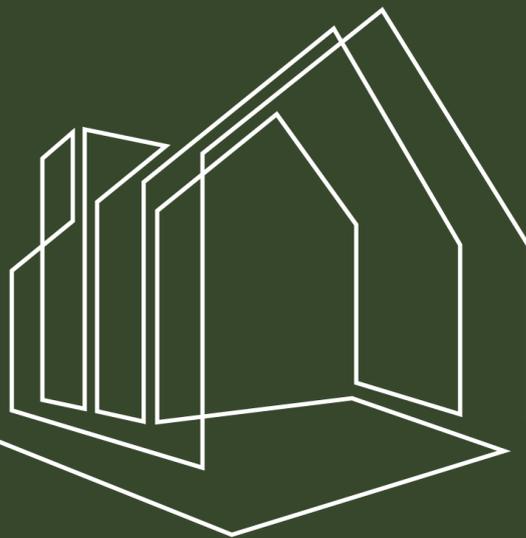


WDC LIM REPORT



SUE & DAMIEN

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ownrealestate.co.nz

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OWN
REAL ESTATE



Land Information Memorandum

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

LIM number: LM2600239

Received: 05 Feb 2026

Issued: 24 Feb 2026

Applicant

OWN Real Estate
A K Elliott & J C Elliott
2 North Ridge Rise
Maunu
Whangarei 0179

Site Information

Property ID: 172644, 172646, 172645

Street Address: 2 North Ridge Rise
Maunu
Whangarei 0179

Legal Description: LOTS 5 10 DP 332400 - HAVING 1/40 SH IN LOT 34 DP 332400
BEING 3.5910HA

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: 132767
- Deposited Plan: DP 332400

This property is subject to a Conservation Covenant, information attached.

- Interest Number 6122356.2 – Dated 29/07/2004

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

Information identified on a site-specific scale for this property is attached for your information.

1. Refer Conservation Covenant dated 29/07/2004 together with Report by Cook Costello Limited dated 27/07/2004.
2. Refer also to copies of the following reports as attached:
 - a. Suitability Report by RS Eng dated 13/05/2020 from BC2000520.
 - b. Suitability Report by RS Eng dated 04/12/2020 from BC2001247.

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

As-Built, House Connection and/or Drainage Plan for this property from the building file is attached.

- As-Built Services Plan – From BC2001247

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

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

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

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

This property contains a **Conservation Covenant**.

By adding the capital and land values in both Rate LIM Reports attached, will give you the total values for the property.

For further information, please contact the Rates Department on 09 430 4200 or refer. <https://www.wdc.govt.nz/ConservationCovenants>

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

- BC2000520 – New Retaining Wall
Building Consent – Issued 17/07/2020
BCA200137 (Alterations to Proposed Retaining Wall – Timber Piles to Steel Cages) –
Approved 02/12/2020
Code Compliance Certificate – Issued 30/10/2024
- BC2001247 – New Dwelling
Building Consent – Issued 19/03/2021
Code Compliance Certificate – Issued 08/10/2025

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 Large Lot Residential 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 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 Landscapes area.

- Pukenui Forest

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

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

This property contains Archaeological sites, refer map attached.

- Q07/41 – Pit/Terrace
- Q07/370 – Pit/Terrace

Please note, any future development, including building consents, will be notified to Heritage New Zealand.

For further information contact Heritage New Zealand, Northland Area Office on ph. 09 407 0470 or infonorthland@heritage.org.nz.

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

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

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

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

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

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

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

s44B(2) Natural Hazards

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

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

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

District Plan Information about Natural Hazards

This property is mapped under PC1 as **Moderate and 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

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 categories: - **undetermined/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 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

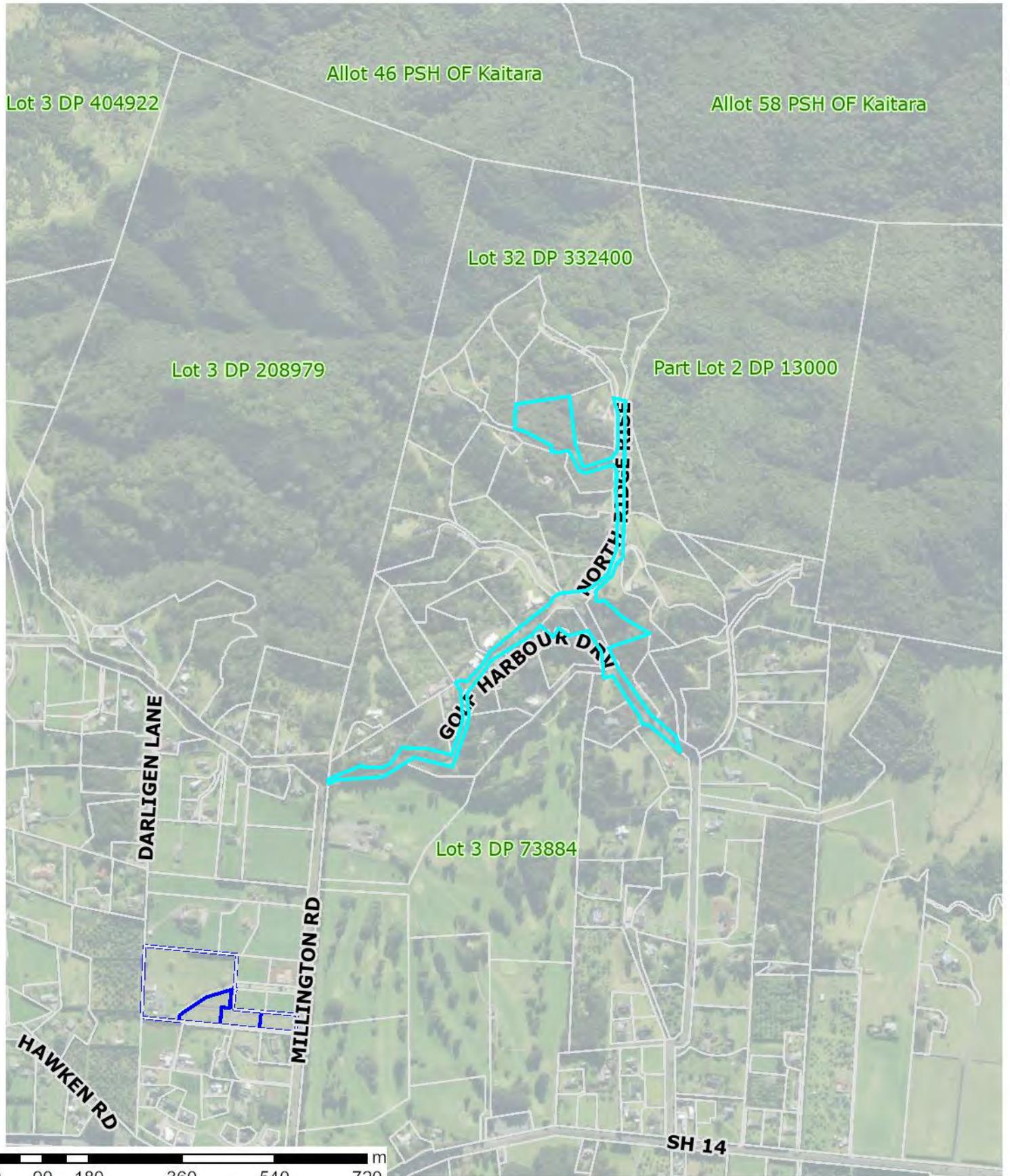
1. Scope of report	Regional
2. Report Title:	A review of natural hazards information for Northland region Section 2.0 Seismic Hazards
3. Report date:	2004
4. Report prepared by:	Institute of Geological & Nuclear Sciences Limited
5. Report commissioned by:	Northland Regional Council and Whangarei District 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:



Eilish Getty
Property Information Officer

Property Map



New Subdivisions

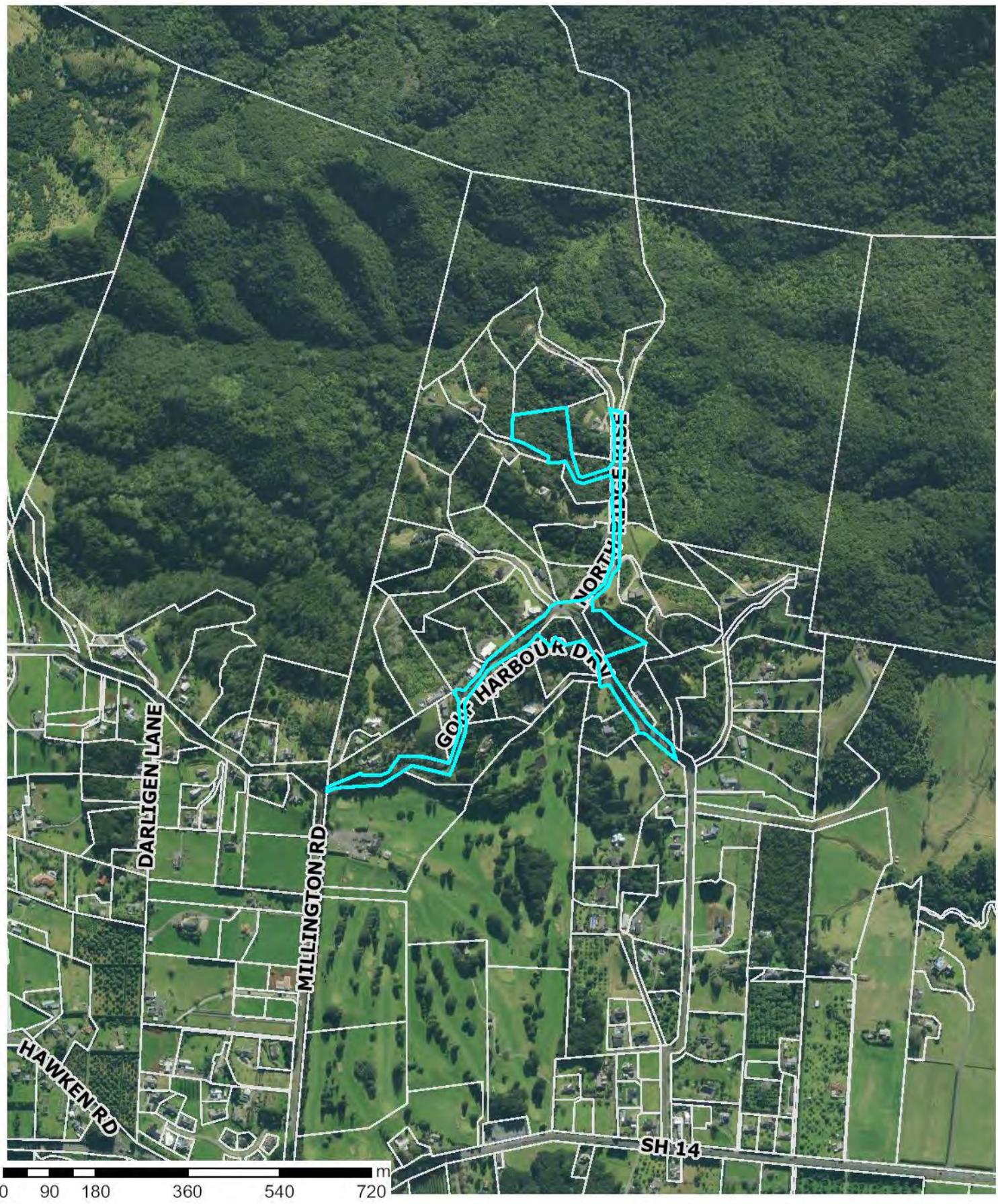
- Proposed Pre-223
- 223 Certificate

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.

24 February 2026
Scale 1:10,000





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

24 February 2026
Scale 1:10,000



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



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

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




R.W. Muir
Registrar-General
of Land

Identifier 132767
Land Registration District North Auckland
Date Issued 20 August 2004

Prior References

NA125B/688 NA126A/705 NA136C/759

Estate Fee Simple
Area 8666 square metres more or less
Legal Description Lot 5, 10 Deposited Plan 332400

Registered Owners

Jack Clive Elliott and Amanda Kate Elliott

Estate Fee Simple - 1/40 share
Area 3.5910 hectares more or less
Legal Description Lot 34 Deposited Plan 332400

Registered Owners

Jack Clive Elliott and Amanda Kate Elliott

Interests

Appurtenant to Lot 5 & part Lots 10 & 34 (formerly CT NA136C/759) is a right of way created by Transfer B287997.4

Appurtenant to Lot 5 & part Lots 10 & 34 (formerly CT NA136C/759) are electricity and water rights specified in Easement Certificate B876139.4

The easements specified in Easement Certificate B876139.4 are subject to Section 309 (1) (a) Local Government Act 1974

Appurtenant hereto is a right of way and electricity and telecommunication rights specified in Easement Certificate D029711.3 (affects part Lot 34 formerly CT NA106B/766)

Subject to a right of way and to electricity and telecommunication rights over part Lot 34 marked A on DP 332400 specified in Easement Certificate D029711.3

The easements specified in Easement Certificate D029711.3 are subject to Section 243 (a) Resource Management Act 1991

Appurtenant hereto is a right of way and electricity and telecommunication rights created by Transfer D146727.6 (affects Lot 5 & part Lots 10 & 34 formerly CT NA136C/759 & part now marked D on DP 332400)

The easements created by Transfer D146727.6 are subject to Section 243 (a) Resource Management Act 1991

Appurtenant to part (Lot 5 & part Lots 10 & 34 formerly CT NA136C/759 & part now marked D on DP 332400) is a water right specified in Easement Certificate D153460.4

The easements (excluding water) specified in Easement Certificate D153460.4 are subject to Section 243 (a) Resource Management Act 1991

Subject to a right of way and to electricity and telecommunications rights over parts Lot 34 marked E, V, X & BI on DP 332400 specified in Easement Certificate D153460.4 - 9.6.1997 at 3.03 pm

Subject to a right of way and an electricity and telecommunication right over parts Lot 34 marked A & B on DP 332400 specified in Easement Certificate D211902.4 - 5.11.1997 at 9.49 am

The easements specified in Easement Certificate D211902.4 are subject to Section 243 (a) Resource Management Act 1991

Subject to a right of way and to electricity, water and telecommunication rights over parts Lot 34 marked A & B on DP 332400 specified in Easement Certificate D301945.3 - 14.8.1998 at 9.03 am

The easements specified in Easement Certificate D301945.3 are subject to Section 243 (a) Resource Management Act 1991

Subject to an electricity right over parts Lot 34 marked E & V on DP 332400 created by Transfer D344717.21 - 23.12.1998 at 10.54 am

Appurtenant hereto are rights of way and electricity and telecommunication rights specified in Easement Certificate D344717.26 - 23.12.1998 at 10.54 am (affects part Lot 10 formerly CT NA125B/688 & parts Lot 34 formerly CT NA126A/705 & NA125B/688)

Subject to a right of way and to electricity and telecommunication rights over parts Lot 34 marked E & V on DP 332400 specified in Easement Certificate D344717.26 - 23.12.1998 at 10.54 am

The easements specified in Easement Certificate D344717.26 are subject to Section 243 (a) Resource Management Act 1991

Subject to a right to transmit electricity, telecommunications and a right of way over part of Lot 34 marked V on DP 332400 specified in Easement Certificate D344717.14 - 23.12.1998 at 10:54 am

The easements specified in Easement Certificate D344717.14 are subject to Section 243 (a) Resource Management Act 1991

Appurtenant hereto is an electricity right specified in Easement Certificate D344717.27 - 23.12.1998 at 10.54 am (affects part Lot 10 formerly CT NA125B/688 & parts Lot 34 formerly CT NA126A/705 & NA125B/688)

Appurtenant hereto is an electricity right specified in Easement Certificate D344717.28 - 23.12.1998 at 10.54 am

Appurtenant hereto is an electricity right created by Transfer D344717.30 - 23.12.1998 at 10.54 am

Appurtenant hereto is an electricity right created by Transfer D344717.33 - 23.12.1998 at 10.54 am

Subject to an electricity right over parts Lot 34 marked E & V on DP 332400 created by Transfer D344717.36 - 23.12.1998 at 10.54 am

Subject to an electricity right over parts Lot 34 marked E & V on DP 332400 created by Transfer D344717.37 - 23.12.1998 at 10.54 am

Subject to a right of way and to electricity, telecommunications and water rights over parts Lot 34 marked A, B, C & D on DP 332400 specified in Easement Certificate D347210.5

The easements specified in Easement Certificate D347210.5 are subject to Section 243 (a) Resource Management Act 1991 6122356.2 Consent Notice pursuant to Section 221 Resource Management Act 1991 - 20.8.2004 at 9:00 am

Subject to Section 241(2) Resource Management Act 1991 (affects DP 332400)

Appurtenant to Lot 10 herein is a right to convey water easement created by Easement Instrument 6122356.6 - 20.8.2004 at 9:00 am

Appurtenant to Lot 34 herein are right to convey water, right of way, right to convey electricity, computer media & telecommunications, right of way limited to pedestrians & golf buggies & right to maintain stormwater detention pond easements created by Easement Instrument 6122356.6 - 20.8.2004 at 9:00 am

Subject to a right to convey water easements over part Lot 10 marked T on DP 332400 created by Easement Instrument 6122356.6 - 20.8.2004 at 9:00 am

The easements created by Easement Instrument 6122356.6 are subject to Section 243 (a) Resource Management Act 1991

Appurtenant to Lots 5 & 10 herein are right to convey water, right of way, right to convey electricity, computer media & telecommunications, right of way limited to pedestrians & golf buggies & right to maintain stormwater detention pond easements created by Easement Instrument 6122356.7 - 20.8.2004 at 9:00 am

Subject to a right to convey water easement over part Lot 10 marked T on DP 332400 created by Easement Instrument 6122356.7 - 20.8.2004 at 9:00 am

Subject to a right to convey electricity easement over part Lot 34 marked BO on DP 332400 created by Easement Instrument 6122356.9 - 20.8.2004 at 9:00 am

The easement created by Easement Instrument 6122356.9 is subject to Section 243 (a) Resource Management Act 1991
Subject to a right to convey electricity easement in gross over part Lot 34 marked BO on DP 332400 in favour of
Northpower Limited created by Easement Instrument 6122356.10 - 20.8.2004 at 9:00 am

The easements created by Easement Instrument 6122356.10 are subject to Section 243 (a) Resource Management Act 1991
6122356.16 Conservation Covenant pursuant to Section 77 Reserves Act 1977 - 20.8.2004 at 9:00 am

Appurtenant to Lot 34 DP 332400 herein is a right of way limited to activities related to maintenance of stormwater
detention pond, a right of way, a right of way limited to pedestrians and a right to maintain stormwater detention pond
created by Easement Instrument 7833600.10 - 30.5.2008 at 9:00 am

Some of the easements created by Easement Instrument 7833600.10 are subject to Section 243 (a) Resource Management
Act 1991

Subject to a right (in gross) to convey electricity over all of Lot 34 DP 332400 excepting part marked BH on DP 349888 in
favour of Northpower Limited created by Easement Instrument 7833600.12 - 30.5.2008 at 9:00 am

12358768.2 Mortgage to ANZ Bank New Zealand Limited - 26.1.2022 at 3:48 pm

12388001.1 Variation of Mortgage 12358768.2 - 4.3.2022 at 9:15 am

Amalgamation Conditions
 Lots 1, 2, 3, 4, 5 & 10, 6 & 9, 7 & 8, 11, 12 and 13 hereon have an undivided one-tenth share each and Lot 35 hereon has four one-tenth shares and Lot 36 hereon has twenty six one-tenth shares in Lot 34 (Legal Access). See A634865
 Lots 5 and 10 hereon be held in the same Certificate of Title. See 202681
 Lots 6 and 9 hereon be held in the same Certificate of Title. See 202681
 Lots 7 and 8 hereon be held in the same Certificate of Title. See 202681

Areas marked (AS) (AY) (AL) (BM) (BN) are subject to a No Build Covenant
 Areas marked (AM) (CM) (BC) are Existing Land Covenants

LT 332400 (Title Plan)
 Cap: 0103, Psa: 004, 180404, 18:15
 9410 1991818

Memorandum of Easements in Gross

Purpose	Shown	Servient Tenement	Grantee
Right of Way Right to Transmit Electricity & Telecommunications	(M)	Lot 1 Hereon	Northpower Ltd
	(L)	Lot 6 Hereon	
	(W)	Lot 36 Hereon	
	(K) (P) (Q) (BK)	Lot 2 Hereon	
Right to Convey Electricity	(G) (J) (L)	Lot 3 Hereon	Northpower Ltd
	(N) (O)	Lot 34 Hereon	

Proposed Conservation Covenant Schedule

Shown	Description	Area
(AF)	Pt Lot 10 Hereon	3262m ²
(AC)	Pt Lot 5 Hereon	193m ²
(BA)	Pt Lot 13 Hereon	4804m ²
(BB)	Pt Lot 12 Hereon	5263m ²
(BC)	Pt Lot 2 Hereon	805m ²
(BD)	Pt Lot 4 Hereon	1093m ²
(BE)	Pt Lot 6 Hereon	580m ²
(BF)	Pt Lot 6 Hereon	134m ²
(BH)	Pt Lot 34 Hereon	8404m ²

Memorandum of Easements

Purpose	Shown	Servient Tenement	Dominant Tenement
Right of Way Right to Transmit Electricity & Telecommunications	(A) (B) (C) (D)	Lot 1 Hereon	Lot 3 Hereon
	(E) (V) (AB)	Lot 6 Hereon	Lot 3 Hereon
Right to Transmit Electricity & Telecommunications	(E) (V) (AA)	Lot 36 Hereon	Lot 3 Hereon
	(F)	Lot 2 Hereon	Lot 3 Hereon
Right to Convey Water	(X) (Y) (Z) (B)	Lot 2 Hereon	Lot 3 Hereon
	(D)	Lot 3 Hereon	Lot 3 Hereon
Right to Transmit Electricity	(AA)	Lot 3 Hereon	Lot 3 Hereon
	(E) (V)	Lot 34 Hereon	Lot 3 Hereon

Proposed Easements

Purpose	Shown	Servient Tenement	Dominant Tenement
Right to Convey Electricity & Water	(R)	Lot 3 DP 175751	Lots 6 & 34 Hereon
	(S)	Lot 3 DP 175751	Lot 3 Hereon

