Property Search File

Information Supplied by Whangarei District Council

62 Pebble Beach Boulevard Tikipunga

STATEMENT OF PASSING OVER INFORMATION

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We cannot guarantee its accuracy and reliability as we have not audited, or reviewed the information.

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OLIVE TREE

CONNECTING PEOPLE & PROPERTY

Whangarei District Council
Private Bag 9023, Whangarei 0148, New Zealand
P +64 9 430 4200 | 0800 WDC INFO | 0800 932 463 F +64 9 438 7632
E mailroom@wdc.govt.nz www.wdc.govt.nz

Form 7

Code Compliance Certificate BC2100326

Section 95, Building Act 2004

Issued: 26 January 2023

The Building

Street address of building:	62 Pebble Beach Boulevard Kamo 0112
Legal description of land where building is located:	LOT 71 DP 413756 LLP: 123748
Building name:	N/A
Location of building within site/block number:	N/A
Level unit number:	N/A
Current, lawfully established use:	Detached Dwelling
Year first constructed:	2021

The Owner

B R Turner
F S Robbins
63 Smithville Road
RD 1
Kamo 0185

Phone number:	N/A
Mobile number:	0211675826
Facsimile number:	N/A
Email address:	benrogerturner@gmail.com
Website	N/A
Street address/registered office:	62 Pebble Beach Boulevard Kamo 0112

First point of contact for communications with the building consent authority:

Contact Person

Homeworld Design and Build Limited
PO Box 391
Whangarei 0140

Phone number:	4383779
Mobile number:	N/A
Facsimile number:	N/A
Email address:	davidb@homeworld.co.nz
Website:	N/A

Whangarei District Council

Building Work

New Dwelling

Building Consent Number: BC2100326

Issued by: Whangarei District Council

Code Compliance

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

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

Jessica Tyler-Whiteman
Support Assistant – Building Processing
On behalf of Whangarei District Council

26 January 2023
Date

Whangarei District Council
Private Bag 9023, Whangarei 0148, New Zealand
P +64 9 430 4200 | 0800 WDC INFO | 0800 932 463 F +64 9 438 7632
E mailroom@wdc.govt.nz www.wdc.govt.nz

Form 5

Building Consent No: BC2100326

Section 51, Building Act 2004

Issued: 18 May 2021

The Building

Street address of building:	62 Pebble Beach Boulevard Kamo 0112
Legal description of land where building is located:	LOT 71 DP 413756 LLP: 123748
Building name:	N/A
Location of building within site/block number:	N/A
Level/unit number:	N/A

The Owner

B R Turner
F S Robbins
63 Smithville Road
RD 1
Kamo 0185

Phone number:	N/A
Mobile number:	0211675826
Facsimile number:	N/A
Email address:	benrogerturner@gmail.com
Website:	N/A
Street address/registered office:	62 Pebble Beach Boulevard Kamo 0112

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

Contact Person

Homeworld Design and Build Limited
PO Box 391
Whangarei 0140

Phone number:	4383779
Mobile number:	N/A
Facsimile number:	N/A
Email address:	andrews@homeworld.co.nz
Website:	www.homeworld.co.nz

Building Work

The following building work is authorised by this 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.

This building consent is subject to the following conditions:

Section 90 Building Act 2004

Section 90 Building Act 2004 Inspections by Building Consent Authorities applies. This building consent is subject to the condition that agents authorised by the building consent authority are entitled at all times during normal working hours or while work is being done to inspect land on which building work is being or is proposed to be carried out and building work that has been or is being carried out on or off the building site and any building.

Nominated Inspections are carried out to ensure that the building work is in accordance with the building consent. Completed Inspections will be classified as pass, or pass subject to remedial work or failed status.

The nominated inspections required are listed in Appendix A.

Compliance Schedule

A compliance schedule is not required for the building.

Attachments

1. Appendix A.
2. Information on how to proceed with the building work.

Documentation Required for Code Compliance Certificate

1. Copies of all Records of Work from Licensed Building Practitioners used on the project.
2. 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 Regulations.
3. Producer statement construction review (PS4) CM2 is to be submitted by the engineer for observation of concrete foundations/timber foundations confirming work complies with the design approved under this building consent.
4. Producer statement construction review (PS4) CM2 is to be submitted by the engineer for observation of the compacted hard fill under the building platform confirming that the work aligns with the inspection records and is in accordance with NZS 4431:1989 and complies with the approved building consent documents.

Additional Information

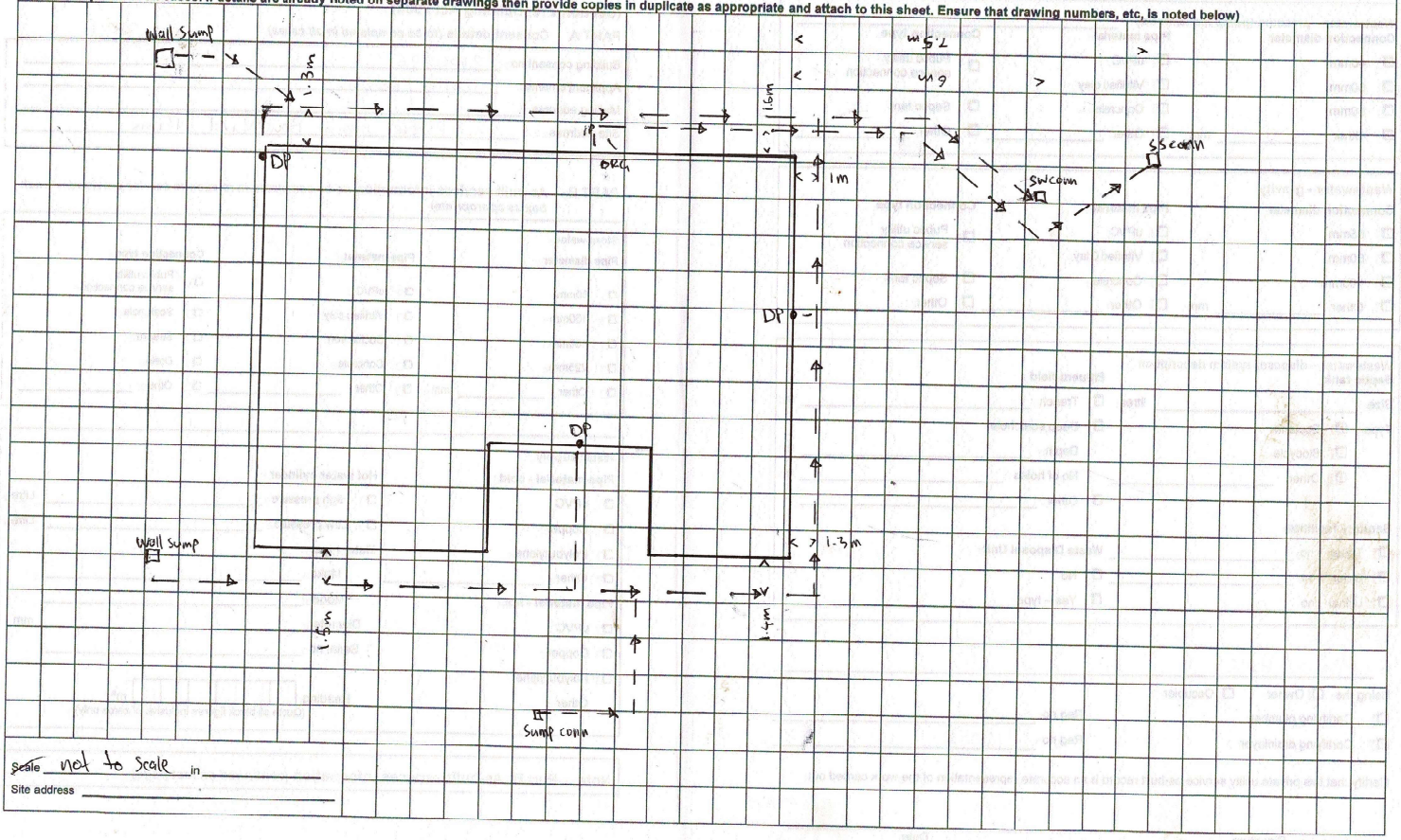
1. The applicant must control dust nuisance created by any site or building works.
2. Toilet facilities must be provided within reasonable distance of the construction site. Ground discharge is no longer acceptable.
3. Lapsing of building consent. For the purposes of S52(b) of the Building Act 2004, the period after which this consent will lapse if the building work to which it relates does not commence will be 12 months from the date of issue.

Tilly Selwyn
Support Assistant – Building Processing
On behalf of Whangarei District Council

18 May 2021
Date

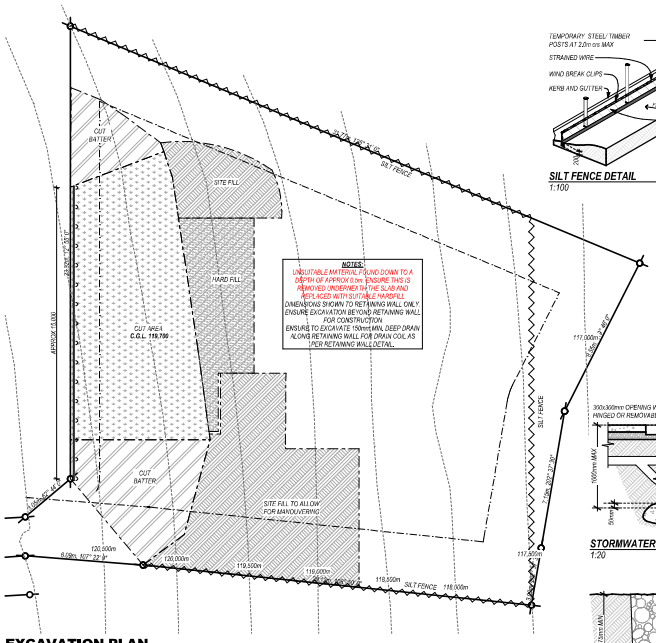
PART C As-built services plan

(to be completed in all cases. If details are already noted on separate drawings then provide copies in duplicate as appropriate and attach to this sheet. Ensure that drawing numbers, etc, is noted below)

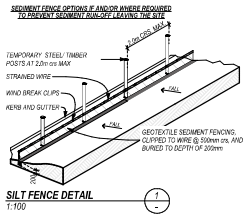


Scale not to Scale in _____

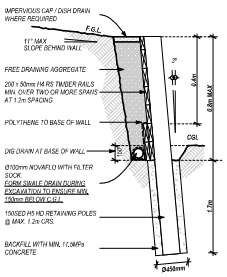
Site address _____



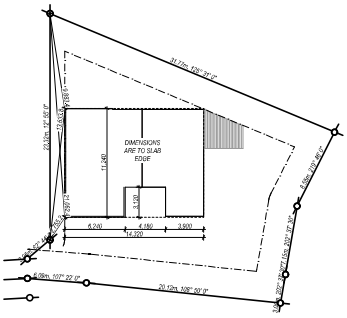
EXCAVATION PLAN
1:100



SILT FENCE DETAIL
1:100



RETAINING WALL DETAIL
1:20



SITE SETOUT PLAN
1:200

TYPICAL NOTES:

FLOORS
- F01 (FLOOR SLAB TYPICAL)
105mm THICK 25MPa CONCRETE FLOOR SLAB, REINFORCED WITH GRADE 500E REINFORCING MESH, WITH 30mm TOP COVER OVER 0.25mm POLYTHENE DPM OVER, 35mm SAND BUNDING OVER, 75mm MIN. COMPACTED HARDFILL, LAP REINFORCING MESH MIN. 200mm BAR TO BAR
- F02 (TYPICAL DWELLING)
KORNE ULTRA LOCK 20mm PARTICLE BOARD FLOORING LAID ON H1.2 JOISTS, EXPOL UNDERFLOOR R1.4 EPS INSULATION LAID BETWEEN JOISTS.
- F03 (DECK)
EX. 150x25mm PINE DECKING (GROOVED SIDE UP), LAID ON H3.2 JOISTS @ CRS, SHOWN ON FLOOR FRAMING PLAN.

WALL CLADDINGS
- W01 (PRIMARY CLADDING)
BSC 175 MULINE PLUS WEATHERBOARDS WITH PAINTED CORNER SOAKERS OVER H3.1 TIMBER CAVITY BATTENS ON MASONS BARRICADE BUILDING WRAP ON H1.2 SG8 STUDS.
- W03 (SECONDARY CLADDING)
SELECTED 70 SERIES BRICK OVER 90mm CAVITY ON MASONS BARRICADE BUILDING WRAP ON H1.2 SG8 STUDS.
- W06 (INTERIOR LINING)
10mm GIB LINING STOPPED TO LEVEL 4. (10mm GIB AQUALINE TO WET AREAS WITH GLOSS OR SEMI-GLOSS FINISH) R2.2 WALL BATTS TO EXTERIOR WALLS (EXCLUDING GARAGE).

ROOFS
- R01 (PRIMARY CLADDING)
COLORTILE PRESSED METAL TILES WITH 'Y' RIDGE TRIM ON H1.2 SG8 TILE BATTENS OVER THERMAKRAFT 215 ROOFING UNDERLAY.
- R02 (GUTTER/FASCIA)
COLORCOTE CONTINUOUS 14 ROUND GUTTER ON CONTINUOUS 190 HS COLORCOTE FASCIA, WITH Ø80 MARLEY uPVC ROUND DOWNPIPES (UN-PAINTED).

CEILINGS
- C01 (INTERIOR LINING)
13mm GIB LINING FIXED TO UNDERSIDE OF C635 STEEL ROLLFORMERS @ MAX.915 MAX. STOPPED TO LEVEL 4 (13mm GIB AQUALINE TO WET AREAS WITH GLOSS OR SEMI-GLOSS FINISH R2.8 BLANKET INSULATION ON CEILING BATTERS BETWEEN TRUSS BOTTOM CHORDS (EXCLUDING GARAGE).
- C02 (SOFFIT)
4.5mm HARDIFLEX SOFFIT LINING DIRECT FIXED TO UNDERSIDE OF SOFFIT FRAMING

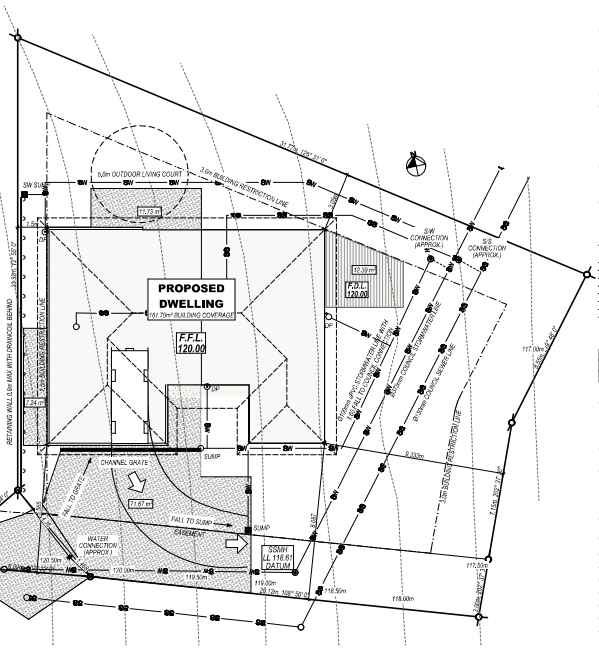
JOINERY
- J01 (JOINERY)
DOUBLE GLAZED CLEAR, ALUMINIUM POWDERCOATED JOINERY.

