

# WDC LIM REPORT

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## 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 owing 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 Morphem Environmental Ltd, dated 4 October 2019, provided a technical overview of the scope, methodology, issues and limitations of the mapped Overland Flow Paths and indicative extent of surface depression areas.

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

Refer disclaimer with the mapped OLFP and ponding  
<https://geo.wdc.govt.nz/portal/sharing/rest/content/items/73a86bc1bfed41a3baf4842efbcf9ae1/data>



## Land Instability

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

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

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

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

This LIM includes maps which indicate Landslide Susceptibility in relation to this property and its surrounds - is **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

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

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## Liquefaction

This property is located within an area classified as Liquefaction vulnerability category: **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 determining the extents of the tsunami inundation zones for the Northland Region. The study used a Level 3/Level 4 modelling approach (as defined in MCDEM 2016) whereby a physics based numerical model was used to model the evolution of the tsunami from source through to inundation. The study used multiple sources, both local and distant.
7. Where or how to access report	A copy is available upon request from Northland Regional Council

## 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 <a href="https://www.nrc.govt.nz/your-council/about-us/council-projects/new-regional-plan/">https://www.nrc.govt.nz/your-council/about-us/council-projects/new-regional-plan/</a>

## Drought

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

## Technical Report for Northland Drought Assessment

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

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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 tsunamis. 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

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1. Scope of report	Regional
2. Report Title:	A review of natural hazards information for Northland region Section 2.0 Seismic Hazards
3. Report date:	2004
4. Report prepared by:	Institute of Geological & Nuclear Sciences Limited
5. Report commissioned by:	Northland Regional Council and Whangarei District Council
6. Purpose of the report:	The aim of this report is to assemble and present a review of existing information on natural hazards, including earthquakes. The report identifies gaps and possible future work. Please note sections on flooding and erosion prone land have been superseded by more recent work and modelling.
7. Where or how to access report	Northland Regional Council Website <a href="https://www.nrc.govt.nz/media/2itixwuo/naturalhazards.pdf">https://www.nrc.govt.nz/media/2itixwuo/naturalhazards.pdf</a>

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Signed for and on behalf of Council:



P Luwes  
Property Information Officer



# Property Map



## New Subdivisions

- Proposed Pre-223
- 223 Certificate

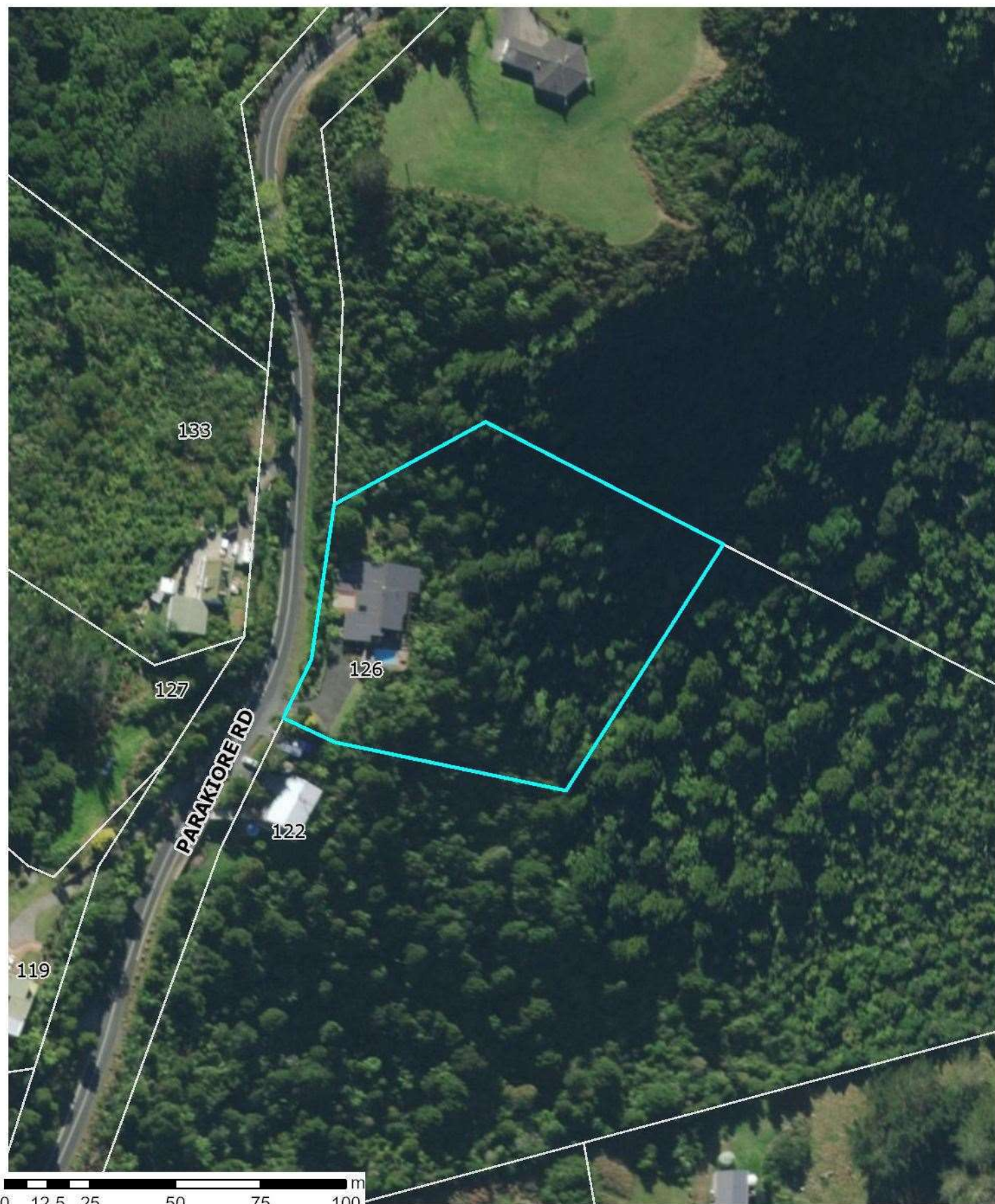
New subdivisions: Proposed as accepted, pre-223 and 223 Certificate with set Conditions.

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

3 December 2025  
Scale 1:1,500







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

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**Estate** Fee Simple  
**Area** 8800 square metres more or less  
**Legal Description** Lot 2 Deposited Plan 153622  
**Registered Owners**  
Gregory Craig Kennedy

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**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



Identifier

NA91C/640

Diagram A and Diagram B showing Lot 1 and Lot 2 subdivisions. Diagram A shows Lot 1 (3,278oha) and Lot 2 (8800m²) with existing water supply easements. Diagram B shows the same lots with additional dimensions and easements. The main map shows the subdivision of Lot 5 DP74446 into Lots 1 and 2, with dimensions and easements. The map is titled 'LOTS 1 & 2 BEING A SUBDIVISION OF LOT 5 DP74446'.

LAND DISTRICT NORTH AUCKLAND  
Survey Blk. & Dist. VIII, PURUA  
NZMS 261 Sheet 606 Record Map No. 44

TERRITORIAL AUTHORITY WHANGAREI DISTRICT  
Surveyed by HODGES & ELRICK  
Scale 1:1500 Date JULY 1992

APPROVED  
Road shown is legal.  
Approved pursuant to Section 227 of the Resource Management Act 1991 on the 12th day of October 1992.  
The Common Seal of the Whangarei District Council is affixed hereto in the presence of:  
✓ [Signature] Administration Manager

EXISTING EASEMENTS  
Purpose: Shown Counted by:  
Right to Carry Water: (A) (B) 430224-17 430224-18 430224-20

New Cst. Allocated  
Lot 1 - 91C/639  
Lot 2 - 91C/640

Approved  
[Signatures]  
Registered Owners

Total Area 4.1580ha  
Comprised in CT 70B/1125 (A)

I, Ian David Gillespie, of Whangarei, Registered Surveyor and holder of an annual practicing certificate for who may act as a registered surveyor pursuant to section 25 of the Survey Act 1980 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 as any regulations made in substitution thereof.  
Dated at Whangarei, the 5th day of August 1992. Signature [Signature]

Field Book A Traverse Book B  
Reference Plans  
Examined By [Signature] Corrected By [Signature]  
Approved as to survey 20/11/92 [Signature] Chief Surveyor  
Deposited this 25th day of February 1994.  
[Signature] Land Registrar

File Received 15 OCT 1992 DP153622





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

### Water Point

#### Actuator



WDC



Private

#### Backflow Device



WDC



Private

#### Bore



WDC



Private

#### End Structure



WDC



Private

#### Fitting Node



WDC



Private

#### Hydrant



WDC



Private

#### Meter



WDC

#### Meter Manifold



WDC



Private

#### Pump



WDC



Private

#### Valve



WDC



RED



Private

### Water Line

#### Abandoned Pipe



WDC

#### Trunk Main



WDC



Private

#### Other Main



WDC



Private

#### Process Pipework



WDC



Private

#### Reticulation



WDC



Private

#### Service Line



WDC



Private

### Water Area

#### Chamber



WDC



Private

#### Reservoir



WDC



Private

## Stormwater

### Stormwater Point

#### End Structure



WDC



Private

#### Fitting Node



WDC



Private

#### GPT



WDC



Private

#### Manhole



WDC



Private

#### Pump



WDC



Private

#### Stormwater Inlet



WDC



Private

#### Valve



WDC



Private

### Stormwater Line

#### Abandoned Pipe



WDC

#### Culvert



WDC



Private

#### Drainage



WDC



Private

#### Main



WDC



Private

#### Service Line



WDC



Private

#### Surface Drain



WDC



Private

### Stormwater Area

#### Basin



WDC



Private

#### Chamber



WDC



Private

## Wastewater

### Wastewater Point

#### Backflow Device



WDC



Private

#### End Structure



WDC



Private

#### Fitting Node



WDC



Private

#### Manhole



WDC



Private

#### Meter



WDC



Private

#### Motor Control Centre



WDC



Private

#### Pump



WDC



Private

#### Valve



WDC



Private

### Wastewater Line

#### Abandoned Pipe



WDC

#### Main



Rising Main (Pressure)



