

# WDC LIM REPORT

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**SUE & DAMIEN**

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## Land Information Memorandum

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

**LIM number:** LM2501817

**Received:** 28 Oct 2025

**Issued:** 12 Nov 2025

### Applicant

Own Real Estate  
49 Newton Road  
Whangārei 0170

### Site Information

**Property ID:** 13280

**Street Address:** 67 B Whau Valley Road  
Whangārei 0112

**Legal Description:** LOT 2 DP 90855



## Disclaimer

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

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

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

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

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

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

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

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

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



## Property details

- Location Map
- Aerial Photo
- Record of Title: NA47D/1483
- Deposited Plan: DP 90855

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

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

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

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

- Water, Wastewater and Stormwater Map

For further information regarding Council Water Supply please refer:

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

Pursuant to Section 51 of the Building Act 2004 and Section 451 of the Local Government Act 1974, any future building work that encroaches upon any Council Pipe or Utility must obtain written consent from the Waste and Drainage and / or Water Services Manager(s) prior to works commencing.

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

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

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

Outstanding water balance as at today's date is \$0.00.

A final reading of the water meter will be required.



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

Copy of Building Permit issued for this property is attached.

- Build a New House  
Issued – 24/05/1983

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

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

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

- BC0476214 – Conservatory and Pergola  
Building Consent – Issued 06/09/2004  
Code Compliance Certificate – 21/12/2005

A waiver or modification of the building code has been approved for this project, refer information attached.

A Certificate of Acceptance (CoA) has been **granted** for building work on this property, information attached.

- CA1700011 – Alterations to Existing Dwelling  
Certificate of Acceptance – Issued 17/05/2017

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

- Application for Water Connection  
Dated – 22/12/1980

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

This property is located in a General Residential Zone

See map attached and for more information search the property address on Council's ePlan:

<https://eplan.wdc.govt.nz/plan>



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

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

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

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

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

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

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

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

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

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

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

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

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

### **District Plan Information about Natural Hazards**

This property is mapped under PC1 as **high instability**. The Whangarei District Council notified PC1 on 31 May 2023. The Plan Change introduces new provisions relating to natural hazards to the District Plan, including updated hazard maps and rules for land use, development, and subdivision in hazard susceptible areas. As of 4 December 2024 the Decision Version PC1 rules have legal effect.

Refer to map attached and for more information on the proposed plan change please visit  
<https://www.wdc.govt.nz/PlanChanges>



## Building Act Information about Natural Hazards

No Building Act Information about natural hazards applies to this property

### Flooding

Flooding occurs when rainfall exceeds the capacity of the river, land or urban stormwater systems to hold the water. In steep terrain or around rivers, floods can be fast-moving; in low-lying areas and wetlands, floods can cause ponding.

In coastal areas, storm surges can cause flooding affecting land.

Northland Regional Council has modelled the flood risk across Te Taitokerau Northland and maintains a monitoring and forecasting programme to predict flooding. However, the absence of flooding information contained in this report does not exclude the possibility of site flooding, including from local depressions or overland flow paths on nearby properties.

This property is not in an area identified by Northland Regional Council as a River or Coastal Flood Hazard Zone.

### Stormwater Catchment and Flood Management

This property has been identified as having information available under Stormwater Catchment and Flood Management, see map attached.

Overland flow paths provide indicative routes of where the surface stormwater may flow during rainfall events and the direction of this flow. Depression storage areas/surface depression ponding areas provide an indicative extent of ponding that may occur if the outlet to the ponding area is blocked or where the outlet capacity is exceeded, for example, if a pipe is either blocked or the design capacity of the pipe is exceeded during a rainfall event.

The Overland Flow Paths are a useful indicator of flow direction and location of where ponding will occur frequently during smaller events and before larger flooding may occur in major rainfall events.

The Overland Flow Path information was developed using LiDAR (Light Detection and Ranging) data. If the landform had changed since the LiDAR data was collected, the indicative Overland Flow Paths and depression ponding areas may not be accurate.

Climate change could make the natural hazard worse by increasing the amount and intensity of rain, which means more water could flow over land and follow these paths, leading to a higher risk of flooding.

Whangarei Stormwater Planning - Overland Flow Paths and Depression Storage Areas district wide report by Morphem Environmental Ltd, dated 4 October 2019, provided a technical overview of the scope, methodology, issues and limitations of the mapped Overland Flow Paths and indicative extent of surface depression areas.

The report can be viewed under the Whangarei Overland Flow Paths and Depression Storage Area section on our Natural Hazards web page: <https://www.wdc.govt.nz/NaturalHazards>

Refer disclaimer with the mapped OLFP and ponding

<https://geo.wdc.govt.nz/portal/sharing/rest/content/items/73a86bc1bfed41a3baf4842efbcf9ae1/data>



## Land Instability

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

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

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

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

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

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

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

## Technical report

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

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## Liquefaction

This property is located within an area classified as Liquefaction vulnerability category: **undetermined** and can be viewed on the Council Hazard viewer:

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

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

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

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

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

You can find the report under the Liquefaction section on our Natural Hazards web page:

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

## Tsunami

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

This property is located in an area identified as **Green Zone - Safe Area**

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

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



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

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

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## Erosion and Landslide

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

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

<https://nrcgis.maps.arcgis.com/apps/webappviewer/index.html?id=31f5c66ea0074f59908767452bcbc60d>



## Technical Reports for erosion prone land

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

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

## Drought

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

### Technical Report for Northland Drought Assessment

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

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

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



## Volcanic, Geothermal and Earthquake

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

Earthquakes occur when stress that has built up along a fault - a break in the Earth's crust - is suddenly released. Earthquakes can cause ground shaking, fault rupture, permanent ground movement, subsidence or lateral spreading, liquefaction, landslides, rock falls and tsunami. 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	Regional
2. Report Title:	A review of natural hazards information for Northland region Section 2.0 Seismic Hazards
3. Report date:	2004
4. Report prepared by:	Institute of Geological & Nuclear Sciences Limited
5. Report commissioned by:	Northland Regional Council and Whangarei District Council
6. Purpose of the report:	The aim of this report is to assemble and present a review of existing information on natural hazards, including earthquakes. The report identifies gaps and possible future work. Please note sections on flooding and erosion prone land have been superseded by more recent work and modelling.
7. Where or how to access report	Northland Regional Council Website <a href="https://www.nrc.govt.nz/media/2itixwuo/naturalhazards.pdf">https://www.nrc.govt.nz/media/2itixwuo/naturalhazards.pdf</a>

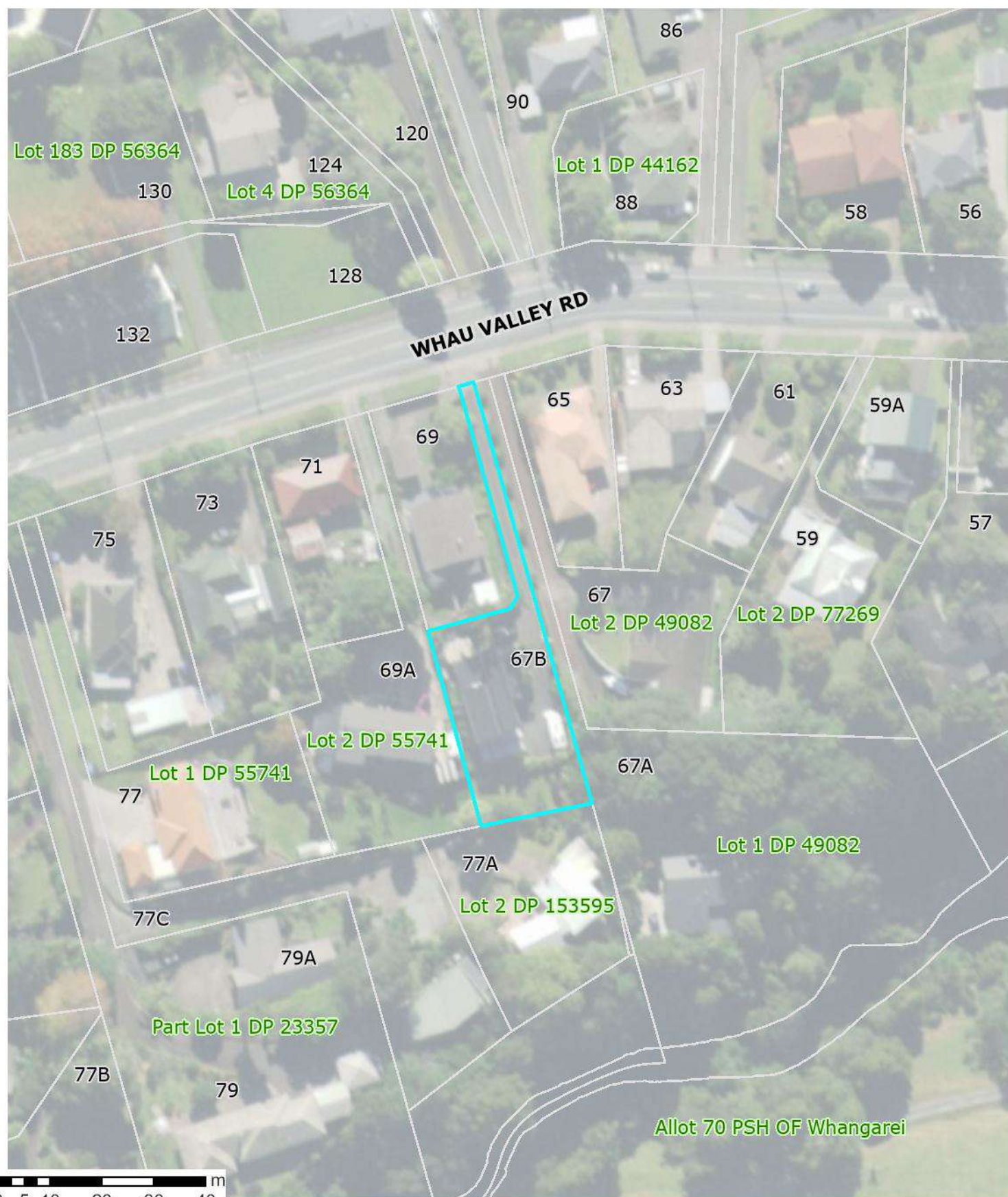
Signed for and on behalf of Council:



