied, on reasonable grounds, that –

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

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 Code Compliance Certificate issued in respect of all the building work under the above building consent.



Signature

BUILDING SUPPORT – CODE COMPLIANCE
Position

On behalf of: WHANGAREI DISTRICT COUNCIL

Thursday, 15 January 2009

Code Compliance Certificate BC08107374

Form 5

Building Consent - BC2201357

Section 51, Building Act 2004

Forum North, Private Bag 9023
Whangarei 0148, New Zealand
P +64 430 4200
E mailroom@wdc.govt.nz
www.wdc.govt.nz

The Building

Street address of building:	26A Tikorangi Place Morningside Whangarei 0110
Legal description of land where building is located:	FLAT 1 DP 114928
Building name:	N/A
Location of building within site/block number:	N/A
Level/unit number:	N/A

The Owner

Name of owner:	Samantha Jayne Avison
Contact person:	N/A
Mailing address:	26A Tikorangi Place Morningside Whangarei 0110
Street address/registered office:	N/A
Phone number:	Landline: N/A Mobile: 02040827292
Daytime:	N/A
After hours:	N/A
Facsimile number:	N/A
Email address:	N/A
Website:	N/A

First point of contact for communications with the building consent authority:
Sue Williams (Flaming Fires Limited); Mailing Address: 26 Commerce Street
Whangarei 0110; Phone: 099727932; Email: bookings@flamingfires.co.nz

Building Work

The following building work is authorised by this building consent:
New Heating Appliance

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.

Conditions

This building consent is subject to the following conditions:

Section 90 - Inspections by Building Consent Authorities: (1) Every building consent is subject to the condition that agents authorised by the building consent authority for the purposes of this section are entitled, at all times during normal working hours or while building work is being done, to inspect-

- (a) land on which building work is being or is proposed to be carried out; and
- (b) building work that has been or is being carried out on or off the building site; and
- (c) any building.

(2) The provisions (if any) that are endorsed on a building consent in relation to inspection during the carrying out of building work must be taken to include the provisions of this section.

(3) In this section, inspection means the taking of all reasonable steps to ensure that building work is being carried out in accordance with a building consent.

Inspections

The following inspections are required:

- Final

Documents Required

Final

- Producer Statement Construction PS3 Is To Be Submitted By An Approved Installer For The Installation Of The Fireplace Appliance Confirming That The Work Complies With The Manufactures Technical Specifications And Approved Building Consent Documents.

Compliance Schedule

A compliance schedule is not required for this building.

Attachments

Copies of the following documents are attached to this building consent:

Information page: Now you have your Building Consent

- Advice notes

A handwritten signature in blue ink, appearing to read 'Bryant Sia', with a long horizontal flourish extending to the right.