Sewer Gravity Main



Private



Other

#### Process Pipework



WDC



Private

#### Service Line



WDC



Private

### Wastewater Area

#### Chamber



WDC



Private

#### Pressure Sewer System



Public



Private



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

Rates LIM Report

As at: 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)

NO 249

## APPLICATION FOR BUILDING PERMIT

TO THE BUILDING INSPECTOR,

Sir,

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

APPROVED - PERMIT NO. \_\_\_\_\_  
COUNTY ENGINEERS OFFICE

Particulars of the land and buildings are:

**OWNER** Name THOMAS RICHARD & PETROVELLA JOHANNA CHERINGTON  
Postal Address 46-KIRIPAKA RD Phone 73483

**BUILDER** Name THOMAS RICHARD CHERINGTON  
Postal Address 46-KIRIPAKA RD Phone 73483

**EXISTING USE OF SITE AND BUILDINGS** VACANT HOUSE

**NATURE OF PROPOSED BUILDING WORK** \_\_\_\_\_

e.g. additions to Dwelling, Bedroom, Lounge extensions, etc.  
**VALUATION DEPT. ASSESSMENT No.** (from rate demand) 33/362/5

**LEGAL DESCRIPTION OF SITE** (from rate demand or title deeds) LOT 5 DP 74466  
BLK VII PURUA SD

**Road or Street** PARAKIORE RD **Town or Locality** NGARARATUNUA

**AREA OF SITE** 4.1580 Hectares 3127 Square Metres

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

**FLOOR AREA** (proposed work — square metres).

	Basement	Ground floor	Other floors	Total
Main Building				
Accessory Buildings				
			3.28	3127
				50

### ESTIMATED VALUE OF WORK

Main Building (excluding plumbing and drainage) \$		Total Buildings \$	123500-00
Accessory Building (excluding plumbing, drainage) \$			4000-00
Plumbing			2500-00
Drainage			
<b>TOTAL VALUE OF WORK</b>			130000-00

**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 J.R. Cherrington Date 8-9-81

### FOR OFFICE USE ONLY

**FEES:**

10-030-12 Building Permit	\$ 310-00	Receipt No. 1104	Date 24-12-81	Permit No. 50649
22-005-20 Building Research Levy	\$ 130-00	Receipt No. 1105	Date 24-12-81	
10-031-12 Plumbing Permit	\$ 80-00	Receipt No. 1106	Date 24-12-81	Permit No. 1171
10-031-12 Drainage Permit	\$ 75-00	Receipt No. 1107	Date 24-12-81	Permit No. 1172
10-030-12 Dispensation Planning Scheme	\$	Receipt No.	Date	
10-018-05 Footpath Crossing Permit	\$ 30-00	Receipt No. 1108	Date 24-12-81	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	
<b>TOTAL</b>	<b>\$ 625-00</b>			

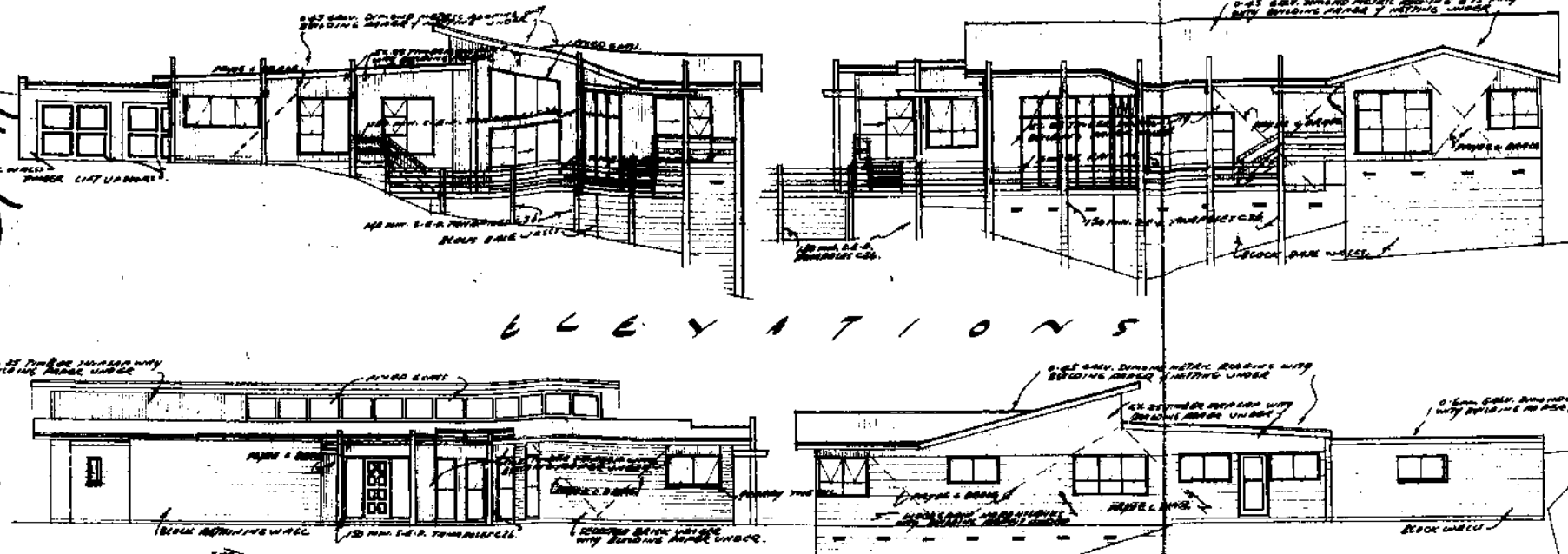
Fees Paid by Mary Foleen / J.R. Cherrington

04249 8/11

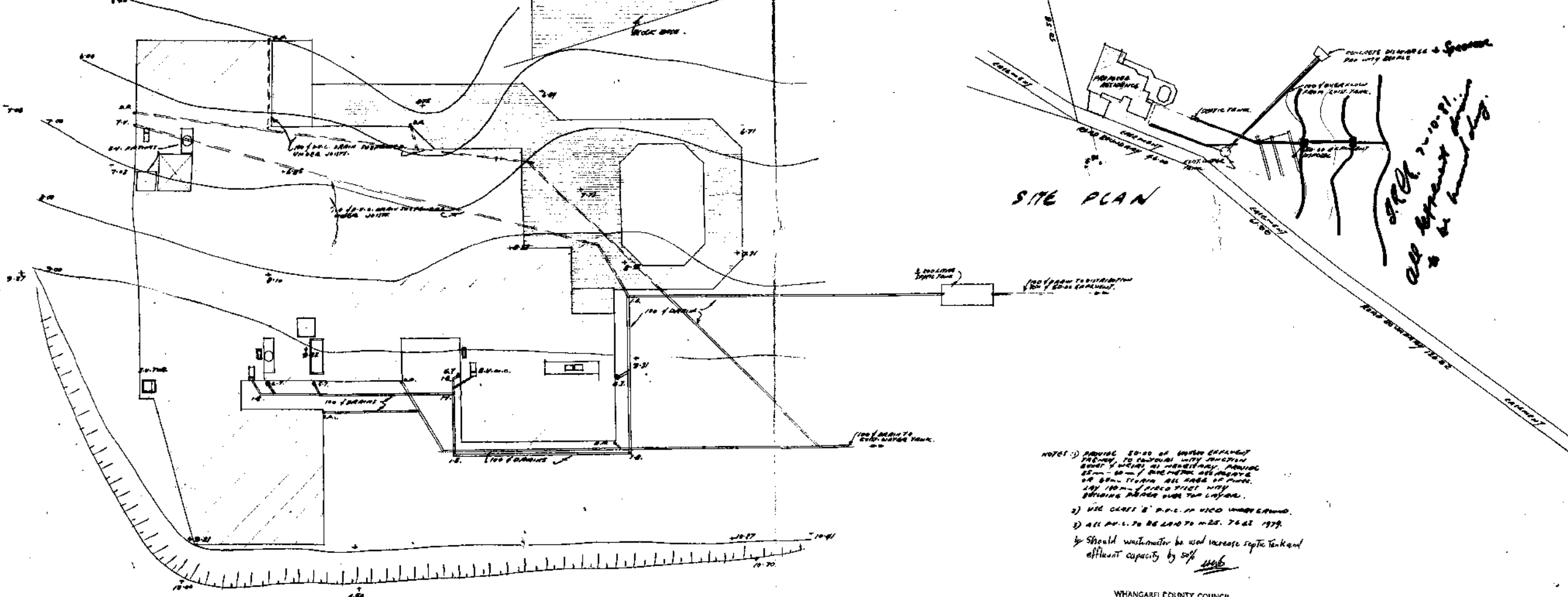
APPROVED: 22/05/79 NO. 100  
COUNTY ENGINEER'S OFFICE  
WHANGAREI COUNTY COUNCIL

