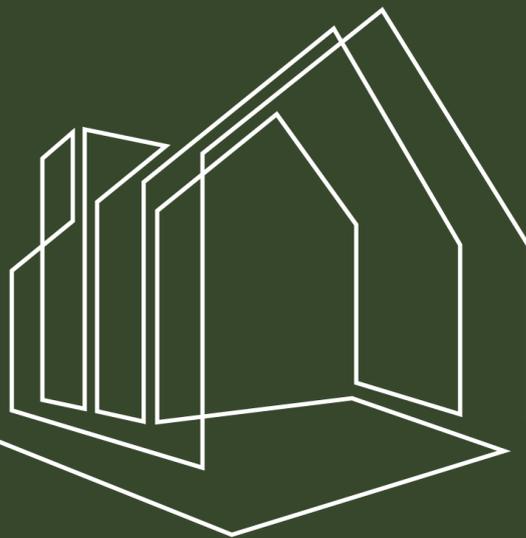


WDC LIM REPORT



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Land Information Memorandum

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

LIM number: LM2600304

Received: 17 Feb 2026

Issued: 06 Mar 2026

Applicant

N A Voot
85 Old Waipu Road
Mangawhai 0505

Site Information

Property ID: 65017

Street Address: 29 Waterfall Way (Pvt)
Whangarei 0179

Legal Description: LOT 1 DP 340141

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: 164842
- Deposited Plan: DP 340141

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 to copies of the following reports as attached:
 - a. Suitability Report prepared by Richardson Stevens Consulting Engineers dated 22/03/2012 from BC1200415 reference 9999
 - b. Wastewater Addendum prepared by Richardson Stevens Consulting Engineers dated 01/05/2012 from BC1200415 reference 9999
 - c. Foundation Report prepared by Richardson Stevens Consulting Engineers dated 09/05/2012 from BC1200415 reference 9999
 - d. Geotechnical Investigation Report prepared by Geoconsult Geotechnical Consultants dated 01/04/2019 from BC1900801 reference GL265

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

No Whangarei District Council services are available in this area.

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

- As-Built Services Plan From BC1200415
- As-Built Services Plan From BC1900801

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

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

s44A(2)(d) Any permit, consent, certificate, notice, order or requisition affecting the land or buildings; s44A(2)(da) Information provided under s362T of the Building Act 2004; s44A(2)(e) Certificate issued by a building certifier; s44A(2)(ea) Information notified under s124 of the Weathertight Homes Resolution Services Act 2006

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

- BC1200415 – New Dwelling
Building Consent Issued – 11/06/2012
Code of Compliance Certificate Issued – 19/11/2012

- BC1900597 – Additions and Alterations to Existing Dwelling – Ensuite Extension, Accessible Ramps and Access
Building Consent Issued – 05/07/2019
Code of Compliance Certificate Issued – 17/03/2020
- BC1900801 – New Shed
Building Consent Issued – 24/07/2019
Code of Compliance Certificate Issued – 12/03/2020
- BC2400341 – Additions and Alteration to Existing Dwelling – Bathroom, Wardrobe and New Swimming Pool Fence
Building Consent Issued – 21/05/2024
Code of Compliance Certificate Issued – 10/02/2026

Swimming pool

There is a swimming pool at this property. The pool fencing was deemed to be compliant at the last inspection on the **09/02/2026**.

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

s44(2)(f) Information relating to the use to which the land may be put and conditions attached to that use

This property is located in a Rural Production Zone.

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

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

Whangarei District Council is not aware of any classification attached to the land or building/s.

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 **River Flooding**. 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 and must be considered in addition to the provisions relating to the flood susceptible area mapping in the Operative District Plan.

Refer to map attached and for more information on the proposed plan change please visit: <https://www.wdc.govt.nz/PlanChanges>

This property is mapped under PC1 as **Moderate & High Land Instability**. The Whangarei District Council notified PC1 on 31 May 2023. The Plan Change introduces new provisions relating to natural hazards to the District Plan, including updated hazard maps and rules for land use, development, and subdivision in hazard susceptible areas. As of 4 December 2024 the Decision Version PC1 rules have legal effect.

Refer to map attached and for more information on the proposed plan change please visit <https://www.wdc.govt.nz/PlanChanges>

Building Act Information about Natural Hazards

No Building Act Information about natural hazards applies to this property.

Flooding

Flooding occurs when rainfall exceeds the capacity of the river, land or urban stormwater systems to hold the water. In steep terrain or around rivers, floods can be fast-moving; in low-lying areas and wetlands, floods can cause ponding.

In coastal areas, storm surges can cause flooding affecting land.

Northland Regional Council has modelled the flood risk across Te Taitokerau Northland and maintains a monitoring and forecasting programme to predict flooding. However, the absence of flooding information contained in this report does not exclude the possibility of site flooding, including from local depressions or overland flow paths on nearby properties.

River flood maps

This property is in one or more areas identified by Northland Regional Council as River Flood Hazard Zones.

A river flood occurs when a river, lake or stream overflows its banks due to excessive rain. The duration and intensity (volume) of rainfall in the catchment area of the river determine the severity of a river flood. Other factors include soil water saturation due to previous rainfall, and the terrain surrounding the river system. In flatter areas, floodwater tends to rise more slowly and be shallower, and it often remains for days. In hilly or mountainous areas, floods can occur within minutes after a heavy rain, drain very quickly, and cause damage due to debris flow.

To determine the probability of river flooding, models consider past precipitation, forecasted precipitation, current river levels, and well as soil and terrain conditions. Flood risk will increase with climate change with the forecast increase in rainfall. Northland Regional Council's flood hazard models include predicted climate change impacts.

In 2019 - 2021 Northland Regional Council undertook regionwide flood modelling to model catchments not covered by the priority rivers programme. The flood extent shown on the maps are produced at a catchment scale and is not intended to depict specific flooding details for individual properties. We recommend obtaining site-specific engineering assessments to assess flood risk. The regionwide flood hazard maps are available on the Northland Regional Council Natural Hazards Map viewer <https://www.nrc.govt.nz/environment/natural-hazards-portal/hazard-maps/advanced-hazard-map-viewer/>

The regionwide flood hazard maps include the following flood hazard zones:

- *River Flood Hazards Zone - Regionwide models (10 year extent)*. Flood extent for the most common scenario - a flood with a 10% chance of happening in any year.
- *River Flood Hazards Zone - Regionwide models (50 year extent)*. The extent of a flood that has a 2% annual probability of happening.
- *River Flood Hazards Zone - Regionwide models (100 year extent CC)*. The extent of a flood that has a 1% annual probability of happening, taking the effects of climate change into account.

Northland Regional Council are continuing with their flood hazard modelling programme and as at October 2025 currently has draft flood models for Whangārei, Kerikeri, Northern Wairoa, Waima and Punakitere, Catchments. These models are not currently published as they go through peer review and quality checks. Flood hazards for these catchments can be requested from Northland Regional Council.

Surveyed and observed flood levels

Northland Regional Council records flood levels during flood and storm events which provides evidence of lands that are effected by flooding.

Surveyed River Flood Levels are available on the Northland Regional Council Natural Hazards Maps viewer.

<https://www.nrc.govt.nz/environment/natural-hazards-portal/hazard-maps/advanced-hazard-map-viewer/>

River Flood Hazard Technical Reports

| | |
|-----------------------------------|--|
| 1. Scope of report: | Lower Purua, Lower Wairua, Mangahahuru, Mangere, Waipao, Waiotu, Whakapara Catchments (Catchment M14) |
| 2. Report Title: | Design Modelling Lower Purua, Lower Wairua Bridge, Mangahahuru, Mangere, Waipao, Waiotu, Whakapara Catchment (M14) |
| 3. Report date: | May 2021 |
| 4. Report prepared by: | Water Technology |
| 5. Report commissioned by: | Northland Regional Council |
| 6. Purpose of the report: | This report documents the design modelling methodology for Lower Purua, Lower Wairua Bridge, Mangahahuru, Mangere, Waipao, Waiotu, Whakapara Catchment (M14), noting that this catchment was calibrated to the January 2011 flood event |
| 7. Where or how to access report: | River modelling technical reports https://www.nrc.govt.nz/resource-library-summary/research-and-reports/river-modelling-technical-reports/ |

Stormwater Catchment and Flood Management

This property has been identified as having information available under Stormwater Catchment and Flood Management, see map attached.

Overland flow paths provide indicative routes of where the surface stormwater may flow during rainfall events and the direction of this flow. Depression storage areas/surface depression ponding areas provide an indicative extent of ponding that may occur if the outlet to the ponding area is blocked or where the outlet capacity is exceeded, for example, if a pipe is either blocked or the design capacity of the pipe is exceeded during a rainfall event.

The Overland Flow Paths are a useful indicator of flow direction and location of where ponding will occur frequently during smaller events and before larger flooding may occur in major rainfall events.

The Overland Flow Path information was developed using LiDAR (Light Detection and Ranging) data. If the landform had changed since the LiDAR data was collected, the indicative Overland Flow Paths and depression ponding areas may not be accurate.

Climate change could make the natural hazard worse by increasing the amount and intensity of rain, which means more water could flow over land and follow these paths, leading to a higher risk of flooding.

Whangarei Stormwater Planning - Overland Flow Paths and Depression Storage Areas district wide report by Morphum Environmental Ltd, dated 4 October 2019, provided a technical overview of the scope, methodology, issues and limitations of the mapped Overland Flow Paths and indicative extent of surface depression areas.

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

Refer disclaimer with the mapped OLFP and ponding

<https://geo.wdc.govt.nz/portal/sharing/rest/content/items/73a86bc1bfed41a3baf4842efbcf9ae1/data>

Land Instability

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

A landslide is defined as the downslope movement of a mass of earth, rock or debris under the influence of gravity. Whangarei District is susceptible to landslides due to a combination of steep topography, subtropical climate and the underlying geology which includes weak or expansive soil, weak rock and highly weathered, clay rich soils. Landslides are often triggered by intense or prolonged rainfall (as well 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 **moderate & high**. These maps are based on a district wide study entitled ‘Landslide Susceptibility Assessment for Whangarei District Council, October 2022.

These maps are a generalisation of available data, and do not represent site specific assessment. They are not intended to be viewed or relied upon on a property-level scale.

The Whangarei District Council may require site-specific investigations before granting future subdivision or building consent for the property, the level of investigation or assessment would depend on the level of stability risk of the area the property is in.

Technical report

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

Liquefaction

This property is located within an area classified as Liquefaction vulnerability category:
- **undetermined** 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 tsunamis. Although climate change does not affect earthquakes, it can make some of the problems earthquakes cause, such as subsidence, liquefaction, and landslides, more likely or more severe. This is because climate change affects rainfall and groundwater, which play roles in these hazards.

