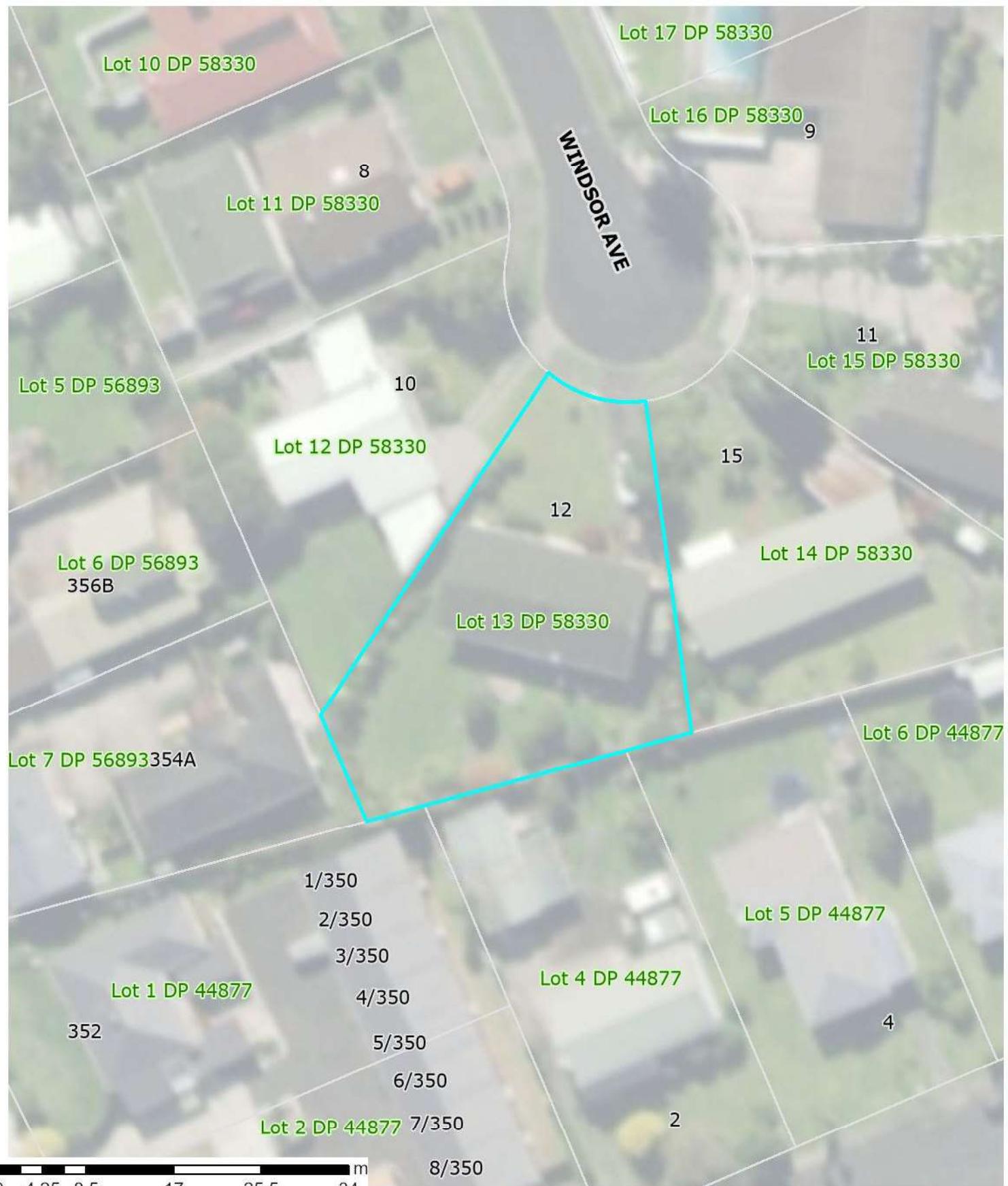


Property Map



New Subdivisions

- Proposed Pre-223**
- 223 Certificate**

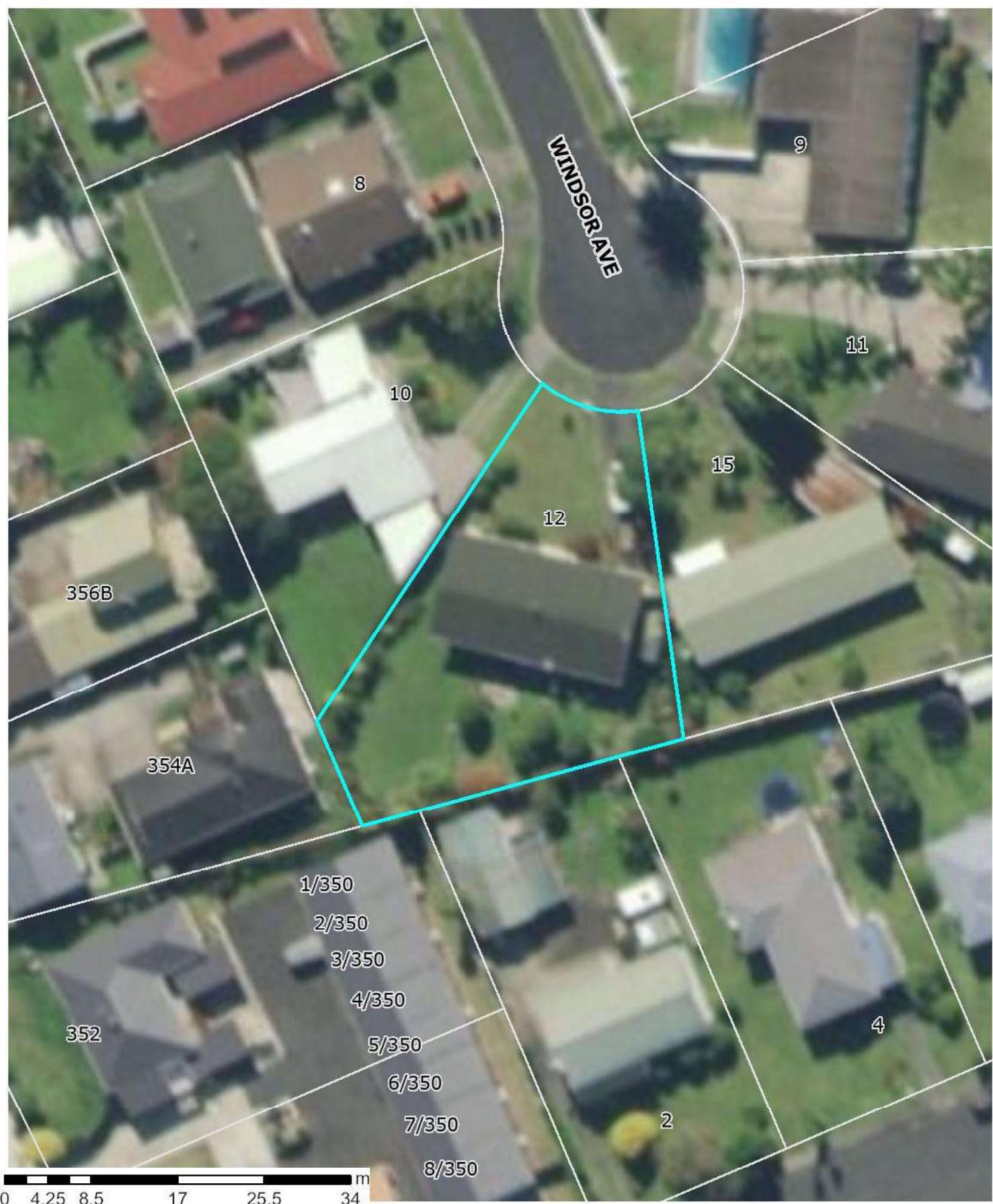
New subdivisions: Proposed as accepted, pre-223 and 223 Certificate with set Conditions. 11 November 2025