TIMBER TREATMENT:
TREATMENT LEVELS TO COMPLY WITH NZBC CL-NUSE B2/AS1 DURABILITY, NZS3602, TIMBER AND WOOD BASED PRODUCTS FOR USE IN BUILDING AND NZS3640 CHEMICAL PRESERVATION OF ROUND AND SAWN TIMBER.
H1.2 ALL WALL FRAMING AND ASSOCIATED MEMBERS
ROOF FRAMING, TRUSSES AND CEILING JOISTS
ENCLOSED FRAMING WITHIN BUILLOW / FLAT ROOFS
H3.1 CLADDING CAVITY BATTENS

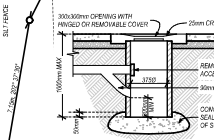
DURABILITY
DURABILITY OF STRUCTURAL FIXINGS FOR ZONE C FIXINGS ARE TO COMPLY WITH NZBC B2 DURABILITY AND NZS3604:2011 SECTION 4 - DURABILITY
ALL STRUTURAL FIXINGS IN EXPOSED ENVIRONMENT OR WITHIN 600mm OF SHROUND ARE TO BE TYPE 304 OR 316 STAINLESS STEEL.

FLASHING AND WRAP SYSTEMS
ALL FLASHINGS, FLASHING TAPES, WRAPS, UNDERLAYS AND ASSOCIATED ACCESSORIES ARE TO BE INSTALLED STRICTLY IN ACCORDANCE WITH THE MANUFACTURERS SPECIFICATIONS.

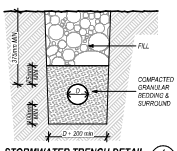
NOTE
ALL BOLTS SHALL HAVE M50 X 3MM WASHERS TO TIMBER FACES.



SITE PLAN
1:100



STORMWATER SUMP DETAIL
1:20



STORMWATER TRENCH DETAIL
1:10

SITE NOTES

LEGAL DESCRIPTION
LOT 71, D.P. 412798

PHYSICAL ADDRESS
62 PEBBLE BEACH BOULEVARD, KAMO, WHANGAREI, 0112

SITE AREA	658m²
DWELLING SIZE:	143.35m²

SITE INFORMATION:

WIND ZONE (TO NZS3604:2011):	HIGH
ENVIRONMENT:	LIVING 1 - GENERAL RESIDENTIAL
OVERLAY/NOTABLE AREA:	NA
EXPOSURE ZONE:	C
EARTHQUAKE ZONE:	1
INSTABILITY AREA:	MODERATE
FLOOD SUSCEPTIBILITY:	NA

SITE COVERAGE:

DWELLING:	145.32m²
DECKS:	12.67m²
BUILDING/SITE COVERAGE AREA:	161.70m²
TOTAL SITE COVERAGE:	24.20%

IMPERVIOUS AREAS:

ROOF AREA:	190.14m²
PATHS/ PATIOS:	12.97m²
DRIVEWAY:	134.87m²
TOTAL IMPERVIOUS AREA:	338.00m² (49.11%)

CONTOURS: CONTOUR LINES: 0.5m

EXCAVATION REQUIRED:
(APPROX. COMPACTED VOLUME): APPROX CUT 45m³

WATER SUPPLY:
RETICULATED SITE - COUNCIL WATER CONNECTION POINT AS SHOWN ON SITE PLAN.

STORMWATER ATTENUATION:
ATTENUATION NOT REQUIRED - SUBDIVISION ATTENUATION ALREADY PROVIDED.

FIRE FIGHTING:
RETICULATED WATER SUPPLY: EXISTING FIRE HYDRANT WITHIN 135m (BUT GREATER THAN 6.0m) OF DWELLING AS PER SECTION L4 SNZ PAS 4509:2008

SITE WORKS:

- READ RE ENG SLITABILITY REPORT FULLY PRIOR TO UNDERTAKING ANY SITE WORKS. ALL SITE WORKS TO COMPLY WITH RECOMMENDATIONS AND CONCLUSIONS WITHIN REPORT.
- CONTOUR LINES AND SERVICE CONNECTION LOCATIONS SHOWN INDICATIVE ONLY.
- CONFIRM ALL SERVICE CONNECTION DEPTHS PRIOR TO COMMENCING ANY WORKS. ENSURE SUFFICIENT FALL FROM PROPOSED F.F.L. TO ALL CONNECTIONS.
- ALL RETAINING WALL DIMENSIONS SHOWN TO FINISHED WALL LINE ONLY. PROVIDE OUT MIN. 500mm BEHIND WALL TO ALLOW ROOM FOR WALL CONSTRUCTION.

SEDIMENT CONTROL / MANAGEMENT:
- PROVIDE SILT FENCE IF / WHERE REQUIRED TO PREVENT SEDIMENT RUN-OFF FROM LEAVING THE SITE.
- ACCESS / TURNING / WASHDOWN AREA TO BE METALLED PRIOR TO CONSTRUCTION.

SITE FENCING
WHERE UNAUTHORISED ENTRY TO THE WORK SITE IS LIKELY, PROVIDE SITE FENCING AND / OR RESTRICT ACCESS IN ACCORDANCE WITH NZBC F5/AS1, SECTION 1.0 AND 1.1. 2.0m MIN. HIGH CHAINLINK FENCE WITH MAX. GRID SIZE OF 50x50mm AND POST SPACING AT MAX. 2.5m COUPLES, PROVIDED THAT THE GAP BETWEEN GROUND AND THE BOTTOM OF THE FENCE IS NO GREATER THAN 150mm

PLUMBING & DRAINAGE NOTES:

1. ALL SANITARY PLUMBING AND DRAINAGE WORK MUST COMPLY WITH NZ BUILDING CODE ACCEPTABLE SOLUTION NZ STANDARD – AS/NZS 3500 PART 2.2.
2. ALL STORMWATER DRAINAGE WORK MUST COMPLY WITH NZ BUILDING CODE ACCEPTABLE SOLUTION E1/AS1.

MINIMUM GRADIENT RATIO OF SANITARY DISCHARGE PIPES AND DRAINS:
1. **AS/NZS 3500 PART 2** DISCHARGE PIPES AND DRAINS. 300x1:40 FALL
Ø100-1:60 FALL

MINIMUM GRADIENT RATIO OF STORMWATER DRAINS: NZBC E1/AS1
Ø100 - 1:60

IMPORTANT:

THIS SET OF DRAWINGS MUST BE READ IN CONJUNCTION WITH ATTACHED:
1) **ENGINEERING CALCULATIONS/REPORTS.**
2) **MANUFACTURER'S LITERATURE.**
3) **SPECIFICATIONS.**

1. ALL CONSTRUCTION TO COMPLY WITH NZS 3604 2011 AND LOCAL TERRITORIAL AUTHORITY BYLAWS.
2. ALL INTERNAL DOOR SIZES SHOWN ARE FOR THE ACTUAL DOOR AND ARE NOT THE FRAME SIZE.
3. ALL DIMENSIONS & UNDERGROUND SERVICES TO BE CHECKED ON SITE BY CONTRACTORS BEFORE COMMENCEMENT OF ANY WORK.
4. CONTRACTOR TO ENSURE ALL GROUND LEVELS & HEIGHT RESTRICTIONS ARE CORRECT AND COMPLY WITH TERRITORIAL AUTHORITY BYLAWS THROUGHOUT CONSTRUCTION.
5. DO NOT SCALE FROM DRAWINGS & WORK FROM DIMENSIONS SHOWN.

SHEET INDEX

REV.	DATE	DESCRIPTION	DRAWN
01	19/04/21	S/R DATED 19/04/2021	AS
-	16/03/21	BUILDING CONSENT SET	AS

ONLY COUNCIL STAMPED PLANS TO BE USED FOR CONSTRUCTION. FAIN DOUBT OVER BUILDING WORK LOKS & TIMTHS SEEK NER. DO NOT SCALE OFF PLANS.

homeworld design & build
43 WESTERN HILLS DRIVE
PORIRUA CITY, WHANGAREI
PH: (09) 438 3779
0800 436 66 98
WWW.HOMEWORLD.CO.NZ

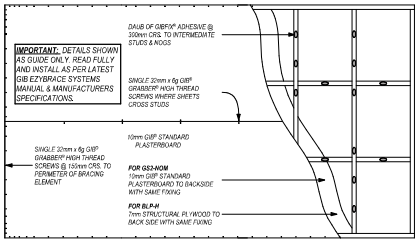
TURNER/ROBBINS RESIDENCE
62, PEBBLE BEACH BOULEVARD, KAMO,
WHANGAREI, 0112
GPS - 35°40'47.0"S 174°18'40.1"E

SITE PLAN

BC SET

DATE:	19/04/2021
REVISION:	01
SHEET SIZE:	A1
JOB NO:	5045RL
DRAWN:	AS
PAGE:	01 or 07

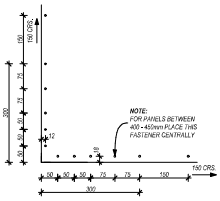
BC2100326
APPROVED
19/08/2021
WHANGAREI DISTRICT COUNCIL BCA



GS1-N 10mm GIB® STANDARD PLASTERBOARD MINIMUM LENGTH 400mm LINED ONE SIDE ONLY (VERTICAL OR HORIZONTAL FIXING)

GS2-NOM 10mm GIB® STANDARD PLASTERBOARD MINIMUM LENGTH 400mm LINED TWO SIDES (VERTICAL OR HORIZONTAL FIXING). **FIXED AS PER STANDARD GIB FIXING**

GIB BRACING DETAIL
1:20 — 5



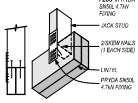
FASTENER CENTRES
50, 100, 150, 225, 300mm FROM EACH CORNER AND 150mm THEREAFTER AROUND THE PERIMETER OF THE BRACING ELEMENT.
FOR VERTICALLY FIXED SHEETS PLACE FASTENERS AT 300mm CENTRES TO THE SHEET JOIN.
FOR HORIZONTALLY FIXED SHEETS PLACE SINGLE FASTENERS TO THE SHEET WHERE IT CROSSES THE STUD.
PLACE FASTENERS NO CLOSER THAN 12mm FROM PAPER BOUND SHEET EDGES AND 16mm FROM ANY SHEET END OR CUT EDGE.

FIXING TYPE A
0.7kN

2/90 x 3.15mm PLAIN STEEL WIRE NAILS DRIVEN VERTICALLY INTO STUD

LINTEL TO JACK STUD FIXING
4.7kN

2/90 x 3.15mm BRIDE NAILS THROUGH JACK STUD INTO LINTEL (1 EACH SIDE OF JACK STUD)



TOP PLATE FIXING DETAIL
1:10 — 6

FIXING TYPE B
4.7kN

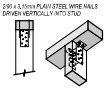
CHOOSE ANY OF THE 4 OPTIONS BELOW

2/90 x 3.15mm PLAIN STEEL WIRE NAILS DRIVEN VERTICALLY INTO STUD

PLUS LUMBERLOK 8kN STUD ANCHOR (CPC65)

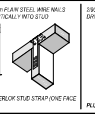
*RECOMMENDED FOR INTERNAL WALL OPTIONS TO AVOID LINING ISSUES

2/90 x 3.15mm PLAIN STEEL WIRE NAILS DRIVEN VERTICALLY INTO STUD



PLUS 2 x LUMBERLOK CPC40

2/90 x 3.15mm PLAIN STEEL WIRE NAILS DRIVEN VERTICALLY INTO STUD



PLUS LUMBERLOK STUD STRAP (ONE FACE ONLY)

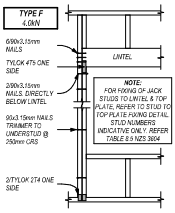
2/90 x 3.15mm PLAIN STEEL WIRE NAILS DRIVEN VERTICALLY INTO STUD

PLUS 20MRE DOGS

NOTE: TO CALCULATE THE NUMBER OF B TYPE FIXINGS REQUIRED, DIVIDE THE WALL LENGTH BY THE STUD CENTRES, ADD 1 TO THIS FIGURE AND LOCATE THIS NUMBER OF FIXINGS AS EVENLY AS POSSIBLE ALONG THE WALL LENGTH. THIS FIGURE INCLUDES THE START AND END STUDS IN EACH WALL LENGTH

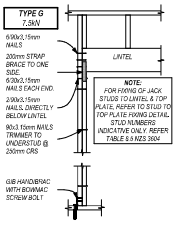
TYPE F
4.0kN

6/90x2.15mm NAILS
TYLOK 4T5 ONE SIDE
2/90x3.15mm NAILS, DIRECTLY BELOW LINTEL
90x3.15mm NAILS TRIMMER TO UNDERSTUD @ 250mm CRS
3/TYLOK 2T4 ONE SIDE



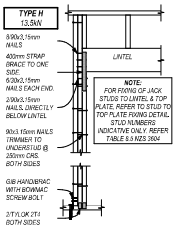
TYPE G
7.5kN

6/90x2.15mm NAILS
200mm STRAP BRACE TO ONE SIDE
6/30x3.15mm NAILS EACH END.
2/90x3.15mm NAILS, DIRECTLY BELOW LINTEL
90x3.15mm NAILS TRIMMER TO UNDERSTUD @ 250mm CRS
GIB HANDYBRAC WITH BOWMAC SCREW BOLT



TYPE H
13.5kN

8/90x2.15mm NAILS
400mm STRAP BRACE TO ONE SIDE
6/30x3.15mm NAILS EACH END.
2/90x3.15mm NAILS, DIRECTLY BELOW LINTEL
90x3.15mm NAILS TRIMMER TO UNDERSTUD @ 250mm CRS. BOTH SIDES
GIB HANDYBRAC WITH BOWMAC SCREW BOLT
3/TYLOK 2T4 BOTH SIDES



LINTEL FIXING DETAILS
1:20 — 7

TYPICAL NOTES:

FLOORS
- F01 (FLOOR SLAB TYPICAL)
100mm THICK 25MPa CONCRETE FLOOR SLAB, REINFORCED WITH GRADE 500E REINFORCING MESH, WITH 30mm TOP COVER OVER 0.25mm POLYTHENE DPM OVER, 25mm SAND BUNDING OVER, 75mm MIN. COMPACTED HARDFILL LAP REINFORCING MESH MIN. 200mm BAR TO BAR
- F02 (TYPICAL DWELLING)
KORINE ULTRA LOCK 20mm PARTICLE BOARD FLOORING LAID ON H1.2 JOISTS, EXPOL UNDERFLOOR R1.4 EPS INSULATION LAID BETWEEN JOISTS.
- F03 (DECK)
EX 150x25mm PINE DECKING (GROOVED SIDE UP), LAID ON H3.2 JOISTS @ CRS, SHOWN ON FLOOR FRAMING PLAN.

WALL CLADDINGS
- W01 (PRIMARY CLADDING)
BSC 175 MILINE PLUS WEATHERBOARDS WITH PAINTED CORNER SOAKSIDS OVER H3.1 TIMBER CAVITY BATTENS ON MASONS BARRICADE BUILDING WRAP ON H1.2 SG8 STUDS.
- W03 (SECONDARY CLADDING)
SELECTED 70 SERIES BRICK OVER 50mm CAVITY ON MASONS BARRICADE BUILDING WRAP ON H1.2 SG8 STUDS.
- W90 (INTERIOR LINING
10mm GIB LINING STOPPED TO LEVEL 4. (10mm GIB AQUALINE TO WET AREAS WITH GLOSS OR SEMI-GLOSS FINISH)
R2.2 WALL BATTS TO EXTERIOR WALLS (EXCLUDING GARAGE).

ROOFS
- R01 (PRIMARY CLADDING)
COLORTILE PRESSED METAL TILES WITH 'Y' RIDGE TRIM ON H1.2 SG8 TILE BATTENS OVER THERMAKRAFT 215 ROOFING UNDERLAY.
- R02 (GUTTER/FASCIA)
COLORCOTE CONTINUOUS 14 ROUND GUTTER ON CONTINUOUS 190 RS COLORCOTE FASCIA, WITH D80 MARLEY uPVC ROUND DOWNPIPES (UN-PAINTED).