Signature: Bryant Sia

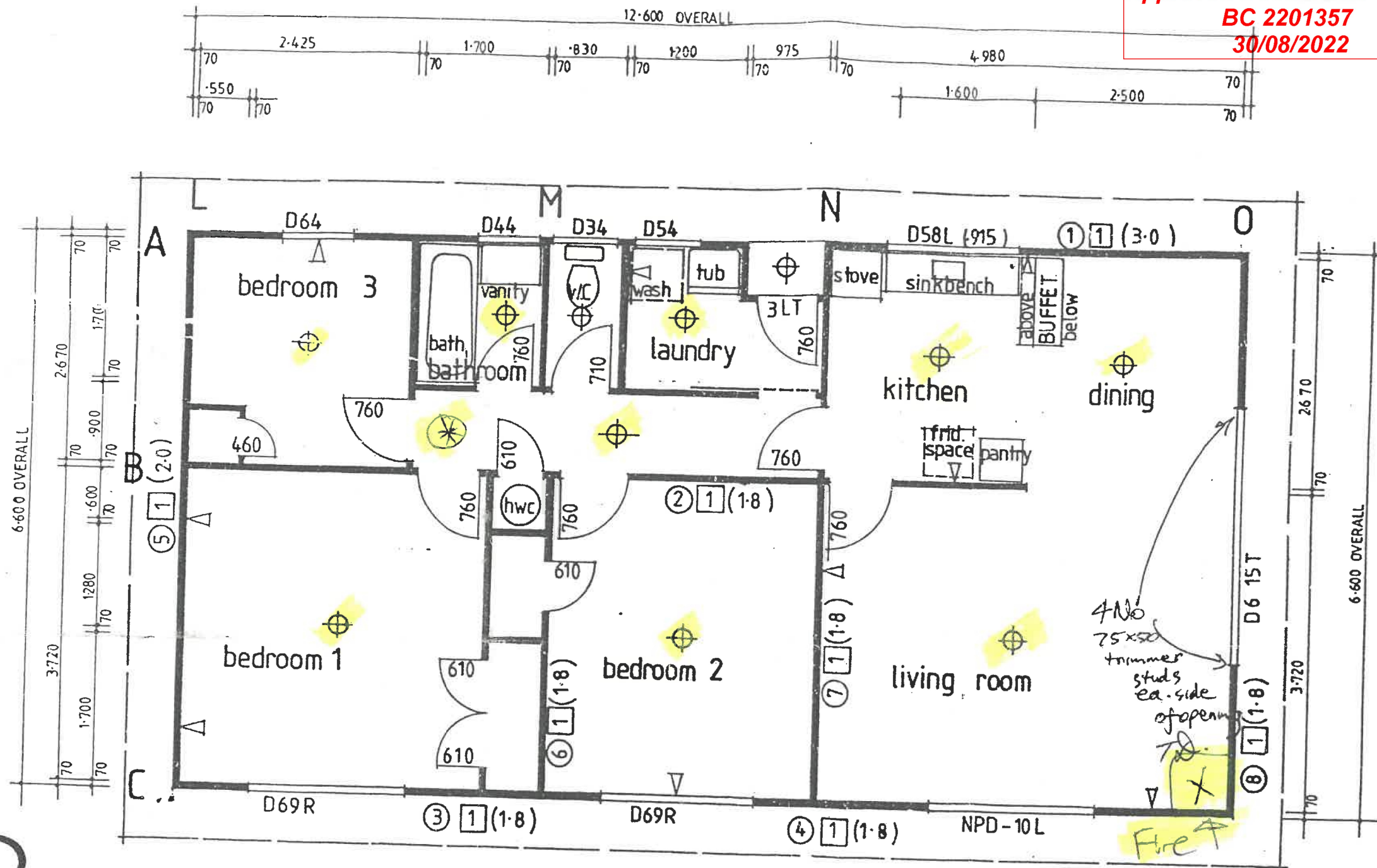
Position: Building Control Officer

On behalf of: Whangarei District Council

Issue Date: 30 August 2022

26A TIKORANGI PLACE MorningSide.
 ⊕ & ⊗ = Smoke Alarm. Roof Pitch 20°

Approved Documents - WDC
 BC 2201357
 30/08/2022



BASE: POLE PLATFORM
 EXTERIOR: HARDIRANK
 ROOF MATR: IRON
 Colour: UNPAINTED
 ROOF STYLE: DUTCH GABLE
 Pitch: 20°
 JOINERY: ALUMINIUM
 colour: BRONZE
 GARAGE: Size: } N/A
 Door: }
 Window: }
 Floor: }
 GABLE ENDS: HARDIFLEX
 CEILINGS: 600x400 PINEX CEILING TILES.

SINKBENCH Size: 1-610
 Top: STAINLESS STEEL.
 WALL UNIT Size: ---
 DSSR. UNIT Size: ---
 BUFFET ABOVE Size: 1-000
 BUFFET BELOW Size: 1-000
 Top: PLYWOOD LEATHERGRAIN.
 SERVERY/B. BAR size: ---
 Top: ---
 PANTRY: 500
 DOOR TYPE: Melteca Italian Walnut
 EL. RANGE: CHAMPION AXIOME 40
 LE.
 HARDWARE Doors: LUXE-TULIP
 BRONZE.
 Kitchens: Carousel
 BATH: Showerite Lady
 Rachael with walls.
 VANITY: 700 Harvey SpaceSaver
 with Harvey marble top.
 TUB: 560x450 fabricated
 TAPS: CAROMA. VALET HANDLES.