Scale 1:500

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



Aerial Photography



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

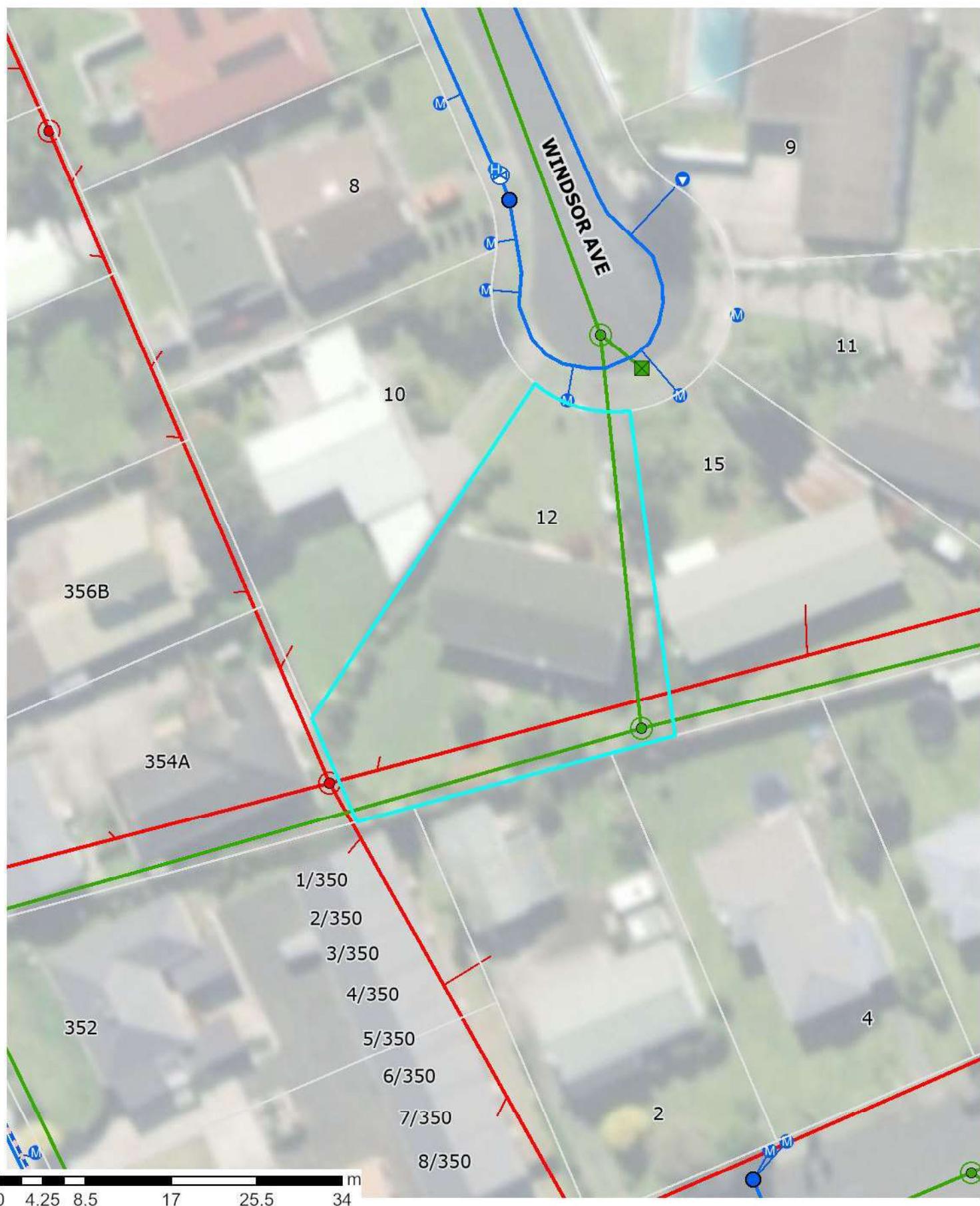
11 November 2025

Scale 1:500



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

Water, Wastewater and Stormwater



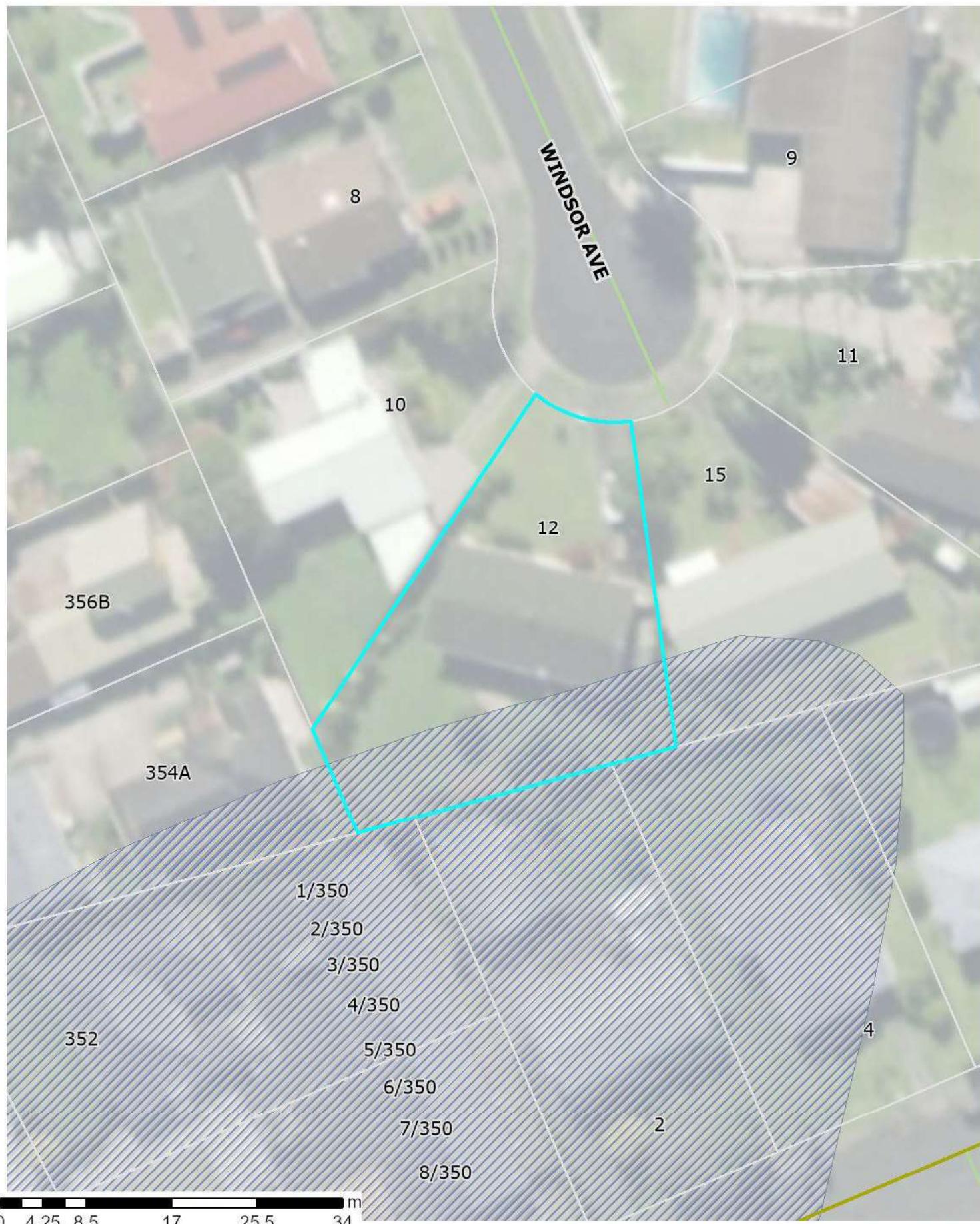
This information is generalized and shows the approximate location of the Public pipeline services. For digging, the As-Built engineering drawings must be used to accurately locate the services. See WDC Customer Services.

11 November 2025
Scale 1:500

Water, Wastewater and Stormwater – Map Legend

Water	Stormwater	Wastewater
Water Point	Stormwater Point	Wastewater Point
Actuator	End Structure	Backflow Device
 WDC	 WDC	 WDC
 Private	 Private	 Private
Backflow Device	Fitting Node	End Structure
 WDC	 WDC	 WDC
 Private	 Private	 Private
Bore	GPT	Fitting Node
 WDC	 WDC	 WDC
 Private	 Private	 Private
End Structure	Manhole	Manhole
 WDC	 WDC	 WDC
 Private	 Private	 Private
Fitting Node	Pump	Meter
 WDC	 WDC	 WDC
 Private	 Private	 Private
Hydrant	Stormwater Inlet	Motor Control Centre
 WDC	 WDC	 WDC
 Private	 Private	 Private
Meter	Valve	Pump
 WDC	 WDC	 WDC
Meter Manifold		 Private
 WDC		
 Private		
Pump	Stormwater Line	Valve
 WDC	Abandoned Pipe	 WDC
 Private		 Private
Valve	Culvert	
 WDC	 WDC	
 RED	 Private	
 Private		
Water Line	Drainage	Wastewater Line
Abandoned Pipe	Main	Abandoned Pipe
 Dashed	 WDC	 Dashed
Trunk Main	 Private	 Dashed
 WDC		 Private
 Private		 Dashed
Other Main	Main	Other
 WDC	 WDC	 WDC
 Private	 Private	 Private
Process Pipework	Service Line	Process Pipework
 WDC	 WDC	 WDC
 Private	 Private	 Private
Reticulation	Surface Drain	Service Line
 WDC	 WDC	 WDC
 Private	 Private	 Private
Service Line	Stormwater Area	Wastewater Area
 WDC	Basin	Chamber
 Private	 WDC	 WDC
Water Area		 Private
Chamber	Chamber	Pressure Sewer System
 WDC	 WDC	 Public
 Private	 Private	 Private
Reservoir		
 WDC		
 Private		