CEILINGS
- C01 (INTERIOR LINING)
13mm GIB LINING FIXED TO UNDERSIDE OF C235 STEEL ROLL FORMERS @ 1800CRS MAX, STOPPED TO LEVEL 4 (13mm GIB AQUALINE TO WET AREAS WITH GLOSS OR SEMI-GLOSS FINISH) R3.2 BLANKET INSULATION ON CEILING BATTENS BETWEEN TRUSS BOTTOM CHORDS (EXCLUDING GARAGE).
- C02 (SOFFIT)
4.5mm HARDIFLEX SOFFIT LINING DIRECT FIXED TO UNDERSIDE OF SOFFIT FRAMING

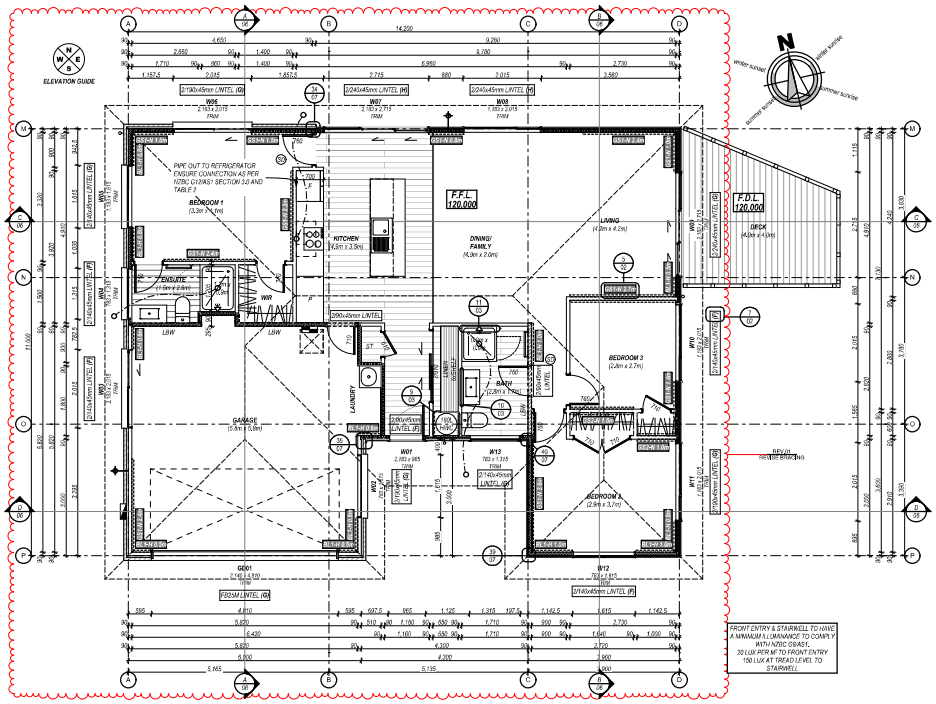
JOINERY
- J01 (JOINERY)
DOUBLE GLAZED CLEAR, ALUMINIUM POWDERCOATED JOINERY.

TIMBER TREATMENT:
TREATMENT LEVELS TO COMPLY WITH NZBC CL-MUSE B2/AS1 DURABILITY, NZS3602, TIMBER AND WOOD BASED PRODUCTS FOR USE IN BUILDING AND NZS3640 CHEMICAL PRESERVATION OF ROUND AND SAWN TIMBER.
H1.2 ALL WALL FRAMING AND ASSOCIATED MEMBERS
ROOF FRAMING, TRUSSES AND CEILING JOISTS
ENCLOSED FRAMING WITHIN SKILLION / FLAT ROOFS
H3.1 CLADDING CAVITY BATTENS

DURABILITY
DURABILITY OF STRUCTURAL FIXINGS FOR ZONE C FIXINGS ARE TO COMPLY WITH NZBC B2 DURABILITY AND NZS3604:2011 SECTION 4 - DURABILITY.
ALL STRUCTURAL FIXINGS IN EXPOSED ENVIRONMENT OR WITHIN 500mm OF GROUND ARE TO BE TYPE 304 OR 316 STAINLESS STEEL.

FLASHING AND WRAP SYSTEMS
ALL FLASHINGS, FLASHING TAPES, WRAPS, UNDERLAYS AND ASSOCIATED ACCESSORIES ARE TO BE INSTALLED STRICTLY IN ACCORDANCE WITH THE MANUFACTURERS SPECIFICATIONS.

NOTE
ALL BOLTS SHALL HAVE M50 X 3MM WASHERS TO TIMBER FACES.



FLOOR PLAN
1:50

FLOOR PLAN NOTES

FLOOR AREA/FOOTPRINT

FLOOR AREA:	106.71m²
GARAGE AREA:	36.59m²
TOTAL FLOOR AREA:	**143.30m²**

WET AREAS WATERPROOFING SYSTEM OPTIONS
ALL DETAILS TO COMPLY WITH NZBC E1 INTERNAL MOISTURE AND MANUFACTURER'S PRODUCT DETAILS.
PROVIDE AN IMPERVIOUS AND EASILY CLEANABLE SURFACE TO ALL WALL AREAS LIKELY TO BE SPLASHED.
USE GIB AQUALINE ON WET AREA WALLS AND CEILINGS.

INTERNAL WET AREAS:
ALL TIMBER TO WALLS IN WET AREAS TO BE LINED WITH 10mm GIB AQUALINE

SHOWER ENCLOSURE'S SHALL BE CONTINUOUS FROM FLOOR EVEL OR TOP OF UPSTAND TO MIN. 1800mm ABOVE FLOOR LEVEL AND NOT LESS THAN 300mm ABOVE THE SHOWER ROSE

CONFIRM THE LOCATION OF THE FOLLOWING WITH OWNER PRIOR TO INSTALLATION:
- CEILING HATCH/ACCESS - CHECK HEAD HEIGHT FOR ACCESS
- FLOOR COVERINGS - CONFIRM LOCATION, EXTENT AND DIRECTION OF FLOOR COVERINGS SHOWN
- METER BOX & DISTRIBUTION BOARD
- EXTERIOR TAPS

INTERIOR DOORS
TYPICAL DOORS:
1980mm PAINT QUALITY HOLLOW CORE DOORS WITH 18mm PAINT QUALITY DOOR JAMBS AND WINDSOR ROMA SATIN CHROME LEVER HANDLES UNLESS STATED OTHERWISE
CURRIGANS SCANDS
PROVIDE 2.050mm TRIMMER HEIGHT TO ALLOW SELECTED SLIDER HARDWARE. PACK DOWN TO SUIT IF REQUIRED

INSULATION
CEILING INSULATION: R3.2 BLANKET INSULATION ON CEILING BATTENS BETWEEN TRUSS BOTTOM CHORDS (EXCLUDING GARAGE)
WALL INSULATION: R2.2 WALL BATTS TO EXTERIOR WALLS (EXCLUDING GARAGE)
SUBFLOOR INSULATION: EXPOL UNDERFLOOR R1.4 60mm EPS INSULATION LAID BETWEEN FLOOR JOISTS

KITCHEN LAYOUT SHOWN INDICATIVE ONLY
CONFIRM LAYOUT WITH KITCHEN MANUFACTURER AND CLIENT PRIOR TO PLUMBING FITOUT

FLOOR FINISHES
MATCHING SHOWN INDICATING FLOORING FINISH INDICATIVE ONLY, CONFIRM LOCATION AND EXTENT WITH OWNER

VANITIES
RIPE ALL VANITIES FOR WALL HUNG

BRACING / LINTEL / FRAMING NOTES

STUD SIZES: (UNLESS NOTED ON THE PLAN)

EXTERIOR WALLS - (TO HIGH WIND ZONE)
90 x 45mm H1.2 SG8 STUDS @ **600mm** CRS.
NOGS: ALL NOGS @ 850mm MAX. CRS.

INTERIOR WALLS:
90 x 45mm H1.2 SG8 STUDS @ **600mm** CRS.
ALL NOGS @ 1800mm MAX. CRS.

LINTEL FRAMING/FIXING:

2/75x75mm LINTEL (7)	ALL LINTELS TO BE H1.2 SG8 UNLESS STATED OTHERWISE. FIX LINTELS AS DETAILED BY 1.LUMBERLOK LINTEL FIXING DETAILS ON THIS SHEET AS REFERENCED FROM BRACING/LINTEL PLAN.

BRACING:
INSTALL & FIX ALL BRACING IN ACCORDANCE WITH 'GIB EZYBRACE SYSTEMS' SPECIFICATION AND INSTALLATION MANUAL AUG 2016
BOTTOM PLATE TO BE FIXED TO STUDS FOR BRACING ELEMENTS IN ACCORDANCE WITH GIB BRACING MANUAL.

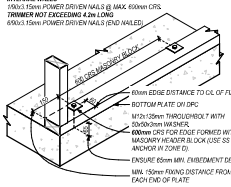
TOP PLATES:
TOP PLATE FIXINGS TO BE **TYPE 'B'** TO ALL EXTERIOR WALLS AND LOAD BEARING INTERIOR WALLS, AS PER DETAIL ON THIS SHEET.
INTERIOR NON-LOAD BEARING WALLS TO BE **TYPE "A"** FIXING WITH 2/90 x 3.15 DIA. PLAIN STEEL WIRE NAILS DRIVEN VERTICALLY INTO STUD, AS PER DETAIL ON THIS SHEET.

KEY:

- WARDROBE SHELVES (1/SHELF WITH RAIL)
- LIN. LINEN CUPBOARD 5 FULL DEPTH SHELVES
- ST. STORAGE CUPBOARD - SINGLE SHELF
- 'PE HATCH 670x520mm CEILING ACCESS**
- VINYL FLOORING **
- TIMBER DECKING
- EXTERIOR WATER TAP **
- POWER METER BOX **
- POWER DISTRIBUTION BOARD **
- SD SMOKE ALARM - TO COMPLY WITH NZBC F7
- HATCH INDICATES LOCATION OF INTERIOR LOAD BEARING WALL
- MECHANICAL EXTRACT VENTED TO SOFFIT

** CONFIRM LOCATION WITH OWNER PRIOR TO INSTALLATION

TIMBER FLOOR
H1.2 SG8 BOTTOM PLATE FIXED TO FLOOR FRAMING:
EXTERNAL WALLS & INTERNAL WALL BRACING ELEMENTS
190x3.15mm POWER DRIVEN NAILS @ MAX. 600mm CRS.
INTERNAL WALLS
190x3.15mm POWER DRIVEN NAILS @ MAX. 600mm CRS.
TRIMMER NOT EXCEEDING 4.2m LONG
690x3.15mm POWER DRIVEN NAILS (END NAILED)



BOTTOM PLATE FIXING DETAIL
1:10 — 8

REV.	DATE	DESCRIPTION	DRAWN
01	19/04/21	R/F DATED 19/04/2021	AS
-	16/03/21	BUILDING CONSENT SET	AS

ONLY COUNCIL STAMPED PLANS TO BE USED FOR CONSTRUCTION. PLAN COMMENCED BUILDING WORK CANCELS & TAKES PRECEDENCE

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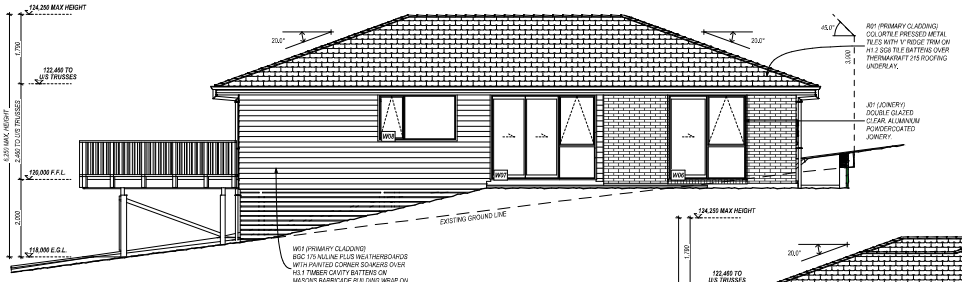
TURNER/ROBBINS RESIDENCE
62, PEBBLE BEACH BOULEVARD, KAMO,
WHANGAREI, 0112
GPS - 35°40'47.0"S 174°18'40.1"E

FLOOR/FRAMING/BRACING PLAN

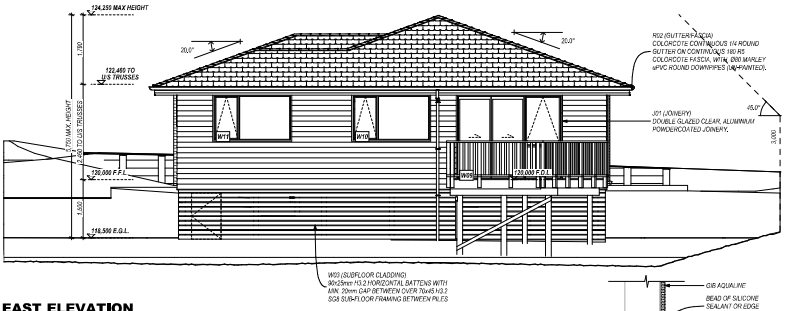
BC SET

DATE:	19/04/2021
REVISION:	01
SHEET SIZE:	A1
JOB NO:	5045RL
DRAWN:	AS
PAGE:	02 of 07

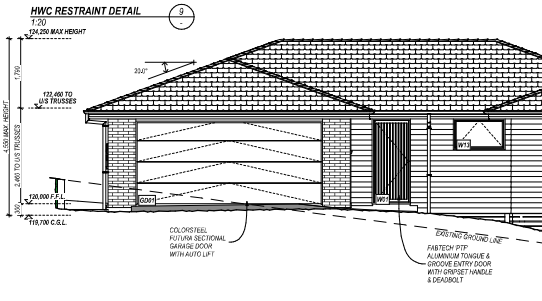
BC2100326
APPROVED
19/04/2021
WHANGAREI DISTRICT COUNCIL BCA



NORTH ELEVATION
1:50

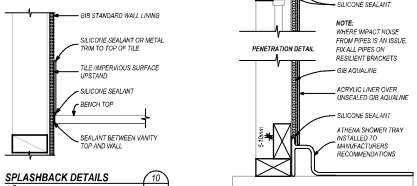


EAST ELEVATION
1:50



HWC RESTRAINT DETAIL
1:20

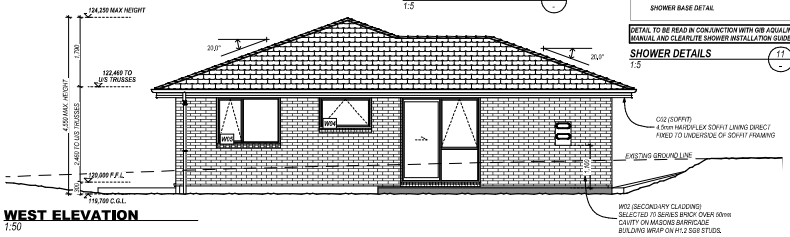
SOUTH ELEVATION
1:50



SPLASHBASE DETAILS
1:5

DETAIL TO BE READ IN CONJUNCTION WITH GIB AQUALINE MANUAL AND CLEARLITE SHOWER INSTALLATION GUIDE

SHOWER DETAILS
1:5



WEST ELEVATION
1:50

TYPICAL NOTES:

FLOORS
- F01 (FLOOR SLAB TYPICAL)
105mm THICK 25MPa CONCRETE FLOOR SLAB, REINFORCED WITH GRADE 500E REINFORCING MESH, WITH 30mm TOP COVER OVER 0.25mm POLYTHENE DPM OVER, 50mm SAND BUNDING OVER, 75mm MIN. COMPACTED HARDFILL LAP REINFORCING MESH MIN. 200mm BAR TO BAR
- F02 (TYPICAL DWELLING)
KORNE ULTRALOOK 20mm PARTICLE BOARD FLOORING LAID ON H1.2 JOISTS, EXPOL UNDERFLOOR R1.4 EPS INSULATION LAID BETWEEN JOISTS.
- F03 (DECK)
EX 100x25mm PINE DECKING (GROOVED SIDE UP), LAID ON H3.2 JOISTS @ CRS, SHOWN ON FLOOR FRAMING PLAN.