LOT 5  
4.1580 ha

# ELEVATIONS



# SITE PLAN



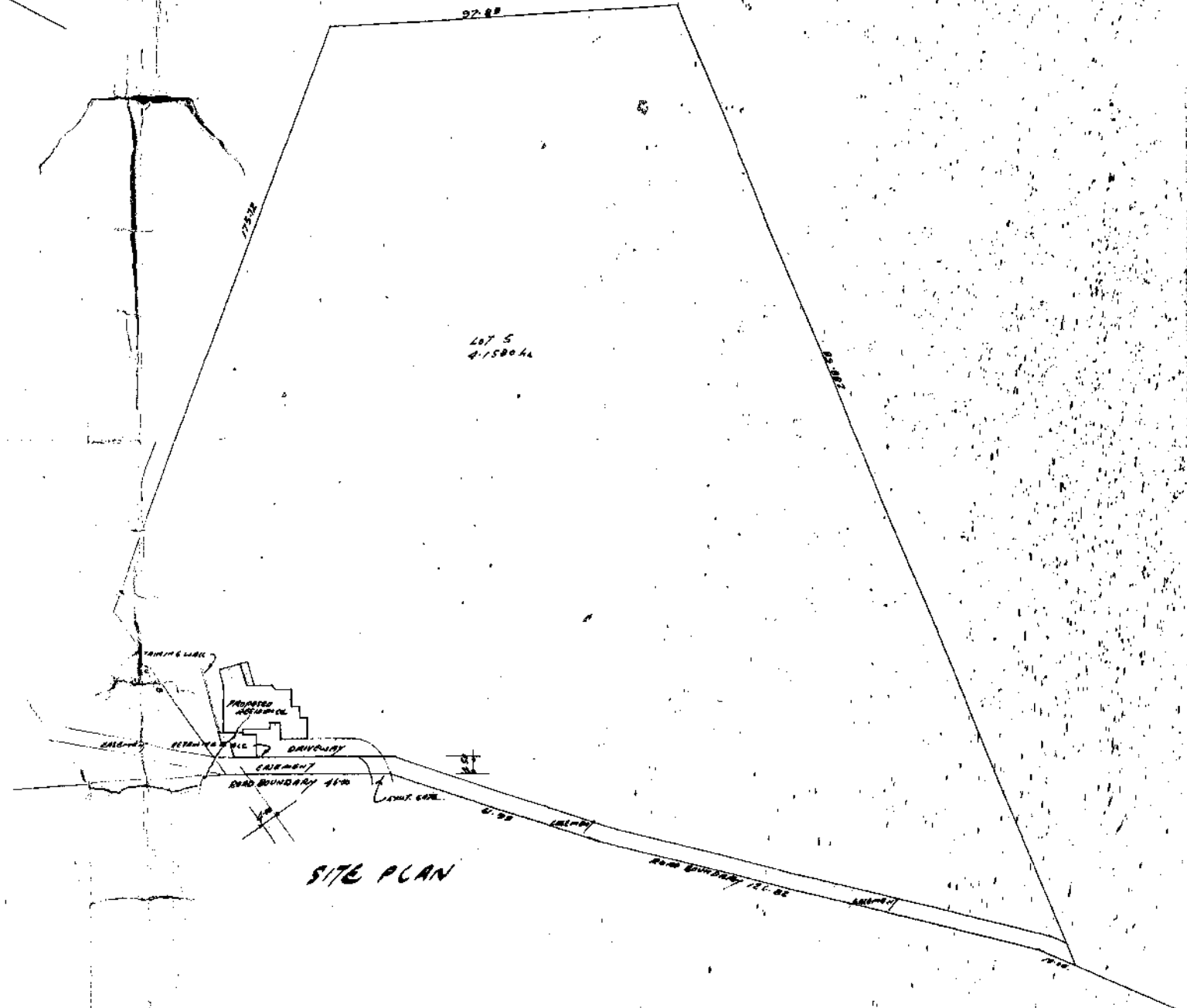
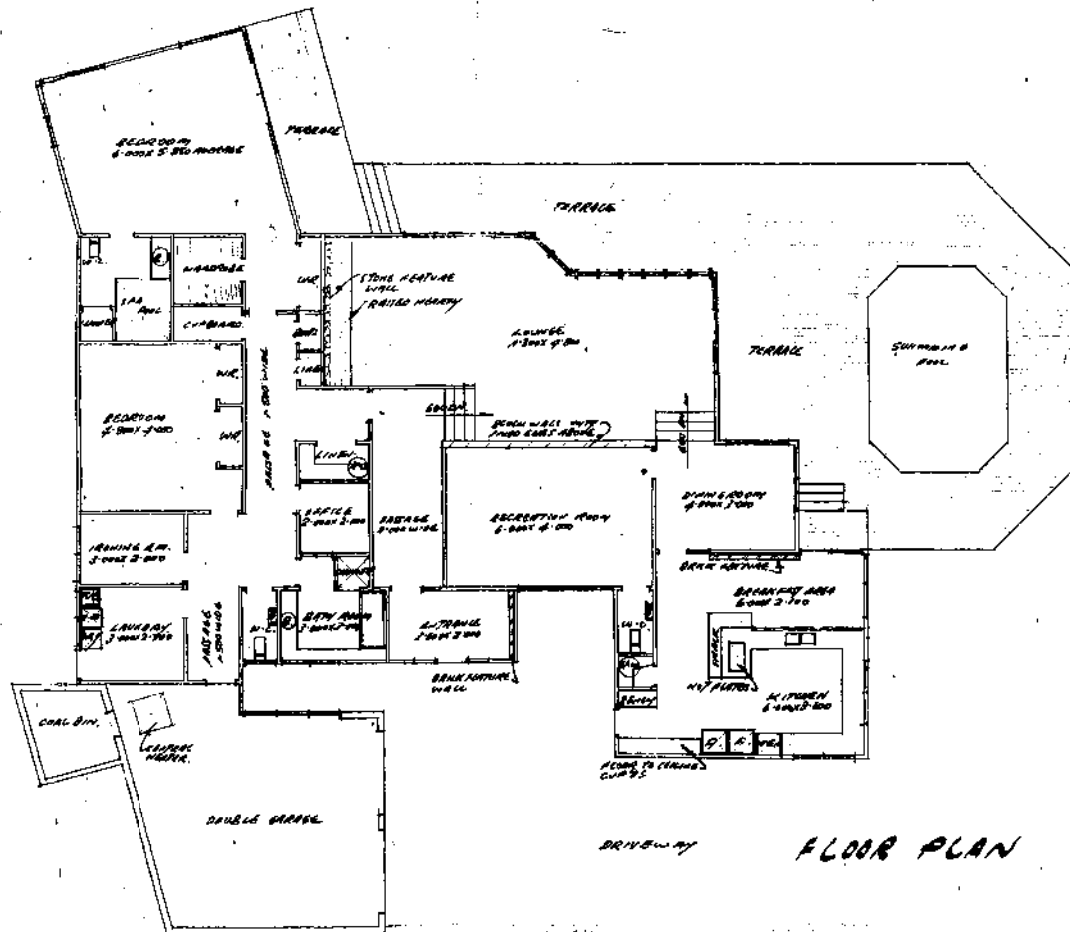
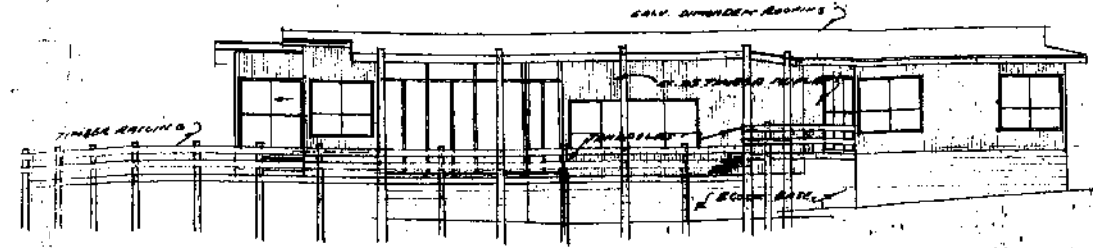
- NOTES:
- 1) PROVIDE 50-60 OF GROUND EFFLUENT TREATMENT TO COUNCILS WITH JUNCTION BOXES & METER AT INTERSECTION. PROVIDE 25mm - 50mm / 100mm DIA. PIPES OR 60mm TYPICAL ALL AROUND OF PLOTS. 100 / 150mm / 100mm DIA. PIPES WITH BRIDGING ABOVE ROAD TOP LAYERS.
  - 2) USE CLASS 'B' P.V.C. IN VICO UNDERGROUND.
  - 3) ALL P.V.C. TO BE Laid TO N.Z.S. 7643 1979.
  - 4) Should wastewater be used increase septic tank and effluent capacity by 50% *1100*

WHANGAREI COUNTY COUNCIL  
INSTALL ALL PVC TO N.Z.S 7643 1979

This drawing is in accordance with my calculations where applicable.  
Robt. C. Leese, Consulting Engineer,  
Vice Street Whangarei.  
per *R. Leese*  
Registered Engineer

Architectural elevation drawing of a building facade. The drawing includes several handwritten annotations: "SHELVING DIMENSION ROOFING" at the top center, "EX. 2.5 TYPICAL SHIPMENT" above a central window, "BLOCK ON ACCESS" on the left side, "ROOF SHIPMENT DOOR" pointing to a door on the left, "BLOCK GATE" near the bottom right, "TIMBER RAILING" on the far right, and "SHUTTER" at the bottom right corner. The drawing shows a long, low building with multiple windows and doors, and a sloped roofline.