Class II Survey: Lots 1 - 13, 34 & 35
Class III Survey: Lots 32 & 36

Total Area 46,2596ha
 Comprised in CT 126A/705 All, CT 125B/688 All, CT 135C/753 All & CT 108A/1777 Easement Only

I, Trevor James Shaw of Whangarei being a person entitled to practise as a licensed cadastral surveyor, certify that—
 (a) The surveys to which this dataset relates are accurate, and were undertaken by me or under my direction in accordance with the Cadastral Survey Act 2002 and the Surveyor-General's Rules for Cadastral Survey 2002/2;
 (b) This dataset is accurate, and has been created in accordance with that Act and those Rules.
 Dated at Whangarei this 28th day of April 2004
 Signature: *T. Shaw*

Field Book p. Traverse Book p.
 Reference Plans DP 13000, DP 57303, DP 69842, DP 73884, DP 149716, DP 173514, DP 175751, DP 180252, DP 180276, DP 184787, DP 194244, DP 191045, DP 200203, DP 208376 & SO 62012
 Examined Correct

Approved as to Survey by Land Information NZ on 17/6/2004

Deposited by Land Information NZ on 20/8/2004

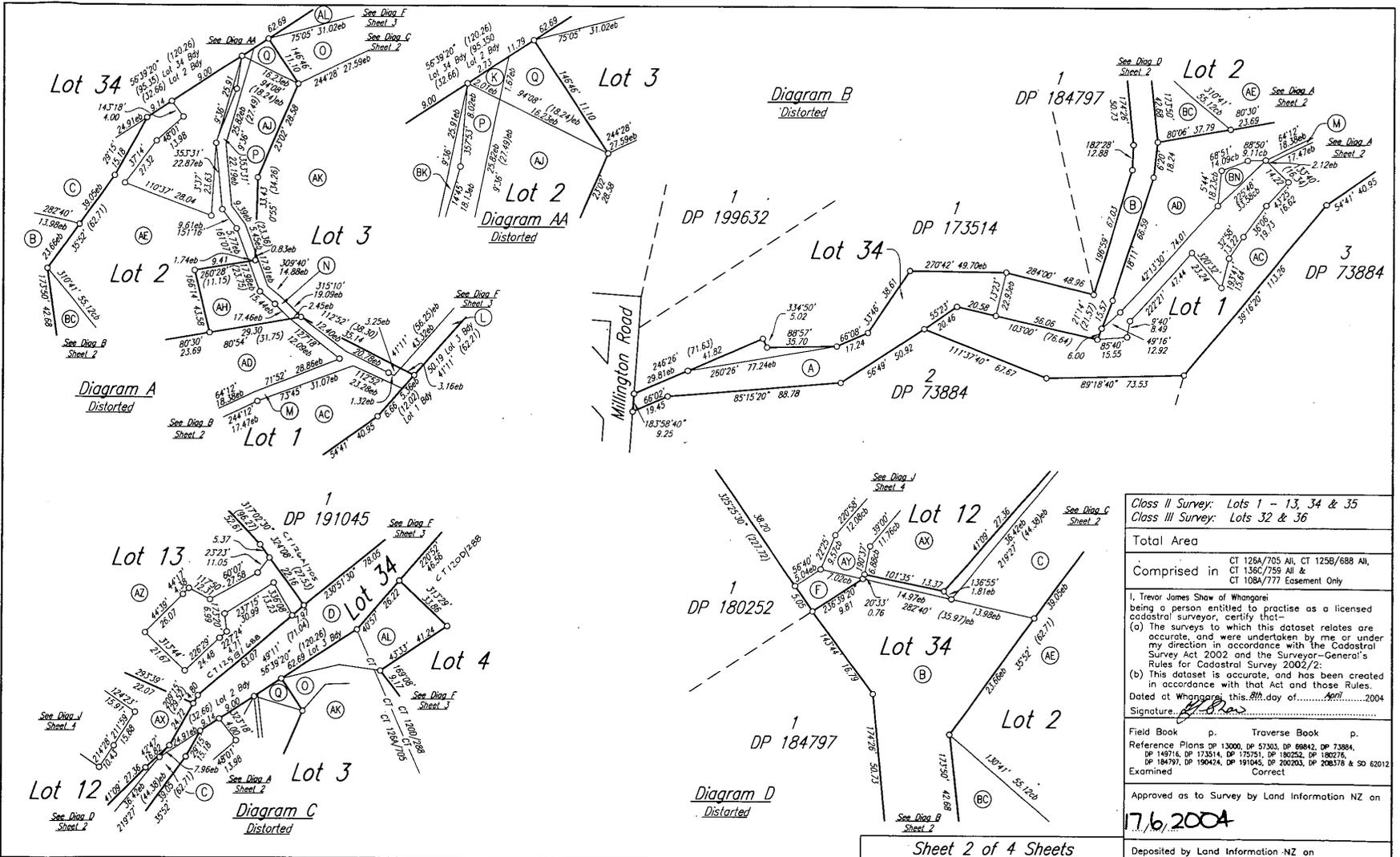
File 23037e - Golf Harbour Received 15 APR 2004 Instructions

DP 332400 Approved AKLM 01/1

Land District North Auckland
Territorial Authority Whangarei District
Surveyed By Simpson, Shaw & Co.
Scale 1:4000 **Date** September 2003 - March 2004

Lots 1 - 13, 32, 34, 35 & 36 Being Subdivision of Lot 1 DP 198179, Lot 1 DP 198907 & Lot 1 DP 208378 & Easement Over Lot 3 DP 175751

Sheet 1 of 4 Sheets



Class II Survey: Lots 1 - 13, 34 & 35
 Class III Survey: Lots 32 & 36

Total Area

Comprised in
 CT 126A/705 All, CT 125B/688 All,
 CT 135C/759 All &
 CT 108A/777 Easement Only

I, Trevor James Shaw of Whangarei
 being a person entitled to practise as a licensed
 cadastral surveyor, certify that—
 (a) The surveys to which this dataset relates are
 accurate, and were undertaken by me or under
 my direction in accordance with the Cadastral
 Survey Act 2002 and the Surveyor-General's
 Rules for Cadastral Survey 2002/2;
 (b) This dataset is accurate, and has been created
 in accordance with that Act and those Rules.
 Dated at Whangarei this 17th day of April, 2004
 Signature: *T. Shaw*

Field Book p. Traverse Book p.
 Reference Plans DP 13000, DP 57303, DP 66842, DP 73884,
 DP 149716, DP 173514, DP 175751, DP 180252, DP 180276,
 DP 184797, DP 190474, DP 191045, DP 200203, DP 206378 & SD 62012
 Examined Correct

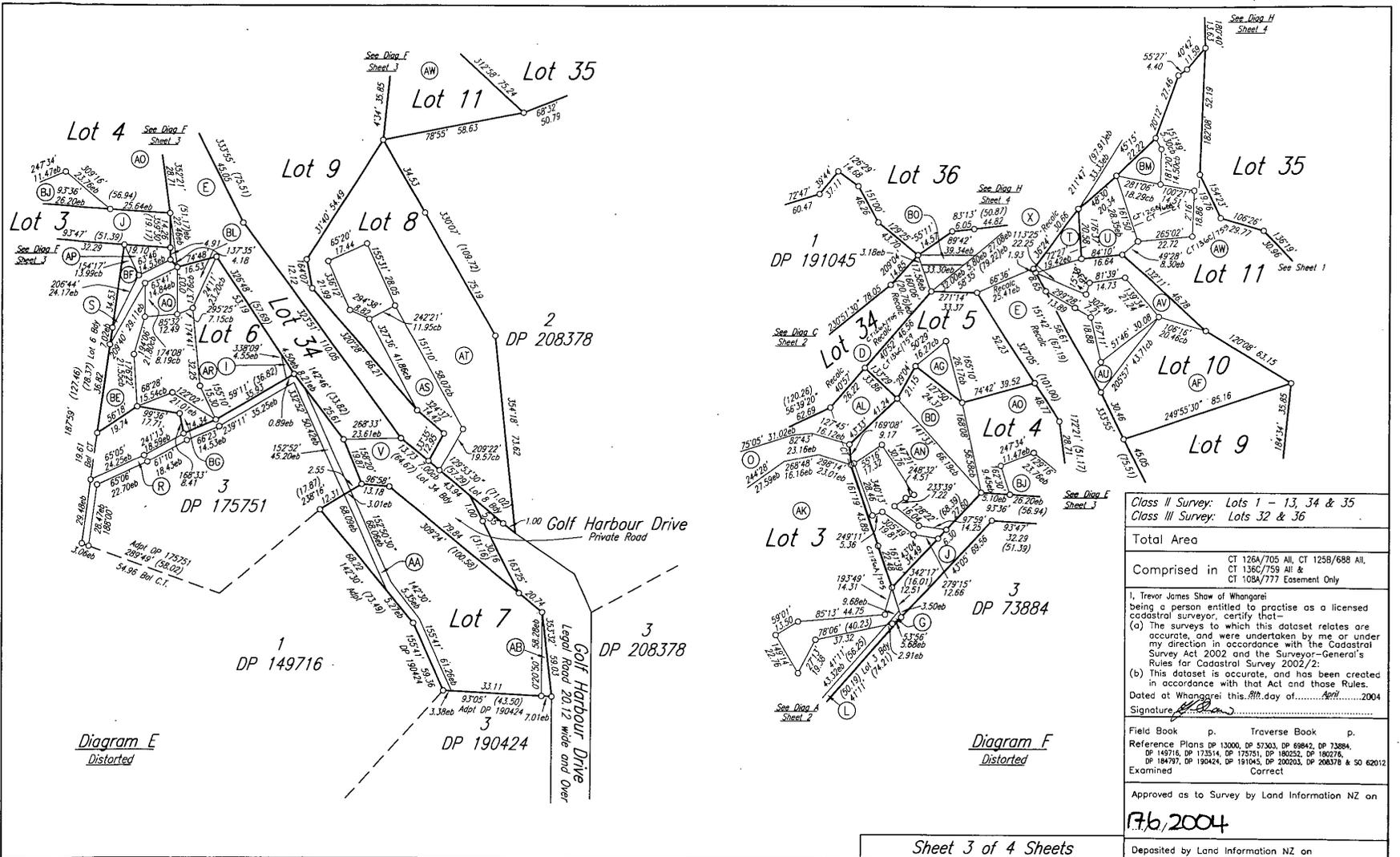
Approved as to Survey by Land Information NZ on
17/6/2004

Deposited by Land Information NZ on
20/8/2004

File 23037c - Golf Harbour
 Received 15 APR 2004
 Instructions
DP 332400
 Approved AKLM 01/11

Sheet 2 of 4 Sheets

Land District North Auckland	Lots 1 - 13, 32, 34, 35 & 36 Being Subdivision of Lot 1 DP 198179, Lot 1 DP 198907 & Lot 1 DP 208378 & Easement Over Lot 3 DP 175751	Territorial Authority Whangarei District Surveyed By Simpson, Shaw & Co. Scale As Shown Date Sep 2003 - March 2004	
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Land District North Auckland	Lots 1 - 13, 32, 34, 35 & 36 Being Subdivision of Lot 1 DP 198179, Lot 1 DP 198907 & Lot 1 DP 208378 & Easement Over Lot 3 DP 175751	Territorial Authority Whangarei District Surveyed By Simpson, Shaw & Co. Scale As Shown Date Sep 2003 - March 2004	<p style="text-align: center;">Sheet 3 of 4 Sheets</p> <p>Approved as to Survey by Land Information NZ on 17/6/2004</p> <p>Deposited by Land Information NZ on 22/8/2004</p> <p>File 230376 - Golf Harbour Received 15 APR 2004 Instructions</p> <p style="text-align: right; font-weight: bold; font-size: 1.2em;">DP 332400</p> <p style="text-align: right; font-size: 0.8em;">Approved AKLM 01/1</p>
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Class II Survey: Lots 1 - 13, 34 & 35
Class III Survey: Lots 32 & 36

Total Area
CT 126A/705 All, CT 125B/688 All,
CT 135C/755B All &
CT 108A/777 Easement Only

Comprised in

1. Trevor James Shaw of Whangarei
being a person entitled to practise as a licensed
cadastral surveyor, certify that—
(a) The surveys to which this dataset relates are
accurate, and were undertaken by me or under
my direction in accordance with the Cadastral
Survey Act 2002 and the Surveyor-General's
Rules for Cadastral Survey 2002/2;
(b) This dataset is accurate, and has been created
in accordance with that Act and those Rules.
Dated at Whangarei this 17th day of April, 2004
Signature: *[Signature]*

Field Book p. Traverse Book p.
Reference Plans DP 13000, DP 57303, DP 69842, DP 73884,
DP 149716, DP 173514, DP 175751, DP 180252, DP 180276,
DP 184797, DP 190424, DP 191045, DP 200203, DP 208378 & so 62012
Examined Correct

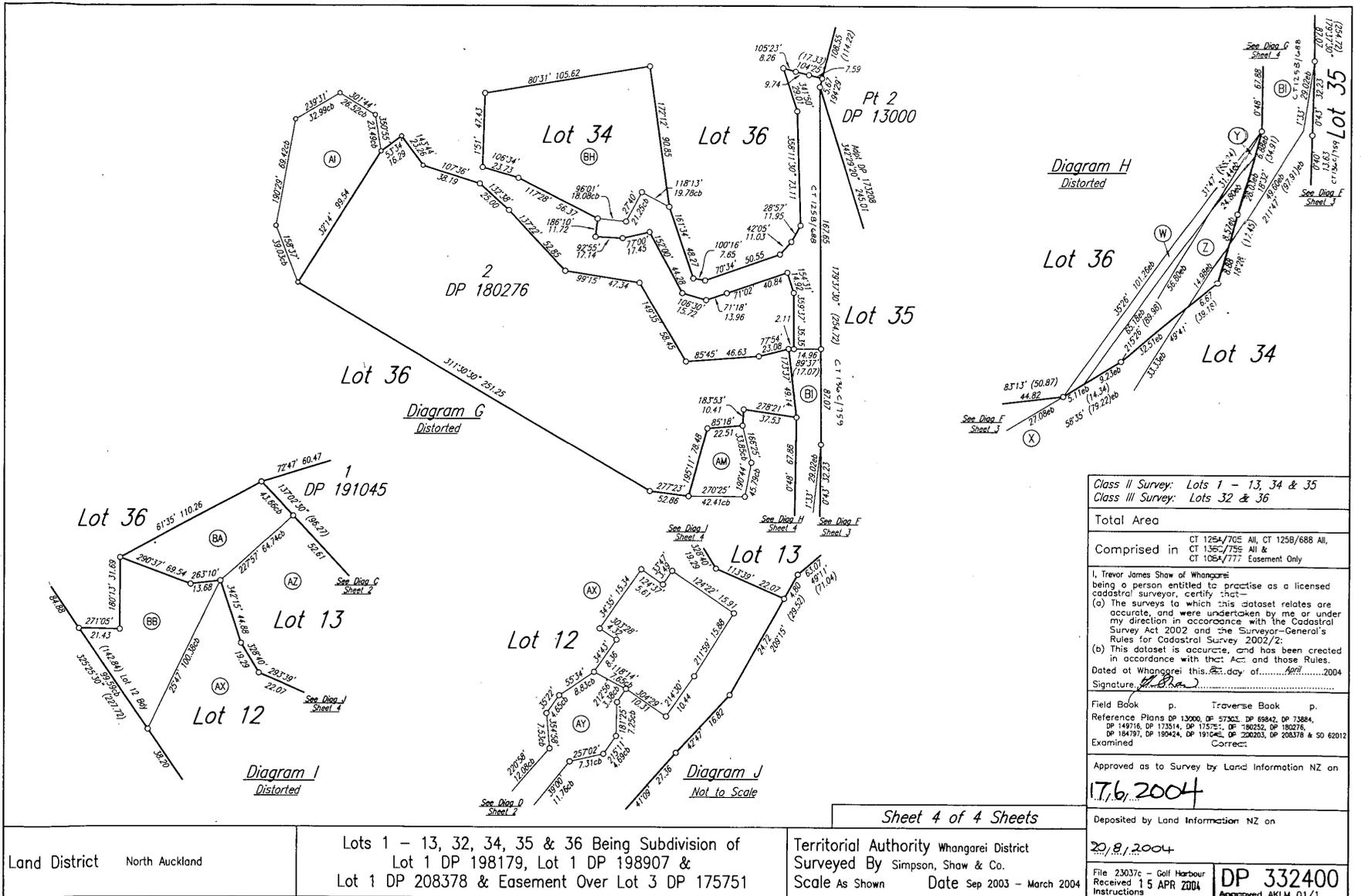
Approved as to Survey by Land Information NZ on
17/6/2004

Deposited by Land Information NZ on
22/8/2004

File 230376 - Golf Harbour
Received 15 APR 2004
Instructions

DP 332400

Approved AKLM 01/1



Class II Survey: Lots 1 - 13, 34 & 35	
Class III Survey: Lots 32 & 36	
Total Area	
Comprised in	
CT 1254/706 All, CT 1258/688 All,	
CT 1365/756 All &	
CT 1054/777 Easement Only	
I, Trevor James Shaw of Whangarei being a person entitled to practise as a licensed cadastral surveyor, certify that:	
(a) The surveys to which this dataset relates are accurate, and were undertaken by me or under my direction in accordance with the Cadastral Survey Act 2002 and the Survey-General's Rules for Cadastral Survey 2002/2;	
(b) This dataset is accurate, and has been created in accordance with that Act, and those Rules.	
Dated at Whangarei this <u>22nd</u> day of <u>April</u> 2004	
Signature: <u>T. J. Shaw</u>	
Field Book	p. Traverse Book p.
Reference Plans DP 13000, DP 57303, DP 69842, DP 73884,	
DP 149716, DP 173514, DP 175751, DP 780252, DP 180276,	
DP 184797, DP 189424, DP 191026, DP 226203, DP 253378 & 50 62012	
Examined	Correct
Approved as to Survey by Land Information NZ on	
<u>17.6.2004</u>	
Deposited by Land Information NZ on	
<u>20.8.2004</u>	
File 23037c - Gull Harbour	DP 332400
Received 15 APR 2004	
Instructions	Approved AKLM 01/1

Sheet 4 of 4 Sheets

Land District North Auckland

Lots 1 - 13, 32, 34, 35 & 36 Being Subdivision of Lot 1 DP 198179, Lot 1 DP 198907 & Lot 1 DP 208378 & Easement Over Lot 3 DP 175751

Territorial Authority Whangarei District
 Surveyed By Simpson, Shaw & Co.
 Scale As Shown Date Sep 2003 - March 2004



IN THE MATTER

of the Resource Management Act 1991 ("the Act")

A N D

IN THE MATTER

of a subdivision consent as evidenced by Land Transfer Plan No. 332400

A N D

IN THE MATTER

of a Consent Notice issued pursuant to Section 221 of the Act by THE WHANGAREI DISTRICT COUNCIL ("the Council")

IT IS HEREBY CERTIFIED that the following conditions to be complied with on a continuing basis were imposed by the Council as conditions of approval for lots 1 to ^{lot 34} 13 and lot 36 ("the lots") on Land Transfer Plan No. 332400 ("the plan")

1. One residential unit only shall be permitted on each of the lots other than on lots 5, 7 and 9 on the plan on which lots no building shall be permitted.
2. No buildings or structures, excluding fences of 2 metres or less in height, are to be constructed within the areas shown marked:
 - (i) "AC", "AD" and "BN" on lot 1 on the plan;
 - (ii) "AE" and "AJ" on lot 2 on the plan;
 - (iii) "AH", "AK" and "AL" on lot 3 on the plan;
 - (iv) "AO" and "AN" on lot 4 on the plan;
 - (v) "AP", "AR", "AQ" and "BL" on lot 6 on the plan;
 - (vi) "AS" and "AT" on lot 8 on the plan;
 - (vii) "AV" and "AU" on lot 10 on the plan;
 - (viii) "AW" and "BM" on lot 11 on the plan;
 - (ix) "AX" and "AY" on lot 12 on the plan; and
 - (x) "AZ" on lot 13 on the plan
3. No access is to be formed within the areas shown marked:
 - (i) "AC" and "AD" on lot 1 on the plan;
 - (ii) "AE" and "AJ" on lot 2 on the plan;
 - (iii) "AH", "AK" and "AL" on lot 3 on the plan;

- (iv) "AO" and "AN" on lot 4 on the plan;
- (v) "AP", "AR" and "AQ" on lot 6 on the plan;
- (vi) "AT" on lot 8 on the plan;
- (vii) "AV" and "AU" on lot 10 on the plan;
- (viii) "AW" on lot 11 on the plan;
- (ix) "AX" on lot 12 on the plan; and
- (x) "AZ" on lot 13 on the plan

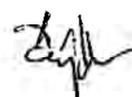
4. The development restrictions that are identified by the report of Cook Costello Limited dated 27 July 2004 as is annexed hereto are to be complied with and for that the following particular matters are to be addressed:

- (i) Provision for on-site waste water is to be specifically designed by a chartered professional engineer with the stability of the land to be accounted for in such design.
- (ii) Stormwater is to be collected, controlled, piped and discharged at least 10 metres away from any building platform to a stable area within an existing drainage path with any stormwater piped and discharged to roadside drains to assess the capacity of such roadside drainage to take such discharge.
- (iii) Any development on lots 5, 9 and 10 on the plan will require specific geotechnical investigation and engineering design of foundations by a chartered professional engineer.
- (iv) Any building work outside of an identified building area and in close proximity to steep slopes will require specific engineering design prior to construction.

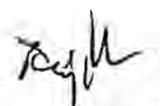
5. Any new building or structure constructed on any of the lots shall be designed and constructed in accordance with the following requirements:

- (i) The maximum height of any part of a building or structure on lot 4 on the plan is to be no more than 8.5 metres.
- (ii) The maximum height of any part of a building or structure on lots 2, 10, 11, 12 and 13 on the plan is to be no more than 6.5 metres

with height for the purposes of calculating building height on lots 2, 4, 10, 12 and 13 on the plan to be calculated using the rolling height method, being the vertical distance between ground level at any point and the highest part of the building immediately above that point, and for lot 11 on the plan to be calculated from the ground level that existed prior to the existing cut at the time of the granting of the resource consent.



