

Land Information Memorandum

Application

Shore Legal Limited 1, 121-123A Kitchener Road Milford 0620	No. Application date Issue date Phone Fax	L260260 30/04/2026 7/05/2026 0800 117 778
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Please Note: This LIM report contains information for the entire legal description below.

Property

Valuation No.	0122182105
Location	21 Devon Street, Mangawhai
Legal Description	LOT 2 DP 588826
Owner	Clay Alan Spencer : Le Mac Carolynn Ivy
Area (hectares)	0.1628

Rates

Government Valuation	
Land	\$1,300,000
Capital Value	\$2,200,000
Improvements	\$900,000
Current Rates Year 2025 to 2026	
Annual Rates	\$7,204.66
Current Instalment	\$1,801.16
Current Year - Outstanding Rates	\$3,962.53
Arrears for Previous Years	\$ 0.00
Next Instalment Due	20/05/2026.
Note: Rates are charged in four instalments for the period commencing 1 July and ending 30 June each year.	
Mangawhai Wastewater Capital Contribution paid.	
Please refer to the Kaipara District Council Long Term Plan 2024/2027 and in particular to the Wastewater Targeted Rates and to the Kaipara District Council Development Contribution Policy 2025 which can be found at the Council website .	

Planning/Resource Management

Zoning:	Kaipara District Plan 2013: Residential – Mangawhai Harbour Overlay. See attached information regarding the District Plan.
Full details of the zone requirements are found in the current District Plan. Relevant zone ordinance can be found at the Council website .	
Note: Kaipara District Proposed District Plan was publicly notified Monday 28 April 2025. Submissions on the Proposed District Plan closed Monday June 30, 2025. Please refer to the Kaipara District Plan Review in relation to potential changes that may affect this property.	
17/01/23	RESOURCE CONSENT 220260: Proposed boundary adjustment subdivision between 2 titles breaching 13.11.2 boundary adjustment, 13.14.1 Suitable Building

Area on Lot 35 DP 42711 and Lot 1 DP 109657 at 19 and 21 Devon Street, Mangawhai Heads - **Created DP 588826**. Section 224 Issued 22/08/23: GRANTED BY LOCAL AUTHORITY OFFICER 5/12/22 (Found on parent property: X0122182100)

RESOURCE CONSENT 952040 : SUBDIVISION OF 3 LOTS FROM LOT 1 DP 46091. Created DP 109657. Section 306(LGA) Certificate Issued 5/12/85 : APPROVED BY COUNCIL 20/03/85 (Found on parent property: 0122177800).

There is currently no information regarding the suitability of this site for new urban development, as such a Site Suitability report would need to be undertaken.

A Geotechnical report and/or specific design and engineering certification may be required for any new house foundations and on-site drainage

No other information located.

Building

14/07/21 CERTIFICATE OF ACCEPTANCE CA0304: Wastewater Connection: Certificate of Acceptance Issued 14/07/21.

9/01/17 BUILDING CONSENT 160690: Addition of deck: Lapsed 6/05/21.

13/12/01 BUILDING CONSENT 010854: DECK EXTENSION: Code Compliance Certificate issued 4/03/11.

19/10/93 BUILDING CONSENT C 449 CCC ISSUED 15/03/95 G & J DE BOER I MILESTONE DWELLING WITH GARAGE.

No other information located.

Sewer and Water

Sewer Connected – Mangawhai Wastewater.

Stormwater Available.

Water Not available

Copy of drainage plan attached.

Public sewer line and manhole within property boundary.

No other information located.

Land and Building Classifications

No information located.

Refer to copy of map from District Plan for other classifications in the immediate vicinity.

Compliance with Swimming Pool Bylaw

No pool registered to this property.

Land Transport Requirements

No information located.

Natural Hazards

A Natural Hazard as defined under the Resource Management Act 1991 as meaning any atmospheric or earth or water related occurrence (including earthquake, tsunami, erosion, volcanic and geothermal activity, landslip, subsidence, sedimentation, wind, drought, fire, or flooding) the action of which adversely affects or may adversely affect human life, property, or other aspects of the environment.

Territorial authorities are required under sections 44A(2)(a) and section 44B of the Local Government Official Information and Meetings Act 1987 to include information that identifies the following, to the extent it is known by the territorial authority;

- natural hazards and potential natural hazards.
- impacts of climate change that exacerbate natural hazards or potential natural hazards; and
- the cumulative or combined effects of natural hazards or potential natural hazards as exacerbated by the impacts of climate change.
- information included in the District Plan identifying natural hazards is no longer excluded from the information to be included in a LIM.

Natural Hazard information for this property, to the extent it is known by the Kaipara District Council, is attached.

Additional site-specific Natural Hazard information may be provided via third parties as part of site development such as subdivision. This information when available will be provided with Planning or Building consent information.

Special Land Features

No information located.

Licences/Environmental Health

No information located.

Network Utility Operators

Information related to the availability of supply, authorisations etc (eg, electricity or gas) can be obtained from the relevant Network Utility Operator.

Other Information

No title search has been done on this property.

Notes

1. Final inspections on buildings were not mandatory prior to 1 January 1993. Should an evaluation of the building be required an independent qualified person should be consulted. In the interests of safety, an inspection of any fireplace within the dwelling may be requested of Council at any time, after paying the appropriate fee.
2. Every care has been taken to ensure that the information supplied by the Council on this form is accurate. The Council relies on information available to it and will not be held responsible for incomplete or inaccurate information provided, or for any errors or omissions made in good faith.
3. Please note that the property was neither inspected nor visited during the preparation of this Land Information Memorandum. Information is based on a search of Council records only and no inspection of the land or any building on it will be undertaken for the purpose of preparing the Report.
4. Other information may be held by other authorities, for example the [Northland Regional Council](#) or [Heritage New Zealand](#).
5. This Land Information Memorandum is a disclosure of information (which may be historical) held by the Council at the time of application and is subject to change.
6. Any enquiry not accompanied by a fee will be invoiced separately. (All prices are GST inclusive).
7. No Record of Title was supplied with this application for this Land Information Memorandum. The Council therefore does not warrant that the information supplied is related to the correct property.

8. Any Resource or Building consents run with the land; if the project is incomplete, there may be existing/additional charges to pay for which the new owner will be liable.
9. A Development Contribution and or Financial Contribution may be payable if development is carried out, the effect of which is to require new or additional assets or assets of increased capacity and as a consequence Council incurs capital expenditure to provide appropriately for those assets and that capital expenditure is not otherwise funded or provided for. Future rating policies are outlined in Council's Long Term Plan 2024-2027.

Name:



Date: 7/05/2026.

Performance Standards of the Kaipara District Plan 2013

To view the performance standards (rules) for each zone please refer to the relevant chapter of the Kaipara District Plan 2013:

Rural - Chapter 12

Residential - Chapter 13

Business: Commercial and Industrial - Chapter 14

Māori Purposes: Māori Land – Chapter 15A

Māori Purposes: Treaty Settlement Land – Chapter 15B

Estuary Estates – Chapter 16

Estuary Estates - Chapter 16A – Trifecta Development Area

All Zones - Chapter 10 Network Utilities and Chapter 11 Transport Network

How can I view the Kaipara District Plan 2013?

If you have access to the internet and want access to the most up to date information, visit the website

www.kaipara.govt.nz

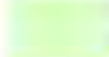
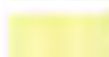
If you do not have access to a computer, you can visit one of the following locations to view a hard copy of the Plan:

Venue	Opening Hours	
Kaipara District Council Office – Dargaville 32 Hokianga Road Dargaville Telephone 0800 727 059	Monday – Tuesday Wednesday Thursday - Friday	8.00am to 4.30pm 9.00am to 4.30pm 8.00am to 4.30pm
Kaipara District Council Office – Mangawhai Unit 5, The Hub 6 Molesworth Drive Telephone 0800 727 059	Monday – Friday	9.30am to 3.00pm
Dargaville Library Corner Poto and Normanby Streets Dargaville Telephone 0800 534 542	Monday – Wednesday Thursday Friday Saturday	9.30am to 5.00pm 9.30am to 6.00pm 9.30am to 5.00pm 9.30am to 12.30pm
Mangawhai Library 45 Moir Street Mangawhai Telephone 0800 532 542	Tuesday - Wednesday Thursday Friday Saturday	10.00am to 5.00pm 10.00am to 6.00pm 10.00am to 5.00pm 10.00am to 1.00pm
Kaiwaka Library Corner State Highway 1 and Kaiwaka Mangawhai Road Kaiwaka Telephone (09) 431 2539	Monday Tuesday Wednesday - Saturday	4.00pm to 6.00pm Closed 10.00am to 2.00pm
Maungaturoto Library Centennial Building Hurdall Street Maungaturoto Telephone (09) 431 8811	Monday – Tuesday Wednesday Thursday – Saturday Friday Terms 1 & 4 also	10.30am to 1.00pm 10.30am to 4.00pm 10.30am to 1.00pm 4.00pm to 6.00pm
Paparoa Library Brook House 1980 Paparoa Valley Road State Highway 12 Paparoa Telephone (09) 431 7555	Monday Tuesday Wednesday Thursday Friday Saturday	2.00pm to 4.30pm 10.00am to 1.00pm 2.00pm to 4.30pm 10.00am to 4.00pm 11.00am to 1.30pm 10.00am to 12.00pm

