



Maunu

169a Millington Road

Proudly marketed by Steve and Miriam Davis

**Harcourts**  
Whangarei

# Property Information

<b>Property Type</b>	House
<b>Rooms</b>	Dining Room, 4 Double Bedrooms
<b>Hot Water</b>	Electric
<b>Heating</b>	Ceiling Fans, Heat Pump
<b>Insulation</b>	Ceiling, Floor, Walls
<b>Kitchen</b>	Modern
<b>Dining</b>	Combined Kitchen
<b>Bathrooms</b>	Ensuite, Separate WCs
<b>Lounge</b>	Separate
<b>Stove</b>	Electric
<b>Interior Condition</b>	Excellent
<b>Exterior</b>	Brick / Masonry Veneer, Weatherboard Composite
<b>Exterior Condition</b>	Excellent
<b>Roof</b>	Metal Tile
<b>Flooring</b>	Carpet, Tiles
<b>Garaging</b>	Automatic Doors, Boat Parking, Double, Internal Access, Off St Parking
<b>Fencing</b>	Partially Fenced
<b>Aspect</b>	Northerly
<b>Views</b>	Bush, Private, Rural
<b>Sewage</b>	Bio Cycle
<b>Water</b>	Tank
<b>Frontage</b>	ROW
<b>Amenities</b>	Close to Schools, Close to Shops, Close to Transport

## Features & Chattels

<b>Living Rooms</b>	2
<b>Chattels</b>	Bathroom Extractor Fan, Dishwasher, Fixed Floor Coverings, Garage Door Opener Remote Control, Heat Pump, Heated Towel Rail, Light Fittings, Rangehood
<b>Other Features</b>	Ceramic cooktop, Oven

## Additional Information

<b>More Details URL</b>	<a href="https://harcourtswangarei.co.nz/property/WR48369">harcourtswangarei.co.nz/property/WR48369</a>
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“

...for those seeking privacy, views, and space...

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4 2 2 2 2

## Brand New Property in Top Maunu Location

**FOR SALE**

**FLOOR AREA** 192sqm

Millington Rd is reminiscent of English countryside where you can escape the everyday, without isolation! Set on a premium elevated position, (approx. 2,500m<sup>2</sup>) it is a great country lifestyle playground for children and pets, or an ideal sanctuary for retirees.

For those seeking privacy, views, and space, it has stunning rural, and wetland water aspects, which attracts the bountiful birdlife of New Zealand, and boasts timely sunrises and sunsets.

Superbly positioned, and embodying the best of home designs, this brand new supremely comfortable, and welcoming home is defined by simplicity, subtle sophistication, and clean lines. The generous modern kitchen and walk-in pantry is perfectly positioned as the hub of the home, with well-designed cabinetry for the home chef and convenient breakfast bar which flows seamlessly to the open plan formal dining, and well-designed living areas onto the patio and exterior, for summer alfresco dining and a 2nd lounge or media room to complete this lovely new property.

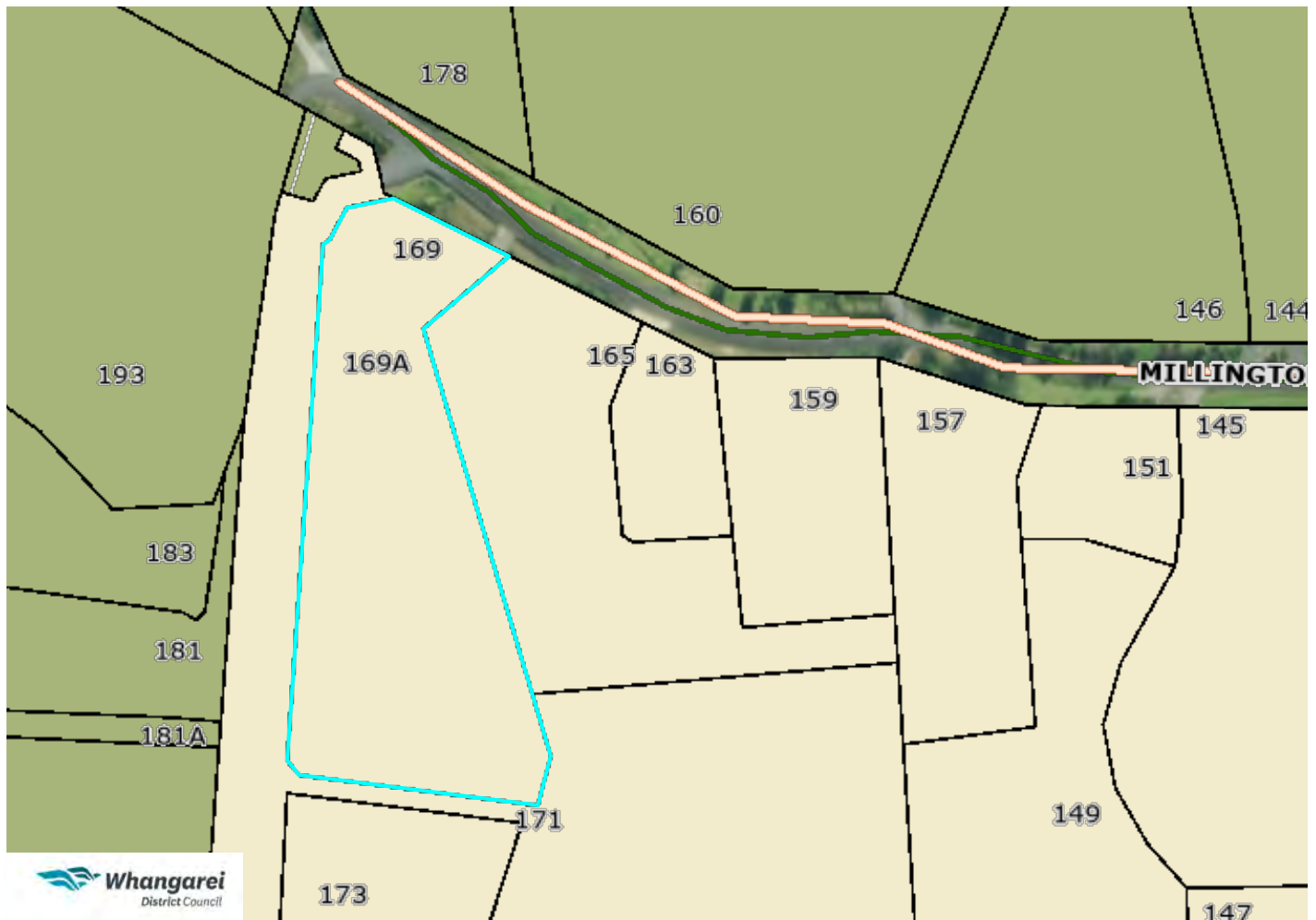
Focusing on light, space and shape, the interior showcases the abundance of four bedrooms including an ensuite for the master bedroom, and a large family bathroom. Strong visible lines are evident throughout the home, as are a distinct symmetry in the design. The living spaces inside are awash with natural light, and is further enhanced by the neutral palette, and warm tones of the floor coverings.