Operative District Plan - District-Wide Matters



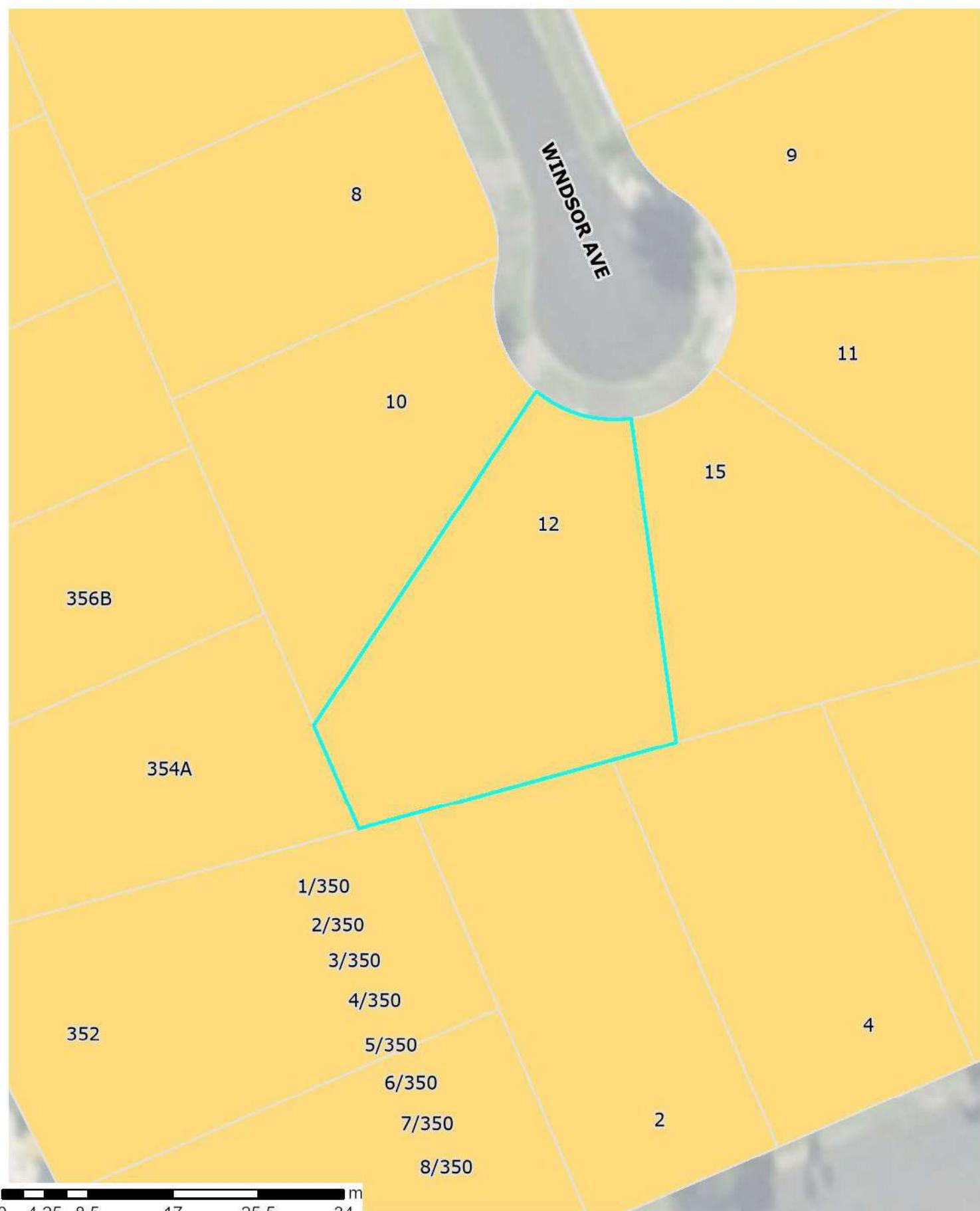
The information displayed is schematic only and serves as a guide. It has been compiled from Whangarei District Council records and is made available in good faith but its accuracy or completeness is not guaranteed.

11 November 2025
Scale 1:500

Parcel Information is sourced from the Land Information New Zealand (LINZ) Data Service.
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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 1:500

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

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

Rural Zones

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

Commercial and Mixed Use Zones

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

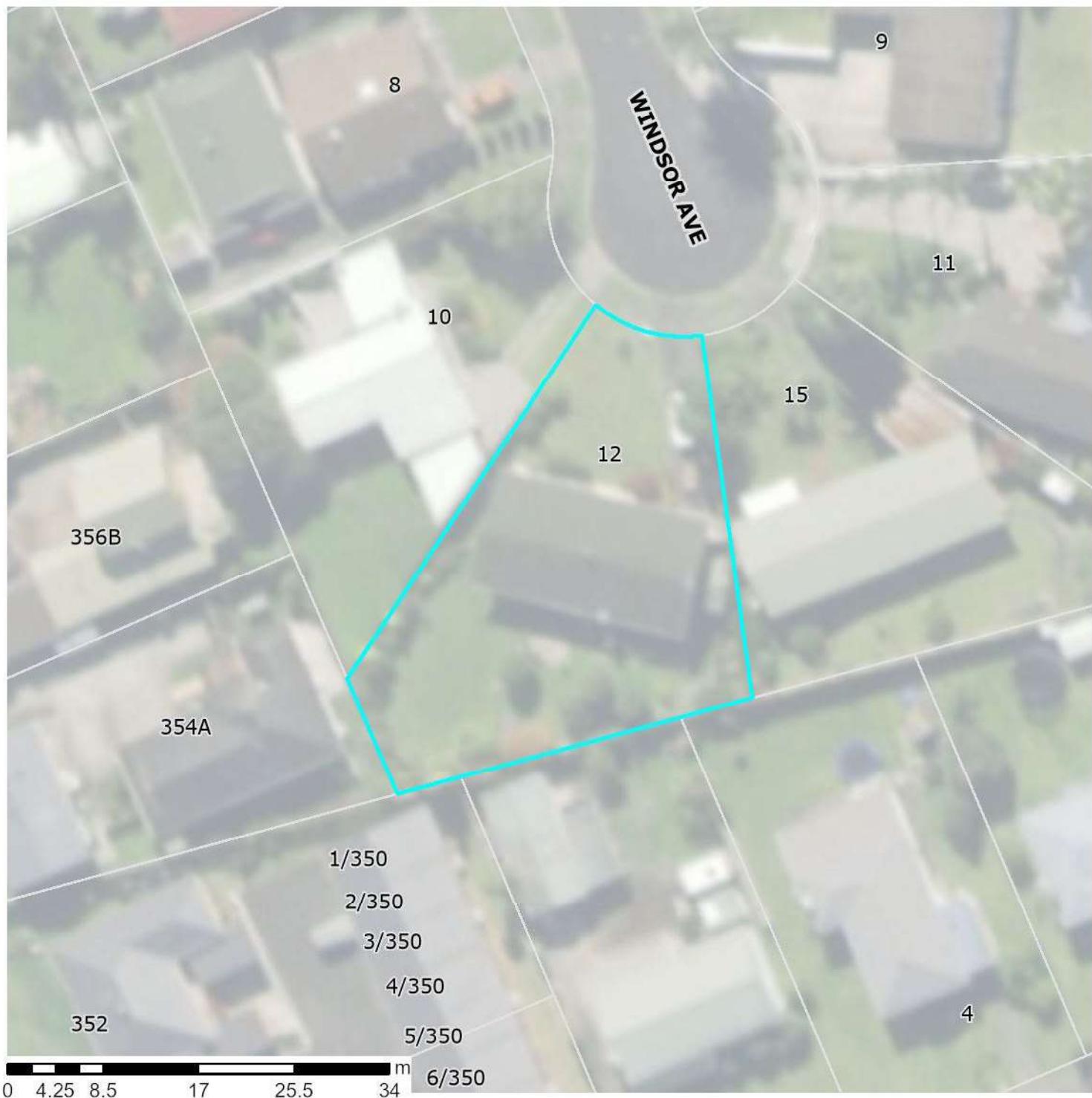
The information displayed is schematic only and serves as a guide.

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

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

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

District Plan Change 1 - Natural Hazards Coastal Erosion and Coastal Flooding



PC1 - Natural Hazards

Coastal Erosion Hazards

- CEHA 0 (Current)
- CEHA 1 (50 years)
- CEHA 2 (100 years)
- CEHA 3 (100 years + Rapid Sea Level Rise Scenario)

Coastal Flood Hazards

- CFHA 0 (Current)
- CFHA 1 (50 years)
- CFHA 2 (100 years)
- CFHA 3 (100 years + Rapid SLR Scenario)

11 November 2025

Scale 1:500



Information provided on this map forms part of Plan Change 1 – Natural Hazards.

