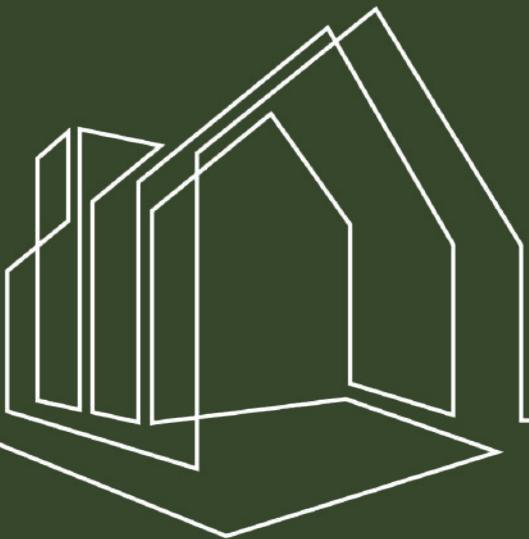


WDC LIM REPORT



SUE & DAMIEN

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OWN
REAL ESTATE



Land Information Memorandum

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

LIM number: LM2502004

Received: 20 Nov 2025

Issued: 03 Dec 2025

Applicant

G C Kennedy
126 Parakiore Road
RD 6
Whangarei 0176

Site Information

Property ID: 30632

Street Address: 126 Parakiore Road
Whangarei 0176

Legal Description: LOT 2 DP 153622 BLK VIII PURUA SD

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: NA91C/640
- Deposited Plan: DP 153622

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

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

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

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.

- House
Dated – 08/09/1981

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 Consents and Code Compliance Certificates issued for this property are attached as listed below:

- BC0477879 – Remove Wall to Extend Bedroom & Relocate Laundry
Building Consent Issued – 26/10/2004
Code Compliance Certificate – 09/09/2005
- BC1600526 – New Heating Appliance
Building Consent Issued – 27/05/2016
Code Compliance Certificate Issued – 25/07/2016

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

- Permits for Sanitary Plumbing or Drainage Work
Dated – 24/12/1981
- Application for Crossing
Dated – 08/07/1981

Swimming pool

There is a swimming pool at this property that is NOT on the Whangarei District Council's pool register. The Building Compliance team have been notified and will contact the owner in due course.

For further information please refer: <https://www.wdc.govt.nz/PoolFencing>

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 Rural Production Zone.

See map attached and for more information search the property address on Council's ePlan: <https://eplan.wdc.govt.nz/plan>

This property is located in an Outstanding Natural Features area and Outstanding Natural Landscapes area.

- Parakiore Volcanic Cone

See map attached and for more information search the property address on Council's ePlan: <https://eplan.wdc.govt.nz/plan>

This property has been the subject of an application under a Town and Country Planning Act, information attached.

- Application for dispensation to build a dwelling that will be sited 4.5 metres from the front boundary
Approved – 19/09/1980

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

This property is within the Area of Agreement between Ngararatunua Marae and Whangarei District Council. See map and Court Record of Determination attached.

Please note the information shown on the map was current at the date of the agreement.

Applications for resource consents for work in this area will have to present an archaeological, cultural and historical assessment with such resource consent application.

For further information contact the Duty Planner and quote RMA671/01.

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

The Whangarei Operative District Plan identifies this property as being in the following:

This property is mapped under PC1 as **Low, Moderate & High Land 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 Morphum 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 as 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 **low, moderate & 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

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

Liquefaction

This property is located within an area classified as Liquefaction vulnerability category: **unlikely** 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

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 determine 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

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
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 https://www.nrc.govt.nz/your-council/about-us/council-projects/new-regional-plan/

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 https://www.envirolink.govt.nz/assets/Envirolink/2403-NLRC240-Droughts-in-Northland-A-Local-and-Regional-Analysis.pdf

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 https://www.nrc.govt.nz/media/2itixwuo/naturalhazards.pdf

Signed for and on behalf of Council:



P Luwes
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. 3 December 2025

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

Scale 1:1,500



Aerial Photography



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

3 December 2025

Scale 1:1,500



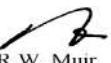
The information displayed is schematic only and serves as a guide. It has been compiled from Whangarei District Council records and is made available in good faith but its accuracy or completeness is not guaranteed. Parcel Information is sourced from the Land Information New Zealand (LINZ) Data Service.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



**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 **NA91C/640**

Land Registration District **North Auckland**

Date Issued 18 February 1993

Prior References

NA30B/1185

Estate Fee Simple

Area 8800 square metres more or less

Legal Description Lot 2 Deposited Plan 153622

Registered Owners

Gregory Craig Kennedy

Interests

Appurtenant hereto are rights to convey water specified in Easement Certificate 339041.1

Subject to a right to convey water over part marked B on DP 153622 specified in Easement Certificate 339041.1

12062809.2 Mortgage to ANZ Bank New Zealand Limited - 22.4.2021 at 2:38 pm

		<p>Approved Road shown is legal.</p> <p>Approved pursuant to Section 107 of the Resource Management Act 1991 on the 12th day of October 1992.</p> <p>The Common Seal of the Whangarei District Council is affixed hereto in the presence of:</p> <p><i>[Signature]</i> Administration Manager</p> <table border="1"> <tr> <th>EXISTING</th> <th>EASEMENTS</th> </tr> <tr> <td>Purpose</td> <td>Shown</td> <td>Created by</td> </tr> <tr> <td>Right to Convey Water</td> <td>(A) (B)</td> <td>1302214-17 4302014-18 4302014-20</td> </tr> <tr> <td>New Cst Allocated</td> <td></td> <td></td> </tr> <tr> <td>Lot 1 - 91C/639</td> <td></td> <td></td> </tr> <tr> <td>Lot 2 - 91C/640</td> <td></td> <td></td> </tr> </table> <p>Approved</p> <p><i>[Signature]</i> A.R. Fletcher A.R. Fletcher <i>[Signature]</i> J. H. Lee Registered Owners</p> <p>Total Area 4.158ha Comprised in CT. 70B/1185 (N)</p> <p>I, Ian David Collings, of Whangarei, Registered Practitioner Surveyor in the several practice districts for which I act as a registered surveyor pursuant to section 25 of the Survey Act 1885 hereby certify that this plan has been made from surveys executed by me or under my directions, that both plan and survey are correct and have been made in accordance with the Survey Regulations 1972 or any regulations made in substitution thereof.</p> <p>Dated at Whangarei, the 5th day of August 1992. Signature <i>[Signature]</i></p> <p>Field Book A Traverse Book B Reference Plane</p> <p>Surveyed <i>[Signature]</i> Correct <i>[Signature]</i> Approved as to survey <i>[Signature]</i> 20/11/92 Deposited this 25th day of January 1994. Chief Surveyor Land Registrar Re Received 15/1/92 DP 153622 GGSU Form C15</p>		EXISTING	EASEMENTS	Purpose	Shown	Created by	Right to Convey Water	(A) (B)	1302214-17 4302014-18 4302014-20	New Cst Allocated			Lot 1 - 91C/639			Lot 2 - 91C/640		
EXISTING	EASEMENTS																			
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New Cst Allocated																				
Lot 1 - 91C/639																				
Lot 2 - 91C/640																				
<p>LAND DISTRICT NORTH AUCKLAND Survey Blk. & Dist. VIII, PURUA NZMS 261 Sheet QDG Record Map No. 44</p> <p>Printed by Sterling Impex Ltd, Auckland, New Zealand</p>		<p>LOTS 1 & 2 BEING A SUBDIVISION OF LOT 5 DP 74446</p> <p>Surveyed by HODGES & ELICK Scale 1:1500 Date JULY 1992</p> <p>4 FEB 1993</p>																		



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.

3 December 2025
Scale 1:1,500



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 – 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	 Private
 WDC		 Private
 Private		
Pump	Stormwater Line	Valve
 WDC	Abandoned Pipe	 WDC
 Private		 Private
Valve	Culvert	
 WDC	 WDC	
 RED	 Private	
 Private		
Water Line	Drainage	
Abandoned Pipe	Main	
 Dashed	 WDC	
	 Private	
Trunk Main	Service Line	
 WDC	 WDC	
 Dashed	 Private	
Other Main	Surface Drain	
 WDC	 WDC	
 Dashed	 Private	
Process Pipework	Stormwater Area	
 WDC	Basin	
 Dashed	 WDC	
Reticulation	Chamber	
 WDC	 Private	
 Dashed		
Service Line		
 WDC		
 Dashed		
Water Area		
Chamber		
 WDC		
 Private		
Reservoir		
 WDC		
 Private		

Rates LIM Report

As at: Wednesday, 3 December, 2025

Property Number 30632
Legal Description LOT 2 DP 153622 BLK VIII PURUA SD

Assessment Number 0033036219

Address 126 Parakiore Road Whangarei 0176

Record of Title(s) 91C/640

Land Value \$410,000

Capital Value \$920,000

Date of Valuation 01-July-2024

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

Meter Location

Rates Breakdown (up to 30 June 2026)

Rates Charge	Charge Total
Uniform Annual General Charge	901.00
Regional Emergency & Hazard Management	67.31
Regional Economic Development	12.46
Regional Land and Freshwater Management	124.07
Regional Urban Rivers Management - Gen Catchment	40.34
General Residential - Lifestyle	1,196.09
Regional Flood Infrastructure	41.66
Regional Transport Rate	30.40
Stormwater	79.00
Regional Rescue Services	8.87
Regional Pest Management	109.47
Regional Council Services	229.89
Regional Sporting Facilities	16.09
Annual Charge Total	\$2,856.65

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

Rates Instalments	Total
20/07/2025 Instalment	\$714.65
20/10/2025 Instalment	\$714.00
20/01/2026 Instalment	\$714.00
20/04/2026 Instalment	\$714.00
Rates Total	\$2,856.65

Balance to Clear **\$2,213.10**

WHANGAREI COUNTY COUNCIL

(P.O. BOX 4102, KAMO, NORTHLAND)

PO 249

APPLICATION FOR BUILDING PERMIT

33/362/5

TO THE BUILDING INSPECTOR,

Sir,

I hereby make application to erect/re-erect/extend/alter/repair the dwelling(s) containing the site plan (overleaf) detailed plans, elevations, cross sections and specifications deposited herewith in duplicate.

Particulars of the land and buildings are:

APPROVED - PERMIT NO.

COUNTY ENGINEERS OFFICE

OWNER Name Thomas Richard & Petrowell & Company CHERRINGTON
Postal Address 46-Kiripuna Rd Phone 73483BUILDER Name Thomas Richard CHERRINGTON
Postal Address 46-Kiripuna Rd. Phone 73483EXISTING USE OF SITE AND BUILDINGS VACANTNATURE OF PROPOSED BUILDING WORK HOUSE

e.g. additions to Dwelling, Bedroom, Lounge extensions, etc.