While the earthquake risk in Northland is low, there have been earthquakes recorded in the region.

Northland Regional Council does not have a map of volcanic, geothermal or earthquake risk but did commission information on volcanic hazards as part of the review of natural hazards information for Northland region. This information relates to region-wide studies and may not reflect the on-site situation or natural hazard investigations and mitigation done on a site-specific property level.

Technical Report for earthquake information

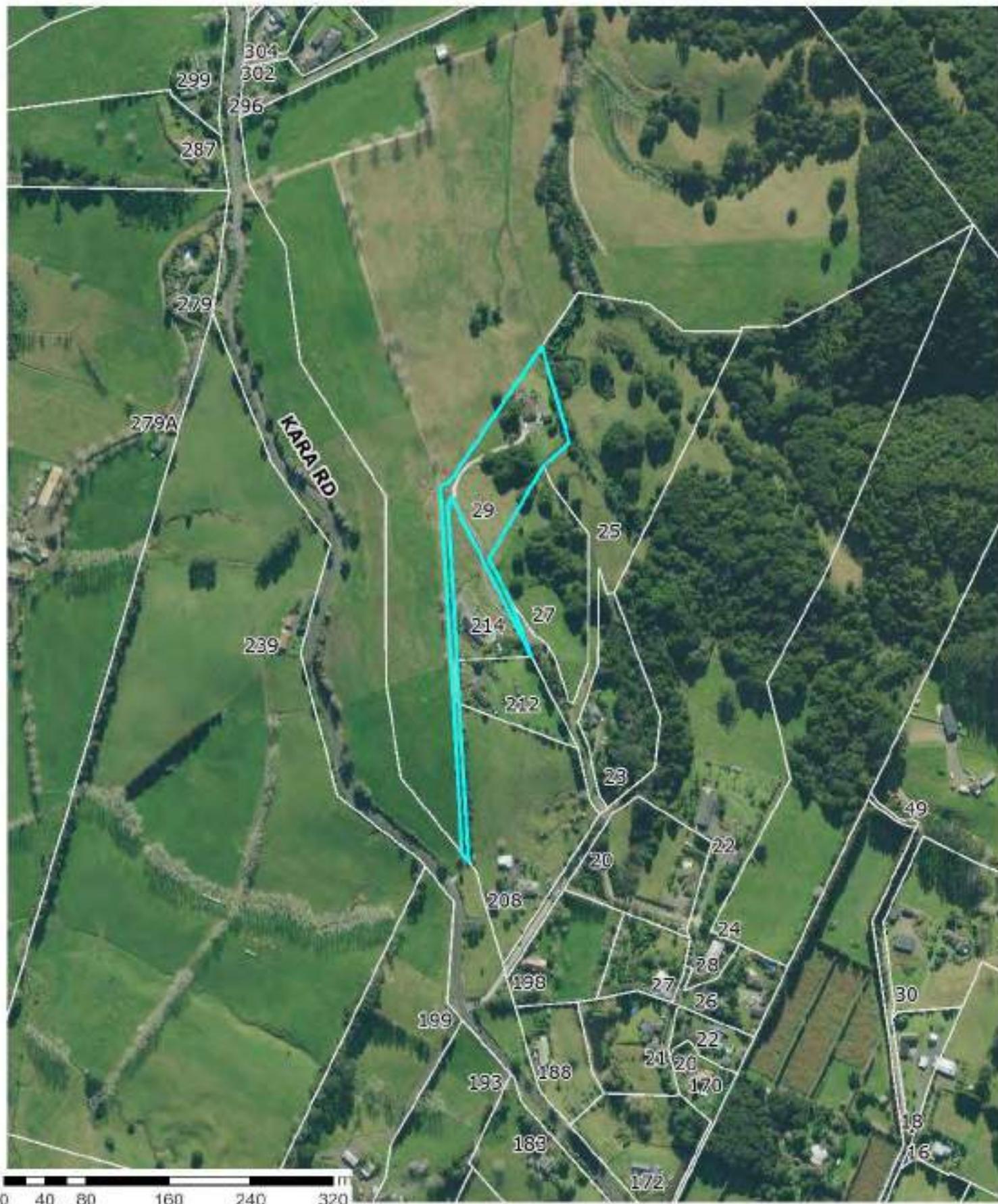
| | |
|-----------------------------------|---|
| 1. Scope of report | Regional |
| 2. Report Title: | A review of natural hazards information for Northland region Section 2.0 Seismic Hazards |
| 3. Report date: | 2004 |
| 4. Report prepared by: | Institute of Geological & Nuclear Sciences Limited |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



Sophia Shaw
Property Information Officer

Aerial Photography



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

6 March 2026

Scale 1:5,000

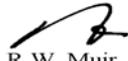


The information displayed is schematic only and serves as a guide. It has been compiled from Whangarei District Council records and is made available in good faith but its accuracy or completeness is not guaranteed. Parcel Information is sourced from the Land Information New Zealand (LINZ) Data Service.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



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




R. W. Muir
Registrar-General
of Land

Identifier **164842**
Land Registration District **North Auckland**
Date Issued 15 September 2005

Prior References
44696

Estate Fee Simple
Area 1.3740 hectares more or less
Legal Description Lot 1 Deposited Plan 340141

Registered Owners
Ian Bryan Olsen and Marie Eugenie Olsen

Interests

Subject to a right of way and to transmit telecommunications easements over parts marked A & B and to convey water supply easement over parts marked B & D on DP 340141 created by Easement Instrument 5539040.6 - 1.4.2003 at 9:00 am

The easements, except to convey water supply, created by Easement Instrument 5539040.6 are subject to Section 243 (a) Resource Management Act 1991

Subject to a right (in gross) to an electricity easement over parts marked A,B & D on DP 340141 in favour of Northpower Limited created by Transfer 5539040.7 - 1.4.2003 at 9:00 am

The easement created by Transfer 5539040.7, except marked D, is subject to Section 243 (a) Resource Management Act 1991

Appurtenant hereto are right of way, right to convey telecommunications, computer media & water easements created by Easement Instrument 6574021.5 - 15.9.2005 at 9:00 am

Subject to a right to convey water easement over part marked E on DP 340141, and right to transmit telecommunications & computer media over part marked E on DP 311331 created by Easement Instrument 6574021.5 - 15.9.2005 at 9:00 am

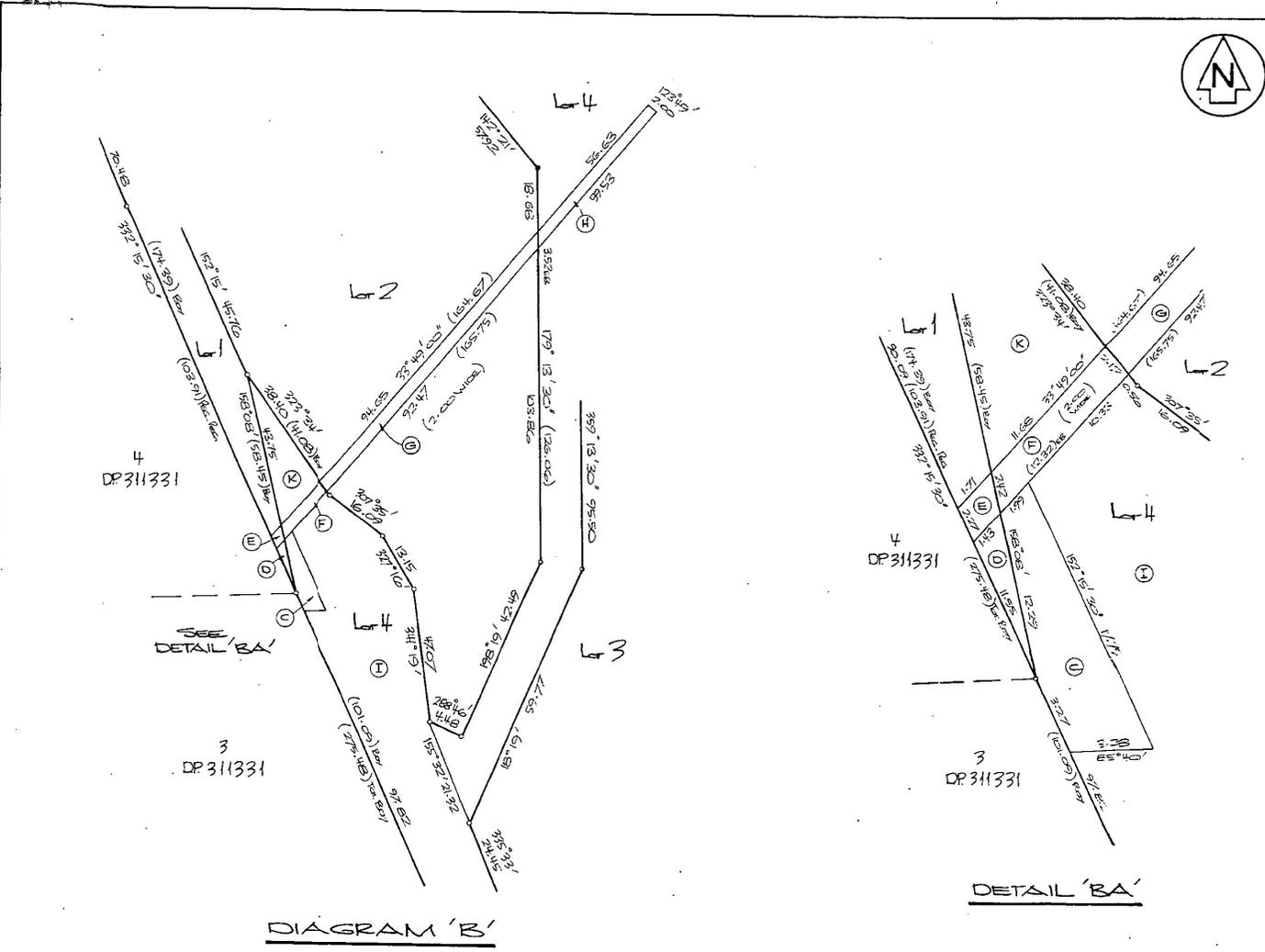
Some of the easements created by Easement Instrument 6574021.5 are subject to Section 243 (a) Resource Management Act 1991

Subject to a right (in gross) to an electricity easement over part marked E on DP 340141 in favour of Northpower Limited created by Transfer 6574021.6 - 15.9.2005 at 9:00 am

The easements created by Transfer 6574021.6 are subject to Section 243 (a) Resource Management Act 1991