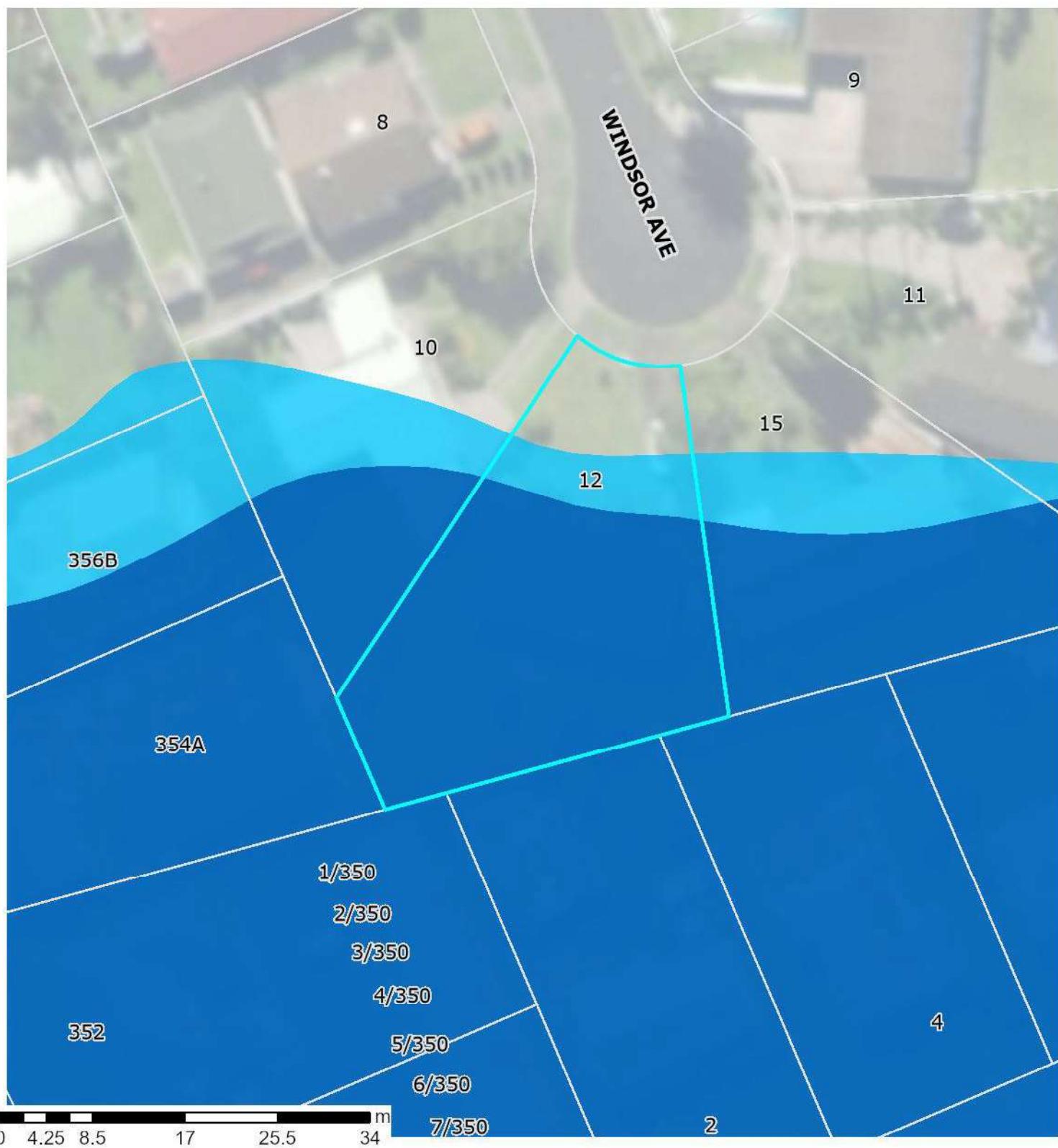
To view the maps and see how the changes may affect the property please visit:

<https://www.wdc.govt.nz/Services/Planning/District-Plan-changes/Current-plan-changes>.

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

District Plan Change 1 - Natural Hazards

Flooding



PC1 - Natural Hazards

Flood Hazard Area

- 10 Year Flood Hazard Area
- 100 Year Flood Hazard Area

11 November 2025

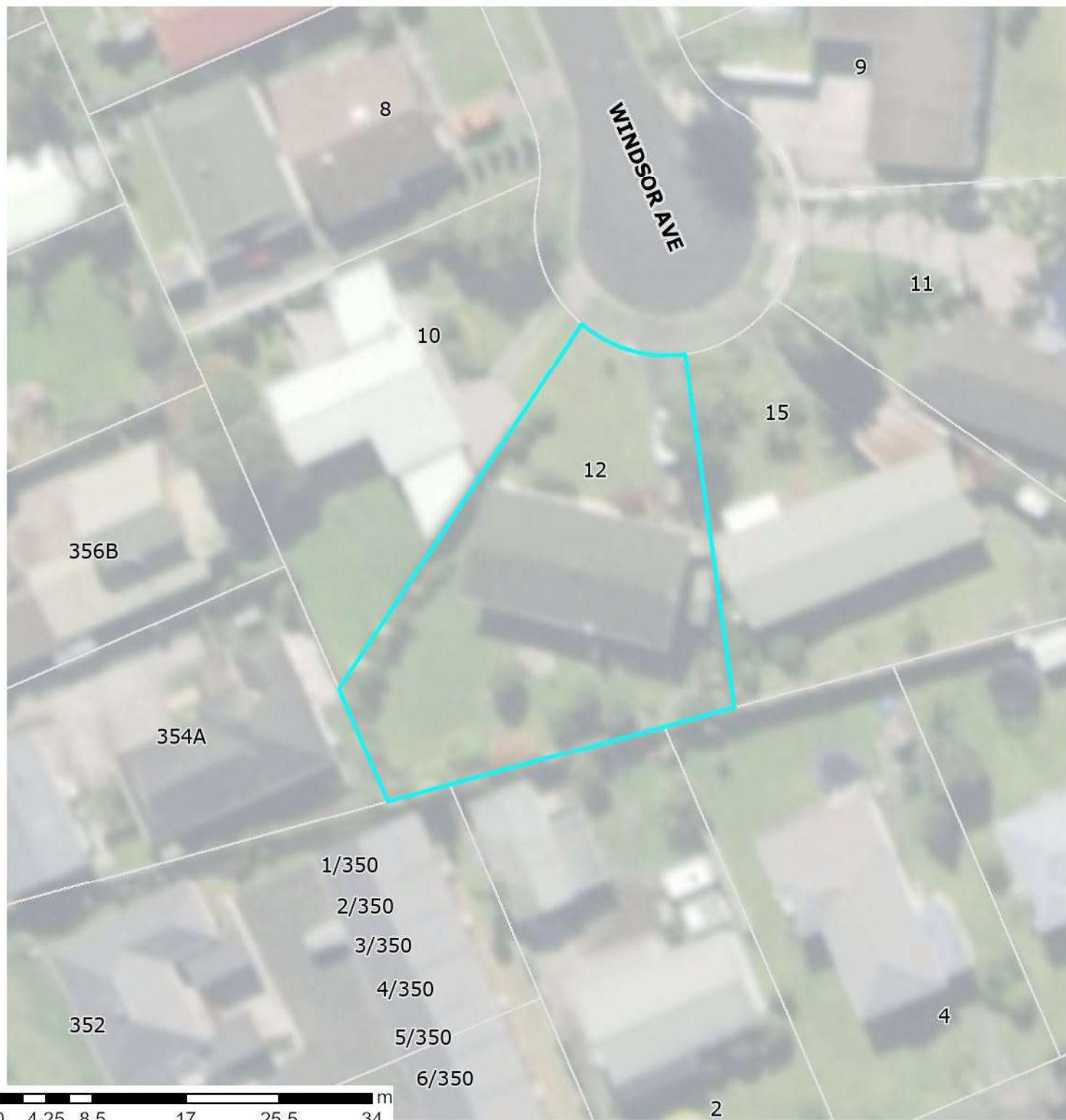
Scale 1:500



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

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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 1:500

