



## **Land Information Memorandum**

**Sections 44A-C Local Government Official Information and Meetings Act 1987**

**LIM number: LM2501716**

**Received:** 15 Oct 2025

**Issued:** 24 Oct 2025

### **Applicant**

[Redacted]

### **Site Information**

**Property ID:** 29886

**Street Address:** 114 Paramount Parade Whangarei  
0112

**Legal Description:** LOT 31 DP 105117

## Disclaimer

The information included in this LIM is based on a search of Council records only and there may be other information relating to the land which is unknown to the Council.

Please note that other agencies may also have information relevant to the use of the land, for example, the Northland Regional Council, Heritage New Zealand Pouhere Taonga, and Land Information New Zealand.

The applicant is solely responsible for undertaking comprehensive due diligence of this property.

Council records may not show illegal or unauthorised building or works on the property. Council has not carried out an inspection of the land or buildings for the purpose of preparing this LIM.

The LIM also includes information that identifies natural hazards known to Council. The existence of a natural hazard or potential natural hazard does not equal likelihood of that hazard occurring.

The LIM is not a risk assessment and does not quantify risk. The applicant is advised to seek further information to ensure that the land is suitable for a particular purpose.

A LIM is only valid at the date of issue as information is based only on information that was known to the Council at the time of that LIM application being made.

Further information about the property may be available in the Council records or the current Record of Title. The LIM and any attachments should be read together.

You may wish to seek independent advice to aid the understanding of any of the information included in this LIM.

## Property details

- Location Map
- Aerial Photo
- Record of Title: NA57D/1481
- Deposited Plan: DP 105117

## s44A(2)(aa) Information identifying special features or characteristics of the land

Council is not aware of any information on a site specific scale for this property

## s44A(2)(b) Information on private and public stormwater and sewerage drains; s44A(2)(bb) Information Council holds regarding drinking water supply to the land

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

- Water, Wastewater and Stormwater Map

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

- As-Built Sheet – Dated 10/12/1991

- Site Drainage Plan – Dated 12/03/1992

For further information regarding Council Water Supply please refer:

<https://www.wdc.govt.nz/WaterSupply>

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 and Drainage and / or Water Services Manager(s) prior to works commencing.

For information refer: <https://www.wdc.govt.nz/BuildOverPipesPolicy>

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

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

Outstanding water balance as at today's date is \$0.00. A final reading of the water meter will be required.

#### **s44A(2)(d) Any permit, consent, certificate, notice, order or requisition affecting the land or buildings; s44A(2)(da) Information provided under s362T of the Building Act 2004; s44A(2)(e) Certificate issued by a building certifier; s44A(2)(ea) Information notified under s124 of the Weathertight Homes Resolution Services Act 2006**

Copy of Building Permit issued for this property is attached.

- Three Bedroom Home with Attached Garage Issued 25/11/1991

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

- Application for Water Connection and Permit to Cross Footway  
Dated 15/11/1991

- Application for Permit for Sanitary Plumbing or Drainage Work - Plumbing and Drainage Approved 18/11/1991

#### **s44(2)(f) Information relating to the use to which the land may be put and conditions attached to that use**

This property is located in a Medium Density Residential Zone.  
See map attached and for more information search the property address on Council's ePlan:  
<https://eplan.wdc.govt.nz/plan>

#### **s44(2)(g) Information regarding the land which has been notified to Council by another statutory organisation**

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

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

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

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

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

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

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

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

#### **s44B(2) Natural Hazards**

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

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

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

## District Plan Information about Natural Hazards

The Whangarei Operative District Plan identifies this property as being in the following:

- Mine Subsidence Hazard Zone 3, (Low Risk)

Refer to map attached.

Information about what this means, including District Plan rules that apply to this property, can be found in Part 2 - District-Wide Matters under Hazards and Risks - Natural Hazards:

<https://www.wdc.govt.nz/ePlanNaturalHazards>

The mining subsidence hazard zones provide a trigger layer for provisions to manage the risk of mining subsidence in the Operative District Plan. These provisions are currently subject to PC1.

This property is mapped under PC1 as **Mining Hazard Area 3**. The Whangarei District Council notified PC1 on 31 May 2023. The Plan Change introduces new provisions relating to natural hazards to the District Plan, including updated 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 and must be considered in addition to the provisions relating to the Mining Subsidence Hazard Zone 1/2/3 in the Operative District Plan.

Refer to map attached and for more information on the proposed plan change please visit:

<https://www.wdc.govt.nz/PlanChanges>

This property is mapped under PC1 as **Moderate Land Instability**. The Whangarei District Council notified PC1 on 31 May 2023. The Plan Change introduces new provisions relating to natural hazards to the District Plan, including updated 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/PlanChanges>

## Land Instability

Whangarei District Council holds indicative information on land stability hazard for Whangārei. Information on land stability.

A landslide is defined as the downslope movement of a mass of earth, rock or debris under the influence of gravity. Whangarei District is susceptible to landslides due to a combination of steep topography, subtropical climate and the underlying geology which includes weak or expansive soil, weak rock and highly weathered, clay rich soils. Landslides are often triggered by intense or prolonged rainfall (as well earthquakes, loss of vegetation cover, leaky water infrastructure and earthworks) which will increase with the effects of climate change.

It is not possible to identify all potential or actual landslides or land instability. The absence of information in this section does not necessarily indicate the absence of a landslide risk.

'Landslide susceptibility' is the relative likelihood of future landsliding occurring based on underlying properties compared with surrounding areas. It does not indicate the size or frequency of potential landslides, or the potential for landslides to cause damage or loss.

This LIM includes maps which indicate Landslide Susceptibility in relation to this property and its surrounds - is **Moderate**. These maps are based on a district wide study entitled 'Landslide Susceptibility Assessment for Whangarei District Council, October 2022.

These maps are a generalisation of available data, and do not represent site specific assessment. They are not intended to be viewed or relied upon on a property-level scale.

The Whangarei District Council may require site-specific investigations before granting future subdivision or building consent for the property, the level of investigation or assessment would depend on the level of stability risk of the area the property is in.

### Technical report

---

1. Report Title:	Landslide Susceptibility Assessment for Whangarei District Council
2. Report date:	October 2022
3. Report prepared by:	Tonkin & Taylor Ltd
4. Report commissioned by:	Whangarei District Council
5. Purpose of the report:	The purpose and outcomes of this analysis and mapping is to: Provide a landslide susceptibility assessment and map that covers the Whangarei District and follows on from the landslide susceptibility assessment and mapping done previously but covered discrete areas of the district only.
6. Scope of report:	Whangarei District
7. Where or how to access report:	[Landslide Susceptibility Technical Report 2022] Additional reports that may be relevant to Land Instability are available at: <a href="https://www.wdc.govt.nz/NaturalHazards">https://www.wdc.govt.nz/NaturalHazards</a>

---

### Liquefaction

This property is located within an area classified as Liquefaction vulnerability category: **undetermined** and can be viewed on the Council Hazard viewer: <https://www.wdc.govt.nz/HazardsGISMap>

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

Liquefaction is a natural process where earthquake shaking increases water pressure in the ground in granular soils, resulting in temporary loss of soil bearing capacity. Liquefaction commonly leads to buildings 'sinking' on their foundations during the shaking - in line with that experienced in the 2011 Canterbury earthquakes.

Climate change is expected to cause sea level rise, and in turn an elevation of groundwater levels. Elevated ground water levels are likely to increase liquefaction susceptibility, but the extent of the increase has not been quantified by the report, nor Whangarei District Council.

Whangarei District Council commissioned Tonkin and Taylor Ltd to complete a district wide Liquefaction Vulnerability Study in August 2020. The report identifies and analyses the risk of liquefaction to help inform decisions about future development of land and buildings.

You can find the report under the Liquefaction section on our Natural Hazards web page:  
<https://www.wdc.govt.nz/NaturalHazards>

## Mining Subsidence

Coal mining activities were undertaken in the Kamo (1876-1955) and Hikurangi (1880-1948) areas. Surface subsidence above the mine workings has been an issue during mining operations continuing into relatively recent times. The area has been mapped according to three mine hazard zones being MHZ1, MHZ2 and MHZ3. These zones were defined based on the inferred likelihood and severity of future mining related subsidence.

This property is identified as being in a **Mining Hazard Area 3** - see map attached.

## Technical report

---

1. Report Title:	Mine Subsidence Hazard Kamo Area
2. Report date:	July 2013
3. Report prepared by:	Tonkin & Taylor Ltd
4. Report commissioned by:	Whangarei District Council

5. Purpose of the report: The purpose and outcomes of this analysis and mapping is to:
- Provide information and advice on the designated Mining Hazard Zones within the Kamo area, so that this can be taken into consideration in proactive land use, growth and infrastructure planning.
  - Help facilitate the development of district planning regulations to allow proactive management of the risks associated with development.
6. Scope of report: Kamo Area
7. Where or how to access report: You can find the Mine Subsidence Hazard Te Kamo Area Technical Report (2013), Mine Subsidence Hazard Te Kamo Area Technical Report (2005) and Te Kamo Mine Zones Map (March 2005) reports under the Mining Hazards section on our Natural Hazards web page:  
<https://www.wdc.govt.nz/NaturalHazards>
- 

## Erosion and Landslide

Erosion is any movement of soil, rocks or sand, under the influence of wind, water or gravity. Landslides are a type of erosion. A landslide is the downslope movement of a mass of earth, rock or debris under the influence of gravity. Te Taitokerau Northland is susceptible to landslides due to its steep topography, subtropical climate, and underlying geology. Landslides are often triggered by intense or prolonged rainfall (as well as earthquakes, loss of vegetation cover, leaky water infrastructure and earthworks), which will increase with the effects of climate change. Climate change is expected to increase erosion in Te Taitokerau Northland.

Northland Regional Council has identified erosion prone land and this mapped as part of our Proposed Regional Plan.

<https://nrcgis.maps.arcgis.com/apps/webappviewer/index.html?id=31f5c66ea0074f59908767452bc6c60d>

---

1. Scope of report	Regional
2. Report Title:	Sediment Process-Attribute Layer for Northland, Report 2018/35
3. Report date:	2019
4. Report prepared by:	Land and Water Science
5. Report commissioned by	Northland Regional Council
6. Purpose of the report:	This work uses regional airborne gamma-ray data, elevation maps, and geological information to understand how different natural features - like rock and sediment types, faults, and landforms - affect how likely the Northland region is to experience landslides, erosion, and better understanding sediment supply to the region's waterways, estuaries, and harbours.
7. Where or how to access report	Report available upon request from Northland Regional Council

---

1. Scope of report	Regional
2. Report Title:	Regional Water and Soil Plan for Northland
3. Report date:	2024
4. Report prepared by:	Northland Regional Council
5. Report commissioned by	Northland Regional Council
6. Purpose of the report:	This Plan has combined regional air, land, water and coastal plan, which sets controls for the sustainable management of natural and physical resources of the Northland Region.
7. Where or how to access report	Proposed Regional Plan 2024 <a href="https://www.nrc.govt.nz/your-council/about-us/councilprojects/new-regional-plan/">https://www.nrc.govt.nz/your-council/about-us/councilprojects/new-regional-plan/</a>

---

## Tsunami

Tsunami are a series of waves, typically created by submarine or coastal earthquakes, landslides (including underwater landslides) and offshore submarine volcanic eruptions. Tsunami may travel hundreds of kilometres an hour and pass by unnoticed at sea, but slow down and grow as they move to shallow water, causing significant damage when they make landfall.