W Copeland  
Property Information Officer



# Property Map



## New Subdivisions

- Proposed Pre-223
- 223 Certificate

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

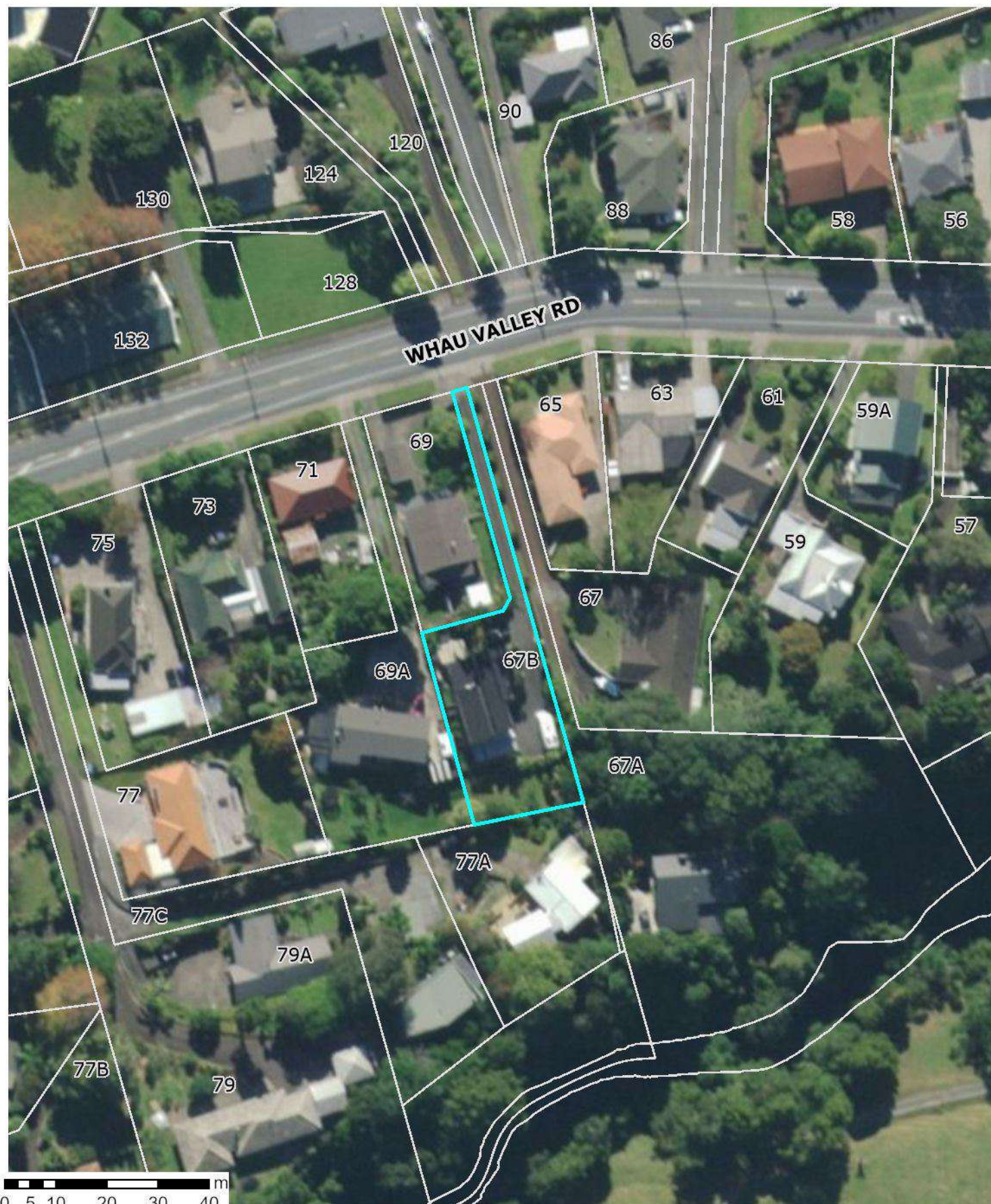
Land Parcel boundaries are indicative only and are not survey accurate. Area measurement is derived from the displayed geometry and is approximate. True accurate boundary dimensions can be obtained from LINZ survey and title plans

11 November 2025  
Scale 1:1,000





# Aerial Photography



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

11 November 2025

Scale 1:1,000



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





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

**Guaranteed Search Copy issued under Section 60 of the Land  
Transfer Act 2017**



  
R.W. Muir  
Registrar-General  
of Land

**Identifier** **NA47D/1483**  
**Land Registration District** **North Auckland**  
**Date Issued** 09 April 1981

**Prior References**

NA1010/90

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**Estate** Fee Simple  
**Area** 990 square metres more or less  
**Legal Description** Lot 2 Deposited Plan 90855

**Registered Owners**

Jeffrey Neil Scott and Julianne Scott

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**Interests**

10692763.3 Mortgage to ANZ Bank New Zealand Limited - 1.3.2017 at 2:42 pm



		<p>Pursuant to a resolution of the Whangarei City Council passed on the 22nd day of February 1980 approving pursuant to Section 309 of the Local Government Act 1974 this survey plan and certifying that the plan is in accordance with the requirements and provisions of the operative district scheme the common seal of the Whangarei City Council was affixed hereto in the presence of:</p> <p><i>[Signature]</i> Mayor  <i>[Signature]</i> Town Clerk</p> <p> THE COMMON SEAL OF</p>	
<p>New C&amp;T Allocated.          Lot 1 47D-1482          Lot 2 47D-1483</p>		<p>Approved:</p> <p><i>[Signature]</i></p>	
<p>Registered Owner:</p>		<p>Total Area 1791 m<sup>2</sup>          Comprised in CT 1010/90 ALL</p>	
<p>I, Robert Salwyn Bryant at Whangarei Registered Surveyor and holder of an annual practising certificate hereby certify that this plan has been made from surveys conducted by me or under my direction; that both plan and Survey are correct and have been made in accordance with the regulations under the Surveyors Act 1908</p> <p>Dated at Whangarei this 22<sup>nd</sup> day of February 1980 Signature <i>[Signature]</i></p>			
<p>Field Book p. Traverse Book p.</p>		<p>Reference Plans</p>	
<p>Examined S. Drum. Correct <i>[Signature]</i></p>		<p>Approved as to Survey</p>	
<p>18, 3, 81 By <i>[Signature]</i> District Surveyor</p>		<p>Deposited this 24<sup>th</sup> day of Feb 1981</p>	
<p>File Retained Instructions</p>		<p>District Land Registrar</p>	
<p>DP90855</p>		<p>DP90855</p>	

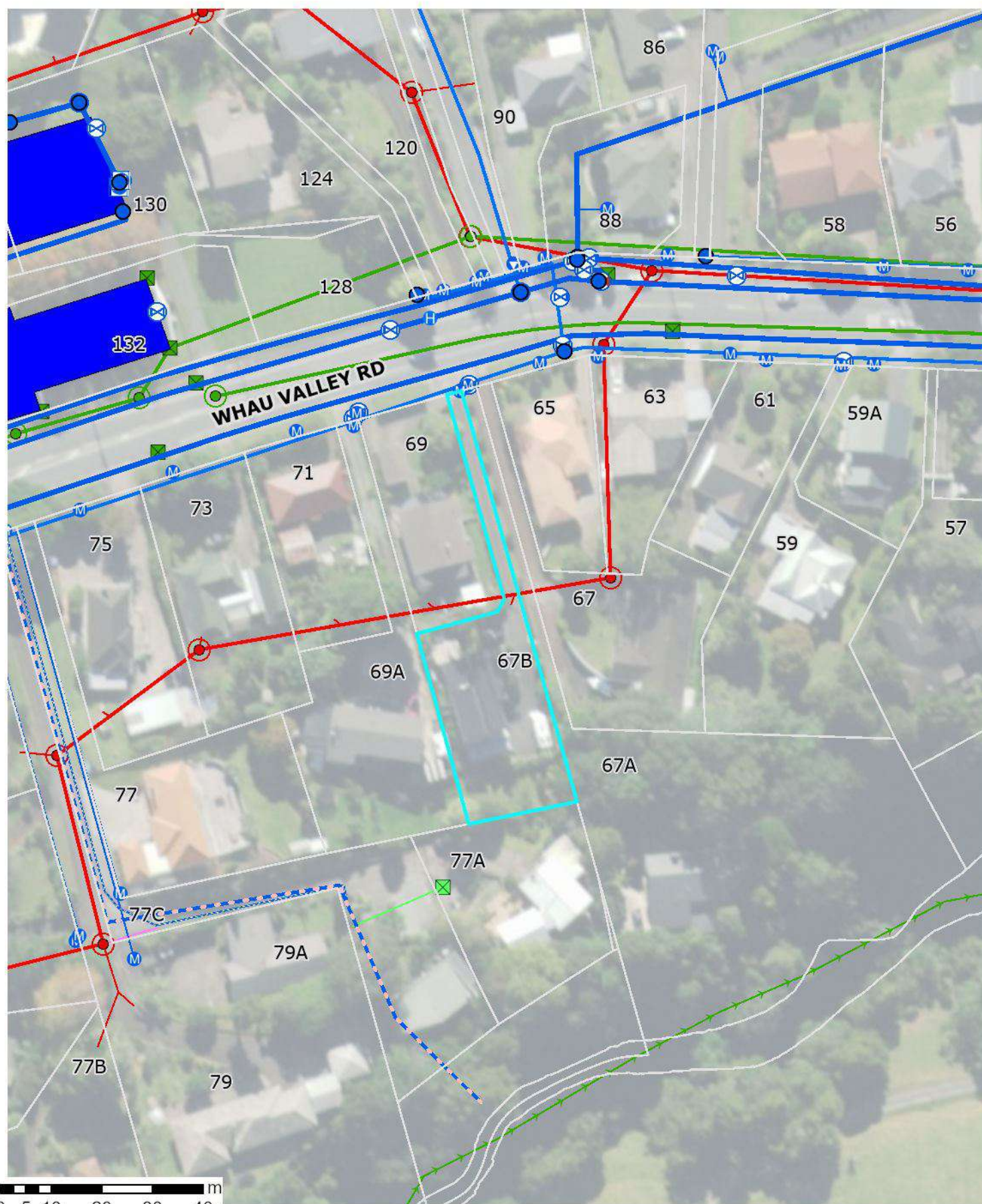
LAND DISTRICT North Auckland.  
 SURVEY BLK. & DIST. VIII Purua.  
 NZMS SHEET NO.