LIGHTS: 11
 PWR. PTS: 9
 W. IRON: ---
 OBS. GLASS: STD.
 WC BATHROOM: STD.
 BACK DOOR: STD.
 FRONT DOOR: STD.
 SIDELIGHT: STD.

WALLPAPER: P.E. \$ 400 SEE SPEC.
 ALL WALLS TO BE WALLPAPERED
 SCALE: 1:50
 (Note: Figured dimensions in pref. to scale)

AREA: 85.16 M²

DRAWN: ---
 CHECKED: ---

AMEND. ---
 DATE: ---

floor plan

scale 1:50

bracing legend:

○ label
 □ type
 () length

wind zone: high
 earthquake zone: b

elevations:

3
 4 2
 1

notes: 1) Interior mouldings - radiata pine
 architraves, skittings, and window
 trim painted white.

2) All interior doors - Kauri Veneer,
 semi-gloss varnish finish
 - wardrobe doors - Kauri Veneer.

Use figured dimensions in preference to scale

NEIL HOUSING LTD REGISTERED MASTER BUILDERS
 PORTAGE ROAD NEW LYNN

copyright

PROPOSED RESIDENCE AT: LOT 16, TIKORANGI PLACE, WHANGAREI

JOB No: 9217/1
 DATE: APRIL 86

PLAN No: 514R
 BY: R.M.T

MICROBOX

4/02/84

Form 7 Code Compliance Certificate

Section 95, Building Act 2004

Forum North, Private Bag 9023
Whangarei 0148, New Zealand
P +64 430 4200
E mailroom@wdc.govt.nz
www.wdc.govt.nz

The Building

Street address of building: 26A Tikorangi Place, Morningside, Whangarei 0110
Legal description of land where building is located: FLAT 1 DP 114928
Building name: N/A
Location of building within site/block number: N/A
Level/unit number: N/A
Current, lawfully established, use: 2.0 Housing: 2.0.2 Detached Dwelling with 5 occupants
Year first constructed: 1980

The Owner

Name of owner: Samantha Jayne Avison
Contact person: N/A
Mailing address: 26A Tikorangi Place, Morningside, Whangarei
Street address/registered office: N/A
Phone number: Landline: N/A Mobile: 02040827292
Daytime: Landline: N/A Mobile: 02040827292
After hours: Landline: N/A Mobile: 02040827292
Facsimile number: N/A
Email address: N/A
First point of contact for communications with the council/building consent authority:
Sue Williams (Flaming Fires Limited); Mailing Address: 26 Commerce Street
Whangarei 0110; Phone: 099727932; Email: bookings@flamingfires.co.nz

Building Work

Building consent number: BC2201357
Description: New Heating Appliance
Issued by: Whangarei District Council