# WDC GIS Map - Zoning



## Zones

### Residential Zones

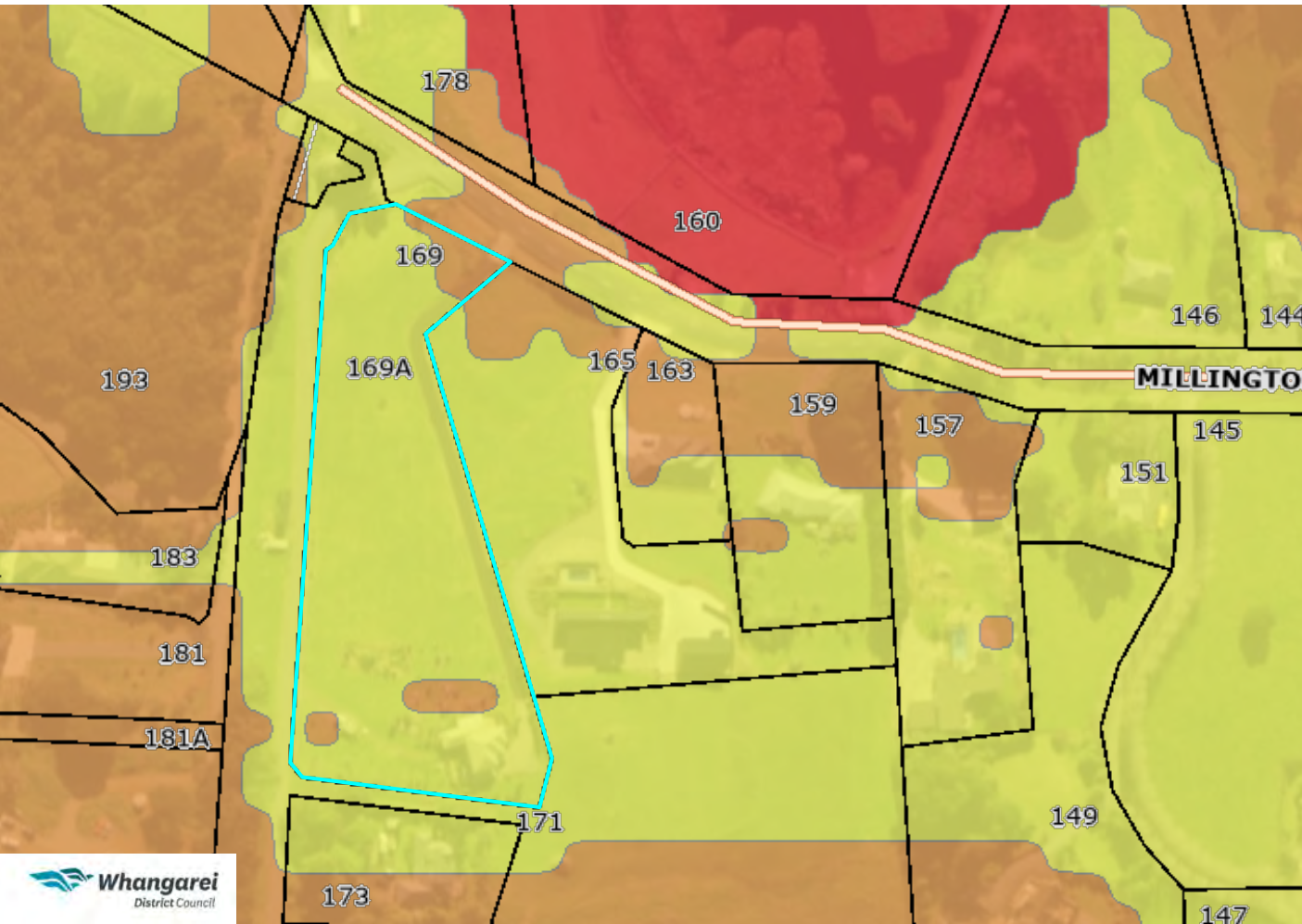
- Large Lot Residential Zone
- Low Density Residential Zone
- General Residential Zone
- Medium Density Residential Zone

### Rural Zones

- Rural Production Zone
- Rural Lifestyle Zone
- Settlement Zone Residential Sub-Zone
- Settlement Zone Centre Sub-Zone
- Settlement Zone Industry Sub-Zone
- Future Urban Zone
- Strategic Rural Industries Zone
- Fonterra Kauri Milk Processing SRIZ - Ancillary Irrigation Farms



# WDC GIS Map - Land Stability



## Land Stability

Landslide Susceptibility Zone

- High
- Moderate
- Low

# WDC GIS Map - Overland Flow Paths



## Stormwater Catchment and Flood Management

### Overland Flow Path Spill Points from Roads 2021

- 📍 Locations Overland Flow Spills from Roads

### Overland Flow Paths 2021

#### Modelled Catchment Flowpaths 2021

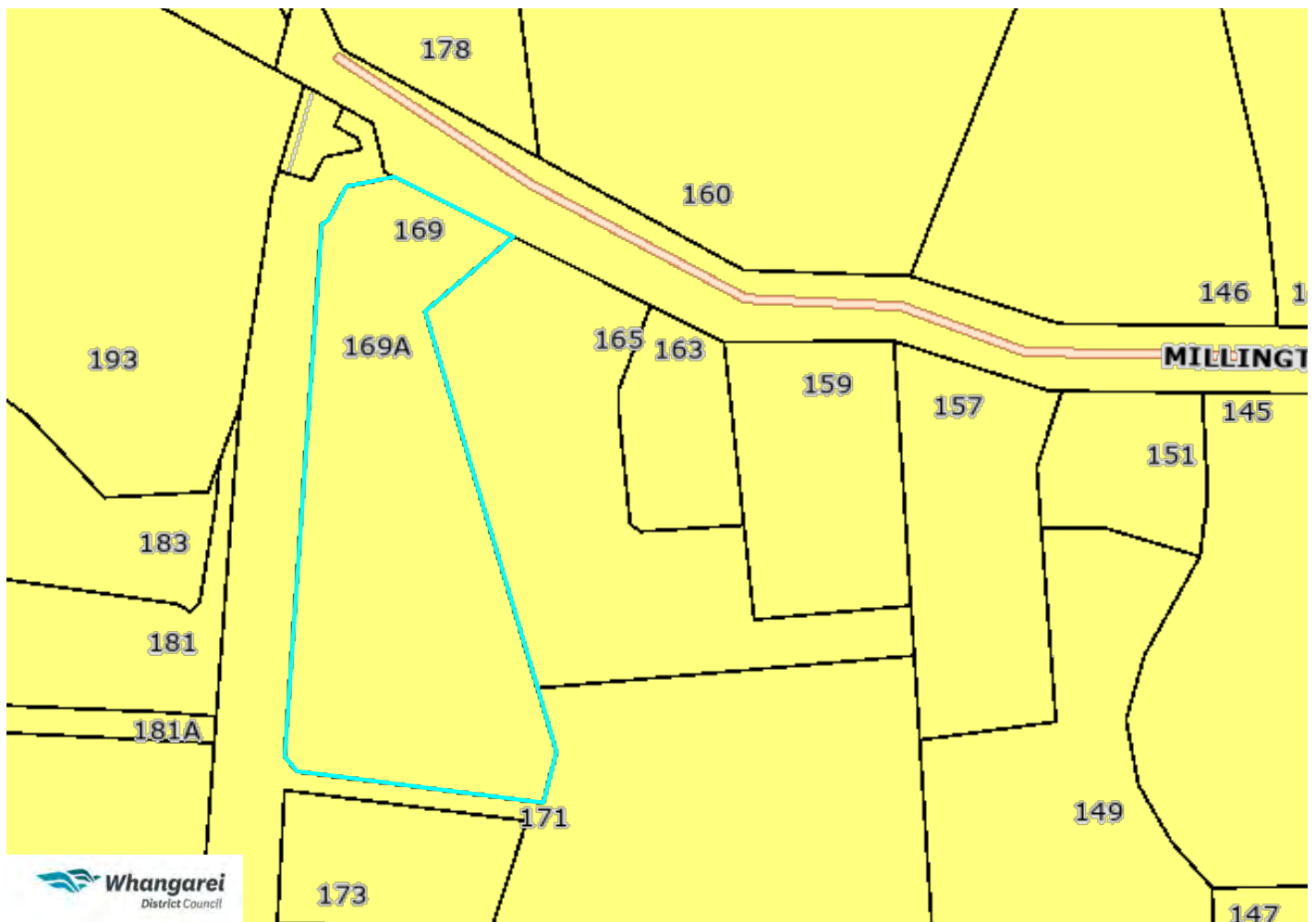
- - 0.2 ha to 0.4 ha
- - 0.4 ha to 1.0 ha
- 1.0 ha to 3.0 ha
- 3.0 ha to 100.0 ha
- 100.0 ha and above

#### Surface Depression Ponding Areas 2021

- 0.200000 - 0.600000 m
- 0.600001 - 1.200000 m
- 1.200001 - 2.000000 m
- 2.000001 - 4.000000 m
- 4.000001 - 9.910000 m



# WDC GIS Map - Effluent Unsuitability



## Effluent

### Effluent Disposal Potential

- High Disposal Potential
- Medium Disposal Potential
- Low Disposal Potential

### Effluent Unsuitability

- High Unsuitability
- Medium Unsuitability



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# Your Salespeople

## Steve & Miriam Davis

Steve & Miriam Davis are “hardworking”, “extremely professional”, “delightful to work with” and “achieve great results”, what our clients say.

For us real estate is all about the people, working and helping our clients to achieve major changes and or goals in their lives. We all come to the point where we need to sell a property for a variety of life-changing reasons. We love helping people to make that change, as smoothly and as successfully as possible, no matter what the challenges.

We work together as ‘Team Davis’ and sell homes with the promise to be ‘committed to working for our clients’. Our goal is to get the best result for you, as the seller. We use strategic marketing campaigns, active selling, clear communication and strong negotiation. With strict industry laws and rules, we do this while protecting all your interests through compliance.

We deliver great results as we aim to work for our clients to secure the best result as we are committed to working for clients. We also give back to our community, which is why we sponsor schools in our local area and find opportunities to get involved in community activities.

You can only sell your property once, so it’s important to do it well. The key to this is good marketing. Marketing is a bit like fishing; you need to cast your net well to find the best buyers who will pay the highest price for your property. When we have found the best buyers, we then focus on negotiating the best result. We are results-driven, with testimonials that testify to our success.

So, if you are looking for an experienced real estate sales team, with a commitment to work for you, providing you with a smooth journey through the process while securing the best result, then, please get in touch with us today.

Just a little more about Steve and Miriam:

Steve has acquired excellent skills in sales and marketing and negotiating major multi-million-dollar contracts in a long career in the printing, publishing and packaging industries. Becoming a National Sales Manager in his 20s, and then General Manager in his 30s. He held senior management positions in a variety of National and International companies with extensive overseas business experience.