E C E V A 7 O 2 S



FLOOR AREA  $295 \text{ m}^2$  (3182 sq. ft.) + TERRACE & GARAGE

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

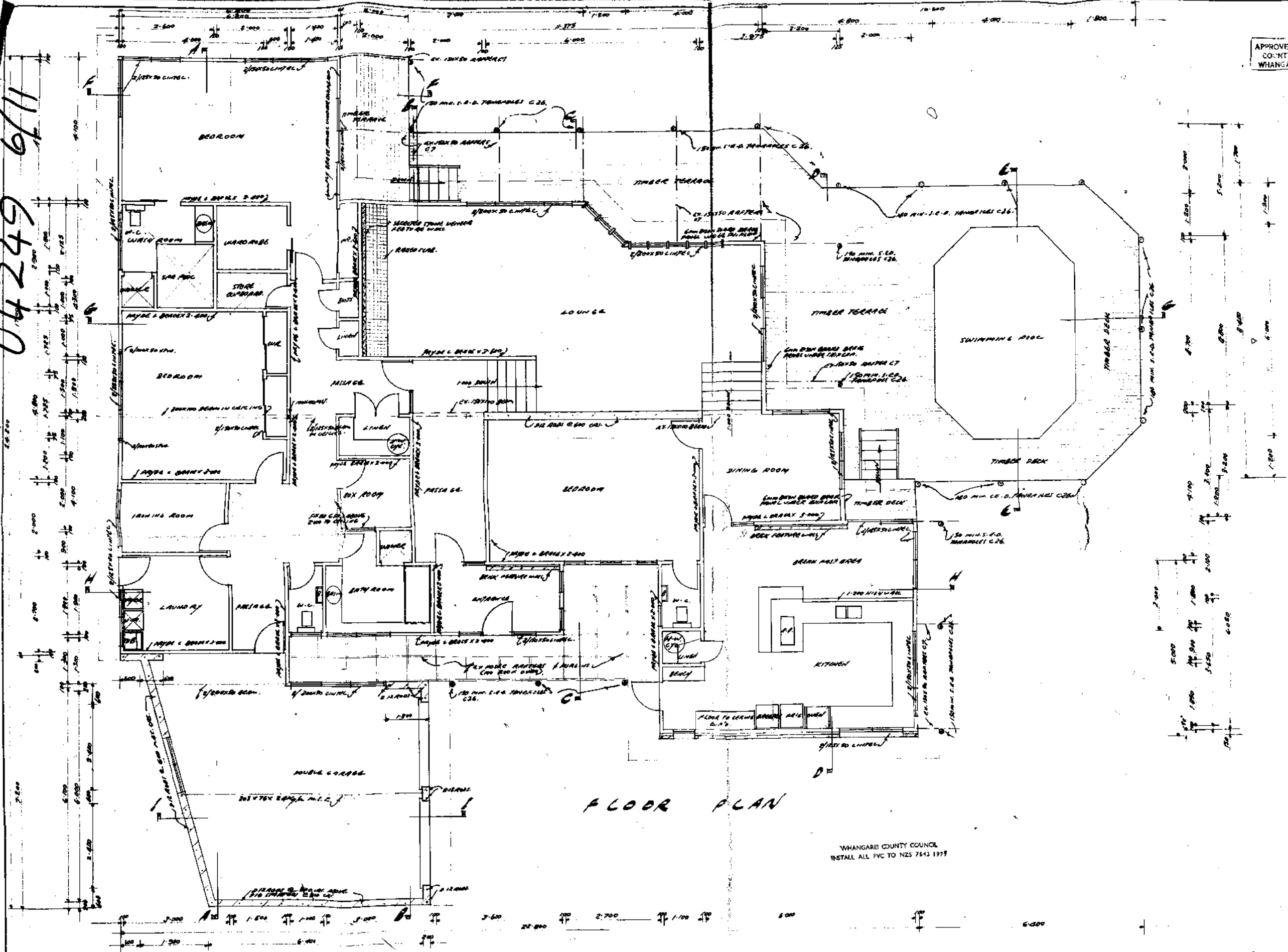
SCALE SKETCH

04249 5/11



04249 6/11

APPROVED PERMIT NO. 1  
COUNTY ENGINEERS OFFICE  
WHANGAREI COUNTY COUNCIL



# FLOOR PLAN

WHANGAREI COUNTY COUNCIL  
INSTALL ALL PVC TO NZS 7842 1977

This drawing is in accordance with my calculations where applicable.  
Robt. C. Loe, Consulting Engineer.  
Vine Street, Whangarei.  
per *R. Robinson*  
Registered Engineer

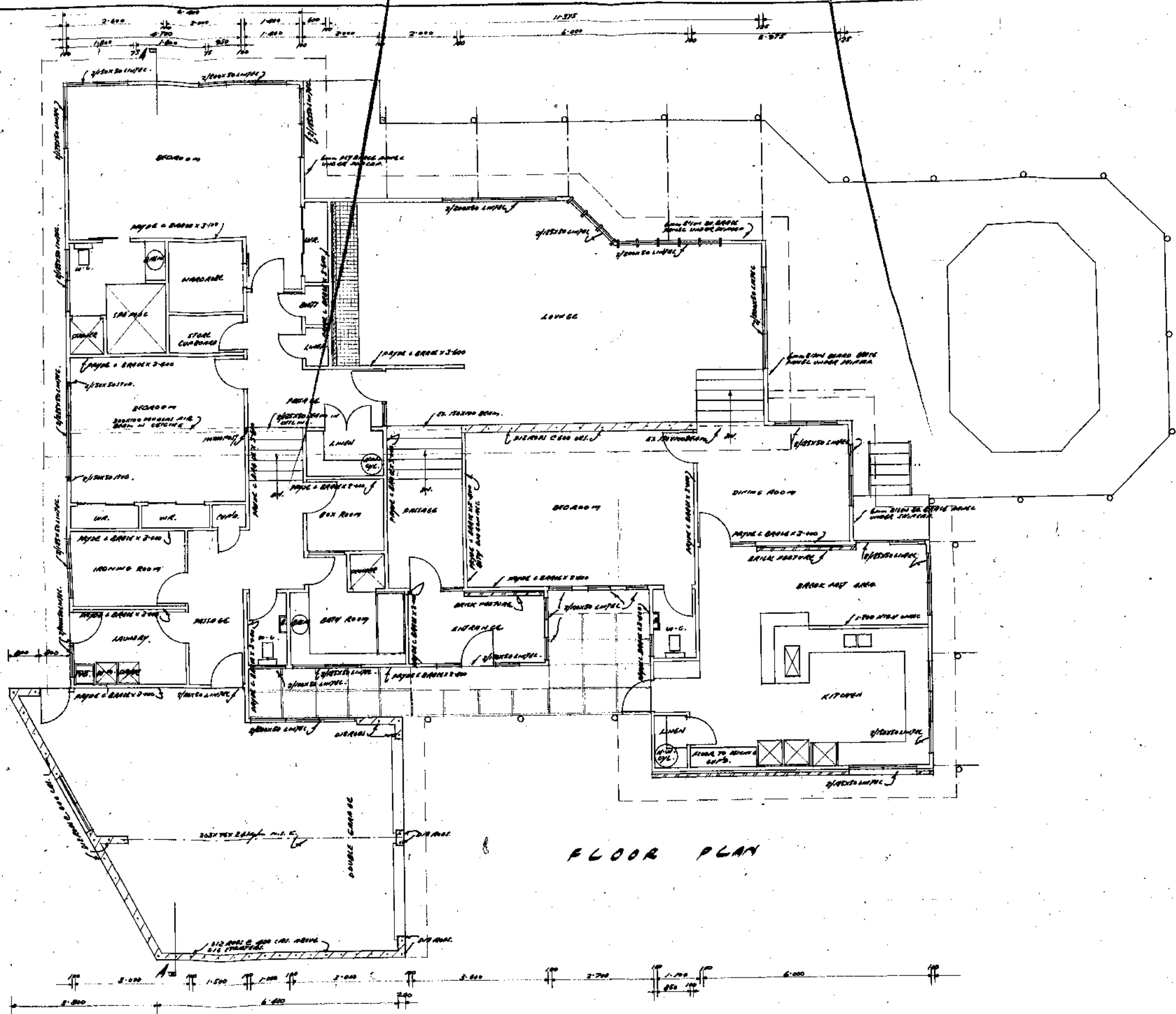
BRENT ROBINSON  
DESIGN SERVICES LTD.  
27 DENBY CRESCENT, WHANGAREI : PHONE 73-508

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

SHEET 6 SCALE 1:50 PLAN No 3964A  
04249 6/11

04249 2/11

APPROVED - PERMIT NO.  
COUNTY ENGINEERS OFFICE  
WHANGAREI COUNTY COUNCIL

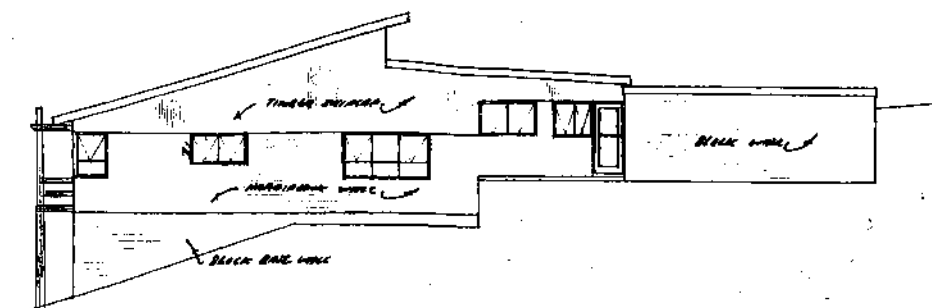
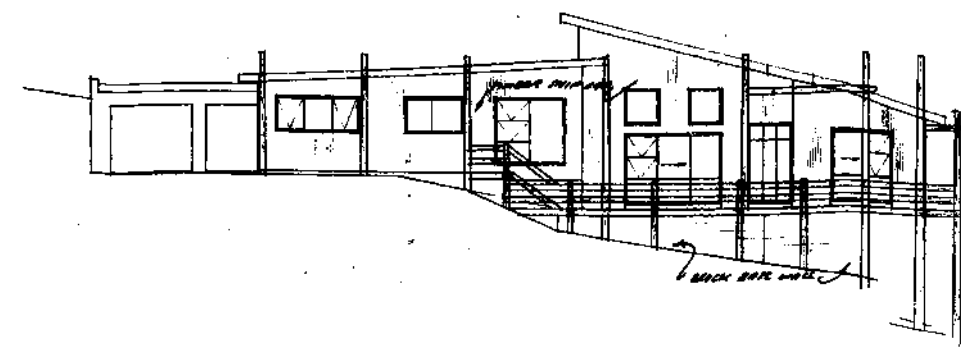
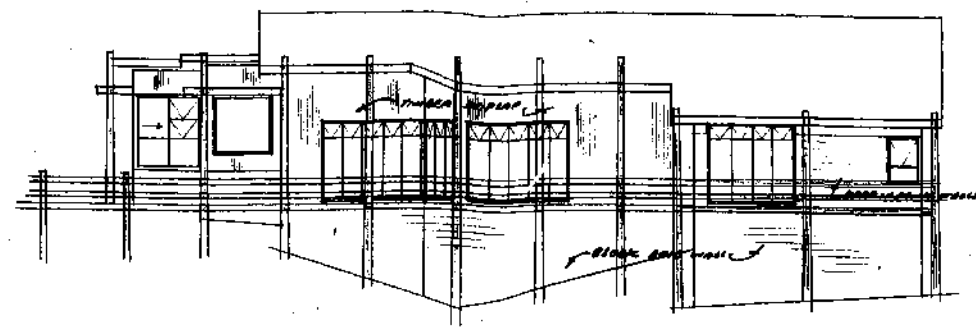


BRENT ROBINSON  
ENGINEERING SERVICES LTD  
27 DEMBY CRESCENT, WHANGAREI, PHONE 73 308

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

SHEET AMENDMENT	SCALE 1:50	PLAN NO 3964
04249 2/11		

04249 1/11



AMENDED ELEVATIONS

[illegible]

APPROVED - PERMIT NO. \_\_\_\_\_  
COUNTY ENGINEERS OFFICE  
WHANGAREI COUNTY - C.E.