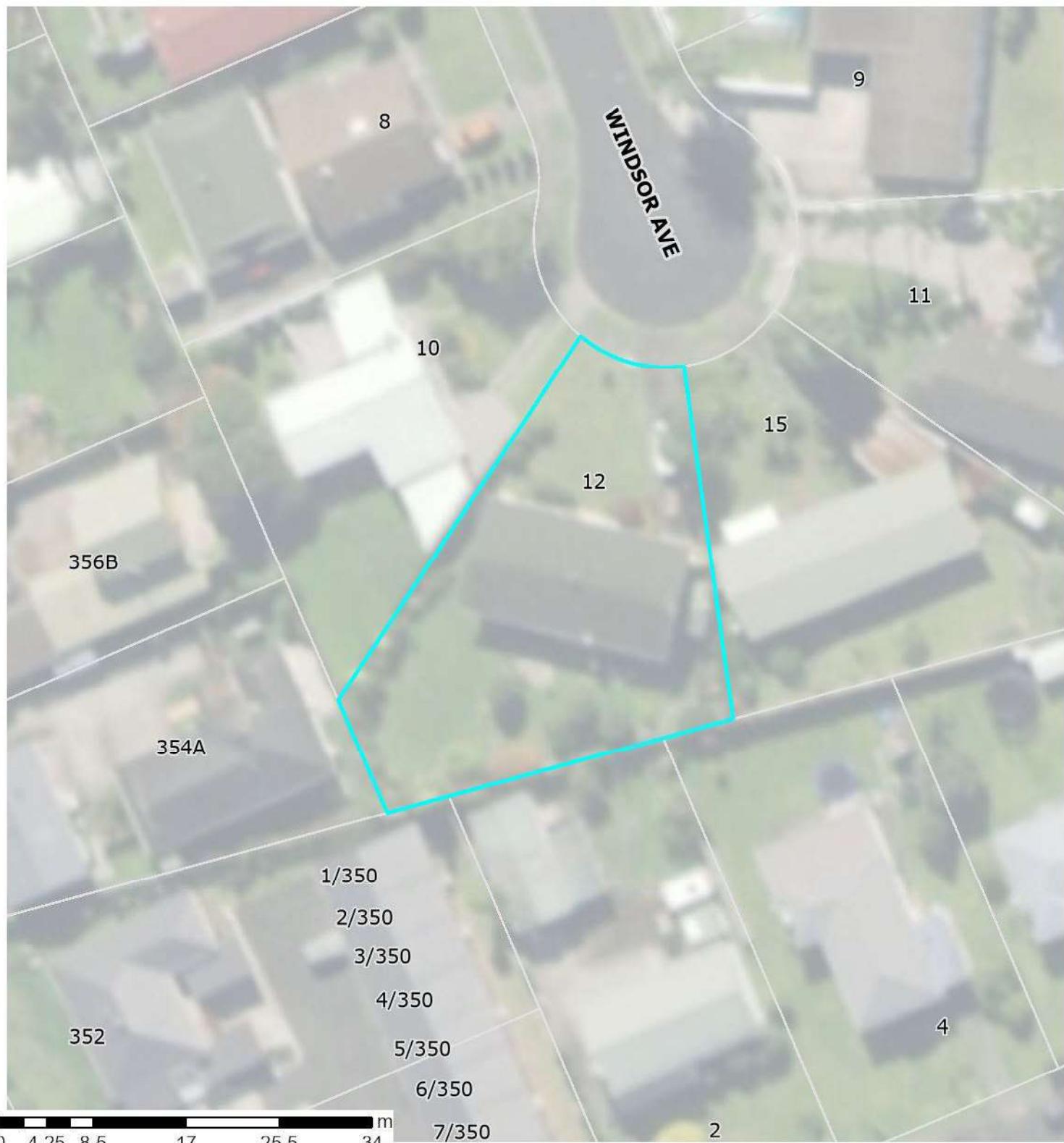


Information provided on this map forms part of Plan Change 1 – Natural Hazards.
To view the maps and see how the changes may affect the property please visit:
<https://www.wdc.govt.nz/Services/Planning/District-Plan-changes/Current-plan-changes>.

The information displayed is schematic only and serves as a guide. It has been compiled from Whangarei District Council records and is made available in good faith but its accuracy or completeness is not guaranteed. Parcel Information is sourced from the Land Information New Zealand (LINZ) Data Service.
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District Plan Change 1 - Natural Hazards

Mining Subsidence or Precinct



PC1 - Natural Hazards
Mining Subsidence Hazard Area

Precinct

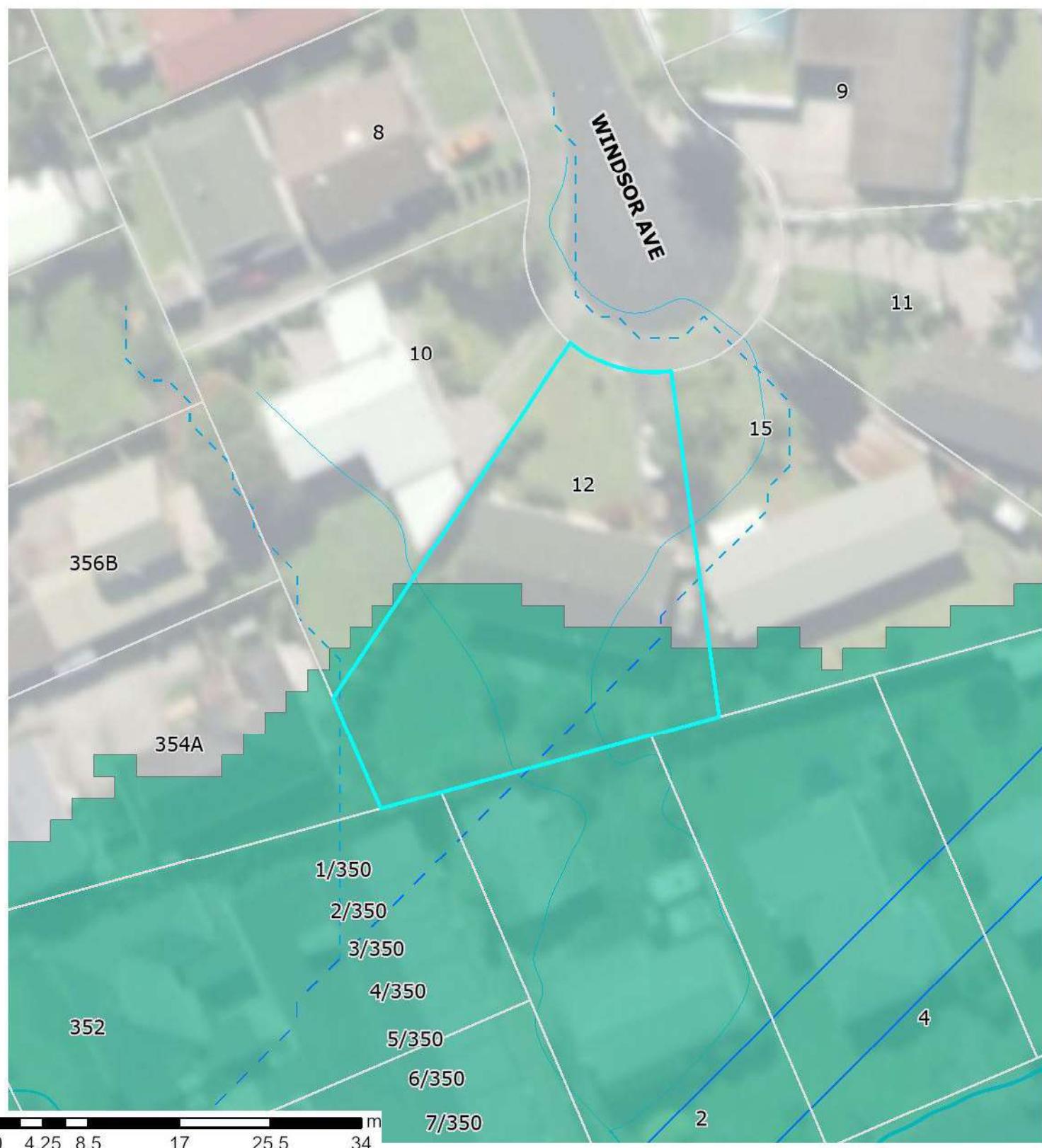
-  Mining Hazard Area 1
-  Mining Hazard Area 2
-  Mining Hazard Area 3