WALL CLADDINGS
- W01 (PRIMARY CLADDING)
BGC 175 NULINE PLUS WEATHERBOARDS WITH PAINTED CORNER SOAKERS OVER H3.1 TIMBER CAVITY BATTENS ON MASONS BARRICADE BUILDING WRAP ON H1.2 SG8 STUDS.
- W02 (SECONDARY CLADDING)
SELECTED 70 SERIES BRICK OVER 90mm CAVITY ON MASONS BARRICADE BUILDING WRAP ON H1.2 SG8 STUDS.
- W03 (INTERIOR LINING)
10mm GIB LINING STOPPED TO LEVEL 4. (10mm GIB AQUALINE TO WET AREAS WITH GLOSS OR SEMI-GLOSS FINISH)
R2.2 WALL BATTS TO EXTERIOR WALLS (EXCLUDING GARAGE).

ROOFS
- R01 (PRIMARY CLADDING)
COLORTILE PRESSED METAL TILES WITH 'Y' RIDGE TRIM ON H1.2 SG8 TILE BATTENS OVER THERMAKRAFT 215 ROOFING UNDERLAY.
- R02 (GUTTER/FASCIA)
COLORCOTE CONTINUOUS 114 ROUND GUTTER ON CONTINUOUS 180 RS COLORCOTE FASCIA, WITH, 090 MARLEY uPVC ROUND DOWNPIPES (UN-PAINTED).

CEILINGS
- C01 (INTERIOR LINING)
10mm GIB LINING FIXED TO UNDERSIDE OF C235 STEEL ROLLFORMERS @ 600/305 MAX. STOPPED TO LEVEL 4 (10mm GIB AQUALINE TO WET AREAS WITH GLOSS OR SEMI-GLOSS FINISH) R2.2 BLANKET INSULATION ON CEILING BATTERS BETWEEN TRUSS BOTTOM CHORDS (EXCLUDING GARAGE).
- C02 (SOFFIT)
4.5mm HARDIFLEX SOFFIT LINING DIRECT FIXED TO UNDERSIDE OF SOFFIT FRAMING

JOINERY
- J01 (JOINERY)
DOUBLE GLAZED CLEAR, ALUMINIUM POWDERCOATED JOINERY.

TIMBER TREATMENT:
TREATMENT LEVELS TO COMPLY WITH NZBC CL-USE B2/AS1 DURABILITY. NZS3602 TIMBER AND WOOD BASED PRODUCTS FOR USE IN BUILDING AND NZS3640 CHEMICAL PRESERVATION OF ROUND AND SAWN TIMBER.
H1.2 ALL WALL FRAMING AND ASSOCIATED MEMBERS ROOF FRAMING, TRUSSES AND CEILING JOISTS ENCLOSED FRAMING WITHIN SKILLION / FLAT ROOFS
H3.1 CLADDING CAVITY BATTENS

DURABILITY
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NOTE
ALL BOLTS SHALL HAVE M50 X 3MM WASHERS TO TIMBER FACES.

REV.	DATE	DESCRIPTION	DRAWN
01	19/04/21	RFI DATED 19/04/2021	AS
-	16/03/21	BUILDING CONSENT SET	AS

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40 WESTERN HILLS DRIVE
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WHANGAREI, 0112
GPS - 35°40'47.0"S 174°18'40.1"E

ELEVATIONS

BC SET

DATE:	19/04/2021
REVISION:	01
SHEET SIZE:	A1
JOB NO:	5045RL
DRAWN:	AS
PAGE:	03 or 07

BC2100326
APPROVED
19/05/2021
WHANGAREI DISTRICT COUNCIL BCA

H1/AS1: Calculation method.

H1 Energy Efficiency Calculations

Building Data:

Climate Zone	Zone 1
A_{roof} (Total Roof Area)	102.16 m^2
Total Wall Area (including glazing)	124.99 m^2
30% of Total Wall Area	37.38 m^2
70% of Total Wall Area	87.21 m^2
A_{wall} (Total Wall Area - Total Glazing Area)	94.38 m^2
$A_{glazing}$ (Total Glazing Area)	30.21 m^2
Glazing Ratio	24.25 %
A_{flor} (Total Floor Area)	102.16 m^2

Reference Building Heat Loss:

$$HL_{Roof} = \frac{A_{roof}}{U_R} + \frac{A_{wall}}{U_R} + \frac{A_{glazing}}{U_R} + \frac{A_{flor}}{U_R}$$

$$= \frac{102.16}{3.10} + \frac{87.21}{1.90} + \frac{37.38}{0.26} + \frac{102.16}{1.10}$$

$$= 35.23 + 45.90 + 143.76 + 76.38$$

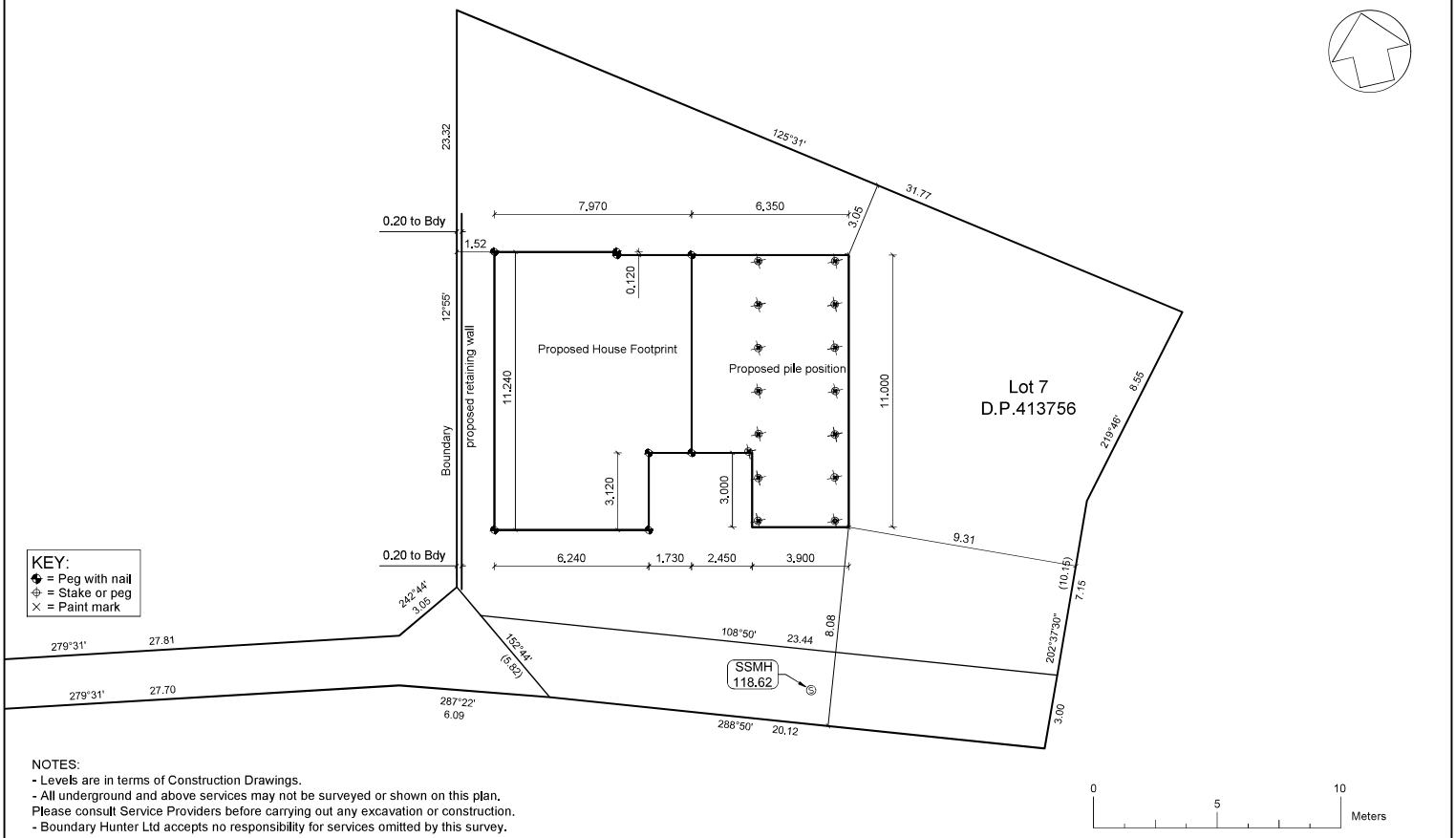
$$= 301.3\ W/^\circ C$$

Proposed Building Heat Loss:

Building Element		R (m² °C/W)	A (m²)	HL
Roof	METAL TILE ROOFING OVER TRUSSES @600CRS WITH R3.2 INSULATION	3.10	110.2	35.5
Wall	FIBRE CEMENT WEATHERBOARD ON 20mm CAVITY OVER 90mm FRAMING WITH R2.2 INSULATION	1.90	79.8	42.0
	BRICK CLADDING OVER 90mm FRAMING WITH R2.2 INSULATION	1.90	14.6	7.7
Glazing	DOUBLE-GLAZED WINDOWS	0.26	30.2	116.2
Floor	PARTICLE BOARD FLOORING OVER JOISTS @600C CRS WITH R1.4 EPS INSULATION	1.00	60.0	37.5
	300M TYPE CONCRETE FLOOR	1.10	42.2	38.3
			Total Heat Loss =	274.8 W/°C

RISK MATRIX
ALL ELEVATIONS

Risk Factor	Risk Severity Risk Score	
Wind zone (per NZS 3604)	High risk	3
Number of storeys	Low risk	0
Roof/wall intersection design	Low risk	0
Eaves width	Medium risk	1
Envelope complexity	Medium risk	1
Deck design	Low risk	0
Total Risk Score:		3



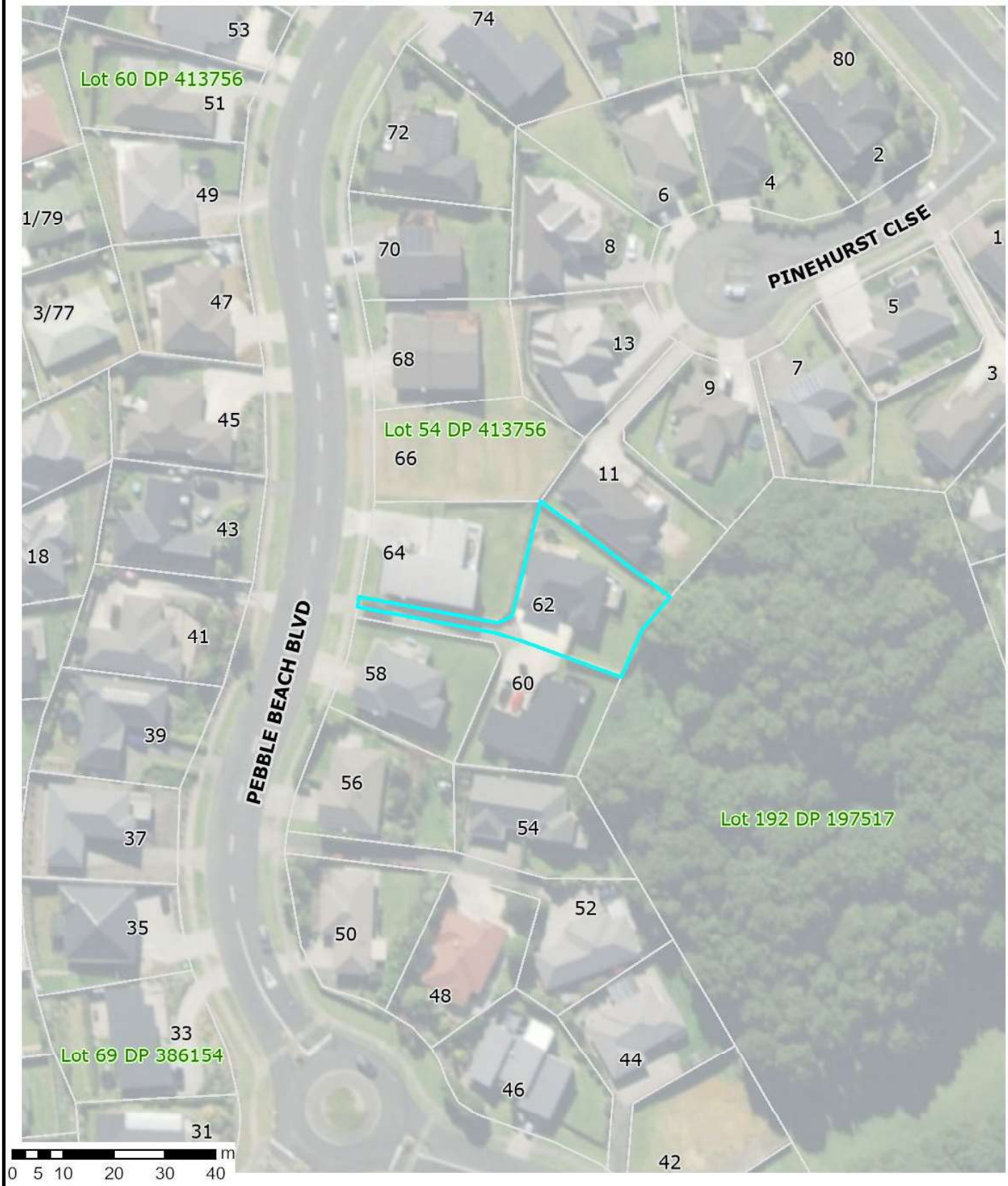
NOTES:
- Levels are in terms of Construction Drawings.
- All underground and above services may not be surveyed or shown on this plan.
Please consult Service Providers before carrying out any excavation or construction.
- Boundary Hunter Ltd accepts no responsibility for services omitted by this survey.