All Maps

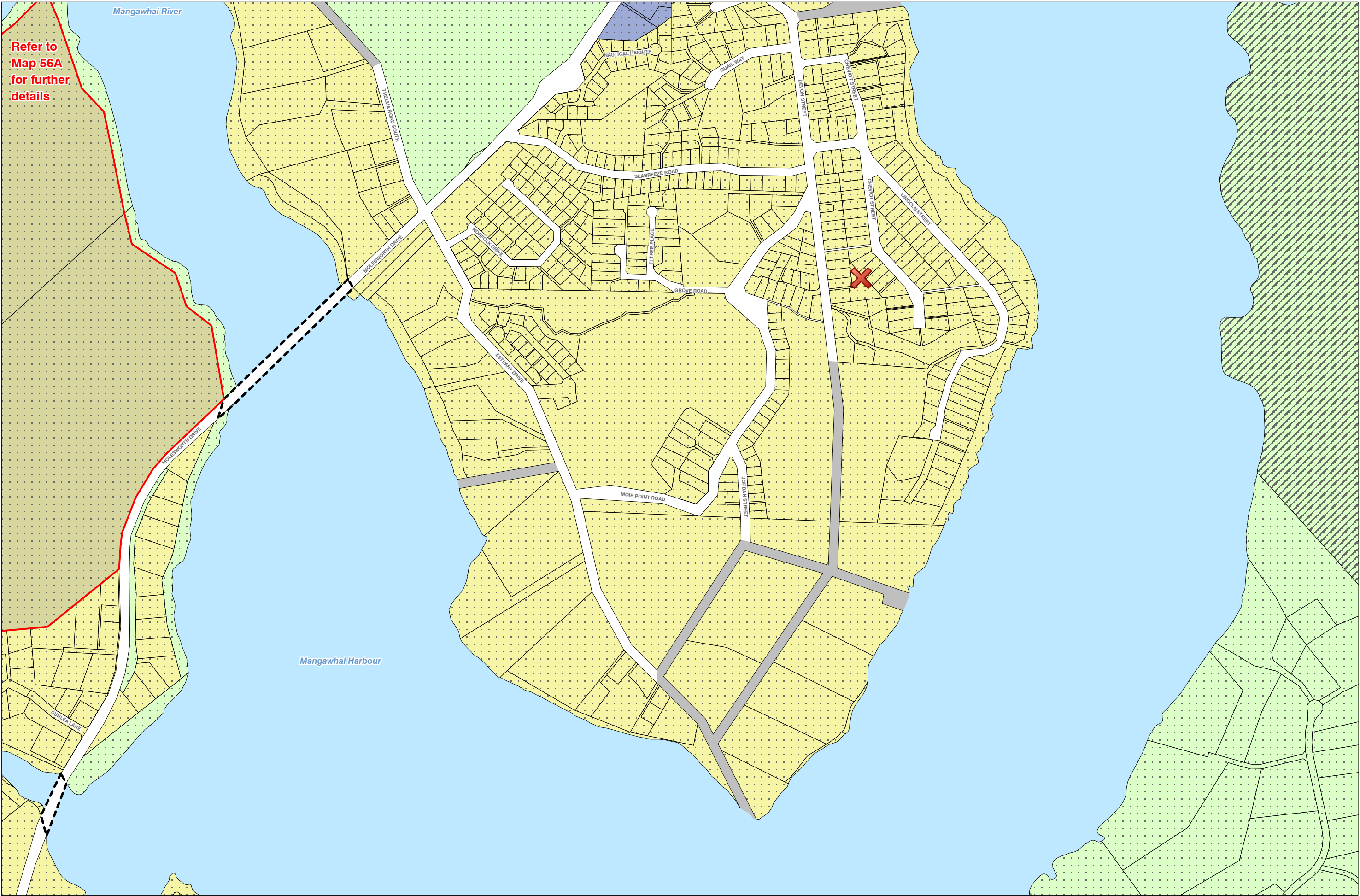
-  State Highway
-  Railway
-  Bridge or Causeway
-  Unformed Road
-  Sea, Lakes and Rivers
-  Parcel Boundary

Map Series One - Land Use

-  Estuary Estates
-  Rural
-  8m Height Restriction
-  Business: Commercial
-  Business: Industrial
-  Residential
-  Maori Land
-  Treaty Settlement
-  Estuary Estates
-  East Coast Overlay
-  Harbour Overlay
-  Kai Iwi Lakes Overlay
-  West Coast Overlay

Map Series Two - Sites, Features and Units

-  Heritage Resource
-  Notable Tree
-  Maungaturoto Dairy Factory Wastewater Pipeline
-  110-220 kV Electricity Transmission Line
-  50 kV Electricity Transmission Line
-  Designation Areas
-  Outstanding Natural Landscape
-  Reserve Management Units
-  Areas of Significance to Maori
-  Maungaturoto Dairy Factory Noise Contour Boundary (45dBA leq)





Rates Information - 2025/26

Valuation ID	0122182105	Old Valuation ID	C:0122182103
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Property Description

Location (GIS)	21 Devon Street, Mangawhai
	View in Google Maps
Legal Description	LOT 2 DP 588826
Certificate of Title	1121341

Use	91 Residential: Single Unit (other than bach)	Category	RD199
TORAS	111000	Category Group	Residential Dwelling fully or semi detached
Tenure	Property is not leased. Owner is also occupier.	Ward	4
Ownership	Private: Individual	Region	1
Rateability	Rateable	Zone	9A
Apportionment	Std property - Not Applicable, Not apportionment		

Valuations

Area (Hectares)	0.1628	Land Value	1,300,000
Improvements	900,000	Capital Value	2,200,000
Nature of Improvements	DWG OI		
Valuation Date	1/09/23		

Rates for Current Year - 2025/26

Type	Description (Basis)	Factor	Amount \$
002	Uniform Annual General Charge - Rating Unit	1.00	725.00
012	Mangawhai Stormwater - (L)	1,300,000.00	764.27
081	Mangawhai Harbour Restoration (MHR) - Rating Unit	1.00	80.00
233	General Rate Residential & Small Sized Lifestyle - (L)	1,300,000.00	2,920.32
201	Mangawhai Wastewater Connected - SUIP	1.00	1,357.76
239	Parks and Libraries Targeted Rate - Rating Unit	1.00	384.34
242	Museums Targeted Rate - (U)	1.00	14.00
	** Kaipara District Council Sub-Total		6,245.69
250	NRC Targeted Council Services Rate - Rating Unit	1.00	262.32
253	NRC Pest Management Rate - Rating Unit	1.00	125.86
254	NRC Targeted Flood Infrastructure Rate - Rating Unit	1.00	41.66
255	NRC Targeted Emergency and Hazard Management Rate - Rating Unit	1.00	77.38
256	NRC Targeted Regional Rescue Services Rate - Rating Unit	1.00	8.87
257	NRC Targeted Regional Sporting Facilities Rate - Rating Unit	1.00	16.09
259	NRC Targeted Land and Freshwater Management Rate - (L)	1,300,000.00	387.79
260	NRC Targeted Regional Economic Development Rate - (L)	1,300,000.00	39.00
	** Regional Council Sub-Total		958.97
	Total Rates Levied 2025/26		7,204.66
	(GST on Rates Levied)		939.74
	Rates Last Year 2024/25		6,644.58
	Last Year's Final Instalment		1,661.14

Rates Last Year 6,644.58 Instalments YTD 7,204.66 Current Instalment 1,801.16

History

Year	Land Value	Capital Value	Annual Rates
2024/25	1,300,000	2,200,000	6,644.58
2023/24	690,000	690,000	



Title Plan - LT 588826

Survey Number	LT 588826
Surveyor Reference	15937 Carolynn Le Mac LP CC
Surveyor	Richard Michael Smales
Survey Firm	Reyburn & Bryant 1999 Ltd
Surveyor Declaration	

Survey Details

Dataset Description	Lots 1 and 2 being a subdivision of Lot 35 DP 42711 and Lot 1 DP 109657		
Status	Initiated		
Land District	North Auckland	Survey Class	Class A
Submitted Date		Survey Approval Date	
		Deposit Date	

Territorial Authorities

Kaipara District

Comprised In

RT NA35A/767
RT NA61C/1035

Created Parcels

Parcels	Parcel Intent	Area	RT Reference
Lot 1 Deposited Plan 588826	Fee Simple Title	0.0776 Ha	1121340
Lot 2 Deposited Plan 588826	Fee Simple Title	0.1628 Ha	1121341
Area A Deposited Plan 588826	Easement		
Total Area		0.2404 Ha	

Schedule / Memorandum

Land Registration District

North Auckland

Plan Number

DP 588826

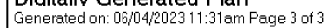
Territorial Authority (the Council)

Kaipara District Council

Council Reference

RM220260

Memorandum of Easements Pursuant to s243 Resource Management Act 1991			
Purpose	Shown	Burdened Land (Servient Tenement)	Benefitted Land (Dominant Tenement)
Right to Drain Sewage	A	Lot 2 DP 588826	Lot 1 DP 588826



Certificate of Acceptance CA0304

(Form 9) Section 99, Building Act 2004

A S Clay
PO Box 401037
Mangawhai Heads
Mangawhai 0541

Issue Date: 14/07/21
Application Date: 06/07/21
Overseer: Chris Stanforth

THE PROJECT: (the following Building Work is applied for by this Certificate of Acceptance)

Description: Waste Water Connection

Type of Work: Connection to existing Wastewater system.

THE BUILDING:

Street Address of Building: 21 Devon Street, Mangawhai

Valuation Number: 0122182100

Legal Description: LOT 1 DP 109657

Building Name:

Location of Building within site/block number:

Level/Unit Number:

THE OWNER:

Owners Name: A S Clay

Owners Mailing Address: PO Box 401037, Mangawhai Heads, Mangawhai 0541

Street Address/Registered Office:

Phone

Landline:

Daytime: 0274792818

After Hours:

Number

Mobile:

Fax:

Email: shoreholidays@gmail.com

Website:

FIRST POINT OF CONTACT: (with the Council/Building Authority)

First Point of Contact: As above

ACCEPTANCE OF COMPLIANCE

The Kaipara District Council is satisfied, to the best of its knowledge and belief and on reasonable grounds, that, insofar as can be ascertained, the building work described below complies with the Building Code:

The Kaipara District Council was only able to inspect the following parts of the building work and this Certificate of Acceptance is qualified as follows:

Items covered by this COA:

- Connection to existing Wastewater system

Items of work done, as listed below that could not be view or inspected or not completed and are therefore excluded and do not form part of this Certificate of Acceptance:

- Nil

Based on the following information:

- Report from Alco Plumbing Ltd – Alan Chaplin Cert Number 21129

Nothing in this Certificate of Acceptance CA0304 limits the requirement that a person **must not** carry out building work except in accordance with a Building Consent, nor does it relieve any person from the requirement to obtain a Building Consent for any building work.

Signature:



Date: 14/07/21

Position: Building Compliance Officer

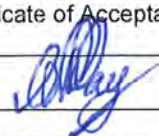
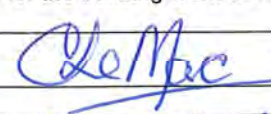
On behalf of: Kaipara District Council

3. The Agent (only required if application is being made on behalf of the owner)

Agent's Name:	Contact Person (if agent is a company):		
Mailing/ Billing Address:	Street Address/ Registered Office:		
Phone Number:	Cell Phone:	Fax:	
E-mail address:	Website:		
Relationship to owner:			
First point of contact for communications with the Council:			

4. The Application (Signatory)

I request that you issue a Certificate of Acceptance for the building work described in this application.