With funding from the Natural Hazards Commission Northland Civil Defence and Emergency Management have modelled the tsunami risk and created Tsunami Evacuation Zone and Safe Zone map:

<https://northlandcdem.maps.arcgis.com/apps/webappviewer/index.html?id=00bf741d369b4eb7802021004d123e3b>

## Technical Report for Tsunami Evacuation Zone and Safe Zone map

---

1. Scope of report	Regional
2. Report Title:	Tsunami Inundation Modelling for Evacuation Planning in Northland
3. Report date:	2024
4. Report prepared by:	Orca Consulting
5. Report commissioned by:	Natural Hazards Commission
6. Purpose of the report:	The objective of this study was to produce tsunami inundation and evacuation zones for the Northland region that are compliant with guidelines set forth in the document 'Tsunami Evacuation Zones: Director's Guidelines for Civil Defence Emergency Management Groups' (MCDEM, 2016). To define these zones, numerical modelling was undertaken to determine the extents of the tsunami inundation zones for the Northland Region. The study used a Level 3/Level 4 modelling approach (as defined in MCDEM 2016) whereby a physics based numerical model was used to model the evolution of the tsunami from source through to inundation. The study used multiple sources, both local and distant.
7. Where or how to access report	A copy is available upon request from Northland Regional Council

---

## Drought

Drought in Te Taitokerau Northland is a complex hazard to define and detect, and its impacts vary from one area to the other.

## Technical Report for Northland Drought Assessment

---

1. Scope of report	Regional
2. Report Title:	Droughts in Northland: A Local and Regional Analysis
3. Report date:	2024
4. Report prepared by:	National Institute of Water and Atmosphere
5. Report commissioned by:	Northland Regional Council
6. Purpose of the report:	Analysis of the development, occurrence and severity of droughts in Northland Region.
7. Where or how to access report	Envirolink website: Droughts in Northland: A local and regional analysis <a href="https://www.envirolink.govt.nz/assets/Envirolink/2403NLRC240-Droughts-in-Northland-A-Local-and-RegionalAnalysis.pdf">https://www.envirolink.govt.nz/assets/Envirolink/2403NLRC240-Droughts-in-Northland-A-Local-and-RegionalAnalysis.pdf</a>

---

In September 2024 the Ministry for the Environment and NIWA published national climate projections.

Droughts are expected to become more frequent and more severe in Te Taitokerau Northland by 2090.

## Volcanic, Geothermal and Earthquake

There are many processes associated with volcanic eruptions, and these can be hazardous when they interact with people and/or infrastructure. The type and intensity of volcanic process will vary from volcano to volcano. There are two areas of past local volcanic activity in Northland, at Puhipuhi-Whangārei and at Kaikohe-Bay of Islands. While climate change does not affect volcanic eruptions, it can affect the risk from volcanic hazards such as lahars (volcanic mudflows) because of the forecast changes in rainfall.

Earthquakes occur when stress that has built up along a fault - a break in the Earth's crust - is suddenly released. Earthquakes can cause ground shaking, fault rupture, permanent ground movement, subsidence or lateral spreading, liquefaction, landslides, rock falls and tsunamis. Although climate change does not affect earthquakes, it can make some of the problems earthquakes cause, such as subsidence, liquefaction, and landslides, more likely or more severe. This is because climate change affects rainfall and groundwater, which play roles in these hazards.

While the earthquake risk in Northland is low, there have been earthquakes recorded in the region.

Northland Regional Council does not have a map of volcanic, geothermal or earthquake risk but did commission information on volcanic hazards as part of the review of natural hazards information for Northland region.

## Technical Report for earthquake information

- 
1. Scope of report      Regional
  2. Report Title:        A review of natural hazards information for Northland region Section 2.0  
Seismic Hazards
  3. Report date:        2004
  4. Report prepared by:    Institute of Geological & Nuclear Sciences Limited
  5. Report commissioned by:    Northland Regional Council and Whangarei District Council
  6. Purpose of the report:    The aim of this report is to assemble and present a review of existing information on natural hazards, including earthquakes. The report identifies gaps and possible future work.

Please note sections on flooding and erosion prone land have been superseded by more recent work and modelling.

7. Where or how to access report    Northland Regional Council Website  
<https://www.nrc.govt.nz/media/2itixwuo/naturalhazards.pdf>
-

No Building Act Information about natural hazards applies to this property

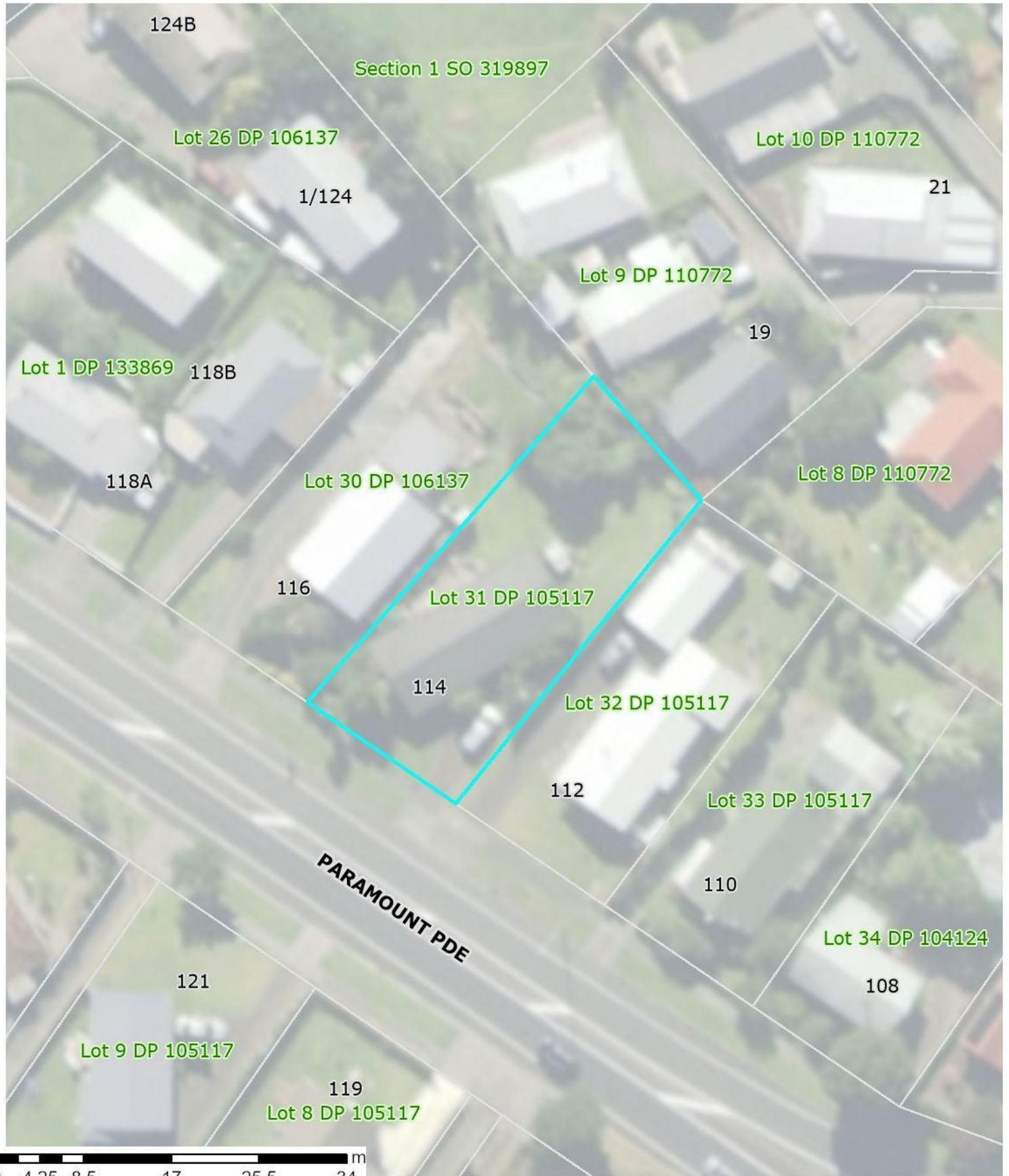
---

Signed for and on behalf of Council:



Eilish Getty  
Property Information Officer

# Property Map



## New Subdivisions

- Proposed Pre-223
- 223 Certificate

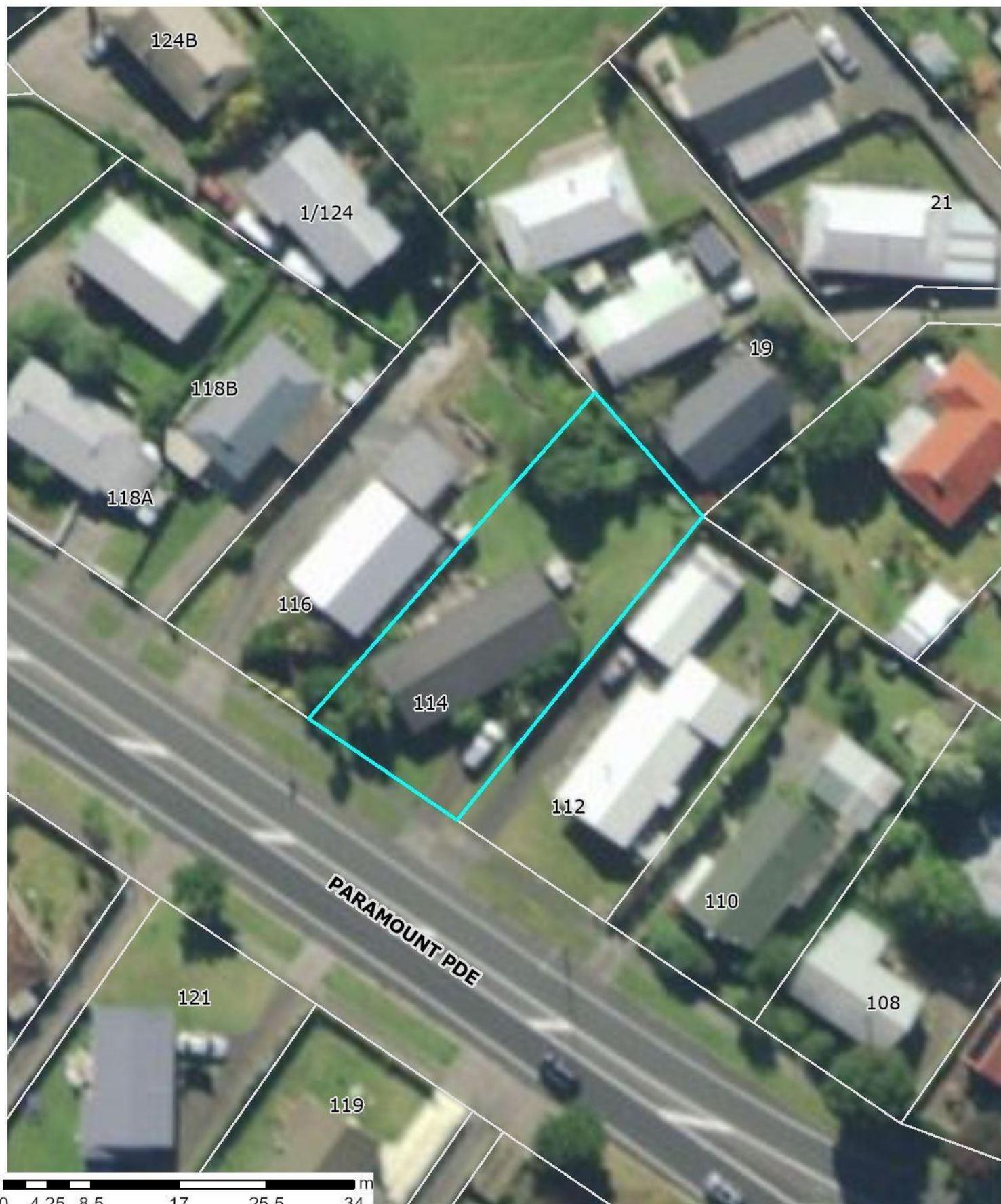
New subdivisions: Proposed as accepted, pre-223 and 223 Certificate with set Conditions.