Surveyed & Drawn by:
BOUNDARY HUNTER LTD
Ph. 09 435 5387
Email. bruce@boundaryhunter.co.nz

Turner / Robbins - 62 Pebble Beach Blvd, Kamo
Lot 71 D.P.413756
Set Out of Proposed House

Prepared for: Homeworld		Sheet: 1 of 1
Surveyed: HS	Checked. B Smith	
Date: 28/05/21	Scale: 1:150 @ A3	Ref: 9197

Property Map



New Subdivisions

Proposed Pre-223

223 Certificate

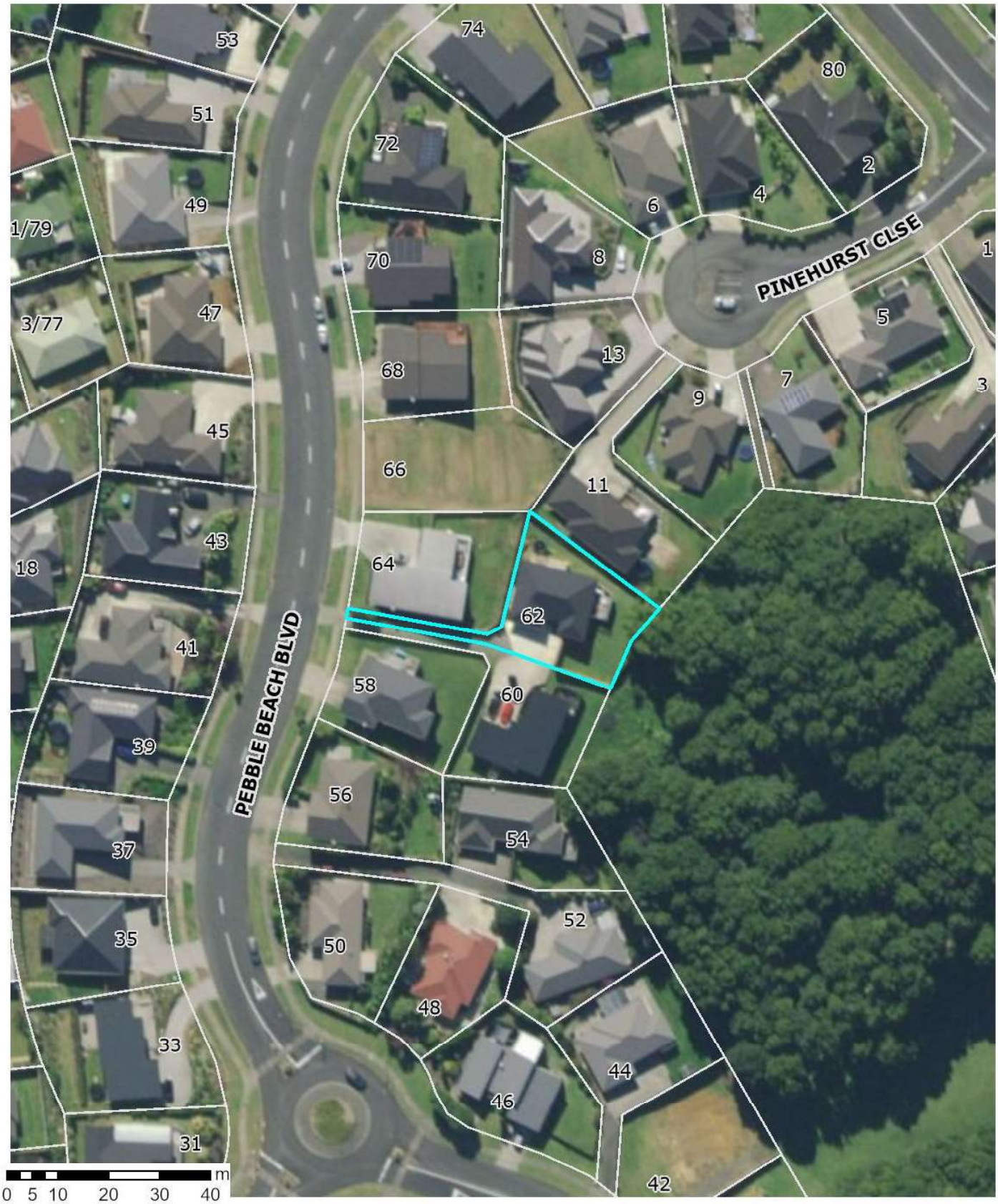
New subdivisions: Proposed as accepted, pre-223 and 223 Certificate with set Conditions.

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

2 December 2025

Scale 1:1,000

Aerial Photography



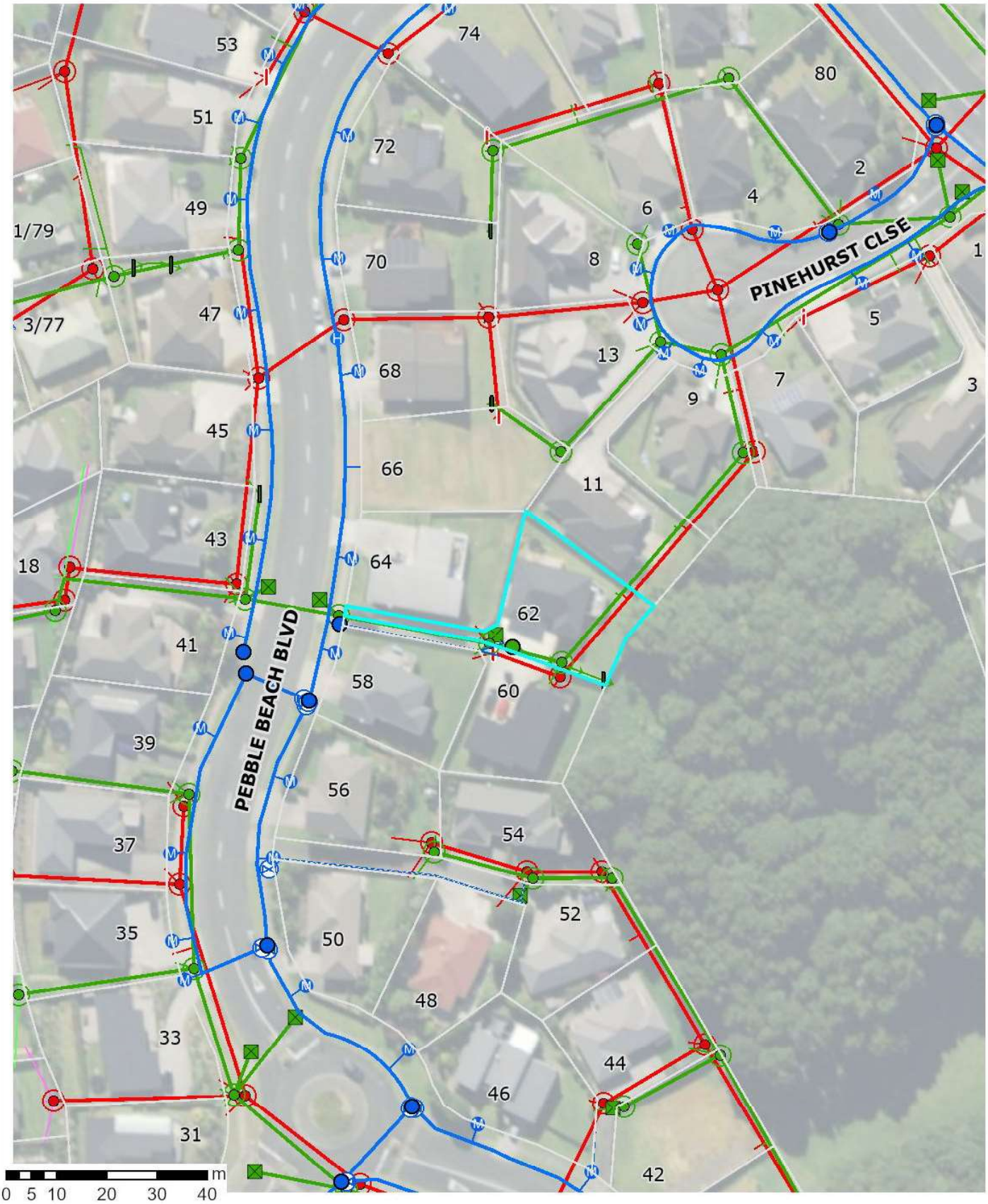
This map includes New Zealand's most current publicly owned aerial imagery and is sourced from the LINZ Data Service.

2 December 2025

Scale 1:1,000

Water, Wastewater and Stormwater

Whangarei District Council



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.

2 December 2025

Scale 1:1,000

Water, Wastewater and Stormwater – Map Legend

Whangarei District Council

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

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

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

Main
- Rising Main (Pressure)
- Sewer Gravity Main
- Private
- Other

Process Pipework
- WDC
- Private

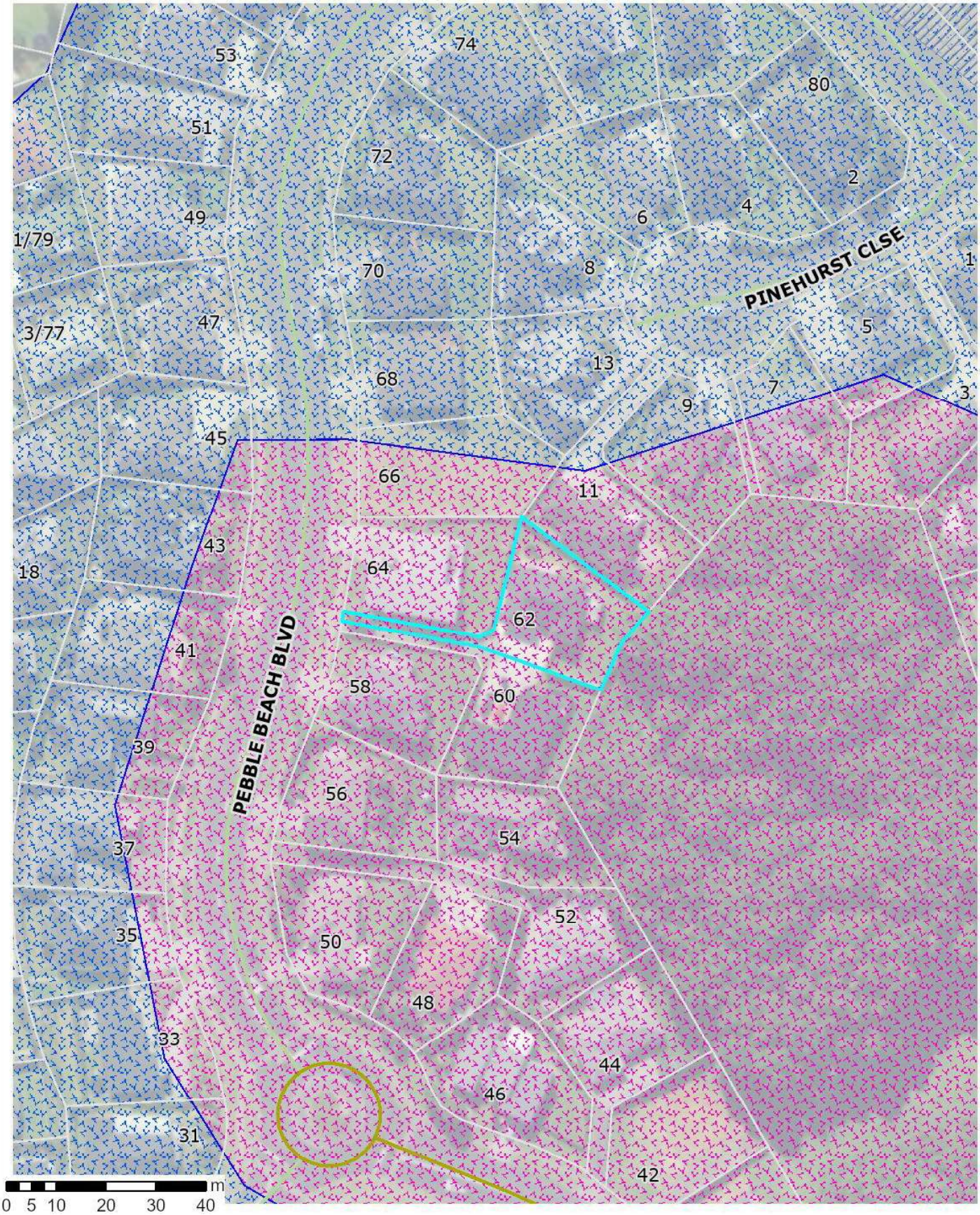
Service Line
- WDC
- Private

Wastewater Area

Chamber
- WDC
- Private

Pressure Sewer System
- Public
- Private

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.