Miriam’s past experience as a private teacher, facilitator, property manager and sales consultant has given her a clear business head, an eye for detail, oodles of patience, empathetic communication, and organisational skills.

In our spare time, we love spending time with our family and enjoy fishing and outdoor activities or just relaxing at our beach home.



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**Harcourts**  
Whangarei





# PROPERTY DOCUMENTS

This information has been supplied by the Whangarei District Council. Accordingly, Optimize Realty Limited cannot guarantee its accuracy and reliability.

All intending Purchasers are advised to conduct their own due diligence investigation into the same. To the maximum extent permitted by law, Optimize Realty Limited do not accept any responsibility to any person for the accuracy of the information herein.

# Report for an Application for Resource Consent under the Resource Management Act 1991

## *Restricted Discretionary Activity*

### **1. Application Description**

<b>Council Reference</b>	SD2500137/ 164375
<b>Applicant</b>	Graham Harvey Todd & Christina Rebekah Todd
<b>Description of Activity</b>	Two lot subdivision in the Large Lot Residential Zone (subdivide Lot 1 DP 364072 into proposed Lots 1 and 2).
<b>Site Address</b>	169 Millington Road, Whangarei, 0179
<b>Legal Description</b>	Lot 1 Deposited Plan 364072 being CFR 260649
<b>Relevant Interests on Title</b>	Easement Certificates A257074, C004676.6, D602761.4 and 6794105.3
<b>Site Area</b>	1.0025 hectares more or less
<b>Zoning</b>	Large Lot Residential Zone
<b>Plan Changes</b>	Plan Change 1: Natural Hazards
<b>Overlays</b>	<i>None</i>
<b>Other Notations</b>	Partial Moderate Susceptibility to Land Instability



## 2. Locality Plan



**Figure 1: Site Location (Source: Whangarei District Council GIS)**

## 3. The Proposal, Site and Locality Description

The subject site is located on the southern side of Millington Road in Maunu and is in the Large Lot Residential Zone. The property is 1.0025 hectares and contains an existing residential unit at the rear of the site and a new one storey residential unit near the road frontage. The new residential unit near the road has recently obtained building consent BC2500281 (May 2025) and land use consent LU2500044.

The site does not contain any flood hazard areas under the Operative Plan or Plan Change 1 (PC1): Natural Hazards. The site contains a moderate susceptibility to land instability under PC1.

The topography of the site slopes upwards from Millington Road towards the rear. Other rural-residential properties are located around the site with smaller and larger property sizes.

Sam Beasley of Terrain Surveying has provided a description of the proposal and subject site on pages 3-4 of the Assessment of Environmental Effects (AEE) titled:

‘Application for Subdivision of Lot 1 DP 364072 at 169 Millington Rd, Maunu’, dated September 2025.

I concur with the description of the proposal and the site and summarise the proposal:

- Subdivide Lot 1 DP 364072, to create Lots 1 and 2.
- Lot 1 will contain the new residential unit at the front of the site, being 2,500 m<sup>2</sup>.
- Lot 2 will contain the applicant's existing residential unit at the rear of the site, being 7,520 m<sup>2</sup>.
- All services for Lots 1 and 2 are installed and consented.
- Existing easements A257074, C004676.6, D602761.4 and 6794105.3 will be surrendered, with new easements proposed as per the scheme plan.
- Access to each lot will be via the sealed driveway along the eastern side of the property.

## **4. Background**

### **4.1 Specialist Input**

The application has been reviewed which determined that development engineering input is not required. Infrastructure and servicing have recently been approved as per building consent BC2500281 (May 2025) and land use consent LUC2500044 for the new residential unit on Lot 1.

### **4.2 Changes since lodgement/ s92**

A request pursuant to s92 was sent on 26 November 2025 seeking clarification over the activity status under the District Plan based on an identified infringement with rule SUB-R3.1(a) during processing.

A response was received on 27 November 2025, whereby the scheme plan was amended to exclude the impervious areas to meet the 50% total site area rule. As a result, the no build areas for Lot 1 and 2 meet SUB-R3.1.a. Clarification to the definition of net site area was provided showing compliance with the yield rule SUB-R3.1.d.

### **4.3 s133A Correction**

This report was corrected pursuant to s133A of the Act on 12 January 2026. The correction relates to the layout of the agreed conditions of consent as requested by the applicant's agent. The correction does not alter the content of the decision, resolution or conditions.

## **5. Reasons for the Application**

### **5.1 Subdivision Consent (s11)**

#### **5.1.1 Operative Whangarei District Plan**

Resource consent is required for the following reasons:



- **Rule SUB-R3 – Subdivision in the Large Lot Residential Zone**, is a controlled activity under Rule SUB-R3. The subject site will be subdivided into two lots.
- **Rule TWM – Three Waters Management**, is a restricted discretionary activity under Rules TWM-R2, R3, R4.

### 5.2.2 Appeals Version Whangārei District Plan

#### **Proposed Plan Change 1**

Resource consent is required for the following reason under the Appeals Version District Plan:

- **Rule SUB-R2A – Subdivision of Land Within or Containing an Area of Moderate or High Susceptibility to Land Instability Hazards** – the proposal is subdividing a site partially within a moderate susceptibility to land instability hazard, which is a restricted discretionary activity under Rule SUB-R2A (1) and (3).

### 5.3 Summary

The reasons for consent are considered together as a **restricted discretionary** activity overall.

## 6. Public Notification Assessment (sections 95A, 95C-95D)

Section 95A specifies the steps the council is to follow to determine whether an application is to be publicly notified. These steps are addressed in the statutory order below.

### 6.1 Step 1: Mandatory Public Notification in Certain Circumstances

No mandatory notification is required as:

- the applicant has not requested that the application is publicly notified (s95A(3)(a))
- there are no outstanding or refused requests for further information (s95C and s95A(3)(b)), and
- the application does not involve any exchange of recreation reserve land under s15AA of the Reserves Act 1977 (s95A(3)(c)).

### 6.2 Step 2: If not required by step 1, public notification precluded in certain circumstances

The application is not precluded from public notification as:

- the activities are not subject to a rule or national environmental standard (NES) which precludes public notification (s95A(5)(a)); and
- the application does not involve one or more of the activities specified in s95A(5)(b).

### 6.3 Step 3: If not precluded by step 2, public notification required in certain circumstances

The application is not required to be publicly notified as the activities are not subject to any rule or a NES that requires public notification (s95A(8)(a)).

The following assessment addresses the adverse effects of the activities on the environment, as public notification is required if the activities will have or are likely to have adverse effects on the environment that are more than minor (s95A(8)(b)).

Only those effects that relate to matters that are within the council's discretion under the rules HPW-R9, TWM-R2, and SUB-R2A are considered in this assessment.

No other effects have been taken into account in this assessment.

#### 6.3.1 Adverse Effects Assessment (Sections 95A(8)(b) and 95D)

The Applicant has provided, in accordance with schedule 4 of the RMA, an assessment of adverse environmental effects in such detail as corresponds with the scale and significance of the effects that the activities may have on the environment. This can be found on pages 10 to 11 of the AEE.

I concur with this assessment and summarise the proposal:

- The subdivision meets all Large Lot Residential Zone standards and meets the standards for subdivision (as demonstrated on page 7 to 10 of the AEE). Notably, 50% of the total site area will be retained as a no build area and the maximum site size of Lot 1 does not exceed 2,500 m<sup>2</sup>. Lot 2 is within 50m of a new existing residential unit on 165 Millington Road. The site has an area of 1.0025 hectares, achieving the yield standard of two lots at 5,000 m<sup>2</sup> net site area, preserving the rural character and amenity of the zone.
- Lot boundaries have been designed to fit with the topography and provide sufficient area for on-site services, parking. Both lots have existing and consented servicing with three waters and utilities. Legal access to Millington Road is provided by the existing vehicle crossing and ROW with no physical works required.
- The residential units are clustered with neighbouring rural-residential residential units avoiding reverse sensitivity effects. The site is not listed as a site of historic heritage or Sites of Significance to Māori.
- Regarding Plan Change 1: Natural hazards, only a small area of lot 1 is identified as having a moderate susceptibility to land instability and none of the building areas of Lots 1 and 2 contain moderate or high susceptibility to land instability. As a result, the subdivision is not affected by natural hazards. Noting this, geotechnical reporting for the building consent confirmed the building area for Lot 1 is suitable for development.
- Overall, I agree with the AEE and conclude that adverse effects from the subdivision are less than minor.



## 6.4 Step 4: Public Notification in Special Circumstances

If an application has not been publicly notified as a result of any of the previous steps, then the council is required to determine whether special circumstances exist that warrant it being publicly notified (s95A(9)).

Special circumstances are those that are:

- Exceptional, abnormal or unusual, but something less than extraordinary or unique;
- Outside of the common run of applications of this nature; or
- Circumstances which make notification desirable, notwithstanding the conclusion that the activities will not have adverse effects on the environment that are more than minor.

In this instance I have turned my mind specifically to the existence of any special circumstances and conclude that there is nothing exceptional or unusual about the application, and that the proposal has nothing out of the ordinary run of things to suggest that public notification should occur.