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.

24 October 2025  
Scale 1:500



# Aerial Photography



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

24 October 2025

Scale 1:500



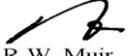
The information displayed is schematic only and serves as a guide. It has been compiled from Whangarei District Council records and is made available in good faith but its accuracy or completeness is not guaranteed. Parcel Information is sourced from the Land Information New Zealand (LINZ) Data Service.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



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

**Search Copy**



  
R.W. Muir  
Registrar-General  
of Land

**Identifier** **NA57D/1481**  
**Land Registration District** **North Auckland**  
**Date Issued** 09 May 1985

**Prior References**  
NA52A/550

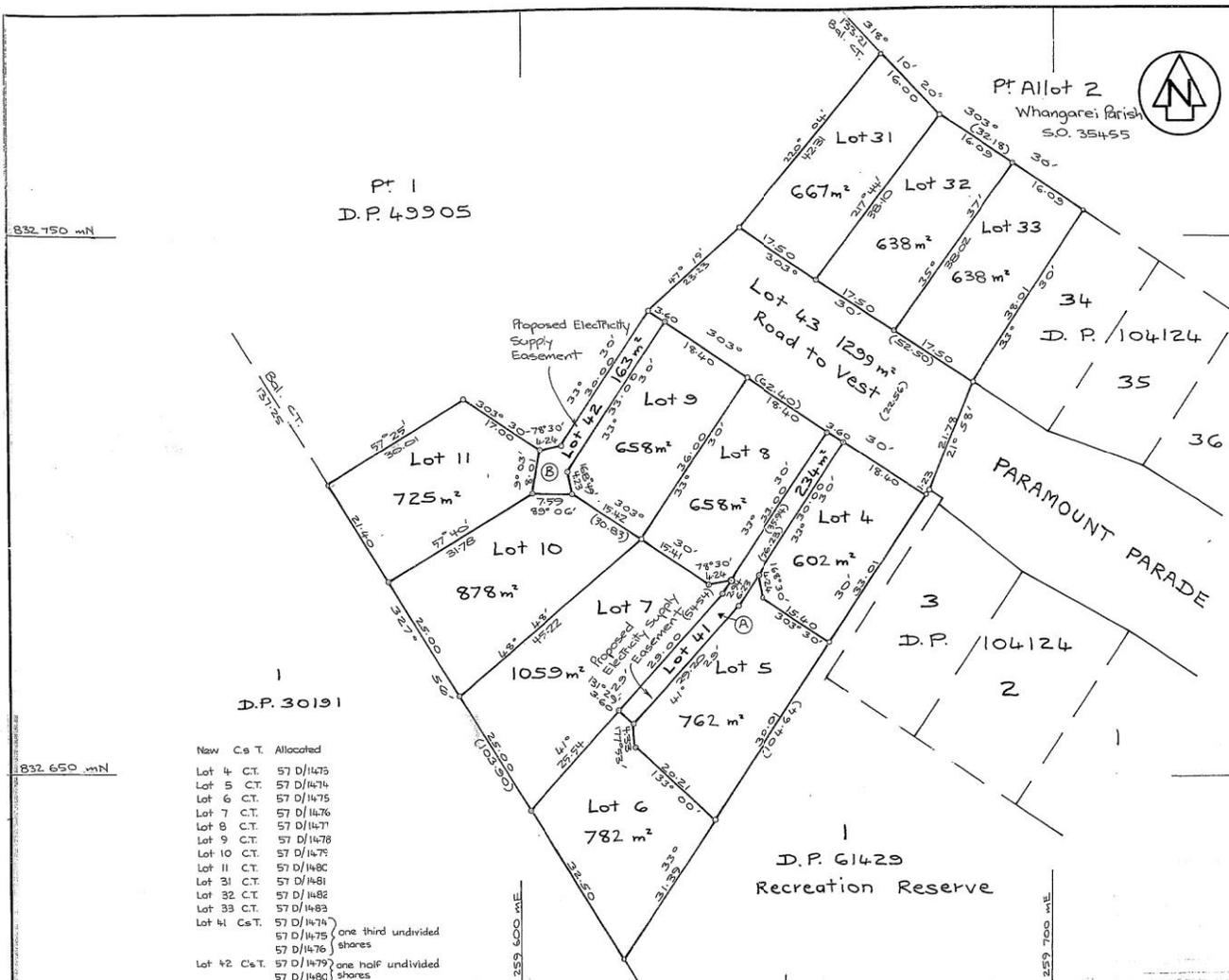
---

**Estate** Fee Simple  
**Area** 667 square metres more or less  
**Legal Description** Lot 31 Deposited Plan 105117

**Registered Owners**  
Keith Stewart Smith and Bruce Douglas Smith

---

**Interests**



Approved *[Signature]*  
 Registered Owner.

Pursuant to a resolution of the Whangarei City Council passed on the 14th day of November 1984 approving pursuant to Sec. 305 of the Local Government Act 1974 the survey plan, subject to the conditions of amalgamation set out hereon and certifying that the survey plan is in accordance with the requirements and provisions of the operative district scheme for the area to which the survey plan relates, the Common Seal of the Whangarei City Council was affixed hereto in the presence of:

*[Signature]* Mayor  
*[Signature]* Town Clerk

Amalgamation Conditions  
 a) That lot 41 hereon be held as to three undivided one third shares by the owners of lots 5, 6 and 7 hereon as tenants in common in the said shares and that individual certificates of title be issued in accordance therewith.  
 b) That lot 42 hereon be held as to two undivided one half shares by the owners of lots 10 and 11 hereon as tenants in common in the said shares and that individual certificates of title be issued in accordance therewith.  
 See Plan File.

PROPOSED EASEMENTS IN GROSS		
Purpose	Shown	Grantee
Electricity Supply	(A)	Lot 41 Hereon North Auckland Electric
	(B)	Lot 42 Hereon Power Board.

Total Area 9763 m<sup>2</sup>  
 Comprised in C.T. 52A/550 (PT)

I, David Dawson Reuburn 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 1986

Dated at Whangarei this 1<sup>st</sup> day of November 1984. Signature *[Signature]*

Field Book p. \_\_\_\_\_ Traverse Book p. \_\_\_\_\_

Reference Plans:  
 Examined P. Woodley Correct *[Signature]*

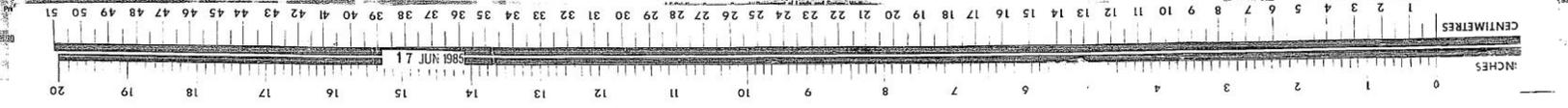
Approved as to Survey  
 12/3/1985 *[Signature]* for Chief Surveyor

Deposited this 9<sup>th</sup> day of May 1985

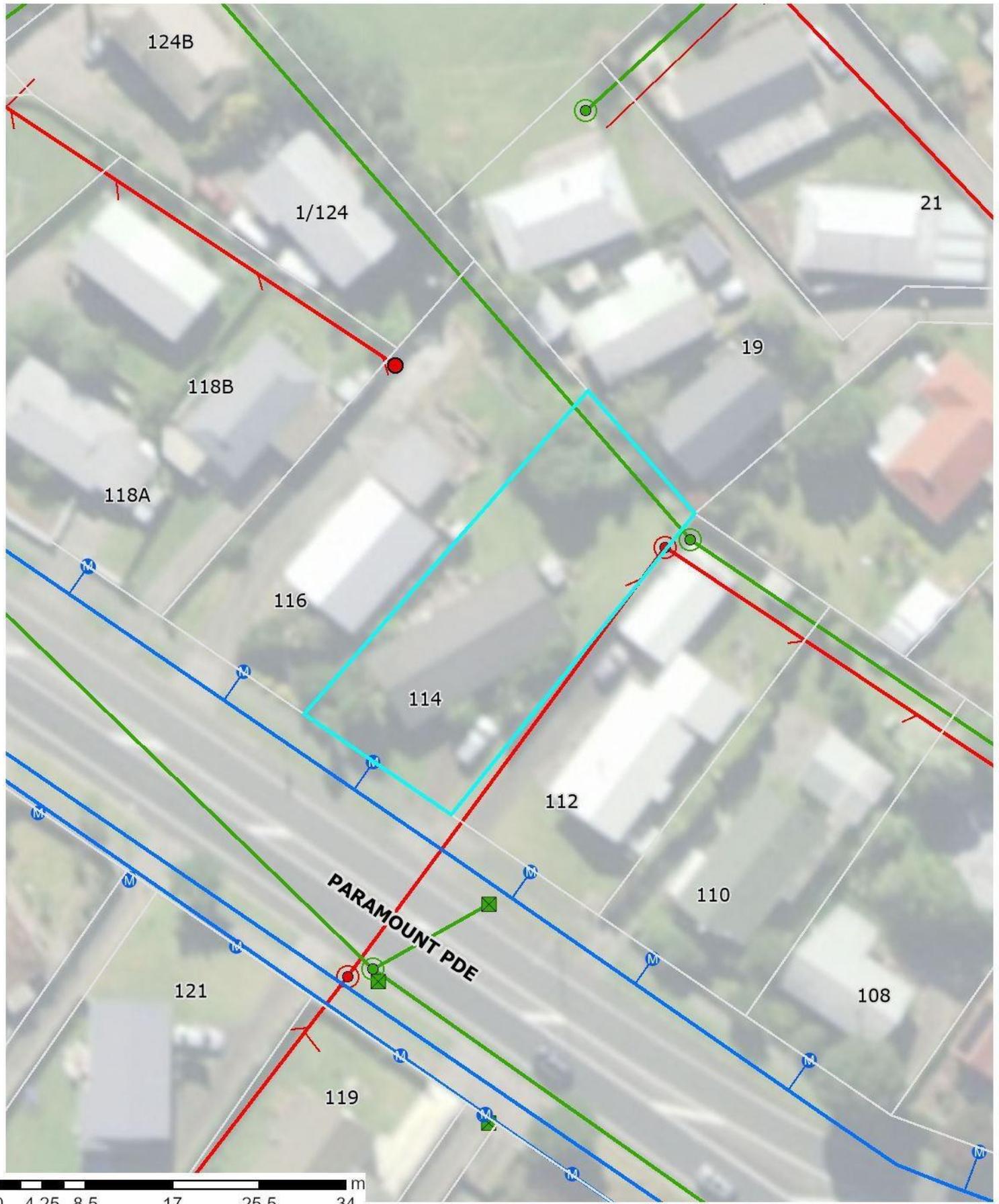
File No. 1384  
 District Land Registrar  
 DP 105117