Appurtenant hereto is a right of way created by Easement Instrument 8309238.2 - 15.10.2009 at 3:26 pm

| PROPOSED EASEMENTS | | | |
|---|---------------------|---------------------|-----------------------|
| REVERSE | SHOW | EASEMENT TELEMET | DOMINANT TELEMET |
| RIGHT TO CONVEY WATER | (H) | Lot 4 HEREON | Lot 1 DP164728 |
| | (G) | Lot 2 HEREON | |
| | (E) | Lot 1 HEREON | |
| EXISTING EASEMENTS | | | |
| REVERSE | SHOW | EASEMENT TELEMET | CREATED BY |
| RIGHT OF WAY & RIGHT TO TRANSMIT TELECOMMUNICATIONS | (A) | Lot 1 HEREON | E1 5539040.6 |
| | (B) | Lot 1 HEREON | E1 |
| RIGHT TO CONVEY WATER SUPPLY | (C) | Lot 4 HEREON | 5539040.6 |
| | (L) | Lot 5 HEREON | 0.0792874 |
| RIGHT OF WAY | (M) | Lot 5 HEREON | 0.0792874 |
| | (N) | Lot 5 HEREON | 0.0792874 |
| EXISTING EASEMENTS IN CROSS | | | |
| REVERSE | SHOW | EASEMENT TELEMET | CREATED BY |
| ELECTRICITY | (A) | Lot 1 HEREON | E1 5539040.7 |
| | (D) | Lot 4 HEREON | |
| EXISTING CONSERVATION GENERALITE | | | |
| SHOW | DESCRIPTION | AREA | CREATED BY |
| (M) | R. Lot 5 HEREON | 3305 m ² | D492994.6 |
| (N) | R. Lot 5 HEREON | 8015 m ² | D492994.6 |
| PROPOSED EASEMENTS | | | |
| REVERSE | SHOW | EASEMENT TELEMET | DOMINANT TELEMET |
| RIGHT TO CONVEY WATER | (H) | Lot 4 HEREON | Lot 1, 2, 3, 5 HEREON |
| | (G) | Lot 2 HEREON | Lot 1, 3, 5 HEREON |
| | (F) | Lot 4 HEREON | Lot 1, 3, 5 HEREON |
| | (L) | Lot 4 HEREON | Lot 3, 5 HEREON |
| | (K) | Lot 4 HEREON | Lot 1 HEREON |
| Total Area | | | |
| Comprised in | | | |
| I, <u>Ernie Patrick Woodward</u> of <u>Whangarei</u> being a person entitled to practice 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; b) This dataset is accurate, and has been created in accordance with that Act and those Rules. | | | |
| Signed | Date <u>31/8/04</u> | | |
| Field Book | Traverse Book | | |
| Reference Plans | | | |
| Examined | Correct | | |
| Approved as to Survey by Land Information NZ on <u>20/9/2004</u> | | | |
| Deposited by Land Information NZ on <u>15/9/05</u> | | | |
| File Received Instructions | DP 340141 | | |



LAND DISTRICT NORTH AUCKLAND
SHEET 2 of 2 SHEETS

LOTS 1-5 BEING A SUBDIVISION OF
LOT 1, DP 311331 & LOT 1, DP 211356

TERRITORIAL AUTHORITY WHANGAREI DISTRICT
Surveyed by REYBURN & ROYALTY
Scale NOT TO SCALE Date JUNE 2004

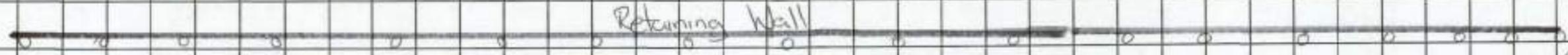
A.L. ROYAL SURVEYOR GENERAL, LAND INFORMATION, NEW ZEALAND.

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)

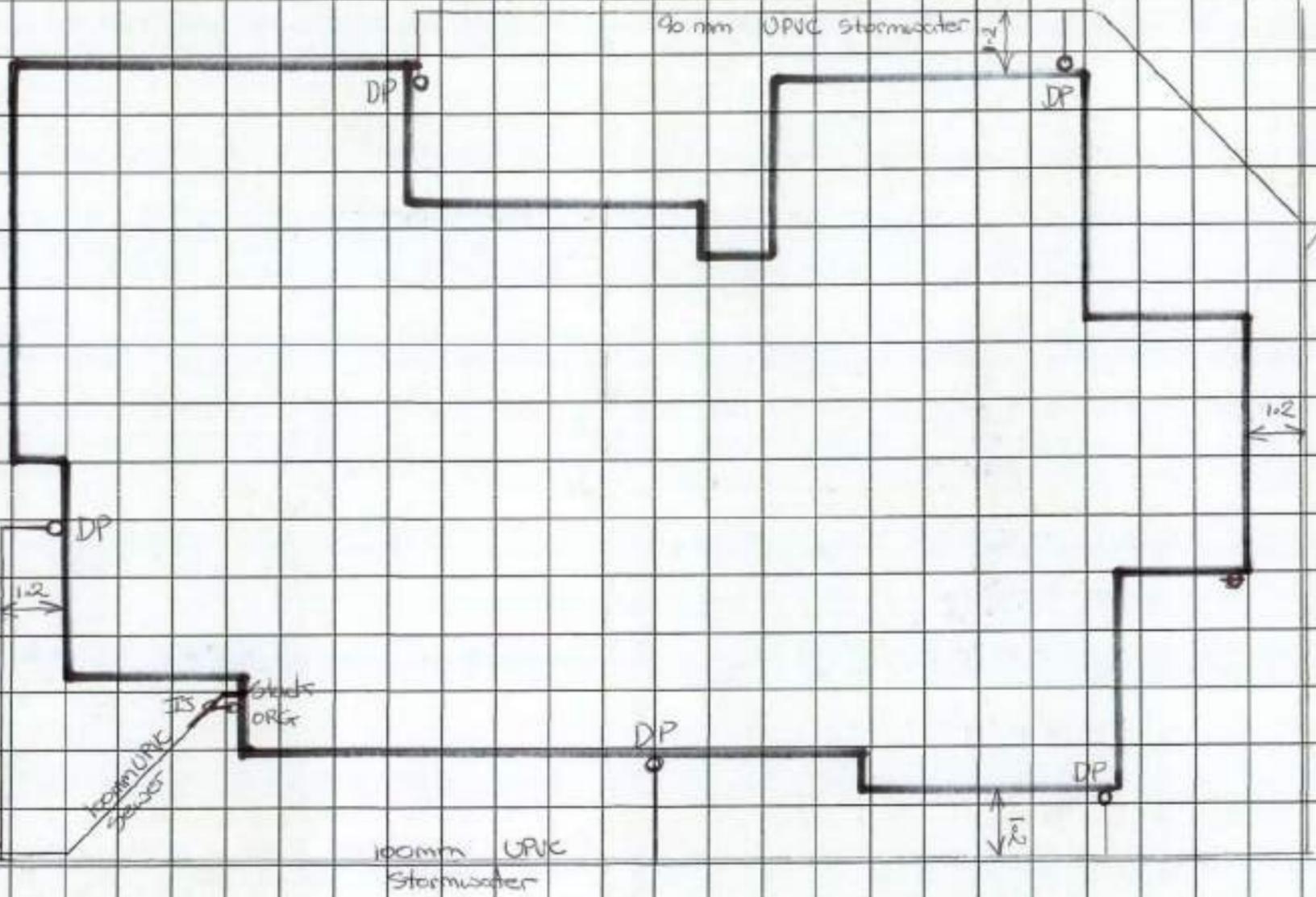
450m
Dripper
lines
from
TXR1

TXR1



40 mm UPVC stormwater

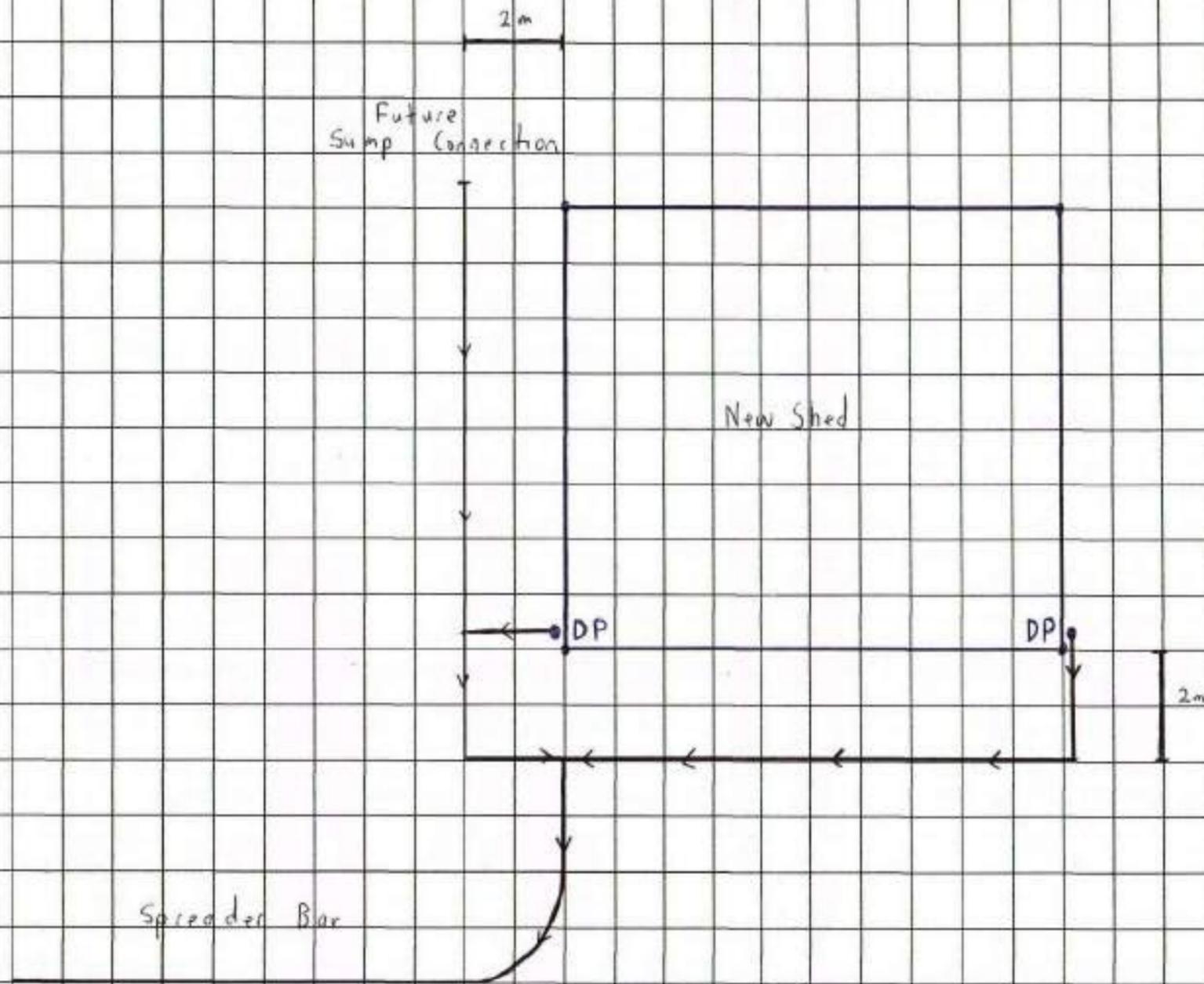
32mm
pumping line
to drippers



Water Tank
Overflow to drain

PART C As-built services plan

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



Scale _____ in _____
Site address _____



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: Friday, 6 March, 2026

Property Number 65017
Legal Description LOT 1 DP 340141
Assessment Number 0035012208
Address 29 Waterfall Way (Pvt) Whangarei 0179
Record of Title(s) 164842
Land Value \$375,000
Capital Value \$1,050,000
Date of Valuation 01-July-2024
Effective Date (used for rating purposes) 01-July-2025
Meter Location