VALUATION DEPT. ASSESSMENT No. (from rate demand) 33/362/5LEGAL DESCRIPTION OF SITE (from rate demand or title deeds) LOT 5 DP 74666
BLK VIII PURUA SDRoad or Street PARAKIORE Rd Town or Locality NGARARATUNAAREA OF SITE 4.1580 Hectares Square Metres

NATURE OF SOIL (rock, clay, sand, loam, etc.)

FLOOR AREA (proposed work - square metres).

Basement Ground floor Other floors Total
Main Building 3,128.7 m² 3,128.7 m²
Accessory Buildings 50.00 50.00

ESTIMATED VALUE OF WORK

Main Building (excluding plumbing and drainage) \$ 123,500.00
Accessory Building (excluding plumbing, drainage) \$ 4,000.00
Plumbing 2,500.00
Drainage 180,000.00TOTAL VALUE OF WORK \$ 180,000.00

CERTIFICATE: I hereby certify that the above information is correct in every respect and do hereby agree to abide by all provisions of the Whangarei County Council by laws governing and regulating all matters the subject of the foregoing.

Signature of Applicant T.R. CherringtonDate 8-4-81

FOR OFFICE USE ONLY

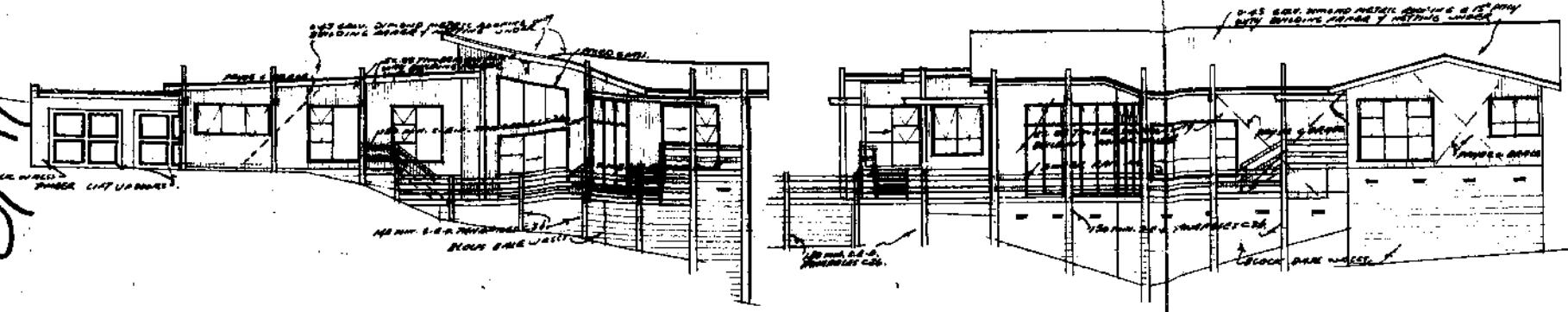
FEES:

10-030-12 Building Permit	\$ 3.10-00	Receipt No. <u>1104</u>	Date <u>24-12-81</u>	Permit No. <u>50649</u>
22-005-20 Building Research Levy	\$ 1.70-00	Receipt No. <u>1105</u>	Date <u>24-12-81</u>	
10-031-12 Plumbing Permit	\$.80-00	Receipt No. <u>1106</u>	Date <u>24-12-81</u>	Permit No. <u>1171</u>
10-031-12 Drainage Permit	\$.75-00	Receipt No. <u>1107</u>	Date <u>24-12-81</u>	Permit No. <u>1172</u>
10-030-12 Dispensation Planning Scheme	\$	Receipt No.	Date	
10-018-05 Footpath Crossing Permit	\$.30-00	Receipt No. <u>1108</u>	Date <u>24-12-81</u>	Permit No.
22-002-20 Deposit against Damage to Street, Road or Footpath	\$	Receipt No.	Date	
16-004-05 Water Connection	\$	Receipt No.	Date	
10-031-12 Sewer Connection	\$	Receipt No.	Date	
Miscellaneous	\$	Receipt No.	Date	

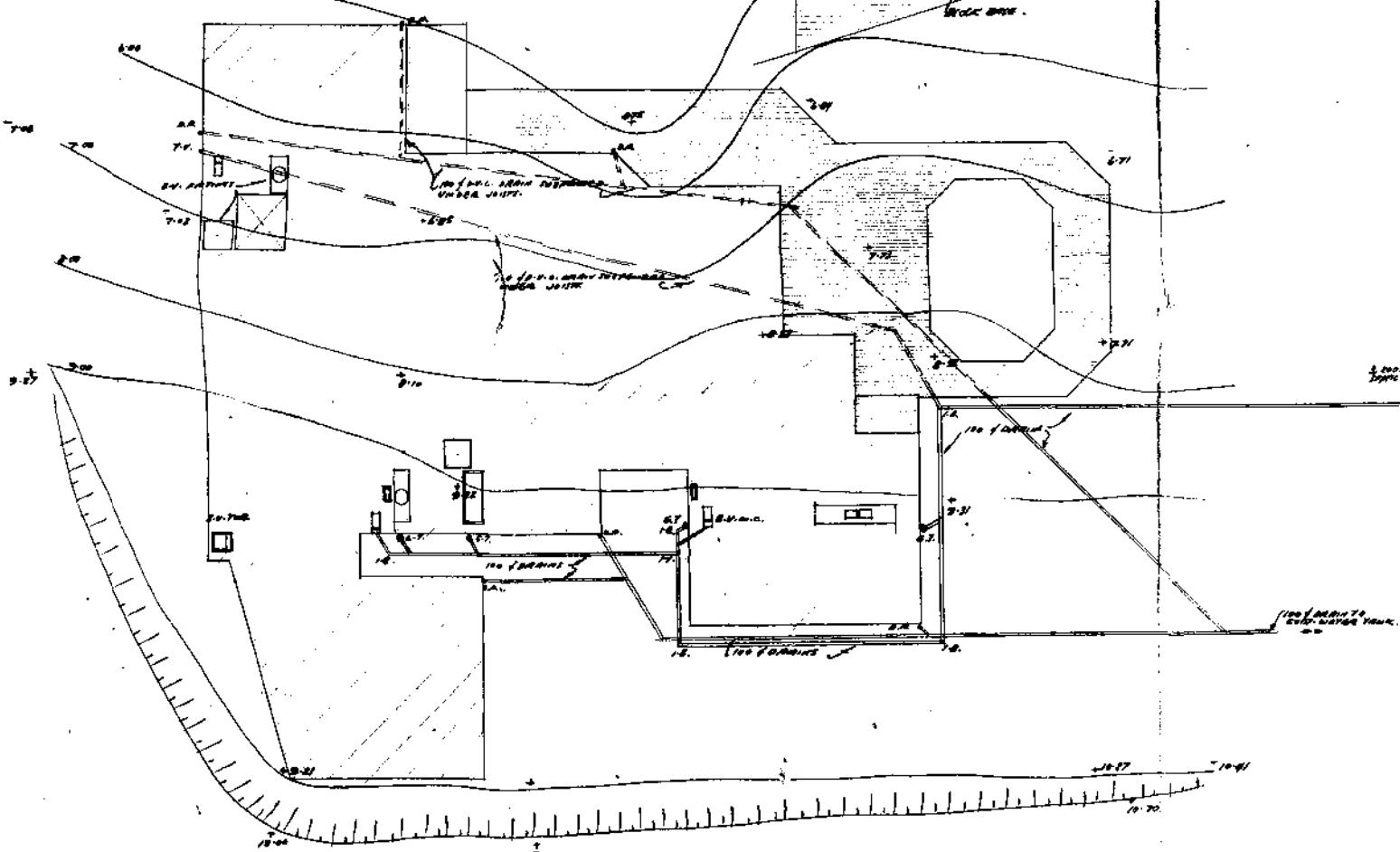
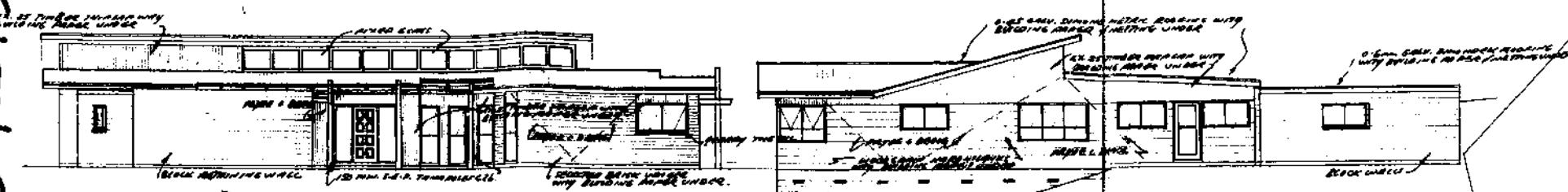
TOTAL \$ 625-00