Now	C & T	Allocated
Lot 4	C.T.	57 D/1475
Lot 5	C.T.	57 D/1474
Lot 6	C.T.	57 D/1475
Lot 7	C.T.	57 D/1476
Lot 8	C.T.	57 D/1477
Lot 9	C.T.	57 D/1478
Lot 10	C.T.	57 D/1479
Lot 11	C.T.	57 D/1480
Lot 31	C.T.	57 D/1481
Lot 32	C.T.	57 D/1482
Lot 33	C.T.	57 D/1483
Lot 41	C & T	57 D/1474 one third undivided shares
Lot 42	C & T	57 D/1479 one half undivided shares

LAND DISTRICT Nth Auckland SURVEY BLK. & DIST. VIII Ruroa NZMS SHEET No. Whangarei 5,9,10  
 Lots 4-11, 31-33 and 41-43 being Subdivision of Pt Lot 1 DP 49905 and Pt Lot 2 DP 96045 LOCAL AUTHORITY Whangarei City Surveyed by Reuburn & Bryant Scale 1:500 Date Oct. 1984



# 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.

24 October 2025  
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.

# 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**
- WDC
  - Private
- Trunk Main**
- WDC
  - Private
- Other Main**
- WDC
  - Private
- Process Pipework**
- WDC
  - Private
- Reticulation**
- WDC
  - Private
- Service Line**
- WDC
  - Private
- Water Area Chamber**
- WDC
  - Private
- Reservoir**
- WDC

## 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**
- WDC
  - Private
- Culvert**
- WDC
  - Private
- Drainage**
- WDC
  - Private
- Main**
- WDC
  - Private
- Service Line**
- WDC
  - Private
- Surface Drain**
- WDC
  - Private
- Stormwater Area Basin**
- WDC
  - Private
- Chamber**
- WDC
  - Private

## Wastewater

- Wastewater Point**
- Backflow Device**
- WDC
  - Private
- End Structure**
- WDC
  - Private
- Fitting Node**
- WDC
  - Private
- Manhole**
- WDC
  - Private
- Meter**
- WDC
  - Private
- Motor Control Centre**
- WDC
  - Private
- Pump**
- WDC
  - Private
- Valve**
- WDC
  - Private
- Wastewater Line**
- Abandoned Pipe**
- WDC
  - Private
- 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

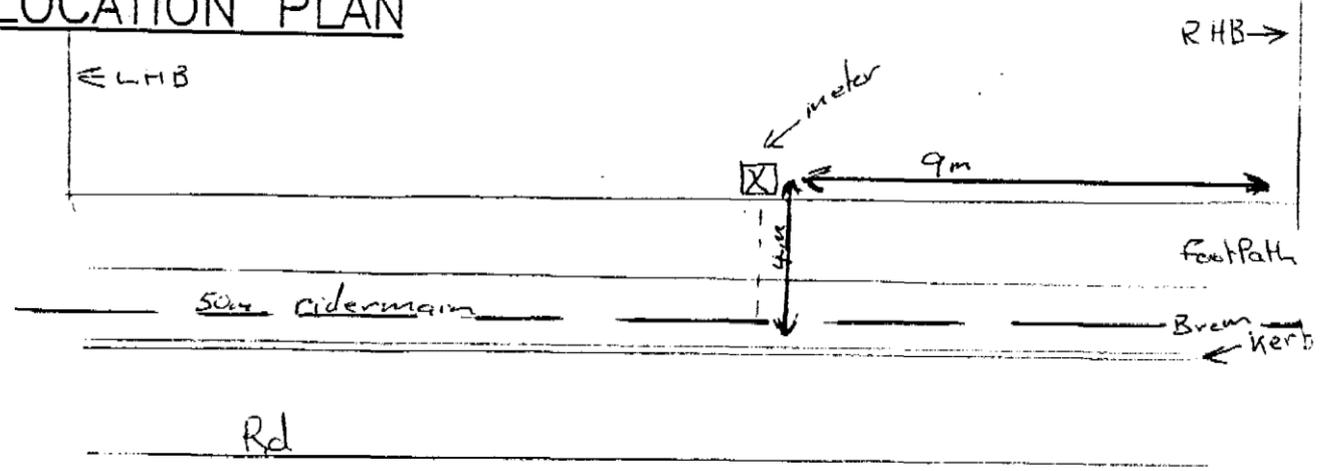
29886

# WATER CONNECTION METER BACKFLOW PREVENTOR AS-BUILT SHEET

## APPLICATION DETAILS

Address: ..... 114 Paramount Pde .....  
Building File No: .....  
Application No: .....

## LOCATION PLAN



<b>CONNECTION</b>	<b>MAIN</b>	<b>LAI D BY</b>
METER		
BACKFLOW PREVENTOR		
Size:..... 20 .....mm	Size:..... 50 .....mm	Name:.....
Material..... PVC	Material..... PVC	Date: 15/12/91
Depth.....mm	Depth.....mm	
Meter No. 87132194		

## DISTRIBUTION FOLLOWING COMPLETION OF WORK

Supervisor:..... Date:.....  
 (NOTE: Copy to the Drawing Office for as-building 1:500 Service Sheets)  
 Water Rates:..... Date:.....  
 File(Building File):..... Date:.....

# WHANGAREI DISTRICT COUNCIL

DRAINLAYER R. G. SMITH.

Permit No. D 1492

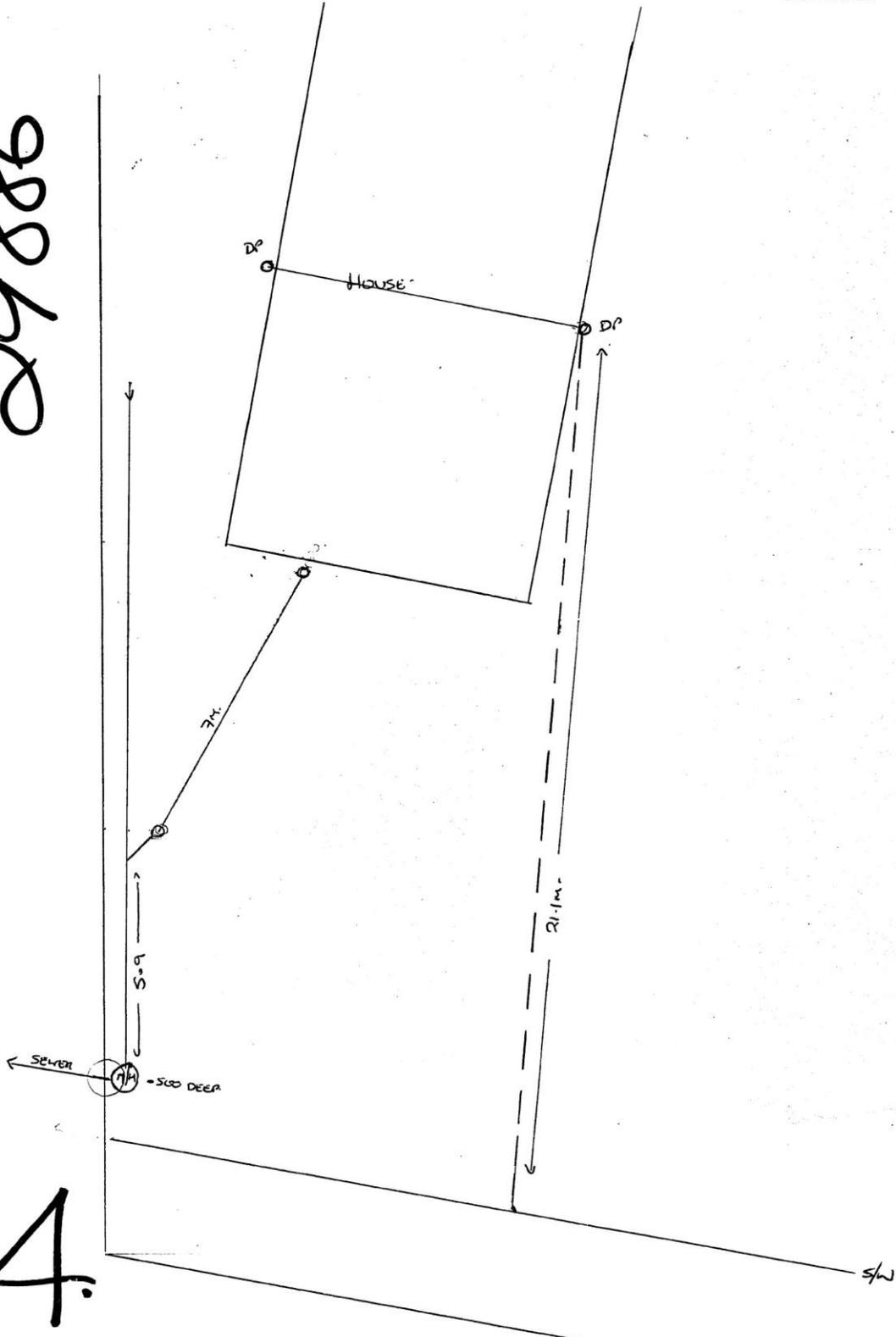
Date 12/3/92.