Rates Breakdown (up to 30 June 2026)

| Rates Charge | Charge Total |
|---|-------------------|
| Uniform Annual General Charge | 901.00 |
| Regional Economic Development | 11.40 |
| Regional Land and Freshwater Management | 113.48 |
| Regional Emergency & Hazard Management | 67.31 |
| Regional Council Services | 229.89 |
| Regional Sporting Facilities | 16.09 |
| General Residential - Lifestyle | 1,093.99 |
| Regional Pest Management | 109.47 |
| Regional Transport Rate | 30.40 |
| Stormwater | 79.00 |
| Regional Rescue Services | 8.87 |
| Regional Flood Infrastructure | 41.66 |
| Annual Charge Total | \$2,702.56 |

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

| Rates Instalments | Total |
|-----------------------|-------------------|
| 20/07/2025 Instalment | \$677.56 |
| 20/10/2025 Instalment | \$675.00 |
| 20/01/2026 Instalment | \$675.00 |
| 20/04/2026 Instalment | \$675.00 |
| Rates Total | \$2,702.56 |

Balance to Clear **\$675.00**

120045



**WHANGAREI
DISTRICT COUNCIL**

**Building Consent No: BC1200415
Section 51, Building Act 2004**

**Issued: 11 June 2012
Project Information Memorandum No: PM1200173**

Forum North, Private Bag 9023
Whangarei 0148, New Zealand
Telephone: +64 9 430 4200
Facsimile: +64 9 438 7632
Email: mailroom@wdc.govt.nz
Website: www.wdc.govt.nz

The Building

Street address of building: 29 Waterfall Way (Pvt)
Whangarei 0179

Legal description of land where building is located: LOT 1 DP 340141
LLP: 111955

Building name: N/A

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

Level/unit number: N/A

The Owner

J W Lee
Z C Lee
136 Dent Street
Whangarei 0110

Phone number: N/A

Mobile number: 021424546

Facsimile number: N/A

Email address: mrsjulietlee@gmail.com

Website: N/A

Street address/registered office: 29 Waterfall Way (Pvt)
Whangarei 0179

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

Contact Person

GJ Gardner Homes Limited
14 Percy Street
Whangarei 0112

Phone number: 4375666

Mobile number: N/A

Facsimile number: 4375278

Email address: joan.bregante@gjgardner.co.nz

Website: N/A

Building Work

The following building work is authorised by this consent:

New Dwelling

Building Consent No BC1200415

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

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

This building consent is subject to the following conditions:

Section 90 Building Act 2004

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

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

1. See attached schedule of site requirement for inspections and documentation required.
2. A copy of your Electrical Certificate will be required.
3. A Producer Statement PS3 is required for the application of a membrane to the internal wet areas (NZBC Clause E3 Internal Moisture).
4. Engineer to confirm with PS 4 of ground supporting foundation infill exceeding 600mm prior to slab or foundation inspection.

Compliance Schedule

A compliance schedule is not required for the building.

Attachments

The Project Information Memorandum for the building work covered by this building consent.

Additional Information

1. Dust Nuisance
The applicant must control dust nuisance created by any site or building works.
2. Toilet Facilities
Toilet facilities must be provided within reasonable distance of the construction site. Ground discharge is no longer acceptable.



Jennie Thomas
Support Assistant – Building Consent Issuing

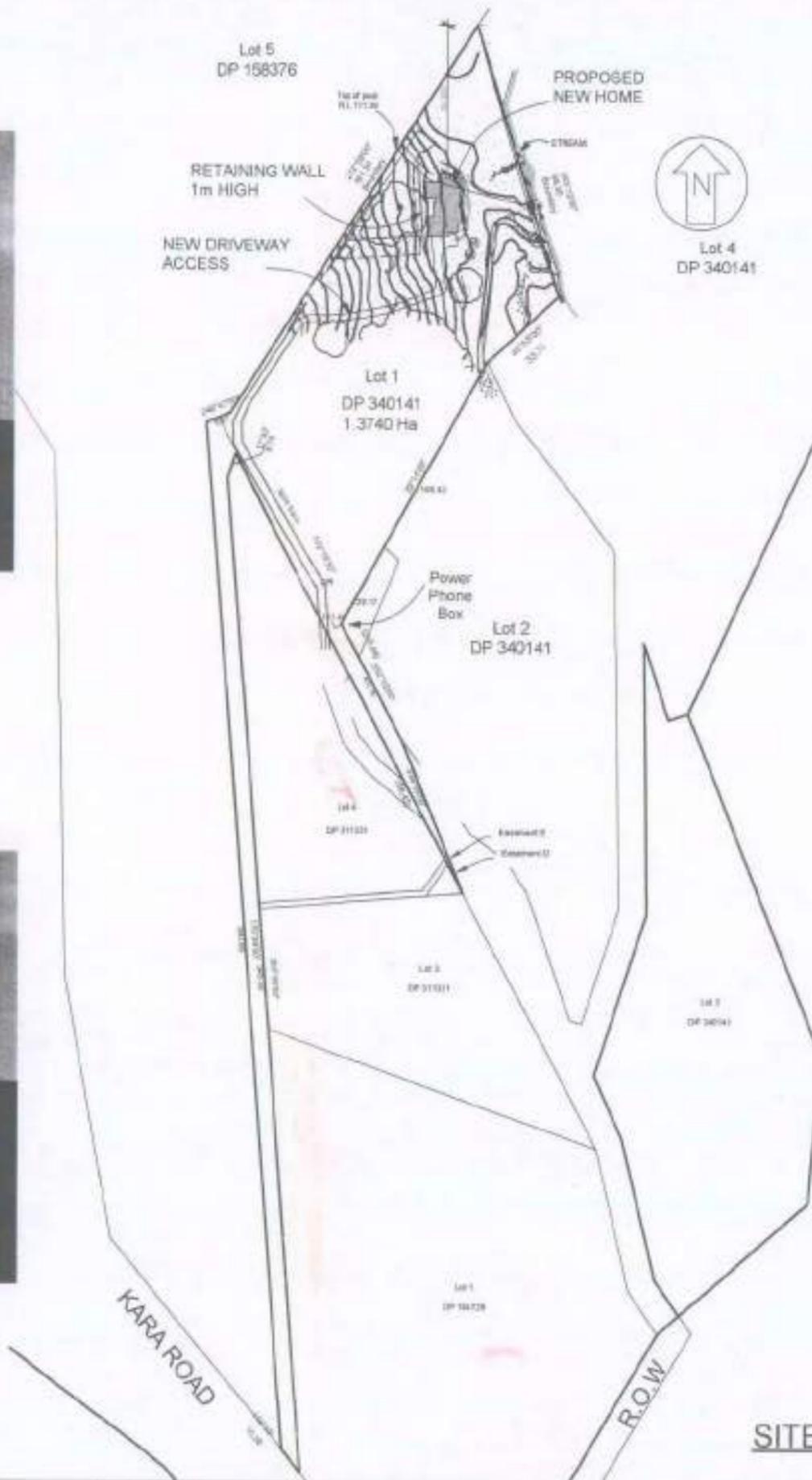
On behalf of: Whangarei District Council

11 June 2012

Building Consent No BC1200415



3D VIEWS NOT TO SCALE



| Sheet Index | |
|-------------|----------------------------------|
| Layout ID | Layout Name |
| 101 | Site and Location Plan |
| 102 | Site Plan |
| 103 | Floor Plan |
| 104 | Elevations |
| 105 | Sections |
| 106 | Foundation Plan |
| 107 | Bracing, Beam & Fixings Plan |
| 108 | Roof Framing - Truss Design Plan |
| 109 | Plumbing Plan |
| 110 | Details |
| 111 | Details |
| 112 | Cladding Details |
| 113 | Wet Area Wall/Floor Details |

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LEGAL DESCRIPTION:
 ZANE AND JULIET LEE
 198 KARA RD, MAUNGATAPERE,
 WHANGAREI
 LOT 1 DP 340141
 AREA 13,740m sq
 HIGH WIND ZONE
 EARTHQUAKE ZONE 1
 AREAS:
 NEW HOME 217.9m sq
 PORCH 1.22m sq
 TOTAL 219.12 m sq
 SITE COVERAGE 1.59%

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 BC NUMBER | DAY | MTH
 00415 1106
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 BCA

SITE AND LOCATION PLAN 1:2000

| | | | | |
|---|--|--|--|---|
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| | | | SCALE 1:2000, 1:1, 1:1.8815 | |



Top of post
R.L 111.38

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450m of Drip line over
450m² of fenced and planted area
to Richardson Stevens Effluent
and stability engineering report.

30% Reserve
Area
(not fenced)

RETAINING WALL
MEETS EXEMPT BUILDING
WORK - NOT INCLUDED IN
THIS BUILDING CONSENT.

CUT
FGL 108.00

PROPOSED
NEW HOME

FFL 000
(=108.150m)

FILL
1.3 BATTER

FFL 000
(=108.150m)

water
pump

Top of post
R.L 107.32

Lot 1
DP 340141
1.3740 Ha

SITE PLAN 1:200

Refer: Plumbing Plan for
Plumbing and Drainage
pipe Layouts.