6. No native vegetation is to be removed or damaged outside of the building and access areas as identified pursuant to condition 2 of this consent notice without the written consent of the Council's Parks Manager.
7. All the landscape planting undertaken in accordance with conditions 6 and 13 of the grant of consent for the subdivision evidenced by the plan is to be maintained to the satisfaction of the Council's Parks Manager.
8. All access and manoeuvring areas constructed on any of the lots are to be finished in muted colours such as metal, seal or concrete with an oxide additive to reduce brightness.
9. No exotic vegetation identified in the Northland Regional Council publications titled "Unwanted Plants – The Dirty Dozen" and "Environmental Weeds, Delightful but Destructive" are to be introduced or planted on any of the lots.
10. The facades and roofs of all buildings or structures and any fences on any of the lots are to be constructed from materials, or to be painted with a colour, that possesses a reflectance of less than 40% with reflectance values being detailed on the Resene B55252 range catalogue as attached provided that this restriction does not apply to window joinery or doors.
11. No cats, dogs or mustelids shall be kept, or permitted to be kept on any of lots 1 –13 (both inclusive) and lot 34 on the plan.
12. No livestock shall be kept, or permitted to be kept on any of the lots on the plan such to extend to include the access lot being lot 34.
13. The internal roading network servicing each lot on the plan is not maintained by the Council.
14. The owner(s) of each of the lots shall be responsible for weed and pest control to the satisfaction of the Land Operations Manager of the Northland Regional Council and in accordance with the approved plan submitted under condition 11 of the grant of consent for the subdivision evidenced by the plan.
15. The owner(s) of each of the lots shall permit pest management operations, including surveying for pests, pest control and eradication operations, including the use of firearms and poisons,



monitoring of control and eradication operations to be carried out on that lot under the subdivision's pest management plan.

16. The owner(s) of each of the lots shall contribute a proportionate share to the costs of pest management, the proportion to be fixed under the subdivision's pest management plan.

DATED at Whangarei this *29th* day of *July* 2004

SIGNED for THE WHANGAREI DISTRICT COUNCIL pursuant to the authority of the Council given pursuant to the Local Government Act 2002 and the Resource Management Act 1991



Authorized Signatory



To Whangarei District Council
Private Bag 9023
Whangarei

L.U./S.D. _____
P.I.D. _____

STATEMENT OF PROFESSIONAL OPINION AS TO SUITABILITY OF LAND FOR
BUILDING DEVELOPMENT

FORM B

Development/Subdivision Golf Harbour Views Limited
Owner Mr and Mrs Budgen
Location Maunu

I Philip Cook _____ of
(full name)

Cook Costello Ltd, Norfolk House, 2 Norfolk Street, Whangarei

(Name and address of firm)

Hereby confirm that:

1. I am a Chartered Professional Engineer CPEng (civil, geotechnical) experienced in the field of soils engineering and was retained by the subdividing owner as the Soils Engineer on the above subdivision.
2. The extent of my inspections during construction, and the results of all tests carried out are described in my report dated _____
3. In my professional opinion, not to be construed as a guarantee, I consider that:
 - a) The earth fills shown on the attached Plan N^o 5181/4 dated 15/5/04 have been placed in compliance with the Whangarei District Council Environmental Engineering Standards
 - b) The completed works give due regard to land slope and foundation stability considerations
 - c) The filled ground is suitable for the erection thereon of residential buildings requiring specific design of foundations generally to be piled below the fill to original ground or a reinforced concrete raft footing according to commonly used New Zealand Standards.
 - (i) Stormwater is collected, controlled, piped and discharged at least 10m away from the platform to a stable area within an existing drainage path. Any stormwater piped and discharged to roadside drains will need to assess the capacity of the roadside drainage.
 - (ii) On-site wastewater is specifically designed by a Chartered Professional Engineer and the stability of the land is accounted for
 - (iii) _____
 - d) Building sites on original ground are generally located on stable spurs and ridges most sites excluding Lots 5, 9, 10, 18, and 30 are considered to have a safe and stable building site suitable for standard foundations according to NZS3604 Timber Framed buildings not requiring specific design excluding the presence of expansive clay soils. It is recognized that most sites may accommodate a "good size dwelling" and are likely to require minor earthworks, retaining or foundations close to the edge of steep slopes which will likely require standard engineering design
Lots 5, 9, 10, 18, and 30 are considered to require specific geotechnical investigations and engineering design of foundations by a chartered Professional Engineer.
 - (i) Generally all sites will require minor retaining and earthworks, consideration of various foundation systems including piled, or concrete strip footings. All sites provide an area of approximately 200m² suitable for standard NZS 3604:1999 Timber Framed Buildings provided the site requirements in accordance with Section 3 of this standard are confirmed prior to building.
In addition to the requirements for specific design of on site wastewater disposal and specific requirements for stormwater disposal, any building work outside of the identified building area, and in close proximity to steep slopes will require specific engineering



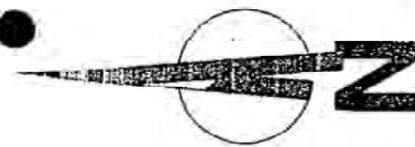
design prior to construction.

- (ii) Stormwater is collected, controlled, piped and discharged at least 10m away from the platform to a stable area within an existing drainage path. Any stormwater piped and discharged to roadside drains will need to assess the capacity of the roadside drainage.
 - (iii) On-site wastewater is specifically designed by a Chartered Professional Engineer and the stability of the land is accounted for
4. This professional opinion is furnished to the Council and the subdividing owner for their purposes alone on the express condition that it will not be relied upon by any other person and does not remove the necessity for the normal inspection of foundation conditions at the time of erection of any dwelling.

Signed:

Date

27/7/2004



Conservation Covenants			Conservation Covenants			Conservation Covenants		
Shown	Description	Area	Shown	Description	Area	Shown	Description	Area
AC	Pt Lot 25 Heron	2000m ²	AD	Pt Lot 28 Heron	1070m ²	AY	Pt Lot 22 Heron	2470m ²
AD	Lot 27 Heron	3000m ²	AR	Pt Lot 25 Heron	6500m ²	AZ	Pt Lot 14 Heron	8120m ²
AE	Pt Lot 21 Heron	1320m ²	AS	Pt Lot 25 Heron	2000m ²	BA	Pt Lot 33 Heron	2140m ²
			AL	Pt Lot 18 Heron	4400m ²	AI	Pt Lot 18 Heron	1200m ²
			AV	Pt Lot 17 Heron	2530m ²	BI	Pt Lot 28 Heron	850m ²
			AK	Pt Lot 17 Heron	8950m ²			
			AX	Pt Lot 15 Heron	7180m ²			

Conservation Covenants		
Shown	Description	Area
BC	Pt Lot 2 Heron	100m ²
BD	Pt Lot 4 Heron	1300m ²
BE	Pt Lot 8 Heron	830m ²

Conservation Covenants		
Shown	Description	Area
AF	Pt Lot 10 Heron	2880m ²
AC	Pt Lot 5 Heron	200m ²

Conservation Covenants		
Shown	Description	Area
BA	Pt Lot 13 Heron	5370m ²
BB	Pt Lot 13 Heron	2000m ²
BC	Pt Lot 2 Heron	500m ²
BD	Pt Lot 4 Heron	1320m ²

Allot 58
Psh of Kaitara
SO 32963
Northland State
Forest Park
Recreation Area

Pt 2
DP 13000
Scenic Reserve
(Whangarei District
Council)

Allot 46
Psh of Kaitara
SO 22413
Northland State
Forest Park
Recreation Area

Lot 32
212.00 ha
Reserve to Vest

Area of Earthfill
certified in report
5161/48/01
15th March 2009

2 DP 173208

3 Golf Harbour Drive
DP 190424

Existing Easements			
Purpose	Shown	Servient Tenement	Dominant Tenement
Right of Way Right to Transmit Electricity Telecommunications Right to Convey Water	A	Lot 2 DP 173514	Lot 1 DP 180252 & Pt Lot 4 DP 173208
	B	Pt Lot 4 DP 173208	Lot 1 DP 180252
	C	Lot 2 DP 173514	Pt Lot 4 DP 173208
	D	Lot 1 DP 180252	Lot 1 DP 191045
Right of Way Right to Transmit Electricity Telecommunications	E	Pt Lot 4 DP 173208	Lot 2 DP 180252
	F	Lot 12 Heron	Lot 1 DP 180252

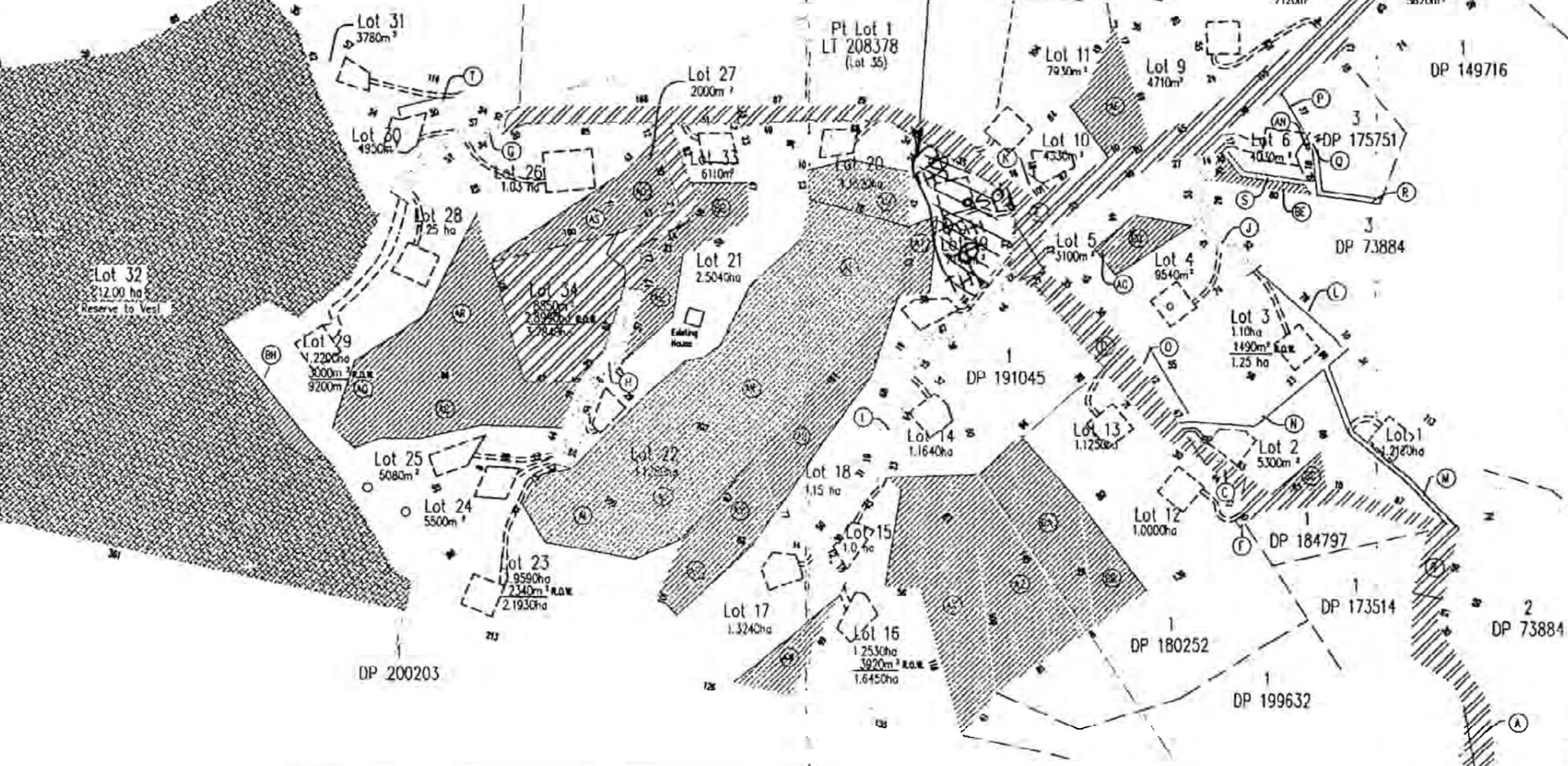
Areas marked (A) through (F) are Existing Land Covenants

Amalgamation Conditions

That Lots 5 & 10 Heron be held in the same Certificate of Title.
See
That Lots 6 & 9 Heron be held in the same Certificate of Title.
See
That Lots 7 & 8 Heron be held in the same Certificate of Title.
See
That Lots 1, 2, 3, 4, 5 & 10, 6 & 7 & 8, 11, 12 and 13 Heron have an unsharable one-fourth share each and Pt Lot 1 LT 208378 (Lot 35) Heron has four one-fourth shares and Lot 36 Heron has twenty-one one-fourth shares in Lot 34 Heron (Legal Access) as tenants in common in the said shares and that individual Certificates of Title be issued in accordance therewith See (A)

Amalgamation Conditions

That Lots 27 & 33 Heron be held in the same Certificate of Title.
See
That Lots 14, 15, 16, 17, 18, 19, 20, 21, 22, 23, 24, 25, 26, 27 & 33, 28, 29, 30 and 31 Heron have an unsharable one-fourth share each in Lot 34 Heron (Legal Access) as tenants in common in the said shares and that individual Certificates of Title be issued in accordance therewith See (A)

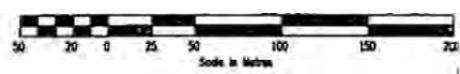


Memorandum of Easements				Memorandum of Easements			
Purpose	Shown	Servient Tenement	Dominant Tenement	Purpose	Shown	Servient Tenement	Dominant Tenement
Right to Transmit Electricity & Right to Supply Water	P	Lot 8 Heron	Lot 34 Heron & Lot 3 DP 175751	Right to Transmit Electricity & Telecommunications Right to Supply Water	K	Lot 10 Heron	Lot 34 Heron
	Q	Lot 3 DP 175751	Lot 34 Heron		L	Lot 2 Heron	Lot 34 Heron
Right of Way Unsharable to Pedestrians & Golf Buggies	R	Lot 8 Heron	Lot 34 Heron	Right of Way Unsharable to Pedestrians & Golf Buggies	M	Lot 1 Heron	Lot 34 Heron
	S	Lot 8 Heron	Lot 34 Heron		N	Lot 2 Heron	Lot 34 Heron
Right of Way Right to Transmit Electricity & Telecommunications Right to Convey Water	T	Lot 3 Heron	Lot 4 Heron	Right of Way Right to Transmit Electricity & Telecommunications Right to Convey Water	O	Lot 3 Heron	Lot 34 Heron
	U	Lot 3 Heron	Lot 4 Heron				

Memorandum of Easements			
Purpose	Shown	Servient Tenement	Dominant Tenement
Right of Way Right to Transmit Electricity & Telecommunications Right to Convey Water	C	Lot 29 Heron	Lots 26, 28 & 30 Heron
	H	Lot 23 Heron	Lots 22, 24 & 25 Heron
Right of Way Right to Transmit Electricity & Telecommunications Right to Convey Water	I	Lot 16 Heron	Lots 14, 15, 17 & 18 Heron
	J	Lot 31 Heron	Lot 30 Heron

TOTAL AREA = 41.63ha

CAUTION
-This is a concept plan. Areas & dimensions are approximate only & subject to final survey
-The Vendor & Purchaser must contact the surveyor if sale & purchase agreements are to be entered into using this plan.
-This plan is Copyright to Simpson Shaw & Co.



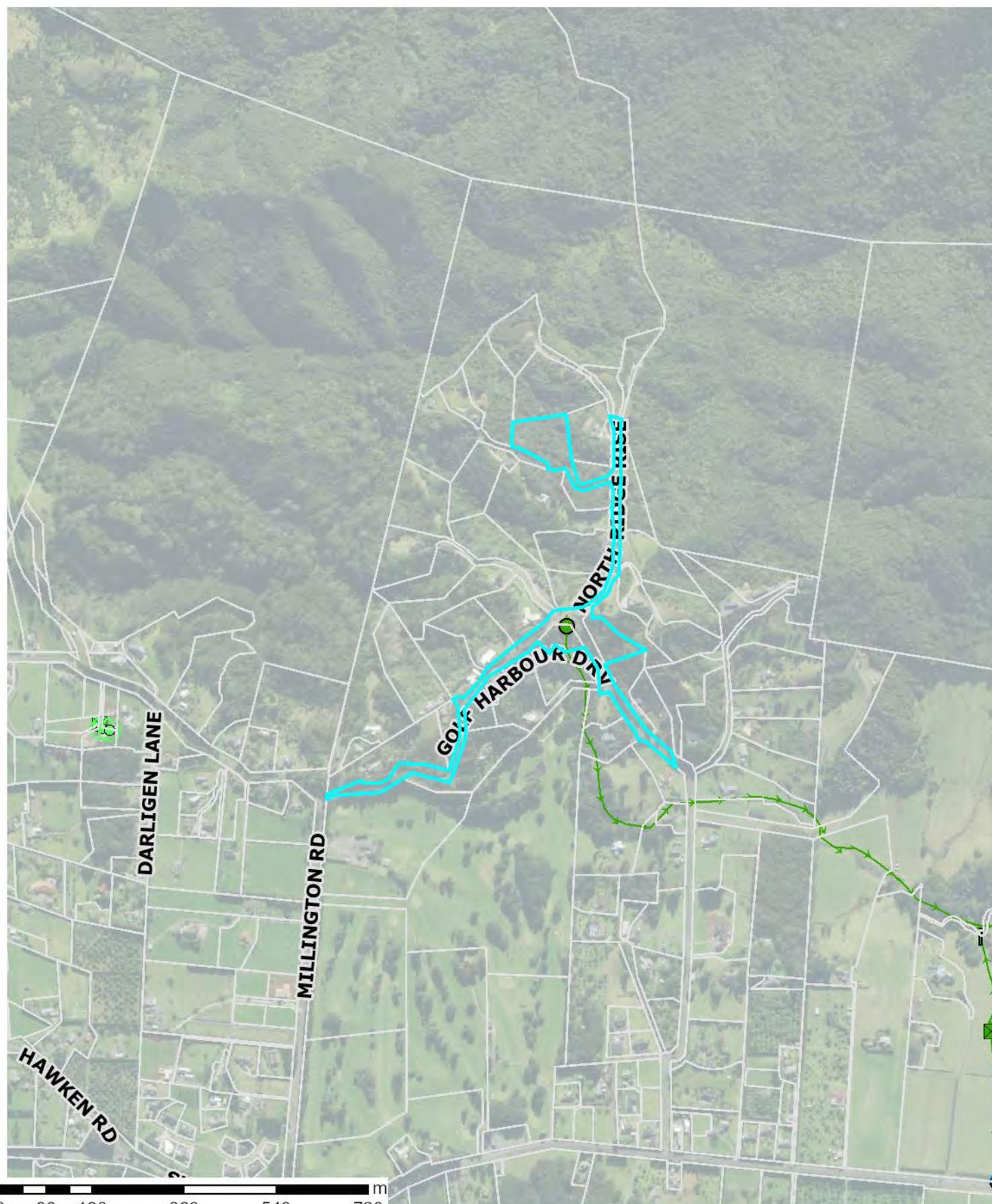
Subsided Areas

REVISIONS			
Date	No	Description	Sign
6.03.03	A	Original Issue	PGS
18.03.03	B	Amended SH to stage 2	PGS

SIMPSON, SHAW & CO.
REGISTERED SURVEYORS WHANGAREI
LAND & ENGINEERING SURVEYORS
RESOURCE MANAGERS
154 BANK STREET WHANGAREI
P.O. BOX 631 PH. (09) 438-6680
FAX (09) 438-6680
EMAIL: survey@simpsonshaw.co.nz

Prepared for: **Golf Harbour Views Ltd**
Sheet **1** of **1**
Drawn: **WPS** Original: **A1** Scale: **Ref**
Checked: **TS** Date: **Feb 03** 1 2002 **20196-39**

5161-48-01 *PS*



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.