## 6.5 Public Notification Conclusion

Having undertaken the s95A public notification tests, the following conclusions are reached:

- Under step 1, public notification is not mandatory.
- Under step 2, there is no rule or NES that specifically precludes public notification of the activities, and the application is for activities other than those specified in s95A(5)(b).
- Under step 3, public notification is not required as the application is for activities that is not subject to a rule that specifically requires it, and it is considered that the activities will not have adverse effects on the environment that are more than minor.
- Under step 4, there are no special circumstances that warrant the application being publicly notified.

It is therefore recommended that this application be processed without public notification.

## 7. Limited Notification Assessment (s95B, 95E-95G)

If the application is not publicly notified under s95A, the council must follow the steps set out in s95B to determine whether to limited notify the application. These steps are addressed in the statutory order below.

### 7.1 Step 1: Certain Affected Protected Customary Rights Groups must be Notified

There are no protected customary rights groups or customary marine title groups affected by the proposed activities (s95B(2)).

In addition, the council must determine whether the proposed activities are on or adjacent to, or may affect, land that is subject of a statutory acknowledgement under schedule 11, and

whether the person to whom the statutory acknowledgement is made is an affected person (s95B(3)). There are no Statutory Acknowledgments that apply to land within the Whangarei District; or land within an adjoining District adjacent to the subject site.

## 7.2 Step 2: If not required by step 1, limited notification precluded in certain circumstances

The application is not precluded from limited notification as:

- the application is not for one or more activities that are exclusively subject to a rule or NES which preclude limited notification (s95B(6)(a)); and
- the application is not exclusively for a controlled activity (other than subdivision), that requires consent under a district plan (s95B(6)(b)).

## 7.3 Step 3: If not precluded by step 2, certain other affected persons must be notified

As this application is not for a boundary activity, there are no affected persons related to that type of activity (s95B(7)).

The following assessment addresses whether there are any affected persons that the application is required to be limited notified to (s95B(8)).

In determining whether a person is an affected person:

- a person is affected if adverse effects on that person are minor or more than minor (but not less than minor);
- adverse effects permitted by a rule in a plan or NES (the permitted baseline) may be disregarded;
- the adverse effects on those persons who have provided their written approval must be disregarded; and
- as a restricted discretionary activity, only those effects that fall within the matters of discretion restricted under the plan can be considered. These matters are listed in the public notification assessment section of this report.

### 7.3.1 Adversely Affected Persons Assessment (s95B(8) and s95E)

The adjacent properties are considered to be 160, 165, 171, 173, and 178 Millington Road. No persons are considered to be adversely affected by the proposal because:

- The subdivision does not involve physical works and therefore neighbouring properties will not see any visual change from the existing situation. The rural character and amenity of the zone will be maintained with no reverse sensitivity effects created by the subdivision.
- The proposal meets the standards for subdivision in this zone, resulting in effects anticipated by the operative plan.



- The collection, treatment and disposal of stormwater is existing and the build areas are not located in moderate or high susceptibility to land instability hazards, avoiding potential adverse effects on neighbouring property.

## 7.4 Step 4: Further Notification in Special Circumstances

In addition to the findings of the previous steps, the council is also required to determine whether special circumstances exist in relation to the application that warrants it being notified to any other persons not already determined as eligible for limited notification (excluding persons assessed under section 95E as not being affected persons).

Special circumstances are those that are:

- Exceptional, abnormal or unusual, but something less than extraordinary or unique;
- outside of the common run of applications of this nature; or
- circumstances which make limited notification to any other person desirable, notwithstanding the conclusion that no other person has been considered eligible.

In this instance I have turned my mind specifically to the existence of any special circumstances under s95B(10) and conclude that there is nothing exceptional or unusual about the application, and that the proposal has nothing out of the ordinary run of things to suggest that notification to any other persons should occur.

## 7.5 Limited Notification Conclusion

Having undertaken the s95B limited notification tests, the following conclusions are reached:

- Under step 1, limited notification is not mandatory.
- Under step 2, there is no rule or NES that specifically precludes limited notification of the activities, and the application is for activities other than that specified in s95B(6)(b).
- Under step 3, limited notification is not required as it is considered that the activities will not result in any adversely affected persons.
- Under step 4, there are no special circumstances that warrant the application being limited notified to any other persons.

It is therefore recommended that this application be processed without limited notification.

## 8. Notification Recommendation

For the above reasons under section 95A this application may be processed without public notification.

In addition, under section 95B, limited notification is not required.

Accordingly, I recommend that this application is processed non-notified.



David Clouston  
Consultant Planner  
RMA Consents

Date: 27 November 2025

## 9. Notification Determination

Acting under delegated authority, and for the reasons set out in the above assessment and recommendation, under sections 95A and 95C to 95D, and 95B and 95E to 95G of the RMA this application shall be processed non-notified.



Katie Martin  
Principal Planner  
RMA Consents

Date: 28 November 2025



# Decision on an Application for Resource Consent under the Resource Management Act 1991

## *Restricted Discretionary Activity*

### **Application Details**

<b>Council Reference</b>	SD2500137/ 164375
<b>Applicant</b>	Graham Harvey Todd & Christina Rebekah Todd
<b>Site Address</b>	169 Millington Road, Whangarei 0179
<b>Legal Description</b>	Lot 1 Deposited Plan 364072

### **Proposal**

To subdivide the site into two fee simple sites. Lot 1 at 2,500 m<sup>2</sup> will contain the new residential unit near Millington Road, and Lot 2 at 7,520 m<sup>2</sup> will contain a residential unit at the rear.

The applicant also seeks to cancel existing easements A257074, C004676.6, D602761.4 and 6794105.3 as they relate to proposed Lot 1.

### **Reasons for Consent**

Consent is required for the following reasons:

#### *Operative Whangarei District Plan*

- Subdivision in the Large Lot Residential Zone is a controlled activity under rule SUB-R3. The site will be subdivided into two lots.
- Three waters management is a restricted discretionary activity under Rules TWM-R2, R3, and R4.

#### *Appeals Version Whangārei District Plan – PC1*

- Subdivision of land within an area of moderate or high susceptibility to land instability hazard is a restricted discretionary activity under Rule SUB-R2A (1) and (3). The site contains an area of moderate susceptibility to land instability.

## **Decision**

### **Decision 1 – s243 Cancellation of Easement**

That pursuant to Section 243 of the Act, easements EC A257074, EC C004676.6, EC D602761.4 and EI 6794105.3 is hereby cancelled.

*Condition* – the above cancellation shall be given effect to concurrently with the subdivision

approval under determination 2 below.

## Decision 2 – Subdivision

I have read the application, supporting documents, and the report and recommendations on the application for resource consent. I am satisfied that I have adequate information to consider the matters required by the Resource Management Act 1991 (RMA) and make a decision under delegated authority on the application.

Acting under delegated authority, under sections 104, 104C and Part 2 of the RMA, the resource consent is **GRANTED**.

## Reasons for Decision

The reasons for this decision are:

1. The application is for restricted discretionary resource consent, and as such under s104C only those matters over which council has restricted its discretion have been considered. Those matters are contained in:
  - HPW-R9, TWM-R2, and SUB-R2A.
2. In accordance with an assessment under ss104(1)(a) and (ab) of the RMA, the actual and potential effects from the proposal will be acceptable as:
  - a. The design and layout of the sites enable efficient use of the land with existing and consented infrastructure and servicing. Each site complies with all large lot residential zone standards.
  - b. The proposal complies with all standards under SUB-R3, including that 50% of the total site area will be retained as a no build area, maintaining rural amenity. The yield standard is achieved with two lots from the 10,025 m<sup>2</sup> net site area of Lot 1 DP 364072.
  - c. Subdivision is around an existing residential unit and newly constructed residential unit resulting in no visual change. The subdivision pattern will not be out of place as the site is clustered with neighbouring rural-residential properties avoiding reverse sensitivity effects. The site is not listed as a site of historic heritage or sites of significance to Māori.
  - d. To preserve rural amenity and openness sought by the Large Lot Residential Zone, a consent notice has been imposed on Lots 1 and 2 preventing building principal residential units and minor residential units on areas A, B, C, D & O as shown on the scheme plan.
  - e. Regarding Plan Change 1: Natural hazards, the building areas of Lots 1 and 2 do not contain moderate or high susceptibility to land instability. The subdivision does not result in any physical change and therefore will not result in effects on hazards.
  - f. In terms of positive effects, the subdivision allows individual ownership of each property while maintaining rural amenity.



- g. With reference to s104(1)(ab), there are no specific offsetting or environmental compensation measures proposed or agreed to by the applicant to ensure positive effects on the environment and/or within the relevant matters of discretion.
3. In accordance with an assessment under s104(1)(b) of the RMA the proposal is consistent with the relevant statutory documents, insofar as they relate to the matters over which discretion is restricted. In particular,

### **Operative Plan**

#### HPW-R9

- a. The Large Lot Residential Zone provisions are met ensuring land is subdivided in a manner that provides for the changing needs of people and communities and future generations.
- b. The pattern of subdivision is compatible with the character of the large lot residential zone, achieved through compliance with the SUB-R3 standards. The layout of the lots integrates with the topography of the site maintaining the openness sought by the zone.
- c. Legal access is provided for both sites via the sealed accessway from Millington Road. New easements will replace existing easements for access and servicing.