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BC NUMBER 104/LMTH
00415 1106
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BCA

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Zane & Juliet Lee
New Home
198 Kara Rd Maungatapere
Whangarei

DRAWN
D. Andrewes
House Design Northland
SCALE
1:200
DATE
9/05/2012

Site Plan

SHEET
102

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BUILDING CONTROL

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00415 1106
WHANGAREI DISTRICT COUNCIL
BCA



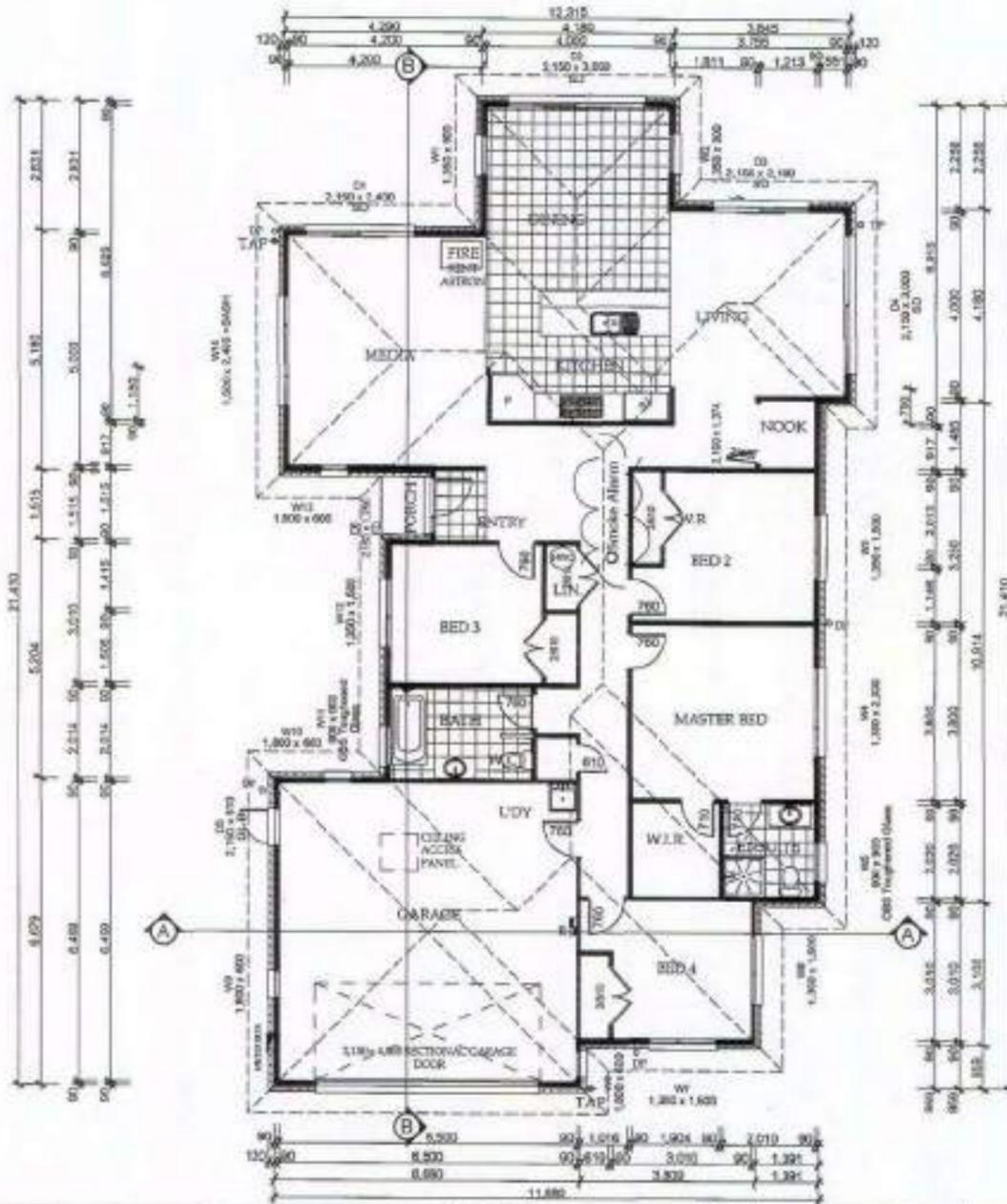
LEAVE ASHA DIRECTLY
SHOW COCKPOT AND
RHS TRUSS REEFER
FLUE
NO TRUSS CENTER OF WC

GLASS TO COMPLY WITH
H26-2011 P4.3.3

FOUR PORCH CONCRETE
AT TIME OF DRIVEWAY

BACK BLOCK LONGITUDINAL JOINTS
IN AMBROOM CONTAINING A OR MORE
TAPERED JOINTS AS DESCRIBED IN THE
GIB SITE GUIDE.

CYLINDERS MUST BE
SET ON A SINGLE
LEVEL BASE AND BE
SECURELY
ANCHORED TO
WALL WITH CSB#1



NOTE:

USE 600mm WALL TO INTERNAL WALLS
WALL NET AREA EX. INCL. DATE,
BATHROOM ETC.

WIRE WALL CRUITS & TILE BRACKS TO
ALL WET TILED AREAS

EXTERIOR WALLS TO BE KILN
DRIED 90% 90% 90% 11.2 STUDS
AT 600 CTRS (2440mm HIGHS)

INTERIOR WALLS TO BE KILN
DRIED 90% 90% 90% CHEMICAL
FREE STUDS AT 600 CTRS

ROOF TO BE 100% METAL TILE ROOF
BRANDS TO BE AS PER BATH
200mm SOFFIT WIDTH

100% HIGH WIND ZONE

THE ROOF AND TRUSSES TO BE
DESIGNED BY AN APPROVED
MANUFACTURER WITH
CONFIRMATION OF TYPES, SIZES,
AND DETAILS PROVIDED TO THE
BUILDER BEFORE MANUFACTURE

ALL ELECTRICAL MATERIALS AND
COMPONENTS TO BE FIRED IN
ACCORDANCE WITH THE
MANUFACTURER'S SPECIFICATIONS

SP - SHOW DO DOWNLINE

DOOR AND WIND PROOFING INTERNAL DOORS
PLUS WIND TO OPENING WIDTH

DOOR AND WIND PROOFING EXTERNAL DOORS
PLUS WIND TO OPENING WIDTH

NOTE: WOODING REQUIRED FOR
LANDSCAPING
TOWER BELL
TOILET ROLL HOLDER

WALL LINING:

- ROOM EXT
- ROOM INT
- ROOM INT GUTTS



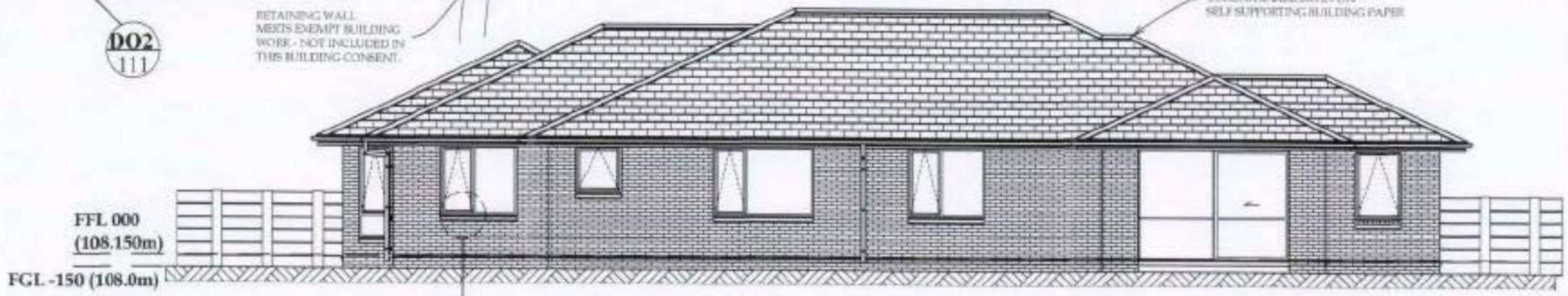
FLOOR PLAN 1:100
FLOOR AREA: 217.9 m² (EXT BRICK)
209.2 m² (EXT FRAME)
PORCH: 1.22 m²

| | | | | | |
|---|--|---|--|--------------------|---|
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| | | | SCALE: 1:100 | | |

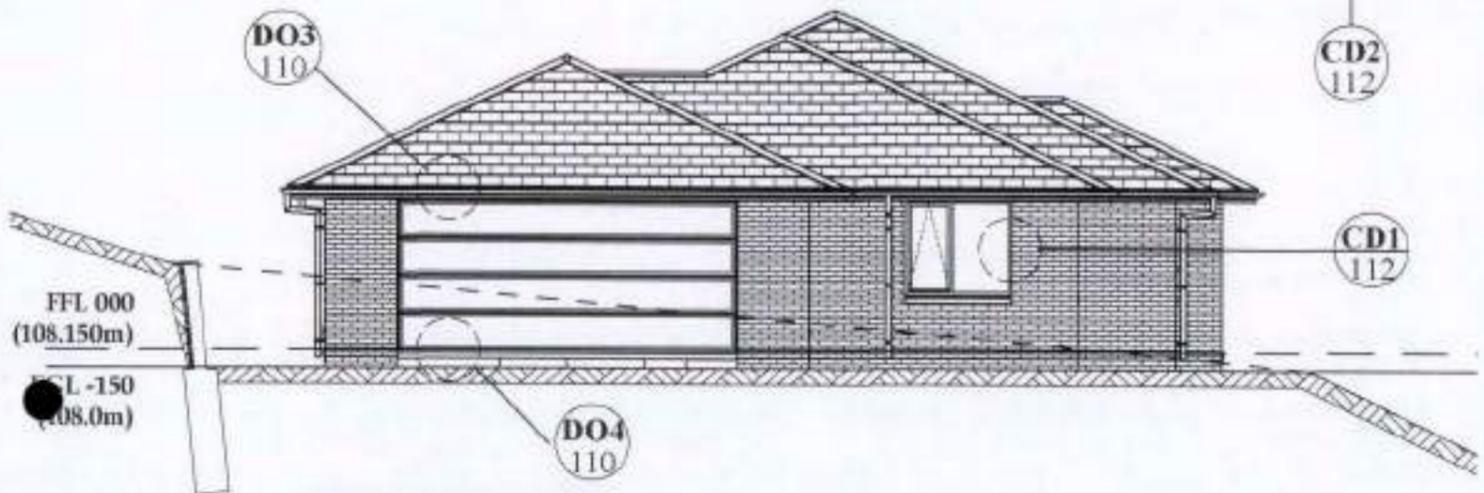
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ELEVATION A 1:100