24 February 2026
Scale 1:10,000



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

Water, Wastewater and Stormwater – Map Legend

Water

Water Point	
Actuator	
	WDC
	Private
Backflow Device	
	WDC
	Private
Bore	
	WDC
	Private
End Structure	
	WDC
	Private
Fitting Node	
	WDC
	Private
Hydrant	
	WDC
	Private
Meter	
	WDC
Meter Manifold	
	WDC
	Private
Pump	
	WDC
	Private
Valve	
	WDC
	RED
	Private
Water Line	
Abandoned Pipe	
	WDC
Trunk Main	
	WDC
	Private
Other Main	
	WDC
	Private
Process Pipework	
	WDC
	Private
Reticulation	
	WDC
	Private
Service Line	
	WDC
	Private
Water Area	
Chamber	
	WDC
	Private
Reservoir	
	WDC
	Private

Stormwater

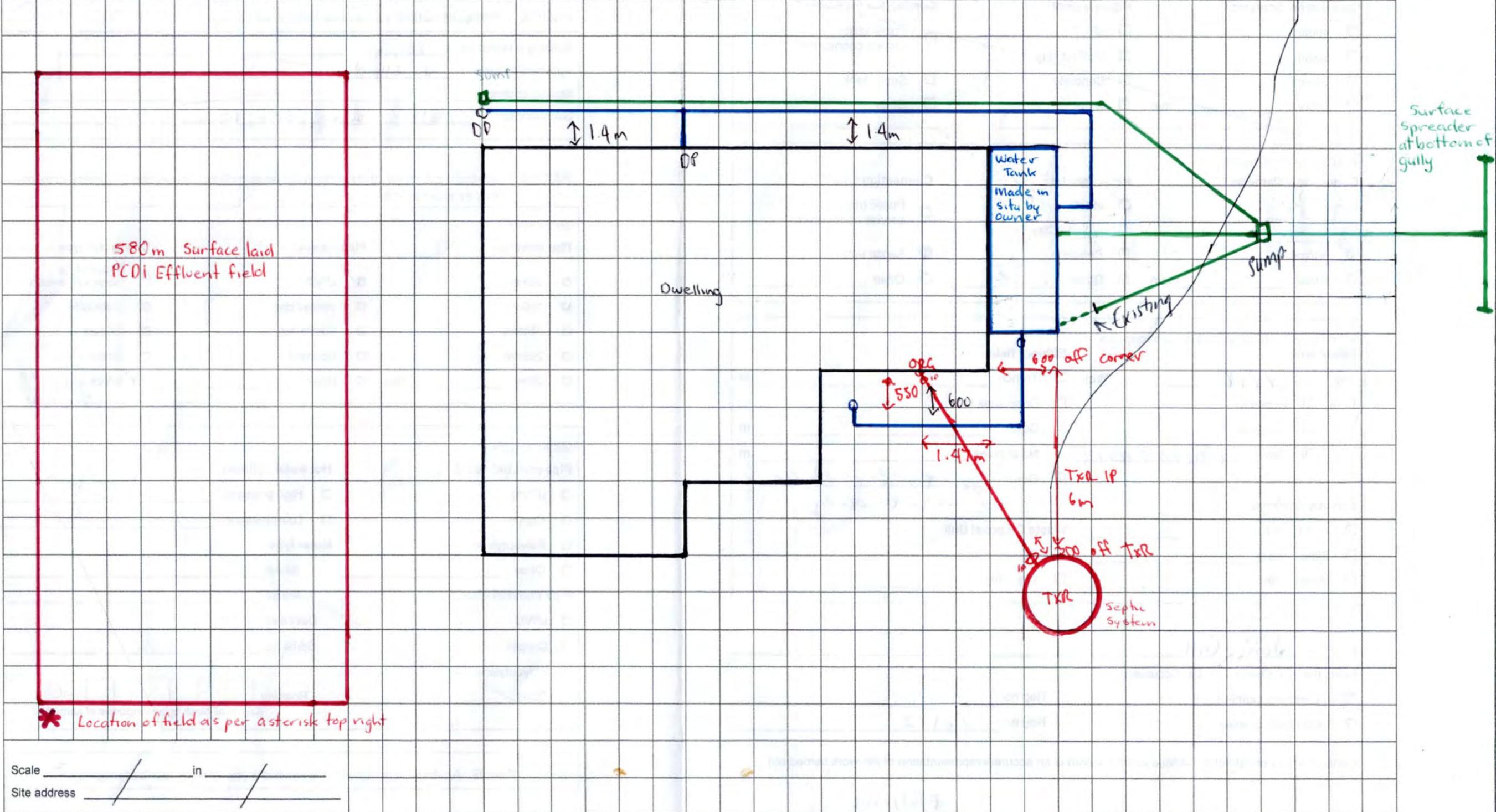
Stormwater Point	
End Structure	
	WDC
	Private
Fitting Node	
	WDC
	Private
GPT	
	WDC
	Private
Manhole	
	WDC
	Private
Pump	
	WDC
	Private
Stormwater Inlet	
	WDC
	Private
Valve	
	WDC
	Private
Stormwater Line	
Abandoned Pipe	
	WDC
	Private
Culvert	
	WDC
	Private
Drainage	
	WDC
	Private
Main	
	WDC
	Private
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

PART C As-built services plan

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





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

Rates LIM Report

As at: Tuesday, 24 February, 2026

Property Number 172646
Legal Description PT LOTS 5 10 DP 332400 - 0.5211HA & HAVING 1/40 SH IN LOT 34 DP 332400
-2.7506HA - BAL OF LAND
Assessment Number 0035009043B
Address 2 North Ridge Rise (Pvt) Whangarei 0179
Record of Title(s) 132767,132767
Land Value \$329,000
Capital Value \$1,494,000
Date of Valuation 01-July-2024
Effective Date (used for rating purposes) 01-July-2026
Meter Location

Rates Breakdown (up to 30 June 2026)

Rates Charge	Charge Total
Regional Land and Freshwater Management	99.56
Regional Sporting Facilities	16.09
Regional Urban Rivers Management - Gen Catchment	40.34
General Residential - Lifestyle	959.79
Regional Emergency & Hazard Management	67.31
Regional Flood Infrastructure	41.66
Regional Transport Rate	30.40
Regional Rescue Services	8.87
Regional Council Services	229.89
Stormwater	79.00
Regional Economic Development	10.00
Regional Pest Management	109.47
Uniform Annual General Charge	901.00
Annual Charge Total	\$2,593.38

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

Rates Instalments	Total
20/07/2025 Instalment	\$649.38
20/10/2025 Instalment	\$648.00
20/01/2026 Instalment	\$648.00
20/04/2026 Instalment	\$648.00
Rates Total	\$2,593.38

Balance to Clear **\$648.00**



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

Rates LIM Report

As at: Tuesday, 24 February, 2026

Property Number 172645
Legal Description PT LOTS 5 10 DP 332400 - 0.3455HA & HAVING 1/40 SH IN LOT 34 DP 332400
- 0.8404HA - CONSERVATION COVENANT
Assessment Number 0035009043A
Address 2 North Ridge Rise (Pvt) Whangarei 0179
Record of Title(s) 132767,132767
Land Value \$6,000
Capital Value \$6,000
Date of Valuation 01-July-2024
Effective Date (used for rating purposes) 01-July-2026
Meter Location

Rates Charge	Charge Total
Annual Charge Total	
Opening Balance as at 01/07/2025	\$0.00
Rates Instalments	Total
Rates Total	
Balance to Clear	



Form 5

Building Consent No: BC2000520

Section 51, Building Act 2004

Issued: 17 July 2020

The Building

Street address of building: 2 North Ridge Rise (Pvt)
Whangarei 0179

Legal description of land where building is located: LOT 10 DP 332400
LLP: 110671

Building name: N/A

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

Level/unit number: N/A

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

The Owner

J C Elliott
60 Du Fresne Place
Russell 0202

Phone number: N/A

Mobile number: 0211151142

Facsimile number: N/A

Email address: jackelliott@hotmail.co.nz

Website: N/A

Street address/registered office: 2 North Ridge Rise (Pvt)
Whangarei 0179

Building Work

The following building work is authorised by this consent:

New Retaining Wall



This building consent is issued under section 51 of the Building Act 2004. This building consent does not relieve the owner of the building (or proposed building) of any duty or responsibility under any other Act relating to or affecting the building (or proposed building).

This building consent also does not permit the construction, alteration, demolition, or removal of the building (or proposed building) if that construction, alteration, demolition, or removal would be in breach of any other Act.

This building consent is subject to the following conditions:

Section 90 Building Act 2004

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

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

Compliance Schedule

A compliance schedule is not required for the building.

Attachments

1. The schedule of site requirements for inspections and documentation required.
2. Information on how to proceed with the building work.
3. A notice issued under section 37 setting out the requirements for Resource Consent to be obtained for the building work prior to any works commencing.

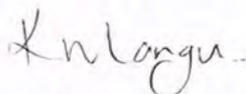
Other Approvals Required

The following other approvals/authorisations are required:

Section 37 Certificate

Additional Information

1. Producer statement construction review (PS4) to Construction Monitoring Level is to be submitted by the engineer for the observation of earthworks including excavation of piles confirming that the work aligns with the inspection records and the approved building consent documents.
2. Producer statement construction review (PS4) CM1 is to be submitted by the engineer for observation of concrete and timber - confirming work complies with the design approved under this building consent.
3. The applicant must control dust nuisance created by any site or building works.
4. Toilet facilities must be provided within reasonable distance of the construction site. Ground discharge is no longer acceptable.
5. 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.



Kylee Mangu
Support Assistant – Building Processing
On behalf of Whangarei District Council

17 July 2020

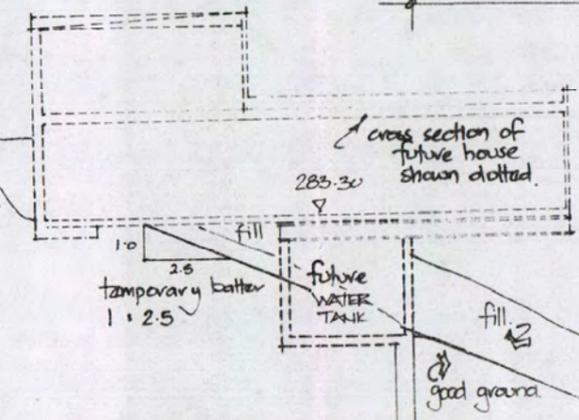
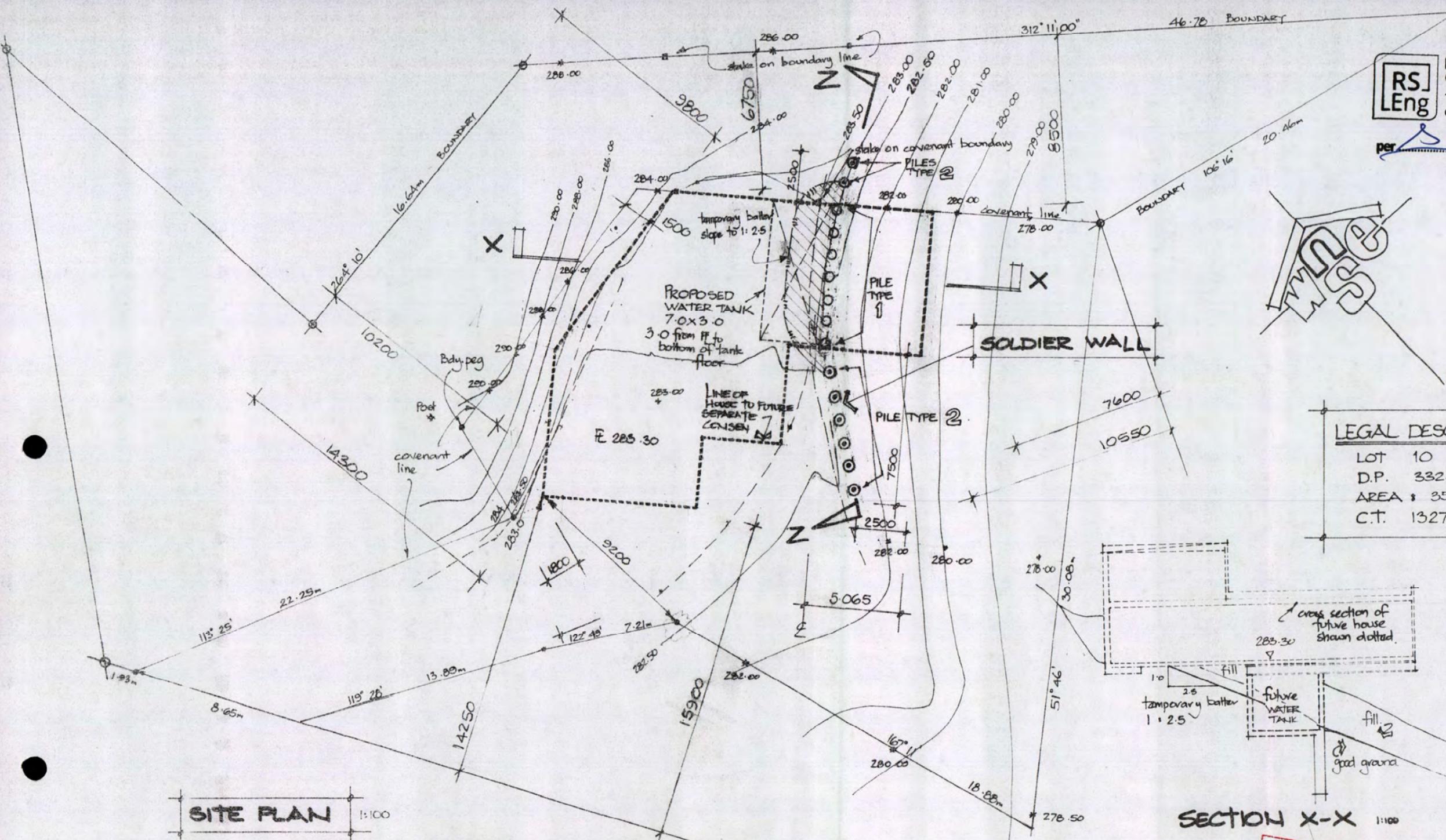
Date

RECEIVED - CUSTOMER SERVICES

25 JUN 2020

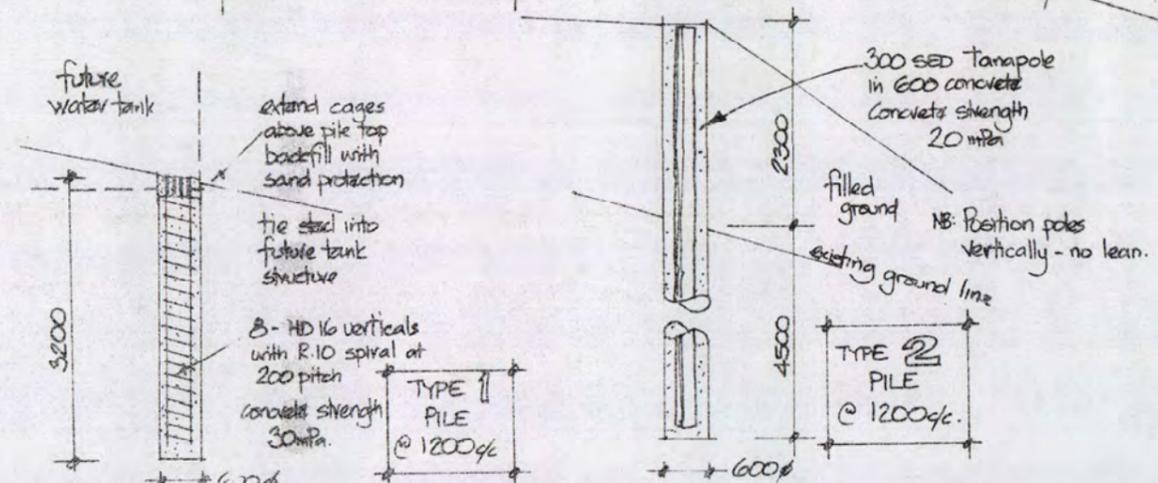
WHANGAREI
 DISTRICT COUNCIL

LEGAL DESCRIPTION	
LOT	10
D.P.	332400
AREA	3591 m ²
C.T.	132767



SITE PLAN 1:100

SECTION X-X 1:100



see sheet 2
 for section 2-2
 showing soldier wall
 elevation.

APPROVED 2020
 BC NUMBER 1 DAY
00520 1507
 WHANGAREI DISTRICT COUNCIL
 BCA

WHENMOUTH DESIGN LTD
 Martin Whemmouth
 14-6-20
 b amended again to request of RS Eng
 a) amended to show soldier wall & piles
 4-6-20
 c further amended 19.6.20 per engineer

PROPOSED NEW RESIDENCE at 10, GOLF HARBOUR DRIVE : MAUNU for J. ELLIOT





File: 16982
13 May 2020
Issue: 1

SUITABILITY REPORT

10 Golf Harbour Drive, Maunu

(Lot 10 DP 332400)

1.0 Introduction

RS Eng Ltd has been engaged by Jack Elliot to investigate the suitability of a property (Lot 10 DP 332400) for residential construction. The purpose of this report is to assess the suitability of the building site making foundation and earthworks recommendations, detail the design of an on-site wastewater disposal system, and assess stormwater disposal.

The client proposes to construct a four bedroom two storey dwelling incorporating a concrete floor slab, concrete walls, timber first floor, with steel and timber framing. One wing of the proposed dwelling will cantilever out over the edge of the existing building platform.

2.0 Site Description

This property is located on the eastern side of Golf Harbour Drive, approximately 1km north of its intersection with State Highway 14. The property lies on the southern and eastern flanks of a dominate crest atop the divide, between Whangarei and Kaipara Harbours. Naturally ground slopes are steep to very steep and bush clad. An earthworks operation has formed a level building platform, comprising of a cut and fill approximately 5m and 3m high respectively.

3.0 Desk Study

3.1 Geology

The GNS 1:250,000 scale New Zealand Geology Web Map indicates that the property is located within an area that is underlain by Waipapa Group, described as follows: *"Volcaniclastic sandstone and argillite with tectonically included basalt, chert and siliceous argillite."*



25 JUN 2020

WHANGAREI
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3.2 Aerial Photography

Review of historic aerial photographs has been completed from 1942 (Figure 1) to present day. The findings are summarised below;

- 1942 – Regenerative bush is apparent, with the ridge crests being in pasture.
- 1982 – Figure 1, below displays the property in pasture, and regenerative native bush in the valley below. Ground slopes where the existing fills were placed ease to moderate before increasing steeply down to the south again.
- Present Day – The majority of the hilltop above the building site has been removed by earthworks forming North Ridge Rise.

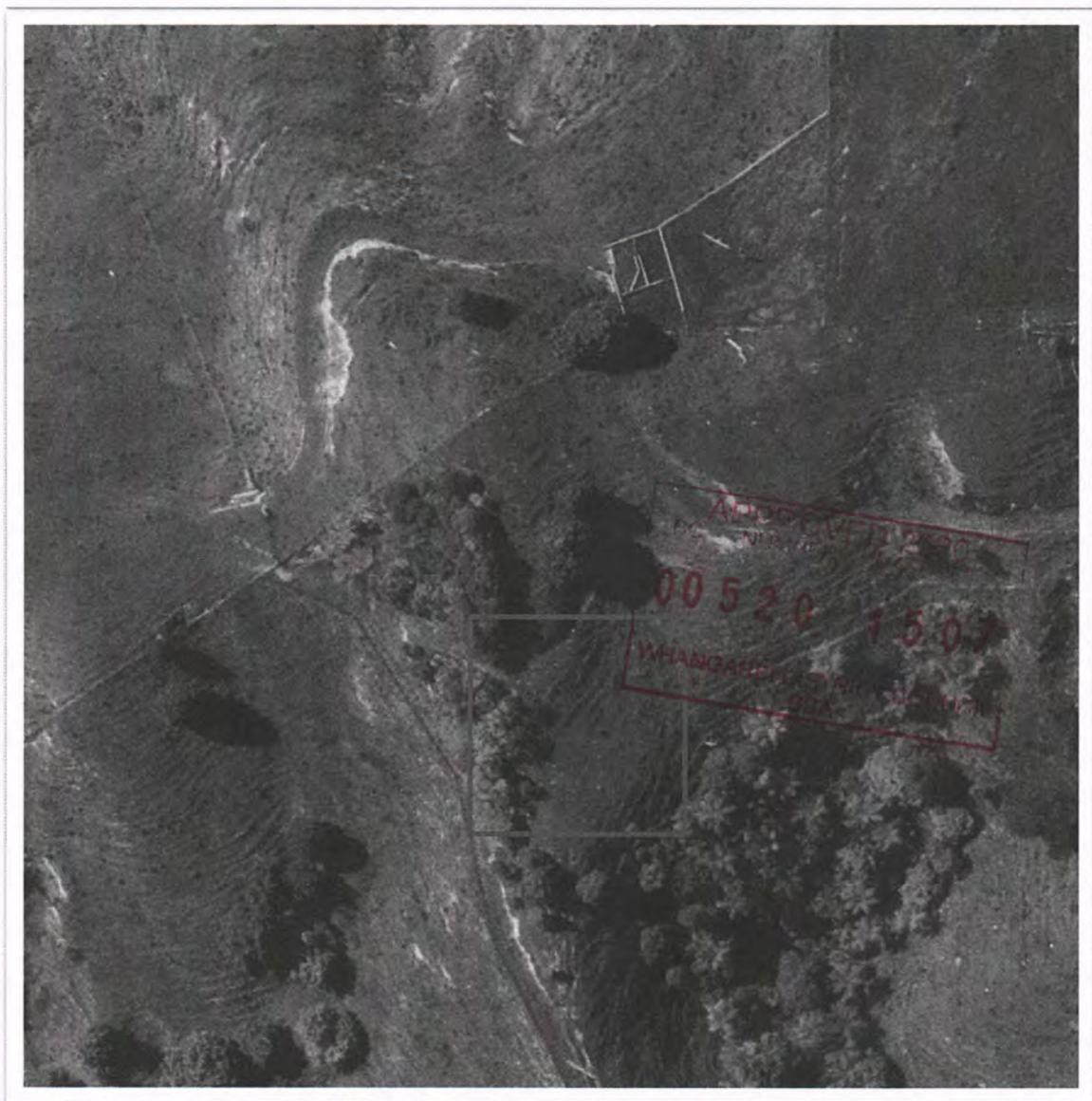


Figure 1: 1982 (Source: www.Retrolens.nz)

4.0 Field Investigation

An engineer and technician from RS Eng visited the property during late 2019 and early 2020 to undertake a walkover inspection and four hand augered boreholes.

The walkover inspection made the following observations;

- Instability has not affected the existing cut or fill embankments.
- A very steep (approx. 45-60°) cutting at Golf Harbour Drive below the property displays signs of frittering and minor failure due to erosion in the water table drain. A small block failure has occurred within the Highly Weathered Waipapa Group, away from the property. Refer to Appendix C for Figure C1.
- A steep cutting north of the property, forming North Ridge Rise standing approximately 10m at 45°. The cutting is subject to extensive frittering, with two small wedge defect failures visible within Highly Weathered Waipapa Group. Refer to Appendix C for Figure C4.
- No signs of failure were observed down slope of the building area, although shallow soil creep is extensive.

Four boreholes were dug across the building area to a maximum depth of 4.5m, shown on Sheet 1 enclosed in Appendix A. Pilcon Shear Vane readings were taken at regular intervals down the borehole.

4.1 Subsurface Conditions

Interpretation of subsurface conditions are based on the investigations shown on the drawings in Appendix A. The conditions are summarised below;

- Topsoil was encountered at a depth of between 100-150mm.
- Uncontrolled fill was encountered in all boreholes, having a maximum observed depth of 2.6m.
- Residual soils consisted of clays and silt clays, stiff to very stiff having a depth between 0.6-2.6m. In-situ Undrained Shear Strengths ranged between 91kPa and >200kPa.
- Highly and moderately weathered rock Waipapa Group materials are present in the face of neighbouring cuttings at between 1.0m and 5.0m respectively below ground level. Jointing observed is shown on Sheet 3 Appendix A.
- No groundwater inflow was observed in the investigations. Due to the relatively high permeability of the Waipapa Group rock mass, groundwater levels are not expected to be elevated, however the soil mantle is likely to become saturated during rainfall events.