Signed by*:  

FULL NAME*: Alan Spencer CLAY & Carolyn Ivy LE MAC

Date*:

I am the*: Owner

Agent on behalf of, and with the authority of, the owner

Address the Certificate of
Acceptance should be sent
to*:

Po Box 401037 Mangawhai Heads

5a. The Building Work (Description & Key Personnel)Description of the building work*
(Use additional sheets if required)

Waste water connection

The building work carried out:

29 April 2021

The personnel who carried out the building work are as follows:

(list names, addresses, phone numbers, and (where relevant) registration numbers)

Name:	Address:	Phone Number	Registration Details
Kaipara Plumbing	Mangaturoto	02 72445430	
Pumps & Plumbing	86a Hundall St East	09 4312468	



**KAIPARA
DISTRICT**

Kaipara te Orangauhi • Two Oceans Two Harbours

Kaipara District Council
BCA

07 JUL 2021

RECEIVED

Attn: Chris Stanforth
005324 CAB 04
NDX KAIPARA DISTRICT COUNCIL

**Application for Certificate of Acceptance
(Form 8) Section 97, Building Act 2004**

Inv. 66745

For Official use
Project Number:

Date Received:

Items marked * are mandatory for all applications. Complete this form in BLOCK CAPITALS using BLACK or BLUE ink

1. The Building

Street address of building*:

[for structures that do not have a street address, state the nearest street intersection and the distance and direction from that intersection]

21 Devon Street
Mangawhai Heads

Legal description of land where building is located*: [state legal description as at the date of application and, if the land is proposed to be subdivided, include details of relevant lot numbers and subdivision consent]

Valuation roll number: 01221/82100

Lot: ☐

DP:

109657

Building Name:
(if applicable)

Location of building within
site/block number:
[include nearest street
access]



Number of Levels:
[include ground level and any
levels below ground]

1

Level/Unit
Number:

Floor Area*:

[total floor area—indicate area affected by the
building work if less than the total area]

m²

Current, lawfully established, use*:

Dwelling

Number of
occupants:

2

Previous, lawfully established, use:
[If changed by the building work this application
relates to]

Number of
occupants:

Year first Constructed*:

2. The Owner [include preferred form of address, eg, Mr, Miss, Dr, if an individual]

Owner's Name*:

Alan CLAY + Carolyn LEITCH

Contact Person (if owner is a company):

Mailing/
Billing Address*:

PO BOX 401037
Mangawhai Heads

Street Address/
Registered Office:

21 Devon Street
Mangawhai Heads

Phone Number:

Cell Phone:

0274 792818

Fax:

E-mail address:

shoreholidays@gmail.com

Website:

The following evidence of ownership is attached:

Copy of the Certificate of Title,

Lease agreement,

Agreement of Sale and Purchase,

Other document showing full name of legal owner(s) of the building.



5b. The Building Work (Intended Use, Estimated Value and other information)

Will the building work result in a change of use of the building? *

 YES → Provide details of the new use:
(refer NZBC A1 Classified Uses)

NO

Intended life of the building*

Indefinite but not less than 50 years, OR (if less than 50 years)

 Specified as: Years

List building consents (BC) previously issued for this project (if any):

BC Number:	Description:

Estimated value of the building work on which the building levy will be calculated*

(including goods and services tax) [state estimated value as defined in section 7 of the Building Act 2004]

Only applies if an application for a certificate of acceptance is made under section 96(1)(a) of the Building Act 2004.

\$2573

The following Plans and specifications are attached to this application:

(All plans and specifications must meet the minimum requirements set out in the regulations or any other requirements of the building consent authority.)

6. Reasons why a Certificate of Acceptance is Required* *[Indicate one of the following]:*

- ☒ The owner, or the owner's predecessor in title, carried out building work for which a building consent was required, but a building consent was not obtained because: *[explain in detail]*

We didn't realise that consent was needed for work of this nature

- ☐ A building consent could not practicably be obtained in advance because the building work had to be carried out urgently: *[indicate one of the following]*

- ☐ (a) for the purpose of saving or protecting life or health or preventing serious damage to property as follows: *[explain in detail]*
- ☐ (b) in order to ensure that a specified system was maintained in a safe condition or made safe as follows: *[explain in detail]*

- ☐ The building consent authority that granted the building consent is unable or refuses to issue a code compliance certificate in relation to the building work, and no other building consent authority will agree to issue a code compliance certificate for the building work. *[state details of name of building consent authority and building consent granted]*

7. Compliance schedule

Are there any specified systems associated with this building? *

YES

NO, there are no specified systems associated with this project.
[Go to section 8]

The following specified systems are being altered, added to, or removed in the course of the building work: [specified systems are defined in regulations].

	Existing	New	Modified	Removed	
SS1					Automatic systems for fire suppression (for example, sprinkler systems)
SS2					Automatic or manual emergency warning systems for fire or other dangers (other than a warning system for fire that is entirely within a household unit & serves only that unit).
SS3/1					Electromagnetic or automatic doors or windows (for example, ones that close on fire alarm activation)
SS3/2					Access Controlled Doors
SS3/3					Interfaced fire or smoke doors or windows
SS4					Emergency lighting systems
SS5					Escape route pressurisation systems
SS6					Riser mains for fire service use
SS7					Automatic back-flow preventers connected to a potable water supply
SS8/1					Passenger Carrying lifts
SS8/2					Service Lifts
SS8/3					Escalators and moving walks
SS9					Mechanical ventilation or air conditioning systems
SS10					Building maintenance units for providing access to the exterior and interior walls of buildings
SS11					Laboratory fume cupboards
SS12					Audio loops or other assistive listening systems
SS13/1					Mechanical Smoke Control
SS13/2					Natural Smoke Control
SS13/3					Smoke Curtains
SS14					Emergency power systems for, or signs relating to, a system or feature specified in any of the clauses SS1 to SS13
SS14/1					Emergency Power Systems for a system or feature specified in any of the clauses SS1 to SS13
SS14/2					Signs relating to Specified Systems SS1 to SS13
SS15/1					Systems for communicating spoken information intended to facilitate evacuation
SS15/2					Final exit (as defined by A2 of the Building Code; and
SS15/3					Fire separations
SS15/4					Signs for communicating information intended to facilitate evacuation
SS15/5					Smoke separations
SS16					Cable Cars
Purpose Group:					Fire Hazard Category:
					Max Occupant Load:

8. Attachments

The following documents are attached to this application:

Code Compliance Certificate 010854

Form 7, Section 95, Building Act 2004

M & G DE BOER
21 DEVON ST
MANGAWHAI

Issue Date: 14/01/02
Overseer: Derek Free

THE BUILDING:

Street Address of Building:	21 DEVON ST, MANGAWHAI
Valuation Number:	0122182100
Legal Description:	LOT 35 DP 42711 LOT 1 DP 109657
Building Name:	
Location of Building within site/block number:	
Level/Unit Number:	
Current Lawfully Established Use:	
Year First Constructed:	

THE PROJECT:

Description:	DECK EXTENSION DWELLINGS - ALTERATIONS & ADDITIONS
Type of Work:	
Intended Use:	PRIVATE
Intended Life:	Indefinite, but not less than 50 years
Stages:	Being Stage 1 of an intended 1 Stages

THE OWNER:

Owners Name:	M & G DE BOER		
Owners Mailing Address:	21 DEVON ST, MANGAWHAI		
Street Address/Registered Office:			
Phone	Landline:	Daytime:	After Hours:
Number	Mobile:	Fax:	
Email:	Website:		

FIRST POINT OF CONTACT:

First Point of Contact:	Full Name: M AND G DE BOER
	Mailing Address: 21 DEVON STREET, MANGAWHAI HEADS
	Phones:: 09 4314030
	Fax: 09 4314030

BUILDING WORK:

Building Consent Number:	010854
Issued By:	Kaipara District Council

This Code Compliance Certificate is issued by the Kaipara District Council. As the Building Consent Authority it is satisfied, on reasonable grounds that:

- Building work complies with the building code at the time the building consent was granted.
- CCC consent issued under the transitional provisions of Section 436 Building Act 2004.