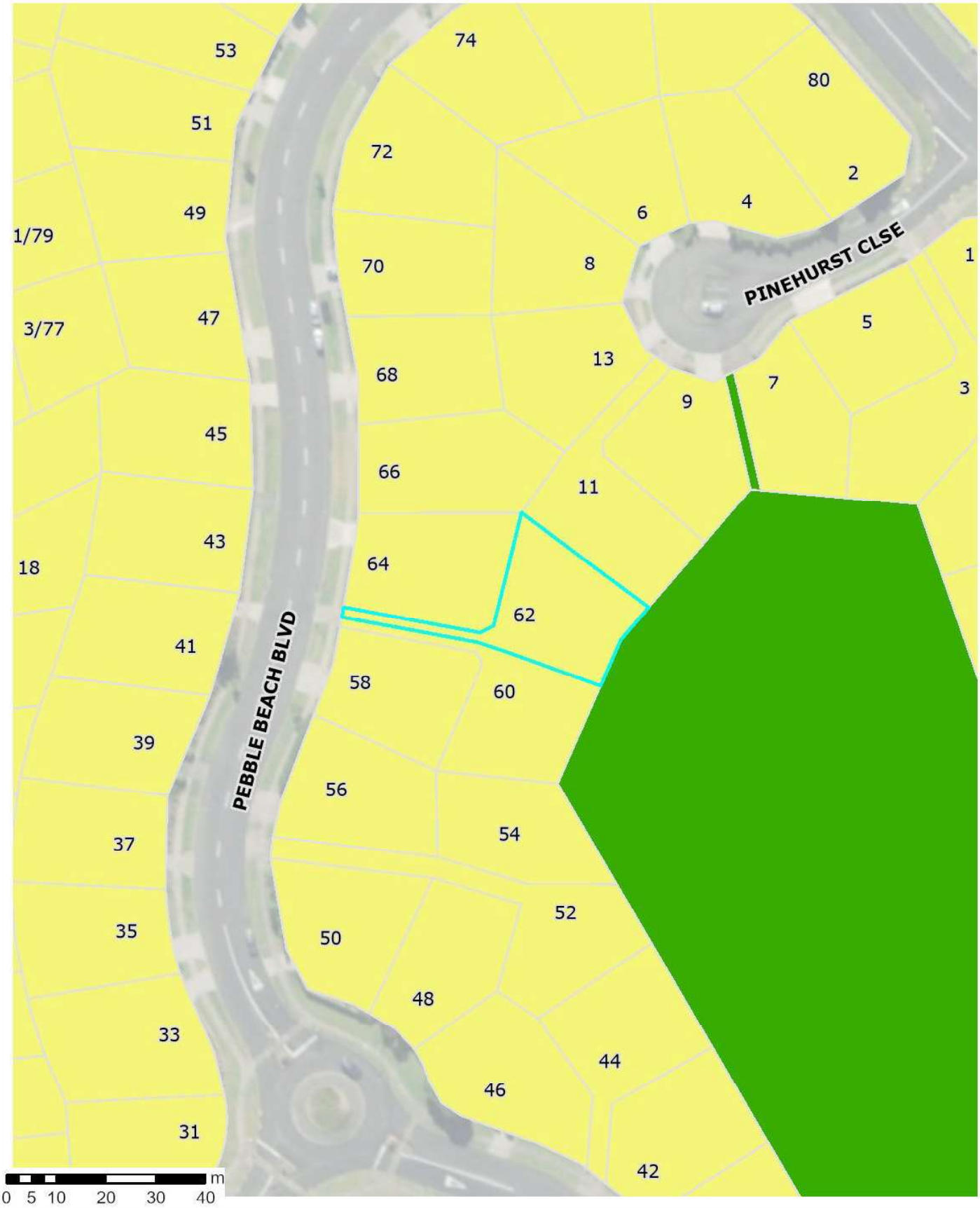
2 December 2025

Scale 1:1,000

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

Operative District Plan - Area Specific Matters

Whangarei District Council



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2 December 2025

Scale 1:1,000

Operative District Plan – Map Legend

Whangarei District Council

District-Wide Matters

Energy, Infrastructure and Transport

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

Hazards and Risks

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

Historical and Cultural Values

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

Natural Environment Values

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

General District-Wide Matters

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

Area Specific Matters

- Designation
- Precinct
- Development Area

Residential Zones

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

Rural Zones

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

Commercial and Mixed Use Zones

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

Industrial Zones

- Light Industrial Zone
- Heavy Industrial Zone

Open Space and Recreation Zones

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

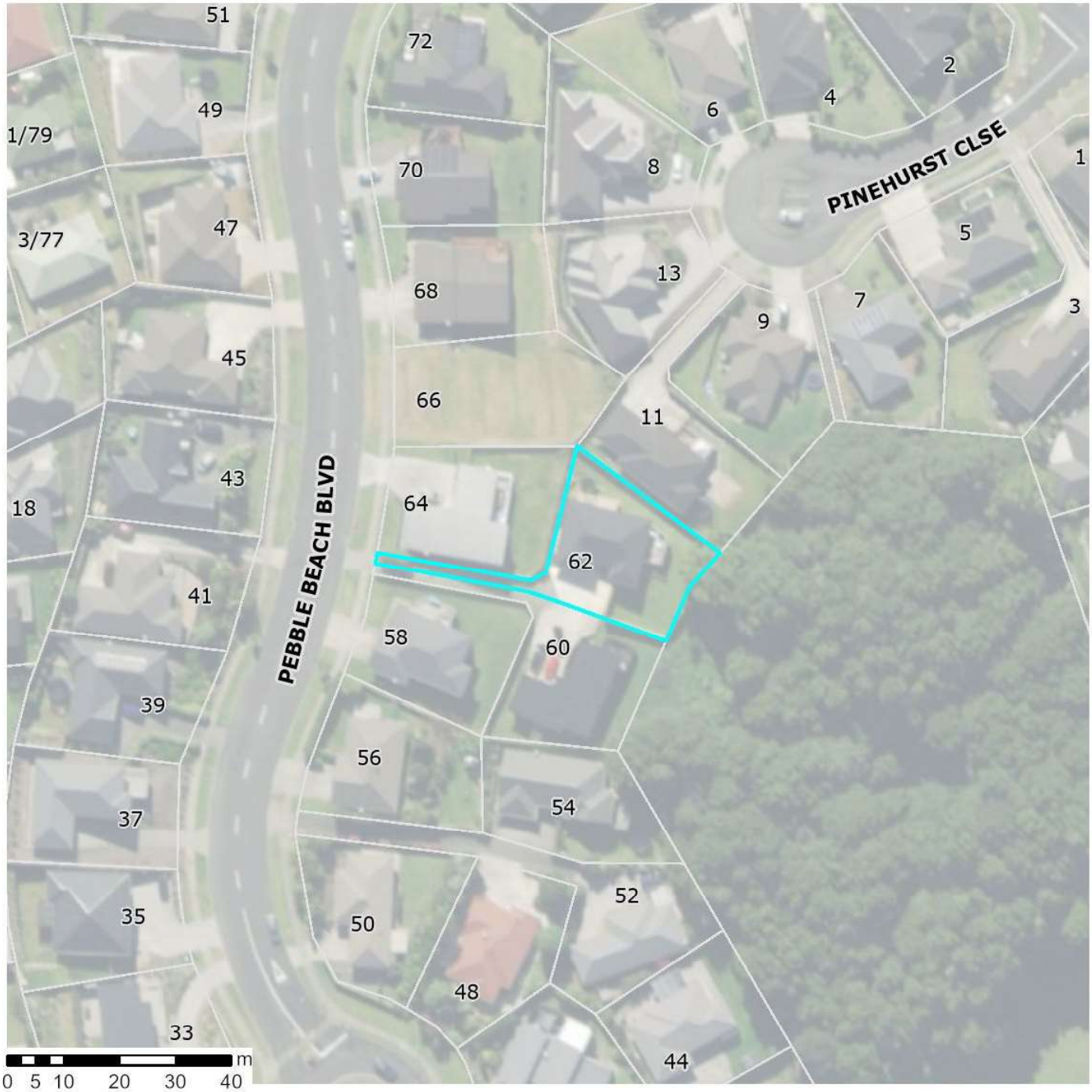
Special Purpose Zones

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

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

The Whangarei District Council district plan GIS data was created at a specific point in time.
Land parcel Information is sourced from the Land Information New Zealand (LINZ) Data Service. The LINZ land parcel information may be updated by LINZ at any time from that time, which may result in misalignments with Whangarei District Council information.

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



PC1 - Natural Hazards

2 December 2025

Scale 1:1,000

Coastal Erosion Hazards

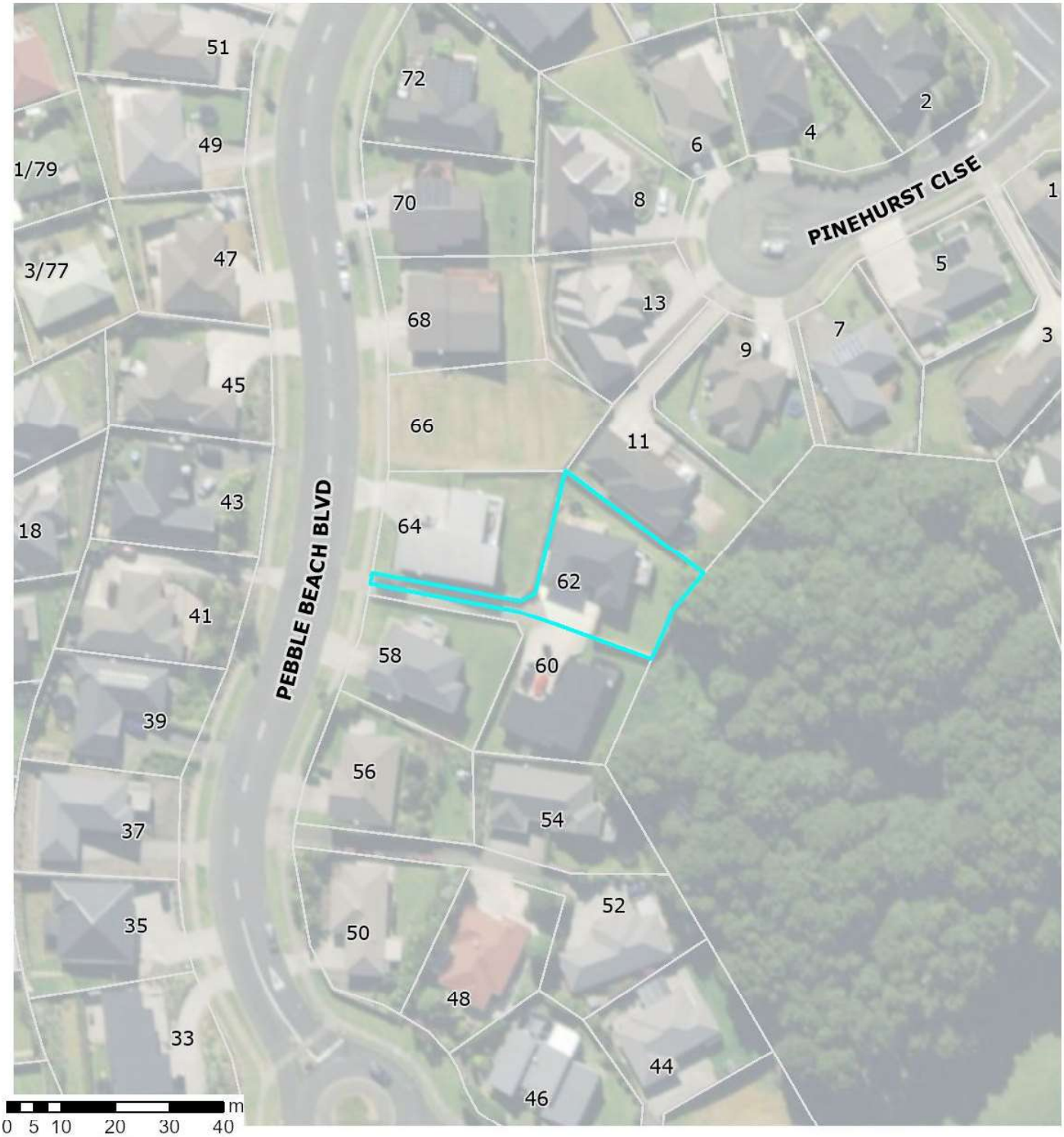
- CEHA 0 (Current)
- CEHA 1 (50 years)
- CEHA 2 (100 years)
- CEHA 3 (100 years + Rapid Sea Level Rise Scenario)

Coastal Flood Hazards

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

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.

District Plan Change 1 - Natural Hazards Flooding



PC1 - Natural Hazards

Flood Hazard Area

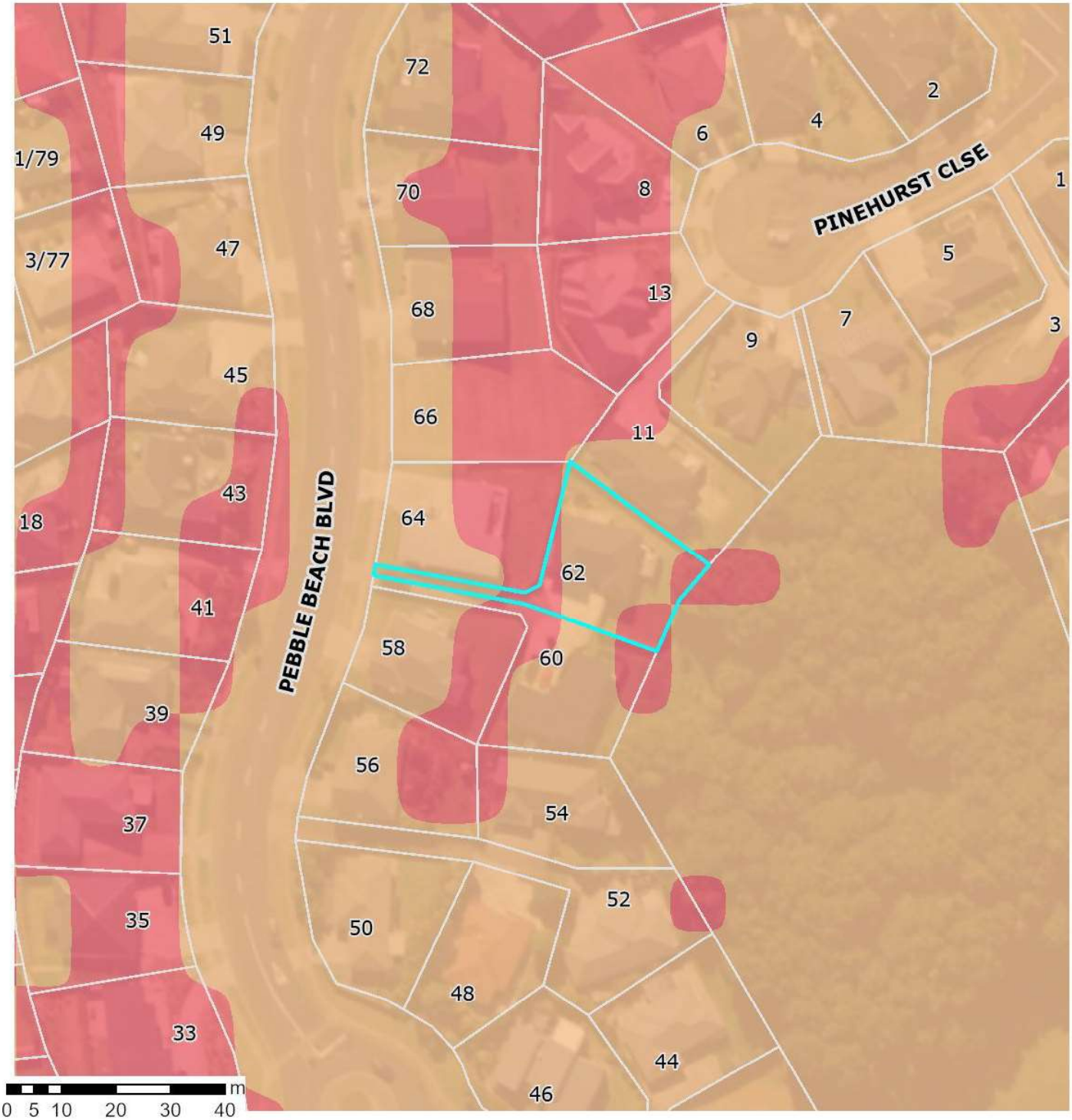
- 10 Year Flood Hazard Area
- 100 Year Flood Hazard Area

2 December 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.

District Plan Change 1 - Natural Hazards
Land Instability



PC1 - Natural Hazards

Land Instability

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

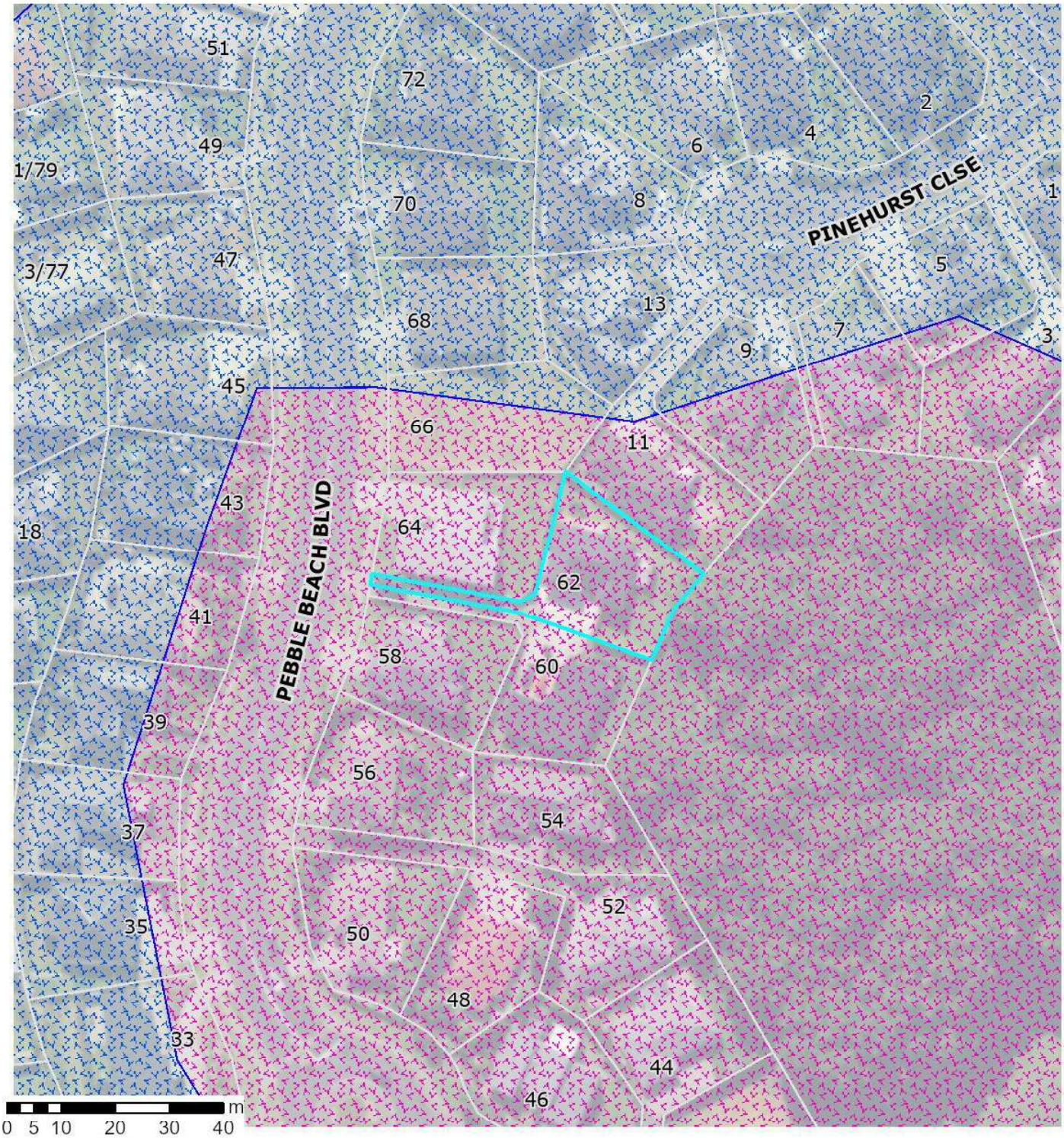
2 December 2025

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.