11 November 2025
Scale 1:500



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

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

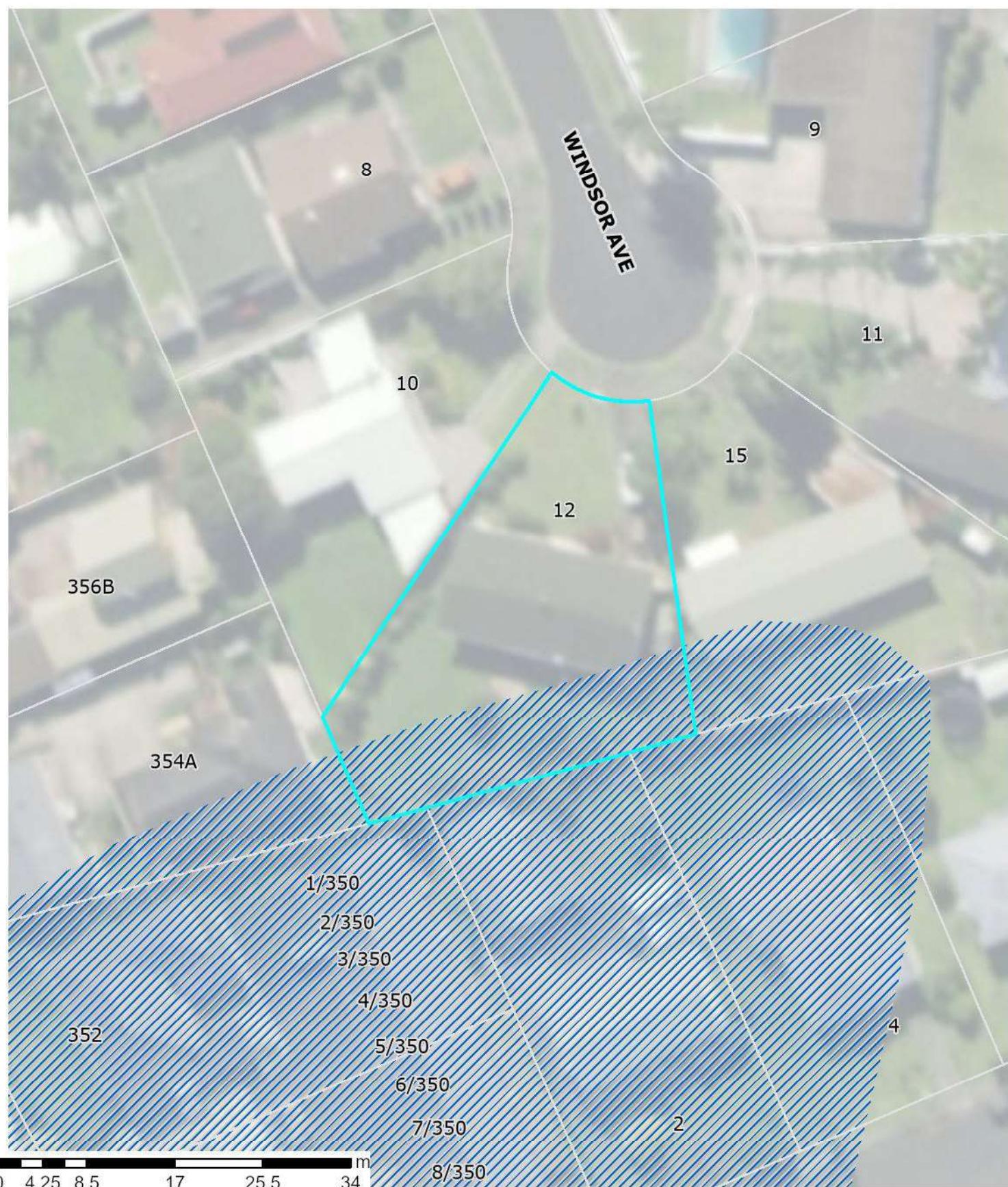
Catchment Area 2017

0.2 - 1.0 Ha	11 November 2025
1.0 - 2.0 Ha	Scale 1:500
2.0 - 5.0 Ha	
> 5.0 Ha	

Depression Storage Areas 2017

- Depression Storage Areas

Flood Susceptibility Review



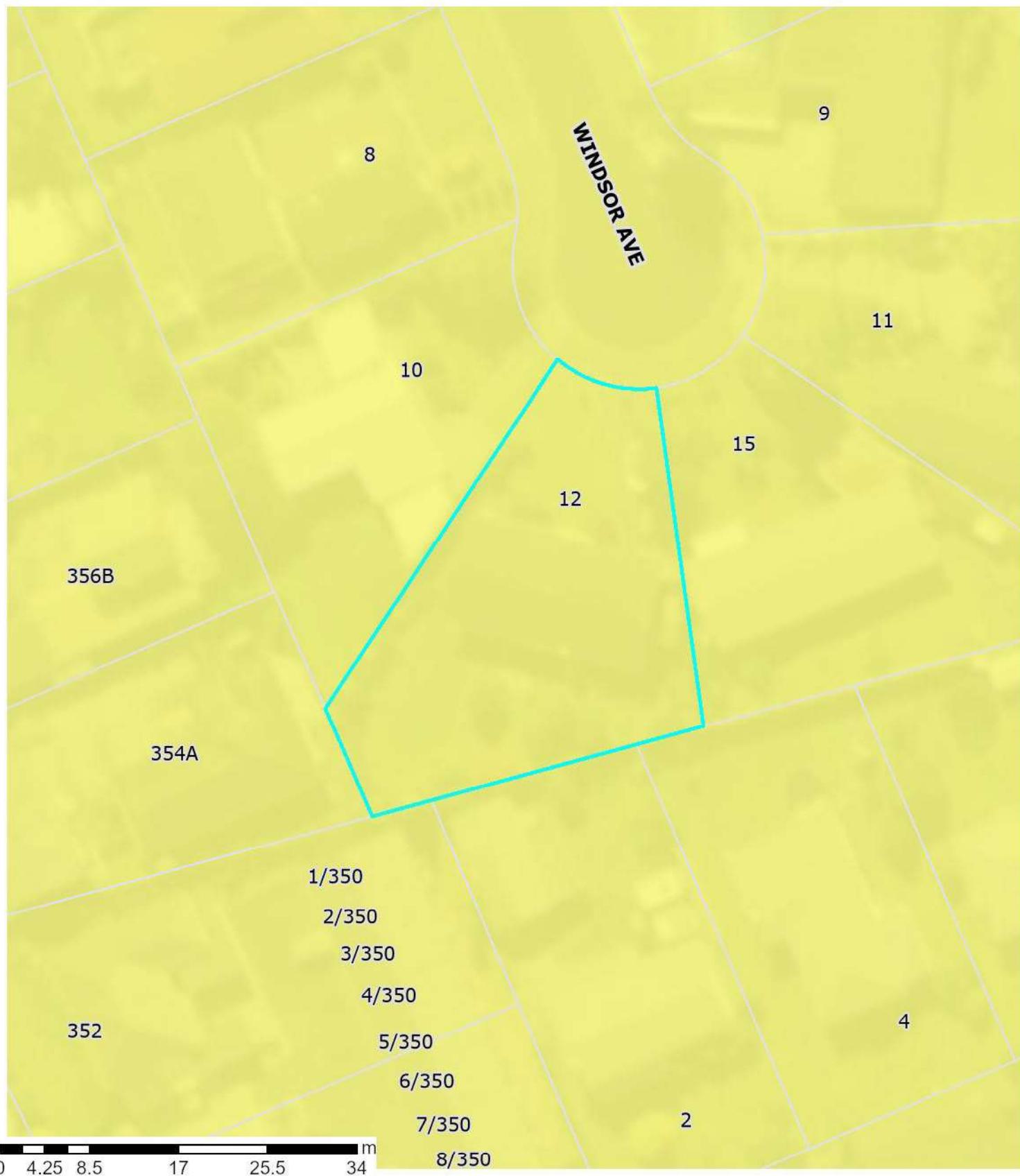
Flood Susceptible
Accepted by Council Decision for
District Plan

Flood susceptibility areas are symbolized to show the information from the District Plan Flood Susceptible Areas: 'Accepted by Council Decision' (in diagonal blue). Floods information shown is approximate and should not be used as a replacement for site specific investigation and assessments. The absence of hazard information shown does not mean that there is none, only that the information may not yet have been collected.

11 November 2025
Scale 1:500



Land Instability



Landslide Susceptibility
Zone

- High (Red)
- Moderate (Orange)
- Low (Yellow)

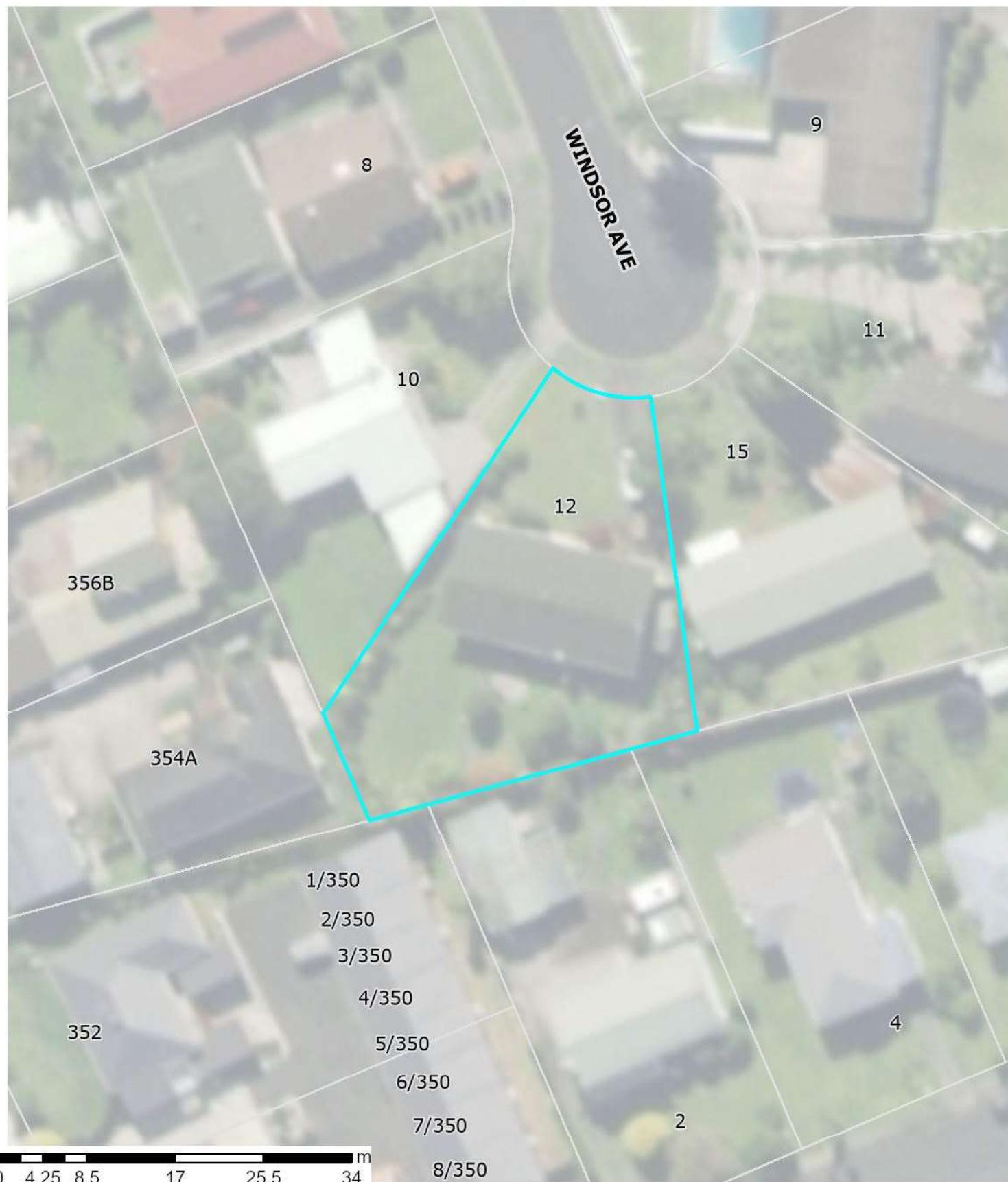
Whangarei District Council holds indicative information on land stability hazard for Whangarei. The Whangarei District Council may require site-specific investigations before granting future subdivision or building consent for the property, depending on the level of stability risk of the area the property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