25 JUN 2020

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5.0 Suitability Assessment

5.1 Slope Stability

The Whangarei District Council has designated this property as being within zones of low, medium and high instability hazards. The building area is located within a Medium Instability Hazard Zone, which has been described as: *“Land exhibits evidence of past slippage or erosion, and could be subject to inundation from landslide debris and slope deformation. Geology, slope and/or geomorphic evidence of past or ancient landslippage suggest the land should be developed carefully.”*

The most common mechanism for slope instability in the Waipapa terrain is translational failure, where the residual clayey soils slide over the harder underlying completely weathered rock. This mechanism is often activated during periods of high rainfall which causes surface erosion or elevated groundwater levels. Failure also commonly occurs in the Waipapa terrain in steep embankments where the generally steep and very steeply inclined jointing is exposed resulting in wedge and planar failures of the completely and highly weathered rock mass. Although slope failure within the Waipapa rock mass occurs, it is reasonably uncommon.

No signs of deeper seated slope failure are present adjacent to this property, or further afield with a similar orientation. The controlling defects observed in the neighbouring exposures are generally favourable to the development of this property, dipping steeply and very steeply into the slope and existing cutting, however there is some potential for planar failure of the cutting which forms Golf Harbour Drive below the site.

Although no signs of slope failure within the residual soils overlying the weathered rock exist at site, they are observed nearby with extensive creep being apparent on the slope below the building platform.

Based on the qualitative assessment detailed above, we consider the risk of slope instability is low provided the development proceeds with caution, providing careful consideration of the development of the building area, specifically considering the following;

- Protection of the building works from potential instability in the existing cut.
- Mitigation of planar failure into the cutting of Golf Harbour Drive.
- Provision of a suitable foundation for the dwelling, considering the uncontrolled fills.

A quantitative analysis has been undertaken to support the qualitative assessment, using SLIDE 5.0, a 2D limit equilibrium software program. The critical cross-section through the building platform are along upper and lower portions of Cross Section 1 and 3 respectively.

Effective soil strength parameters used in the stability analyses are detailed in Table 1 below. These parameters are based on our experience and observations in Wapapa terrain in similar conditions, along with a back analysis of a nearby slope (26°), assuming a Factor of Safety (FoS) equal to 1.0-1.1 for extreme groundwater conditions. The target FoS criteria adopted for the stability analysis are detailed in Table 2, these are in compliance with WDC policy (*Land Development Stabilisation – Technical Design Requirements, April 2018*).

Table 1: Effective Strength Soil Parameters

Material	Parameter		
	Unit Weight (KN/m ³)	Cohesion (KN/m ²)	Angle of Internal Friction (°)
Residual Waipapa Grp	18	8	30
CW Waipapa Grp	19	10	35
HW - MW Waipapa Group	19	30	35
Uncontrolled Fills	17	2	25

Table 2: Factor of Safety Criteria

Load Case	Factor of Safety Target
Long Term (Normal Groundwater Scenario)	1.5
Short Term (Extreme Groundwater Scenario)	1.3

As part of developing the building area, retaining is proposed of the cut embankment and soldier piling at the crest of the uncontrolled fills. Analysis of the Section A was completed a on pre and post development with the former including the effects of the proposed retaining and soldier piling. Adequate FoS results were achieved, present in Table 3 below. SLIDE output sheets are included in Appendix C. FoS<1.0 were observed within the existing fill embankment. The development however proposes to transfer all loads to natural ground.

Table 3: Factor of Safety Results

Load Case	Factor of Safety Achieved
Pre-Dev Extreme Groundwater	<1.3
Post-Dev Extreme Groundwater	>1.3
Post-Dev Normal Groundwater	>1.5

5.2 Expansive Soils

The clayey soils encountered on-site are likely to be subject to volumetric change with seasonal changes in moisture content (wet winters / dry summers); this is known as expansive or reactive soils. Apart from seasonal changes in moisture content other factors that can influence soil moisture content include:

- Influence of garden watering and site drainage.
- The presence of large trees close to buildings.
- Initial soil moisture conditions during construction, especially during summer and more so during a drought. Building platforms that have dried out after initial excavation should be thoroughly wet prior to any floor slabs being poured.

A recent review of the shrink swell testing procedure recommended by AS2870 was completed, concluding the results are unreliable, underestimating the characteristic surface movement, resulting in the incorrect classification of soil class. Based on the characteristics of the subsoils observed at the building site we consider that the residual Waipapa Group soils are Class H (highly reactive) as per AS2870. It should however be noted that the highly weathered rock present in the base of the existing cut is considered as not expansive. The classification of expansive soils is however of little consequence as the building is to be placed on piled foundations.

5.3 Existing Fill

A soldier pile wall is recommended at the crest of the fill embankment to provide a suitable foundation for the proposed dwelling. The wall shall be specifically designed by a Chartered Professional Engineer and incorporate a retained height no less than the depth of fill and residual Silt CLAY above the underlying Weathered Rock at the wall location. From the subsoil investigations, this depth will be in the range of 4.2m in total. The final design will be dependent on the wall location and depth of fill. The soil parameters for specific design are presented in Table 4 below.

Table 4: Retaining / Foundation Design Parameters

Parameter	Uncontrolled Fill	Residual Silt CLAY	Completely Weathered Rock	Highly Weathered Rock
Soil Density (KN/m ³)	18	18	19	20
Soil Friction Angle (°)	25	30	35	35
Drained Cohesion, (kPa)	2	8	10	30
Undrained Shear Strength (kPa)	-	60	100	150

APPROVED 2020
 00520 1507
 WHANGAREI DISTRICT COUNCIL
 BCA

5.4 Existing Cut

To provide stability to the existing cut, a retaining wall is proposed. Any such retaining structure shall be specifically designed by a Chartered Professional Engineer, soil design parameters are presented in Table 4. Options of reducing wall height using earthworks were investigated and analysed, however proving not effective.

5.5 Golf Harbour Drive Cut

To ensure the proposed dwelling and land is at a low risk of instability, a soldier pile wall shall be installed along the western side of the building platform, accounting for a retained depth, using a 45° line of influence from the base of the Golf Harbour Drive cutting, refer Section 1, Sheet 3, Appendix A. To determine the final extent of soldier piling further survey work is required. The survey work may identify a geometry which does not requiring soldier piling.

5.6 Foundations

It is proposed to construct a two storey dwelling with a concrete lower floor, incorporating a retaining wall against the existing cut. All foundations shall be specifically designed by a Chartered Professional Engineer, being keyed a minimum of 0.5m into the completely weathered Waipapa Group material. Where foundations are required atop the uncontrolled fills they shall extend through the fills as required above.

6.0 On-site Wastewater Disposal

6.1 Design

It is proposed to construct an effluent disposal field for the proposed dwelling which will have four bedrooms. A four bedroom dwelling equates to a design occupancy of 6 persons/day. NZS1547:2012 requires that for households with standard water fixtures, including aerated faucets, shower flow restrictors, dual flush 6/3 cisterns, and water conserving automatic washing machines, sourcing water from rainwater tanks, a flow of 145L/person/day be used, therefore the total design flow is 870L/day.

The land available for effluent disposal is moderately to steeply sloped (20° - 30°). We recommend the use of a secondary treatment plant loading surface pressure compensating drip irrigation line as these systems use lower application rates and are more easily laid around the boundary and on sloping ground when compared with conventional soakage bed systems.

A resource consent from the Northland Regional Council will be required as ground slopes at the disposal field are in excess of 25°. A buffer zone extending 10m downslope of the disposal field will also be required as ground slopes exceed 10°. Most of the buffer zone is within existing bush and will not require extra planting.

25 JUN 2020

WHANGAREI
DISTRICT COUNCIL

We have assessed the soil as category 5 as per AS/NZS 1547:2012. Using a daily loading rate of 3.0mm/day, applying a 20% DLR slope reduction factor, a field of 363m² is required.

Appended are the design calculations, installation details and plans.

6.2 Assessment of Environmental Effects

A resource consent from the NRC will be required as parts of the disposal field will be located on ground slopes in excess of 25°. Ground cover at the disposal field location is currently long grass and native bush. The entire field is to be planted upon installation of the disposal system. Well established native bush extends directly downslope of the disposal field for more than 100m. This will act as an effective buffer zone for any potential runoff from the disposal field.

A 20% slope reduction factor has been applied to the daily loading rate in light of the steep slopes. Given the low loading rate, effluent will be distributed evenly over a relatively large area, and the risk of effluent runoff is considered to be low.

Based on the above assessment, RS Eng Ltd consider the risk of effluent runoff causing more than minor contamination beyond the property boundary to be low. Attached in Appendix H is the NRC Part B AEE-7 form to supplement the resource consent application.

7.0 Stormwater Assessment

Given that the property is less than 1.0ha and that stormwater discharges through a waterway that has known downstream flooding issues, stormwater attenuation will be required.

Impervious surfaces allow little or no infiltration of stormwater into the ground and therefore a greater volume of rainfall will runoff the surface. As a result, attenuation of the stormwater runoff is required to ensure stormwater flows from the property are no higher than predevelopment. This minimises any adverse effects on downstream properties and council services.

The Whangarei District Council (WDC) Environmental Engineering Standards (EES) requires attenuation of stormwater runoff from any increase in impervious areas so that post development peak flows are 80% of pre-development. The WDC EES specifies that the flows be attenuated for the 20% and 1% Annual Exceedance Probability (AEP) events, also accounting for a 20% increase in rainfall due to climate change.



The attenuation system will need to be specifically designed once the building plans are finalised. It is likely this will be achieved by occupying some of the permanent storage in the water tanks for use as detention during rainfall events, or through a separate sole purpose tank.

8.0 Drawing Review

We recommend that RS Eng Ltd carry out a review of final development drawings prior to submittal for building consent and / or resource consent. This shall ensure the recommendations outlined in this report have been applied in full and correctly to the design.

9.0 Inspections and Producer Statements

We recommend that foundation excavations be inspected by a suitably qualified engineer prior to placement of concrete or fill. Any footings, excavations or other construction works not inspected will be excluded from future producer statements (PS4) to be issued by RS Eng Ltd. In any event, where doubt exists regarding the quality of the subgrade, RS Eng should be contacted for advice.

10.0 Conclusions

It is the conclusion of RS Eng Ltd that the building area is suitable for the proposal provided the recommendations and limitations stated within this report are adhered to.

It is the understanding of RS Eng Ltd that where the following Section 72 statement refers to “the land”, it is the land which is intimately connected to the dwelling. Our client, Jack Elliot has instructed RS Eng that following correspondence with the WDC, the stability of the land directly beneath the dwelling which is not easily accessible is not considered as intimately connected. On this basis, RS Eng concludes in terms of Section 72 of the Building Act 2004 that;

(a) the building work to which an application for a building consent relates will not accelerate, worsen, or result in slippage or subsidence on the land on which the building work is to be carried out or any other property; and

(b) the land is neither subject to nor likely to be subject to slippage or subsidence.

If the position of the WDC differs from the directive from our client, further stabilisation works will be required to increase the FoS on the land down slope of the proposed dwelling, or alternatively the Whangarei District Council may issue the building consent subject to a Section 72 notice placed on the title.

11.0 Limitations

This report has been prepared solely for the benefit of our client and the Whangarei District Council. The purpose is to determine the engineering suitability of the proposed residential building, in relation to the material covered by the report. The reliance by other parties on the information or opinions contained therein shall, without our prior review and agreement in writing, do so at their own risk.

Recommendations and opinions in this report are based on data obtained as previously detailed. The nature and continuity of subsoil conditions away from the test locations are inferred and it should be appreciated that actual conditions could vary from those assumed.

This report does not address matters relating to the National Environmental Standard for Contaminated Sites, and if applicable separate advice should be sought on this matter from a suitably qualified person.

If during the construction process, conditions are encountered that differ from the inferred conditions on which the report has been based, the site should be examined by a suitably qualified engineer to determine if any modification of the design based upon this report is required.

Prepared by:



David Platt
Engineering Technician
NZDE(Civil)

Reviewed by:



Matthew Jacobson
Engineer
NZDE(Civil), BE(Civil)(Hons), MEngNZ

Approved By:



Steve Turner
Chartered Professional Engineer
BE(Civil), CPEng, IntPE(NZ), CMEngNZ

RS Eng Ltd



In reply please quote
Or ask for

BCA200137
Kylee Mangu



02 December 2020

Forum North, Private Bag 9023
Whangarei 0148, New Zealand
P +64 9 430 4200
F +64 9 438 7632
E mailroom@wdc.govt.nz
www.wdc.govt.nz

J C Elliott
2 North Ridge Rise
RD 9
Whangarei 0179

Dear Sir/Madam

**Amendment to Building
Consent:**

BC2000520

Description of Work:

**Alterations to Proposed Retaining Wall - Timber Piles to
Steel Cages**

Site Address:

2 North Ridge Rise (Pvt) Whangarei 0179

Enclosed please find your approved amended plans relating to the above project.

As a result of this amendment the following condition now applies:

- Producer statement construction review (PS4) CM1 is to be submitted by the engineer for observation of Concrete Piles – pre pour- confirming work complies with the design approved under this building consent.

Please ensure that this letter is attached to the original building consent in your on-site building pack.

Yours faithfully

A handwritten signature in black ink that reads "K Mangu".

Kylee Mangu
Support Assistant – Building Processing



Form 7

Code Compliance Certificate BC2000520

Section 95, Building Act 2004

Issued: 30 October 2024

The Building

Street address of building: 2 North Ridge Rise (Pvt)
Whangarei 0179

Legal description of land where building is located: LOT 10 DP 332400
LLP: 110671

Building name: N/A

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

Level unit number: N/A

Current, lawfully established use: Ancillary

Year first constructed: 2020

The Owner

J C Elliott
A K Elliott
2 North Ridge Rise (Pvt)
Whangarei 0179

Phone number: N/A

Mobile number: 0211151142

Facsimile number: N/A

Email address: jackelliott@hotmail.co.nz

Website: N/A

Street address/registered office: 2 North Ridge Rise (Pvt)
Whangarei 0179

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

Building Work

Building Consent Number:

Building Consent Amendment:

Issued by:

New Retaining Wall

BC2000520

BCA200137 - Alterations to Proposed Retaining Wall - Timber Piles to Steel Cages

Whangarei District Council

Code Compliance

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

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



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

30 October 2024

Date



Form 5

Building Consent No: BC2001247

Section 51, Building Act 2004

Issued: 19 March 2021

The Building

Street address of building: 2 North Ridge Rise (Pvt)
Whangarei 0179

Legal description of land where building is located: LOT 10 DP 332400

LLP: 110666

Building name: N/A

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

Level/unit number: N/A

The Owner

J C Elliott
2 North Ridge Rise (Pvt)
Whangarei 0179

Phone number: N/A

Mobile number: 0211151142

Facsimile number: N/A

Email address: jackelliott@hotmail.co.nz

Website: N/A

Street address/registered office: 2 North Ridge Rise (Pvt)
Whangarei 0179

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

Contact Person

Whenmouth Design Limited
162 Rosebank Road
Avondale
Auckland 1026

Phone number: N/A

Mobile number: 0274578813

Facsimile number: N/A

Email address: whenmouthdesign@gmail.com

Website: N/A

Building Work

The following building work is authorised by this consent:

New Dwelling

This building consent is issued under section 51 of the Building Act 2004. This building consent does not relieve the owner of the building (or proposed building) of any duty or responsibility under any other Act relating to or affecting the building (or proposed building).

This building consent also does not permit the construction, alteration, demolition, or removal of the building (or proposed building) if that construction, alteration, demolition, or removal would be in breach of any other Act.

This building consent is subject to the following conditions:

Section 90 Building Act 2004

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

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

The nominated inspections required are listed in Appendix A.

Compliance Schedule

A compliance schedule is not required for the building.

Attachments

1. Appendix A.
2. Information on how to proceed with the building work.
3. A notice issued under section 37 setting out the requirements for Resource Consent to be obtained for the building work prior to any works commencing.

Other Approvals Required

The following other approvals/authorisations are required:

Section 37 Certificate

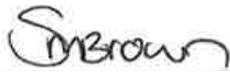
Documentation Required for Code Compliance Certificate

1. Copies of all Records of Work from Licensed Building Practitioners used on the project.
2. Producer statement construction review (PS4) CM4 is to be submitted by the engineer for:
 - Review of test anchor or anchors as required in liaison with design engineer
 - Review of the cast in-situ retaining wall steel prior to concrete pour
 - Review of the foundation excavations and reinforcing prior to concrete pour
 - Review of the cast in-situ fire place and water tank prior to concrete pour
 - Review of all steel beam connectionsconfirming work complies with the design approved under this building consent.
3. A producer statement construction (PS3) is to be submitted by the waterproofing membrane applicator for each membrane application confirming that construction meets the requirement of this approved building consent.
 - Internal wet areas
 - Internal gutters
 - Below ground tanking/damp proofing
4. Producer statement construction (PS3) is to be submitted by a certifying drain layer for the construction of the on-site wastewater treatment and disposal system and confirming that the work complies with the approved building consent documents.
In addition, the following documentation is also required:
 - Commissioning statement
 - As built drainage plan
 - Maintenance agreement
 - Certificate of Compliance (Electrical)

5. Producer statement construction (PS3) is to be submitted by the contractor for the construction of Indurabond aluminium composite panels and certification that installation complies with the design and manufacturer's specifications confirming that the work complies with the approved building consent documents, and any relevant New Zealand Building Code clauses.
6. Producer statement construction (PS3) is to be submitted by the certifying plumber or drain layer as appropriate for the installation of stormwater management devices confirming that the work complies with the approved building consent documents.
7. The electrician is required to submit an energy works certificate certifying that all electrical installations meet the requirements of Clause G9 (Electricity) of the New Zealand Building Code and the Electrical Regulations.
8. The gas fitter is required to submit an energy works certificate certifying that all gas installations meet the requirements of Clause G11 (Gas as an Energy Source) of the New Zealand Building Code and the Gas Regulations.

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.



Stephanie Brown
Support Assistant – Building Processing
On behalf of Whangarei District Council

19 March 2021

Date

* all plumbing + drainage to be in accordance with G12/AS1, G13/AS1 + G13/AS2 respectively.
 all wastes min 1:40 fall
 all sanitary drains min 1:60 fall
 all stormwater drains min 1:120 fall

* Wind Zone : VERY HIGH
 Corrosion Zone : C

NB: Water tank under lounge
 size 8.2 x 3.0 w x 3.0 H
 1st orifice 50ø 468mm below top
 2nd orifice 38ø 302mm below top

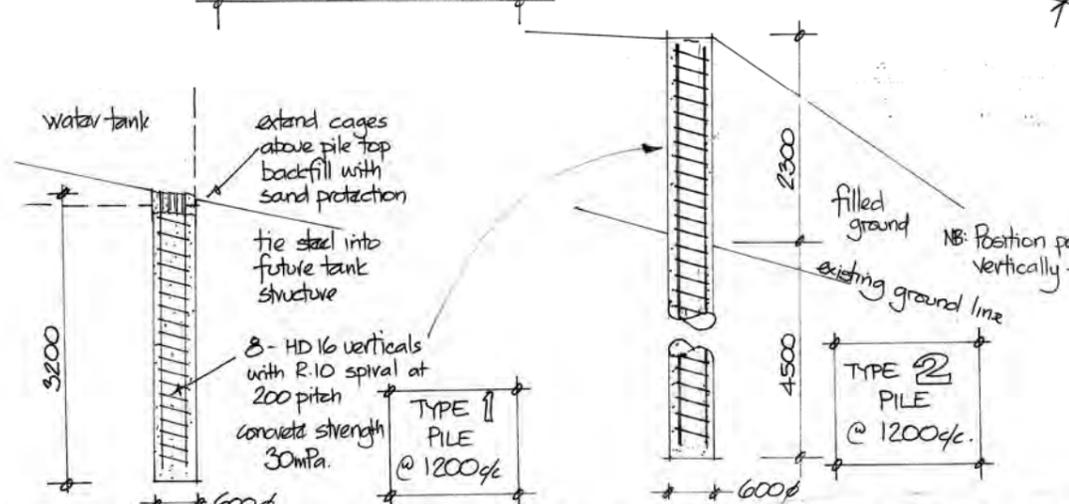


LEGAL DESCRIPTION

LOT 10
 D.P. 332400
 AREA : 3591 m²
 C.T. 132767

* Approved separate building consent
 BC 2000520
 Excavation of piles
 to be inspected by engineer
 prior to reinforcement placement.

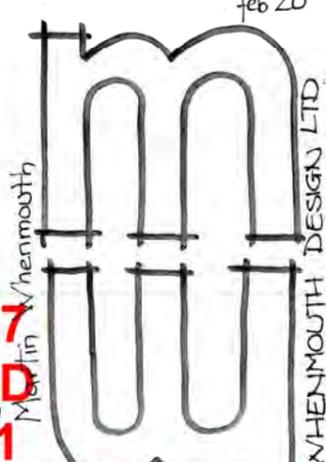
SITE PLAN 1:100



see sheet 2
 for section 2-2
 showing soldier wall
 elevation.

SECTION X-X 1:100

all fill below building to be removed and taken to good cleared ground.
 Engineer to inspect foundation
 + compacted hardfill as required
 on benched slope

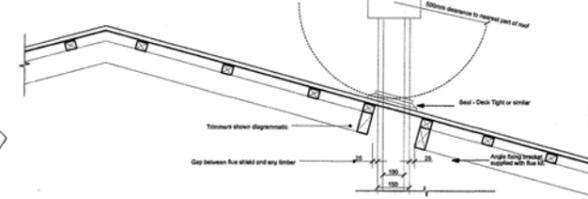


PROPOSED NEW RESIDENCE at 2, NORTH RIDGE RISE : MAUNU for J. ELLIOT

WHANGAREI DISTRICT COUNCIL BCA

BC2001247
APPROVED
 18/03/2021
 amended design
 request of RS Engineer
 amended to show
 soldier wall + piles
 further amendment 19.6.20
 per engineer

10.6 The top of the flue must be capped with an appropriate and approved anti down draft cow.
 All the required flue components are available from your escea dealer in both kitset form and as individual components.



DESIGN EXAMPLE ONLY

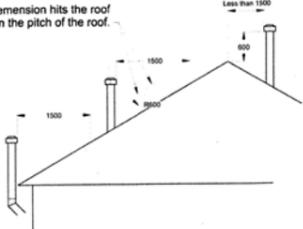
LONG SECTION THROUGH FLUE ENCLOSURE

Scale: 1:10

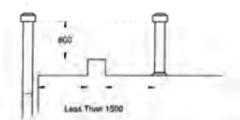
GENERAL CONSTRUCTION AND CLADDING SHOWN AND IS INDICATIVE ONLY

Flue Clearance From Pitched Roofs And Ridges

Use whichever dimension hits the roof first depending on the pitch of the roof.