## ELEVATIONS

SECTION A-A

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

**SHEET  
AMENDMENTS  
3**

**SCALE**

1-50: 1/2" = 1'

PLAN No  
3964

04249 4/1



**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 PARAKIORE RD  
R D 6  
WHANGAREI

**Agent**

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

**Site Information**

PROPERTY ID: 062876  
STREET ADDRESS: 126 PARAKIORE 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. Blakeney*

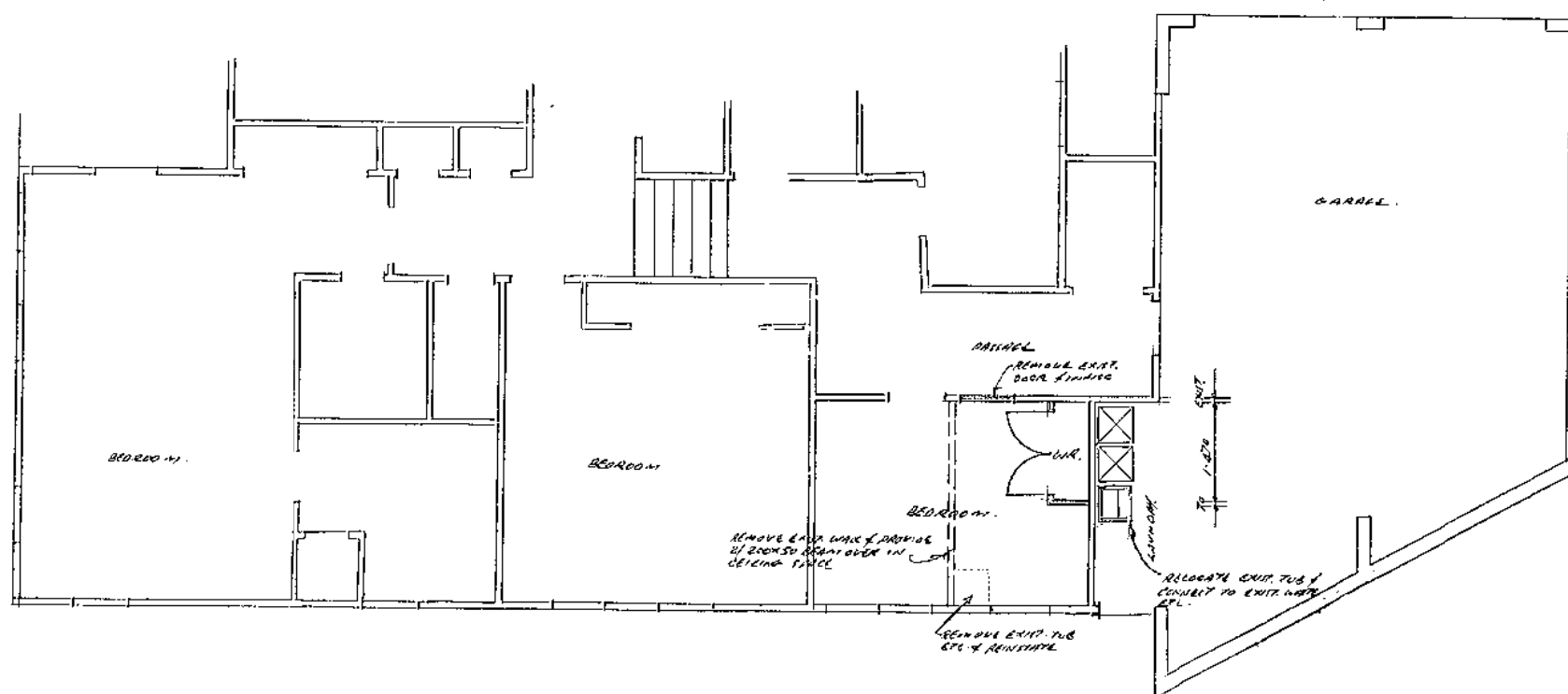
Signature: *Caroline Blakeney*

Date: *26/10/04*

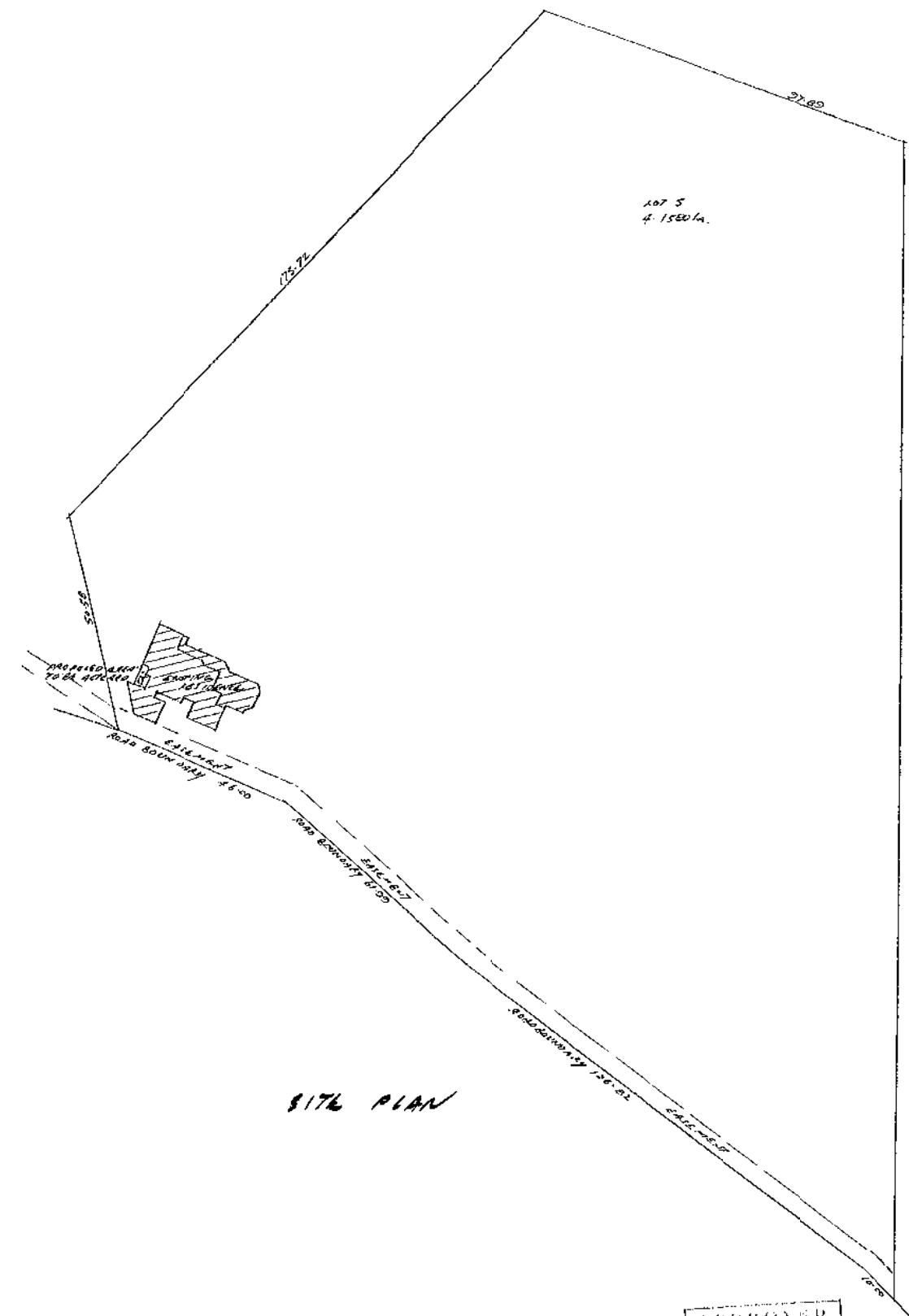
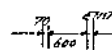
A hand-drawn architectural sketch of a building elevation. The building features a long, low profile with a roof that slopes downward from left to right. There are several rectangular windows of varying sizes along the facade. The drawing is done in a simple, sketchy style with black lines on a white background.

ELEVATION

ELEVATION



FLOOR PLAN



# SITE PLAN

APPROVED  
26 OCT 2004  
WILLIAMSBURG HISTORICAL SOCIETY  
BUILDING & CENTER

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



Box 180



**Code Compliance Certificate: 77879  
Section 436, Building Act 2004**

**WHANGAREI**  
DISTRICT COUNCIL

**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

  
\_\_\_\_\_  
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
- iiii) 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



1-6 MAY 2016

WHANGAREI  
DISTRICT COUNCIL

KITCHEN

QSA

DINING ROOM

LONG

Firebox

1988

RATN 2004

APPROVED 2016  
BC NUMBER IDAY INTD  
00526 2605

00526 2605

WHANGARUA DISTRICT COUNCIL



3C





## 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:	<a href="mailto:office@phnxfires.co.nz">office@phnxfires.co.nz</a>
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 MaxwellSupport Assistant – Building Processing  
On behalf of Whangarei District Council

---

25 July 2016

Date



PERMIT FOR SANITARY PLUMBING OR  
DRAINAGE WORK

PERMIT NO 1172

(Building Permit No. 50669 )  
M W. REED (H.V. REED & Son Ltd)  
of (full address) BROWN AVE WHANGAREI  
is hereby authorized to carry out the work described herein,  
as set forth in the plans deposited with me, in the premises  
owned (or occupied) by  
M CHERRINGTON T.R. and  
situated in PARAKIWA RD Street, Valuation No. 33/362/5  
Lot No. 5 Section No. 74446  
Block VIII, or S.D. ARUA, or S.O.  
Description of Work complete foulwater  
& stormwater drainage system  
Estimated value of work, .....  
Total Cost \$ 2300 Labour only \$ 1500  
Permit Fee 875 Receipt No. 1107  
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 1982  
Date 24.12.81 For Engineer [Signature]  
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. 50669 )  
M W. REED & H.V. REED  
of (full address) Brown Ave Whangarei  
is hereby authorized to carry out the work described herein,  
as set forth in the plans deposited with me, in the premises  
owned (or occupied) by  
M CHERRINGTON T.R. and  
situated in PARAKIWA RD Street, Valuation No. 33/362/5  
Lot No. 5 Section No. 74446  
Block VIII, or S.D. ARUA, or S.O.  
Description of Work plumbing on house  
Estimated value of work, .....  
Total Cost \$ 1600 Labour only \$ 1600  
Permit Fee 500 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 1982  
Date 24.12.81 For Engineer [Signature]  
PLUMBER—  
Refer to approved Plan and Specifications.  
DRAINLAYER—  
Refer to approved Plan and Specifications.