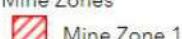
Scale 1:500



Mine Zones



Mine Zones

 Mine Zone 1

This Mine Zone hazard information is from a Tonkin & Taylor engineering report Hikurangi: Jan 2001 Ref No: 18596 and Kamo: July 2013 Ref No: 29269

 Mine Zone 2

Hazard information as shown is approximate and should not be used as a replacement for site specific investigation and assessments. The absence of hazard information shown does not mean that there is none, only that the information may not yet have been collected

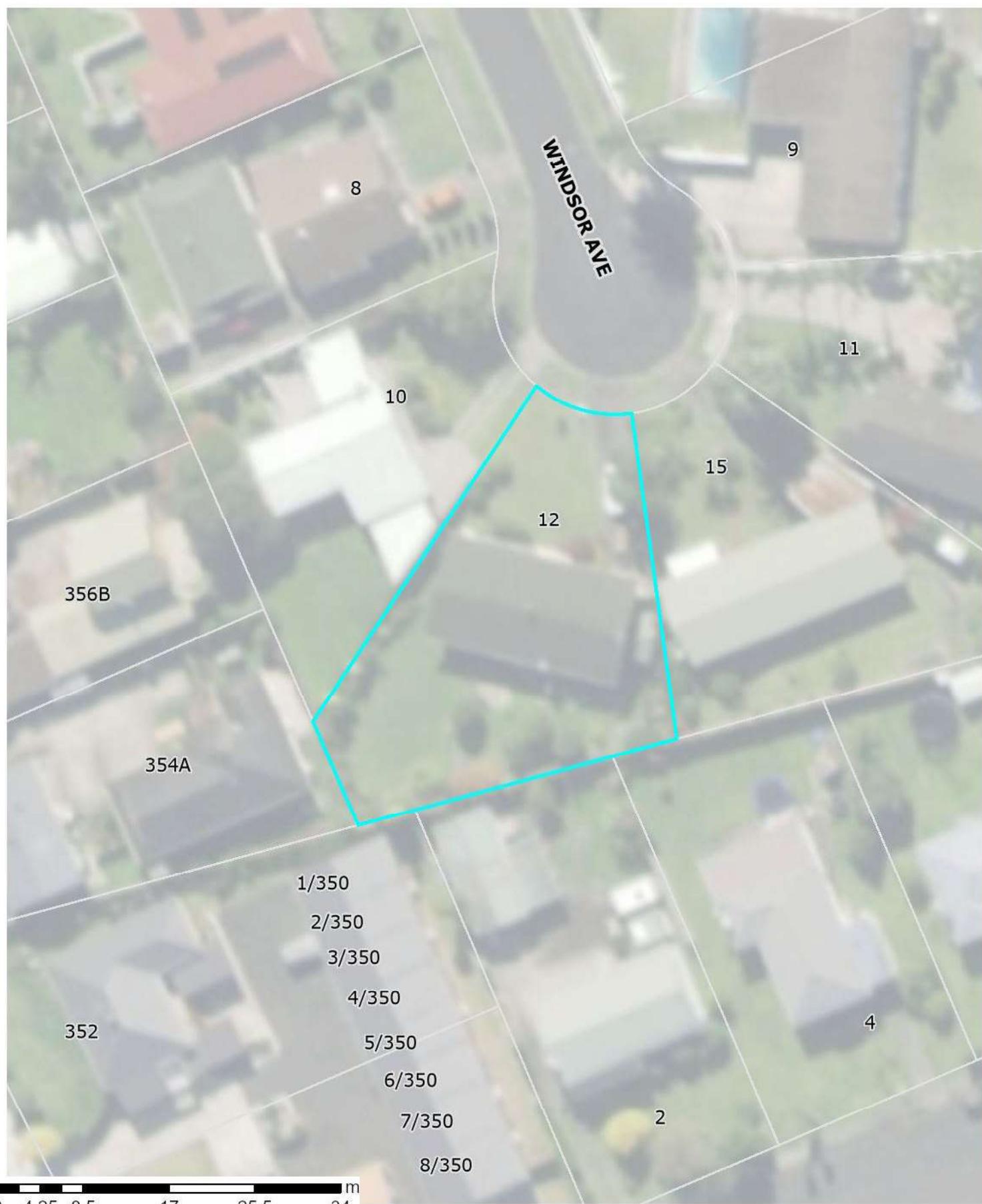
 Mine Zone 3

11 November 2025

Scale 1:500



Acid Sulphate Soil (Risk/Confirmed)



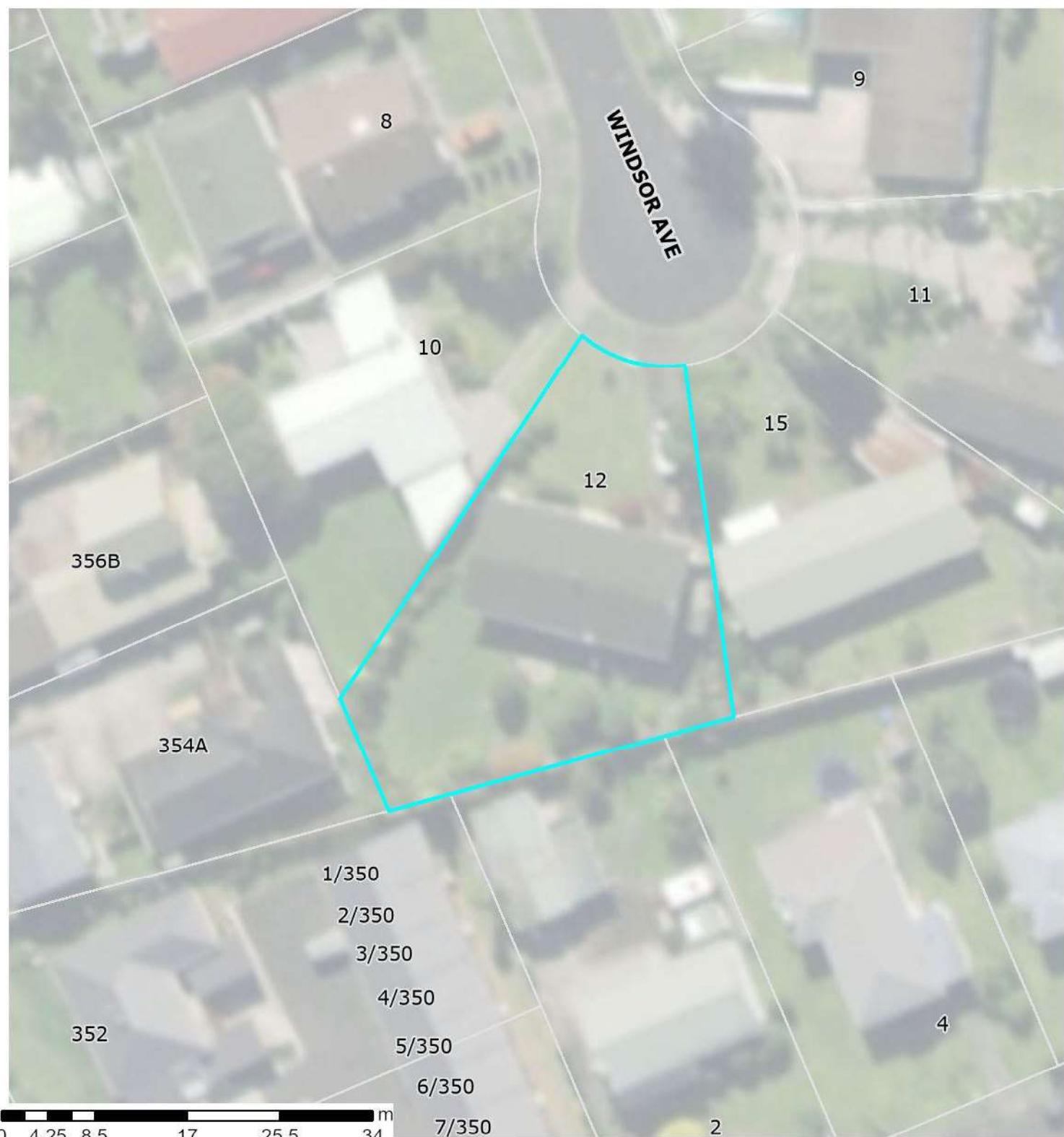
-  Confirmed Acid Sulphate Soil
-  Acid Sulphate Soil Risk

These soils, where present, can generate acidic groundwater and may require consideration with regard to land drainage and selection of building materials for buried structures.