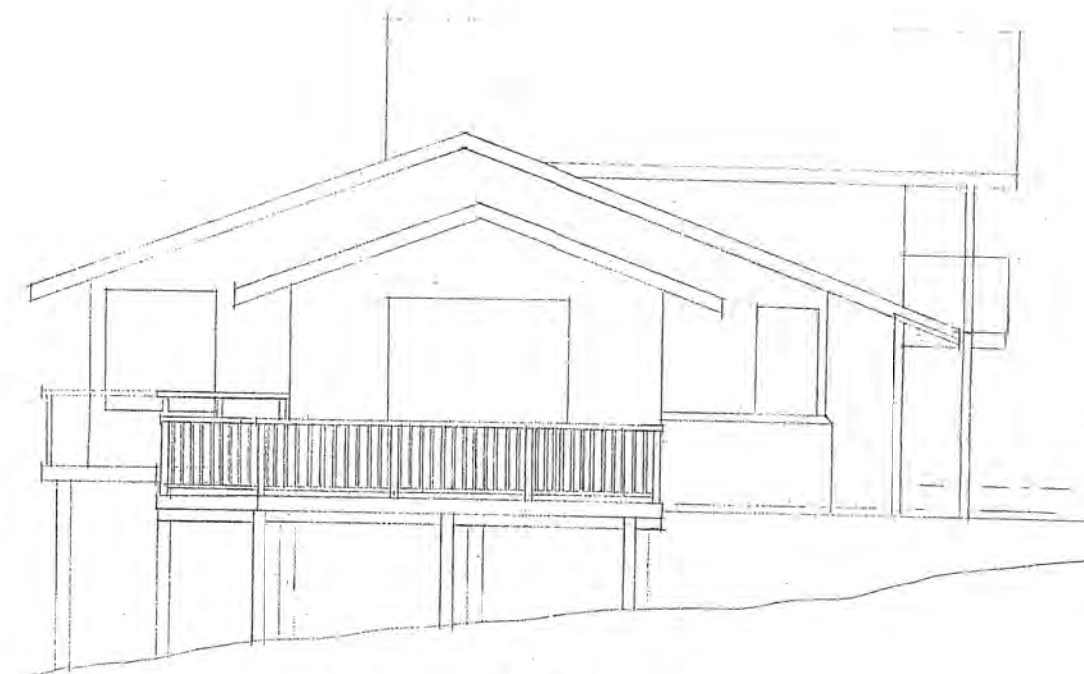
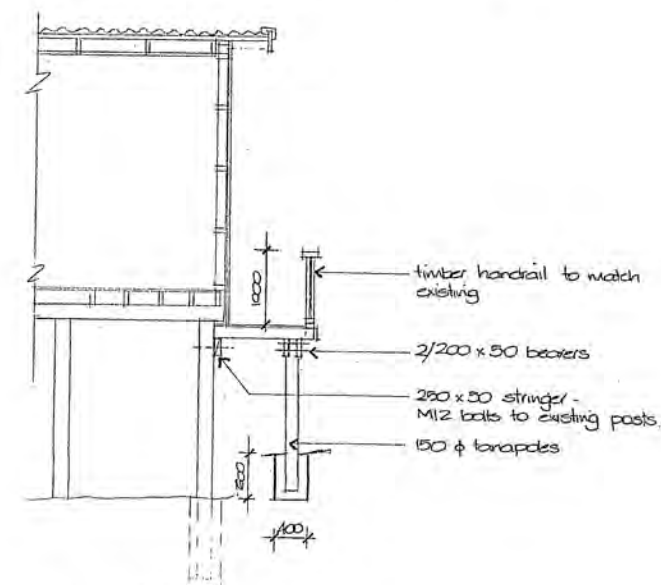
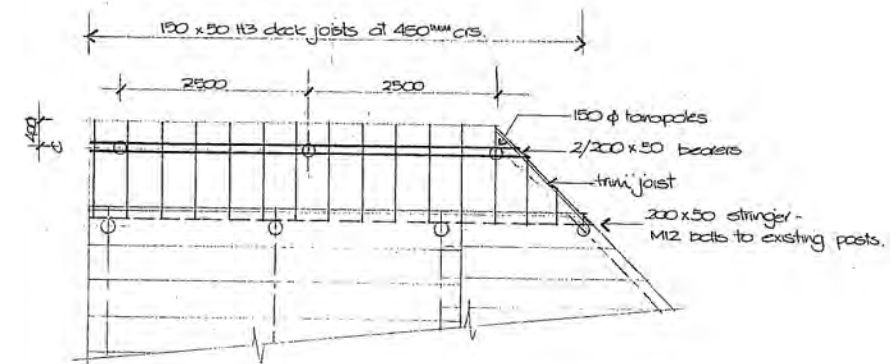
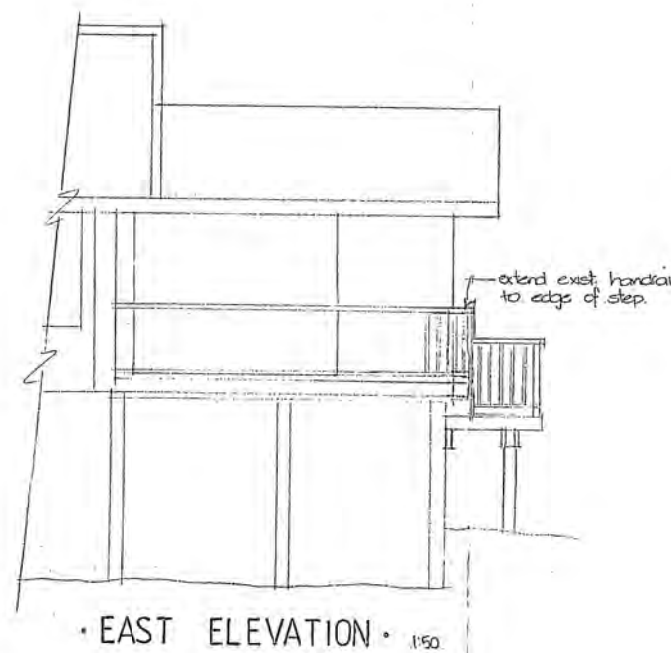
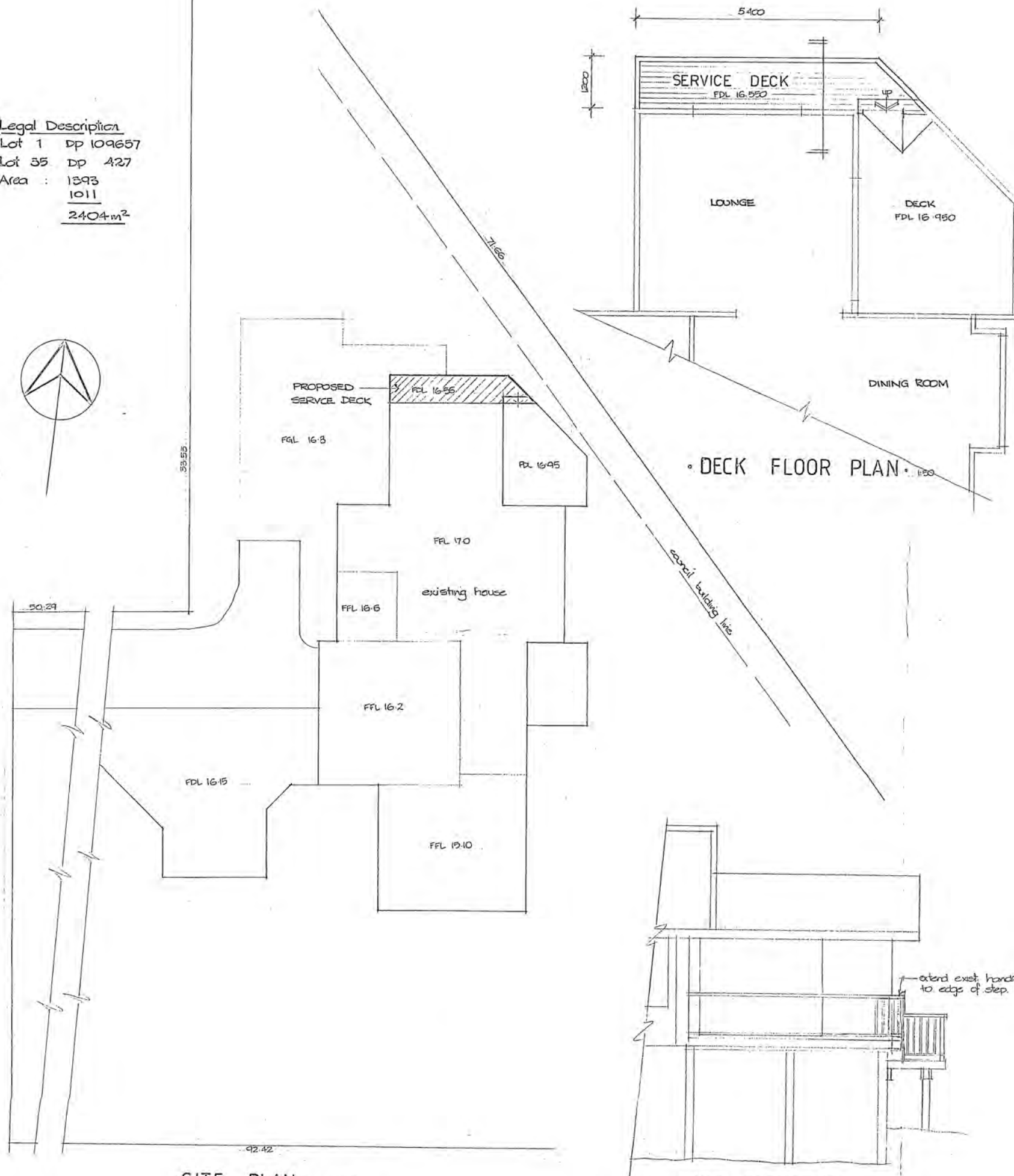
Signature 

Date: 4/03/11

Position Building Services Officer

On behalf of: Kaipara District Council

Legal Description
 Lot 1 DP 109657
 Lot 35 DP 427
 Area : 1393
 1011
 2404m²



DE BOER DECK EXTENSION

• DEVON ST • MANGAWHAI •

Dec'01 scales: as shown

Architect: Philippa Johnson B.Arch. Reg.Arch.
 12 Titirua Place, Birkenhead. ph/fax (09) 480 9787

KAIAPARA DISTRICT COUNCIL
 BC 010854
 BUILDING INSPECTOR

KAIPARA DISTRICT COUNCIL

APPLICATION FOR A BUILDING CONSENT



BC 0122182100

Valuation reference :

1221 / ~~821~~ 821

Name of Applicant :

G+J De Boer

Address of Property :

Deron ST Mangawhai

Consent required for :

Dwelling

19

Further details sought (if required)

Y/N

19

(a) Kerb (etc) damage deposit application required

Y/N

19

Application for PIM received

12 10

19

93

(b) Application for Consent received

19

(a) Issue PIM

No

1449

Y/N

19 10

19

93

(b) Issue Consent

No

1449

Y/N

✓

19

(c) P & D permit

No

Y/N

19

(d) Receipts (various)

Y/N

✓

19

(e) One copy of plan submitted with application

Y/N

✓

19

(f) One copy of specification submitted with application

Y/N

19

One copy of advice to applicant of inspection procedure

Y/N

19

One copy of Design certificate, calculations etc)

Y/N

19

Foundation inspection carried out by County Inspector

19

Foundation inspection carried out by County Inspector

19

Building and Drainage inspection carried out by County Inspector

19

Compliance, inspection stage

19

Issue compliance certificate to stage

1531

15 3

19

95

19.10.93 Party inspection all holes as per plan and
compliance

4.2.94 Party OK

28.4.94 Septic tank Bore bargill 3 stage effluent filter 20M.

COMPLETED (Signature)

Date

/ /

12330

Register notes 22/10/93 Jem

Dargaville Office:
Private bag 1001
DARGAVILLE
Phone 0-9-439-7059
Fax 0-9-439-6756

KAIPARA DISTRICT COUNCIL

CODE COMPLIANCE CERTIFICATE

000531

Paparoa Office:
P.O.Box 1
PAPAROA
Phone 0-9-431-7019
Fax 0-9-431-7017

Tick ☒ each applicable box. Attach relevant documents,

BUILDING CONSENT NO. C49

Owner	Builder/Applicant
Name: <u>G + J De Boer</u>	Contact Name: <u>Ian Milestone</u>
Mailing Address: <u>Kings Rd</u> <u>RD 2</u> <u>Kaiwaka</u>	Mailing Address: <u>RD 2</u> <u>Kaiwaka</u>

Site	Legal Description
Street/Road No: _____	Valuation Roll No: <u>1221 / 778 / 1</u>
Street/Road Name: <u>Devon</u>	Lot: <u>1</u> DP: <u>109657</u>
Town or District: <u>Mangawhai</u>	Section: _____ Block: _____
	Survey District: _____

Full description of building

<u>Dwelling</u>

Nature of consent (tick box)											
COUNCIL CHARGES The Council's total charges payable on the uplifting of this code compliance certificate, in accordance with the attached details, are: \$ _____ Receipt No: _____	<table border="0"><tr><td>☒ New Building - exclude domestic garages & domestic outbuildings</td><td rowspan="5">Intended Life: Indefinite, but not less than 50 yrs <u>W</u> OR Specified as _____ yrs</td></tr><tr><td>☐ Foundations only</td></tr><tr><td>☐ Alterations, repairs, extensions, conversions, resiting, installation of heating appliances</td></tr><tr><td>☐ Other New Construction and demolition</td></tr><tr><td>☐ Domestic garages & domestic outbuildings</td></tr><tr><td colspan="2">Demolition ☐</td></tr><tr><td colspan="2">Being stage of an intended stages.</td></tr></table>	☒ New Building - exclude domestic garages & domestic outbuildings	Intended Life: Indefinite, but not less than 50 yrs <u>W</u> OR Specified as _____ yrs	☐ Foundations only	☐ Alterations, repairs, extensions, conversions, resiting, installation of heating appliances	☐ Other New Construction and demolition	☐ Domestic garages & domestic outbuildings	Demolition ☐		Being stage of an intended stages.	
☒ New Building - exclude domestic garages & domestic outbuildings	Intended Life: Indefinite, but not less than 50 yrs <u>W</u> OR Specified as _____ yrs										
☐ Foundations only											
☐ Alterations, repairs, extensions, conversions, resiting, installation of heating appliances											
☐ Other New Construction and demolition											
☐ Domestic garages & domestic outbuildings											
Demolition ☐											
Being stage of an intended stages.											

Times Print, Dargaville 1994

THIS IS

- ☒ A final code compliance certificate issued in respect of all of the building work under the above building consent,
- ☐ An interim code compliance certificate in respect of part only, as specified in the attached particulars, of the building work under the above building consent.
- ☐ This Certificate is issued subject to the conditions specified in the attached _____ pages headed "Conditions of Code Compliance Certificate No: _____" (being this certificate)

Signed for and on behalf of the Council:

Name: [Signature]

Position: Public Inspector Date: 15 13 1995

KAIPARA DISTRICT COUNCIL

Paparoa Office
P.O. Box 1
PAPAROA
Phone 0-9-431-7019
Fax 0-9-431-7017

SITE DRAINAGE PLAN

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

New Sewerdrains
Stormwater

Old Drains
Material Used

SEWER
STORMWATER

RED
DOTTED BLACK

FULL BLACK

PVC/CERAMIC
PVC/CERAMIC
DELETE

DRAINLAYER
Permit No.