ELEVATION B 1:100



ELEVATION C 1:100



ELEVATION D 1:100

H1 Calcs Comply to Alternative solution for Northland R-Values

| Building thermal envelope component | | R-Values Achieved | R-Values Required |
|-------------------------------------|-------------------------------|-------------------|-------------------|
| Glazing: | Double Glazing | R 0.26 | R 0.15 |
| Roof: | Truss 900, R3.2 Ceiling Batts | R 3.1 | R 2.9 |
| Wall: | Studs 600, R2.2 Batts | R 1.9 | R 1.9 |
| Floor: | Concrete Slab (nb Raft) | R 2.17 | R 1.3 |

| BUILDING ENVELOPE RISK MATRIX | | |
|--------------------------------------|----------------|------------|
| All Elevations (worst case scenario) | | |
| Risk Factor | Risk Severity | Risk Score |
| Wind zone (per NZS 3804) | Very high risk | 2 |
| Number of storeys | Low risk | 0 |
| Roof/wall intersection design | Low risk | 0 |
| Eaves width | Medium risk | 1 |
| Envelope complexity | Medium risk | 1 |
| Deck design | Low risk | 0 |
| Total Risk Score: | | 4 |

| Region | | WIND ZONE | | | | | | | |
|-----------|-------------------|-----------|---------|-----------|---------|-----------|---------|---------|---------|
| Roughness | Topographic Class | T1 | | T2 | | T3 | | T4 | T5 |
| | | Sheltered | Exposed | Sheltered | Exposed | Sheltered | Exposed | Exposed | Exposed |
| A | Urban | L | M | M | H | H | H | H | VH |
| | Open | M | H | H | VH | H | VH | VH | EH |
| W | Urban | M | H | H | VH | H | VH | EH | EH |
| | Open | H | VH | VH | EH | VH | EH | SED | SED |

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New Zealand's favourite home builders

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Zane & Juliet Lee
New Home
198 Kara Rd Maungatapere
Whangarei

DRAWN
D. Andrewes
House Design Northland
SCALE
1:100
DATE
9/05/2012

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BC NUMBER 1 DAY 1MTH
Elevations 00415 1106
WHANGAREI DISTRICT COUNCIL
BCA
104
10-5-12
GJ GARDNER JOB NO: 900443 - BUILDING CONSENT PLANS

WDC



DWELLING SUITABILITY REPORT

Kara Road, Kara
(Lot 1 DP 340141)



Richardson-Stevens
CONSULTING ENGINEERS

DWELLING SUITABILITY REPORT

Kara Road, Kara

(Lot 1 DP 340141)

Report prepared for: Zane Lee

Report prepared by: Iain Mackay

Report reviewed by: Steve Turner

Report reference: 9999

Date: 22 March 2012



| Date | Report Title | Amendments |
|------|--------------|------------|
| | | |
| | | |

Contents

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| 1.0 | Introduction | 1 |
| 2.0 | Site Description / Development | 1 |
| 3.0 | Site Investigations | 1 |
| 4.0 | Geology | 2 |
| 5.0 | Foundations / Stability | 3 |
| 6.0 | Wastewater Management | 4 |
| 7.0 | Stormwater Management | 5 |
| 8.0 | Conclusions | 5 |
| 9.0 | Limitations | 5 |

Appendices

| | |
|---|--|
| A | WDC GIS Maps |
| B | Bore Logs |
| C | Wastewater Management Design |
| D | Wastewater Management Installation Details |
| E | Plant List |
| F | Site Plan |

File: 9999
22 March 2012

DWELLING SUITABILITY REPORT

Kara Road, Kara
(Lot 1, DP 340141)

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1.0 Introduction

Richardson Stevens Consultants (1996) Ltd has been commissioned by GJ Gardner Homes to make an assessment of Lot 1 DP340141 for a new dwelling for their client Zane Lee.

2.0 Site Description / Development

The property is approximately 1.37ha in size and is located at the end of a ROW which comes off Kara Road. The entrance to the ROW is approximately 2km from the State Highway 14 and Kara Road intersection. The majority of the section is located on the eastern slope of a broad north-facing ridge. A watercourse runs through the property to a creek at the north eastern boundary. Slopes of the property generally range from 15° to 22° but become more gentle toward the bottom of the slope on the northern portion of the site. Ground cover is grass with several small stands of native trees.

3.0 Site Investigations

Multiple site visits and subsoil investigations were undertaken on the property from December 2009 to January 2012 to assess the suitability of the elevated portion of the property for dwelling construction. As significant retaining and stability works would be required to build in this area an alternative site on the lower northern portion of the property was investigated.

Boreholes were undertaken in this area during February/March 2012. These boreholes (BH12 – BH15), together with earlier boreholes (BH3 & BH4) confirm that a suitable dwelling site exists below the large totara tree.

In-situ undrained shear strengths were measured at regular intervals within all boreholes. The boreholes in this lower area encountered a similar soil profile of clayey silt with minor sand content followed by siltstone at depths varying from 1.6m to 4.4m. Siltstone was not encountered to 3.4m in BH15 but from the soil profile is expected to be close to this depth. Shear strengths within the upper soil horizon above the hard Mudstone and Sandstone ranged from 80kPa to greater than 174kPa, with the exception of one lower reading in BH14 of 61kPa at 1.0m depth. This borehole was located at the base of the slope close to the swampy area and the weaker layer is not expected to be related to instability. Groundwater was encountered in the majority of the boreholes generally at around 3.0m depth. A highly elevated level was encountered in BH15 however as this bore was put down following extreme wet weather it is likely that water was entering the hole from the surface.

Subsoil investigations are appended.

Two test pit logs from previous site investigations are also attached (TP1 & TP2).

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4.0 Geology

The NZ Land Inventory Maps by the NZ Geological Survey describe the Geology as *Glaucconitic Sandstone (Greensand): quartz-feldspar and sandstone containing up to 5% glauconite, in places calcareous or carbonaceous, thickly bedded and widely fractured; moderately soft to moderately hard. Weathered to soft brown, non-calcareous silty clay to depth of 10m.*

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The Institute of Geological and Nuclear Sciences map (Map 2) of the Whangarei Area identifies the geology as Northland Allochthon, which is further described as *“Undifferentiated melange (KOM) comprising matrix of predominantly Mangakahia Complex Mudstones, commonly with included tectonic blocks of Mangakahia Complex, Motatau Complex, and Te Kuiti Group lithologies, and locally tectonic blocks of Tangihua Complex and Waitamata Group lithologies.”*

From inspection of the site and surrounding area, it is concluded that the site is Northland Allochthon.

5.0 Foundations / Stability

Initially a dwelling site more or less central on the elevated slope was investigated. The slope at this location is approximately 20°. From the site visits, active instability was evident at the base of the slope beside the incised watercourse, with severe terracettes over much of the slope. Terracettes are formed when saturated soil particles expand, then contract as they dry, causing them to move slowly downhill.

To create a level building platform for a conventional single level slab-on-ground type dwelling (ie typical G J's plan) significant earthworks would be required involving large retaining walls both above and below the dwelling site. The rear retaining wall would need to be designed to account for soil creep and the potential slip plane near the clay mudstone interface. Our preliminary calculations for a cantilever pole wall to create a level building platform, showed that 350-400 SED poles at 900mm ϵ/c set in 600mm diameter holes to approximately 8.0m below original ground level (i.e. 5.0m below a 3.0m cut) would be required behind the dwelling. In addition to this a soldier pile wall in front of the dwelling using similar member sizes, together with counterfort drainage would most likely be required to ensure that slumping does not regress upslope to the building platform.

Due to the requirement for stability improvement works at the initial proposed site, further possible elevated sites were investigated. Each area investigated on the elevated portion of the property had similar stability issues making the area less than favourable for residential development.

BH's 3 & 4, indicated that an alternative building site may be available on the property to the northeast of the incised watercourse. Further investigations in Feb/March 2012 confirmed the presence of firm to stiff underlying soils with no indication of historic slip planes within the soil profile above the underlying siltstone. The presence of a large old totara on the slope immediately above the proposed building site also indicates that landslippage has not occurred in this area at least within the life of the tree. Further as the site is close to the base of the slope with moderate to gentle grades the possibility of slumping below the dwelling site is remote. Creep was noted within the general area indicating expansive soils. Due to the silt content we would estimate the soils to be moderately expansive. Any retaining works should be designed for At-rest earth pressures to account for potential soil creep.

It is envisaged that a cut height of 1.5m and fill height of 1.0m will be required to form the building site. Any cuts over 0.5m should be retained to avoid relaxation of the slope above the dwelling site. Some piling at the north east corner of the dwelling site is likely to be required due

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1106
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BCA

to the topography in that area. It is recommended that earthworks, retaining walls, and foundations be subject to specific design or review by a Chartered Professional Engineer.



6.0 Wastewater Management

The provisional dwelling layout provided had four bedrooms, this gives a design occupancy of six persons for the dwelling. The resulting wastewater flows for tank water from AS/NZS 1547:2012 is 180 litres/person/day, with the total daily wastewater flow being 1080 litres/day.

A suitable area for wastewater disposal exists above the building site. The soil type has been classed as a Category 5 soil and the land surface shape linear divergent as per AS/NZS 1547:2012. Slopes at this area are moderate with a maximum slope of 12°.

A secondary treatment system discharging to pressure compensating subsurface drip irrigation is considered the most suitable option for this site due to the low percolation properties of the soil and the ground water level. This system is considered suitable for the proposed development as it provides a high degree of treatment to the effluent with low and even application rates to the ground.

The soil has poor percolation properties and therefore requires planting. Plants lower the subsoil infiltration during high loading times and wet conditions. It is our estimate that the winter groundwater level is greater than 1.0m below the surface.

Based on this assessment and the performance of systems in similar geology a secondary treatment system discharging to subsurface drip irrigation in a planted area is considered suitable. A suitable area exists on-site to accommodate the clearances required by the Northland Regional Council Regional Water and Soil Plan. Appended are the design calculations, installation details, plans and plant list.

7.0 Stormwater Management

Rainwater from the proposed dwelling will be stored in rainwater storage tanks. The overflow from the tanks can be piped to the stream at the base of the slope. No stormwater should be discharged directly to the slope in a manner that may adversely affect stability.

No attenuation is required as the property is greater than 1ha and the effects of the development to the downstream catchment will be minor.

8.0 Conclusions

Subject to the recommendations of this report, it is the conclusion of Richardson Stevens Consultants (1996) Ltd that the site is suitable for a residential dwelling designed in accordance with NZS 3604:2011 Timber Framed Buildings.

In terms of Section 72 of the Building Act 2004, it is our opinion that;

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

9.0 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.