PLAN OF LOTS 1 & 2 BEING SUBN  
 OF LOT 5 D.P. 38132.

LOCAL AUTHORITY Whangarei City.  
 Surveyed by Reyburn & Bryant.  
 Scale 1:400 Date Jan. 1980



# Water, Wastewater and Stormwater



0 5 10 20 30 40 m

This information is generalized and shows the approximate location of the Public pipeline services.  
For digging, the As-Built engineering drawings must be used to accurately locate the services.  
See WDC Customer Services.

11 November 2025

Scale 1:1,000



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



# Water, Wastewater and Stormwater – Map Legend

## Water

### Water Point

#### Actuator



WDC



Private

#### Backflow Device



WDC



Private

#### Bore



WDC



Private

#### End Structure



WDC



Private

#### Fitting Node



WDC



Private

#### Hydrant



WDC



Private

#### Meter



WDC

#### Meter Manifold



WDC



Private

#### Pump



WDC



Private

#### Valve



WDC



RED



Private

### Water Line

#### Abandoned Pipe



WDC

#### Trunk Main



WDC



Private

#### Other Main



WDC



Private

#### Process Pipework



WDC



Private

#### Reticulation



WDC



Private

#### Service Line



WDC



Private

### Water Area

#### Chamber



WDC



Private

#### Reservoir



WDC



Private

## Stormwater

### Stormwater Point

#### End Structure



WDC



Private

#### Fitting Node



WDC



Private

#### GPT



WDC



Private

#### Manhole



WDC



Private

#### Pump



WDC



Private

#### Stormwater Inlet



WDC



Private

#### Valve



WDC



Private

### Stormwater Line

#### Abandoned Pipe



WDC

#### Culvert



WDC



Private

#### Drainage



WDC



Private

#### Main



WDC



Private

#### Service Line



WDC



Private

#### Surface Drain



WDC



Private

### Stormwater Area

#### Basin



WDC



Private

#### Chamber



WDC



Private

## Wastewater

### Wastewater Point

#### Backflow Device



WDC



Private

#### End Structure



WDC



Private

#### Fitting Node



WDC



Private

#### Manhole



WDC



Private

#### Meter



WDC



Private

#### Motor Control Centre



WDC



Private

#### Pump



WDC



Private

#### Valve



WDC



Private

### Wastewater Line

#### Abandoned Pipe



WDC

#### Main



Rising Main (Pressure)



Sewer Gravity Main



Private



Other

#### Process Pipework



WDC



Private

#### Service Line



WDC



Private

### Wastewater Area

#### Chamber



WDC



Private

#### Pressure Sewer System



Public



Private





Whangarei District Council  
Private Bag 9023, Te Mai  
Whangarei 0143  
Ph:0-9-430 4200  
Email: mailroom@wdc.govt.nz

## Rates LIM Report

As at: Tuesday, 11 November, 2025

Property Number 13280  
Legal Description LOT 2 DP 90855  
Assessment Number 0071369800  
Address 67 B Whau Valley Road Whangarei 0112  
Record of Title(s) 47D/1483  
Land Value \$460,000  
Capital Value \$800,000  
Date of Valuation 01-July-2024

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

Meter Location @ 67B WHAU VALLEY RD LH DRIVE #67B

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

Rates Charge	Charge Total
General Residential	\$1,341.96
Sewage Disposal - Residential	\$966.00
Stormwater	\$79.00
Uniform Annual General Charge	\$901.00
Regional Council Services	\$229.89
Regional Economic Development	\$13.98
Regional Emergency & Hazard Management	\$67.31
Regional Flood Infrastructure	\$41.66
Regional Land and Freshwater Management	\$139.20
Regional Pest Management	\$109.47
Regional Rescue Services	\$8.87
Regional Sporting Facilities	\$16.09
Regional Transport Rate	\$30.40
Regional Urban Rivers Management - Gen Catchment	\$40.34
<b>Annual Charge Total</b>	<b>\$3,985.17</b>

**Opening Balance as at 01/07/2025** **\$0.00**

Rates Instalments	Total
20/07/2025 Instalment	\$997.17
20/10/2025 Instalment	\$996.00
20/01/2026 Instalment	\$996.00
20/04/2026 Instalment	\$996.00

**Rates Total** **\$3,985.17**

**Balance to Clear** **\$2,988.00**



13/5  
13200

WHANGAREI CITY COUNCIL

6008022  
PERMIT NUMBER  
24/5/83

12488  
FILE NUMBER

3/5  
**BUILDING APPLICATION FORM**

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

To: The CITY Engineer

I hereby apply for permission to Build a New House  
at 676 Whau Valley Rd for John SENTRY  
(House Number and Street) (Owner)  
at as above according to locality plan and detail plans, elevations  
(Address)

cross-sections and specifications of building deposited herewith in duplicate

**PARTICULARS OF LAND:**

**LENGTH OF BOUNDARIES:**

Assess. No. Pt 71/23 Front \_\_\_\_\_ Area \_\_\_\_\_  
Lot No. 2 Back \_\_\_\_\_  
D.P. 90855 Side \_\_\_\_\_ Side \_\_\_\_\_

**PARTICULARS OF BUILDING:**

Foundations Concrete Floors Concrete & Unispon  
Walls Brick & Stucco Roofs Decor Tiles  
Area of Ground Floor 128.48 (Metres) Area of First Floor or Mezzanine \_\_\_\_\_ (Metres)  
Area of Basement 128.48 (Metres) Area of Outbuildings \_\_\_\_\_ (Metres)  
Number of Storeys: Above kerb level \_\_\_\_\_ Below kerb level \_\_\_\_\_

Average distance of set back of front of buildings from streetboundary line \_\_\_\_\_

**ESTIMATED VALUE:**

Building \$ 69000.00  
Sanitary Plumbing \$ 4500.00  
Sanitary Drainage \$ 2850.00  
Total \$ 76350.00

**OFFICE USE ONLY**

FEES PAID BY OWNER/BUILDER/OWNER'S AGENT

Proposed purpose for which every part of building is to be used or occupied (describing separately each part intended for use or occupation for a separate purpose) Private Home

Proposed use or occupancy of other parts of buildings \_\_\_\_\_

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

PLEASE PRINT		OWNER'S AGENT
OWNER	BUILDER	OWNER'S AGENT
NAME <u>John SENTRY</u>	NAME <u>John SENTRY</u>	NAME _____
POSTAL ADDRESS <u>Po Box 1668</u> <u>Whangarei</u>	POSTAL ADDRESS <u>Po Box 1668</u> <u>Whangarei</u>	POSTAL ADDRESS _____
PHONE <u>73009</u>	PHONE <u>73009</u>	PHONE _____
Date <u>28-4-</u> 198 <u>3</u>		Signature <u>John SENTRY</u>



**Issue Document**

BUILDING CONSENT No: 76214  
Section 35, Building Act 1991

Issued: 06Sep04

Project Information Memorandum No: 76087

76214

**Applicant**

JOHN DAVID SANDFORD  
67B WHAU VALLEY RD  
WHANGAREI 0101

**Agent**

JOHN DAVID SANDFORD  
67B WHAU VALLEY RD  
WHANGAREI 0101

**Site Information**

PROPERTY ID: 045524  
STREET ADDRESS: WHAU VALLEY RD, WHANGAREI 0101  
LEGAL DESCRIPTION: LOT 2 DP 90855

**Project Information**

PROJECT IS FOR: Alteration  
INTENDED USE(S): CONSERVATORY & PERGOLA  
INTENDED LIFE: Indefinite but not less than 50 years  
VALUE OF WORK: \$6,000.00  
NUMBER OF STAGES: 1

**Fees**

COUNCIL'S TOTAL CHARGES FOR THIS BUILDING CONSENT ARE: \$274.00  
PAYMENTS RECEIVED TO DATE:  
Receipt number: 2746359      Date: 09Aug04      Amount: \$274.00



This Consent is issued subject to the following conditions:

=====

1: General

No Requirements.

2: Dust Nuisance

The applicant must control dust nuisance created by any site or building works.

3: Toilet Facilities

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

4: Smoke Alarms

Smoke alarms are to be installed in compliance with the building code.