Fee Paid by Mary Falloon / T.R. Cherrington

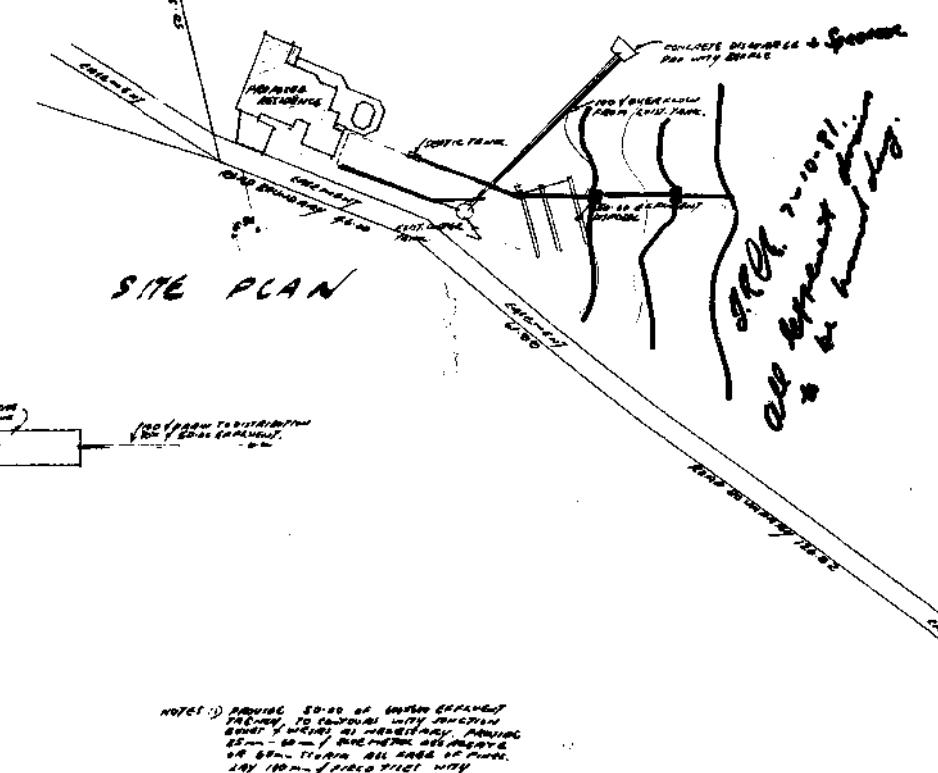
04249 8/11



666 Y 1710 N 5



SITE PLAN

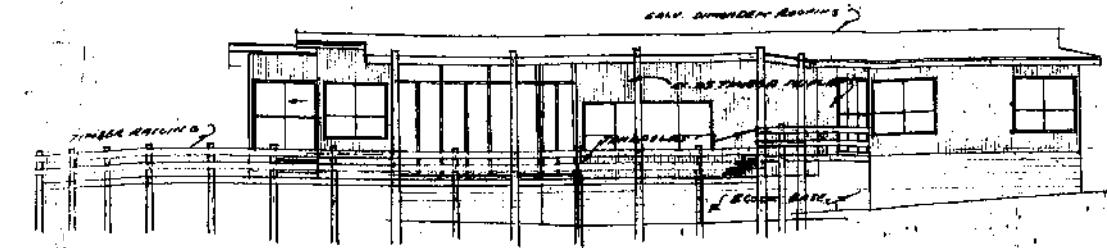
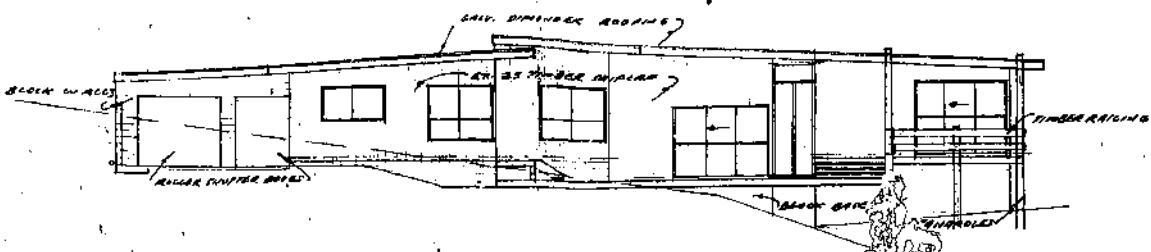


NOTES: 1) PROVIDE 50-50 OF UNDER GROUND
TANKAGE TO COUNCIL WITH SECTION
BOARDED UP AS NECESSARY. PROVIDE
50MM-60MM DIA. PVC PIPE AND
50MM PVC TEE'S ALL AROUND.
LAY 100MM OF PROTECTIVE WOOL
DRAINAGE PAVING OVER THE LAYERS.
2) USE CLASS 'B' PIPE IN VARIOUS UNDERGROUND.
3) ALL PIPES TO BE LAYED TO N.Z.S. 7645 1979.
4) Should watermain be used increase septic tank and
effluent capacity by 50% use

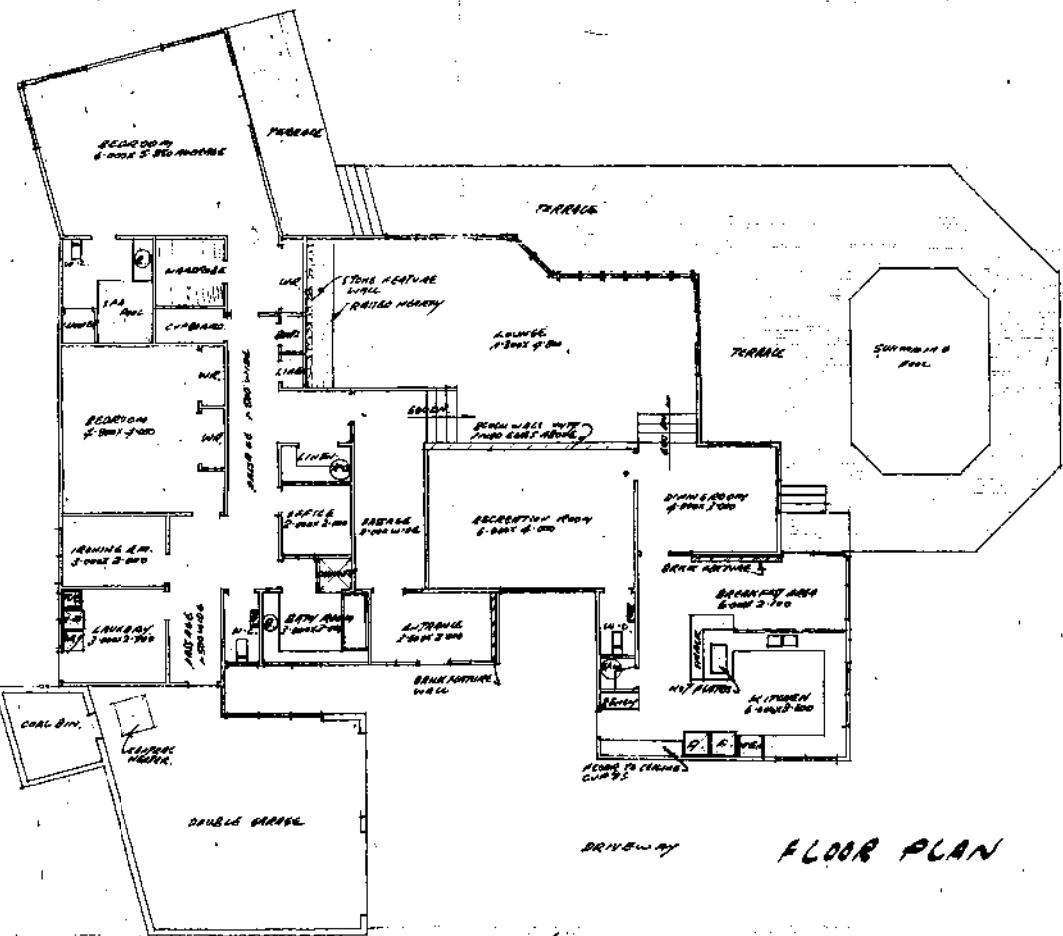
WHANGAREI COUNTY COUNCIL
INSTALL ALL PVC TO N.Z.S 7645 1979

This drawing is in accordance with my
calculations where applicable.
Robt. C. Letze, Consulting Engineers,
Vine Street, Whangarei.
per Robt. C. Letze
Registered Engineer