11 November 2025
Scale 1:500



Archaeological and Historical Sites



Archaeological and Historical Sites

Heritage New Zealand
Pouhere Taonga



The historic places data is sourced from Heritage New Zealand Pouhere Taonga.
<https://www.heritage.org.nz/>

11 November 2025
Scale 1:500



NZAA Sites

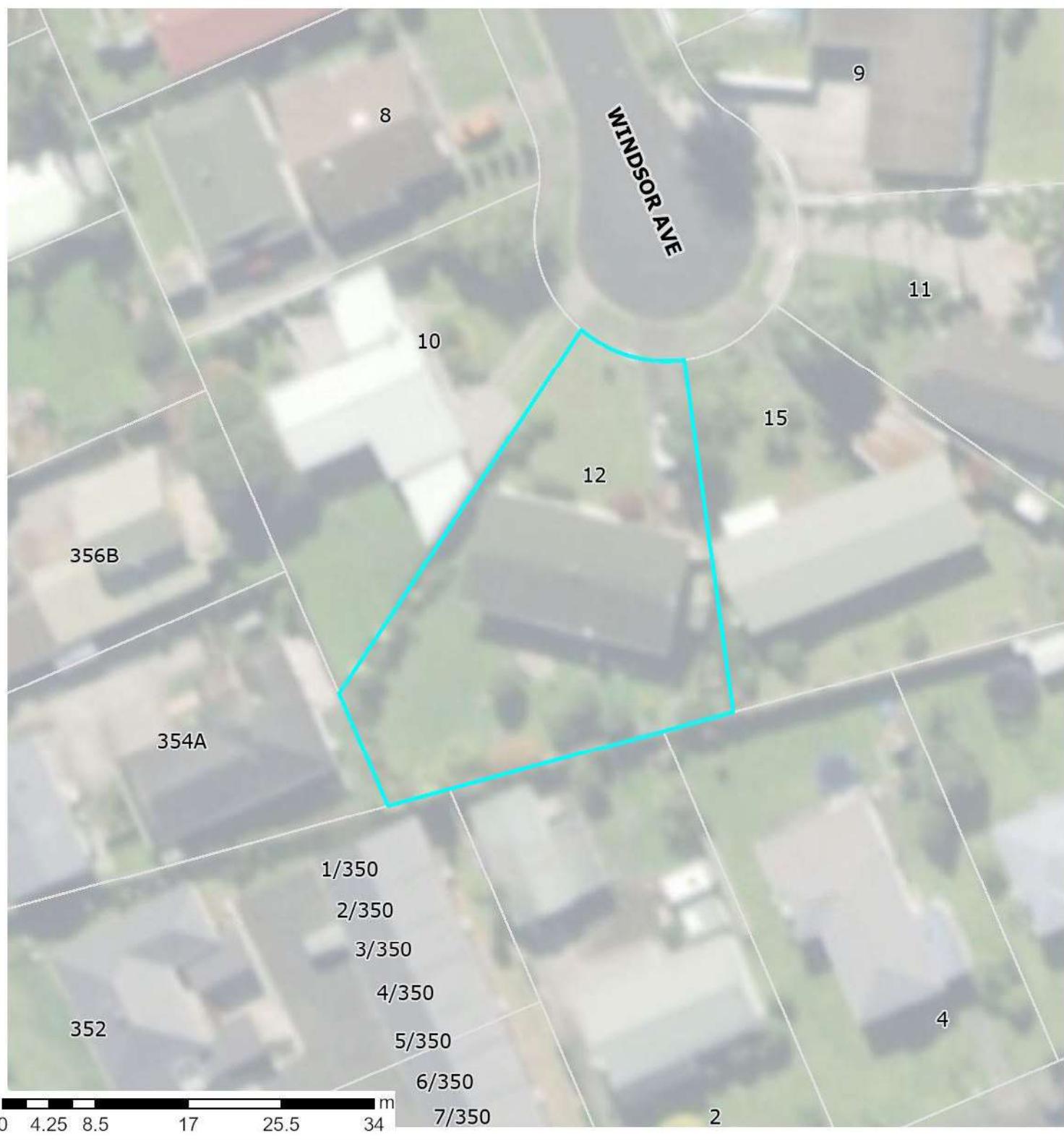
NZAA sites is sourced from the New Zealand Archaeological Association ArchSite.

 Approved

Terms of use refer <https://nzaa-archsite.hub.arcgis.com/pages/terms-use>

 Pending - Edit

To interpret the data refer <https://nzaa-archsite.hub.arcgis.com/pages/help#:~:text=Interpreting%20ArchSite%20data>



Section 27B Memorials



A section 27B memorial is a memorial which is placed on private land that has previously been owned by a state-owned enterprise. This memorial notes that the Tribunal can recommend the return of that land to Māori.

11 November 2025

Scale 1:500



Statutory Acknowledgements



A statutory acknowledgement is a formal acknowledgement from the Crown of the mana of tangata whenua in relation to a special area.

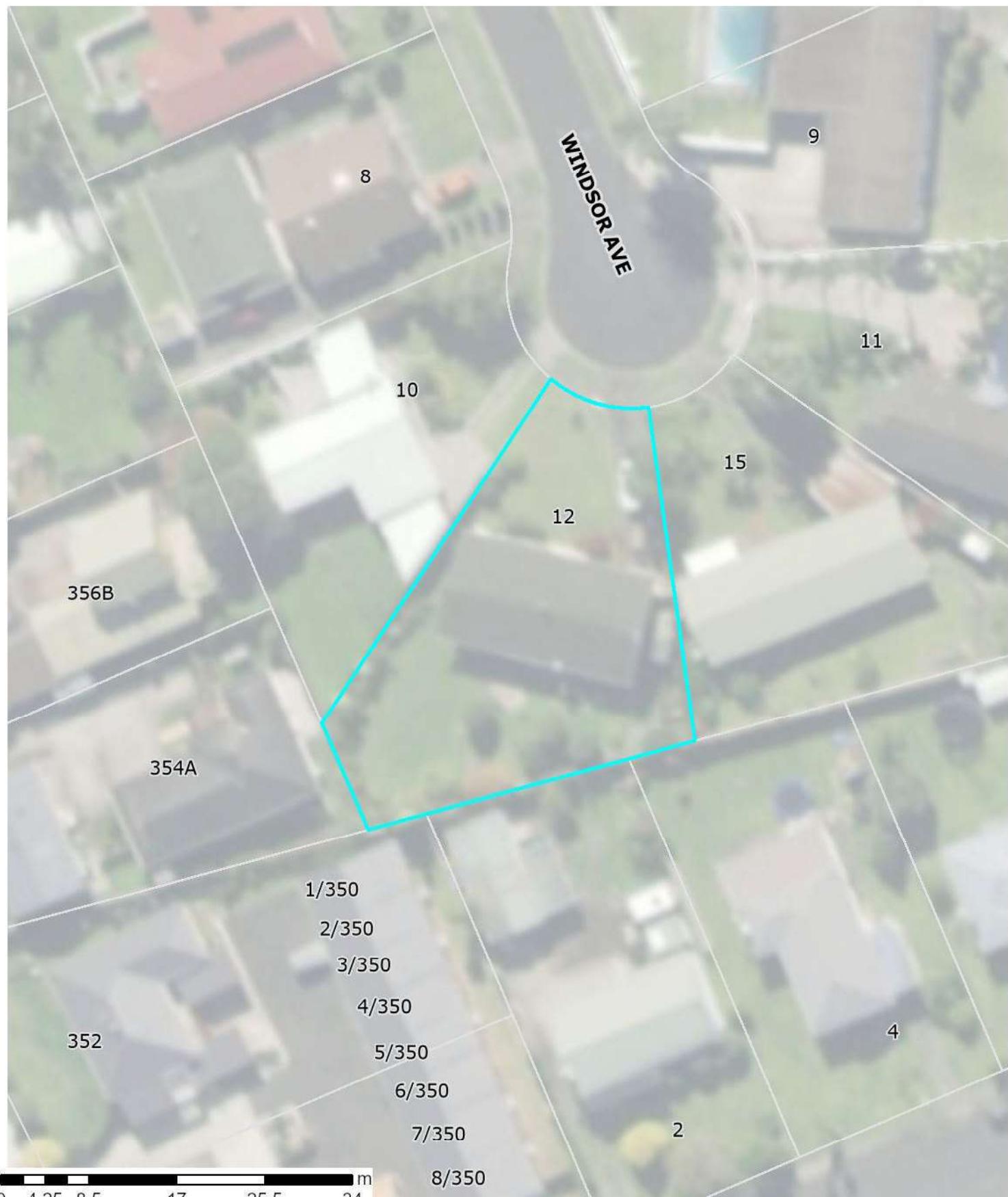
Agreements and arrangements



Ngararatunua Marae

Area of agreement between Ngararatunua Marae and WDC: RMA 671/01
Indicative only, boundary approximate.

Effluent Unsuitability



Effluent Unsuitability

█ High Unsuitability

█ Medium Unsuitability

The engineering report by Duffill Watts Consulting Group "Guidelines for Determining Limitations of Land for On-Site Wastewater Discharge in Northland".

This was done for the NRC and at a usability scale of 1:50,000.

11 November 2025

Scale 1:500