Date APRIL 94

a. CARGILL

ROADWAY.

FRONT.

HOUSE.

TV

IB

FAI.

SEPTIC

SEALED PIPE

TRR. TRENCH.

OWNER: DE BOAR

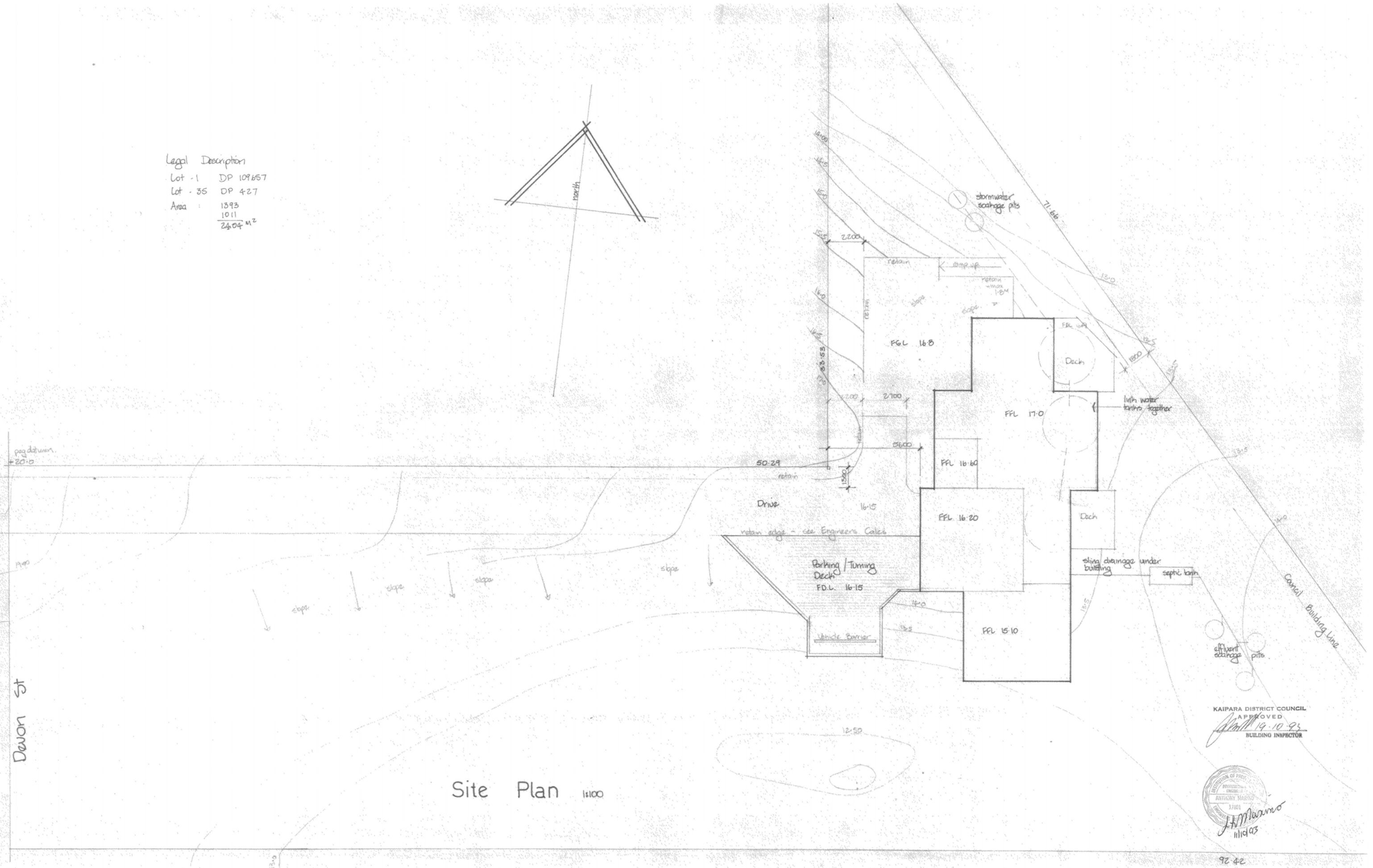
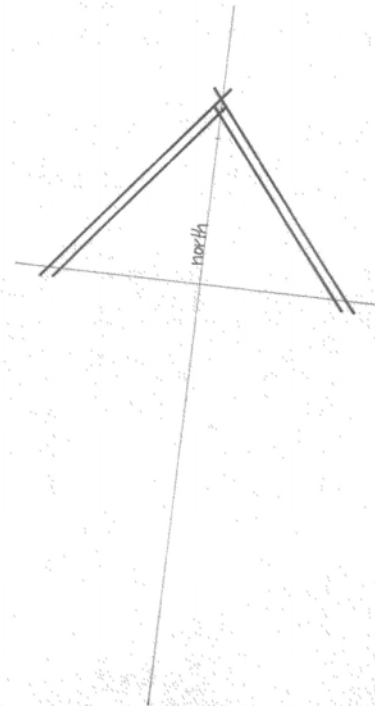
STREET:

LOT No.

DP No.

Legal Description

Lot - 1 DP 109657
 Lot - 35 DP 427
 Area : 1393
 1011
 2404 m²



KAIPARA DISTRICT COUNCIL
 APPROVED
 14.10.93
 BUILDING INSPECTOR



DE BOER HOUSE

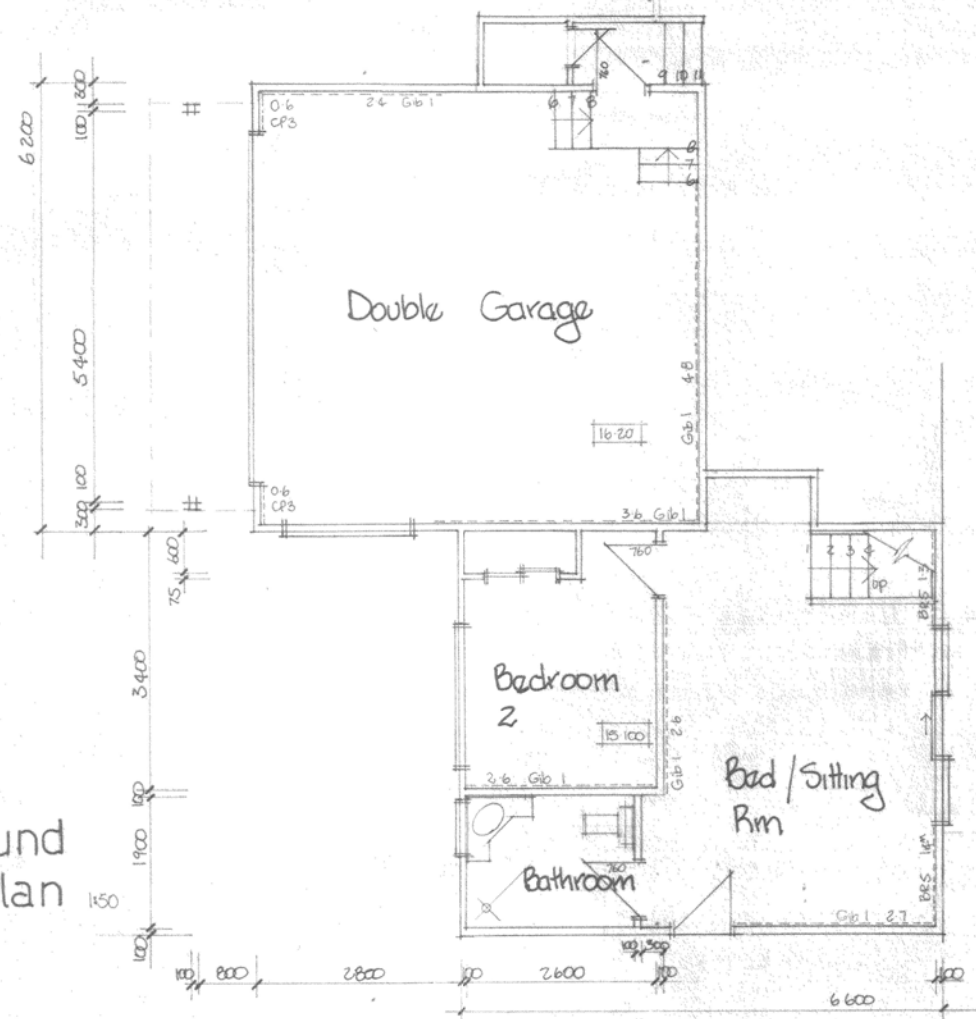
October 93

Devon St Mangawhai Heads

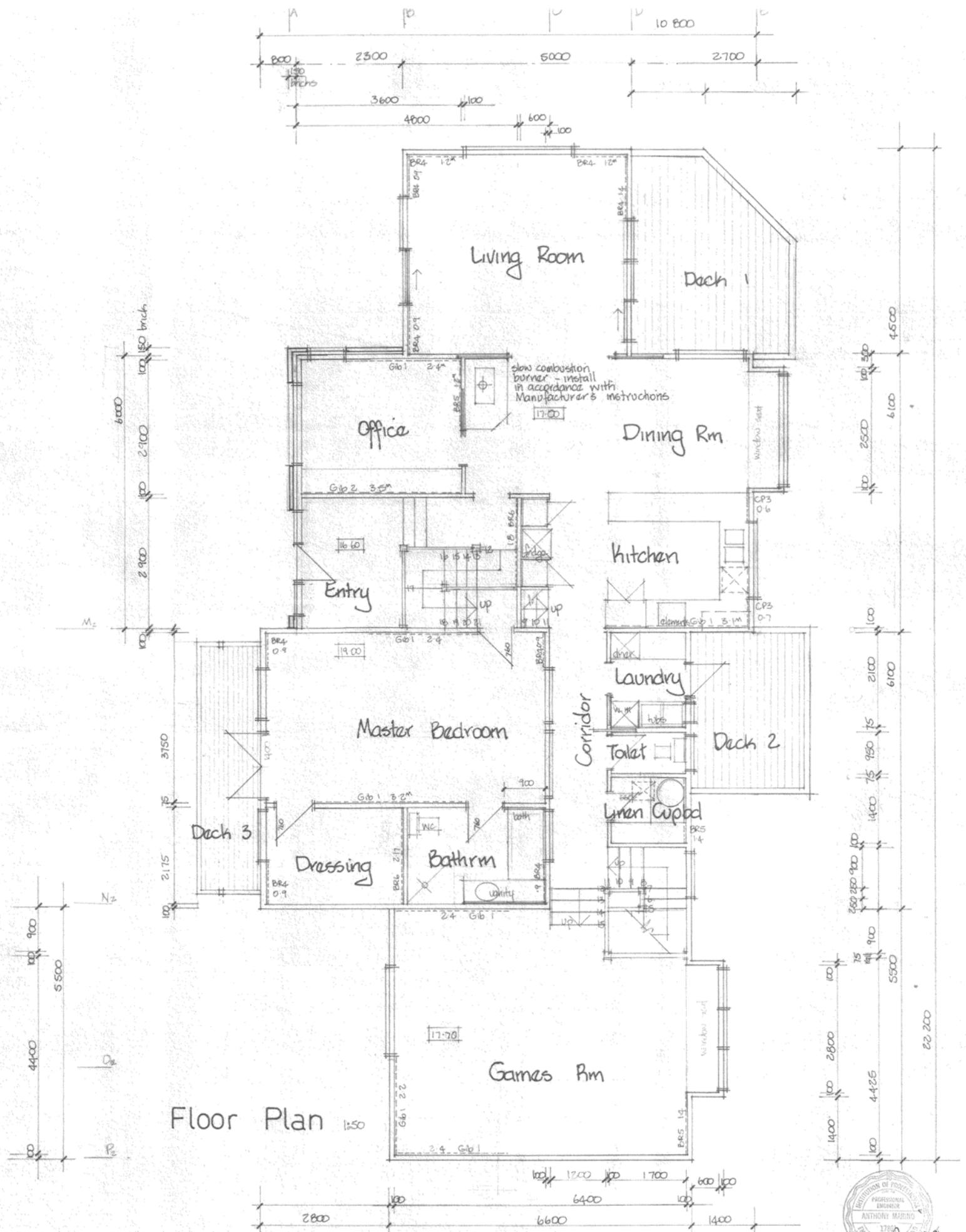
Architect : Philippa Johnson BArch RegArch ANZIA ph 4809787
 PO Box 32 200 Birkenhead
 Engineer : Marino Consultants B.E. Hons Reg. Engineers M.I.PENZ ph 4806951
 156 Queen St Northcote