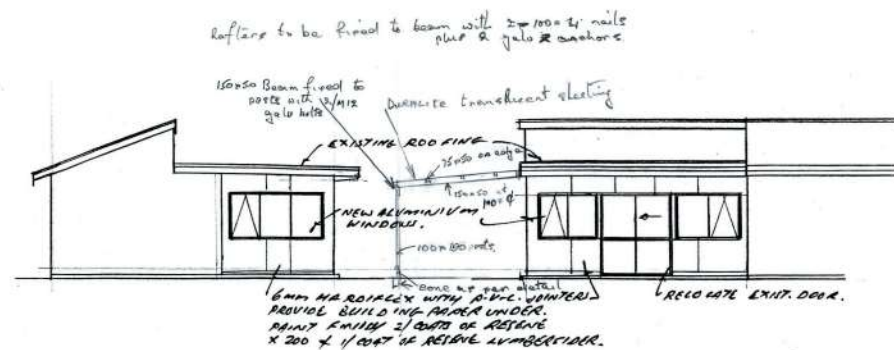
Signed for and on behalf of the Council

Name: C. Bailey

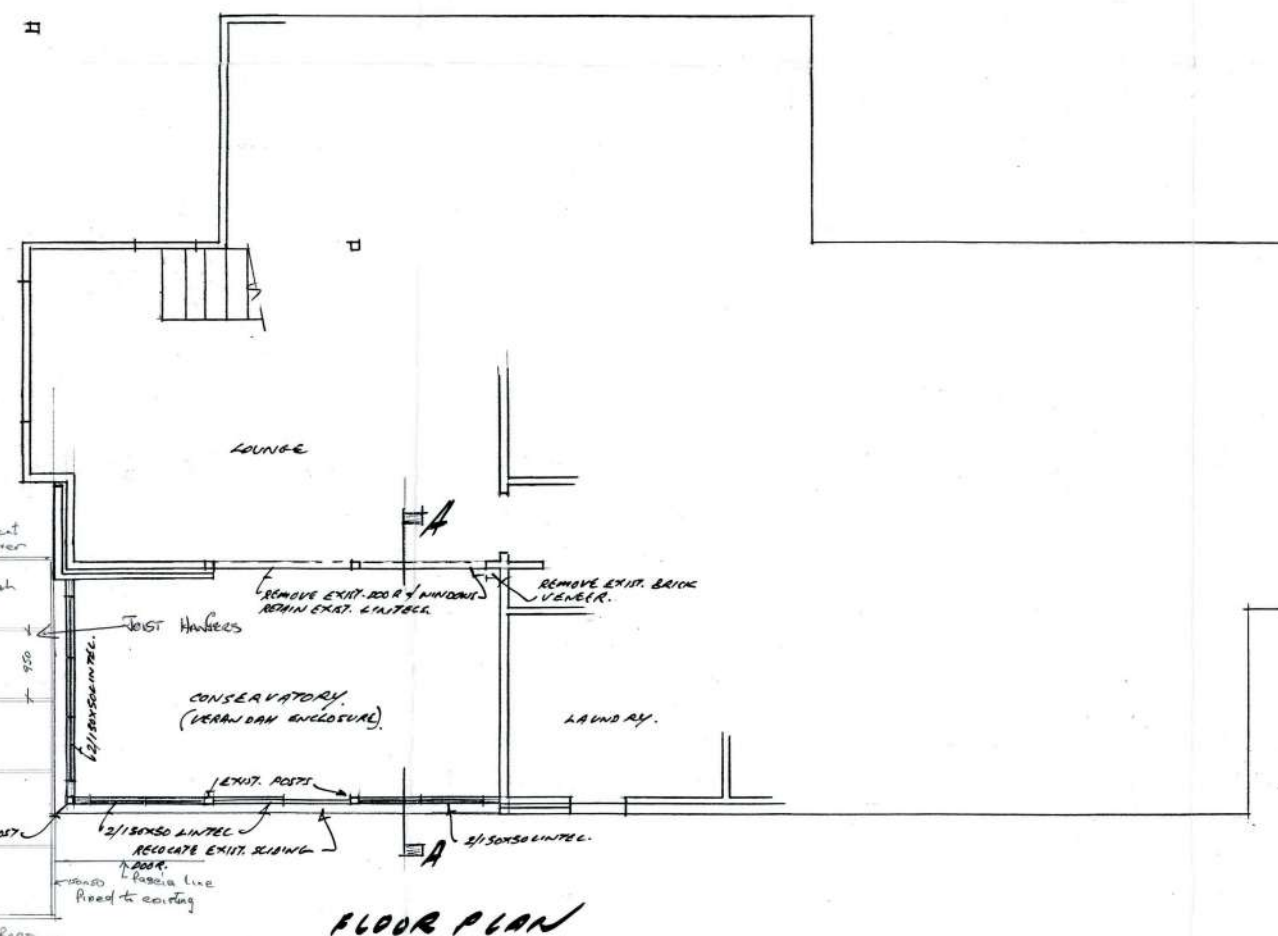
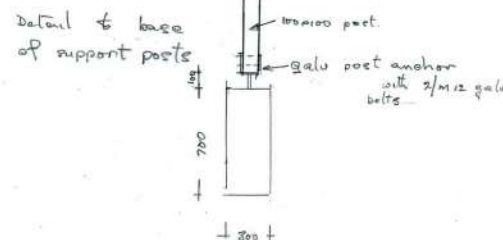
Signature: [Signature]

Date: 06.09.04

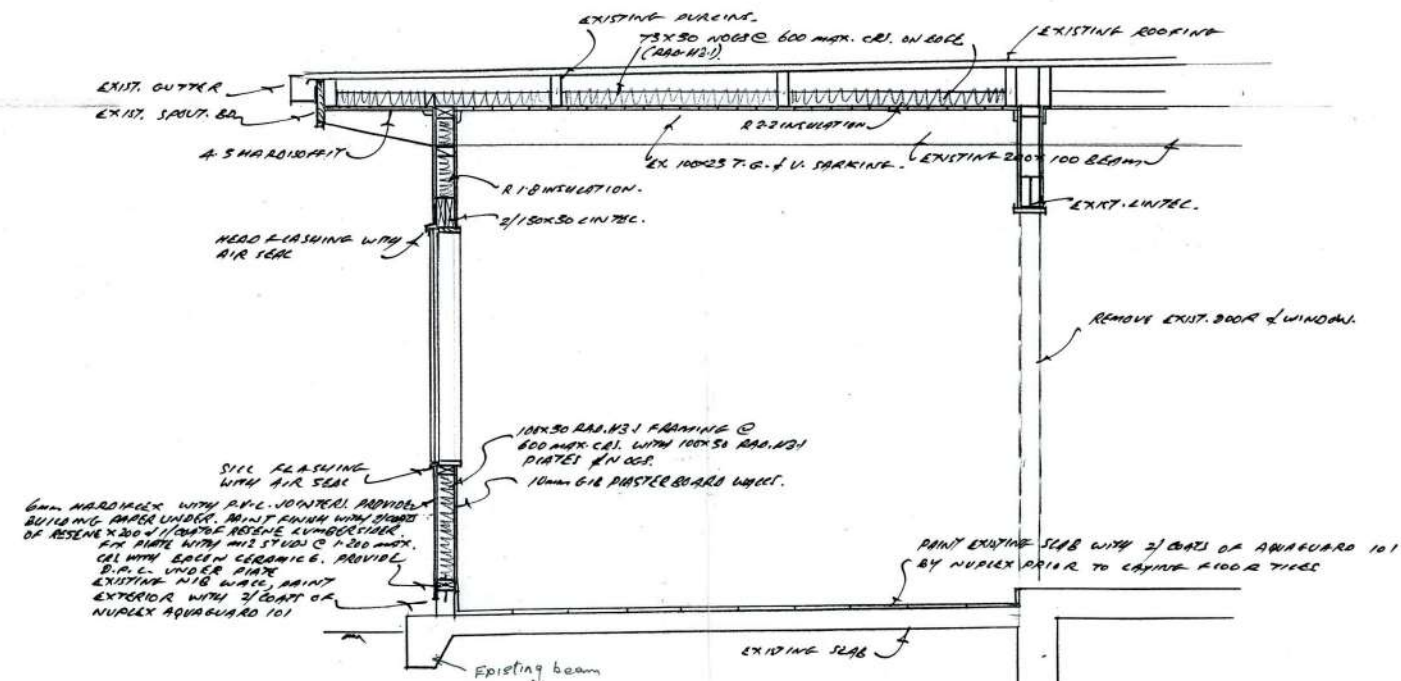




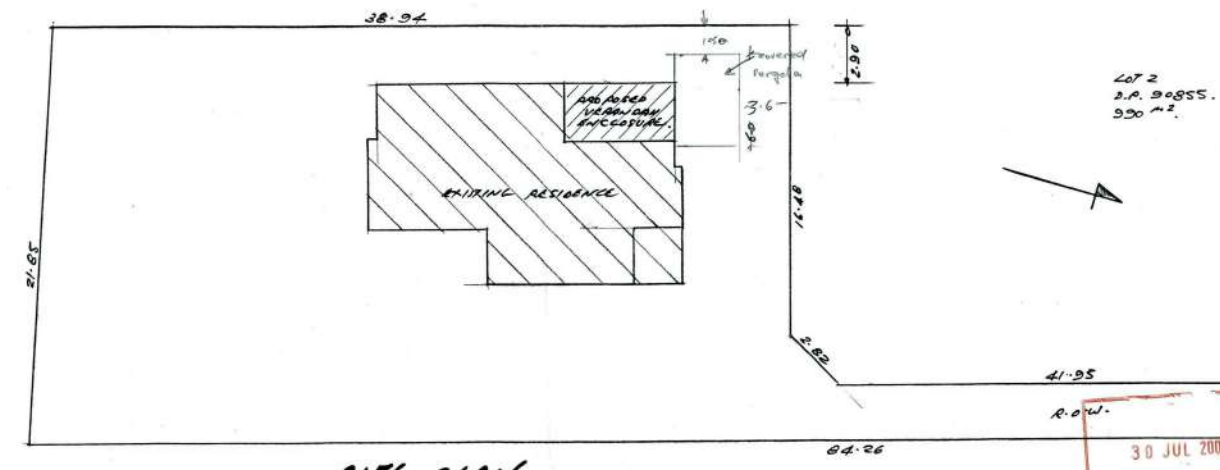
## ELEVATIONS



## FLOOR PLAN



## SECTION A-A



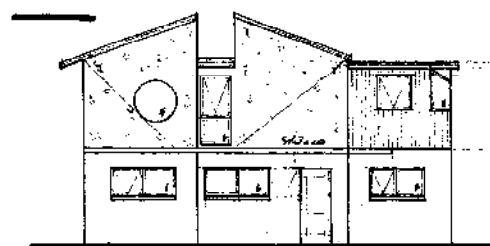
## SITE PLAN

NOTE: ALL MEASUREMENTS & DETAILS ARE TO BE VERIFIED ON JOB

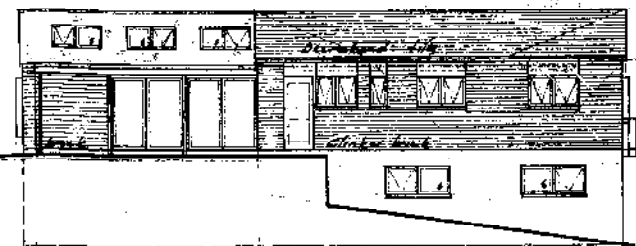


13280

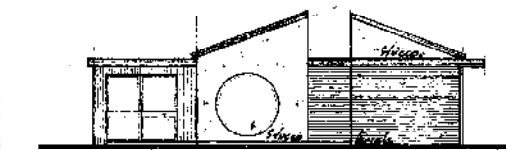
RECEIVED  
26 APR 1983  
WELLINGTON  
CITY