04240

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 NZS 9201, Chapter 2 : 1972 printed on the reverse side).

TO: The County Engineer,

I (name of applicant) THOMAS RICHARD + PETRONELLA JOHANA CHERKINOV

of (address of applicant) 46 KIRIPARA RD Phone: 73483

hereby request permission for me to

construct / repair / reconstruct / renew a crossing at (address of property)

PARAKIORE RD NGARATUNUA being (legal description of property

LOT 5 D.P. 74446 BLK Y III 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: [Signature] Date 8.1.81

(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).

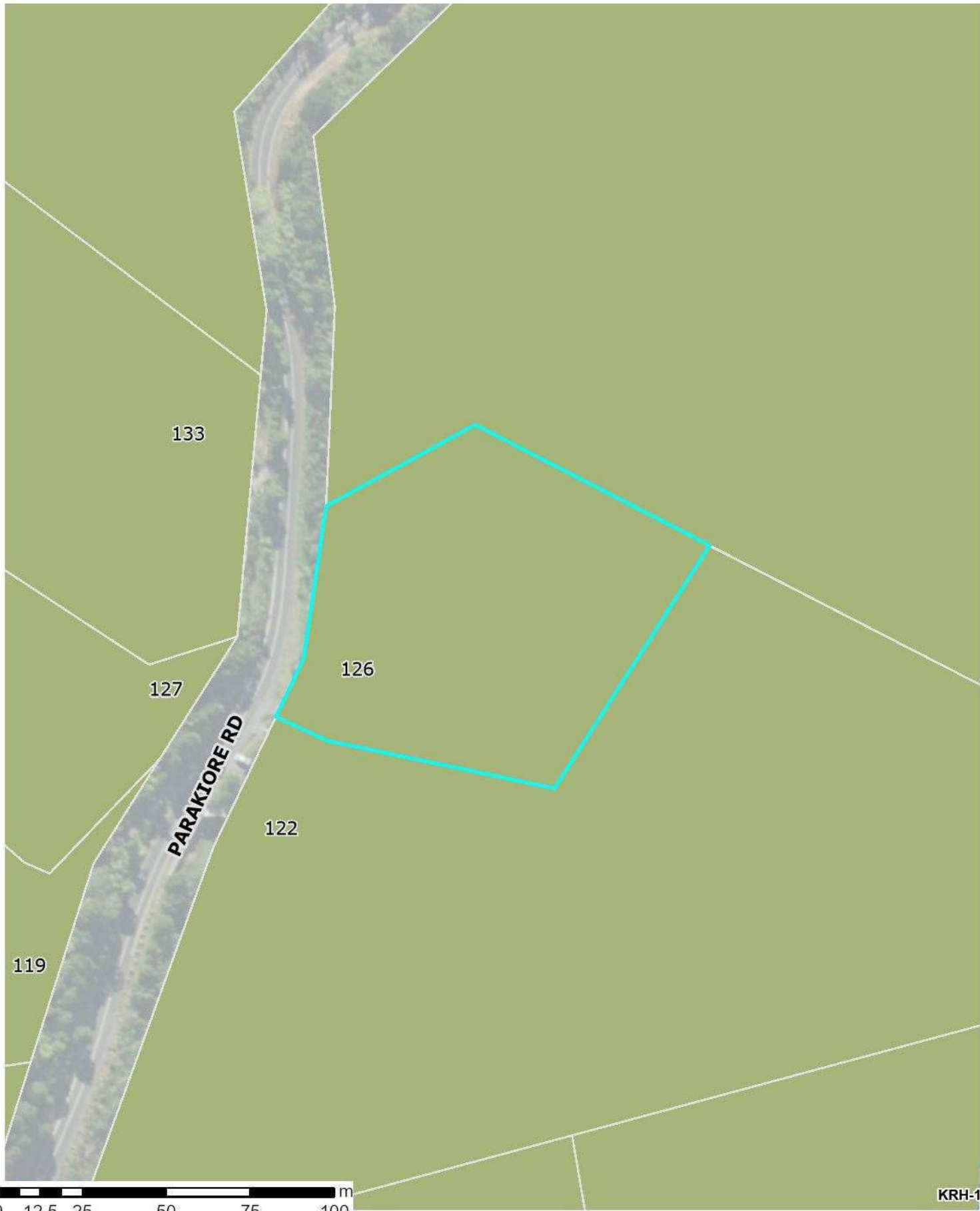
Note: In the event of the applicants failure to complete the above works to the satisfaction of the County Engineer within a period of 6 months the Council will use such part of deposit as is needed to complete the work or effect repairs.

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')



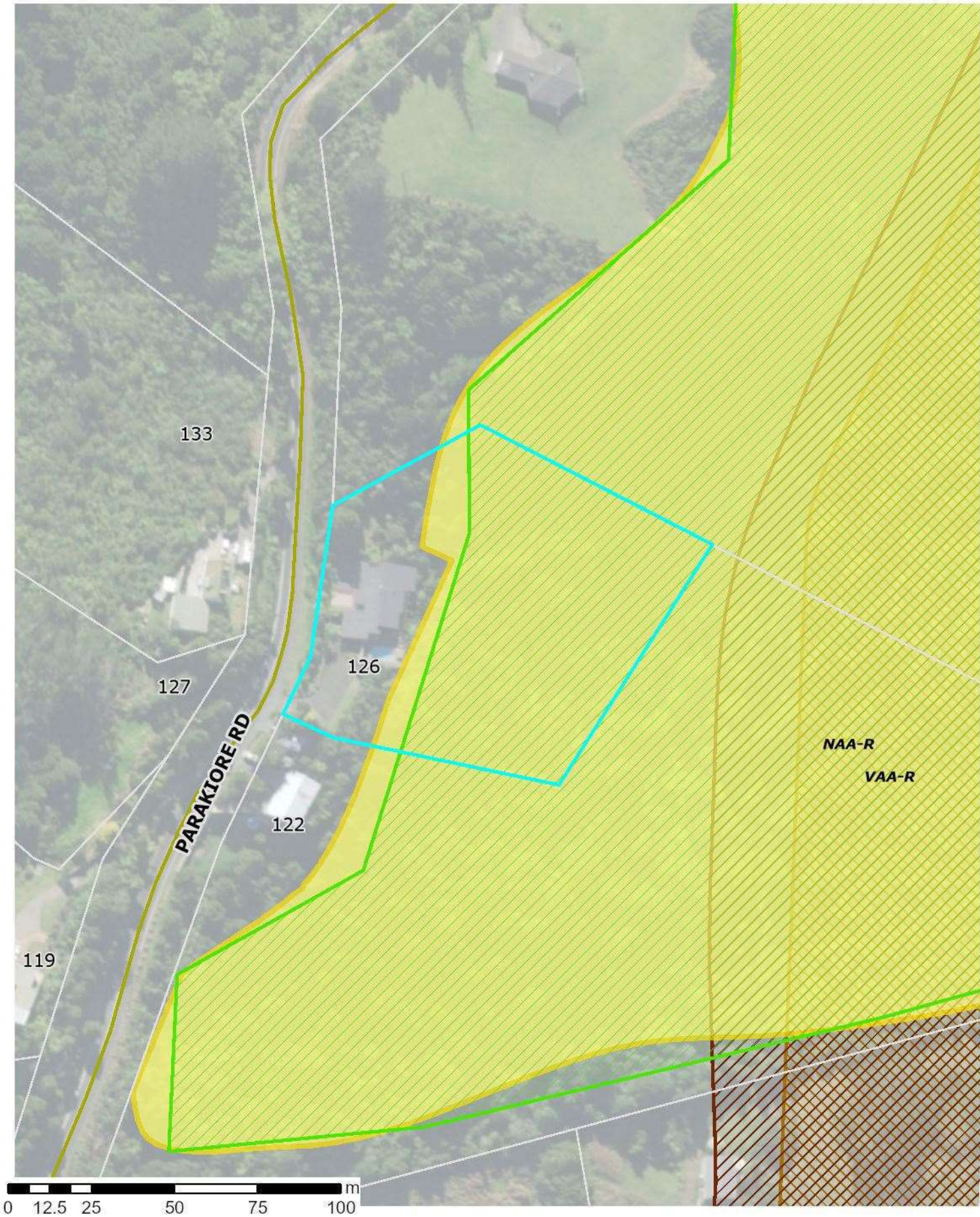
The information displayed is schematic only and serves as a guide. It has been compiled from Whangarei District Council records and is made available in good faith but its accuracy or completeness is not guaranteed.

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.