STRUCTURE CLOSE TO FLUE TERMINAL

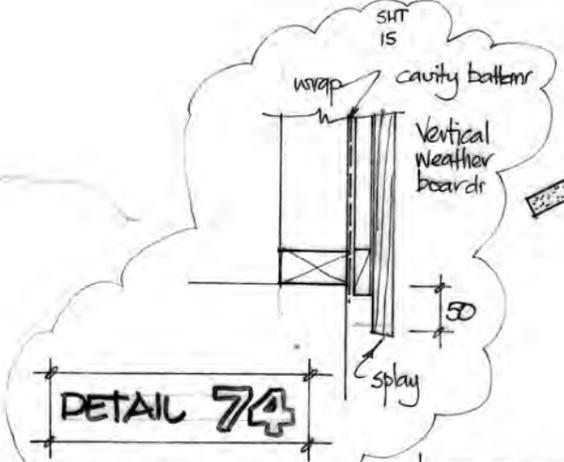


FLUE DETAILS

SHT 13

SHT 14

SHT 15



DETAIL 74

smoke alarm to be type 1 with a test & hush facility

SHT 14

SHT 15

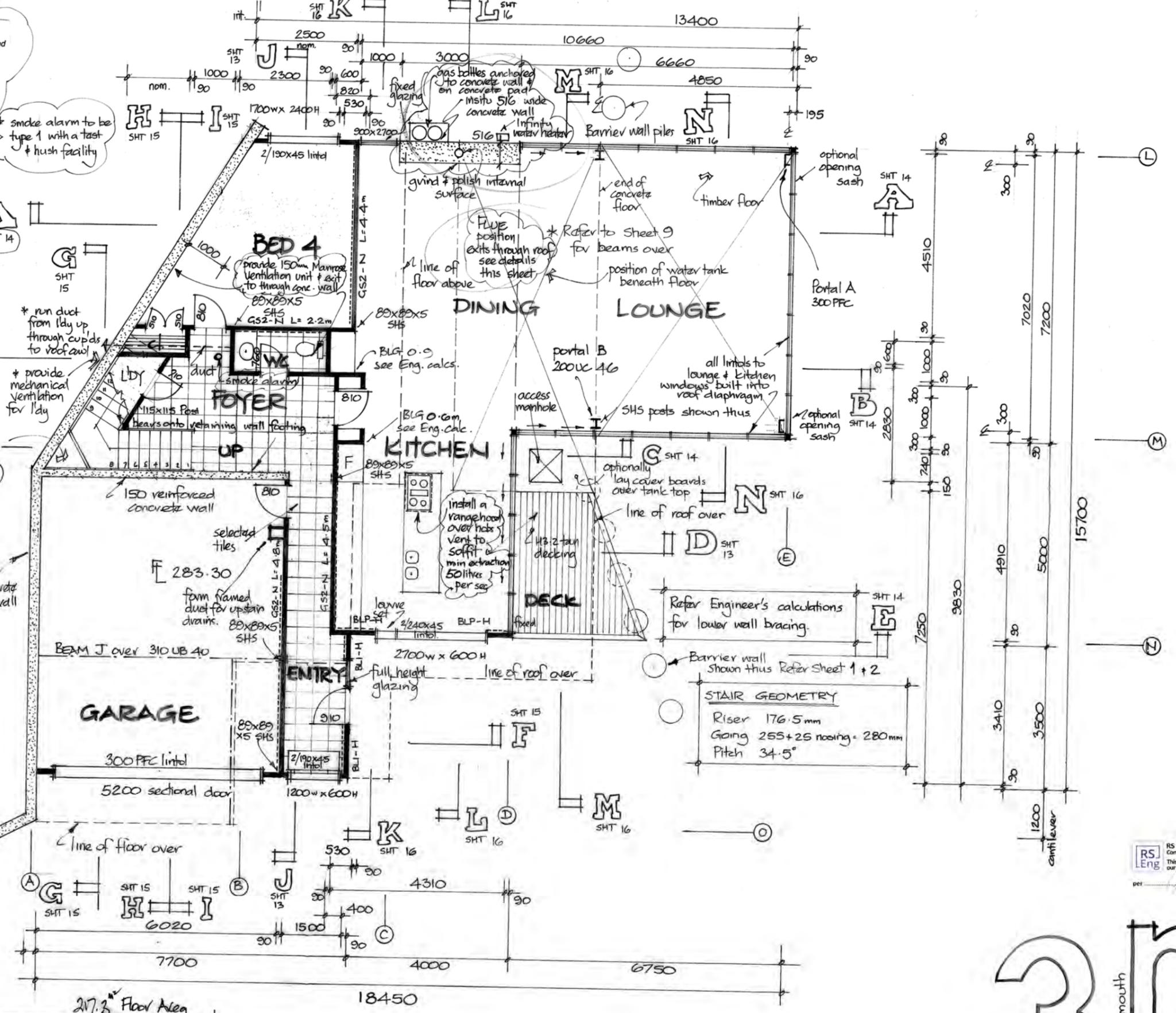
SHT 14

SHT 13

SHT 14

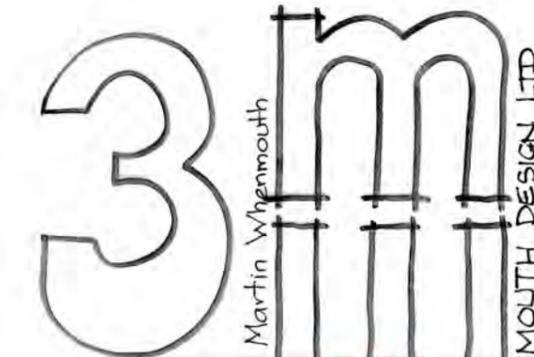
SHT 15

GROUND FLOOR PLAN 1:50



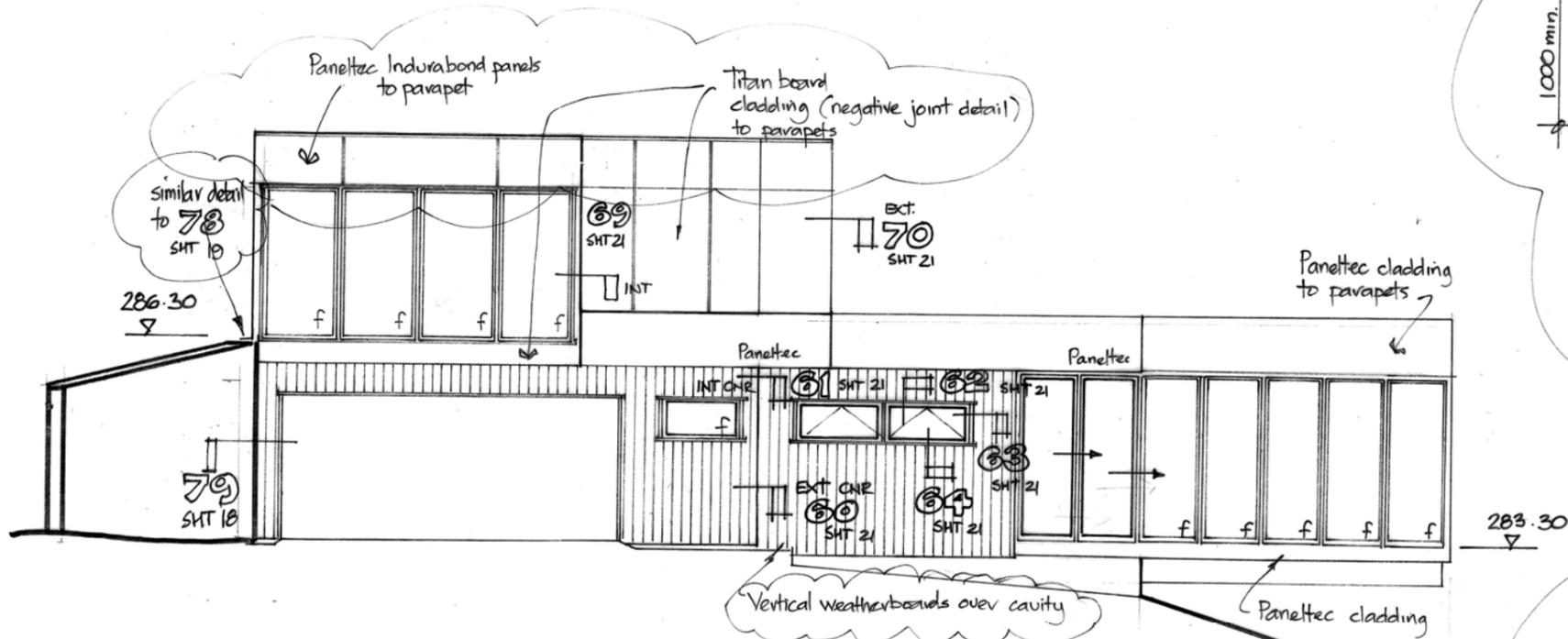
27.3 Floor Area

PROPOSED NEW RESIDENCE at 2, NORTH RIDGE RISE : MAUNA : WHANGAREI for J. ELLIOT



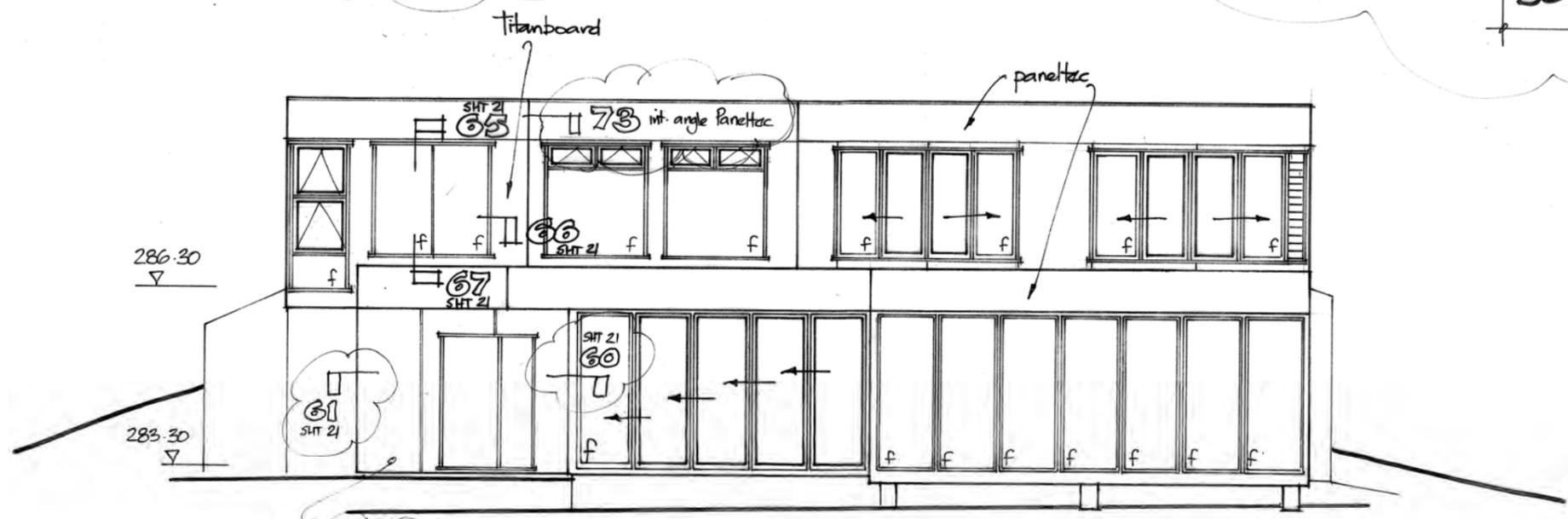
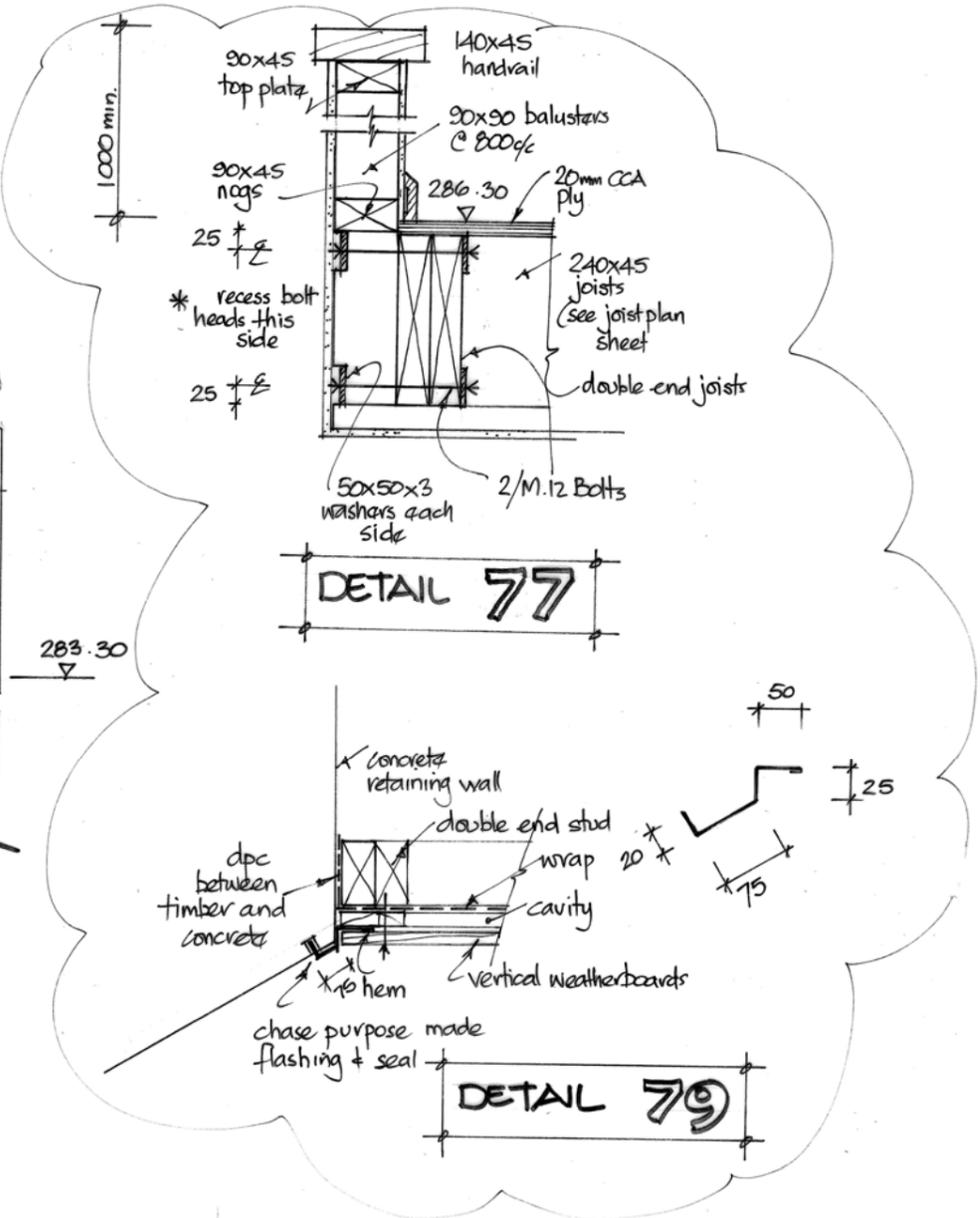
Feb '20
 APPROVED
 18/03/2021
 WHANGAREI DISTRICT COUNCIL BCA

RS Eng Ltd
 Consulting Engineers
 This drawing is in accordance with our calculations where applicable.
 24.02.2021
 PE Chartered Professional Engineer

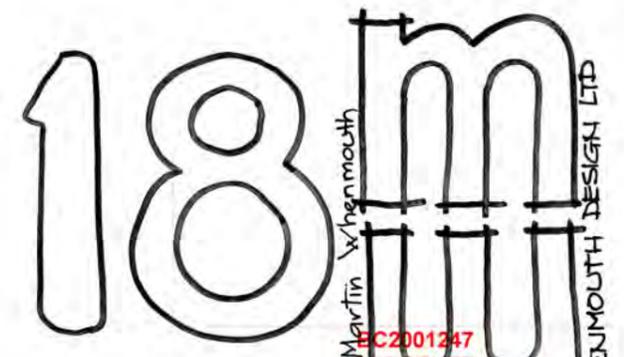


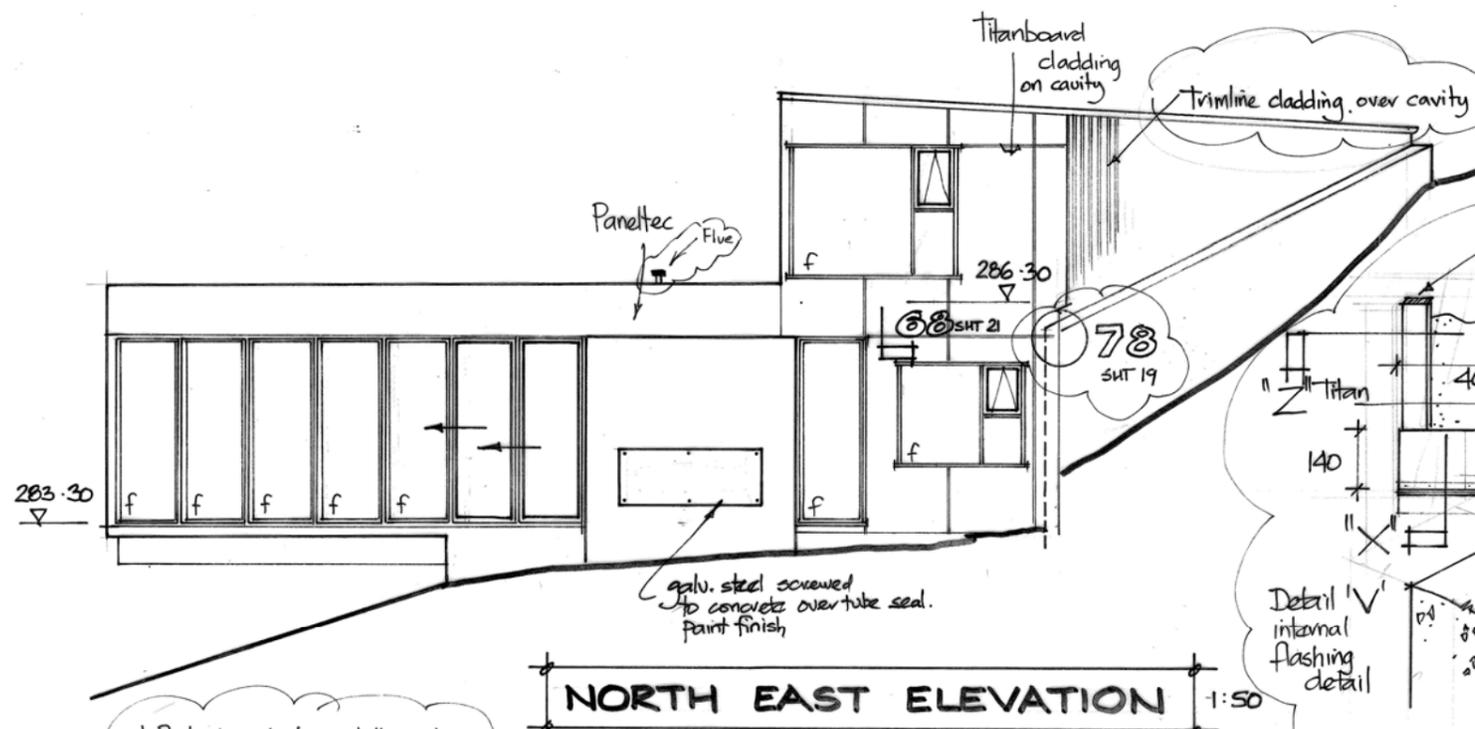
SOUTH WEST ELEVATION 1:50

- * Restrictors to be installed where openings sashes are less than 760 above F.L.
- * safety glass to be installed where glass panels are less than 760mm above floor level



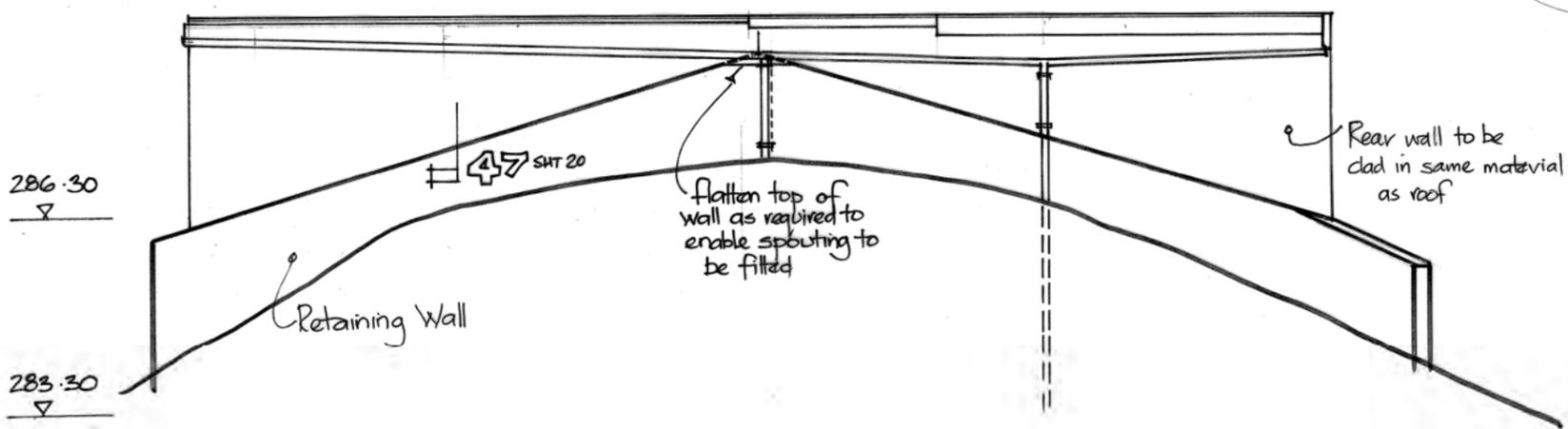
SOUTH EAST ELEVATION 1:50



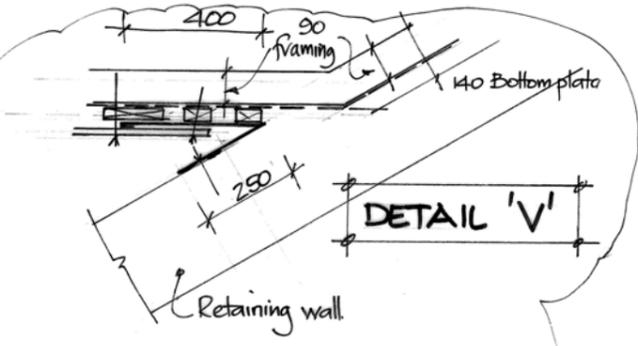


NORTH EAST ELEVATION 1:50

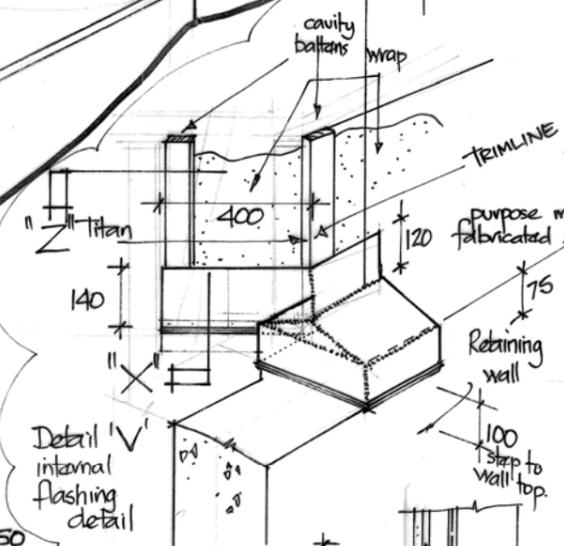
* Restrictors to be installed where opening sashes are less than 760mm above F.L.
* safety glass is to be installed where glass panels are less than 760mm above floor level.