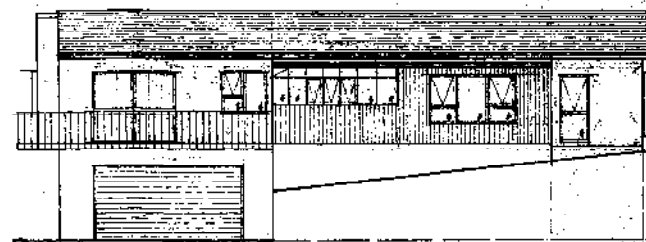
END ELEVATION



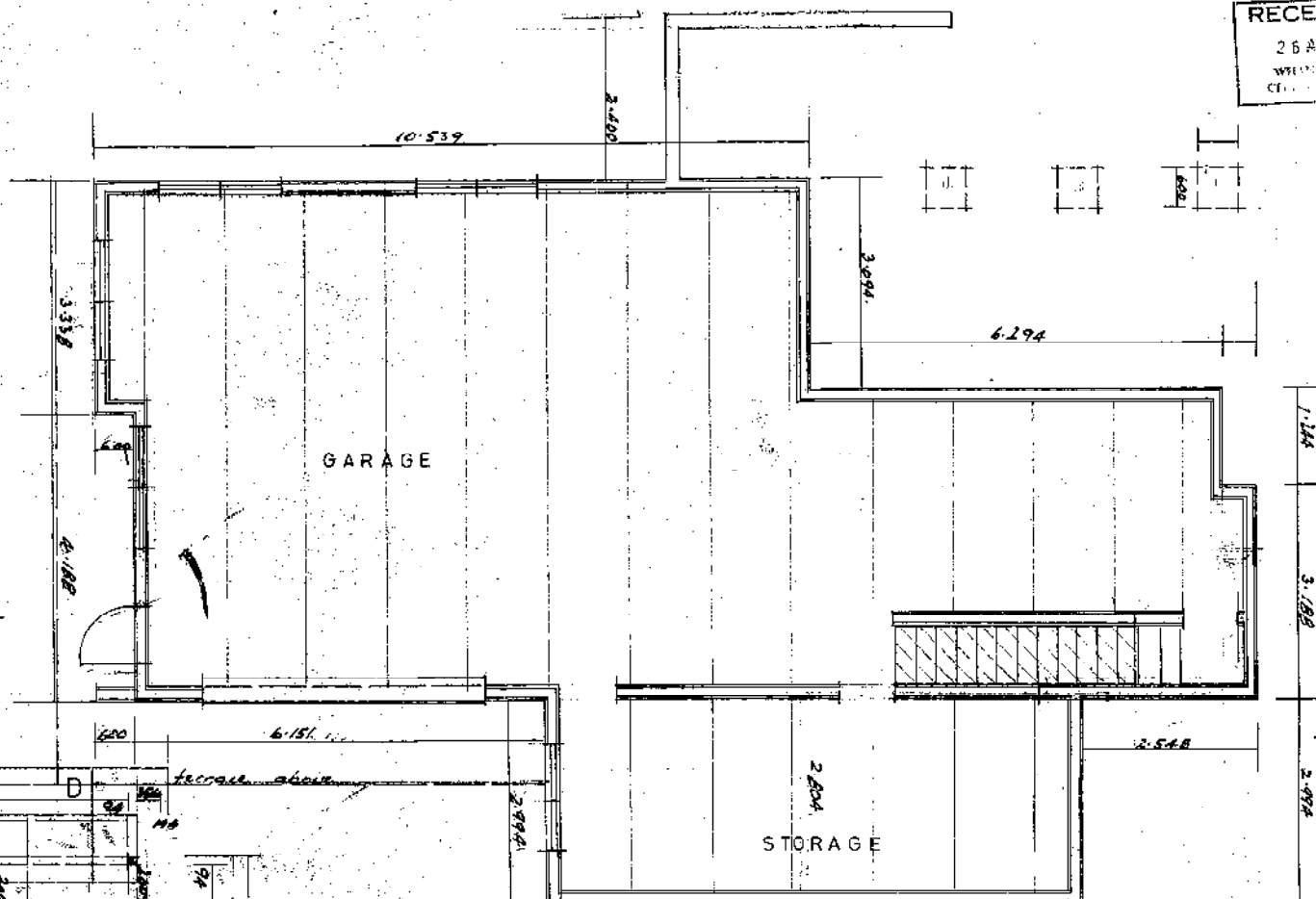
SIDE ELEVATION



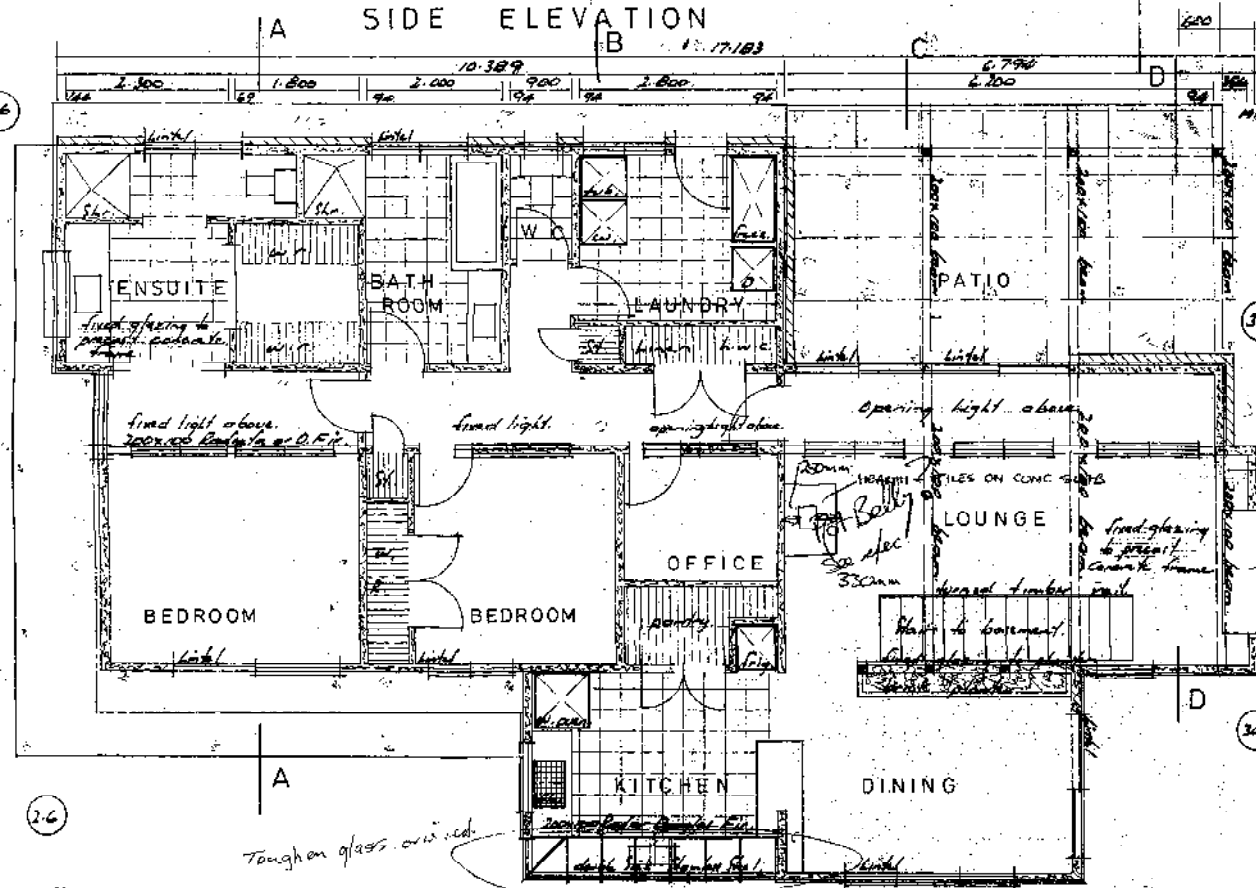
END ELEVATION



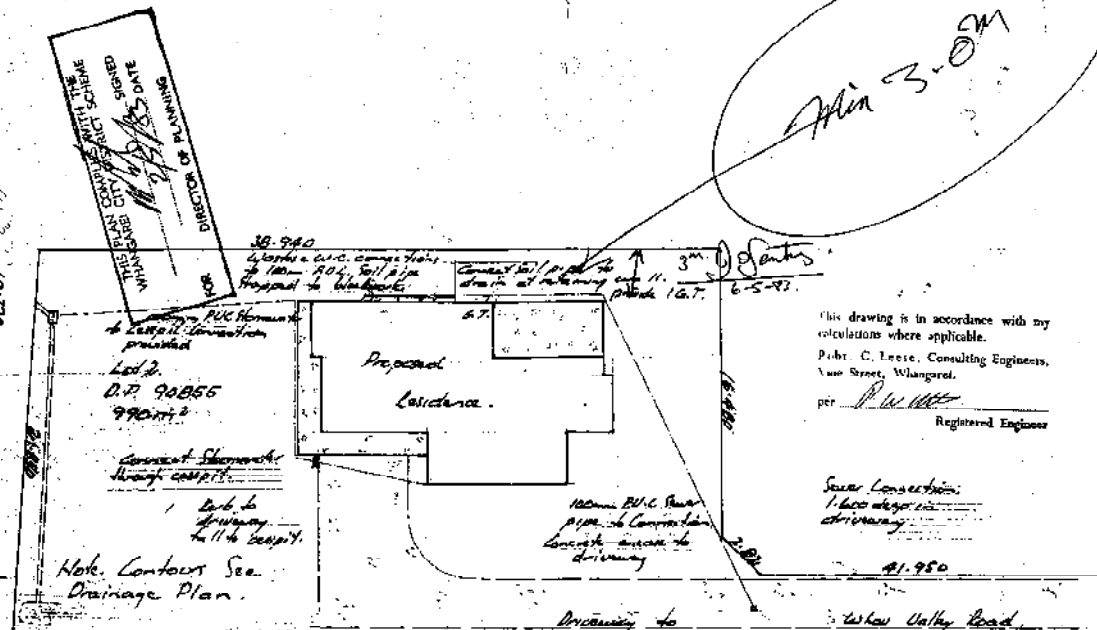
SIDE ELEVATION



GROUND FLOOR PLAN



FLOOR PLAN B



SITE PLAN

PROPOSED RESIDENCE  
MR JOHN GENTRY  
WHAU VALLEY ROAD  
WHANGAREI

DRAWN BY [Signature] CHECKED [Signature] SCALES 1/200 1/100 1/50  
TRACED BY [Signature] DATE 4/83

SHEET 1

MICROBOX

MICROFILM RECORDS (WAIKATO) LTD, HAMILTON





**Code Compliance Certificate: 76214**  
**Section 436, Building Act 2004**

**WHANGAREI**  
DISTRICT COUNCIL

**Issued: 21 Dec 05**

---

**The Building**

Street Address of building: WHAU VALLEY RD, WHANGAREI 0101

Legal Description of land where building is located:

---

LOT 2 DP 90855  
LLP 045524

Current, lawfully established use: ALTERATION

Year first constructed: 21 DECEMBER 2005

---

**The Owner**

Name of owner: JOHN DAVID SANDFORD  
Mailing Address: 67B WHAU VALLEY RD  
WHANGAREI 0101

Contact Person: JOHN DAVID SANDFORD  
Mailing Address: 67B WHAU VALLEY RD  
WHANGAREI 0101

Street address/registered office: WHAU VALLEY RD  
WHANGAREI 0101

---

**Building Work**

**CONSERVATORY & PERGOLA**

Building Consent number: 76214

Issued by: WHANGAREI DISTRICT COUNCIL

*Creating the ultimate  
living environment*

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



### Code Compliance

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

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

---


### Council Charges

The Council's total charges payable on the uplifting of this code compliance certificate in accordance with the attached details are: \$0.00

---

This is a final code compliance certificate issued in respect of all of the building work under the above building consent

---

  
Signature

BUILDING COMPLIANCE OFFICER  
Position

On behalf of: WHANGAREI DISTRICT COUNCIL

Date: 21 Dec 2005

**Final Code Compliance certificate 76214**



BOX  
700

SCANNED

Private Bag 9023 | Whangarei 0148 | New Zealand  
T: 09 430 4200 | 0800 WDC INFO | 0800 932 463 | F: 09 438 7632  
W: www.wdc.govt.nz | E: mailroom@wdc.govt.nz



WHANGAREI  
DISTRICT COUNCIL

## Certificate of Acceptance No CA1700011

COPY

### Section 99, Building Act 2004

Issued: 17 May 2017



DEC

#### The Building

Street address of building: 67B Whau Valley Road  
Whangarei 0112

Legal description of land where building is located: LOT 2 DP 90855

LLP: 45524

Building name: N/A

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

Level/unit number: N/A

#### The Owner

J N Scott  
J Scott  
67B Whau Valley Road  
Whangarei 0112

Phone number: N/A

Mobile number: 0212701120

Facsimile number: N/A

Email address: jeff.scott@scottelectrical.co.nz

Website: N/A

Street address/registered office: 67B Whau Valley Road  
Whangarei 0112

First point of contact for communications with Council/building consent authority

#### Contact Person

Award Inspections Limited  
23 Port Road  
Whangarei 0110

Phone number: 4385848

Mobile number: 0211313998

Facsimile number: N/A

Email address: nick@awardinspections.co.nz

Website: www.awardinspections.co.nz

#### Acceptance of Compliance

The territorial authority named below is satisfied, to the best of its knowledge and belief and on reasonable grounds, that, insofar as it can ascertain, the building work described below complies with the building code:

#### Alteration to Existing Dwelling - Bathroom



The territorial authority was only able to inspect the following parts of the building work and this certificate is qualified as follows:

Construct shower room including water closet in existing basement.

**New Zealand Building Code clauses assessed and deemed to comply:**

- E3 – Internal moisture
- D1 – Access routes
- G1 – Personal hygiene
- G4 – Ventilation
- G9 – Electricity
- G12 – Water supplies
- G13 – Foul water

**This certificate excludes the following building work:**

- B1 – Structure
- B2 – Durability

All other code clauses not applicable.

Nothing in this certificate 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 building work.



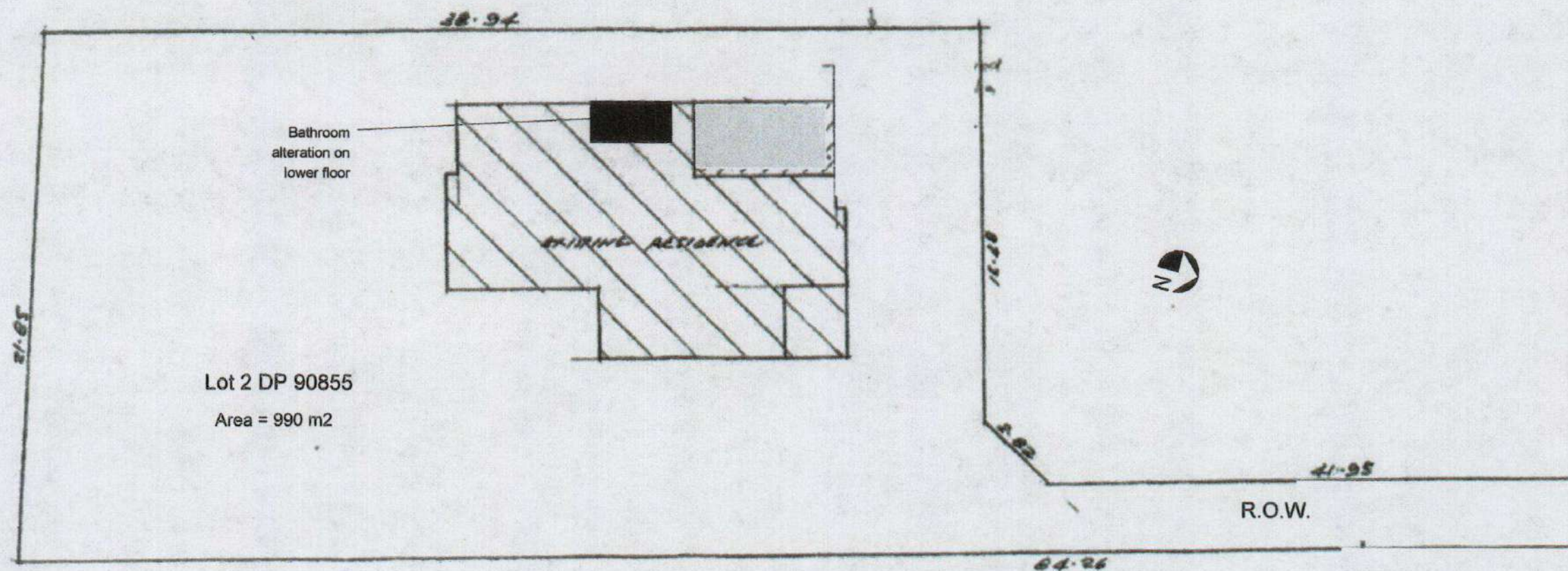
Kevin Richards  
Senior Building Controls Officer  
On behalf of Whangarei District Council

17 May 2017  
Date





PLAN



RECEIVED  
CUSTOMER SERVICES  
22 MAR 2017  
WHANGAREI  
DISTRICT COUNCIL

  
**AWARD INSPECTIONS**  
BUILDING CONSULTANTS  
72 MAUNU ROAD, WHANGAREI  
EMAIL: NICK@AWARDINSPECTIONS.CO.NZ  
PHONE: 09 438 5848  
MOBILE: 021 131 3998

67b Whau Valley Rd  
Alterations

Site Plan  
Date: 17 December 2016  
Scale: 1:200 Sheet Size A3  
Page: 1 of 2



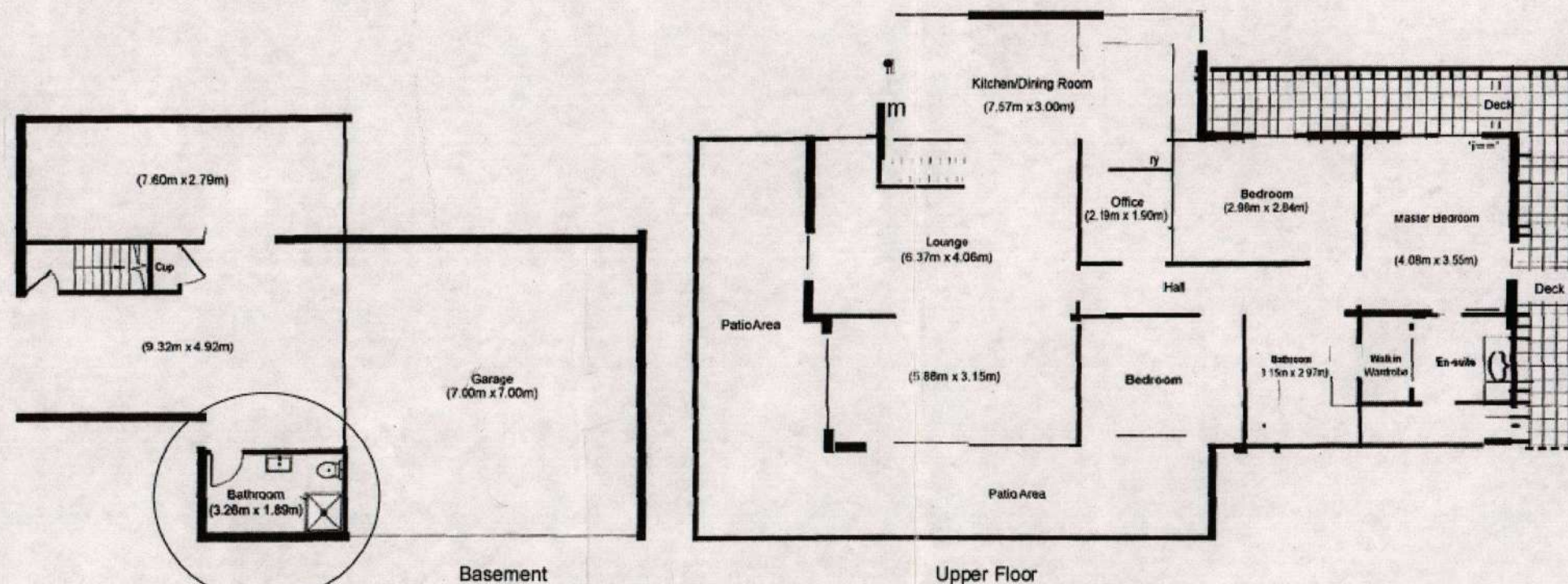


FIGURE 1: Floor Plan

 <b>AWARD INSPECTIONS</b> BUILDING CONSULTANTS 72 MAUNU ROAD, WHANGAREI EMAIL: NICK@AWARDINSPECTIONS.CO.NZ PHONE: 01 438 9545 MOBILE: 021 131 3998	
<b>67b Whau Valley Rd</b> <b>Alterations</b>	
Floor Plan	
Date: 17 December 2016	
Scale: 1:50	Sheet Size: A3
Page: 2 of 2	



# WHANGAREI CITY CORPORATION

12488

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

13200 No 674

Date 22/12/1980

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

Please print clearly and firmly

Address 67 B WHARU VALLEY RD

Lot No. 2 L.T. D.P. No. 90855

Legal Owner MRS. FINLAYSON

Assess No.