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.  
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# Operative District Plan – Map Legend

## District-Wide Matters

### Energy, Infrastructure and Transport

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

### Hazards and Risks

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

### Historical and Cultural Values

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

### Natural Environment Values

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

### General District-Wide Matters

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

## Area Specific Matters

- Designation
- Precinct
- Development Area

### Residential Zones

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

### Rural Zones

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

### Commercial and Mixed Use Zones

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

### Industrial Zones

- Light Industrial Zone
- Heavy Industrial Zone

### Open Space and Recreation Zones

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

### Special Purpose Zones

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

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

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

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

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

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004249

Mr. K.W. Taylor

19th September, 1960

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

Dear Sir,

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

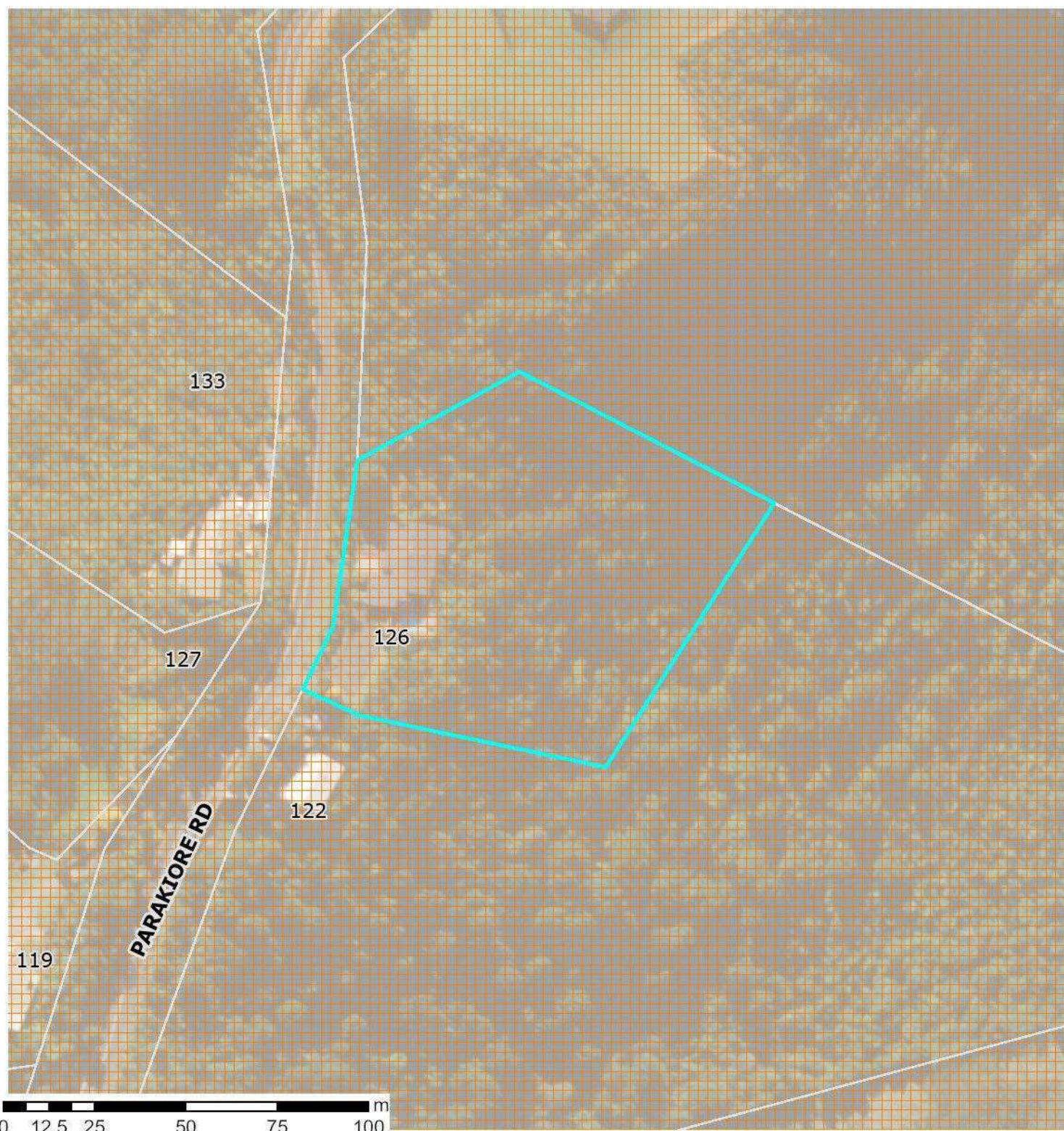
Your application for dispensation from the front yard requirement has now been considered.

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

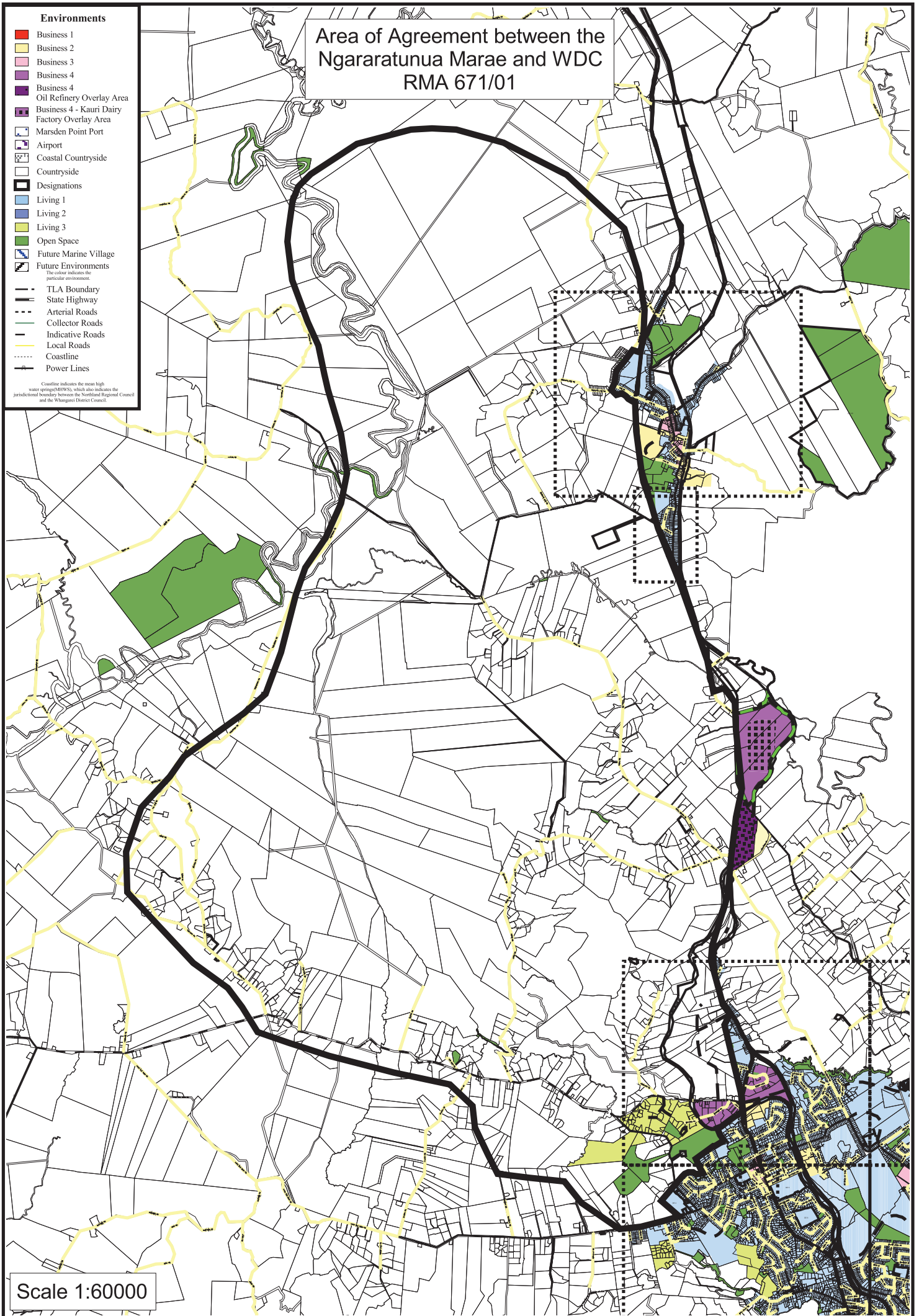


Ngararatunua Marae

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







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 Ngararatunua 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 6<sup>th</sup> day of April 2004.

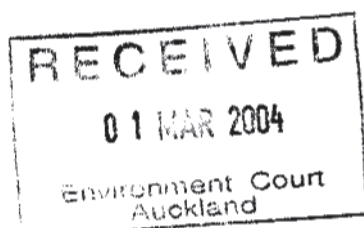


LJ Newhook  
Environment Judge



**BEFORE THE ENVIRONMENT COURT**

**RMA 671/01**



**BETWEEN**

**NGARARATUNUA MARAE  
COMMITTEE**

Referrer

**A N D**

**THE WHANGAREI DISTRICT  
COUNCIL**

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 Ngararatunua 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.