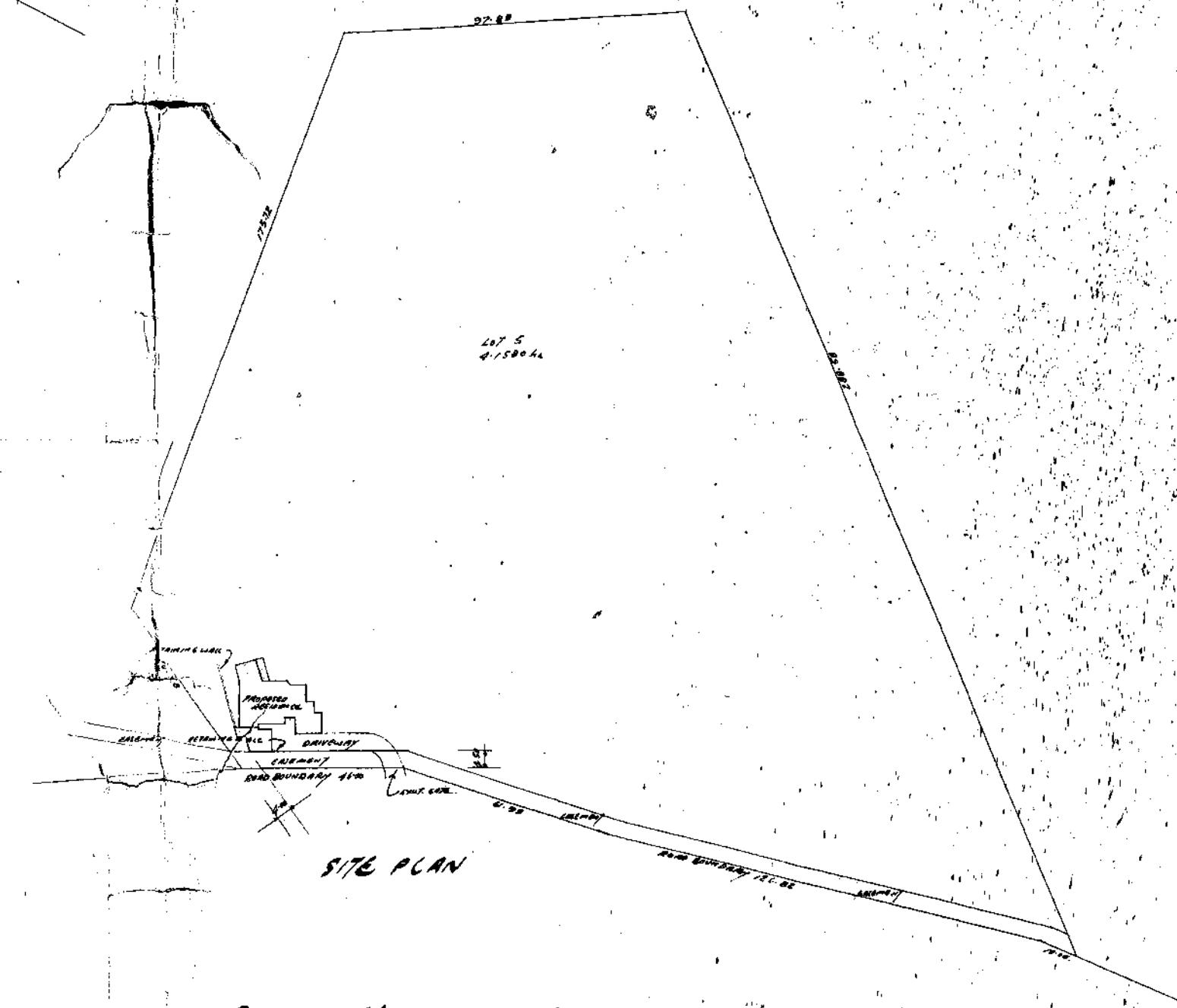
04249 5/11



666 v 17 o n



DRIVEWAY FLOOR PLAN



SITE PLAN

FLOOR AREA 295 m^2 (3182 sq. ft.) + TERRACE & GARAGE

PROPOSED RESIDENCE AT NGARARATUNUA FOR MR & MRS T. R. CHERRINGTON

SCALE SKETCH

04249 5/11

04249 6/11
2000

**BRENT ROBINSON
DESIGN SERVICES LTD.**
7 DENBY CRESCENT, WHANGAREI : PHONE 73-508

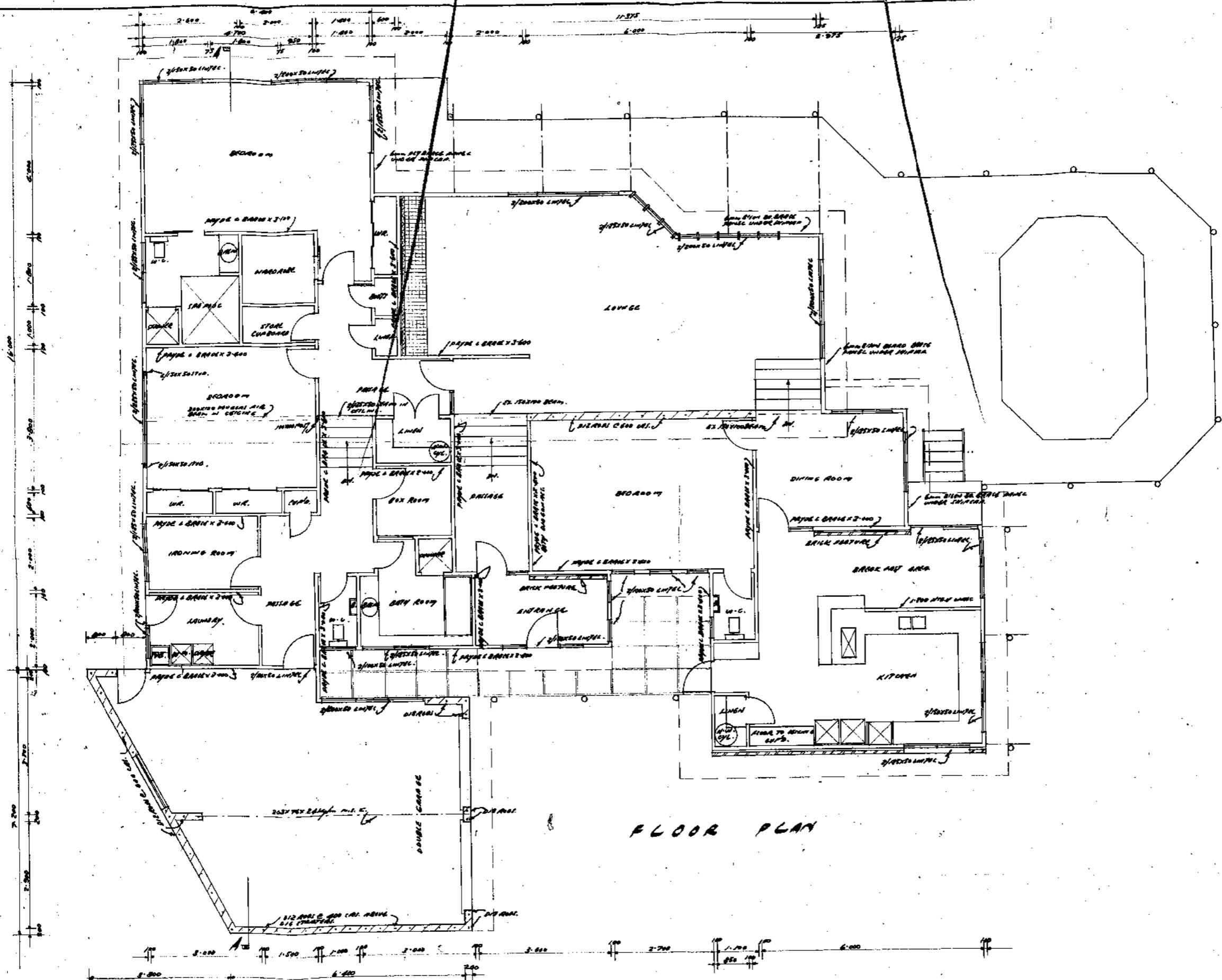
PROPOSED RESIDENCE AT PARAKIORE HEIGHTS FOR
MR & MRS T. R. CHERRINGTON

WHANGAREI COUNTY COUNCIL
INSTALL ALL PVC TO NZS 2613

APPROVED - PERMIT NO.
COUNTY ENGINEERS OFFICE
WHANGAREI COUNTY COUNCIL

SHEET 6 SCALE 1:50 PLAN NO 3964A

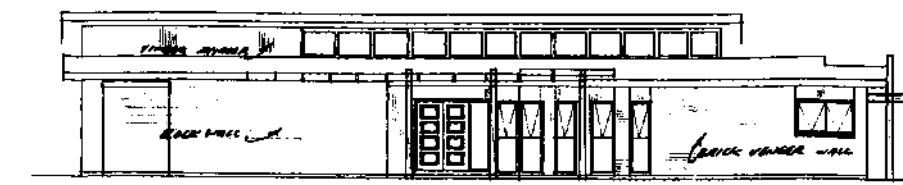
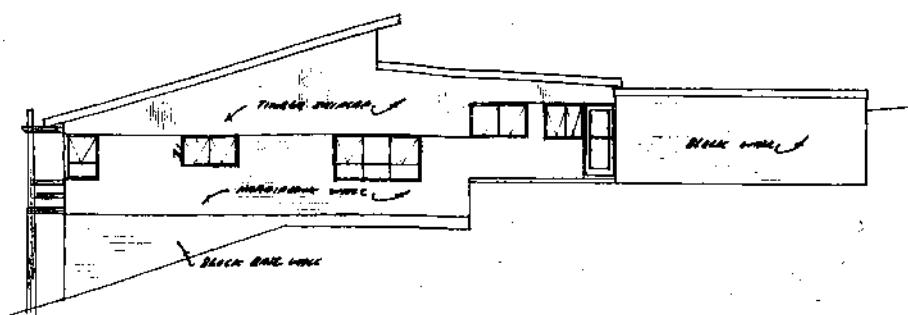
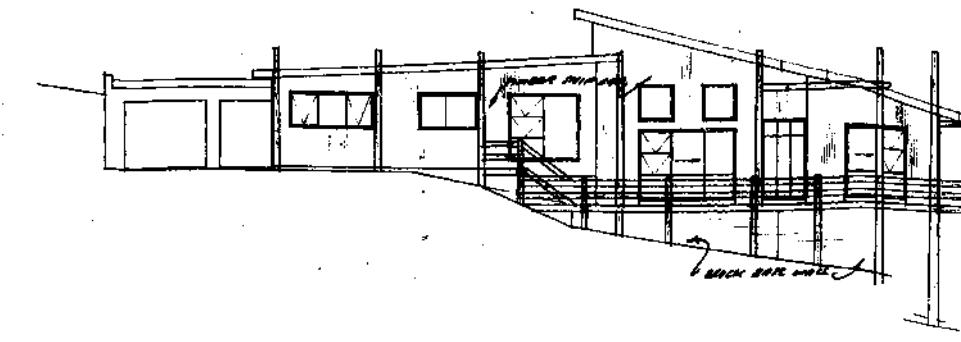
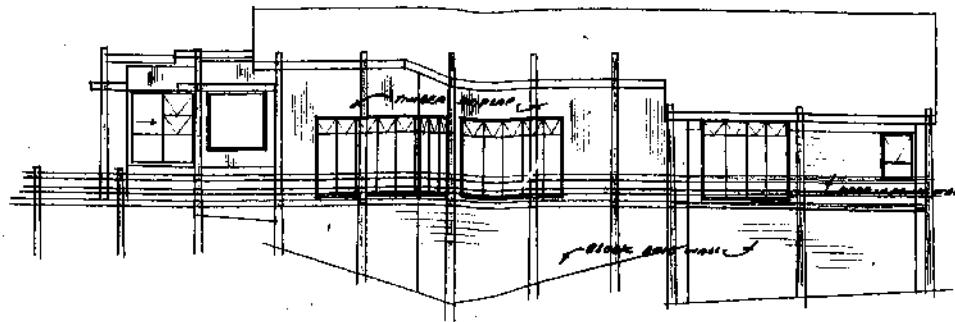
04249 2/11