#### TWM-R2

- d. Connections to three waters is provided for both sites with no physical works required.

### **Plan Change 1: Natural Hazards**

#### SUB-R2A

- e. The residential units are positioned outside the moderate or high susceptibility to land instability hazard area avoiding risk to human life. Geotechnical reporting has confirmed the build area for Lot 1 is suitable as per approved building consent BC2500281.

### **Weighting**

- f. As the outcomes are the same under both the operative and proposed plan frameworks, no weighting is required.

As a restricted discretionary activity, the other matters that can be considered under s104(1)(c) of the RMA must relate to the matters of discretion restricted under the plan. In this case there are no other matters of relevance to the consideration of this Application.

In the context of this restricted discretionary activity application for subdivision SD2500137, where the relevant objectives and policies and other relevant provisions in the relevant statutory documents were prepared having regard to Part 2 of the RMA, they capture all relevant planning considerations and contain a coherent set of policies designed to achieve clear environmental outcomes. They also provide a clear framework for assessing all relevant potential effects and there is no need to go beyond these provisions and look to Part 2 in

making this decision as an assessment against Part 2 would not add anything to the evaluative exercise.

4. Overall, the proposal is consistent with the relevant legislation and statutory documents and should be granted.

## Conditions

Under sections 108, 108AA and 220 of the RMA, this consent is subject to the following conditions:

1. **That before the survey plan is certified pursuant to Section 223 of the Resource Management Act 1991, the following requirements are to be satisfied:**
  - a. The survey plan submitted for approval must be in general accordance with the Scheme Plan prepared by Terrain Surveying Ltd, entitled: "PROPOSED SUBDIVISION OF LOT 1 DP 364072 AT 169 MILLINGTON ROAD, MAUNU For: G & C TODD", drawing reference C 3348, dated 27 November 2025. The survey plan submitted must show:
    - i. Proposed easements.
2. **Before a certificate is issued pursuant to Section 224(c) of the Resource Management Act 1991 the following requirements are to have been satisfied:**
  - a. The consent holder must have registered against the Record of Titles for Lots 1 and 2 a Consent Notice pursuant to section 221 of the Resource Management Act 1991, recording the following condition, which must be complied with on a continuing basis:
    - i. No Principal Residential Unit and/ or Minor Residential Unit shall be constructed within areas A, C, D and O on 2, and Area B on Lot 1 as defined on the survey plan.

**NOTE:**

For the purposes of this condition, Principal Residential Unit and Minor Residential Unit, shall be as defined in the Whangarei District Council District Plan.
3. **Duration of Consent**

Under section 125 of the RMA, this consent lapses five years after the date it is granted unless:

  - a. The consent is given effect to; or
  - b. The council extends the period after which the consent lapses.

## Advice Notes

1. *For the purpose of compliance with the conditions of consent, “the council” refers to the council’s monitoring officer unless otherwise specified.*
2. *If you disagree with any of the above conditions, and/or disagree with the additional charges relating to the processing of the application(s), you have a right of objection pursuant to sections 357A and/or 357B of the Resource Management Act 1991. Any objection must be made in writing to the council within 15 working days of your receipt of this decision (for s357A) or receipt of the council invoice (for s357B).*
3. *Under section 120 an Applicant, Consent Holder or person who made a submission on an Application can appeal to the Environment Court against the whole or any part of the decision of a consent authority for a resource consent.*
4. *The consent holder is responsible for obtaining all other necessary consents, permits, and licences, including those under the Building Act 2004, and the Heritage New Zealand Pouhere Taonga Act 2014. This consent does not remove the need to comply with all other applicable Acts (including the Property Law Act 2007 and the Health and Safety at Work Act 2015), regulations, relevant Bylaws, and rules of law. This consent does not constitute building consent approval. Please check whether a building consent is required under the Building Act 2004.*
5. *The consent holder shall pay all charges set by Council under Section 36 of the Resource Management Act 1991, including any administration, monitoring and supervision charges relating to the conditions of this resource consent. The Applicant will be advised of the charges as they fall.*
6. *A copy of this consent should be held on site at all times during the establishment and construction phase of the activity.*
7. *Please note the normal requirements of Land Information New Zealand relating to the issuing of amalgamated titles. These include requirements for the land to be held in the same ownership, and for any existing joint family home settlements to be cancelled or extended to include all the land being amalgamated.*
8. ***This report was corrected pursuant to s133A of the Act on 12 January 2026. The correction relates to the layout of the agreed conditions of consent as requested by the applicant’s agent. The correction does not alter the content of the decision, resolution or conditions.***



Decision prepared by:



David Clouston

Date: 27 November 2025

Consultant Planner

RMA Consents

Delegated decision maker:



Katie Martin

Date: 28 November 2025

Principal Planner

RMA Consents



Lot 1 DP 364072 Area: 1.002413 HA WIND ZONE: ENVIRONMENT: EXPOSURE ZONE: EARTHQUAKE ZONE: BUILDING COVERAGE: ACTUAL: IMPERVIOUS:	10024.13m <sup>2</sup> <b>EXTRA HIGH</b> <b>LLRZ</b> <b>Zone C.</b> <b>Zone 1</b> Max. 500m <sup>2</sup> 193.68m <sup>2</sup> Max. <1000m <sup>2</sup> 621.02m <sup>2</sup>
---	---

MAX HEIGHT: 8.0m  
SETBACKS: 20m from road boundaries  
DAYLIGHT ANGLES: 3.0m + 45°  
2.0m max earthworks cut face and 2000m<sup>2</sup> earthworks max

CONCRETED AREAS (sqm)	100.75
CONCRETE DRIVEWAY	18.25
CONCRETE PATIO	119.00
GRAND TOTAL:	

• Refer to Geotechnical and waste water report  
by HG Engineers  
Ref: 250219

Ref: 19484

- All site cut and fill volumes are approx. only and do not allow for topsoil depths.
- All dimensions shown on drawings, council (public) drain positions and inverts shall be confirmed by contractor on site prior to any work starting. Contractor to confirm that adequate falls can be checked for all services.
- Check the Building Consent conditions for any inspections that are required by the Building Consent Authority (BCA).
- All construction work shall comply with the current NZ Building Code and Territorial Authority requirements.
- All works to comply with all relevant health and safety requirements - including but not limited to site fencing and hoardings, scaffolding and safety nets where required. All site personnel to make themselves familiar with all site hazards and health and safety requirements before entering




Site  
1 : 500

SITE WORKS		
	Cut	Fill
	44.84 m <sup>3</sup>	34.74 m <sup>3</sup>

As per section 3.2 of the Stormwater report, "Uncontrolled and concentrated stormwater discharges can result in erosion and slope instability. RS Eng recommends that stormwater is collected where possible and piped to the existing swale drain along the accessway."

For Consent

REV	DATE	AMENDMENT
<div> <div>  </div> <div> R &amp; J ARCHITECTURE LTD  <a href="http://www.randjarchitecture.co.nz">www.randjarchitecture.co.nz</a> </div> </div>		
Job No:		7535
DWG NO:		REV
		A2

R & J ARCHITECTURE LTD  
www.randjarchitecture.co.nz

## SITE PLAN

NEW DWELLING for C & G TODD  
169 MILLINGTON ROAD, MAUNU

These drawings are limited to and by the extent of the detail covered in the drawings to meet the current New Zealand Building Code (NZBC). Where detail is required for construction to demonstrate compliance with the current NZBC, a specific request should be made for the required detail to be supplied. No liability will be accepted for any detail or construction not shown in these drawings and/or carried out by persons other than the

Signature Homes Limited  
2699 State Highway 1, Ruakaka  
e: ceanel@signature.co.nz  
t: 09 432 7980 • f: 09 432 7984  
w: www.signaturehomes.co.nz

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NOTE:

1. Bathroom, Ensuite, Laundry to have extractor fan out letting to soffit with a flowrate of 25L/s.
2. Range hood to have extractor fan out letting to soffit with a flowrate of 50L/s.
3. All timber is SGB grade unless specified otherwise.
4. All internal timber framing to be H1.2 treated.
5. All exposed timber framing above ground to be H3.2 treated.
6. Ceilings 2.4m height
7. Driveway and access path to be broom finished concrete to provide slip resistance to meet D1/AS1 slip resistance.

NOTE:

- Equipment required must be either 10 year long-life battery-operated (non-removable/sealed) or 240v mains powered, interconnected smoke alarms.
- All smoke alarms must meet compliance standards such as BS EN 14604, AS3786, UL217, CAN/ULC S531 or ISO 12239.
- Smoke alarms shall be located in all bedrooms, living spaces, hallways and landings within the building & also in kitchen or scullery where it is separated from the living spaces and hallways by doors that can be closed.
- All smoke alarms must have a hush and test button.
- Smoke alarms shall be located on or near the ceiling.