1

Ground
Floor Plan



Floor Plan 1:50



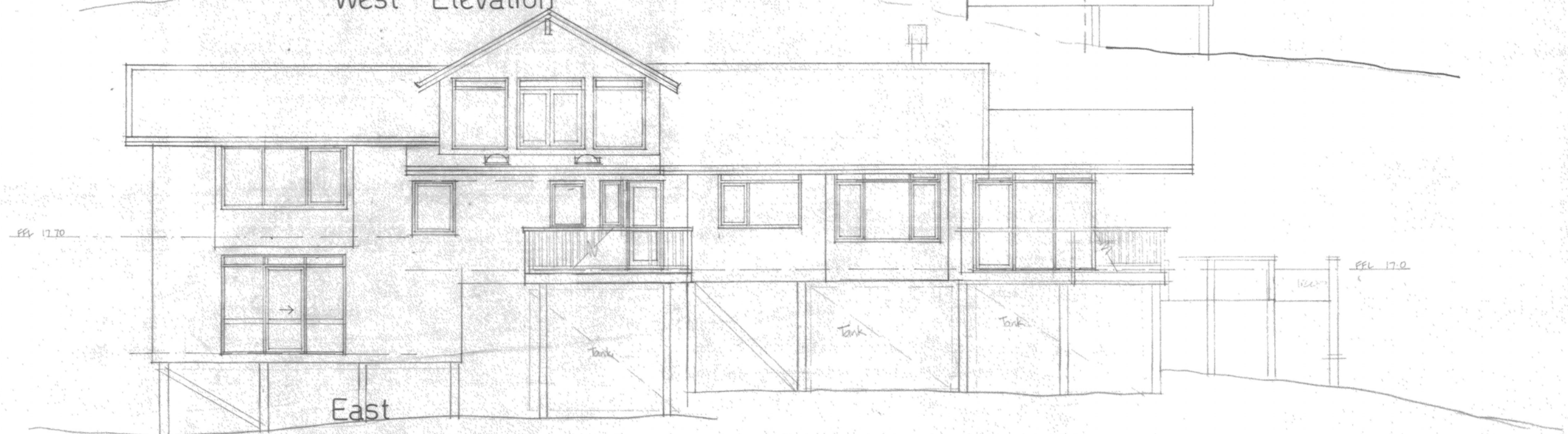
DE BOER HOUSE

October '93

Devon St Mangawhai Heads



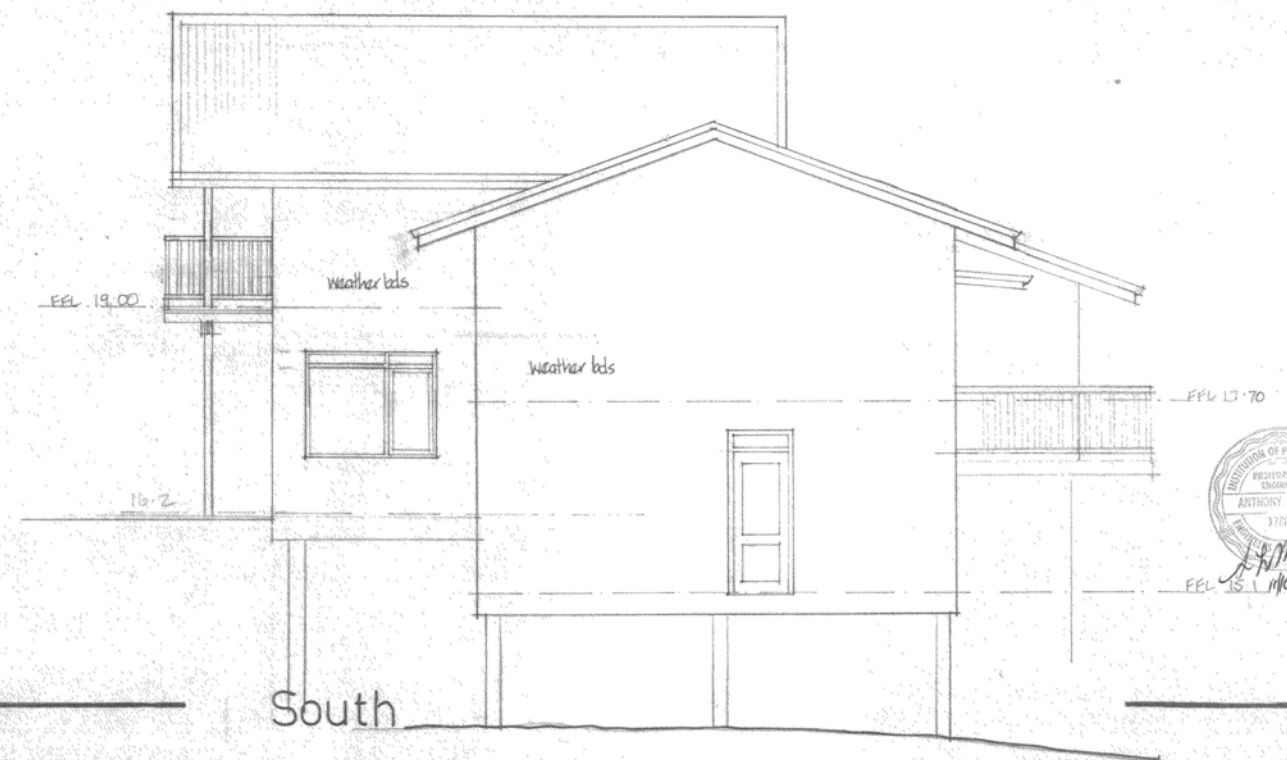
West Elevation



East



North



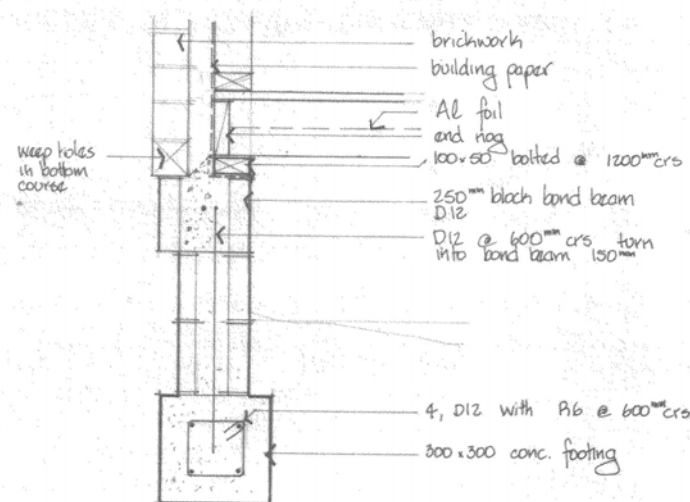
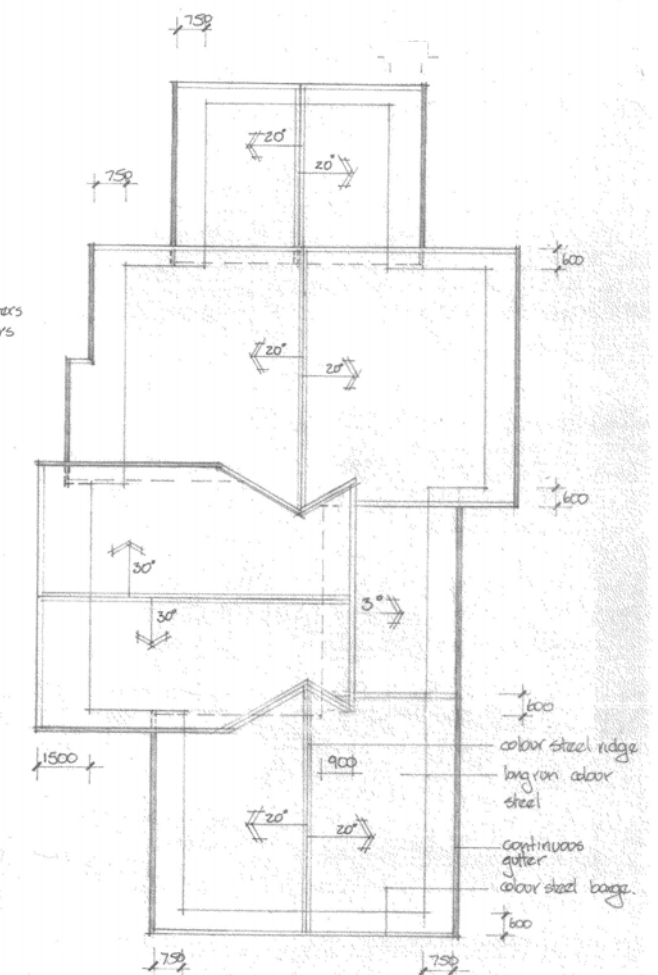
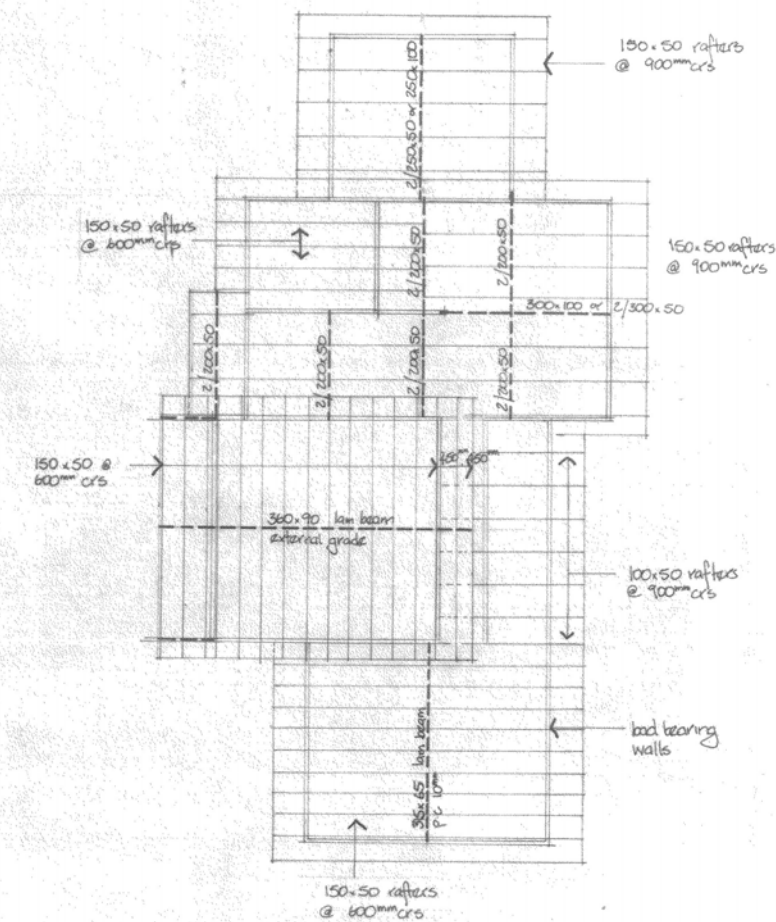
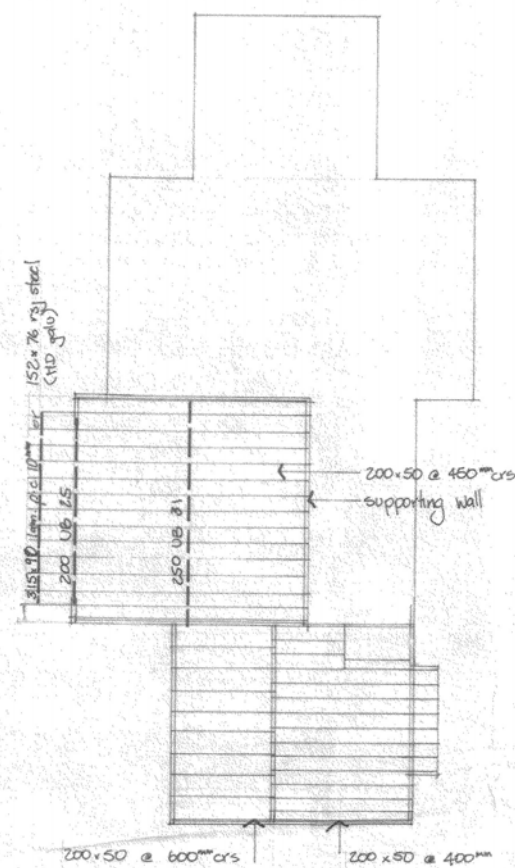
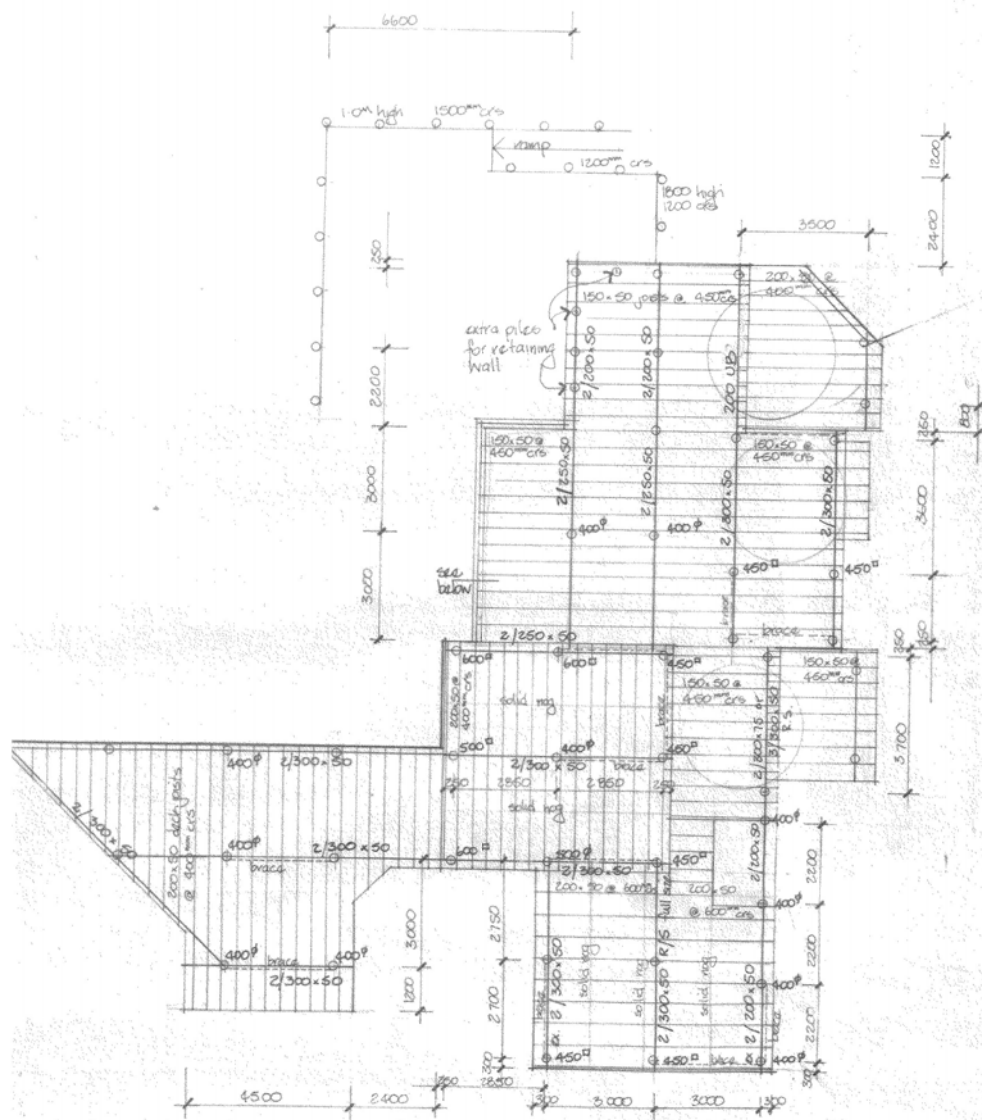
South

DE BOER HOUSE

October '93

Devon St Mangawhai Heads





DE BOER HOUSE

October '93

Devon St Mangawhai Heads

4



SILVERSTONE
CIVIL CONSTRUCTION
 Subdivisions, Commercial Drainage, Bulk Excavating

P O Box 7109
 Tikipunga
 Whangarei
 Ph 09 435 7030
 Fax 09 435 7031

JB

MANGAWHAI ECO CARE PROJECT