APPROVED - PERMIT NO.
COUNTY ENGINEERS OFFICE
WHANGAREI COUNTY COUNCIL

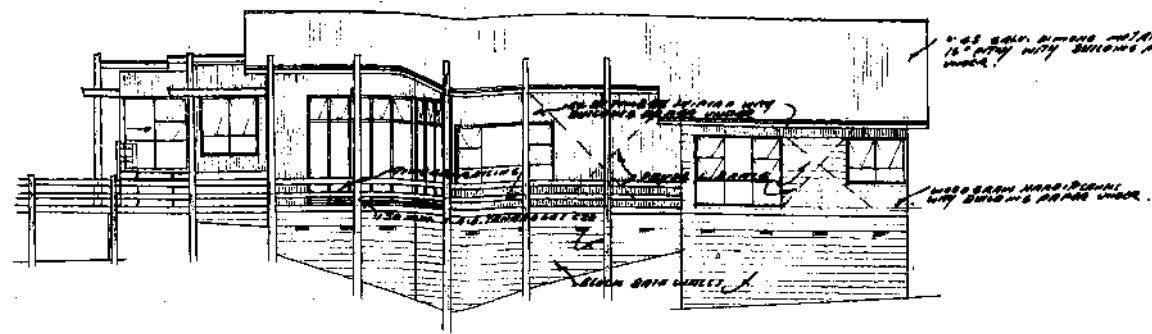
PROPOSED RESIDENCE AT WHANGAREI HEIGHTS FOR
MR & MRS T. R. CHERRINGTON

04249 1/1

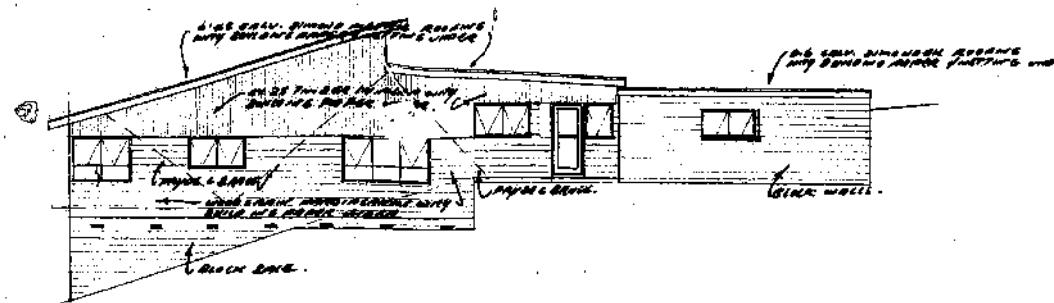


AMENDED ELEVATIONS

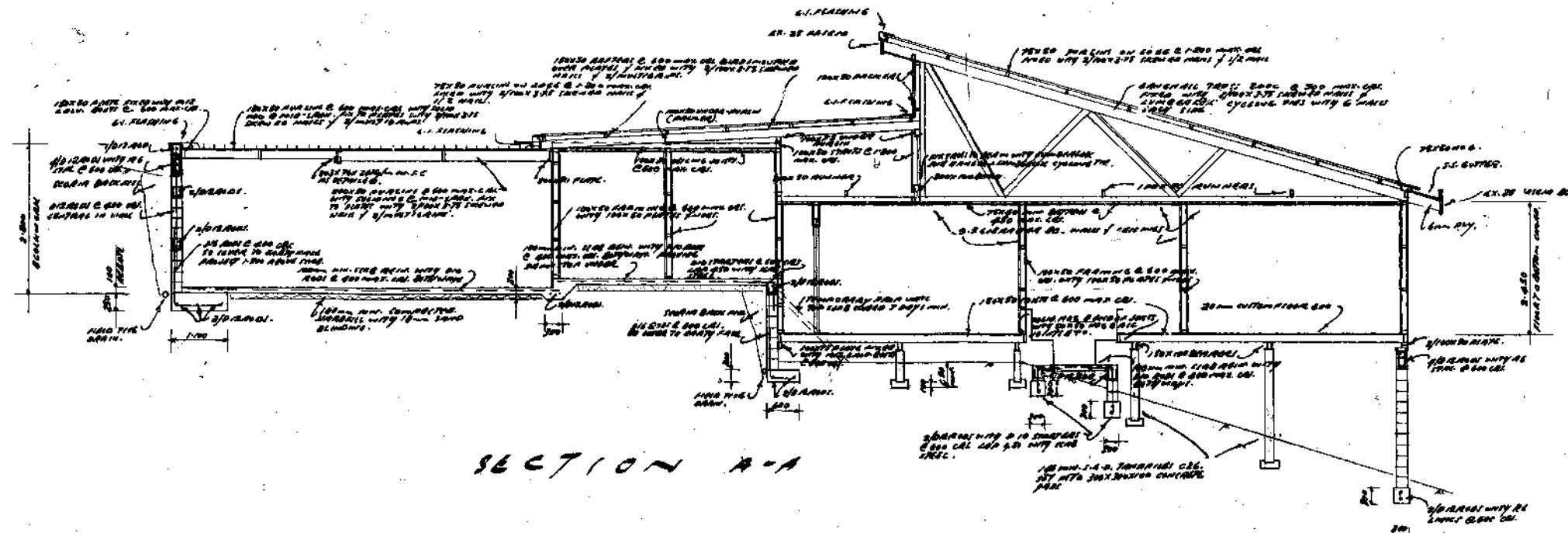
04249 4/11



APPROVED - PERMIT NO. 1000
COUNTY ENGINEERS OFFICE
WHANGAREI COUNTY - C.R.



ELEVATIONS



WHANGAREI DISTRICT COUNCIL



Issue Document

BUILDING CONSENT No: 77879
Section 35, Building Act 1991
Issued: 26 Oct 04

Project Information Memorandum No: 77174

77879

Applicant

BRUCE JOHN DARBY AND ELAINE JOYCE MACKINTOSH
126 PARAKILORE RD
R D 6
WHANGAREI

Agent

BRUCE JOHN DARBY AND ELAINE JOYCE MACKINTOSH
126 PARAKILORE RD
R D 6
WHANGAREI

Site Information

PROPERTY ID: 062876
STREET ADDRESS: 126 PARAKILORE RD, R D 6, WHANGAREI 0121
LEGAL DESCRIPTION: LOT 2 DP 153622

Project Information

PROJECT IS FOR: Alteration
INTENDED USE(S): REMOVE WALL TO EXTEND BEDROOM & RELOCATE LAUNDRY
INTENDED LIFE: Indefinite but not less than 50 years
VALUE OF WORK: \$3,000.00
NUMBER OF STAGES: 1

Fees

COUNCIL'S TOTAL CHARGES FOR THIS BUILDING CONSENT ARE: \$239.00
PAYMENTS RECEIVED TO DATE:

Receipt number: 2796781	Date: 12 Oct 04	Amount: \$239.00
-------------------------	-----------------	------------------

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. Blakely

Signature: Caroline Blakely

Date: 26/10/04

Box 180



WHANGAREI
DISTRICT COUNCIL

Code Compliance Certificate: 77879
Section 436, Building Act 2004

Issued: 09 Sep 05

The Building

Street Address of building: **126 PARAKIORE RD, R D 6, WHANGAREI 0121**

Legal Description of land where building is located:

**LOT 2 DP 153622
LLP 062876**

Current, lawfully established use: **ALTERATION**

Year first constructed: **09 SEPTEMBER 2005**

The Owner

Name of owner: **BRUCE JOHN DARBY AND ELAINE JOYCE
MACKINTOSH**

Mailing Address: **126 PARAKIORE RD
R D 6
WHANGAREI**

Contact Person: **BRUCE JOHN DARBY AND ELAINE JOYCE
MACKINTOSH**

Mailing Address: **126 PARAKIORE RD
R D 6
WHANGAREI**

Street address/registered office: **126 PARAKIORE RD
R D 6
WHANGAREI 0121**

Building Work

**REMOVE WALL TO EXTEND BEDROOM &
RELOCATE LAUNDRY**

Building Consent number: **77879**

Issued by: **WHANGAREI DISTRICT COUNCIL**

*Creating the ultimate
living environment*

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: 09 Sep 2005

Final Code Compliance Certificate 77879

Building Consent No: BC1600526

COPY

Section 51, Building Act 2004

Issued: 27 May 2016

The Building

Street address of building: 126 Parakiore Road
Whangarei 0176

Legal description of land where building is located: LOT 2 DP 153622

LLP: 62876

Building name: N/A

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

Level/unit number: N/A

The Owner

B J Darby
126 Parakiore Road
RD 6
Whangarei 0176

Phone number: 4356509

Mobile number: N/A

Facsimile number: N/A

Email address: macdarb@xtra.co.nz

Website: N/A

Street address/registered office: 126 Parakiore Road
Whangarei 0176

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

Contact Person

Phoenix Fires Northland
148 Lower Dent Street
Whangarei 0110

Phone number: 9727932

Mobile number: N/A

Facsimile number: N/A

Email address: office@phnxfires.co.nz

Website: N/A

Building Work

The following building work is authorised by this consent:

New Heating Appliance

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

Under section 90 of the Building Act 2004, agents authorised by Council (acting as a Building Consent Authority) are entitled, at all times during normal working hours or while building work is being done, to inspect:

- ii) land on which building work is being or is proposed to be carried out; and
- iii) building work that has been or is being carried out on or off that building site; and
- iv) any building.

See attached schedule of site requirements for inspections and documentation required.

Compliance Schedule

A compliance schedule is not required for the building.

Attachments

No attachments.

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

27 May 2016

Date



DEC

Code Compliance Certificate BC1600526

Section 95, Building Act 2004

Issued: 25 July 2016

The Building

Street address of building: 126 Parakiore Road
Whangarei 0176

Legal description of land where building is located: LOT 2 DP 153622

LLP: 62876

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: 1980

The Owner

B J Darb
126 Parakiore Road
RD 6
Whangarei 0176

Phone number: 4356509

Mobile number: N/A

Facsimile number: N/A

Email address: N/A

Website: N/A

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

Contact Person

Phoenix Fires Northland
148 Lower Dent Street
Whangarei 0110

Phone number: 9727932

Mobile number: 021733393

Facsimile number: N/A

Email address: office@phnxfires.co.nz

Website: N/A

Street address/registered office: 126 Parakiore Road
Whangarei 0176

Building Work

Building Consent Number:

Issued by:

New Heating Appliance

BC1600526

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.



Kayla Maxwell
Support Assistant – Building Processing
On behalf of Whangarei District Council

25 July 2016

Date

33/362/5

Whangarei County Council

Form 2

Form 3

PERMIT FOR SANITARY PLUMBING OR
DRAINAGE WORK

PERMIT NO 1172

(Building Permit No. 5069)
M. I.V. REED (H.V. REED & Son Ltd.)

of (full address) Bronwyn Ave Whangarei
is hereby authorised to carry out the work described herein,
as set forth in the plans deposited with me, in the premises
owned (or occupied) by

M. CERRINGTON T.R. and
situated in PARADISE Street, Valuation No. 33/362/5

Lot No. 5 Section No. D.P. 7444
Block 7111, or S.D. Block, or S.O.

Description of Work complete installation
of central drainage system

Estimated value of work,

Total Cost \$ 2500 Labour only \$ 1500

Permit Fee \$75 Receipt No. 1102

The work is to be carried out in strict accordance
with the Drainage and Plumbing Regulations, 1978, and
shall be completed on or before the 24
day of June 1980

Date 24.12.80 For Engineer S. J. S.

PLUMBER—
Refer to approved Plan and Specifications.

DRAINLAYER—
Refer to approved Plan and Specifications.

PERMIT FOR SANITARY PLUMBING OR
DRAINAGE WORK

PERMIT NO 1171

(Building Permit No. 5069)

M. I.V. REED (H.V. REED)

of (full address) Bronwyn Ave Whangarei
is hereby authorised to carry out the work described herein,
as set forth in the plans deposited with me, in the premises
owned (or occupied) by

M. CERRINGTON T.R. and
situated in PARADISE Street, Valuation No. 33/362/5

Lot No. 5 Section No. D.P. 7444
Block 7111, or S.D. Block, or S.O.

Description of Work plumbing on the

Estimated value of work,

Total Cost \$ 600 Labour only \$ 1600

Permit Fee \$75 Receipt No. 1106

The work is to be carried out in strict accordance
with the Drainage and Plumbing Regulations, 1978, and
shall be completed on or before the 24
day of June 1980

Date 24.12.80 For Engineer S. J. S.

PLUMBER—
Refer to approved Plan and Specifications.

DRAINLAYER—
Refer to approved Plan and Specifications.

APPLICATION FOR CROSSING

(NOTE: Any person requiring the construction, repair, reconstruction or renewal of a crossing is required to make application on this form in accordance with the Council's Bylaw N.Z.S. 9201, Chapter 2 : 1972 printed on the reverse side).

To: The County Engineer,

I (name of applicant) Thomas Richard & Petronella Joana Cheshire
of (address of applicant) 46 Kirihera Rd Phone: 734.83

hereby request permission for me to
construct / repair / reconstruct / renew a crossing at (address of property)

PARAKIORE Rd NEARATUNUA being (legal description of property)
LOT 5 D.P. 74446 BCK VIII PURUA SD
at the location shown in the sketch below:

Valuation Ref: 33/362/5

SKETCH OF LOCATION OF CROSSING: (Indicate in square below)

(1) SHOW ROAD FRONTAGE AND DISTANCES FROM SIDE BOUNDARIES.