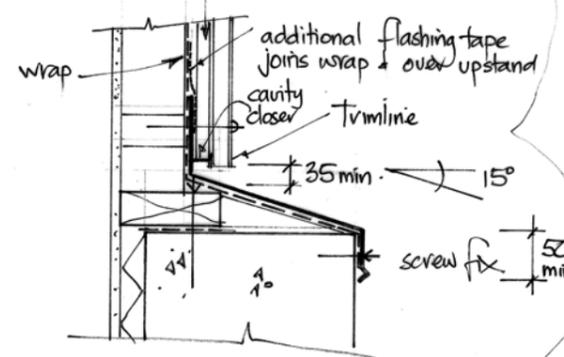
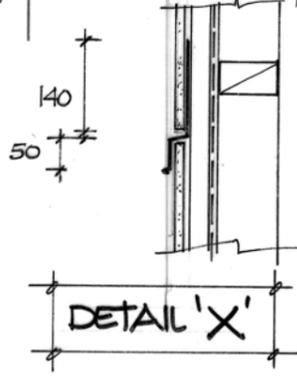
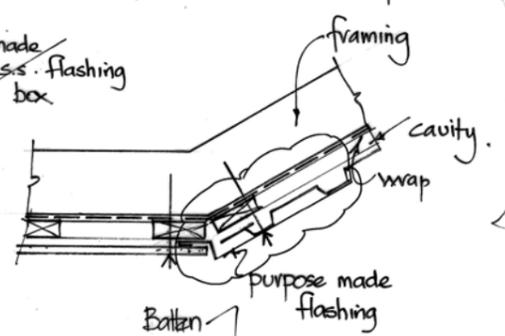
NORTH WEST ELEVATION 1:50



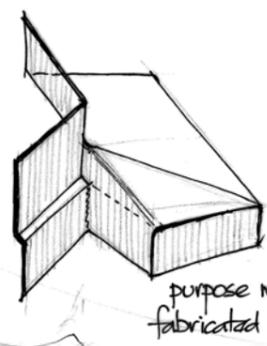
DETAIL 'Z'



Detail 'V' internal flashing detail



DETAIL 'Y'



DETAIL 78

19 Martin Whanmouth
WHENMOUTH DESIGN LTD
 oct/19
 BC2001247 APPROVED 18/03/2021
 WHANGAREI DISTRICT COUNCIL BCA
 9/28-1-21



File: 16982
4 December 2020
Issue: 1

SUITABILITY REPORT

2 North Ridge Rise, Maunu

(Lot 10 DP 332400)

1.0 Introduction

RS Eng Ltd has been engaged by Jack Elliot to investigate the suitability of a property (Lot 10 DP 332400) for residential construction. The purpose of this report is to assess the suitability of the building site making foundation and earthworks recommendations, detail the design of an on-site wastewater disposal system, and assess stormwater disposal.

The client proposes to construct a four bedroom two storey dwelling incorporating a concrete floor slab, concrete walls, timber first floor, with steel and timber framing. One wing of the proposed dwelling will cantilever out over the edge of the existing building platform.

2.0 Site Description

This property is located on the eastern side of Golf Harbour Drive, approximately 1km north of its intersection with State Highway 14. The property lies on the southern and eastern flanks of a dominate crest atop the divide, between Whangarei and Kaipara Harbours. Naturally ground slopes are steep to very steep and bush clad. An earthworks operation has formed a level building platform, comprising of a cut and fill approximately 5m and 3m high respectively.

3.0 Desk Study

3.1 Geology

The GNS 1:250,000 scale New Zealand Geology Web Map indicates that the property is located within an area that is underlain by Waipapa Group, described as follows: *"Volcaniclastic sandstone and argillite with tectonically included basalt, chert and siliceous argillite."*



3.2 Aerial Photography

Review of historic aerial photographs has been completed from 1942 (Figure 1) to present day. The findings are summarised below;

- 1942 – Regenerative bush is apparent, with the ridge crests being in pasture.
- 1982 – Figure 1, below displays the property in pasture, and regenerative native bush in the valley below. Ground slopes where the existing fills were placed ease to moderate before increasing steeply down to the south again.
- Present Day – The majority of the hilltop above the building site has been removed by earthworks forming North Ridge Rise.



Figure 1: 1982 (Source: www.Retrolens.nz)

4.0 Field Investigation

An engineer and technician from RS Eng visited the property during late 2019 and early 2020 to undertake a walkover inspection and four hand augered boreholes.

The walkover inspection made the following observations;

- Instability has not affected the existing cut or fill embankments.
- A very steep (approx. 45-60°) cutting at Golf Harbour Drive below the property displays signs of frittering and minor failure due to erosion in the water table drain. A small block failure has occurred within the Highly Weathered Waipapa Group, away from the property. Refer to Appendix C for Figure C1.
- A steep cutting north of the property, forming North Ridge Rise standing approximately 10m at 45°. The cutting is subject to extensive frittering, with two small wedge defect failures visible within Highly Weathered Waipapa Group. Refer to Appendix C for Figure C4.
- No signs of failure were observed down slope of the building area, although shallow soil creep is extensive.

Four boreholes were dug across the building area to a maximum depth of 4.5m, shown on Sheet 1 enclosed in Appendix A. Pilcon Shear Vane readings were taken at regular intervals down the borehole.

4.1 Subsurface Conditions

Interpretation of subsurface conditions are based on the investigations shown on the drawings in Appendix A. The conditions are summarised below;

- Topsoil was encountered at a depth of between 100-150mm.
- Uncontrolled fill was encountered in all boreholes, having a maximum observed depth of 2.6m.
- Residual soils consisted of clays and silt clays, stiff to very stiff having a depth between 0.6-2.6m. In-situ Undrained Shear Strengths ranged between 91kPa and >200kPa.
- Highly and moderately weathered rock Waipapa Group materials are present in the face of neighbouring cuttings at between 1.0m and 5.0m respectively below ground level. Jointing observed is shown on Sheet 3 Appendix A.
- No groundwater inflow was observed in the investigations. Due to the relatively high permeability of the Waipapa Group rock mass, groundwater levels are not expected to be elevated, however the soil mantle is likely to become saturated during rainfall events.

5.0 Suitability Assessment

5.1 Slope Stability

The Whangarei District Council has designated this property as being within zones of low, medium and high instability hazards. The building area is located within a Medium Instability Hazard Zone, which has been described as: *“Land exhibits evidence of past slippage or erosion, and could be subject to inundation from landslide debris and slope deformation. Geology, slope and/or geomorphic evidence of past or ancient landslippage suggest the land should be developed carefully.”*

The most common mechanism for slope instability in the Waipapa terrain is translational failure, where the residual clayey soils slide over the harder underlying completely weathered rock. This mechanism is often activated during periods of high rainfall which causes surface erosion or elevated groundwater levels. Failure also commonly occurs in the Waipapa terrain in steep embankments where the generally steep and very steeply inclined jointing is exposed resulting in wedge and planar failures of the completely and highly weathered rock mass. Although slope failure within the Waipapa rock mass occurs, it is reasonably uncommon.

No signs of deeper seated slope failure are present adjacent to this property, or further afield with a similar orientation. The controlling defects observed in the neighbouring exposures are generally favourable to the development of this property, dipping steeply and very steeply into the slope and existing cutting, however there is some potential for planar failure of the cutting which forms Golf Harbour Drive below the site.

Although no signs of slope failure within the residual soils overlying the weathered rock exist at site, they are observed nearby with extensive creep being apparent on the slope below the building platform.

Based on the qualitative assessment detailed above, we consider the risk of slope instability is low provided the development proceeds with caution, providing careful consideration of the development of the building area, specifically considering the following;

- Protection of the building works from potential instability in the existing cut.
- Mitigation of planar failure into the cutting of Golf Harbour Drive.
- Provision of a suitable foundation for the dwelling, considering the uncontrolled fills.

A quantitative analysis has been undertaken to support the qualitative assessment, using SLIDE 5.0, a 2D limit equilibrium software program. The critical cross-section through the building platform are along upper and lower portions of Cross Section 1 and 3 respectively.

Effective soil strength parameters used in the stability analyses are detailed in Table 1 below. These parameters are based on our experience and observations in Wapapa terrain in similar conditions, along with a back analysis of a nearby slope (26°), assuming a Factor of Safety (FoS) equal to 1.0-1.1 for extreme groundwater conditions. The target FoS criteria adopted for the stability analysis are detailed in Table 2, these are in compliance with WDC policy (*Land Development Stabilisation – Technical Design Requirements, April 2018*).

Table 1: Effective Strength Soil Parameters

Material	Parameter		
	Unit Weight (KN/m ³)	Cohesion (KN/m ²)	Angle of Internal Friction (°)
Residual Waipapa Grp	18	8	30
CW Waipapa Grp	19	10	35
HW - MW Waipapa Group	19	30	35
Uncontrolled Fills	17	2	25

Table 2: Factor of Safety Criteria

Load Case	Factor of Safety Target
Long Term (Normal Groundwater Scenario)	1.5
Short Term (Extreme Groundwater Scenario)	1.3

As part of developing the building area, retaining is proposed of the cut embankment and soldier piling at the crest of the uncontrolled fills. Analysis of the Section A was completed a on pre and post development with the former including the effects of the proposed retaining and soldier piling. Adequate FoS results were achieved, present in Table 3 below. SLIDE output sheets are included in Appendix D. FoS<1.0 were observed within the existing fill embankment. The development however proposes to transfer all loads to natural ground.

Table 3: Factor of Safety Results

Load Case	Factor of Safety Achieved
Pre-Dev Extreme Groundwater	<1.3
Post-Dev Extreme Groundwater	>1.3
Post-Dev Normal Groundwater	>1.5

5.2 Expansive Soils

The clayey soils encountered on-site are likely to be subject to volumetric change with seasonal changes in moisture content (wet winters / dry summers); this is known as expansive or reactive soils. Apart from seasonal changes in moisture content other factors that can influence soil moisture content include:

- Influence of garden watering and site drainage.
- The presence of large trees close to buildings.
- Initial soil moisture conditions during construction, especially during summer and more so during a drought. Building platforms that have dried out after initial excavation should be thoroughly wet prior to any floor slabs being poured.

A recent review of the shrink swell testing procedure recommended by AS2870 was completed, concluding the results are unreliable, underestimating the characteristic surface movement, resulting in the incorrect classification of soil class. Based on the characteristics of the subsoils observed at the building site we consider that the residual Waipapa Group soils are Class H (highly reactive) as per AS2870. It should however be noted that the highly weathered rock present in the base of the existing cut is considered as not expansive. The classification of expansive soils is however of little consequence as the building is to be placed on piled foundations.

5.3 Existing Fill

A soldier pile wall is recommended at the crest of the fill embankment to provide a suitable foundation for the proposed dwelling. The wall shall be specifically designed by a Chartered Professional Engineer and incorporate a retained height no less than the depth of fill and residual Silt CLAY above the underlying Weathered Rock at the wall location. From the subsoil investigations, this depth will be in the range of 4.2m in total. The final design will be dependent on the wall location and depth of fill. The soil parameters for specific design are presented in Table 4 below.

Table 4: Retaining / Foundation Design Parameters

Parameter	Uncontrolled Fill	Residual Silt CLAY	Completely Weathered Rock	Highly Weathered Rock
Soil Density (KN/m ³)	18	18	19	20
Soil Friction Angle (°)	25	30	35	35
Drained Cohesion, (kPa)	2	8	10	30
Undrained Shear Strength (kPa)	-	60	100	-

5.4 Existing Cut

To provide stability to the existing cut, a retaining wall is proposed. Any such retaining structure shall be specifically designed by a Chartered Professional Engineer, soil design parameters are presented in Table 4. Options of reducing wall height using earthworks were investigated and analysed, however proving not effective.

5.5 Golf Harbour Drive Cut

To ensure the proposed dwelling and land is at a low risk of instability, a soldier pile wall may be required to be installed along the western side of the building platform, accounting for a retained depth, using a 45° line of influence from the base of the Golf Harbour Drive cutting, refer Section 1, Sheet 3, Appendix A.

However, based on the finalised position of the proposed dwelling, and survey information provided to RS Eng, no soldier piling is required.

5.6 Foundations

It is proposed to construct a two storey dwelling with a concrete lower floor, incorporating a retaining wall against the existing cut. All foundations shall be specifically designed by a Chartered Professional Engineer, being keyed a minimum of 0.5m into the completely weathered Waipapa Group material. Where foundations are required atop the uncontrolled fills they shall extend through the fills as required above.

6.0 On-site Wastewater Disposal

6.1 Design

It is proposed to construct an effluent disposal field for the proposed dwelling which will have four bedrooms. A four bedroom dwelling equates to a design occupancy of 6 persons/day. NZS1547:2012 requires that for households with standard water fixtures, including aerated faucets, shower flow restrictors, dual flush 6/3 cisterns, and water conserving automatic washing machines, sourcing water from rainwater tanks, a flow of 145L/person/day be used, therefore the total design flow is 870L/day.

The land available for effluent disposal is steeply sloped (25° - 32°). We recommend the use of a secondary treatment plant loading surface pressure compensating drip irrigation line as these systems use low application rates and can be laid in the existing bush.

A Resource Consent from the Northland Regional Council will be required as ground slopes at the disposal field are in excess of 25°. A vegetated buffer zone extending 10m downslope of the

disposal field will also be required as ground slopes exceed 10°. The buffer zone is within existing bush and will not require extra planting.

We have assessed the soil as category 5 as per AS/NZS 1547:2012. Using a daily loading rate of 3.0mm/day, applying a 50% DLR slope reduction factor, a field of 580m² is required.

Appended are the design calculations, installation details and plans.

6.2 Northland Regional Council Discharge Compliance

Table 5 below demonstrates compliance with the Northland Regional Council’s Proposed Regional Plan considered as operative for discharge of domestic effluent to land.

Table 5: NRC Permitted Discharge Compliance

Feature	Permitted Criteria	Available
Identified Stormwater Flow Path	5m	>5m
River, Lake, Pond, Stream, Dam or Wetland	15m	>15m
Existing Water Supply Bore	20m	>20m
Property Boundary	1.5m	>1.5m
Groundwater	0.6m	>1.2m
10m Buffer Zone	Slopes >10°	>10°
Floodplain Exclusion	5% AEP	>5% AEP
Reserve area	30%	>30%
Maximum Slope Angle	<25°	25°-32°

6.3 Assessment of Environmental Effects

A resource consent from the NRC will be required as the disposal field will be located on land sloping greater than 25°. Ground cover at the proposed disposal field is well established native scrub/bush. Well established native scrub/bush extends directly downslope of the disposal field for more than 25m prior to reaching the base of the valley feature. This will act as an effective buffer zone for any potential runoff from the disposal field.

A 50% slope reduction factor has been applied to the daily loading rate in light of the steep slopes. Given the low loading rate, effluent will be distributed evenly over a relatively large area, and the risk of effluent runoff is considered to be low.

Based on the above assessment, RS Eng Ltd consider the risk of effluent runoff causing more than minor contamination beyond the property boundary to be low. Attached in Appendix G is the NRC Part B AEE-7 form to supplement the resource consent application.

7.0 Stormwater

7.1 Attenuation

Given that the property is less than 1.0ha and that stormwater discharges through a waterway that has known downstream flooding issues, stormwater attenuation will be required.

Specific design of a stormwater attenuation system is detailed in the RS Eng report dated 3 December 2020, Job No.16982.

7.2 Disposal

Disposal of stormwater from roofs and paved surface shall be collected where possible and piped to a stable watercourse. At this property a stable watercourse is considered as North Crest Drive water table drain, and/or the natural flow path at the base of the valley feature, approximately 50m down slope of the building area. Any discharge point must be positioned in a way to prevent any increased erosion of the surrounding soils.

Uncontrolled SW discharge over the southern or western slopes below the building is not permitted.

8.0 Drawing Review

We recommend that RS Eng Ltd carry out a review of final development drawings prior to submittal for building consent and / or resource consent. This shall ensure the recommendations outlined in this report have been applied in full and correctly to the design.

9.0 Inspections and Producer Statements

We recommend that foundation excavations be inspected by a suitably qualified engineer prior to placement of concrete or fill. Any footings, excavations or other construction works not inspected will be excluded from future producer statements (PS4) to be issued by RS Eng Ltd. In any event, where doubt exists regarding the quality of the subgrade, RS Eng should be contacted for advice.

10.0 Conclusions

It is the conclusion of RS Eng Ltd that the building area is suitable for the proposal provided the recommendations and limitations stated within this report are adhered.

RS Eng also concludes that subject to the recommendations of this report, in terms of Section 72 of the Building Act 2004 that;

(a) the building work to which an application for a building consent relates will not accelerate, worsen, or result in slippage or subsidence on the land on which the building work is founded or any other property; and

(b) the land on which the building work is founded is neither subject to nor likely to be subject to slippage or subsidence.

11.0 Limitations

This report has been prepared solely for the benefit of our client and the Whangarei District Council. The purpose is to determine the engineering suitability of the proposed residential building, in relation to the material covered by the report. The reliance by other parties on the information or opinions contained therein shall, without our prior review and agreement in writing, do so at their own risk.

Recommendations and opinions in this report are based on data obtained as previously detailed. The nature and continuity of subsoil conditions away from the test locations are inferred and it should be appreciated that actual conditions could vary from those assumed.

This report does not address matters relating to the National Environmental Standard for Contaminated Sites, and if applicable separate advice should be sought on this matter from a suitably qualified person.

If during the construction process, conditions are encountered that differ from the inferred conditions on which the report has been based, the site should be examined by a suitably qualified engineer to determine if any modification of the design based upon this report is required.

Prepared by:



David Platt
Engineering Technician
NZDE(Civil)

RS Eng Ltd

Reviewed by:



Matthew Jacobson
Engineer
NZDE(Civil), BE(Civil)(Hons), MEngNZ

Approved By:



Steve Turner
Chartered Professional Engineer
BE(Civil), CPEng, IntPE(NZ), CEngNZ



Form 7

Code Compliance Certificate BC2001247

Section 95, Building Act 2004

Issued: 8 October 2025

The Building

Street address of building: 2 North Ridge Rise (Pvt)
Whangarei 0179

Legal description of land where building is located: LOT 10 DP 332400

LLP: 110671

Building name: N/A

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

Level unit number: N/A

Current, lawfully established use: Detached Dwelling

Year first constructed: 2021

The Owner

J C Elliott
A K Elliott
2 North Ridge Rise (Pvt)
Whangarei 0179

Phone number: N/A

Mobile number: 0211151142

Facsimile number: N/A

Email address: jackelliott@hotmail.co.nz

Website: N/A

Street address/registered office: 2 North Ridge Rise (Pvt)
Whangarei 0179

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

Building Work

Building Consent Number:

Issued by:

New Dwelling

BC2001247

Whangarei District Council

Code Compliance

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

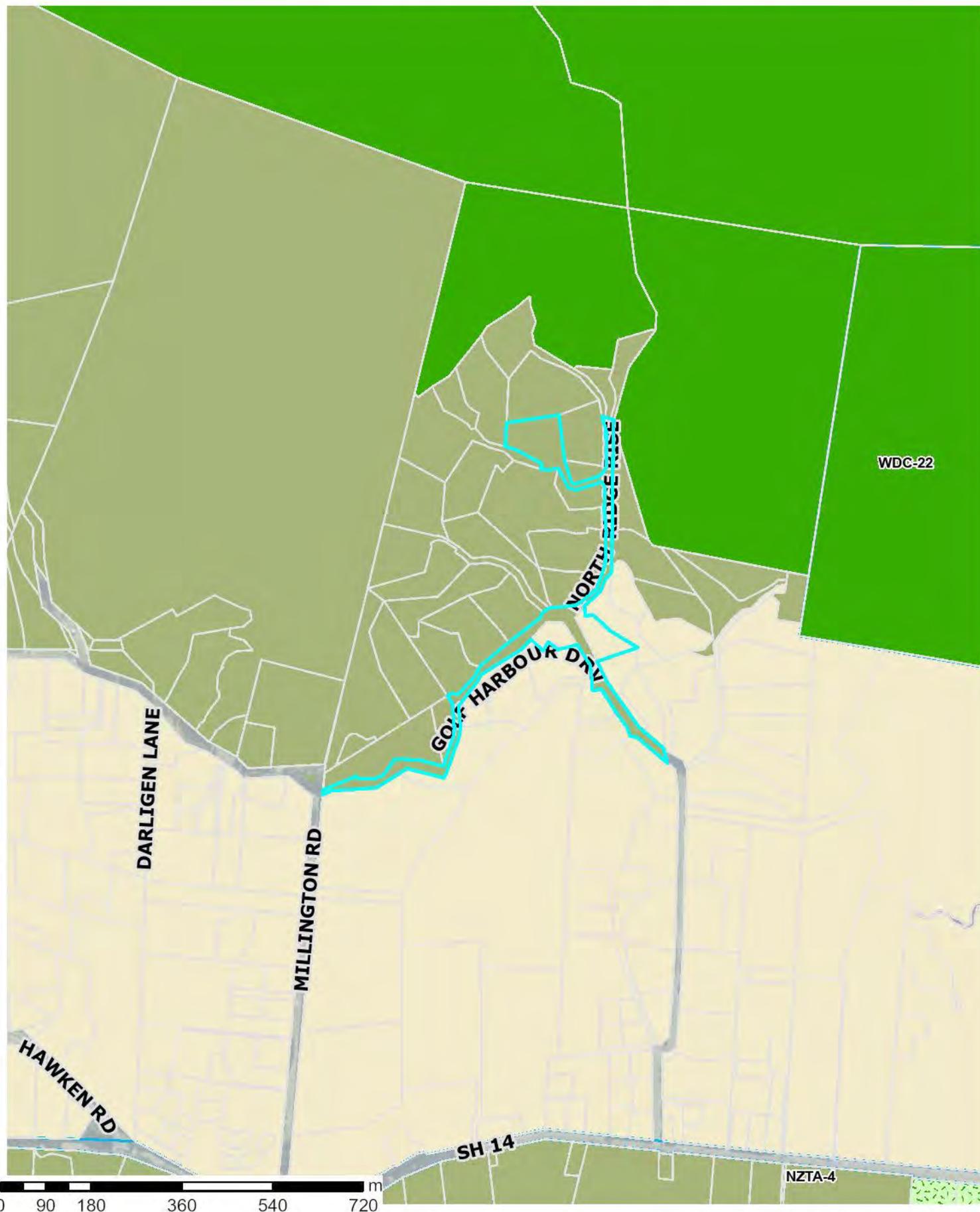
(a) The building work complies with the building consent.