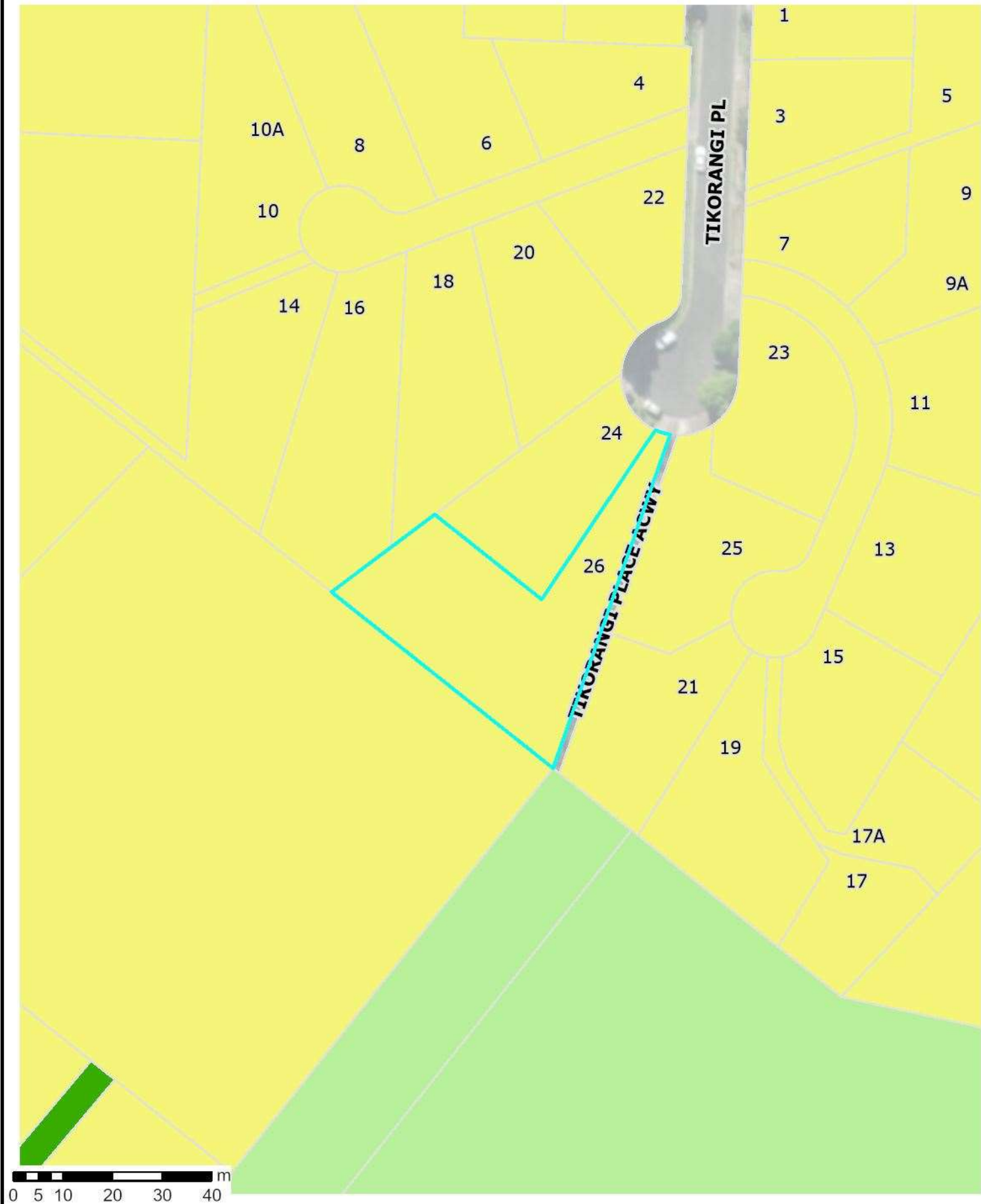
Code Compliance

The building consent authority named below is satisfied, on reasonable grounds, that -
the building work complies with the building consent.

Signature: Mike Broeshart

Position: Building Control Officer - Snr - Inspections

On behalf of: Whangarei District Council
Date: 19 December 2022



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.

21 August 2025
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
- Low Volume Road
- Access Road
- Strategic Road Protection Area
- Strategic Railway Protection Line
- 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

Natural Environment Values

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

Area Specific Matters

- Designation
- Precinct
- Development Area

Residential Zones

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

Rural Zones

- Rural Production Zone
- Rural Lifestyle Zone
- Settlement Zone
- Residential Sub-Zone
- Settlement Zone Centre Sub-Zone
- Settlement Zone Industry Sub-Zone

Commercial and Mixed Use Zones

- Local Centre Zone
- Neighbourhood Centre Zone
- Commercial Zone
- Mixed Use Zone
- Town Centre Zone
- City Centre Zone

Industrial Zones

- Light Industrial Zone
- Heavy Industrial Zone

Open Space and Recreation Zones

- Natural Open Space Zone
- Open Space Zone
- Sport and Active Recreation Zone

Special Purpose Zones

- Airport Zone
- Future Urban Zone
- Fonterra Kauri Milk Processing SRIZ – Ancillary Irrigation Farms
- Hospital Zone
- Port Zone
- Ruakaka Equine Zone
- Shopping Centre Zone
- Strategic Rural Industries Zone
- Waterfront Zone

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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