(2) PLEASE MARK THE PROPOSED SITE OF YOUR CROSSING WITH WOOD STAKES TO ASSIST COUNCIL STAFF



I attach the payment/fee of \$ (see scale of fees below).

Signature: J.R. Cheshire Date 8-9-81

(NOTE: This application will be acknowledged by the Engineer. If a standard crossing cannot be constructed you will be advised accordingly.)

Charges and Fees for Crossings

Fee for inspection of crossing constructed by owner under permit - \$30.00 (A deposit of \$40 is required and any defective construction will be removed in accordance with the Bylaw).

Note: In the event of the applicants failure to complete the above works to the satisfaction of the County Engineer within a period of 6 months the Council will use such part of the deposit as is needed to complete the work or effect repairs.

FOR OFFICE USE

Received on (date) by (Signature)

Receipt Number Code: 3/14-005-05

(Refer to General Inspector for inspection of 'owner constructed crossing')



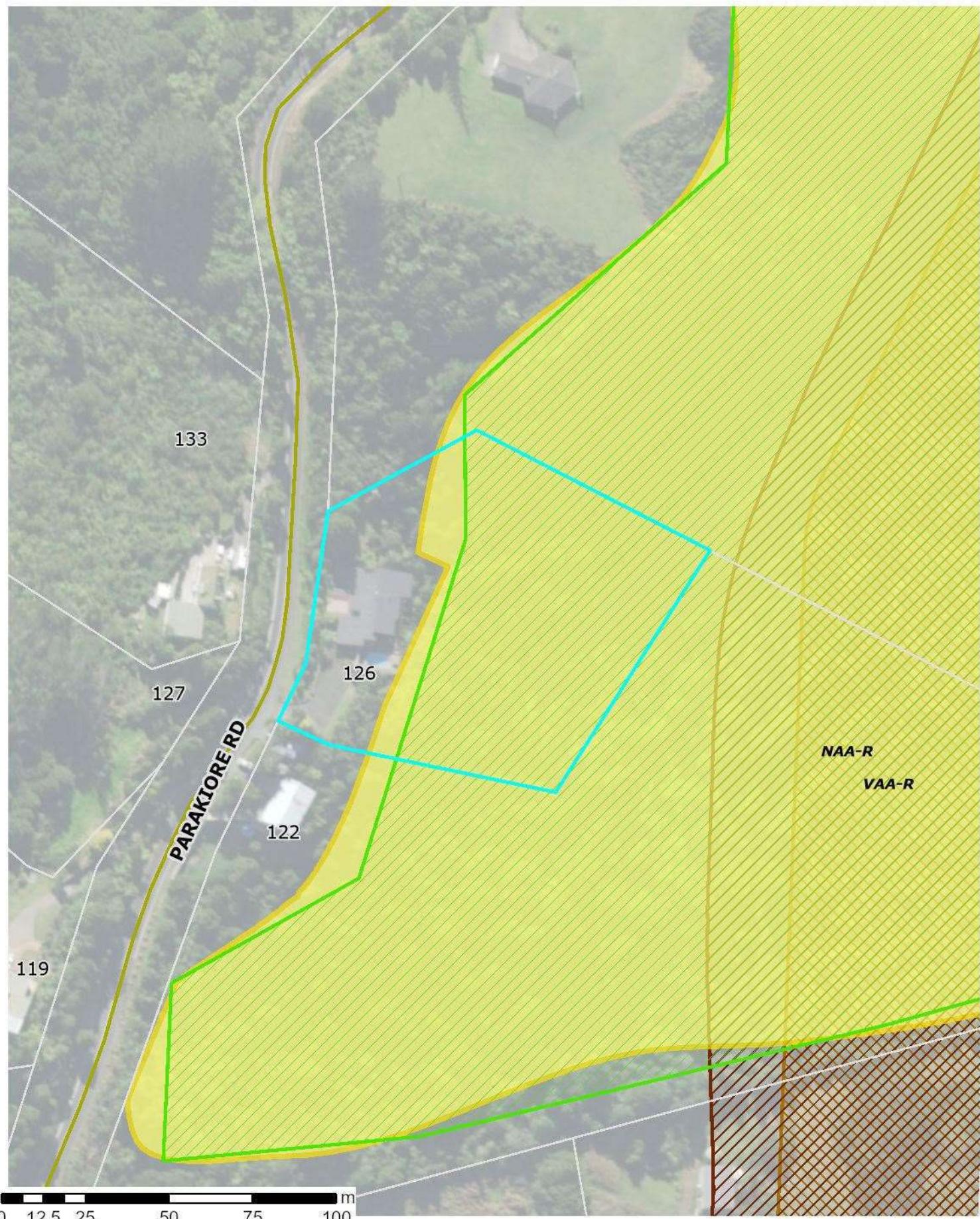
The information displayed is schematic only and serves as a guide. It has been compiled from Whangarei District Council records and is made available in good faith but its accuracy or completeness is not guaranteed.

3 December 2025
Scale 1:1,500

Parcel Information is sourced from the Land Information New Zealand (LINZ) Data Service.
CROWN COPYRIGHT RESERVED. © Copyright Whangarei District Council.



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.

3 December 2025
Scale 1:1,500

Parcel Information is sourced from the Land Information New Zealand (LINZ) Data Service.
CROWN COPYRIGHT RESERVED. © Copyright Whangarei District Council.



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.

W04249

Mr. K.W. Taylor

19th September, 1980

Mr. T.R. Cherrington,
46 Kiripahu Road,
WHANGAREI

Dear Sir,

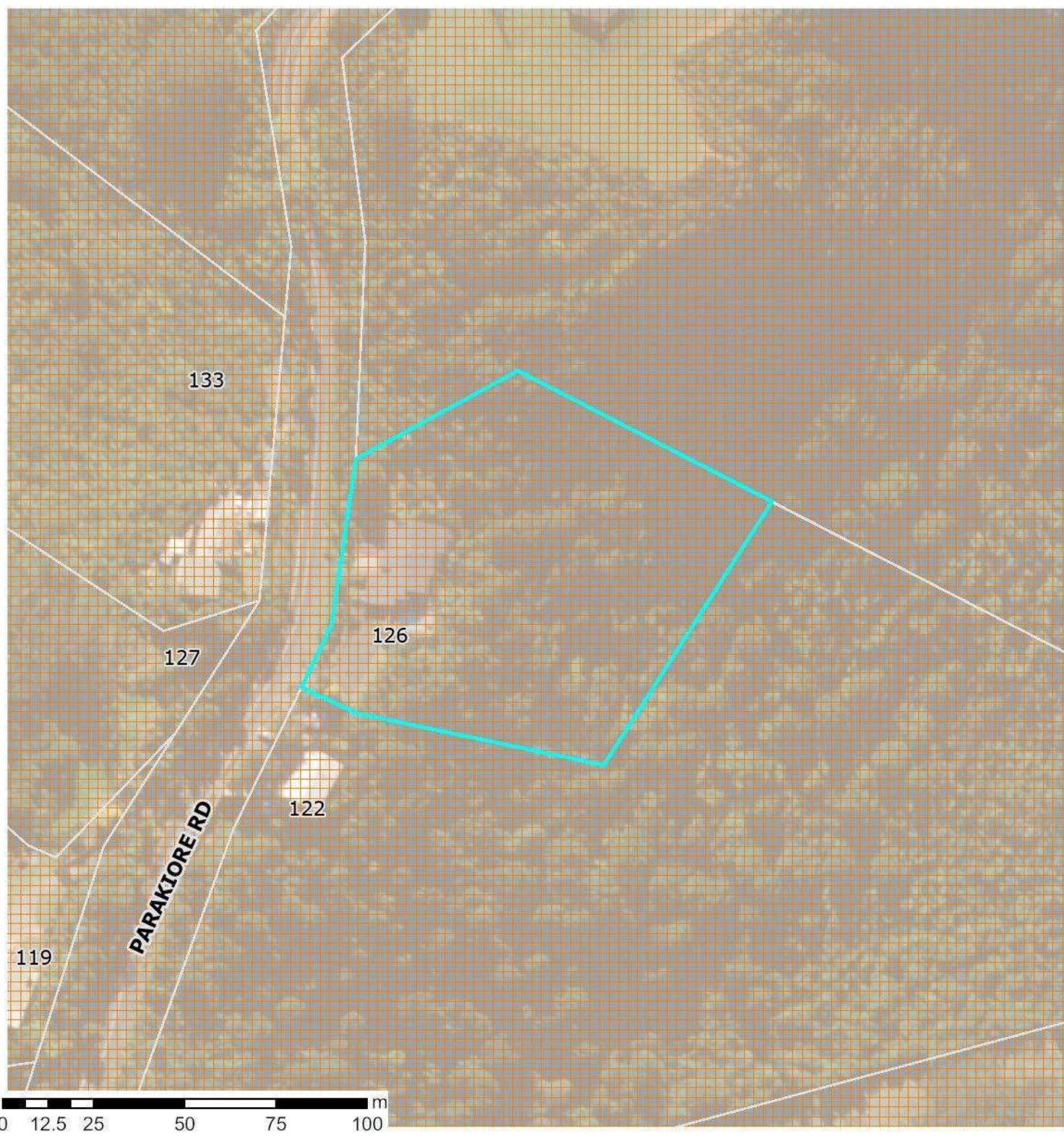
RE: Bulk and Location Dispensation
Lot 5 D.P. 7446 - Pakakura Heights Drive.

Your application for dispensation from the front yard requirement has now been considered.

I am pleased to advise that the dispensation has been approved which will enable your dwelling to be sited 4.5 metres from the front boundary as requested.

Yours faithfully,

K.W. TAYLOR
Senior Building Inspector



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.

3 December 2025

Scale 1:1,500



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.

**Area of Agreement between the
Ngarararutuua Marae and WDC
RMA 671/01**

Environments

- Business 1
- Business 2
- Business 3
- Business 4
- Business 4
- Oil Refinery Overlay Area
- Business 4 - Kauri Dairy
- Factory Overlay Area
- Marsden Point Port
- Airport
- Coastal Countryside
- Countryside
- Designations
- Living 1
- Living 2
- Living 3
- Open Space
- Future Marine Village
- Future Environments

The colour indicates the particular environment.

- TLA Boundary
- State Highway
- Arterial Roads
- Collector Roads
- Indicative Roads
- Local Roads
- Coastline
- Power Lines

Coastline indicates the mean high water spring(MHWs), which also indicates the jurisdictional boundary between the Northland Regional Council and the Whangarei District Council.