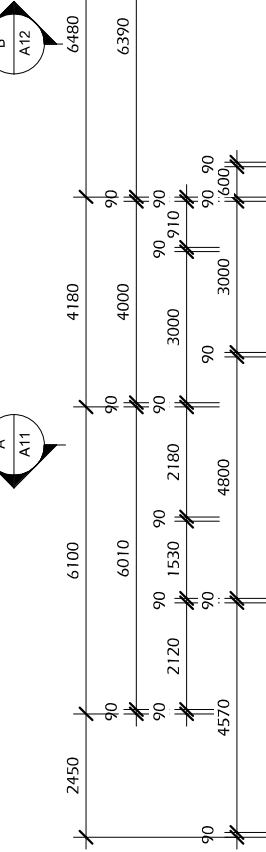
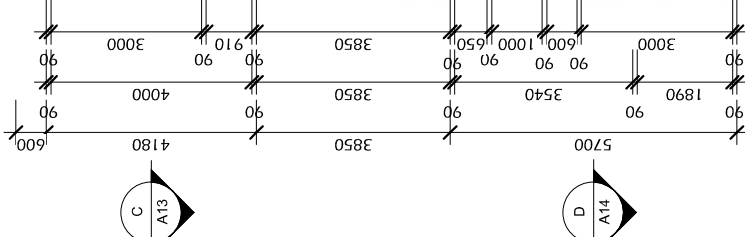
GENERAL NOTES:

1. Contractor to confirm all dimensions on site.
2. Do not scale from drawings.
3. If any discrepancies are found contact the designer.

GROUND FLOOR

Scale 1:100

GARAGE: 38.71m<sup>2</sup>  
HOUSE: 153.73m<sup>2</sup>  
TOTAL: 192.44m<sup>2</sup>

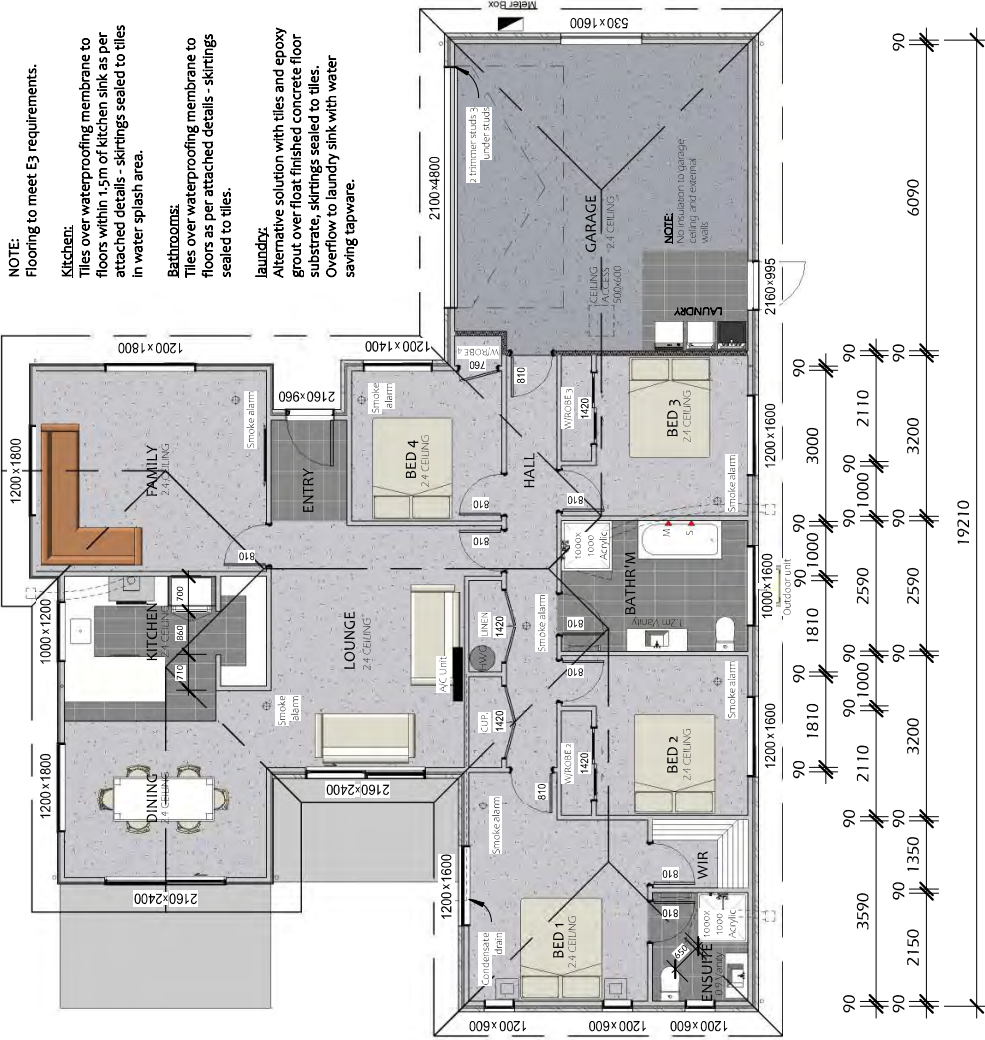


NOTE:  
Flooring to meet E3 requirements.

Kitchen:  
Tiles over waterproofing membrane to floors within 1.5m of kitchen sink as per attached details - skirtings sealed to tiles in water splash area.

Bathrooms:  
Tiles over waterproofing membrane to floors as per attached details - skirtings sealed to tiles.

Laundry:  
Alternative solution with tiles and epoxy grout over float finished concrete floor substrate, skirtings sealed to tiles. Overflow to laundry sink with water saving tapware.



FLOORING LEGEND:

- Concrete with float finish
- Carpet (Garage carpet to garage area denoted)
- Tiling

For Consent



Signature Homes Limited  
2999 State Highway 1, Ruatāhika  
• e: [csand@signature.co.nz](mailto:csand@signature.co.nz)  
• t: 09 432 7880 • f: 09 432 7894  
• w: [www.signaturehomes.co.nz](http://www.signaturehomes.co.nz)

These drawings are limited to and by the extent of the detail covered in this drawings to meet the current New Zealand Building Code and to demonstrate compliance with the current NZBC. A specific disclaimer is provided for the use of these drawings for any other purpose. Liability will be accepted for any detail of construction not covered by the drawings, including those shown.

NEW DWELLING for C & G TODD  
169 MILLINGTON ROAD, MAUNU

FLOOR PLAN

Scale: As shown Drawn: RMC

REV DATE

AMENDMENT

Job No: 7535  
DWG NO: REV  
A3

P & J ARCHITECTURE LTD  
[www.ranjarchitecture.co.nz](http://www.ranjarchitecture.co.nz)  
R & J ARCHITECTURE



**ROOF:**  
Gerard stratos pressed metal  
tile roofing, 22.5deg pitch.

**FASCIA:**  
ColorCote fascia &  
guttering in selected  
profile.

**CLADDING:**  
Selected 70 series  
brick veneer cladding  
over cavity.

**JOINERY:**  
Selected thermally broken double glazed  
powdercoated aluminium joinery throughout  
(standard double glazing to garage).