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:



Iain Mackay

Engineering Technician

Richardson Stevens Consultants (1996) Ltd

Approved by:



Steve Turner

Chartered Professional Engineer



Appendix A

WDC GIS Maps



WDC GIS Site Map

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Appendix E

Plant List

Suitable Plant Species for Wastewater Management Areas

Shallow Rooted Plants (Suitable for All Management Areas)

- NZ Blueberry/Turutu (*Dianella nigra*) **
- Begonias
- Canna lily (*Canna* sp.) #
- Flax (*Phormium tenax*), (*Phormium cookianum*) **
- Fuchsia
- Geraniums
- Koromiko (*Hebe stricta*) **
- Philodendrons
- Rangiora (*Brachyglottis repanda*) **
- Rhubarb
- Astelia (*Astelia grandis*) **
- Manuka (*Leptospermum scoparium*) **
- Taro (*Colocasia esculenta*, *C. niue*) #
- Black Taro (*Xanthosma violacea*)
- Alocasia sp.
- Coprosma sp. (*C. popinqua*, *C. tenicaulis*, *C. rhamnoides*, *C. rigida*, *C. robusta*, *C. lucida*, *C. macrocarpa*) **



Grasses/Sedges/Rushes

- Yorkshire fog
- Red clover
- Gahnia/Tupari maunga (*Gahnia xanthocarpa*), (*Gahnia setifolia*) **
- Purei/Makura (*Carex secta*, *C. flagellifera*, *C. germinata*, *C. lessoniana*, *C. virgata*) **
- Giant umbrella sedge/Toetoe upoko-tangata (*Cyperus ustulatus*) **
- Sharp spike sedge (*Eleocharis acuta*) **
- Toetoe (*Cortaderia fulvida*) **
- Dioi or Jointed wire rush (*Apodasmia similis*) **
- Machaerina sinclairii **

Larger Deeper Rooted Plants (Suited to Drip Irrigation Fields)

- Mamaku (*Cyathea medullaris*) ^**
- Wheki (*Dicksonia squarrosa*) ^**
- Karaka (*Corynocarpus laevigatus*) **
- Kowhai (*Sophora microphylla*) **
- Pukatea (*Laurelia novae-zealandiae*) **
- Ribbonwood or Manatu (*Plagianthus regius*) **
- Cabbage tree or Ti Kouka (*Cordyline australis*) **
- Kahikatea (*Dacrydium dacrydioides*) **
- Swamp maire (*Syzygium maire*) **
- Banana species (*Musa paradisiaca*, *M. zebrina*, *M. cochineu*) #
- Ensete maurellii #
- Shell Ginger [non-invasive] (*Alpinia zerumbet*)
- Gunnera Tinctoria
- Cyperus Papyrus

KEY

- ** Native ^ Shaded areas # Frost tender

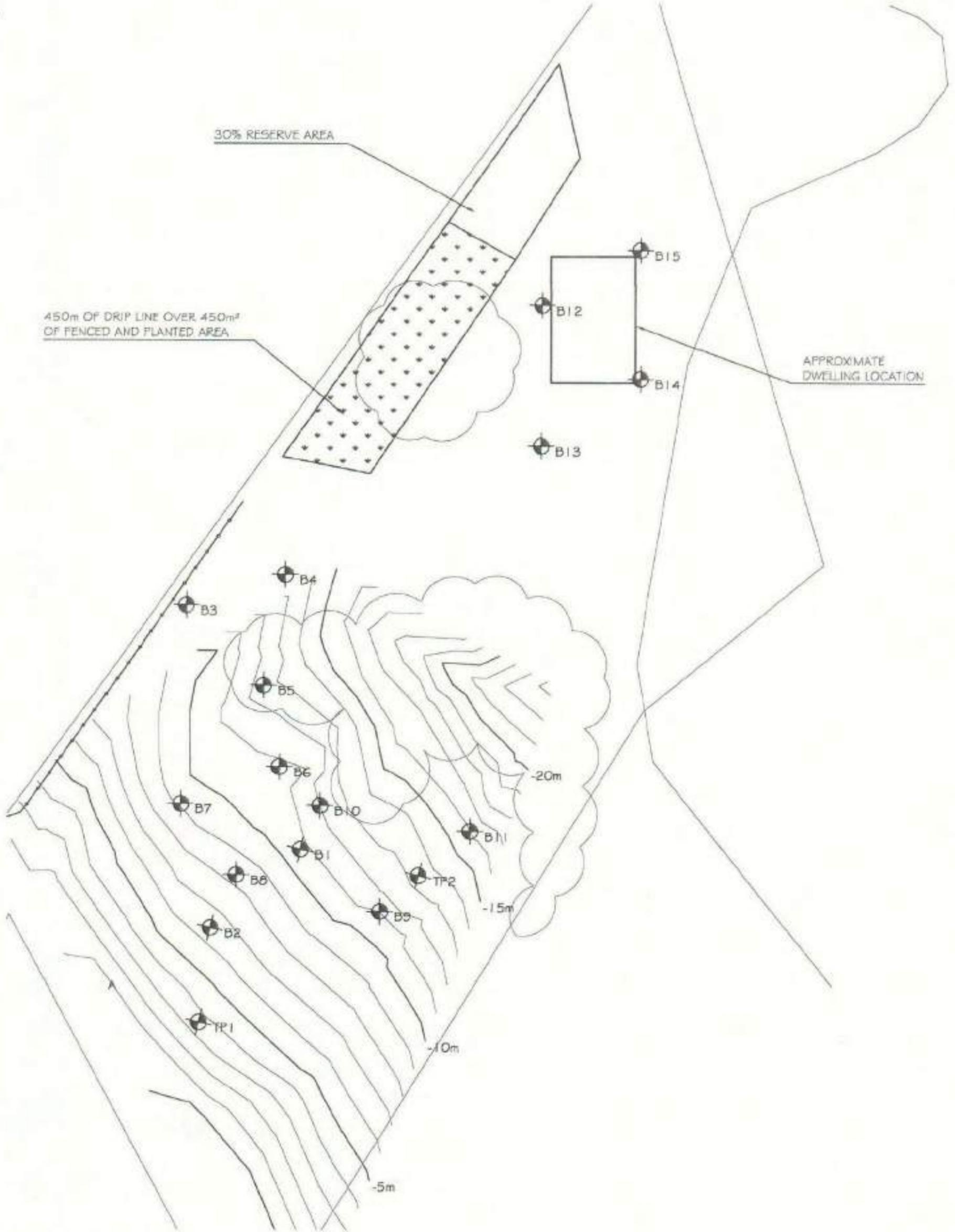
Appendix F

Site Plan

30% RESERVE AREA

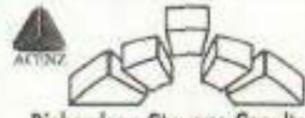
450m OF DRIP LINE OVER 450m² OF FENCED AND PLANTED AREA

APPROXIMATE DWELLING LOCATION



| Site Plan | |
|-----------|--------------|
| Date: | Amendments |
| 18/12/10 | REPORT ISSUE |
| | |

| |
|---------------|
| Project: 9999 |
| Sheet: |
| 1/1 |



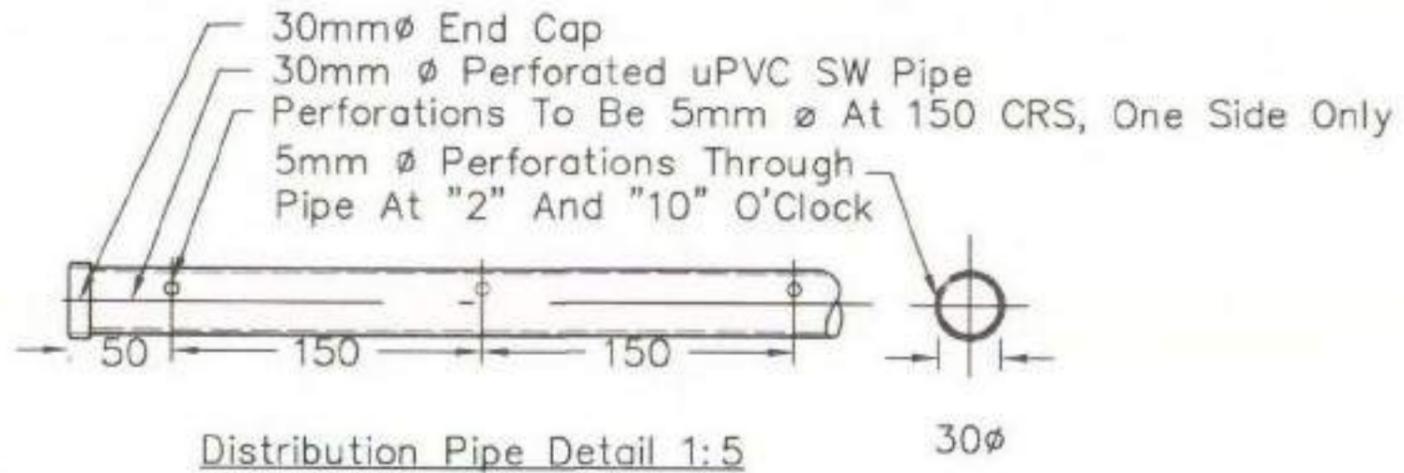
2 Seaview Road, Whangarei.
 Ph. (09) 4383273. Fax. (09) 4385734.
 engineers@richardsonstevens.co.nz

Richardson Stevens Cosultants (1996) Ltd CIVIL & STRUCTURAL ENGINEERS

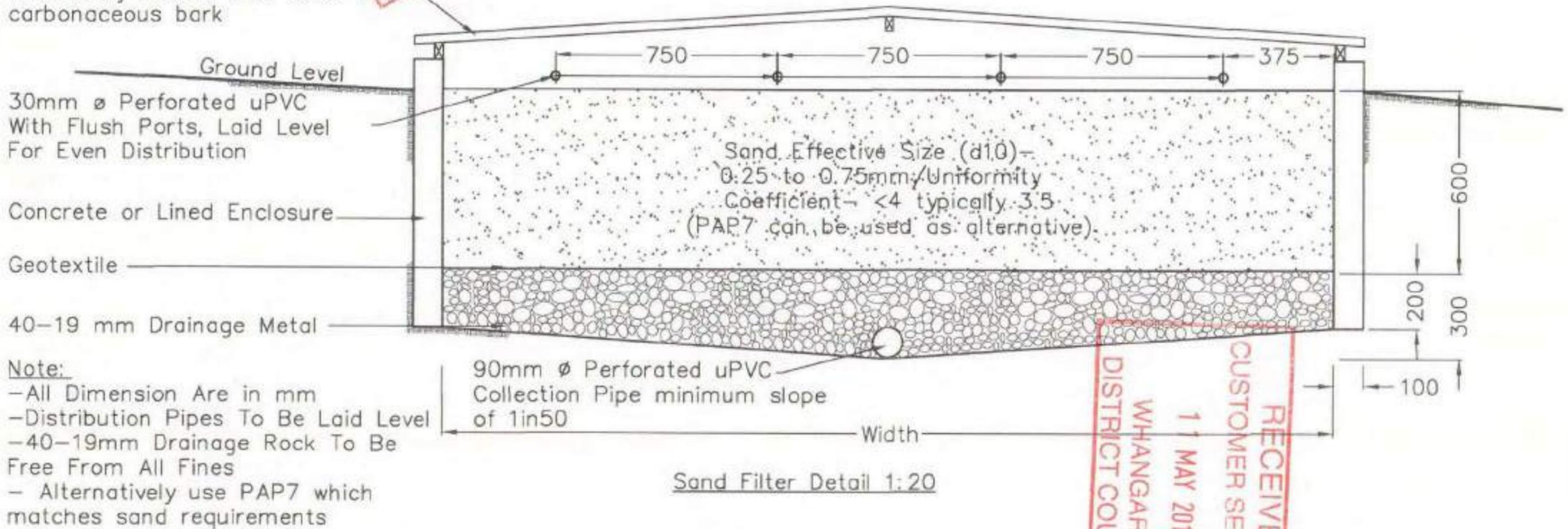
Lee, Kara Road, Kara Stability Assessment

| | |
|----------|------------|
| Checked: | |
| Drawn: | I.M. |
| Date: | 18/11/2010 |
| Scale: | 1:750 @ A4 |