Scale 1:60000

Decision No. A 045/2004

IN THE MATTER of the Resource Management Act 1991

AND

IN THE MATTER of a reference under Clause 14 of the First Schedule to the Act

BETWEEN

**NGARARATUNUA MARAE
COMMITTEE**

(RMA 671/01)

Appellant

AND

WHANGAREI DISTRICT COUNCIL

Respondent

BEFORE THE ENVIRONMENT COURT

APPEARANCES

Mr G Mathias and Mr P Waanders for Whangarei District Council

Ms W Bruce for Ngārāratunua Marae Committee

Ms A Whitfield for herself (s274) and Walker Whitfield Trust (s274)

Ms A Williams for herself (s274)

Ms G Wynyard for herself (s271a)

Ms R Mortimer for himself (s274)

Ms E Albuquerque for himself (s274)

Ms H Easten for herself (s271a)

Ms L Topp for herself (s271a)

**RECORD OF DETERMINATION AND
MINUTE OF THE COURT FOLLOWING JUDICIAL TELEPHONE
CONFERENCE HELD ON 29 MARCH 2004**



[1] On 24 February 2004 I conducted a conference in Court on this appeal, during a callover of a number of references to the proposed Whangarei District Plan. The parties had at that stage tentatively agreed that the reference would be

withdrawn if the respondent would promise to promulgate and fully process a plan change, once the proposed district plan had been made operative.

- [2] Mr Mathias, counsel for the respondent, indicated that he would provide certain undertakings in writing on behalf of counsel, and Ms Bruce indicated on behalf of the referrer that if she was satisfied with those undertakings, the references would be confirmed as withdrawn.
- [3] On 26 February 2004 the respondent filed and served a memorandum containing the suggested terms for settlement including the undertakings.
- [4] The respondent's staff subsequently endeavoured to contact Ms Bruce, but without success. Accordingly in late March counsel for the respondent requested a telephone conference, and I duly conducted one on 29 March 2004.
- [5] Prior to the phone conference Ms Bruce contacted the Registry and advised my hearing manager that the difficulties in communication between the Marae Committee and the Council had arisen due to a relocation of the Marae Committee office, and a burglary. Ms Bruce indicated that she had intended to write to the Court and the parties giving approval of the terms set out by the Council. She then confirmed that approval orally.
- [6] The terms of settlement as set out in the memorandum of 26 February 2004 are attached.
- [7] The purpose of this Record of Determination is to confirm that the Court is aware of the terms of settlement and of the basis for the withdrawing of the reference, and acknowledges the undertakings given by the Council. In particular it notes that once promulgated, the plan change is not to be withdrawn by the respondent. There are also certain explicit duties of consultation concerning the plan change and concerning applications for resource consent made to the Council in the affected area in the meantime, noting however that activities that are of permitted activity status would not in the ordinary course come before the Council for resource consent, and would therefore be unlikely to become the subject of consultation.

In the telephone conference Mr Mortimer raised a concern regarding the Marae's consultation over resource consent applications, an issue which I had



previously addressed in the hearing in Whangarei in February. I reminded Ms Bruce that Marae Committee representatives should ensure they are available for consultation and discussion with the public and community when such consultation is requested. I encourage this especially to enable the Marae to develop and foster its relationship with the local community. As a matter of fairness the Marae should make certain that the consultation process remains open and accessible.

[9] The terms of settlement having now been agreed upon, the Court's file is now closed. There is no issue as to costs.

DATED at AUCKLAND this 6th day of April 2004.

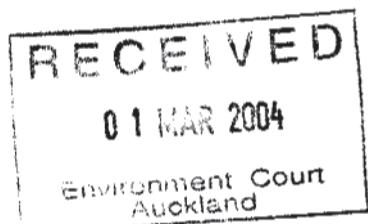


LJ Newhook
Environment Judge



BEFORE THE ENVIRONMENT COURT

RMA 671/01



BETWEEN

NGARARATUNUA MARAE
COMMITTEE

A N D

THE WHANGAREI DISTRICT
COUNCIL

Referrer
Respondent

MEMORANDUM AS TO TERMS OF SETTLEMENT FROM COUNSEL
FOR THE RESPONDENT

Thomson Wilson
Solicitors
Thomson Wilson House
Rathbone Street
(PO Box 1042, DX AP24512)
WHANGAREI.
Telephone: (09) 4384-039
Facsimile: (09) 4389-473



MAY IT PLEASE THE COURT

1. The Respondent has advanced proposals to the Referrer in consideration of which the Referrer would withdraw its reference on the Whangarei District Proposed Plan as lodged under RMA 671/01.
2. The particular terms offered by the Respondent which have been accepted by the Referrer are as follows:
 - (i) On the withdrawal of the reference, the Respondent undertakes to ensure that consultation with the Ngārāratunua Marae will occur on all resource consent applications (subdivision and land use) which consultation will include a requirement that an archaeological, cultural and historical assessment report be produced for each application. The area which is affected by this measure is as shown on the attached plan. The normal procedure of exchanging documents and comments including time-frames will be applicable as is set out in the current Council liaison protocol.

The Referrer will also be informed of all other applications outside of this area according to the Respondent's liaison protocol and will be entitled to make comments on those other applications outside of this identified area.

The Referrer commits itself to this procedure as an interim measure until the Proposed Plan Change has been approved.

- (ii) After the reference has been withdrawn a Plan Change is to be introduced when the District Plan has become operative. This will be undertaken by the Whangarei District Council with the assistance of the Referrer and the Ngati Kahu O Torongare – Te Parawhau Hapu/Iwi Trust Board.
- (iii) The Respondent will:
 - (a) Provide the services of a stenographer who will record the information provided by the Referrer in discussions with the Respondent; and



- (b) Contribute to the cost of a consultant who will formulate the information into a report suitable for the compliance of the requirements for Plan Changes in terms of the Resource Management Act 1991. This contribution will be to the maximum of \$10,000.00. Any additional funding will have to be applied for by the Referrer from other sources available to them.

- (iv) The Referrer undertakes to provide the information required and will differentiate between the layers of processing, ie
 - (i) waahi tapu – no go areas – needs a resource consent
 - (ii) sites significant to Maori – to be controlled by performance standards – restricted discretionary resource consent
 - (iii) heritage areas of significance to Maori – needs a cultural assessment and covenants.
 - (iv) alter layer – might need a cultural assessment – Iwi to advise
 - (v) safe areas – no requirements
- (v) The Plan Change with the abovementioned information will be publicly notified to give all affected parties an opportunity to make submissions and to be heard before the Respondent approves the Plan Change.
- (vi) The Respondent will not withdraw the Plan Change.

3. The withdrawal of the Referrer's reference would be on the basis that all parties, including all Section 274 Resource Management Act 1991 parties, carry their own costs.

4. Concerns have been raised about the ability of the Respondent to ensure consultation is undertaken on resource consent applications. This is raised in relation to resource consent applications for activities which are categorised as having either controlled or restricted discretionary status.

5. It has submitted on behalf of the Respondent that this issue can be properly addressed by the Respondent in that the provisions of the Plan enable the Respondent to require of an applicant for a resource consent, even if it be for a consent having the status of either controlled or restricted discretionary, that such applicant consult with the Referrer prior to determination of the application by the Respondent.



6. The reasons for this are as follows;

(i) In the various environment rules where provision is made for activities as either controlled or restricted discretionary activities the plan records that control is reserved over or discretion is restricted to various specified matters such including in the case of controlled activities,

“The additional matters listed in section 48.3”

and in the case of restricted discretionary activities

“The additional matters listed in Section 2.3.3”

(ii) Section 2.3.3 of the proposed plan reads as follows,

2.3.3 Restricted Discretionary Activities

Restricted discretionary activities are those for which adverse effects may be avoided, remedied or mitigated by conditions of a resource consent, after considering the matters over which the council has restricted its discretion as specified in the Plan. In these cases, resource consents may be refused, or conditions imposed, only in respect of the matters to which discretion has been restricted. These matters are also relevant to the assessment of environmental effects to be supplied by the applicant for a resource consent.

In the rule tables, the right-hand column contains a list of matters to which discretion is restricted. The matters listed below are additional matters applicable to every restricted discretionary activity. They are stated here, rather than repeated in rule tables, in order to save space.

Matters to which discretion is restricted:

- a) Financial contributions in the form of money or land, or a combination of these (see Chapter 53);
- b) Bonds or covenants, or both, to ensure performance or compliance with any conditions imposed;
- c) Works or services to ensure the protection, restoration or enhancement of any natural or physical resource, including (but not limited to) the creation, extension or upgrading of services and systems, planting or replanting, or any other works or services necessary to ensure the avoidance, remediation or mitigation of adverse environmental effects;



- d) Administrative charges to be paid to the council in respect of processing applications, administration, monitoring, and supervision of resource consents, and for the carrying out of the council's functions under section 35 of the Resource Management Act 1991;
- e) The duration of a resource consent, under section 123 of the Resource Management Act 1991;
- f) Lapsing of a resource consent, under section 125 of the Resource Management Act 1991;
- g) Change and cancellation of a consent, under sections 126 and 127 of the Resource Management Act 1991;
- h) Notice that some or all conditions may be reviewed at some time in the future, under section 128 of the Resource Management Act 1991;
- i) Whether any land use or subdivision consent should attach to the land to which it relates, and be enjoyed by the owners and occupiers for the time being, under section 134 of the Resource Management Act 1991.”

(iii) Section 48.3. reads as follows,

“48.3 Additional Matters Over Which Control has been Reserved:

The additional matters over which control has been reserved for controlled activities, are

- a) Financial contributions in the form of money or land, or a combination of these (refer to Chapter 53).
- b) Bonds or covenants or both, to ensure performance or compliance with any conditions imposed.
- c) Works or services to ensure the protection, restoration or enhancement of any natural or physical resource, including (but not limited to) the creation, extension or upgrading of services and systems, planting or replanting, (the protection of Significant Ecological Areas) or any other works or services necessary to ensure the avoidance, remediation or mitigation of adverse environmental effects.
- d) Administrative charges to be paid to the council in respect of processing applications, administration, monitoring and supervision of resource consents, and for the carrying out of the council's functions under section 35 of the Resource Management Act 1991.

The duration of a resource consent, under section 123 of the Resource Management Act 1991.



- f) Lapsing of a resource consent, under section 125 of the Resource Management Act 1991;
- g) Change and cancellation of a consent, under sections 126 and 127 of the Resource Management Act 1991;
- h) Notice that some or all conditions may be reviewed at some time in the future, under section 128 of the Resource Management Act 1991;
- i) Whether any land use or subdivision consent should attach to the land to which it relates, and be enjoyed by the owners and occupiers for the time being, under section 134 of the Resource Management Act 1991.
- j) The matters on which conditions can be imposed under section 220 of the Resource Management Act 1991. These include: esplanade reserves and strips, amalgamation of land, holding parcels in same ownership, design of structures, protection against natural hazards, filling and compacting of land, and creation or extinguishing of easements.
- k) Consent notices to secure compliance with continuing conditions under section 221 of the Resource Management Act 1991.