**CLADDING:**  
James Hardie Linea  
weatherboards over  
cavity.

D01 2100x4800

W03 1200x1800

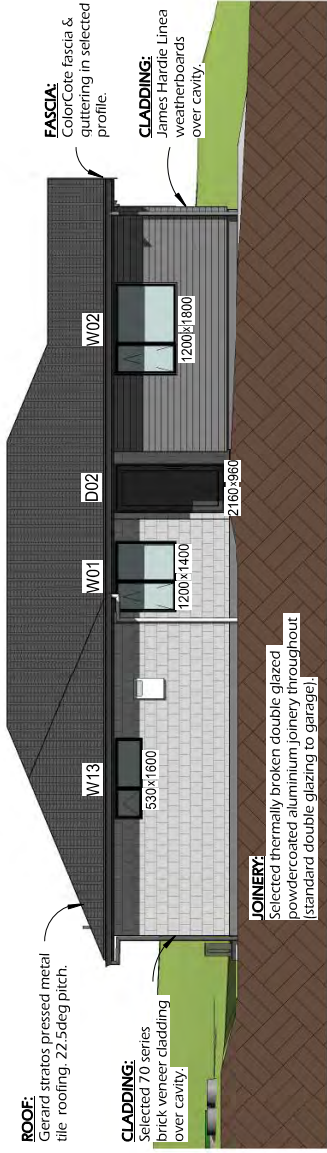
W04 1000x1200

W05 1200x1800

W06 1200x1600

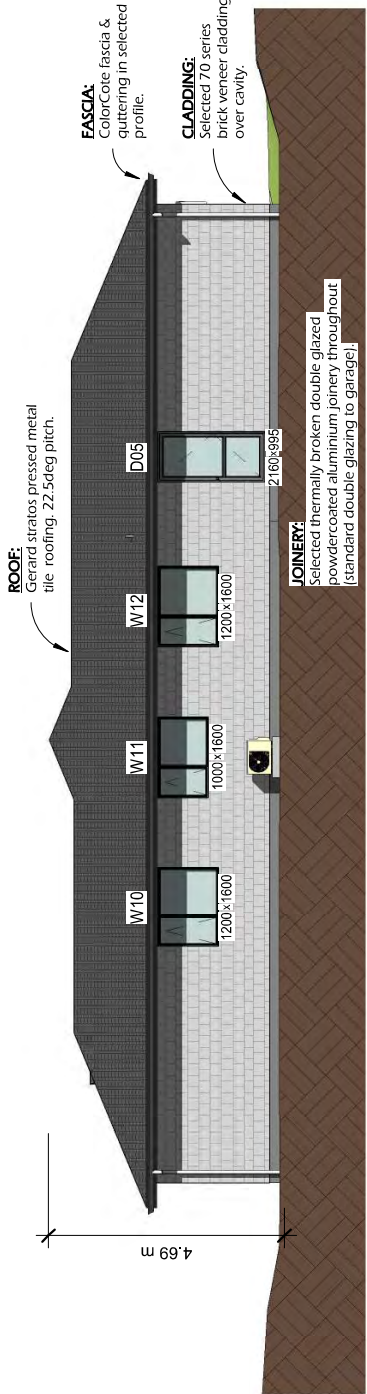
W07 1200x1600

**EAST**  
1 : 100



**SOUTH**  
1 : 100

RISK SEVERITY (Worst case)										
Risk Factor	Low	Score	Medium	Score	High	Score	Very high	Score	Extra high	Subtotals
Wind Zone	0	0	0	1	1	2	2	2	2	2
No. of storeys	0	0	1	2	2	4	4			0
Roofwall intersection	0	0	5	3	3	5	5			0
Leaves width	0	1	1	2	2	5	5			1
Envelope complexity	0	1	1	3	3	6	6			1
Deck Design	0	0	2	4	4	6	6			0
	0	0	2	2	2	0	0	0	2	4



**WEST**  
1 : 100



Basin	40
Bath (with or without shower)	40
Bath (shower)	40
Bed	40
Clothes washing machine (domestic)	40
Dish washing machine (domestic)	40
Floor waste gully	50
Shower (single)	40
Shower (multiple)	40
Sink (single)	40
Urinal	40
Water closet pan (W.C)	100
<b>UNDER SLAB</b>	

Provide paint on waterproof membrane system under selected tiles.  
Ensure Gib aqualine is provided to all wet areas and showers/ baths are fully water proofed. See Gib notes attached to spec.

- \*20mm min. above paved areas sloping away
- \*75mm min. above grass & garden areas
- \*150mm min. below finished floor level.
- \*150mm min. below lowest fixture

HWC - Provide safe tray under as required in NZBC G12/AS1 - drained to exterior.  
HWC temperature to be no lower than 60° to prevent bacteria growth with tempering valve as per requirements

Ensure no more than 25mm holes are drilled through top and bottom plates and notches no more than 25mm deep notches in wall studs over a max length of 200mm or 35mm for a max of 3 studs.

ALL PLUMBING AND DRAINAGE TO COMPLY  
WITH N.Z. BUILDING CODE REGULATIONS  
1992

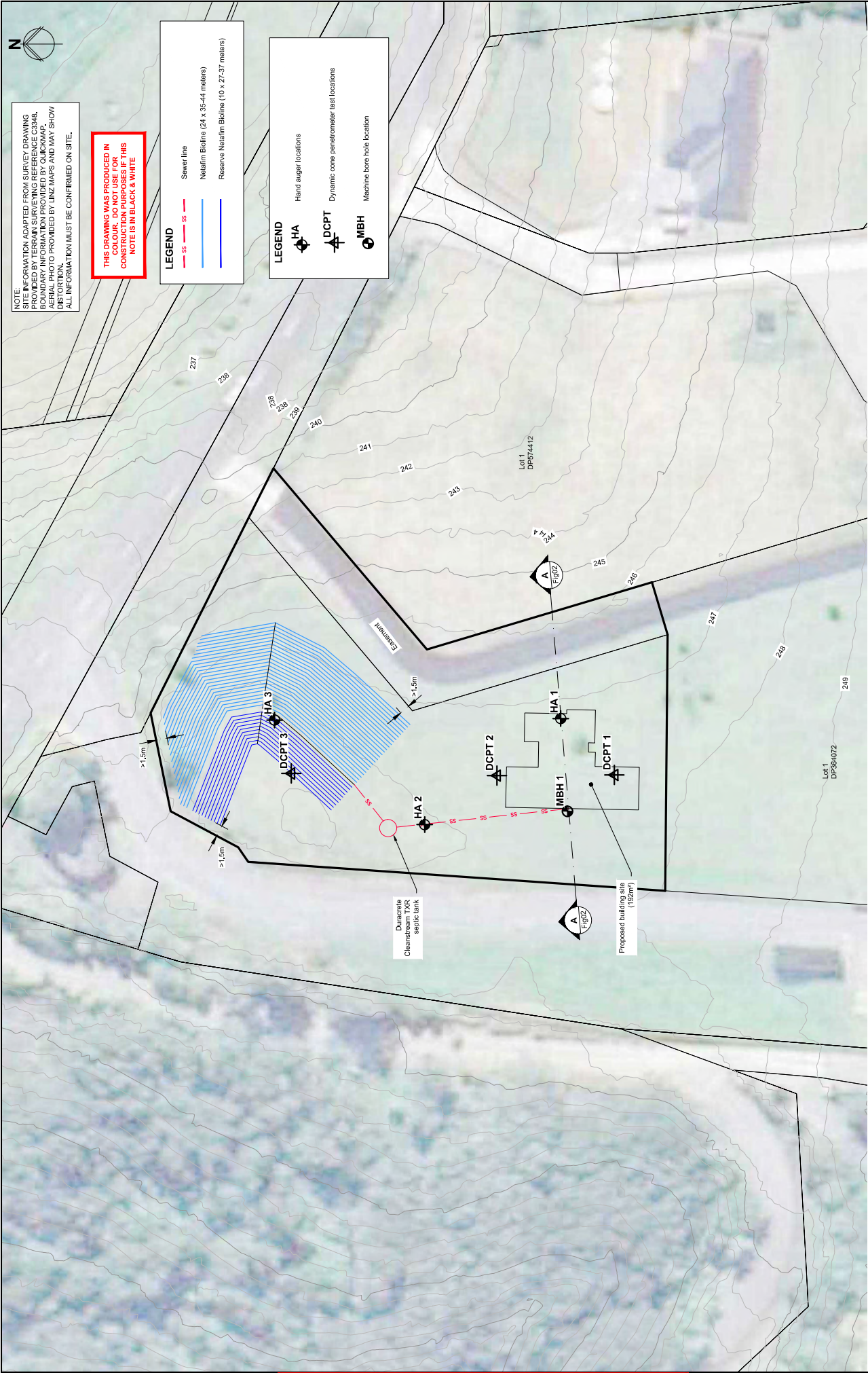
100mm pipes 1: 60 gradient  
40-65mm pipes 1: 40 gradient

Downpipe areas as noted  
5 downpipes required  
Gutter: Continuous Group - Quartz  
quarter round profile  
6232mm<sup>2</sup> effective cross sectional area

**COTABLE WATER**  
Water supplied via 27,250,000ltr detention tanks with DAB Diverttron 1200 hush pump supplying water to house filtered by a Puretec EMI-110 single stage 10 micron whole home rain water filter system connected to water supply from tank to house

Job No:	7535	
DWG NO.	REV	
A7		





NOTE  
SITE INFORMATION ADAPTED FROM SURVEY DRAWING  
PROVIDED BY TERRAIN SURVEYING REFERENCE C3246,  
BOUNDARY INFORMATION PROVIDED BY QUICKMAP,  
AERIAL PHOTO PROVIDED BY LINZ MAPS AND MAY SHOW  
DISCREPANCIES. THIS DRAWING IS FOR INFORMATION ONLY.  
ALL INFORMATION MUST BE CONFIRMED ON SITE.

THIS DRAWING WAS PRODUCED IN  
COLOUR. DO NOT USE FOR  
CONSTRUCTION PURPOSES. THIS  
NOTE IS IN BLACK & WHITE

**LEGEND**

SS Sewer line  
Notafirm Boline (24 x 35-44 meters)  
Reserve Notafirm Boline (10 x 27-37 meters)

**LEGEND**

HA Hand auger locations  
DCPT Dynamic cone penetrometer test locations  
MBH Machine bore hole location

**THIS FIGURE IS TO BE READ ONLY IN  
CONJUNCTION WITH ASSOCIATED REPORT**

USE WRITTEN DIMENSIONS. DO NOT SCALE FROM DRAWING.