District Plan Change 1 - Natural Hazards
Mining Subsidence or Precinct

Whangarei District Council



PC1 - Natural Hazards

Mining Subsidence Hazard Area

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

Precinct

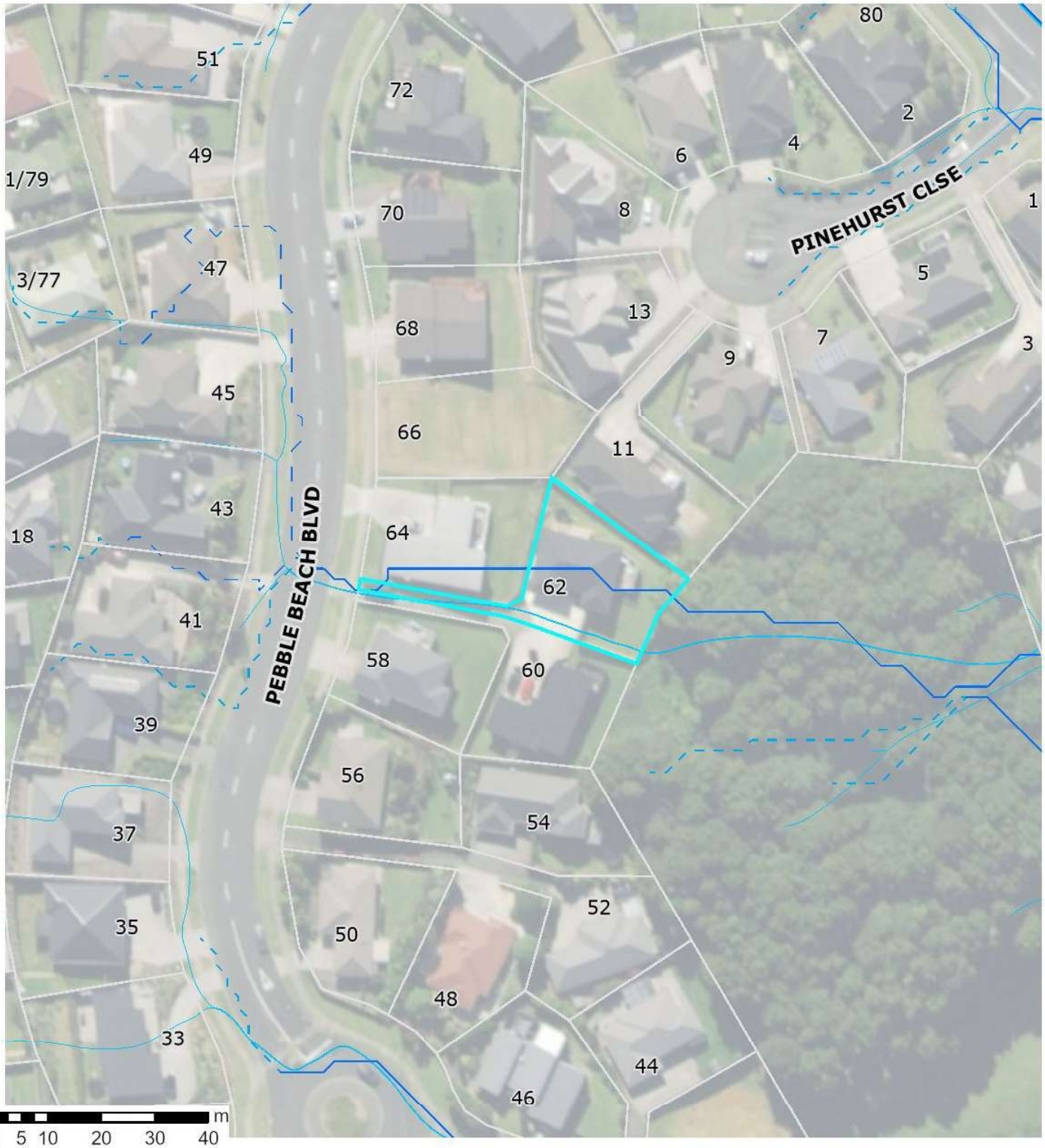
2 December 2025

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.

Stormwater Catchment and Flood Management

Whangarei District Council



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

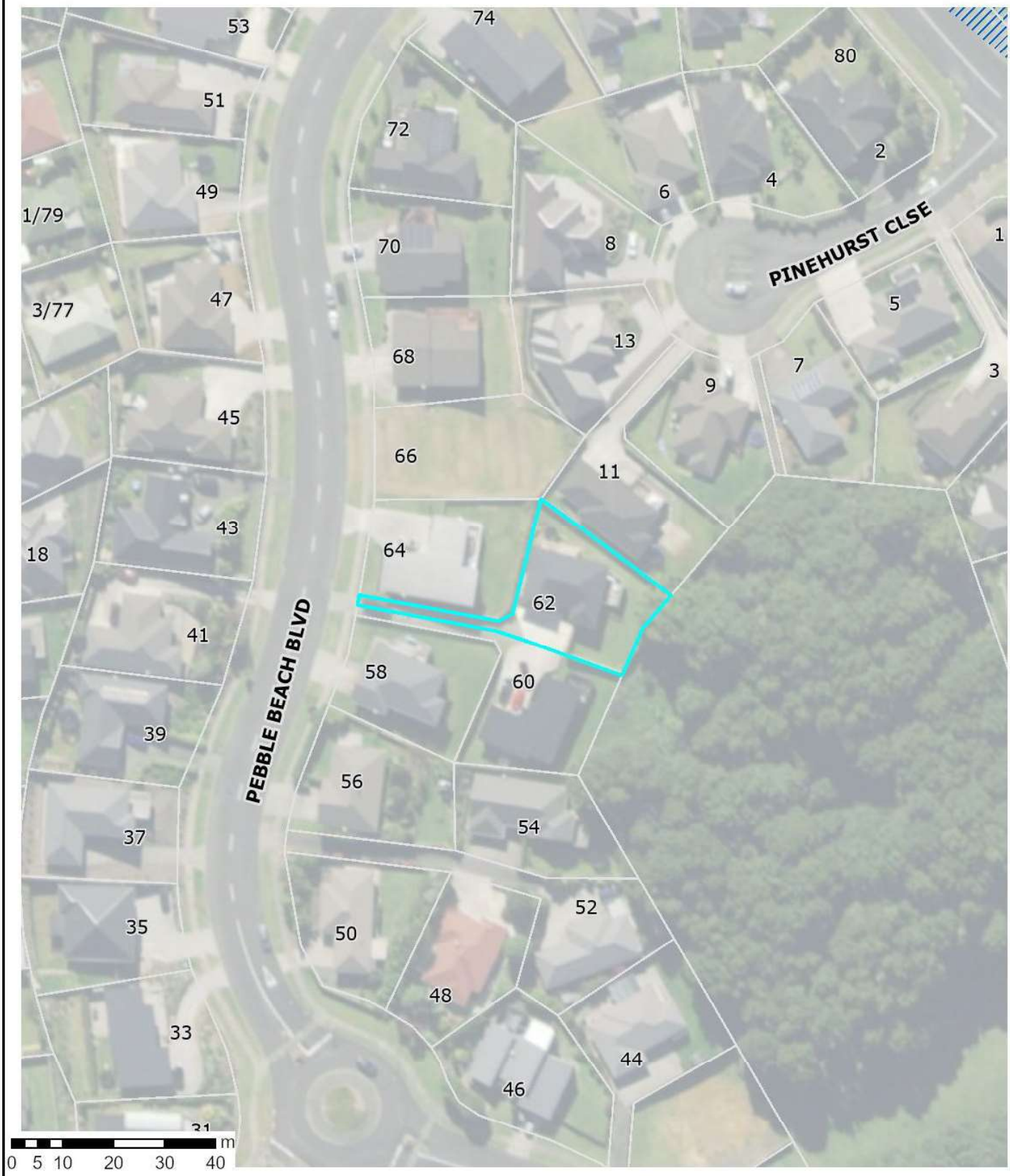
- Depression Storage Areas

2 December 2025

Scale 1:1,000

Flood Susceptibility Review

Whangarei District Council



Flood Susceptible
Accepted by Council Decision for District Plan

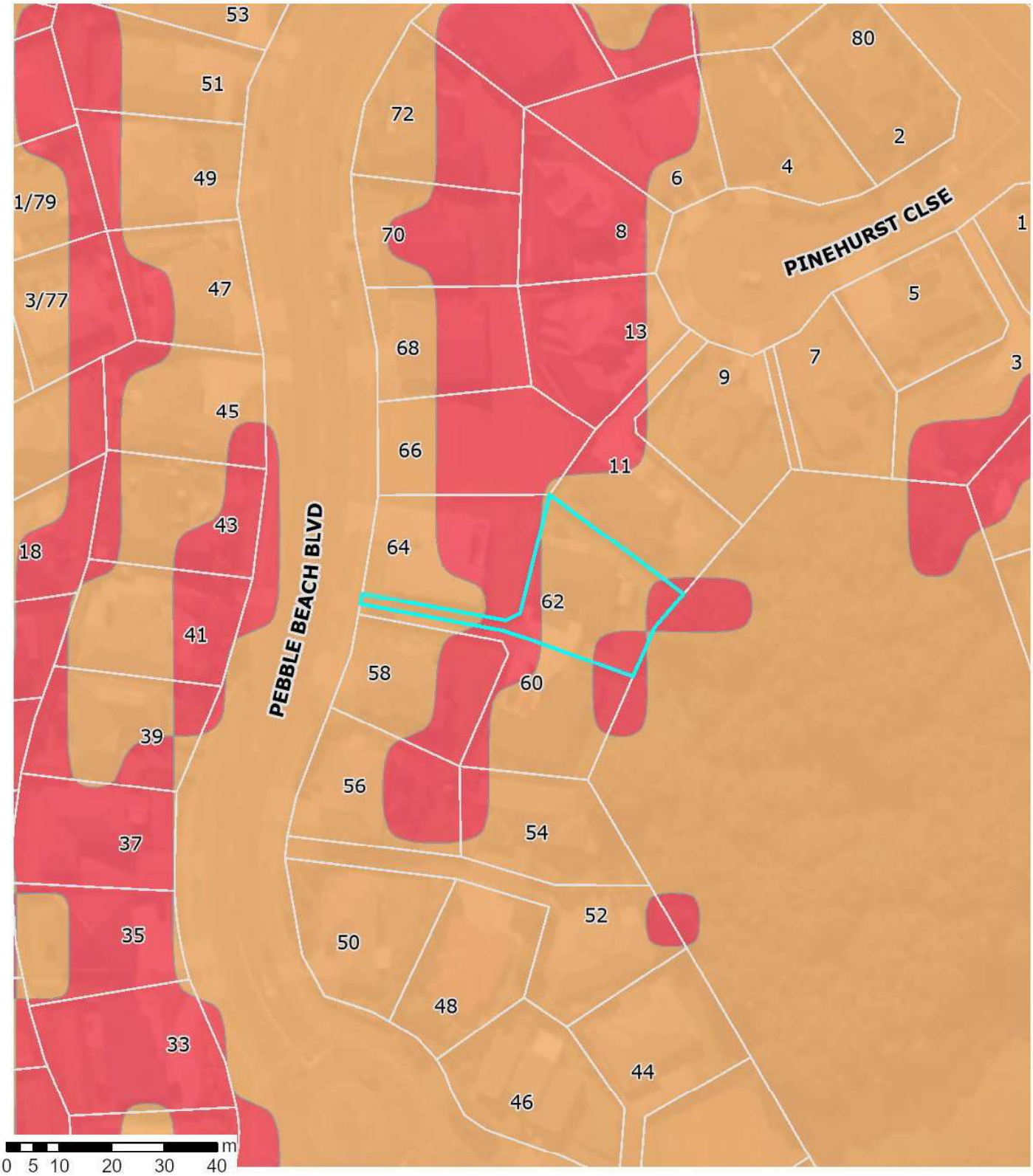
Flood susceptibility areas are symbolized to show the information from the District Plan Flood Susceptible Areas: 'Accepted by Council Decision' (in diagonal blue) Floods information shown is approximate and should not be used as a replacement for site specific investigation and assessments. The absence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

2 December 2025

Scale 1:1,000

Land Instability

Whangarei District Council



Landslide Susceptibility Zone

- High
- Moderate
- Low

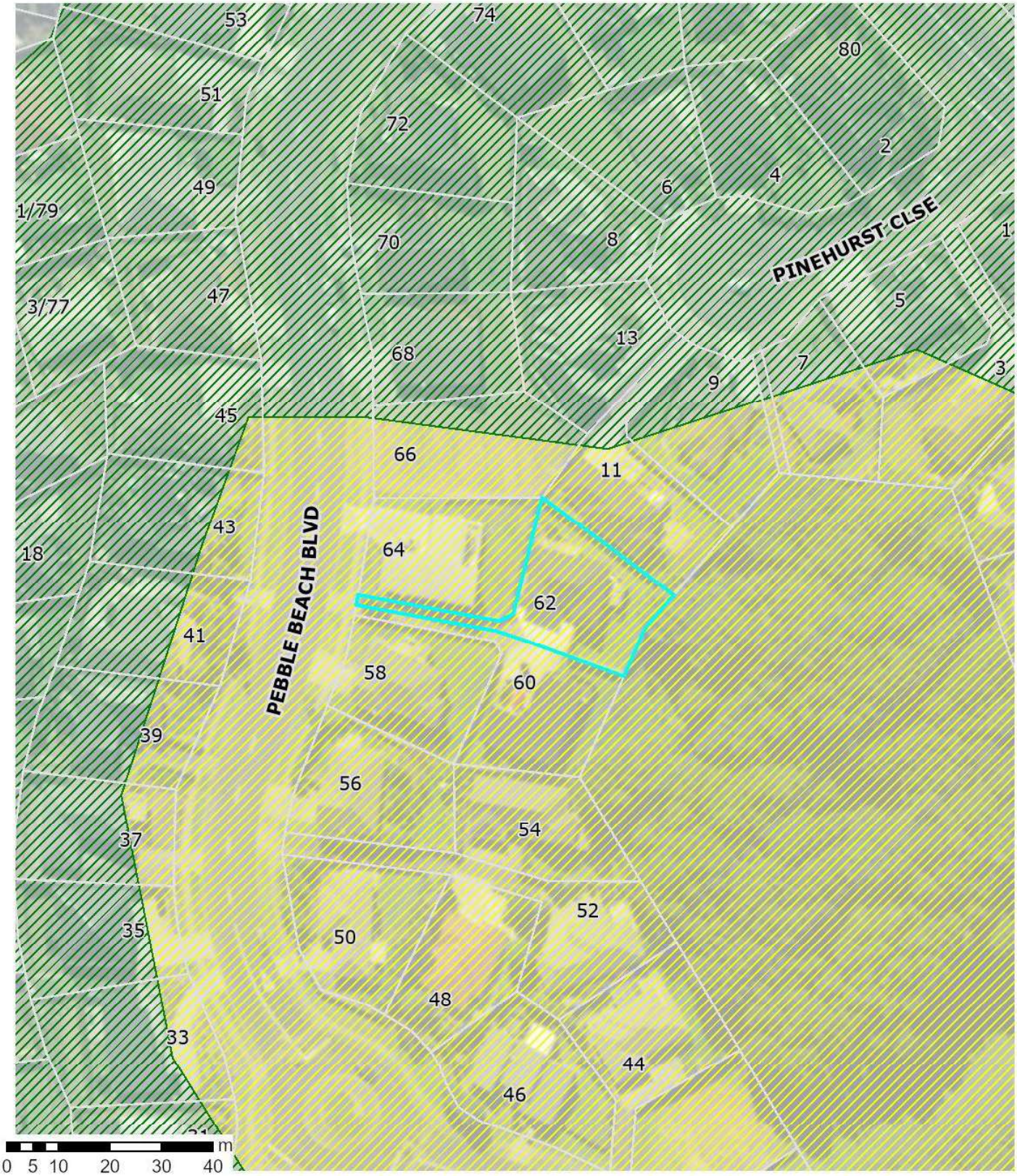
Whangārei District Council holds indicative information on land stability hazard for Whangārei. The Whangarei District Council may require site-specific investigations before granting future subdivision or building consent for the property, depending on the level of stability risk of the area the property is in. Tonkin + Taylor Ltd Landslide Susceptibility assessment report: https://www.wdc.govt.nz/files/assets/public/v/2/documents/council/reports/hazard-reports/land-stability/landslide-susceptibility-technical-report.pdf