## SITE DRAINAGE PLAN

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 Foulwater Drains	RED	-----
Stormwater Drains	DOTTED BLACK	-----
Old Drains	FULL BLACK	-----
Material Used		
FOULWATER	PVC/CERAMIC	
STORMWATER	PVC/CERAMIC	
	DELETE	

29886



OWNER: Ms C M SMITH.

LOT No. 31.

STREET: 114 PARAMOUNT PARADE TIKIANGA.

DP No. 105.117.



Whangarei District Council  
Private Bag 9023, Te Mai

Whangarei 0143  
Ph:0-9-430 4200

Email: [mailroom@wdc.govt.nz](mailto:mailroom@wdc.govt.nz)

## Rates LIM Report

As at: Friday, 24 October, 2025

**Property Number** 29886

**Legal Description** LOT 31 DP 105117

**Assessment Number** 0072229110

**Address** 114 Paramount Parade Whangarei 0112

**Record of Title(s)** 57D/1481

**Land Value** \$265,000

**Capital Value** \$570,000

**Date of Valuation** 01-July-2024

**Effective Date (used for rating purposes)** 01-July-2025

**Meter Location** CTR SEC @ PATH UP NO: 114

### Rates Breakdown (up to 30 June 2026)

#### Rates Charge

	Charge Total
General Residential	\$773.08
Sewage Disposal - Residential	\$966.00
Stormwater	\$
Uniform Annual General Charge	7
Regional Council Services	9
Regional Economic Development	.
Regional Emergency & Hazard Management	0
Regional Flood Infrastructure	0
Regional Land and Freshwater Management	\$
Regional Pest Management	9
Regional Rescue Services	0
Regional Sporting Facilities	1
Regional Transport Rate	.
Regional Urban Rivers Management - Gen Catchment	0

#### Annual Charge Total

\$229.89

\$

#### Opening Balance as at 01/07/2025

8

.

#### Rates Instalments

0

6

\$

6

7

.

3

1

\$41.66

\$80.19

\$109.47

\$  
 8  
 .  
 8  
 7  
 \$  
 1  
 6  
 .  
 0  
 9  
 \$30.40  
 \$  
 40.3  
 4  
**\$3,3**  
**51.3**  
**6**  
  
**\$0.00**

	<b>Total</b>
20/07/2025 Instalment	\$840.36
20/10/2025 Instalment	\$837.00
20/01/2026 Instalment	\$837.00
20/04/2026 Instalment	\$837.00

---

<b>Rates Total</b>	<b>\$3,351.36</b>
<b>Balance to Clear</b>	<b>\$2,511.00</b>

# 1492 WHANGAREI DISTRICT COUNCIL

NO. 1492  
 PERMIT NO. B/LHD 1492  
 ISSUED 25/11/91

FORUM NORTH, PRIVATE BAG, WHANGAREI  
 TELEPHONE 089-484-879  
 FAX 089-487-632

FILE NO. 13288

## BUILDING PERMIT APPLICATION

**OWNER**

NAME COLLEEN MARION SMITH  
 MAILING ADDRESS 11 ARATIATA PLACE  
WHANGAREI  
4370168 PHONE \_\_\_\_\_

**BUILDER**

NAME BOSS BUILT HOMES  
 MAILING ADDRESS 11 ARATIATA PCE  
WHANGAREI  
 Bus 4385692 PHONE A/4370168

PROPERTY ON WHICH BUILDING IS TO BE ERECTED/DEMOLISHED

**SITE**

PROPERTY ADDRESS 114  
LOT 31 PARAMOUNT PARADE (No 114?)  
WHANGAREI

**LEGAL DESCRIPTION**

VAL ROLL NO. R 722/291  
 LOT 31 DP 105117  
 BLOCK \_\_\_\_\_ SEC \_\_\_\_\_  
 SURVEY DISTRICT \_\_\_\_\_

**DESCRIPTION OF PROPOSED WORK AND MAIN PURPOSE OF USE**

3 Bedroom Home With Attached Garage RESIDENTIAL OFFICE USE ONLY  
 STATS NO \_\_\_\_\_

**FLOOR AREA DWELLING UNITS**

WHOLE SQ METRES 99m<sup>2</sup> NUMBER ERECTED 1

**NATURE OF PERMIT (TICK)**

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

**ESTIMATED VALUE OF WORK**

BUILDING \$ 36000.00  
 PLUMBING \$ 3000.00  
 DRAINAGE \$ 2200.00  
 TOTAL \$ 61200.00

**PARTICULARS OF SITE**

AREA OF LAND 667m<sup>2</sup>  
 NATURE OF SOIL Semi Volcanic  
 OTHER BUILDINGS ON SITE NIL

**PLUMBING & DRAINAGE LABOUR**

PLUMBING \$ 1200.00  
 DRAINAGE \$ 1000.00

**MASTER BUILDERS STREET DAMAGE BOND NUMBER** \_\_\_\_\_

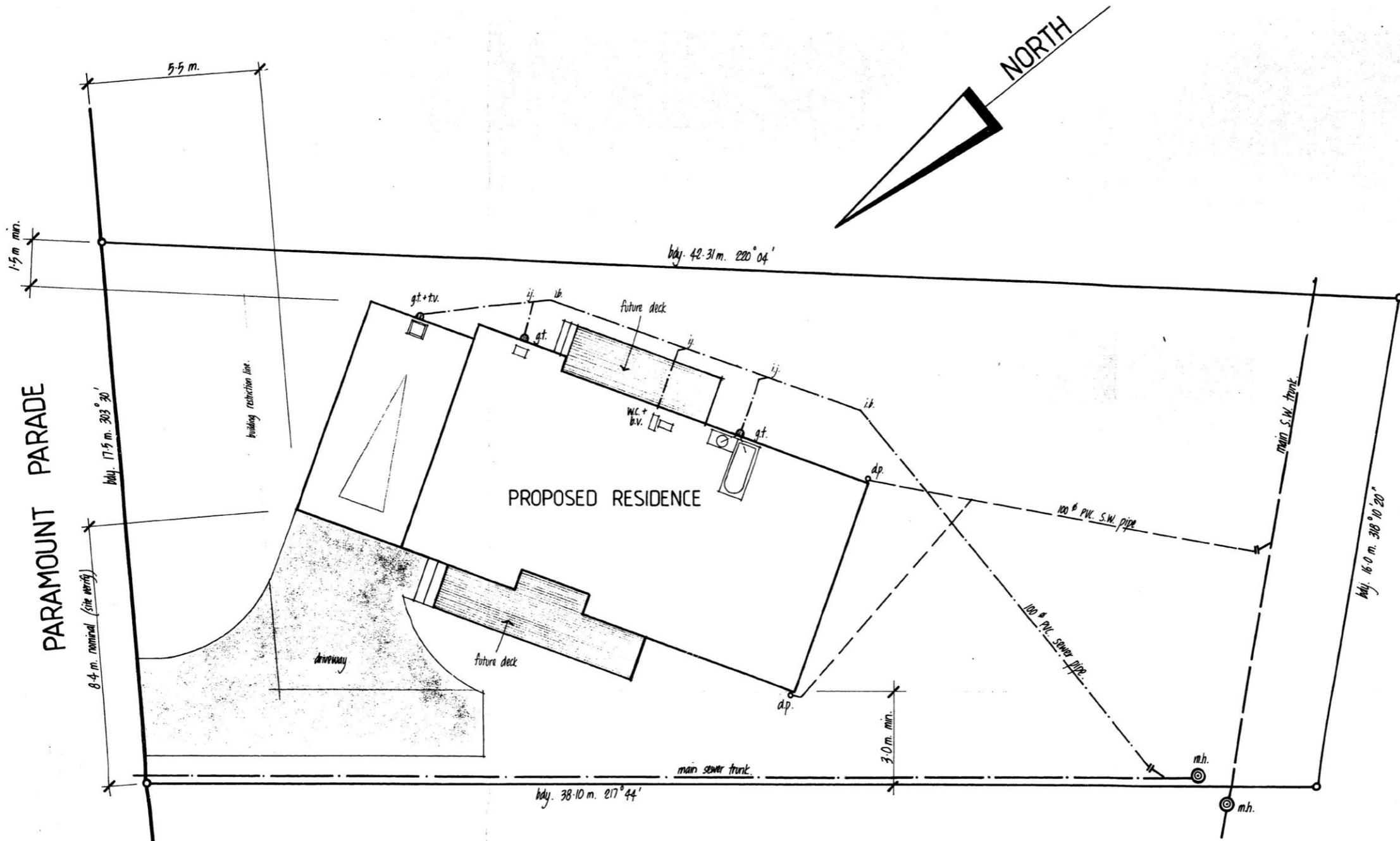
**APPLICANT (PLEASE PRINT)**

NAME COLLEEN MARION SMITH  
 MAILING ADDRESS 11 ARATIATA PCE  
WHANGAREI  
 PHONE 4370168  
 TITLE (OWNER, BUILDER, OWNERS AGENT)  
 SIGNATURE Colleen Smith

**OFFICE USE ONLY**

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

29886



PARAMOUNT PARADE

LOT 31  
 DP 105117  
 667 m<sup>2</sup>.

# SITE PLAN.

(no contours shown, site fall less than 1.0 metre)

**Note**  
 all Stormwater and Sewage drainage to comply with:  
 NZS 7643, 1979 : Installation of PVC pipe (code of practice)  
 NZS 7649, 1988 : PVC drain pipe + fittings.

Noel Douglas : DESIGN + DRAUGHTING SERVICE  
 PORTLAND RD. RD. 8. PH. 4322638, WHG.

PROPOSED RESIDENCE for MRS. C. SMITH at LOT 31, PARAMOUNT PRDE.