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

8 October 2025

Date

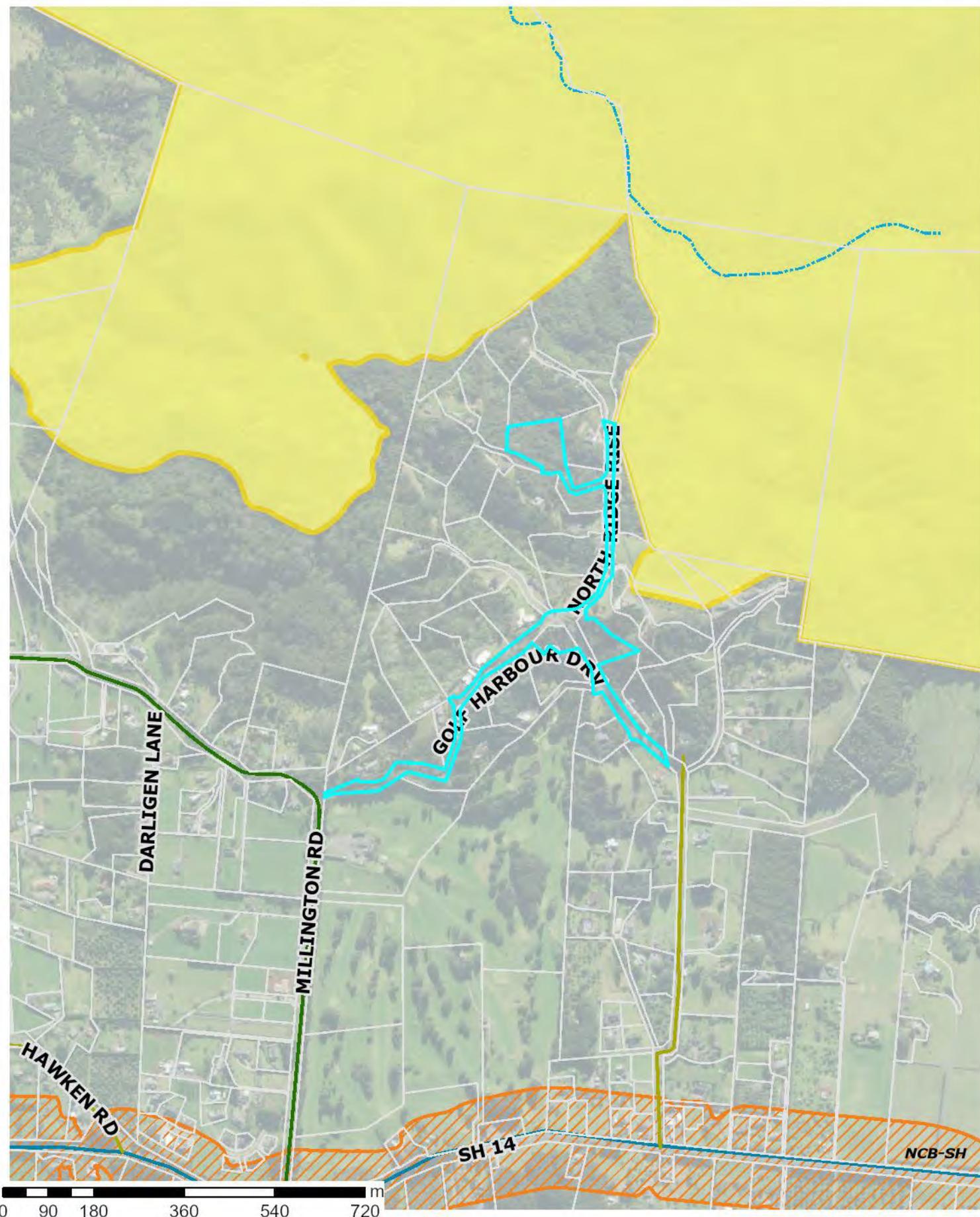


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24 February 2026
Scale 1:10,000



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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

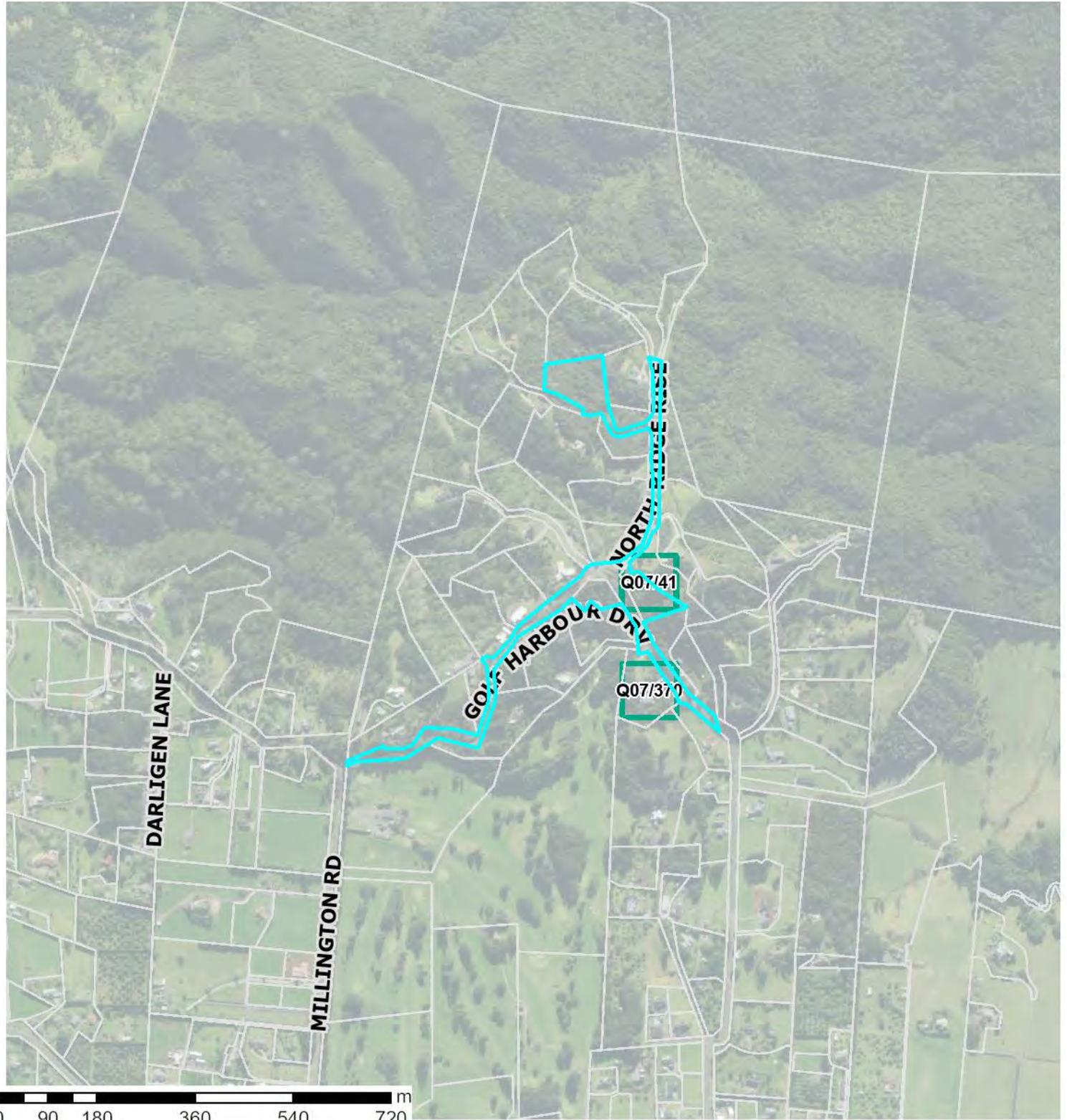
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The Whangarei District Council district plan GIS data was created at a specific point in time.

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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Archaeological and Historical Sites

Heritage New Zealand
Pouhere Taonga

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

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NZAA Sites

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

 Approved

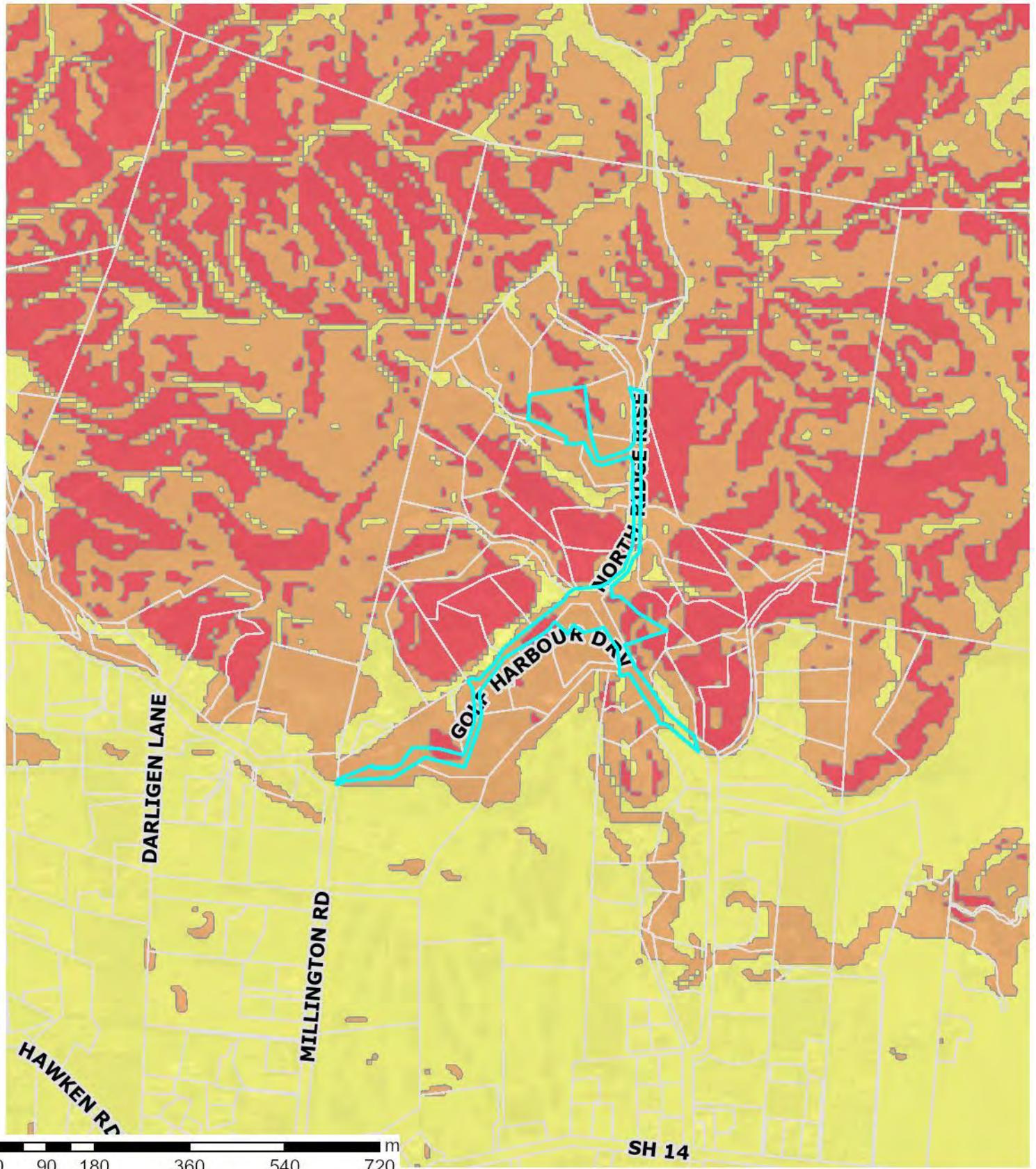
Terms of use refer <https://nzaa-archsite.hub.arcgis.com/pages/terms-use>

 Pending - Edit

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

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Land Instability



Landslide Susceptibility Zone

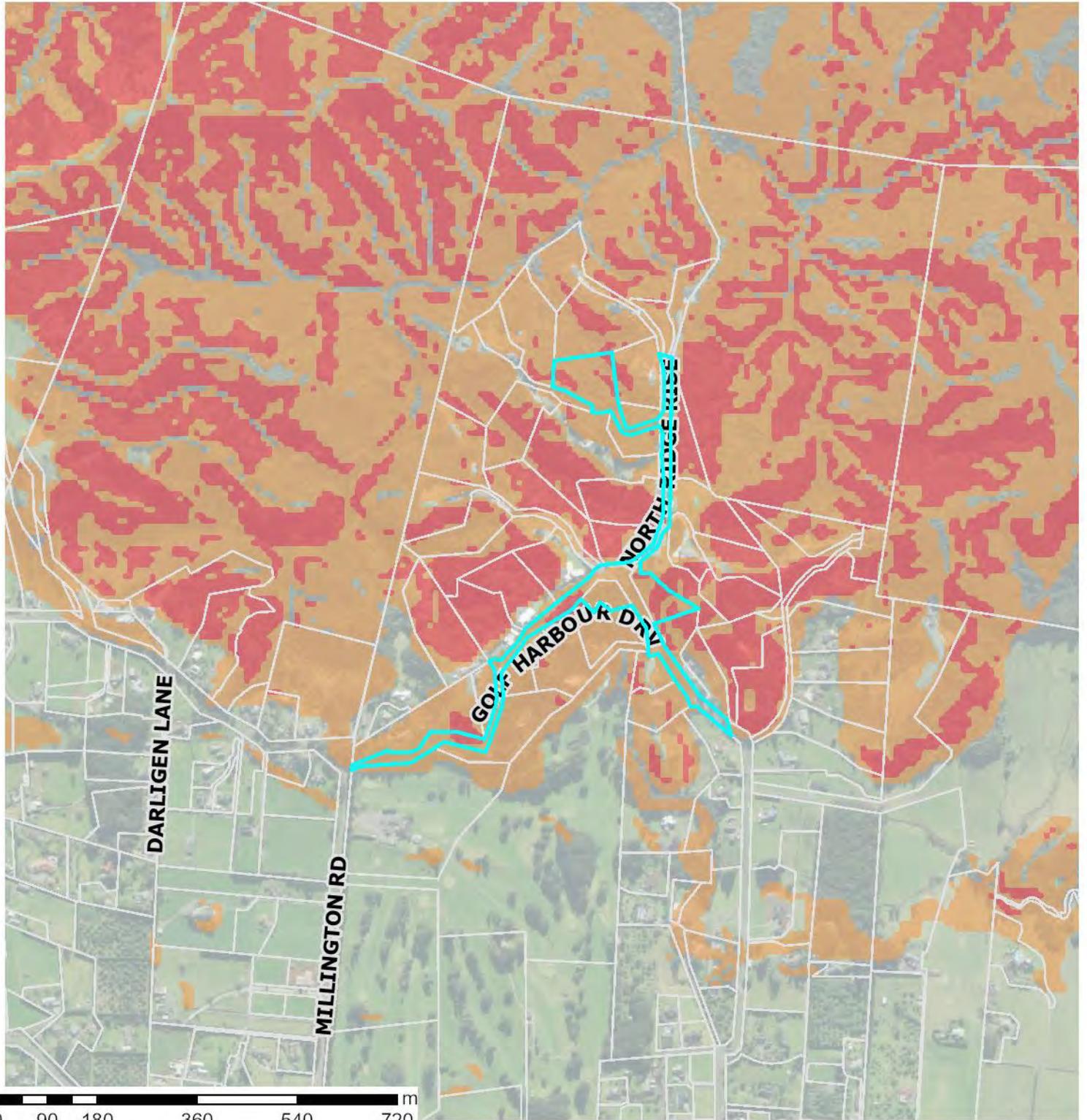
- High
- Moderate
- Low

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

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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

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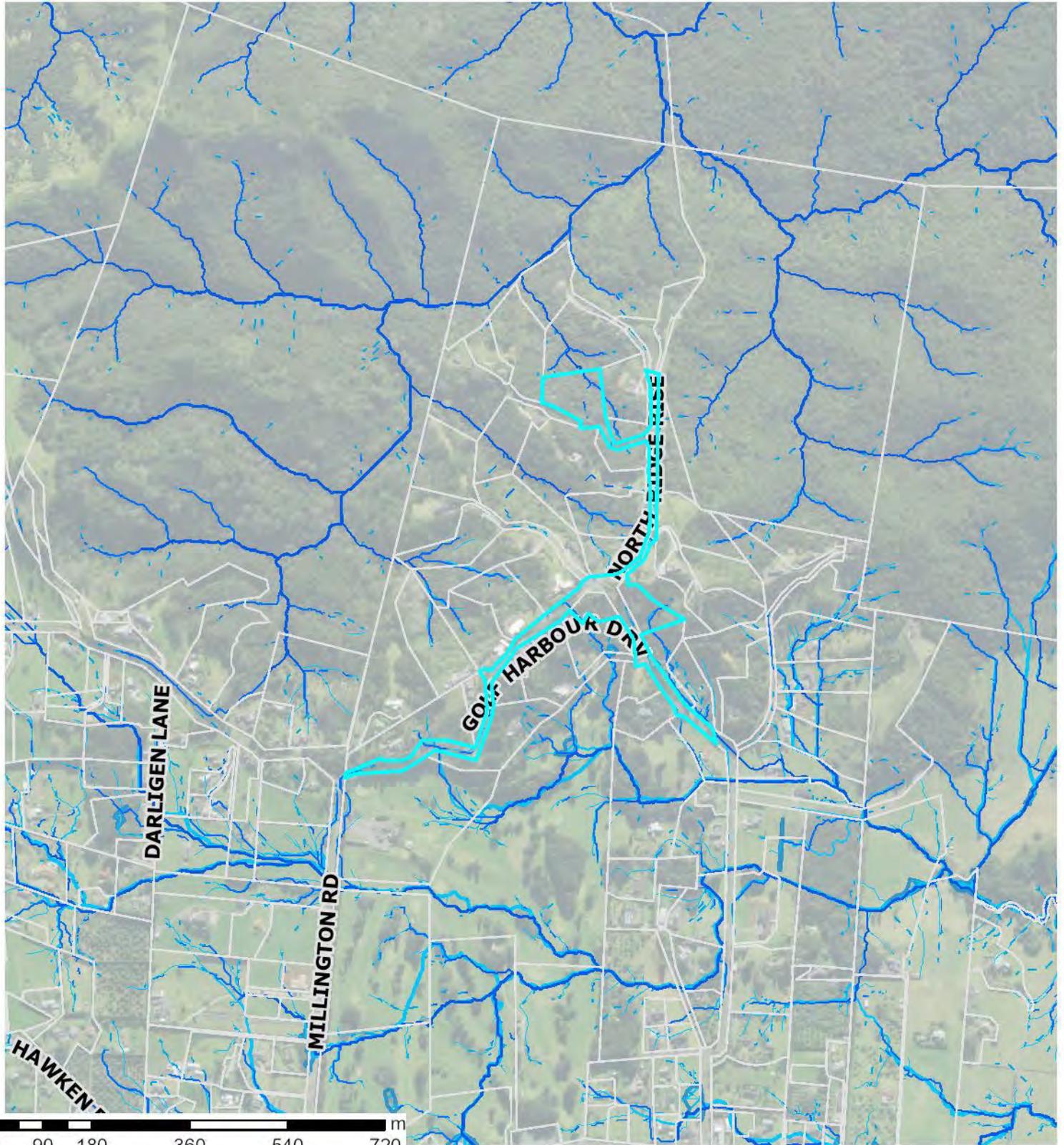
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Information provided on this map forms part of Plan Change 1 – Natural Hazards.
To view the maps and see how the changes may affect the property please visit:
<https://www.wdc.govt.nz/Services/Planning/District-Plan-changes/Current-plan-changes>.

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Stormwater Catchment and Flood Management



Overland Flow Paths 2021

Modelled Catchment Flowpaths 2021

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

Surface Depression Ponding Areas 2021

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

Overland Flow Paths 2017

Catchment Area 2017

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

Depression Storage Areas 2017

- Depression Storage Areas

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