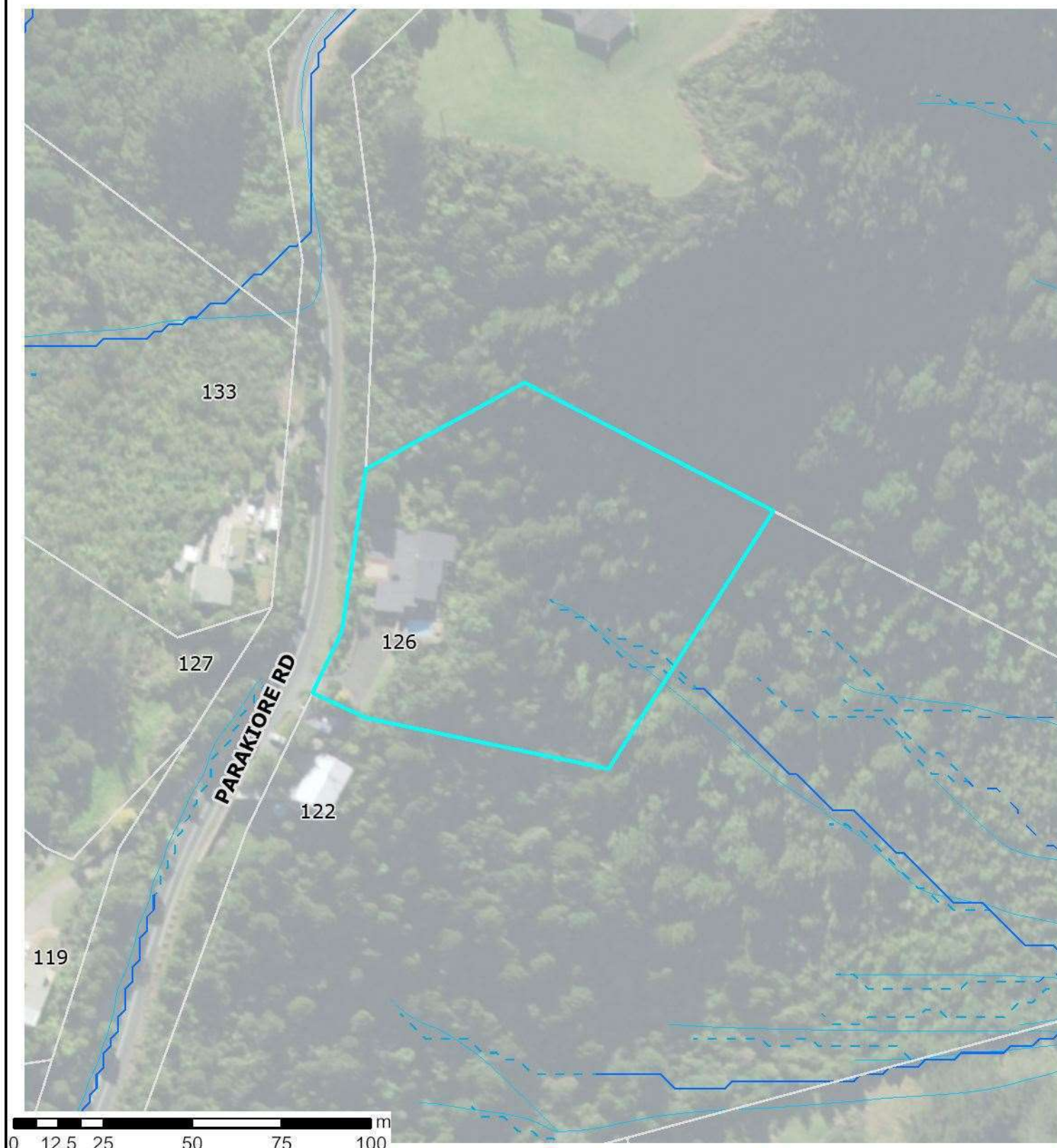
DATED at Whangarei this 26 day of February 2004



A handwritten signature in dark ink, appearing to read "G.J. Mathias", is written over a dotted line.

G.J. Mathias  
Counsel for the Respondent





## 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

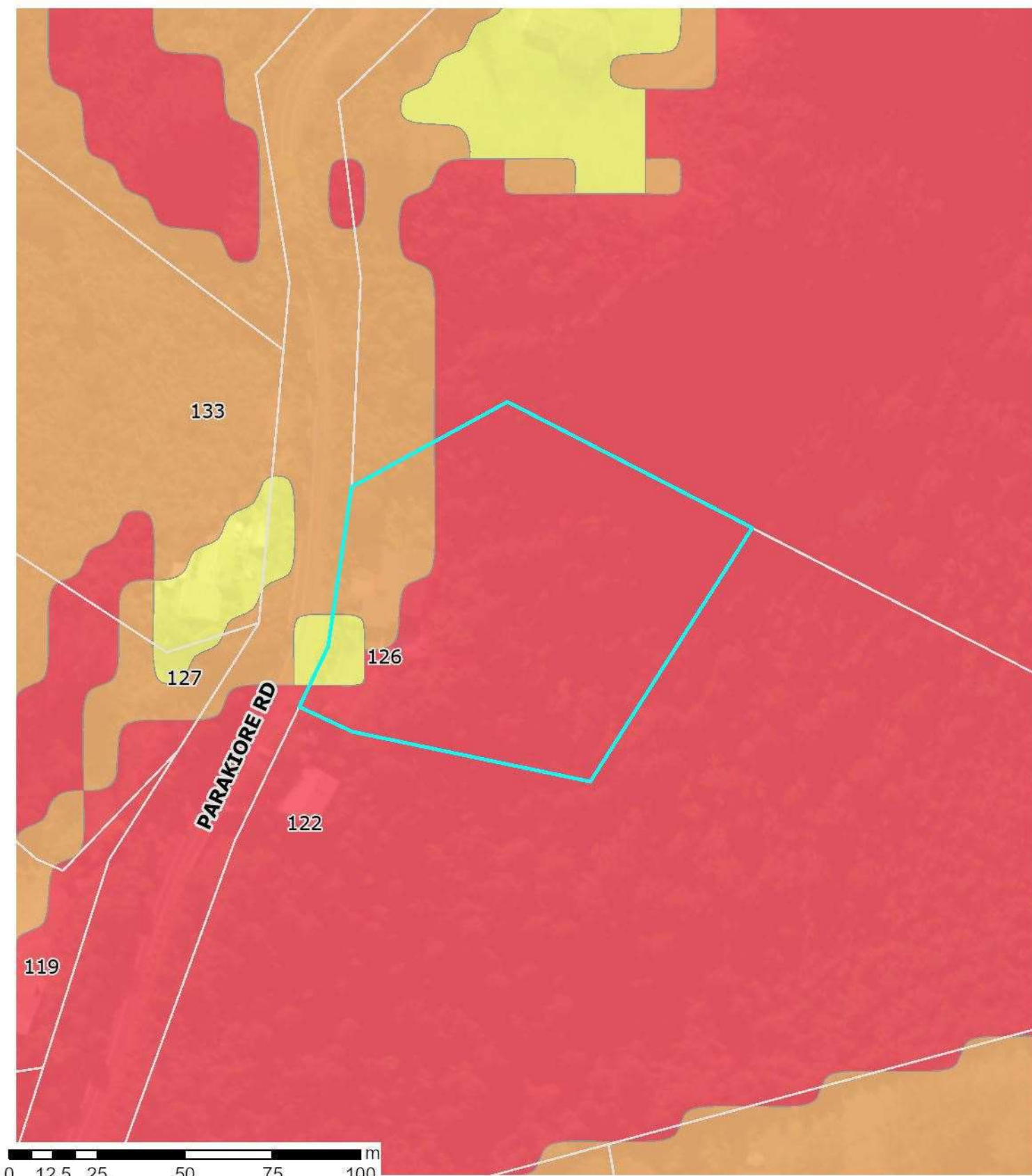
- Depression Storage Areas



3 December 2025

Scale 1:1,500





## Landslide Susceptibility Zone

- High
- Moderate
- Low

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

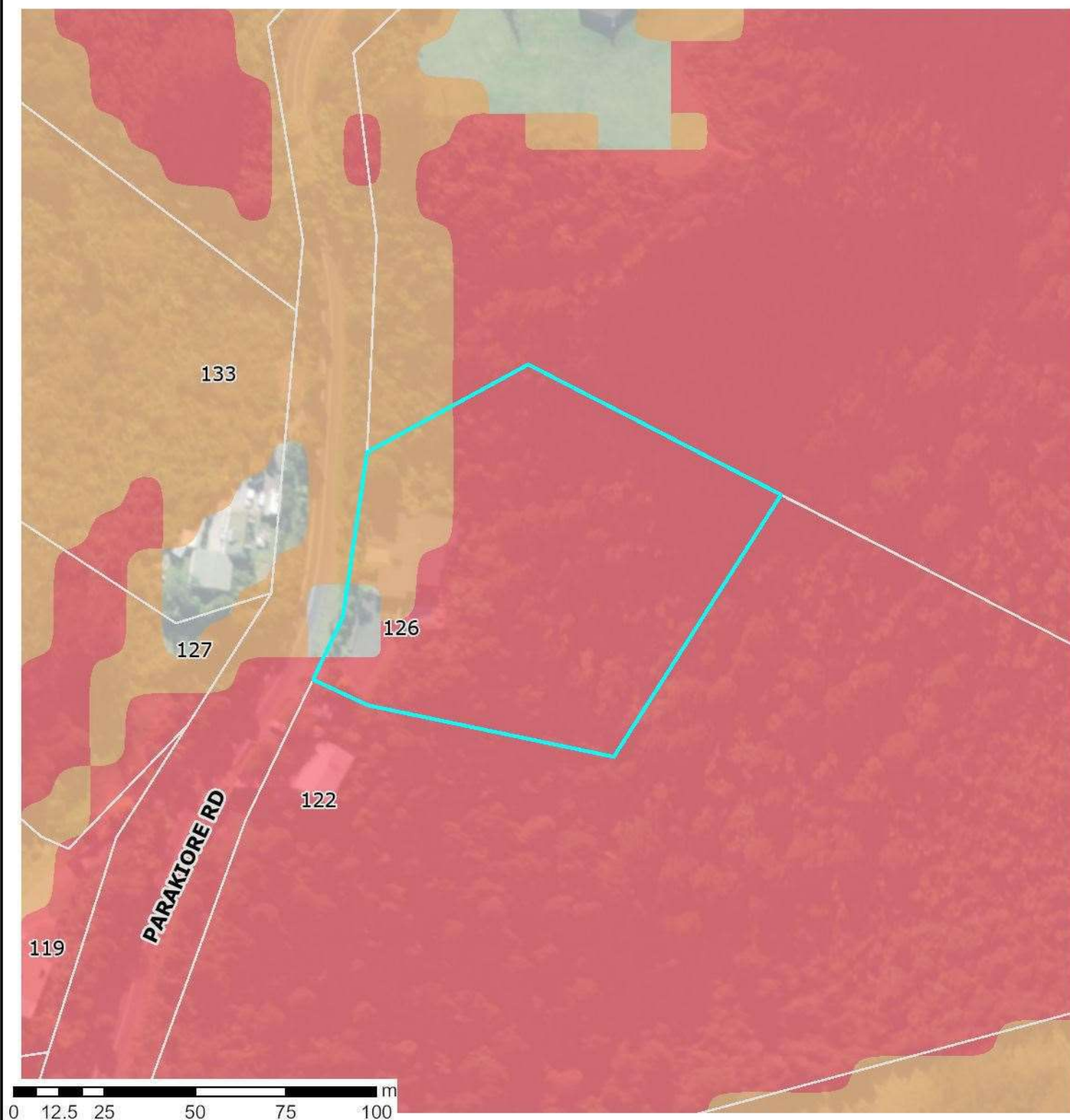
3 December 2025

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# District Plan Change 1 - Natural Hazards

## Land Instability



PC1 - Natural Hazards

Land Instability

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

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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