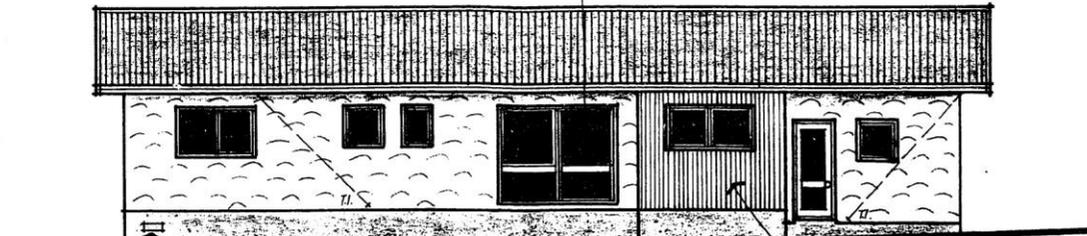
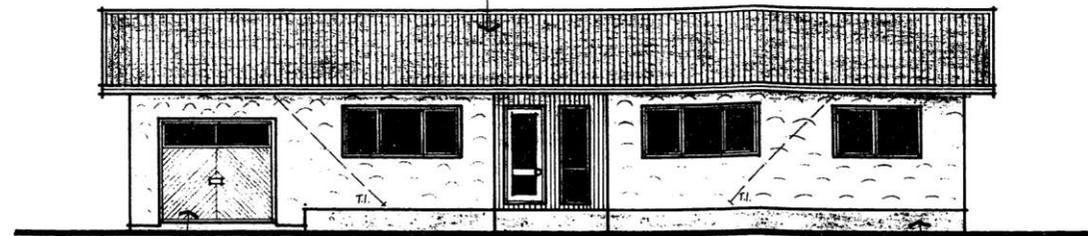
BUILDER  
 BOSS BUILT HOMES  
 PORT ROAD  
 PH. 438 5692

SITE + DRAINAGE			SHEET
all construction to comply with NZS 3604, 1990.			3
DRAWN Noel annid.	CHECKED	SCALES	SERIES OF 3
TRACED	DATE 9th Nov. 91	1:100	REF 9121

29886

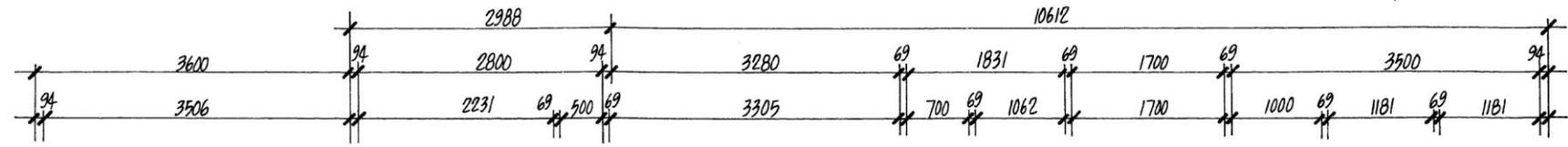
selected multi-run colour-tile longrun roofing  
(building paper + netting under)

selected aluminium joinery



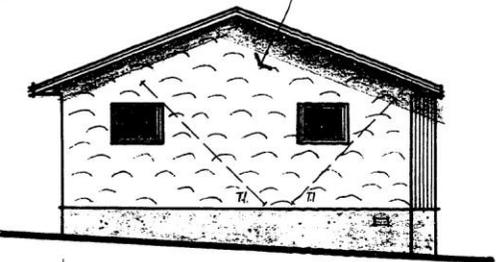
FRONT ELEVATION

REAR ELEVATION

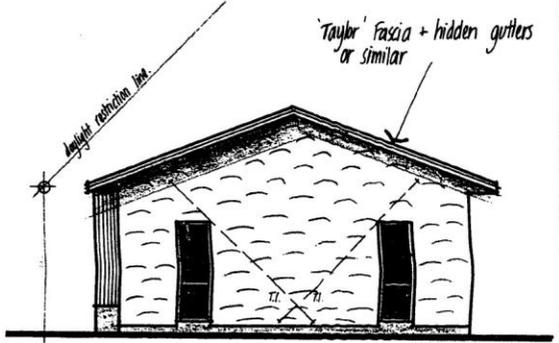


Hardies 'Montana' board  
(building paper behind)

'glamourtex' Externa trowel  
finish over 6mm 'Hardiflex'  
(building paper behind)



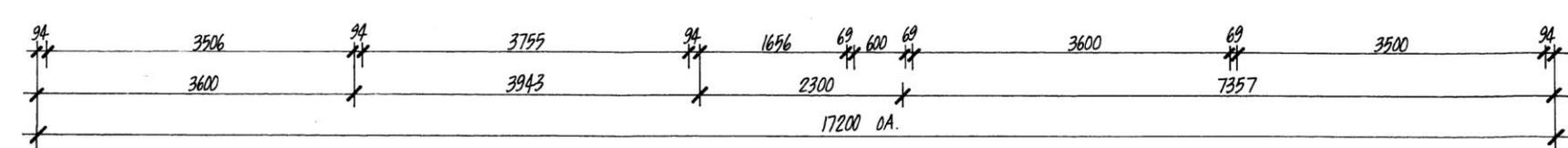
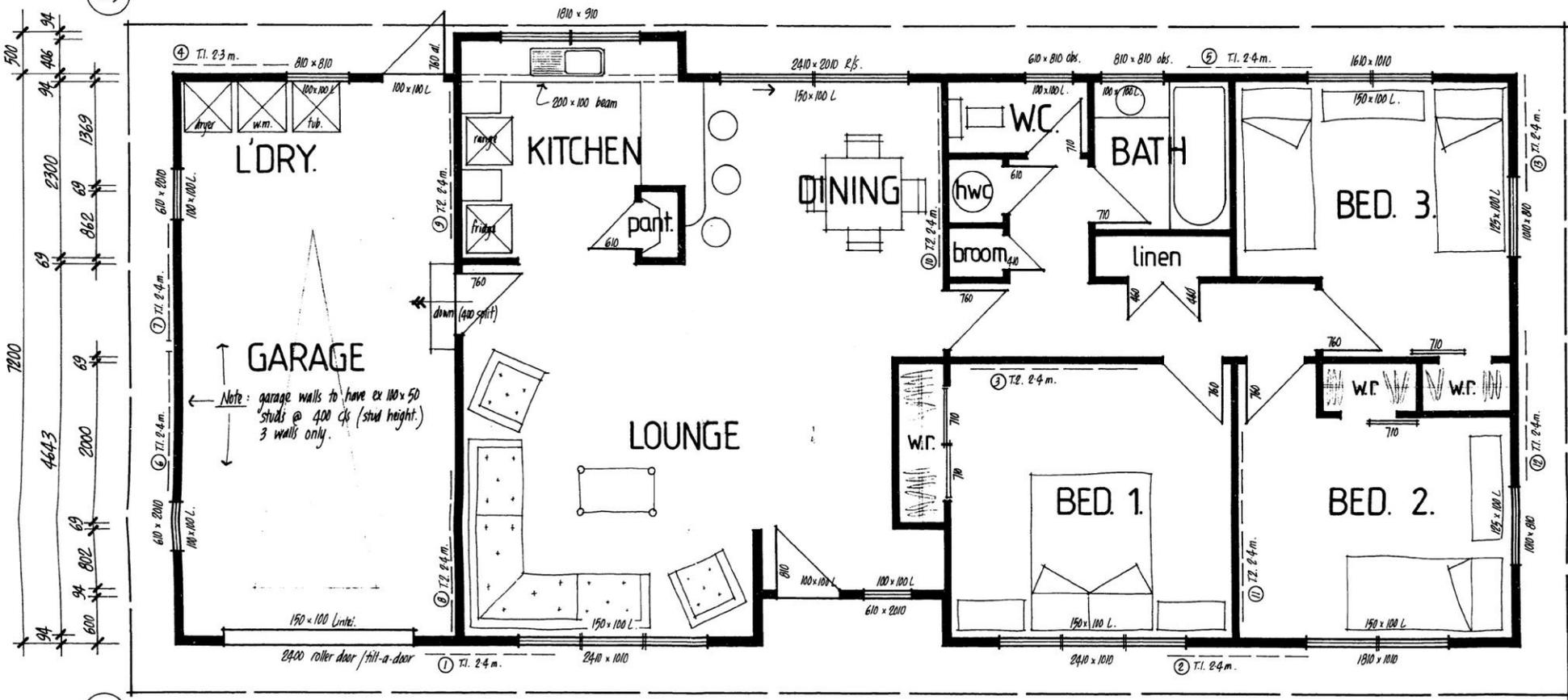
SIDE ELEVATION



SIDE ELEVATION

BRACING

- T.1. = galv. angle brace, 9.5 mm gibboard lining to one face.
- T.2. = galv. angle brace, 9.5 mm gibboard lining to both faces.



FLOOR PLAN

floor area house = 98.034 m<sup>2</sup> (1055 sq. ft.)  
floor area garage = 25.92 m<sup>2</sup> (279 sq. ft.)

NOTE : a) Builder to verify all dimensions before commencing work  
b) Use given dimensions in preference to scaling.

Noel Douglas : DESIGN + DRAUGHTING SERVICE  
PORTLAND RD., RD. 8. PH.4322638. WHG.

PROPOSED RESIDENCE for MRS C. SMITH at LOT 31, PARAMOUNT PRDE

BUILDER  
BOSS BUILT HOMES  
PORT ROAD, WHANGAREI.  
PH. 438 5692

PLAN ELEVATIONS  
all construction to comply with NZS 3604, 1990.  
DRAWN Noel amzid CHECKED DATE 7th Nov. 91 SCALES 1:50, 1:100

SHEET 1.  
SERIES OF 3  
REF 9127

1492

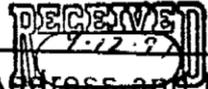
WHANGAREI DISTRICT COUNCIL PD 29886  
2/12

APPLICATION FOR:

DRAINAGE CONNECTION ~~PERMITS~~  
WATER CONNECTION  
PERMIT TO CROSS FOOTWAY 36844

1239

Date: 15.11.1991



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

Please print clearly and firmly

Address: 114 PARAMOUNT PDE Lot No. 31 D.P. No. 105117  
Assess No. A 722/291  
Legal Owner: C.M. SMITH Inspector's Signature: B.C. Dwyer  
Name of Applicant: OWNER Receipt No. 156119  
Applicant's Postal Address: 11 ARATIATIA PL. Date: 25/11/91  
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 said land, I agree to pay for such service the charge set out hereunder, and such charge is to be paid prior to the Council commencing work. Seven days notice shall be given to Services Engineer before connection is required.

STORMWATER SEWER No. .... Size. .... Type. .... Depth. .... Charge. ....  
SANITARY SEWER No. .... Size. .... Type. .... Depth. .... Charge. ....

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: Meter Only mm to service: Dwelling  
(subdivision, section, dwelling, factory, etc.)  
Fee \$: 135

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 City Engineer 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 1 1 1 Whangarei C.C. By-law No.2 1964 for a permit to take a vehicle over the footway to the property owned by: C.M. SMITH

at: 114 PARAMOUNT PDE Permit Fee \$: 40-00

I hereby pay a deposit of \$: 500 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: 15.11.1991 Signature of Applicant: [Signature]

TO CITY TREASURER I hereby apply for the refund of deposit

Name of Applicant (block letters):

Signature of Applicant: Dated: / / 19

For Office Use Only Footway inspected and refund approved.

For Operations Engineer: Dated: / / 19

WHANGAREI DISTRICT COUNCIL

APPLICATION FOR PERMIT FOR SANITARY PLUMBING OR DRAINAGE WORK

TO: The Engineer

I, the undersigned (Full name(s) )... Concerns MARION SMITH.....

of (Address)..... Phone.....

hereby apply for a permit for the work described herein, and set out in the plans attached hereto, to be carried out in the premises situated in (give full official legal description of land from rate demand or title deeds).

Lot No 31... DP 10S117..... Section .....Block .....

Survey District .....

Street or Road 114 PARMENT ROAD... Township or Rural District Whangarei.....