LIVE HOUSE CONNECTION AS-BUILT RECORD

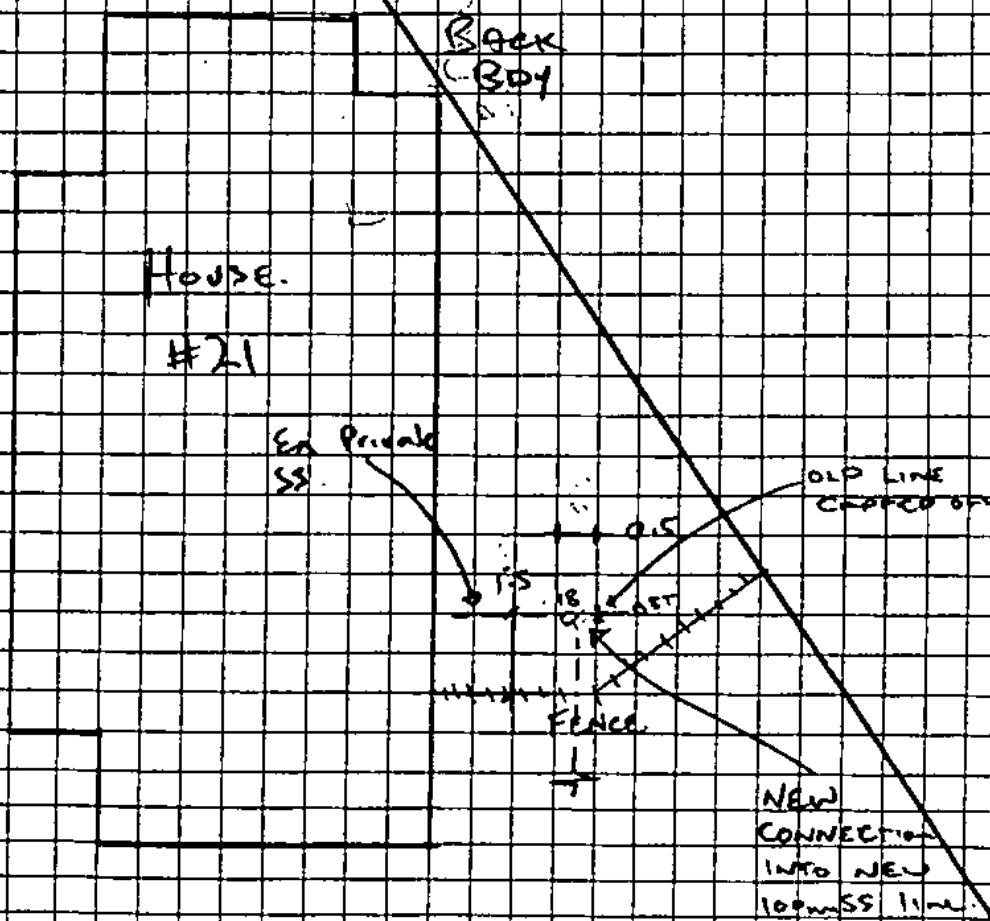
Date 09.10.09. House No 21 Street DEVON.

Drainlayer Case. 22332.

As-built plan (One property per page)

Type of Connection	Unit	Qty
Simple Connection	no.	1
Other Connection	no.	
Labour	hrs	1
Digger	hrs	
110mm PVC	m	<1m
Fittings		
45° Insp.		1
PJC-PVC ADPT		1
5° BEND		1
22° BEND.		1

Comments



0122182100-D

Natural Hazards S44B(2)(a)

Drought

The Council has no known information about this natural hazard, including as exacerbated by climate change, that would affect the property. Please consult the Northland Regional Council Hazard attachment for further information, provided by the Northland Regional Council, in relation to this natural hazard.