© HAWTHORN GEDDES ENGINEERS & ARCHITECTS LTD (HGE&A)

**G & C TODD**  
**BUILDING CONSENT GEOTECH**  
**169 MILLINGTON ROAD, MAUNU**  
**SITE PLAN**

**Hawthorn Geddes**  
**engineers & architects ltd**

Unit 21a, The Grange  
7 Selwyn Avenue  
Porirua, New Zealand  
Phone: 09 258 3428  
hgg@hgg.co.nz  
www.hawthorngeddes.co.nz

SCALE @ A3 1:500  
PROJECT No. 13240  
FIGURE No. 01  
REV: R1





**NOTES:**

- If any part of these documents are unclear, please contact RS Eng Ltd.
- This plan is copyright to RS Eng Ltd and should not be reproduced without prior permission.



**LEGEND**

Proposed Dwelling

Proposed Paved Areas

Contour Interval: 0.5m  
Vertical Datum: NZVD2016  
Survey Data Source: UDAR (2024)



Client		SIGNATURE HOMES - TODD		Scale		Rev No.	
Location		169 MILLINGTON ROAD, MAUNU		Original		A	
Date		09/04/2025		A3		Sheet No.	
Drawn by		AST		Rev		Job No.	
Reviewed by		SS		Notes		19484	
Approved by		MJ				C01	

STORMWATER DESIGN REPORT  
SITE PLAN

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If any part of these documents are unclear, please contact RS Eng Ltd.

RS Eng Ltd  
09 438 3273  
office@rseng.co.nz  
2 Seaview Road,  
Whangarei 0110

WORK IN PROGRESS



## Form 5

### Building Consent - BC2500281

Section 51, Building Act 2004

Rust Avenue, Whangarei  
Private Bag 9023, Te Mai,  
Whangarei 0143, New Zealand  
**P** +64 9 430 4200  
**E** [mailroom@wdc.govt.nz](mailto:mailroom@wdc.govt.nz)  
[www.wdc.govt.nz/ContactUs](http://www.wdc.govt.nz/ContactUs)

## The Building

Street address of building:	169 Millington Road Maunu Whangarei 0179
Legal description of land where building is located:	LOT 1 DP 364072
Building name:	N/A
Location of building within site/block number:	N/A
Level/unit number:	N/A

## The Owner

Name of owner:	Christina Rebekah Todd and Graham Harvey Todd
Contact person:	Christina Todd
Mailing address:	169 Millington Road Maunu Whangarei 0179
Street address/registered office:	N/A
Phone number:	Landline: N/A Mobile: 0276627848
Daytime:	N/A
After hours:	N/A
Facsimile number:	N/A
Email address:	<a href="mailto:christinarebekahtodd@gmail.com">christinarebekahtodd@gmail.com</a>
Website:	N/A

First point of contact for communications with the building consent authority:  
Helen Smith (Signature Homes Northland T/A Ceanel Construction Limited); Mailing Address: 16  
Waiwarawara Drive  
Ruakaka 0171; Phone: 094327980; Email: [helensmith@signature.co.nz](mailto:helensmith@signature.co.nz)

## Building Work

The following building work is authorised by this building consent:  
New Dwelling

This building consent is issued under section 51 of the Building Act 2004. This building consent does not

relieve the owner of the building (or proposed building) of any duty or responsibility under any other Act relating to or affecting the building (or proposed building). This building consent also does not permit the construction, alteration, demolition, or removal of the building (or proposed building) if that construction, alteration, demolition, or removal would be in breach of any other Act.

## Conditions

This building consent is subject to the following conditions:

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

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

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

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

## Construction monitoring requirements

Please contact the following consultants directly to arrange the construction monitoring identified which they have been engaged to carry out.

- Hawthorn Geddes engineers architects ltd HGEA:
  - (1) Building Platform - Stripped site & Hardfill compaction
- Engineer:
  - (2) Foundation beams, pads and slabs - Pre-pour

Copies of all site reports/records must be provided to the Building Consent Authority as work proceeds for their records. Please upload these to the Objective Build portal for this consent.

## Inspections

The following inspections are required:

- Siting and Site Scrape Inspection
- Prepour

- Wastepipes
- Framing / Pre-wrap
- Half High Brick
- Preline Building
- Internal Membrane
- Final
- Floor Slab
- Post Wrap / Cavity
- Preline Plumbing
- Post Line
- Drainage

## **Documents Required**

### **Siting and Site Scrape Inspection**

- Survey Certificate Is Required From Registered Surveyor For Siting Of Dwelling To Confirm Compliance Of The Building In Relation To Boundary Setbacks. The Certificate Is To Be Presented At The First Inspection
- Construction Monitoring Records Is To Be Submitted By Engineer For Building Platform Stripped Site And Hardfill Compaction Confirming Work Complies With The Design Approved Under This Building Consent

### **Prepour**

- Construction Monitoring Records Is To Be Submitted By Engineer For Foundation Beams Pads And Slabs Confirming Work Complies With The Design Approved Under This Building Consent

### **Wastepipes**

- G13: PS3 Is To Be Submitted By The Certifying Plumber Or Drain Layer As Appropriate For Underslab Plumbing As-built Plumbers Details Confirming That The Work Complies With The Approved Building Consent Documents

### **Framing / Pre-wrap**

- B1: Truss certification

### **Preline Building**

- G12: PS3 Is To Be Submitted By The Certifying Plumber Or Drain Layer As Appropriate For The Water Supply Pipework Pressure Test Documentation And As-built Plans Confirming That The Work Complies With The Approved Building Consent Documents

### **Drainage**

- G13: PS3 Is To Be Submitted By The Certifying Drain Layer As Appropriate For Connecting Drainage From Dwelling To Sewer System - As-built Plumbers Details Pipework Test Confirming That The Work Complies With The Approved Building Consent Document
- E1: PS3 Is To Be Submitted By The Certifying Drain Layer For The Installation Of Stormwater Drain Leakage Test And As-built Plans Confirming That The Work Complies With The Approved Building Consent Documents.



#### P+D final

- G13 VM4: PS3 For The On-site Wastewater System Submitted By Certifying Drain Layer Including As Built Plan: Commissioning Statement And Maintenance Schedule
- Certificate Of Compliance Electrical - For The On-site Wastewater System

#### Final

- The Electrician Is Required To Submit An Energy Works Certificate Certifying That All Electrical Installations Meet The Requirements Of Clause G9 Electricity Of The New Zealand Building Code And The Electrical Regulation
- Statement Of Thermal Performance Is To Be Submitted From The Window Supplier For Declaring The Construction R Values For Windows And Doors As Supplied And How The Value Has Been Determined.
- PS4 CM2 Is To Be Submitted By Engineer For Building Platform Stripped Site And Hardfill Compaction Confirming Work Complies With The Design Approved Under This Building Consent.
- PS4 CM2 Is To Be Submitted By Engineer For Foundation Beams Pads And Slabs Confirming Work Complies With The Design Approved Under This Building Consent.
- LBP Memorandum For All Restricted Building Work Carried Out

## Compliance Schedule

A compliance schedule is not required for this building.

## Attachments

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

Information page: Now you have your Building Consent

- Advice notes
- Form 3: Development Contribution Notice
- Form 4: Certificate attached to PIM

Signature: Murray McDonald

Position: Manager Building Control

On behalf of: Whangarei District Council

Issue Date: 12 May 2025

**Form 7**  
**Code Compliance Certificate**

*Section 95, Building Act 2004*

Rust Avenue, Whangarei  
Private Bag 9023, Te Mai,  
Whangarei 0143, New Zealand  
**P** +64 9 430 4200  
**E** [mailroom@wdc.govt.nz](mailto:mailroom@wdc.govt.nz)  
[www.wdc.govt.nz/ContactUs](http://www.wdc.govt.nz/ContactUs)

**The Building**

Street address of building:	169 Millington Road, Maunu, Whangarei 0179
Legal description of land where building is located:	LOT 1 DP 364072
Building name:	N/A
Location of building within site/block number:	N/A
Level/unit number:	N/A
Current, lawfully established, use:	2.0 Housing: 2.0.2 Detached Dwelling
Year first constructed:	2025

**The Owner**

Name of owner:	Christina Rebekah Todd and Graham Harvey Todd
Contact person:	Christina Todd
Mailing address:	169 Millington Road, Maunu, Whangarei
Street address/registered office:	N/A
Phone number:	Landline: N/A Mobile: 0276627848
Daytime:	Landline: N/A Mobile: 0276627848
After hours:	Landline: N/A Mobile: 0276627848
Facsimile number:	N/A
Email address:	<a href="mailto:christinarebekahtodd@gmail.com">christinarebekahtodd@gmail.com</a>

First point of contact for communications with the council/building consent authority:  
Helen Digby (Signature Homes Northland T/A Ceanel Construction Limited); Mailing Address: 16  
Waiwarawara Drive  
Ruakaka 0171; Phone: 094327980; Email: [helendigby@signature.co.nz](mailto:helendigby@signature.co.nz)

**Building Work**

Building consent number:	BC2500281
Description:	New Dwelling
Issued by:	Whangarei District Council

**Code Compliance**

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

Signature: Ye Tian

Position: Building Control Officer

On behalf of: Whangarei District Council

Date: 28 October 2025