Rating Assessment No. ....

Name and address of person for whom work is to be carried out:

Name ..... COLLEEN MARION SMITH.....

Address ..... 11 ARMITAGE PCE. TUKIAPONO.....

Brief Description of Proposed Work is: .....

Name and address of Craftsman, Plumber or Registered Drainlayer or other person entitled to do the work:

Plumber Name ..... Leslie Lynn BROWN..... Drainlayer Name ..... R.G. SMITH.....

Address ..... 78 HANOVER ST. 40 BOX 117..... Address ..... 6 MOUNTAIN VIEW ST......

Phone No ..... 4300078..... Phone No ..... 4352123.....

Estimated Value of:  
a) Plumbing/Total Value \$ 3000 Material Value \$ 1100 Nett Value 1900 <sup>1200</sup>  
b) Drainage/Total Value \$ 2200 Material Value \$ 1100 Nett Value 1100

Signature ..... [Signature]..... Date 15.11.91.....

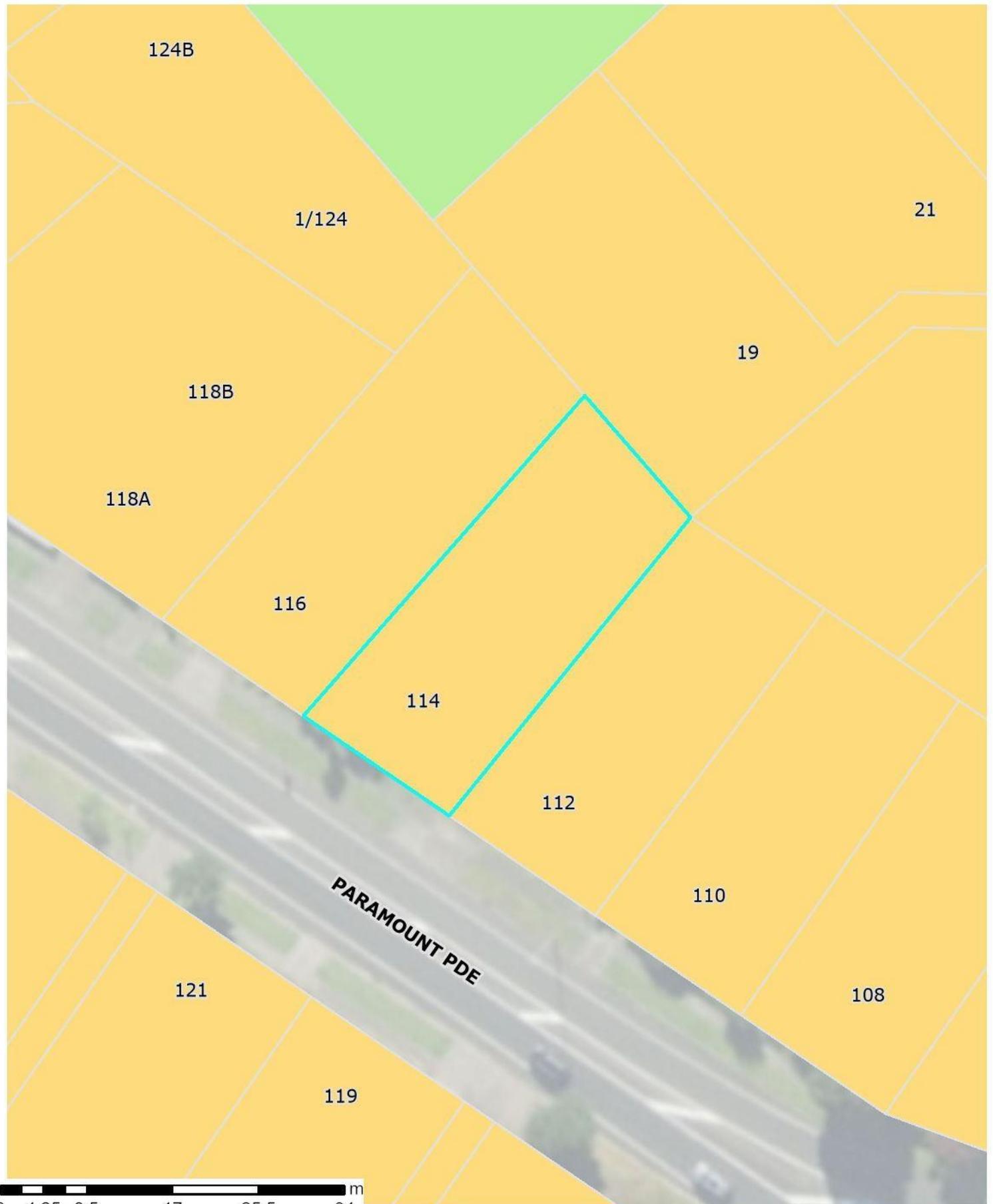
FOR OFFICE USE ONLY  
Examined and approved: Signature ..... [Signature]..... Date 18/11/91.....

Plumbing Fee \$ ..... 114..... Receipt No.....  
Drain Laying Fee \$ ..... 107..... Receipt No.....

Date ..... Permit No.....

Code 510002-114 Paid by.....

# 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.

24 October 2025  
Scale 1:500

Parcel Information is sourced from the Land Information New Zealand (LINZ) Data Service.  
CROWN COPYRIGHT RESERVED. © Copyright Whangarei District Council.



# 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

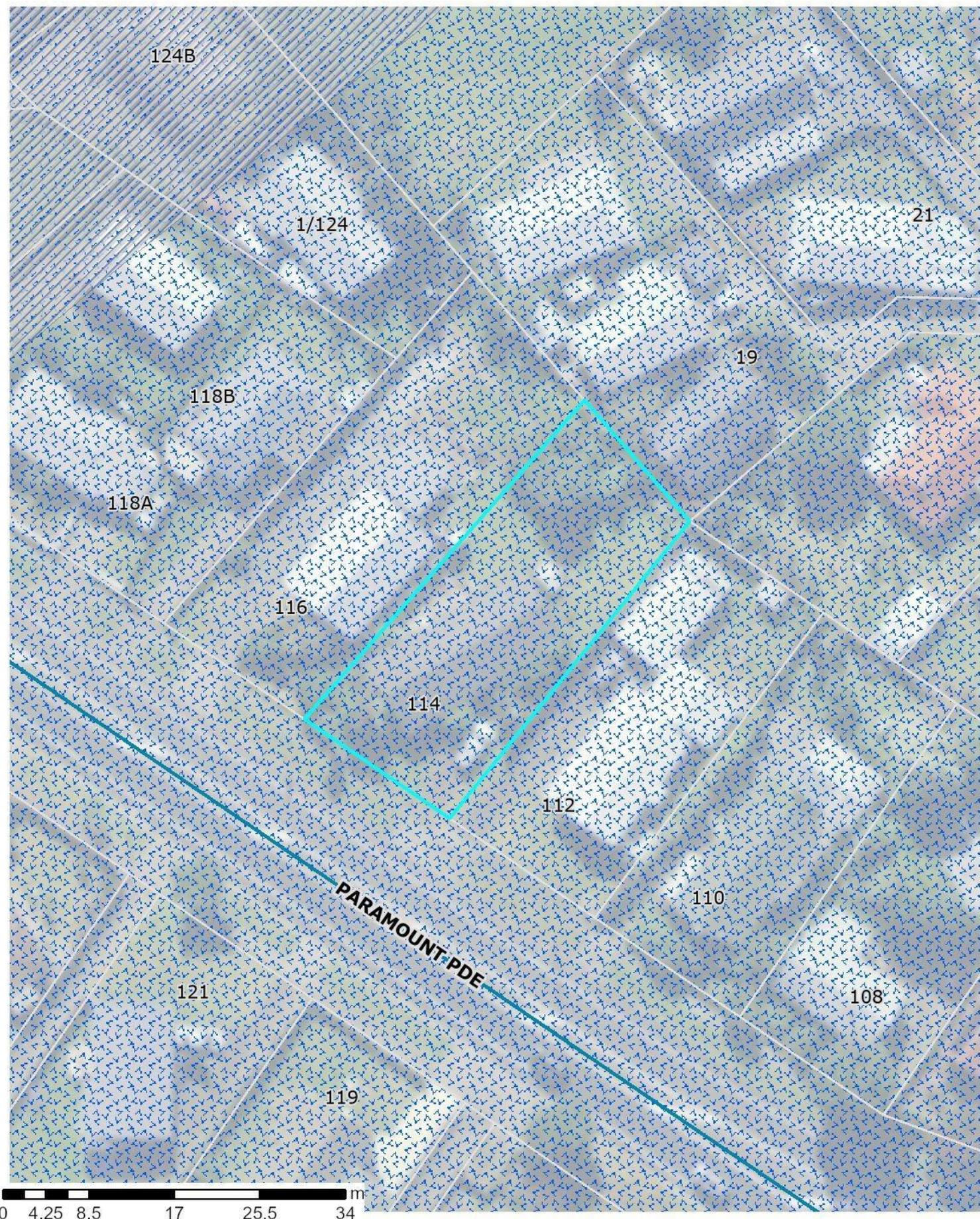
The information displayed is schematic only and serves as a guide.

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.

# Operative District Plan - District-Wide 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.

24 October 2025  
Scale 1:500



Parcel Information is sourced from the Land Information New Zealand (LINZ) Data Service.  
CROWN COPYRIGHT RESERVED. © Copyright Whangarei District Council.