2 December 2025

Scale 1:1,000

Mine Zones

Whangarei District Council



Mine Zones

- Mine Zone 1
- Mine Zone 2
- Mine Zone 3

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

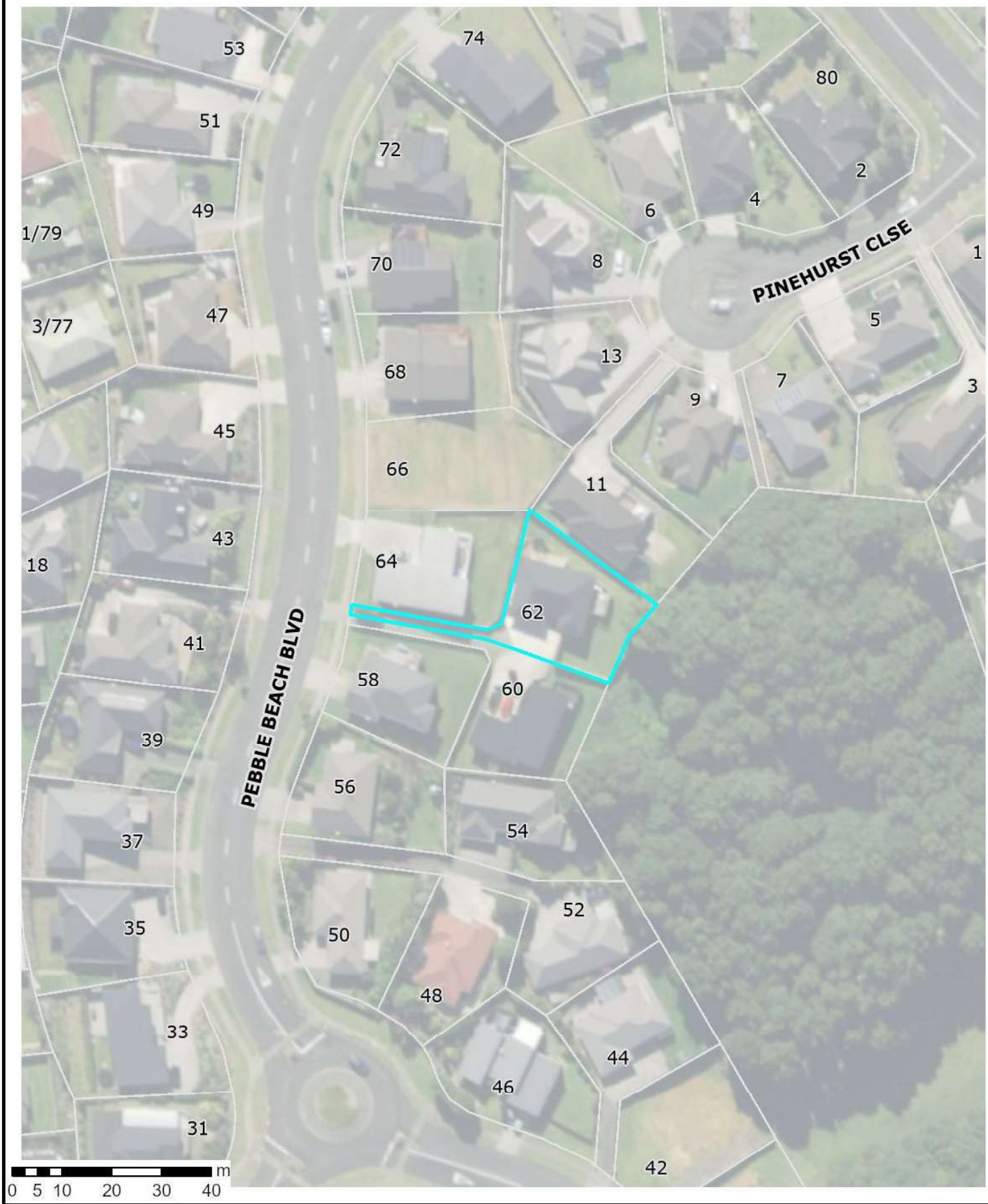
2 December 2025

Scale 1:1,000

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

Acid Sulphate Soil (Risk/Confirmed)

Whangarei District Council



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.

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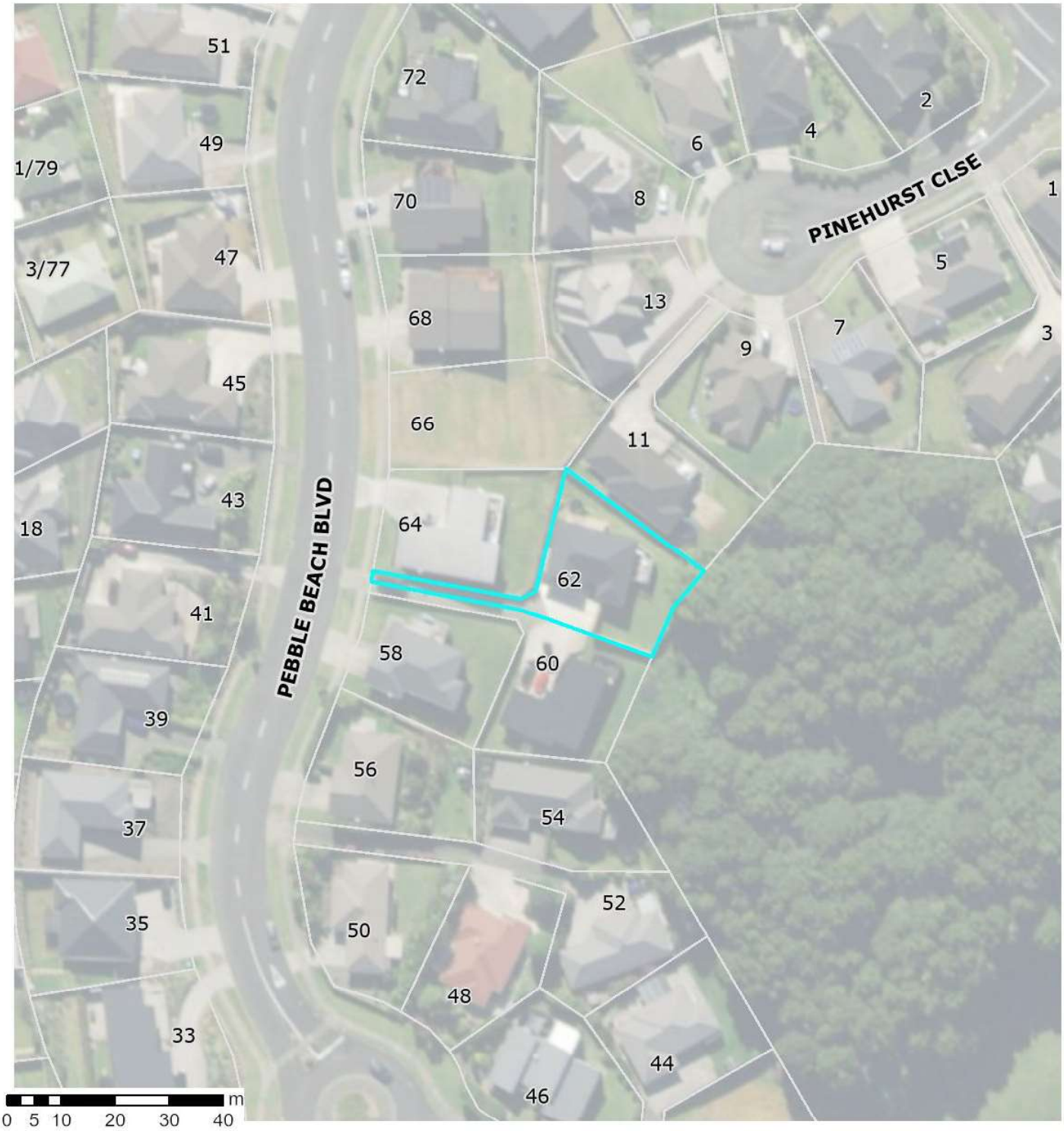
Scale 1:1,000

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/

2 December 2025
Scale 1:1,000

NZAA Sites

Approved

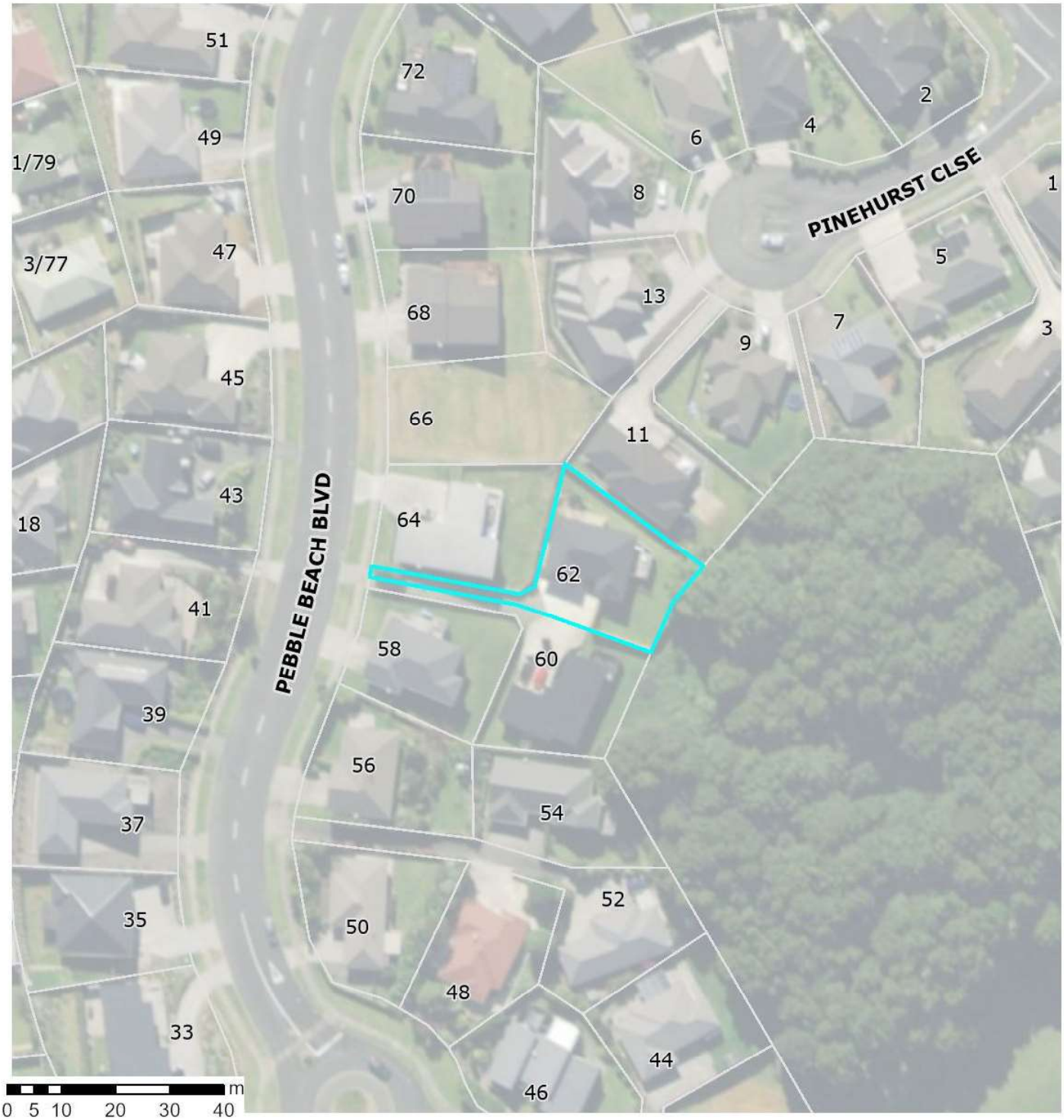
Pending - Edit

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

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

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

Mana Whenua, Hapū and Iwi



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.

2 December 2025

Scale 1:1,000

Statutory Acknowledgements

Pakikaikutu Coastal Statutory Area

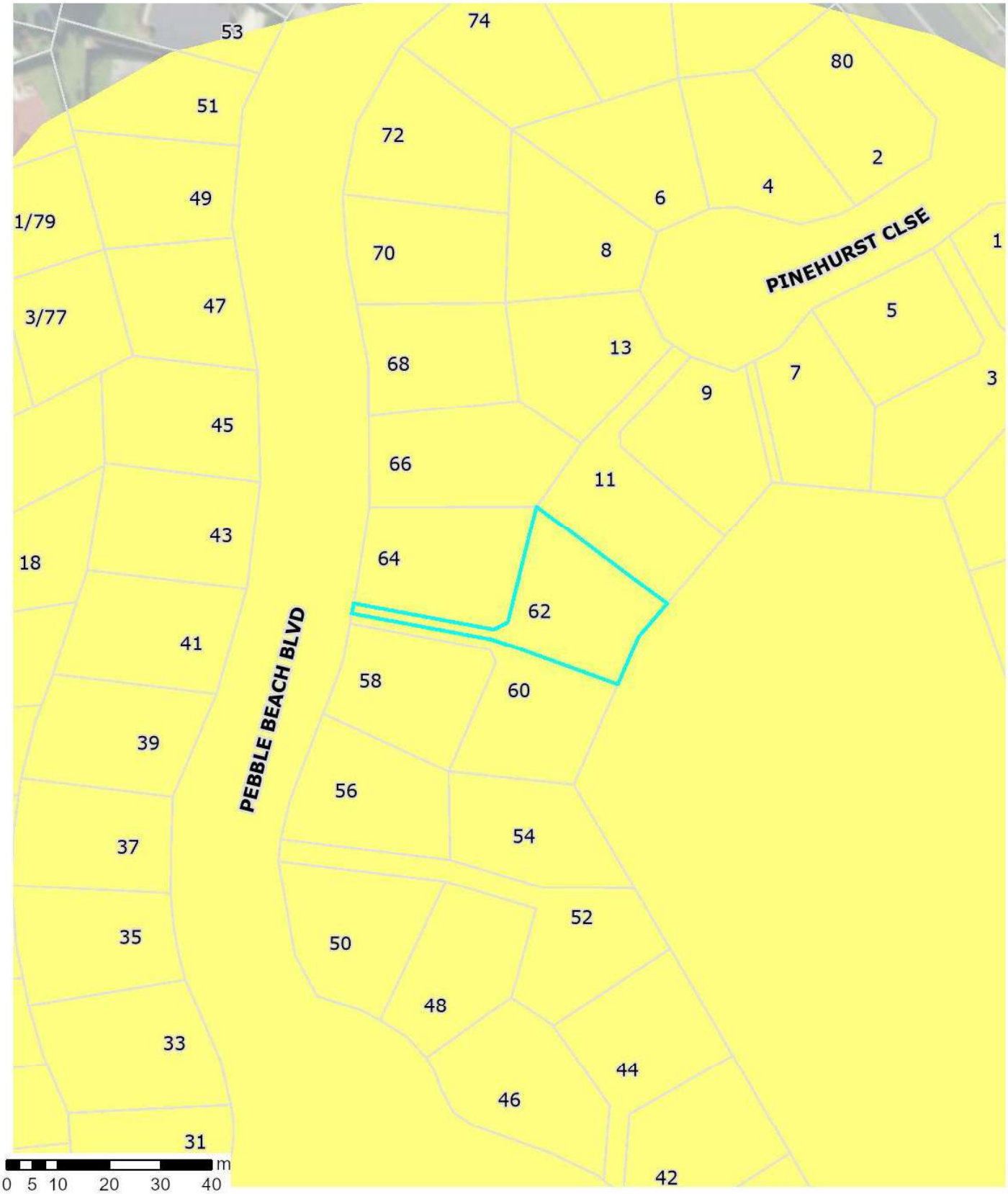
A statutory acknowledgement is a formal acknowledgement from the Crown of the mana of tangata whenua in relation to a special area.

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 Wasterwater Discharge in Northland".

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

2 December 2025

Scale 1:1,000