Earthquake, Geothermal and Volcanic

Kaipara District Council commissioned ENGEO Limited to undertake an assessment of engineering geology and geotechnical hazards and their associated risk for development within certain growth areas of the Kaipara District. ENGEO Limited summarized its findings on these matters in a report to the Council dated 16th April 2019 and 17th June 2019 (**ENGEO Report**).

The Council is providing the ENGEO Report as it is information relating to natural hazards that is known to the Council.

The information contained in the ENGEO Report was current as at the date of the report and has been provided in good faith. The Kaipara District Council makes no representation, warranty or undertaking as to the accuracy, completeness, quality or fitness for any particular purpose of the information contained in the ENGEO Report.

The information contained in the ENGEO Report is provided on a regional/catchment basis and in most cases is not site specific. Any users of the information must obtain advice from suitably qualified practitioners if site specific information is required.

Users must also note that natural hazards outlined in the ENGEO Report do not consider any interventions that may modify the natural hazard risks to a specific site.

Mangawhai Technical Report

Scope of report	<i>This report presents a geotechnical assessment and hazard mapping for the Mangawhai Area</i>
Report Title:	<i>Geotechnical Assessment Mangawhai</i>
Report date:	<i>16.04.2019</i>
Entity/Person who prepared the report:	<i>Engeo Limited</i>
Entity/person who commissioned the report:	<i>Kaipara District Council</i>
Purpose of the report:	<i>The purpose of this geotechnical assessment is to provide the Kaipara District Council (KDC) with information on land stability and other geotechnical hazards that could constrain development of the area defined by KDC as 'Future Residential and Business Growth Area' and 'Greater Structure Plan Policy Area' of Mangawhai</i>
Where or how to access report	<u>Engeo Reports</u>

Kaipara District Technical Report

Scope of report	<i>This report presents a geotechnical assessment and hazard mapping for the Kaipara District</i>
Report Title:	<i>Geotechnical Assessment Kaipara District</i>
Report date:	<i>17.06.2019</i>
Entity/Person who prepared the report:	<i>Engeo Limited</i>
Entity/person who commissioned the report:	<i>Kaipara District Council</i>
Purpose of the report:	<i>The purpose of this geotechnical assessment is to provide the Kaipara District Council (KDC) with information on land stability and other geotechnical hazards that could constrain development of the area defined by KDC as 'Future Residential and Business Growth Area' and 'Greater Structure Plan Policy Area' of Kaipara District.</i>
Where or how to access report	<u>Engeo Reports</u>

Northland Regional Council may provide further data regarding this Natural Hazard. Please refer to the Northland Regional Council attachment for any applicable information.

Erosion and Landslide

Kaipara District Council commissioned ENGEO Limited to undertake an assessment of engineering geology and geotechnical hazards and their associated risk for development within certain growth areas of the Kaipara District. ENGEO Limited summarized its findings on these matters in a report to the Council dated 16th April 2019 and 17th June 2019 (ENGEO Report).

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Natural Hazards

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Where or how to access report	<u>Engeo Reports</u>

Kaipara District Technical Report

Scope of report	<i>This report presents a geotechnical assessment and hazard mapping for the Kaipara District</i>
Report Title:	<i>Geotechnical Assessment Kaipara District</i>
Report date:	<i>17.06.2019</i>
Entity/Person who prepared the report:	<i>Engeo Limited</i>
Entity/person who commissioned the report:	<i>Kaipara District Council</i>
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Where or how to access report	<u>Engeo Reports</u>

Northland Regional Council may provide further data regarding this Natural Hazard. Please refer to the Northland Regional Council attachment for any applicable information.

Flooding

Kaipara District Council relies on flooding information provided by the Northland Regional Council. Please consult the Northland Regional Council Hazard attachment, for information provided by the Northland Regional Council, relating to this hazard.

Fire

Kaipara District Council has no known information about this natural hazard, including as exacerbated by climate change, that would affect the property.

Wind

Kaipara District Council has no known information about this natural hazard, including as exacerbated by climate change, that would affect the property.

S44B(2)(a) Natural Hazards

Dated 30 October 2025

The information in this report has been prepared by the Northland Regional Council for the purposes of providing information to the Territorial Authorities in Northland in accordance with Part 6A of the Local Government Official Information and Meetings Act 1987.

The information contained in this report is current as at the date of the report and has been provided in good faith. Best efforts have been made to ensure the accuracy and completeness of the information however Northland Regional Council makes no representation, warranty or undertaking as to the accuracy, completeness, quality or fitness for any particular purpose. Where information is provided in draft form, that information may not have been peer reviewed or accepted by Northland Regional Council as correct.

The information is provided on a regional/catchment basis and in most cases is not site specific. Any users of the information must obtain advice from suitably qualified practitioners if site specific information is required.

Users must also note that natural hazards outlined in this report do not take into account any interventions that may modify the natural hazard risks to a specific site.

Flooding

Not applicable

Flood susceptible lands

Not applicable

Erosion and Landslide

Not applicable

Coastal erosion

Not applicable

Tsunami

Not applicable

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	<i>Regional</i>
2. Report Title:	<i>Droughts in Northland: A Local and Regional Analysis</i>
1. Report date:	<i>2024</i>
2. Report prepared by:	<i>National Institute of Water and Atmosphere</i>
3. Report commissioned by	<i>Northland Regional Council</i>
4. Purpose of the report:	<i>Analysis of the development, occurrence and severity of droughts in Northland Region.</i>

5. Where or how to access report	<i>Envirolink website</i> Droughts in Northland: A local and regional analysis
----------------------------------	---

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.

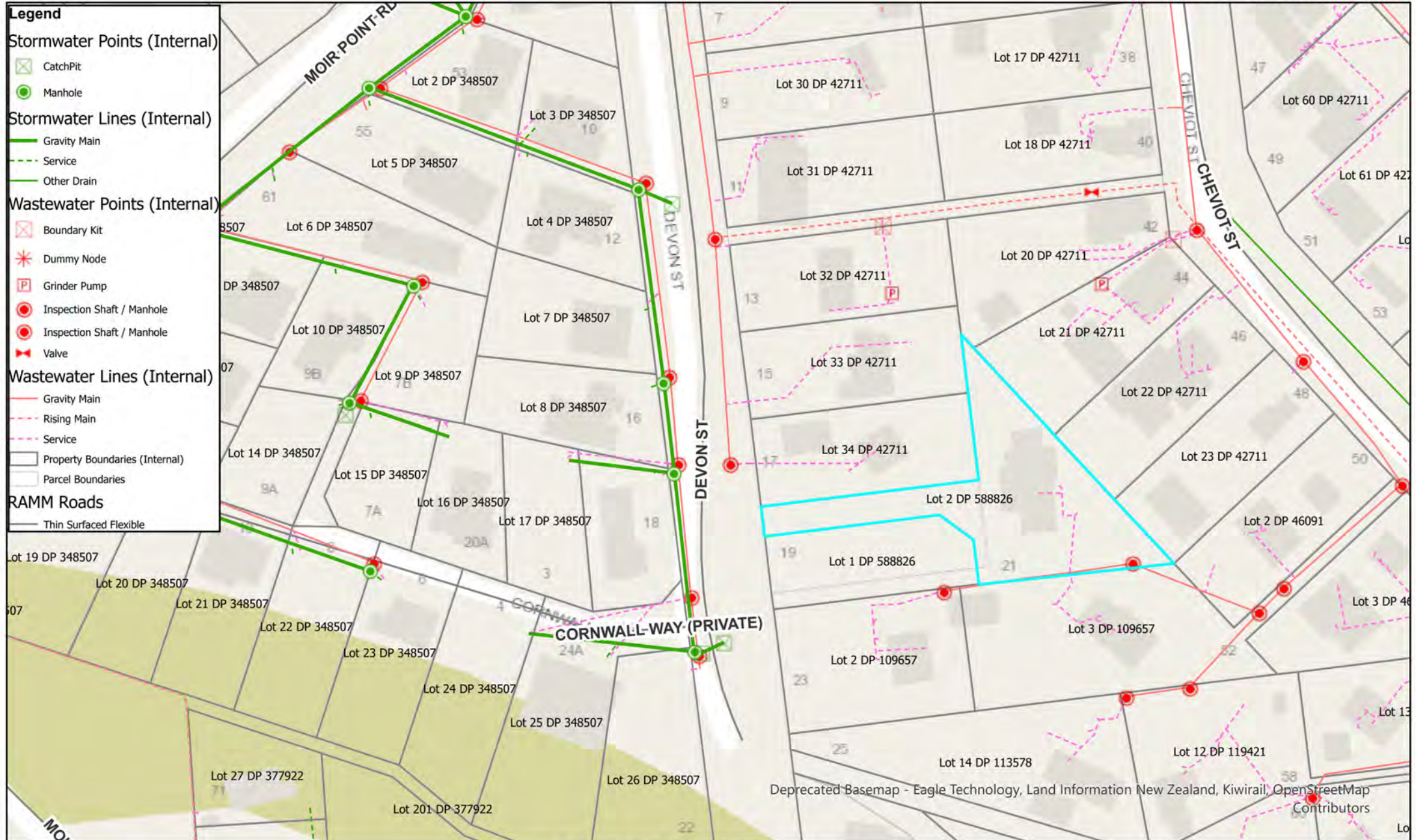
While the earthquake risk in Northland is low, there have been earthquakes recorded in the region.

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. This information relates to region-wide studies and may not reflect the on-site situation or natural hazard investigations and mitigation done on a site-specific property level.

Technical Report for earthquake information

1. Scope of report	<i>Regional</i>
1. Report Title:	<i>A review of natural hazards information for Northland region Section 2.0 Seismic Hazards</i>
2. Report date:	<i>2004</i>
3. Report prepared by:	<i>Institute of Geological & Nuclear Sciences Limited</i>
4. Report commissioned by	<i>Northland Regional Council and Whangarei District Council</i>
5. Purpose of the report:	<i>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.</i> <i>Please note sections on flooding and erosion prone land have been superseded by more recent work and modelling.</i>
6. Where or how to access report	<i>Northland Regional Council Website</i> https://www.nrc.govt.nz/media/2itixwuo/naturalhazards.pdf

Asset Map - 0122182105



Scale: 1:1,128
Original Sheet Size: A4

Projection: NZGD 2000 New Zealand Transverse Mercator
Bounds: 1743094.34401E 6003052.719098N
1743416.301997E 6002859.999993N

The information provided is an indication only and needs to be validated in the field.
Kaipara District Council accepts no responsibility for errors or omissions for loss or damage resulting from the reliance or use of this information. Cadastral information is derived from LINZ's Digital Cadastral Record System (CRS) CROWN COPYRIGHT RESERVED.

Asset Map - 0122182105



Legend

Stormwater Points (Internal)

- CatchPit
- Manhole

Stormwater Lines (Internal)

- Gravity Main
- Service

Wastewater Points (Internal)

- Grinder Pump
- Inspection Shaft / Manhole
- Inspection Shaft / Manhole

Wastewater Lines (Internal)

- Gravity Main
- Service

Property Boundaries (Internal)

- Parcel Boundaries

RAMM Roads

- Thin Surfaced Flexible