# 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

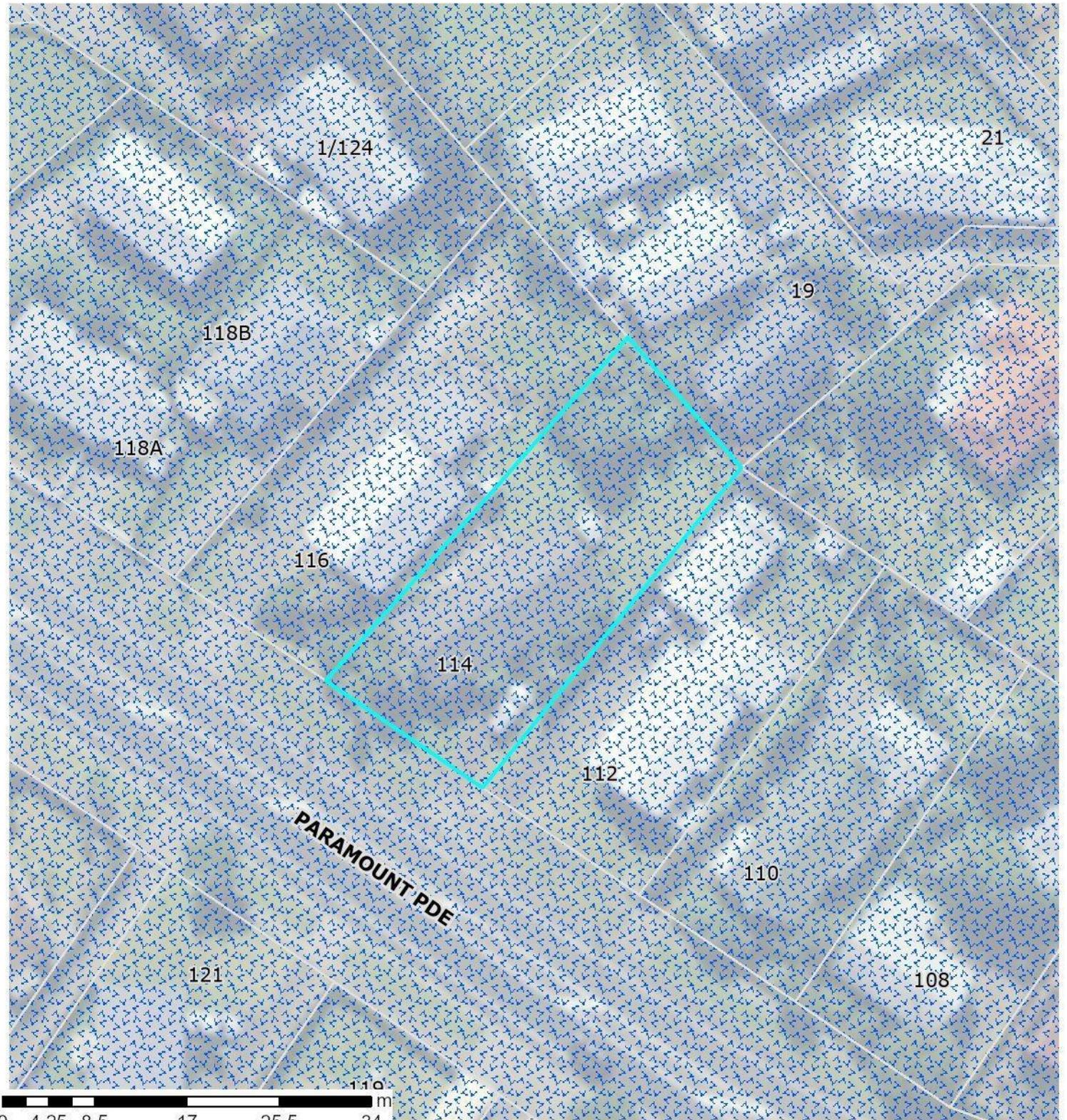
The information displayed is schematic only and serves as a guide.

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.

# District Plan Change 1 - Natural Hazards Mining Subsidence or Precinct



## PC1 - Natural Hazards

### Mining Subsidence Hazard Area

-  Mining Hazard Area 1
-  Mining Hazard Area 2
-  Mining Hazard Area 3

### Precinct



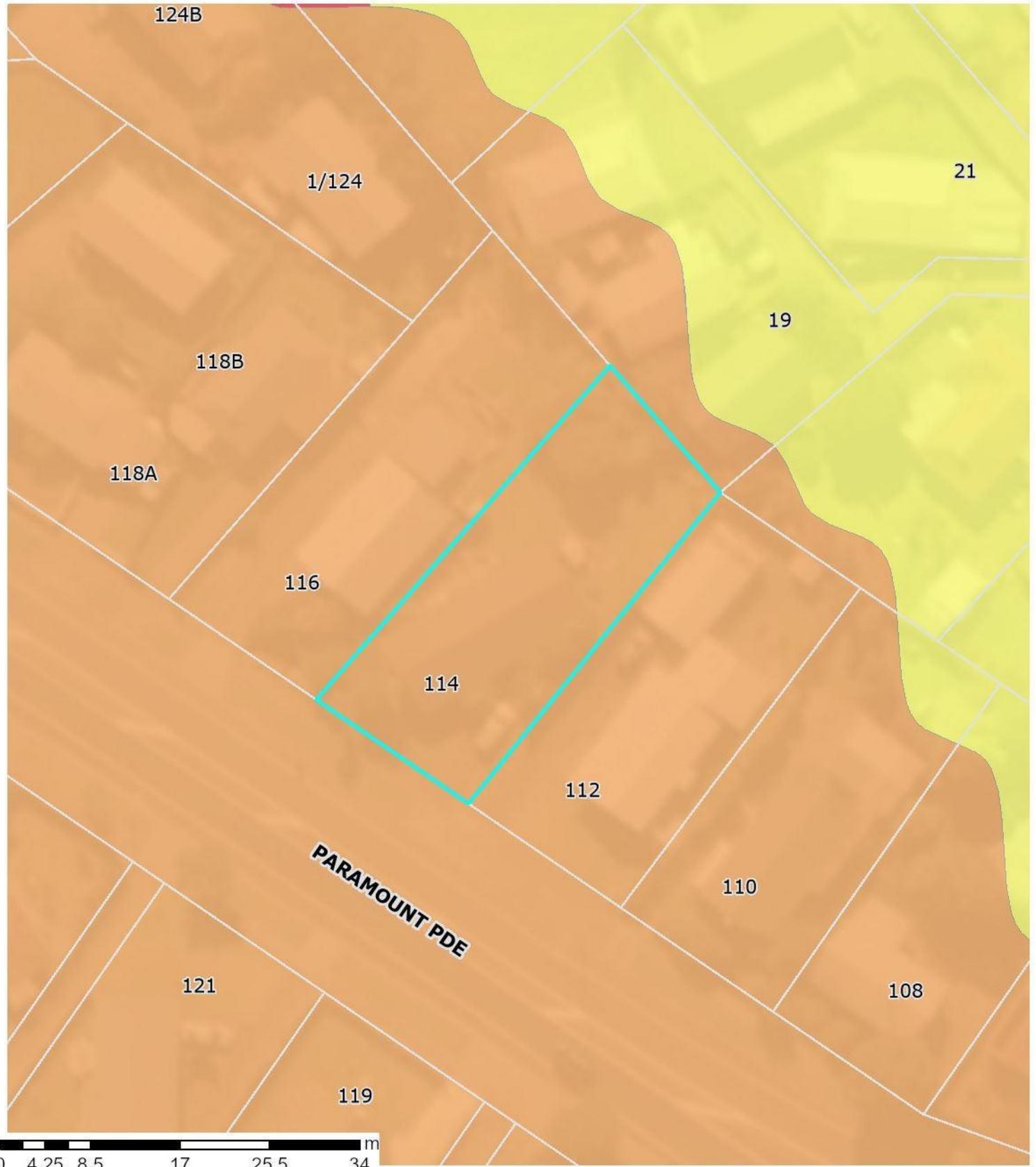
24 October 2025

Scale 1:500



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>.

# Land Instability



## Landslide Susceptibility Zone

-  High
-  Moderate
-  Low

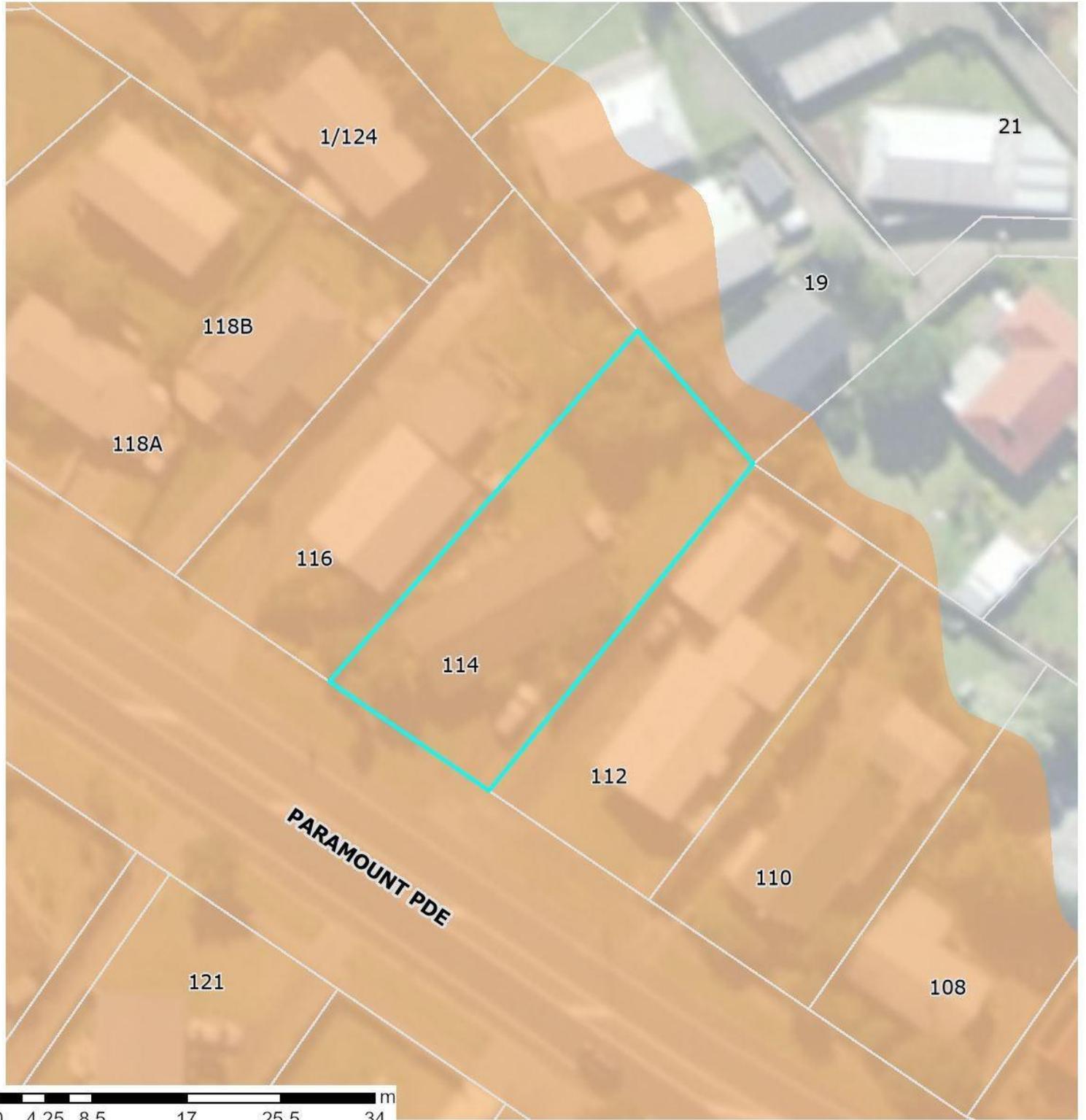
Whangārei District Council holds indicative information on land stability hazard for Whangārei. The Whangārei District Council may require site-specific investigations before granting future subdivision or building consent for the property, depending on the level of stability risk of the area the property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

24 October 2025  
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

24 October 2025

Scale 1:500



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.  
CROWN COPYRIGHT RESERVED. © Copyright Whangarei District Council.