(iv) It is submitted that the Respondent has in terms of item (c) in both these provisions reserved the right to require of an applicant for a resource consent which has the status of either controlled or restricted discretionary that matters which would be of concern to the Referrer are addressed. Matters over which discretion is restricted or over which control has been reserved in requiring,

“works or services to ensure the protection, restoration or enhancement of any natural or physical resource” ... or any other works or services necessary to ensure the avoidance, remediation or mitigation of adverse environmental effects”

are wide enough to bring into play the provisions of Part II of the Resource Management Act. Any effect on those matters or areas which the Referrer seeks to address by the identification of sites of significance to Maori can be addressed through this provision.

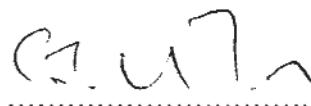
7. It is submitted that in the circumstances therefore it is open to the Respondent to require of applicants for resource consents that they comply with the matters undertaken to the Referrer as set out in clause 2(i) above.



8. The plan/map which has been attached to this memorandum is one prepared in discussions between representatives of the Referrer and the Respondent. It differs from the documentation presented to the Court in that,
 - (i) It excludes areas located in the Living 1 Environment which had previously been included within the areas shown shaded pink on the copy of Map 12 which was attached to the Referrer's submission on the proposed plan; and
 - (ii) Includes areas outside those identified on Map 12 as attached to the submission so as to incorporate the mountains of Hikurangi, Maungarei and Matarau and the Hikurangi Swamp, such being areas identified on the submission (although not described with any degree of specificity) but not shown on Map No. 12, as they are not located within the area encompassed by that map.
9. Both parties acknowledge that this plan is provisional only and has been prepared for interim working purposes. This plan is not to be seen as an acknowledgment either on the part of:
 - (i) The Referrer so as to limit its ability to identify sites of significance outside the area shown on this plan; or
 - (ii) The Respondent so as to limit it in its judicial decision making processes.
10. The Respondent respectfully seeks directions from the Court in terms of this memorandum such to record the withdrawal of the reference and the commitments of the Respondent as set out herein.

DATED at Whangarei this 26 day of February 2004





G.J. Mathias

Counsel for the Respondent

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

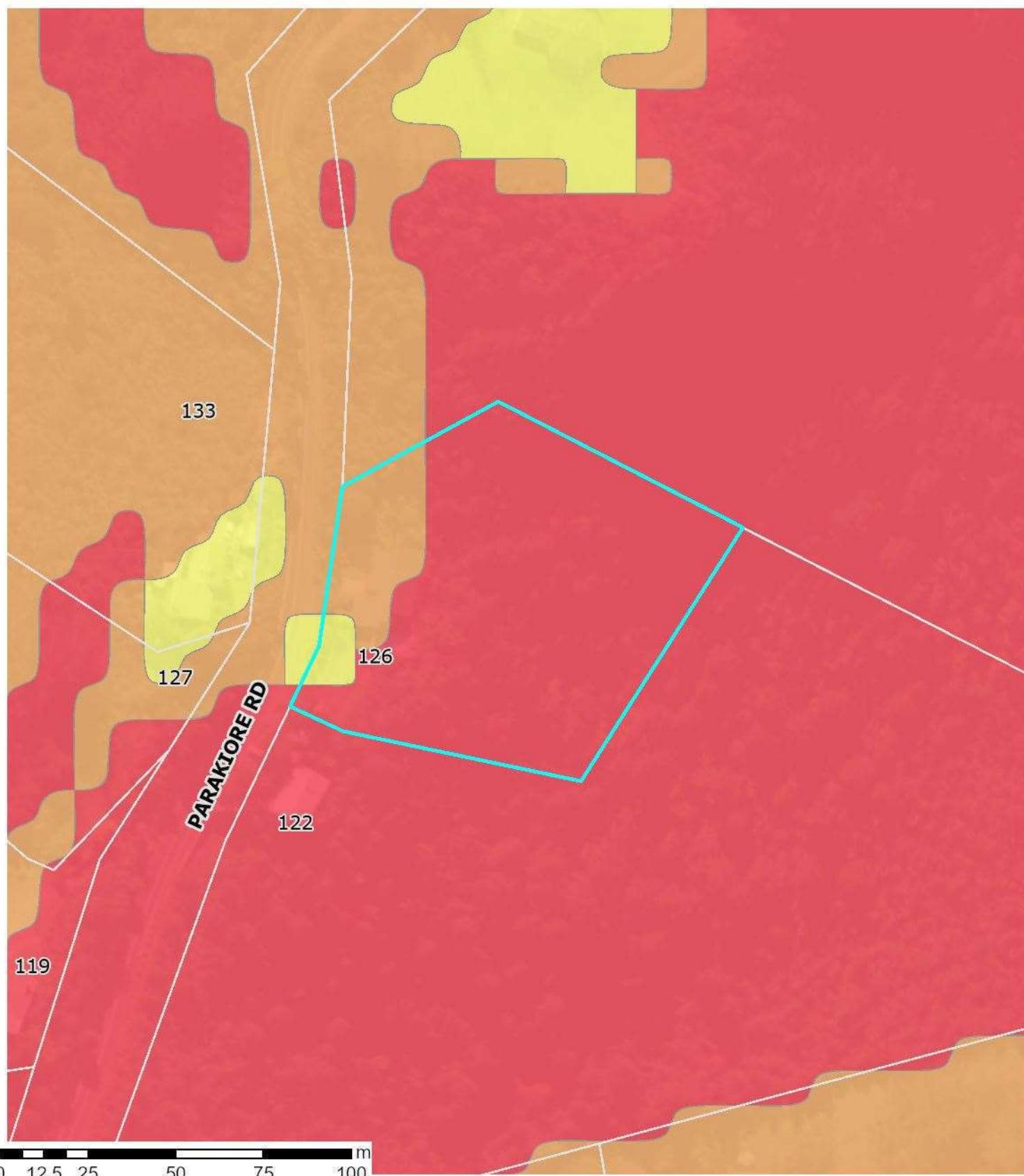
0.2 - 1.0 Ha	3 December 2025
1.0 - 2.0 Ha	Scale 1:1,500
2.0 - 5.0 Ha	
> 5.0 Ha	

Depression Storage Areas 2017

- Depression Storage Areas



Land Instability



Landslide Susceptibility Zone

 High
 Moderate
 Low

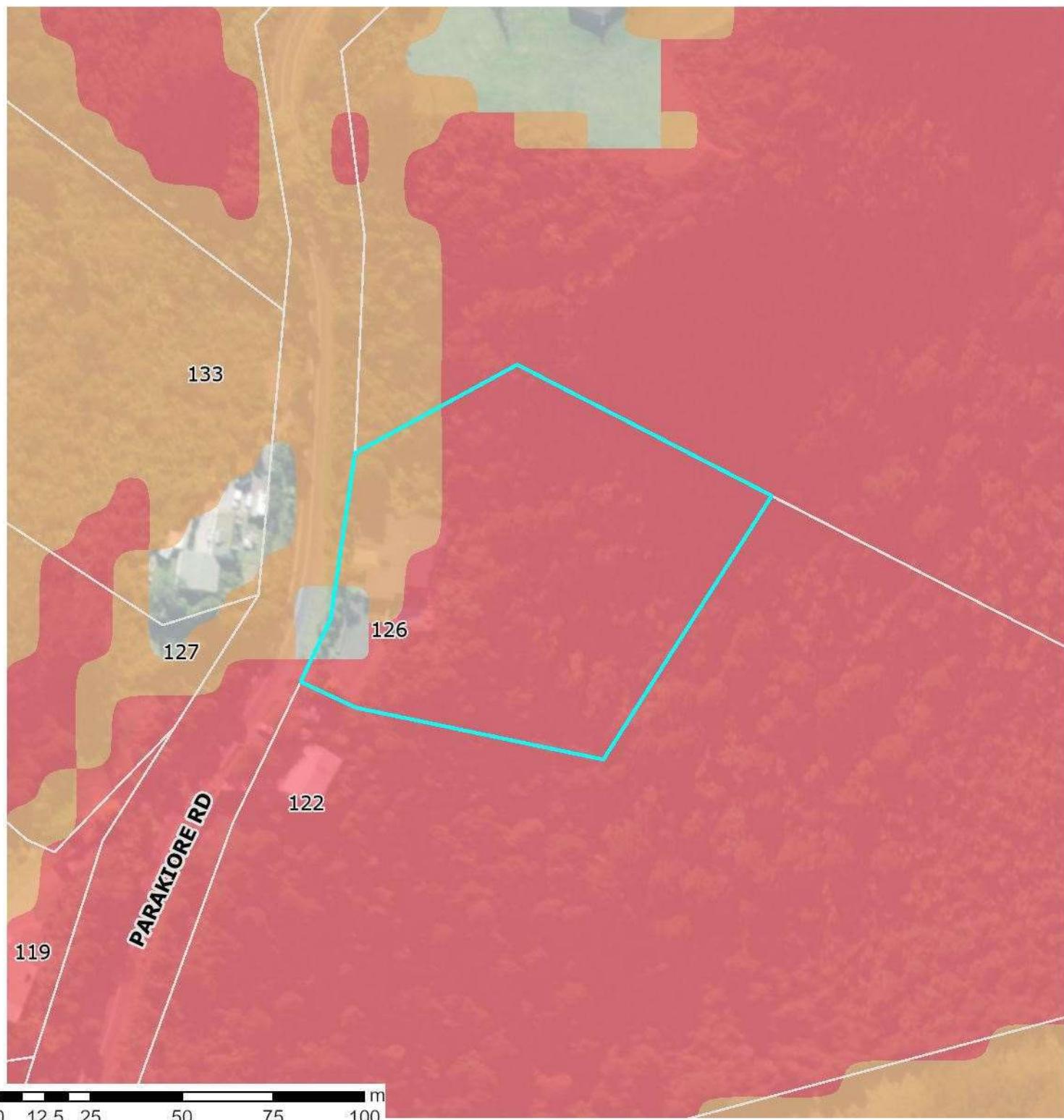
Whangarei District Council holds indicative information on land stability hazard for Whangarei. The Whangarei District Council may require site-specific investigations before granting future subdivision or building consent for the property, depending on the level of stability risk of the area the property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

3 December 2025

Scale 1:1,500



District Plan Change 1 - Natural Hazards Land Instability



PC1 - Natural Hazards

Land Instability

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

3 December 2025

Scale 1:1,500



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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