Name of Applicant SUB-DIV. INSP

Inspector's Signature M. Dickie

Applicant's Postal Address

Receipt No. 740713 - 715

Date 18.12.80

Applicant's Signature R. B. G.

Cashier's Signature

### DRAINAGE CONNECTIONS

In consideration of the Council undertaking to construct and provide a sewer/stormwater connection to the above said land, I agree to pay for such service the charge set out hereunder, and such charge to be paid prior to the Council commencing work.

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

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

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

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

### WATER CONNECTION

Size of connection required 15 mm to service SUB-DIV (subdivision, section, dwelling, factory, etc.)

Fee \$ 6.5

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

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

### PERMIT TO CROSS FOOTWAY

I hereby make application under Clause 111 Whangarei C.C. By-law No. 2 1964 for a permit to take a vehicle over the footway to the property owned by

at Permit Fee \$

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

Dated / / 19 Signature of Applicant

TO DIRECTOR OF FINANCE I hereby apply for the refund of deposit No 674

Name of Applicant (block letters)

Signature of Applicant Dated / / 19

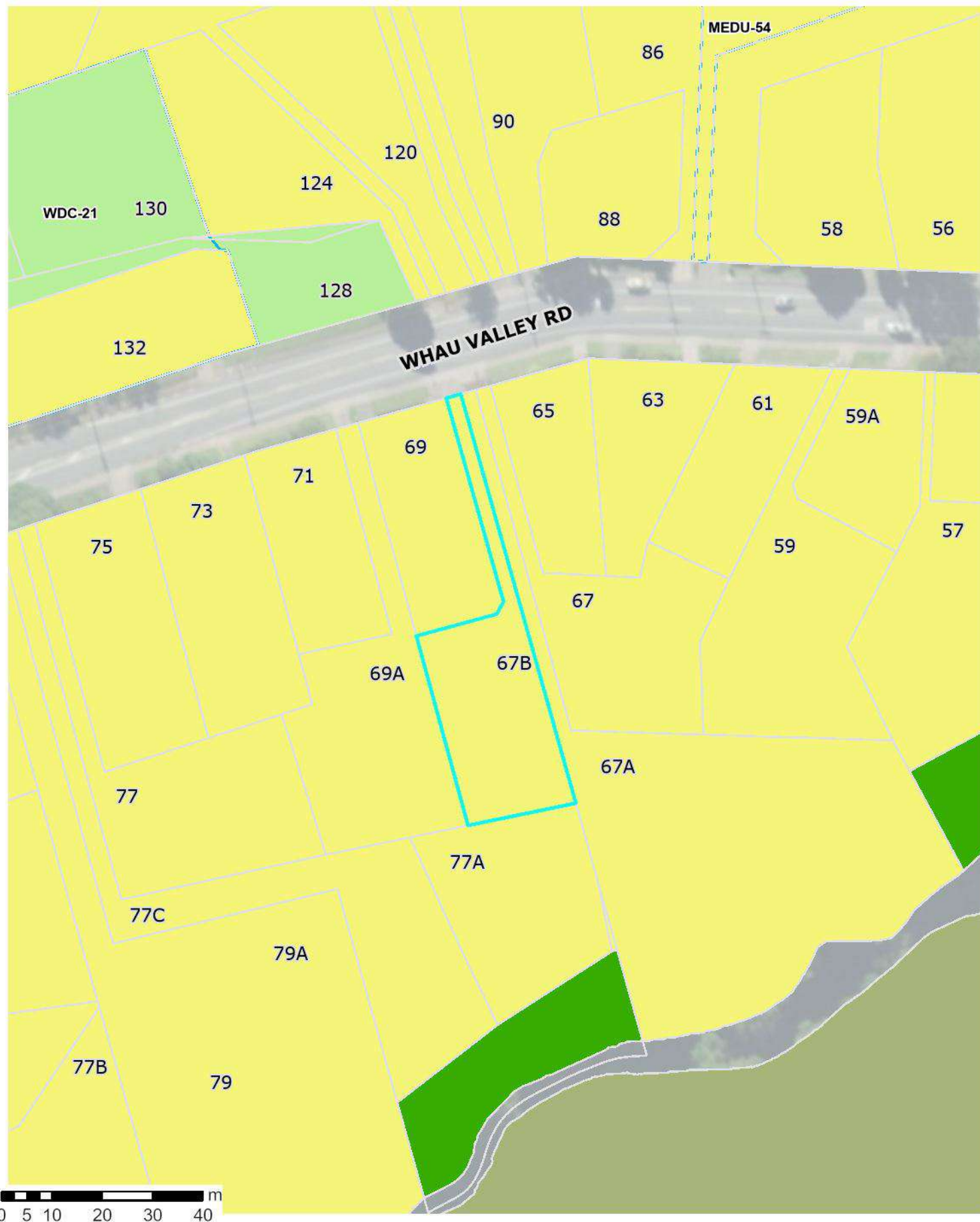
For Office Use Only

Footway inspected and refund approved.

For Director of Operations Dated / / 19



# Operative District Plan - Area Specific Matters



The information displayed is schematic only and serves as a guide. It has been compiled from Whangarei District Council records and is made available in good faith but its accuracy or completeness is not guaranteed.

11 November 2025  
Scale 1:1,000

Parcel Information is sourced from the Land Information New Zealand (LINZ) Data Service.  
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# Operative District Plan – Map Legend

## District-Wide Matters

### Energy, Infrastructure and Transport

- Airport Runway
- Indicative Road
- National Road
- Regional Road
- Arterial Road
- Primary Collector Road
- Secondary Collector Road
- Low Volume Road
- Access Road
- Strategic Road Protection Area
- Strategic Railway Protection Line
- National Grid Tower
- Northpower Tower CEL-Cat1
- National Grid Line
- Northpower Overhead Critical Line Cel-Cat1
- Northpower Critical Overhead Lines CEL
- Northpower Critical Underground Lines CEL

### Hazards and Risks

- Coastal Erosion Hazard 1
- Coastal Erosion Hazard 2
- Flood Susceptible Areas
- Mining Hazard Area 1
- Mining Hazard Area 2
- Mining Hazard Area 3

### Historical and Cultural Values

- Notable Tree Overlay
- Heritage Item Overlay
- Heritage Area Overlay
- Sites of Significance to Maori
- Areas of Significance to Maori

### Natural Environment Values

- Esplanade Priority Area
- Coastal Marine Area (CMA) boundary
- Goat Control Areas
- Outstanding Natural Feature
- Outstanding Natural Landscape

### General District-Wide Matters

- Air Noise Boundary
- Outer Control Boundary
- Helicopter Hovering Area
- Noise Control Boundary Overlay
- Rail noise alert area
- Rail vibration alert area
- QRA Quarrying Resource Area
- QRA Mining Area
- QRA Buffer Area
- QRA 500m Indicative Setback
- Coastal Environment Overlay
- Outstanding Natural Character Area
- High Natural Character Area

## Area Specific Matters

- Designation
- Precinct
- Development Area

### Residential Zones

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

### Rural Zones

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

### Commercial and Mixed Use Zones

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

### Industrial Zones

- Light Industrial Zone
- Heavy Industrial Zone

### Open Space and Recreation Zones

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

### Special Purpose Zones

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

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

It has been compiled from Whangarei District Council records and is made available in good faith, but its accuracy or completeness is not guaranteed.

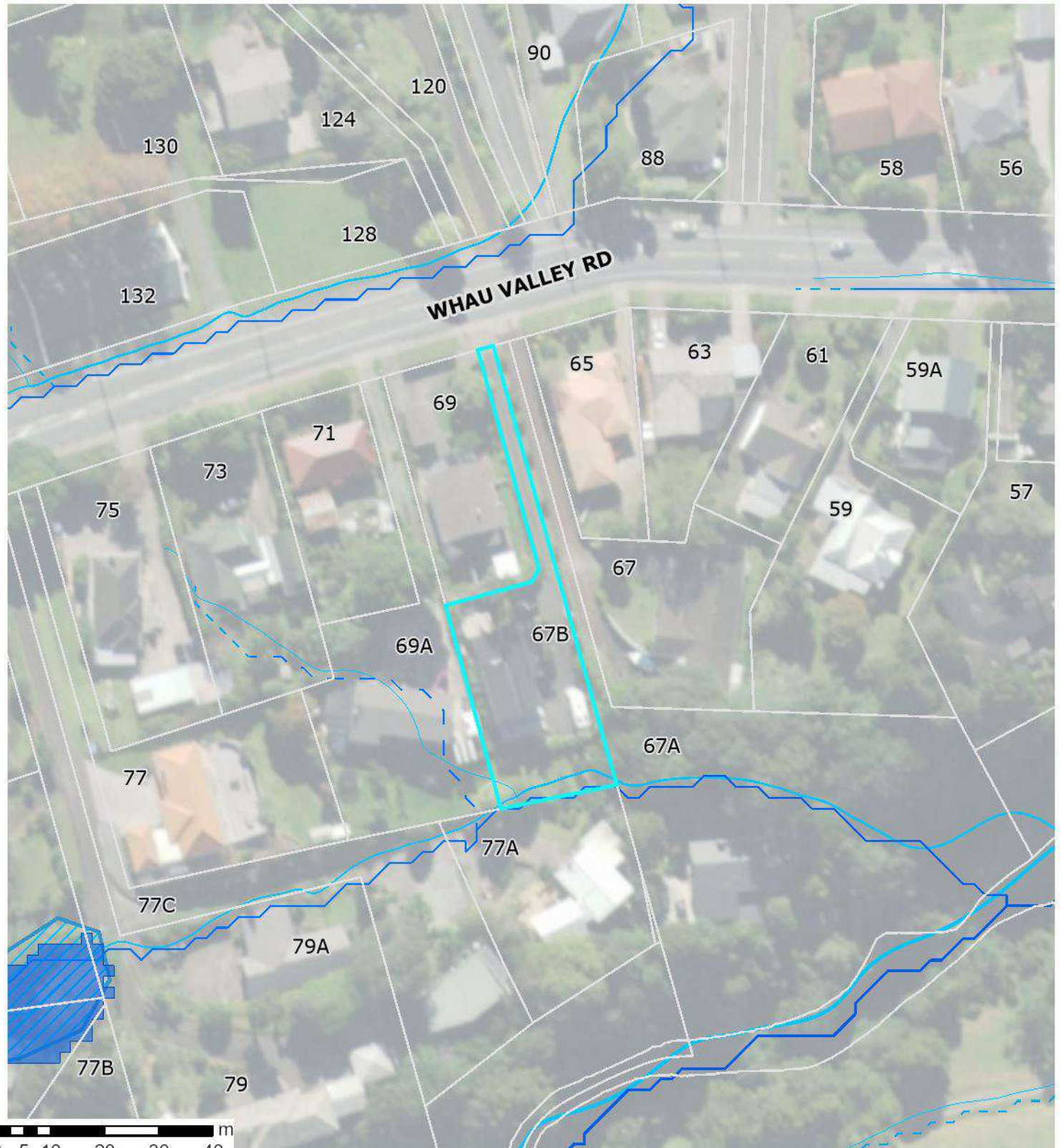
The Whangarei District Council district plan GIS data was created at a specific point in time.

Land parcel Information is sourced from the Land Information New Zealand (LINZ) Data Service. The LINZ land parcel information may be updated by LINZ at any time from that time, which may result in misalignments with Whangarei District Council information.

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# Stormwater Catchment and Flood Management



## Overland Flow Paths 2021

### Modelled Catchment Flowpaths 2021

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

### Surface Depression Ponding Areas 2021

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

## Overland Flow Paths 2017

### Catchment Area 2017

- 0.2 - 1.0 Ha
- 1.0 - 2.0 Ha
- 2.0 - 5.0 Ha
- > 5.0 Ha

### Depression Storage Areas 2017

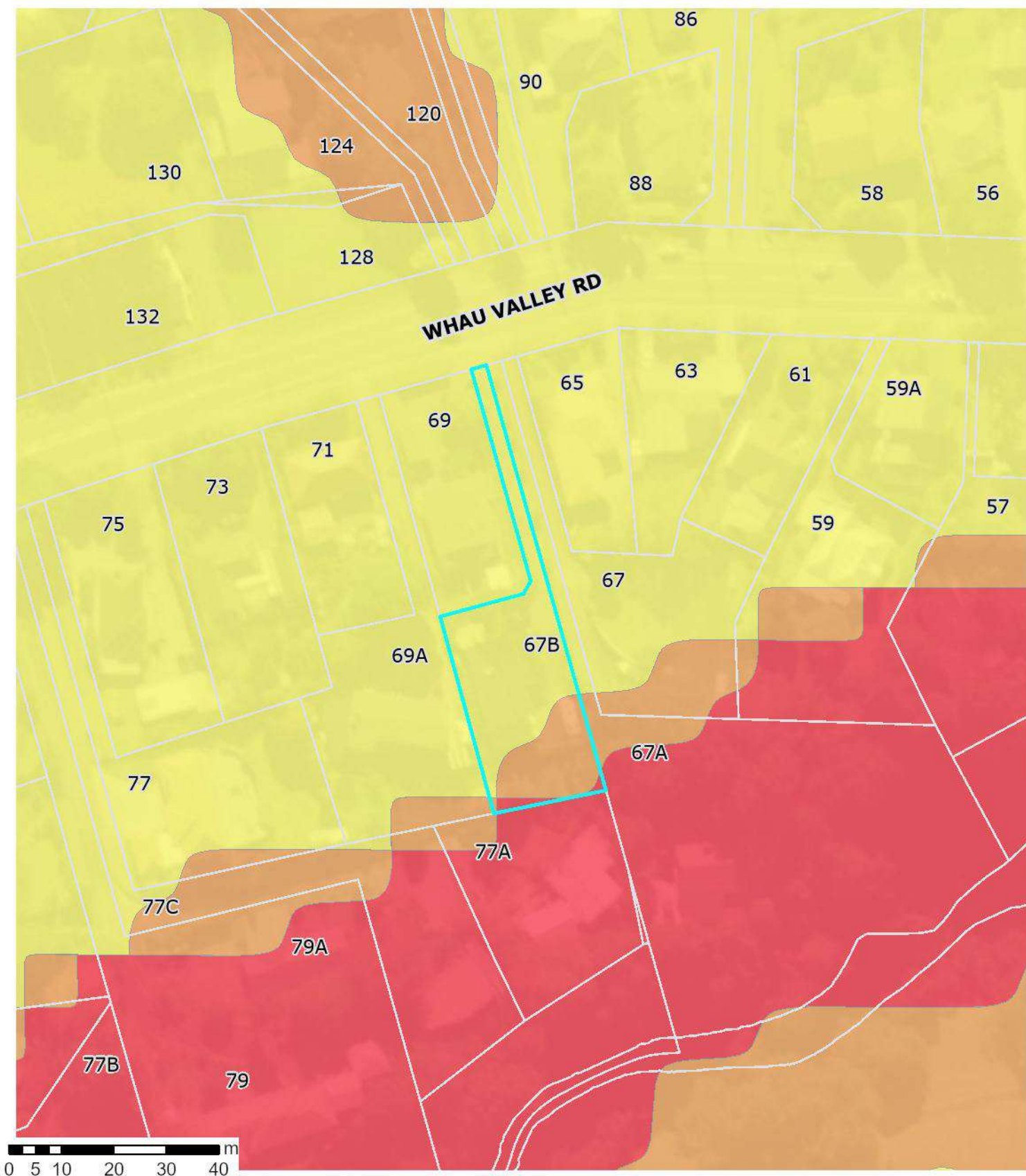
- Depression Storage Areas

11 November 2025

Scale 1:1,000



# Land Instability



## Landslide Susceptibility Zone

- High
- Moderate
- Low

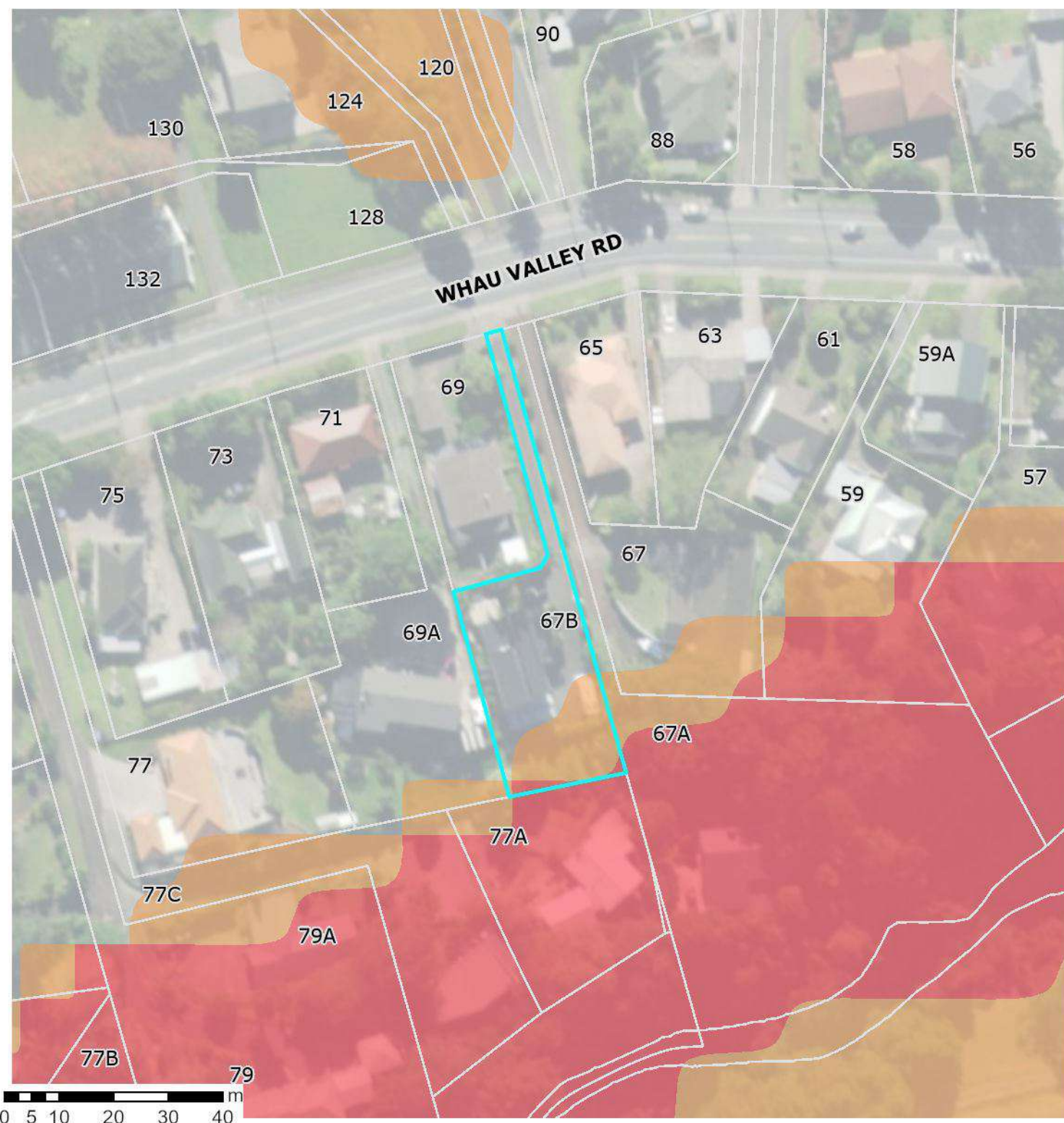
Whangārei District Council holds indicative information on land stability hazard for Whangārei. The Whangārei District Council may require site-specific investigations before granting future subdivision or building consent for the property, depending on the level of stability risk of the area the property is in. Tonkin + Taylor Ltd Landslide Susceptibility assessment report: <https://www.wdc.govt.nz/files/assets/public/v2/documents/council/reports/hazard-reports/land-stability/landslide-susceptibility-technical-report.pdf>

11 November 2025  
Scale 1:1,000





# District Plan Change 1 - Natural Hazards Land Instability



PC1 - Natural Hazards

Land Instability

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

11 November 2025

Scale 1:1,000



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

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