APPROVED 2012
 BC NUMBER 1 DAY 1MTH
 00415 1106
 WHANGAREI DISTRICT COUNCIL
 BCA



Suitably Cover to Prevent Rain Intrusion, but allow Air Flow
 Alternately backfill and cover with carbonaceous bark



RECEIVED
 CUSTOMER SERVICES
 11 MAY 2012
 WHANGAREI DISTRICT COUNCIL



2 Seaview Road, Whangarei.
 Ph. (09)4383273. Fax. (09) 4385734.
 engineers@richardsonstevens.co.nz

Richardson Stevens Consultants (1996) Ltd CIVIL & STRUCTURAL ENGINEERS

Sand Filter Standard Detail

| | | | | | |
|------------|--|-----------------------|--|----------|--|
| Date: | | Checked: | | Project: | |
| Amendments | | Drawn: MJ | | Sheet: | |
| | | Date: 17/02/09 | | 1 | |
| | | Scale: 1:20, 1:5 @ A4 | | | |

File: 9999
1 May 2012



Richardson Stevens
CONSULTING ENGINEERS

WASTEWATER ADDENDUM

Kara Road, Kara
(Lot 1 DP340141)



1.0 Introduction

Our client, Z. Lee, is proposing to construct a new 'GJ Gardner' dwelling on Lot 1 DP 340141. The client wishes to change the wastewater design from a secondary treatment system to a sand filter system. Richardson Stevens Consultants (1996) Ltd has been commissioned to complete the design of the new wastewater system.

2.0 Site Description / Site Inspections

The property is approximately 1.37ha in size and is located at the end of a ROW which comes off Kara Road. The entrance to the ROW is approximately 2km from the State Highway 14 and Kara Road intersection. The majority of the section is located on the eastern slope of a broad north-facing ridge. A watercourse runs through the property to a creek at the north eastern boundary. Slopes on the property generally range from 15° to 22° but become more gentle toward the bottom of the slope on the northern portion of the site. Ground cover is grass with several small stands of native trees.

3.0 Wastewater Assessment

The soil type is Category 5 and the land surface shape linear divergent as per AS/NZS 1547:2012. Based on this assessment and the performance of systems in similar geology a system producing secondary treated wastewater disposing to drip irrigation line is suitable. A suitable area exists on-site to accommodate the system and clearances complying with Northland Regional Council Regional Water and Soil Plan are available.



Secondary treatment systems have low soil application rates and rely on evapo-transpiration. The soil has poor percolation properties and therefore requires planting. Plants lower the subsoil infiltration which during high loading times and wet conditions is essential.

Based on our assessment of the site Richardson Stevens Consultants (1996) Ltd recommends primary treatment via a septic tank with a outlet filter to a sand filter (to provide secondary treatment) and pumped to pressure compensating drip lines. Alternatively a proprietary secondary treatment system could be utilised as per our Suitability Report.

Appended are the design calculations, installation details, plans and plant list.

4.0 Conclusions

Richardson Stevens Consultants (1996) Ltd concludes that a secondary treated sand filter system discharging to pressure compensating dripper lines, located within a well planted area will be appropriate for the proposed development. This system requires planting to provide a lower soil application rate for the slow draining soils.

No resource consent is required from the Northland Regional Council as this is a Permitted Activity under the Regional Water and Soil Plan.

5.0 Limitations

This report has been prepared solely for the benefit of the client with respect to the brief, which was to complete a wastewater assessment and design at the client's property. The reliance by other parties on the information or opinions contained in the report shall, without our prior review and agreement in writing, be at such party's sole 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.



If during excavation and construction 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:



Iain Mackay
Engineering Technician

Approved by:



Steve Turner
Chartered Professional Engineer

Richardson Stevens Consultants (1996) Ltd



File: 9999
9 May 2012

FOUNDATION REPORT

Kara Road, Kara

(Lot 1 DP 340141)

1.0 Introduction

Zane Lee proposes to construct a new 'GJ Gardner' dwelling on Lot 1 DP 340141. Richardson Stevens Consultants (1996) Ltd has undertaken site inspections of the filling operations for the dwelling platform.

2.0 Site Inspection / Proposed Development

The property is approximately 1.37ha in size and is located at the end of a ROW which comes off Kara Road. The entrance to the ROW is approximately 2km from the State Highway 14 and Kara Road intersection. The majority of the section is located on the eastern slope of a broad north-facing ridge. A watercourse runs through the property to a creek at the north eastern boundary. Slopes of the property generally range from 15° to 22° but become more gentle toward the bottom of the slope on the northern portion of the site. Ground cover is grass with several small stands of native trees. The location of the building platform for the new dwelling is on the lower northern portion of the property.

Site inspections were conducted on the 4 May 2012 and 8 May 2012. The first inspection was conducted when the building site was cut and benches made for the hardfill at the front of the platform. The second site inspection was completed with the hardfilling operation complete. Scala Penetrometer testing was conducted over the hardfill area of the building platform. Indicative ultimate bearing capacities over the platform within the hardfill material were all over 300kPa.

See appended subsoil testing results.

3.0 Conclusions

It is the conclusion of Richardson Stevens Consultants (1996) Ltd that the hardfilling operation for the building platform has been adequately completed and is suitable for the proposed dwelling designed in accordance with NZS 3604:2011.

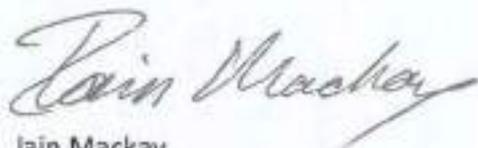
4.0 Limitations

This report has been prepared solely for the benefit of the client and Whangarei District Council with respect to the brief, which was to carry out foundation assessment at the client's property. The reliance by other parties on the information or opinions contained in the report shall, without our prior review and agreement in writing, be at such party's sole 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.

If during excavation and construction 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:



Iain Mackay

Engineering Technician

Richardson Stevens Consultants (1996) Ltd

Approved by:



Steve Turner

Chartered Professional Engineer



Code Compliance Certificate BC1200415
Section 95, Building Act 2004
Issued: 19 November 2012

The Building

| | |
|--|--|
| Street Address of building: | 29 Waterfall Way (Pvt) Whangarei 0179 |
| Legal Description of land where building is located: | LOT 1 DP 340141 LLP: 111955 |
| Building name: | N/A |
| Location of building within site/block number: | N/A |
| Level unit number: | N/A |
| Current, lawfully established use: | N/A |
| Year first constructed: | 2012 |

The Owner

Z C Lee
J W Lee
29 Waterfall Way (Pvt)
Whangarei 0179

| | |
|-------------------|---------|
| Phone number: | 4389512 |
| Mobile number: | N/A |
| Facsimile number: | N/A |
| Email address: | N/A |
| Website: | N/A |

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

Contact Person

GJ Gardner Homes Limited
14 Percy Street
Whangarei 0112

| | |
|-------------------------------|-------------------------------|
| Phone number: | 4375666 |
| Mobile number: | N/A |
| Facsimile number: | 4375278 |
| Email address: | joan.bregante@gjgardner.co.nz |
| joan.bregante@gjgardner.co.nz | |
| Website: | N/A |

| | |
|-----------------------------------|--|
| Street address/registered office: | 29 Waterfall Way (Pvt) Whangarei 0179 |
|-----------------------------------|--|

Building Work

Building Consent number

Issued by:

New Dwelling

BC1200415

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.



Jennie Thomas
Support Assistant – Code Compliance

On behalf of: Whangarei District Council

19 November 2012



Form 5

Building Consent No: BC1900597

Section 51, Building Act 2004

Issued: 5 July 2019

FILE COPY

The Building

Street address of building: 29 Waterfall Way (Pvt)
Whangarei 0179

Legal description of land where building is located: LOT 1 DP 340141
LLP: 111955

Building name: N/A

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

Level/unit number: N/A

The Owner

I B Olsen
M E Olsen
29 Waterfall Way
RD 9
Whangarei 0179

Phone number: N/A

Mobile number: 021653384

Facsimile number: N/A

Email address: olsenmarie44@gmail.com

Website: N/A

Street address/registered office: 29 Waterfall Way (Pvt)
Whangarei 0179

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

Contact Person

Design Draughting Solutions Limited
10 Eden Terrace
Kamo 0112

Phone number: 4353390

Mobile number: 02108442666

Facsimile number: N/A

Email address: info@designhomes.co.nz

Website: N/A

Building Work

The following building work is authorised by this consent:

Additions and Alterations to Existing Dwelling - Ensuite Extension, Accessible Ramps and Access

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.

1. See attached schedule of site requirements for inspections and documentation required.
2. To confirm compliance a Producer Statement 3 construction is required from a suitably qualified and experienced person (i.e.) the constructor/ contractor to ensure the building work performed is in accordance with the approved building consent:
 - Membrane application to all internal wet areas (including the forming and dressing of all penetrations, change of direction and upstands)
3. To confirm compliance of the specific engineered foundation, structure and durability a producer statement 4 for the construction monitoring is required. This must be appropriate and to the level identified in the producer statement 1 or by agreement with the Building Consent Authority. This is to ensure the building work performed is in accordance with the approved building consent and the engineering assumptions and design parameters are met.
4. To confirm compliance an Energy Works Certificate will be required (Electrical).

Compliance Schedule

A compliance schedule is not required for the building.

Attachments

No attachments.

Additional Information

1. The applicant must control dust nuisance created by any site or building works.
2. Toilet facilities must be provided within reasonable distance of the construction site. Ground discharge is no longer acceptable.
3. Lapsing of building consent. For the purposes of S52(b) of the Building Act 2004, the period after which this consent will lapse if the building work to which it relates does not commence will be 12 months from the date of issue.
4. Building advice that a maintenance schedule is recommended for the ongoing performance of the building elements to ensure they meet their serviceable life please consult with your designer to develop a specific maintenance programme or another helpful source of information is the BRANZ web site <http://www.maintainingmyhome.org.nz/maintenance-guides/maintenance-schedule>.



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

5 July 2019

Date

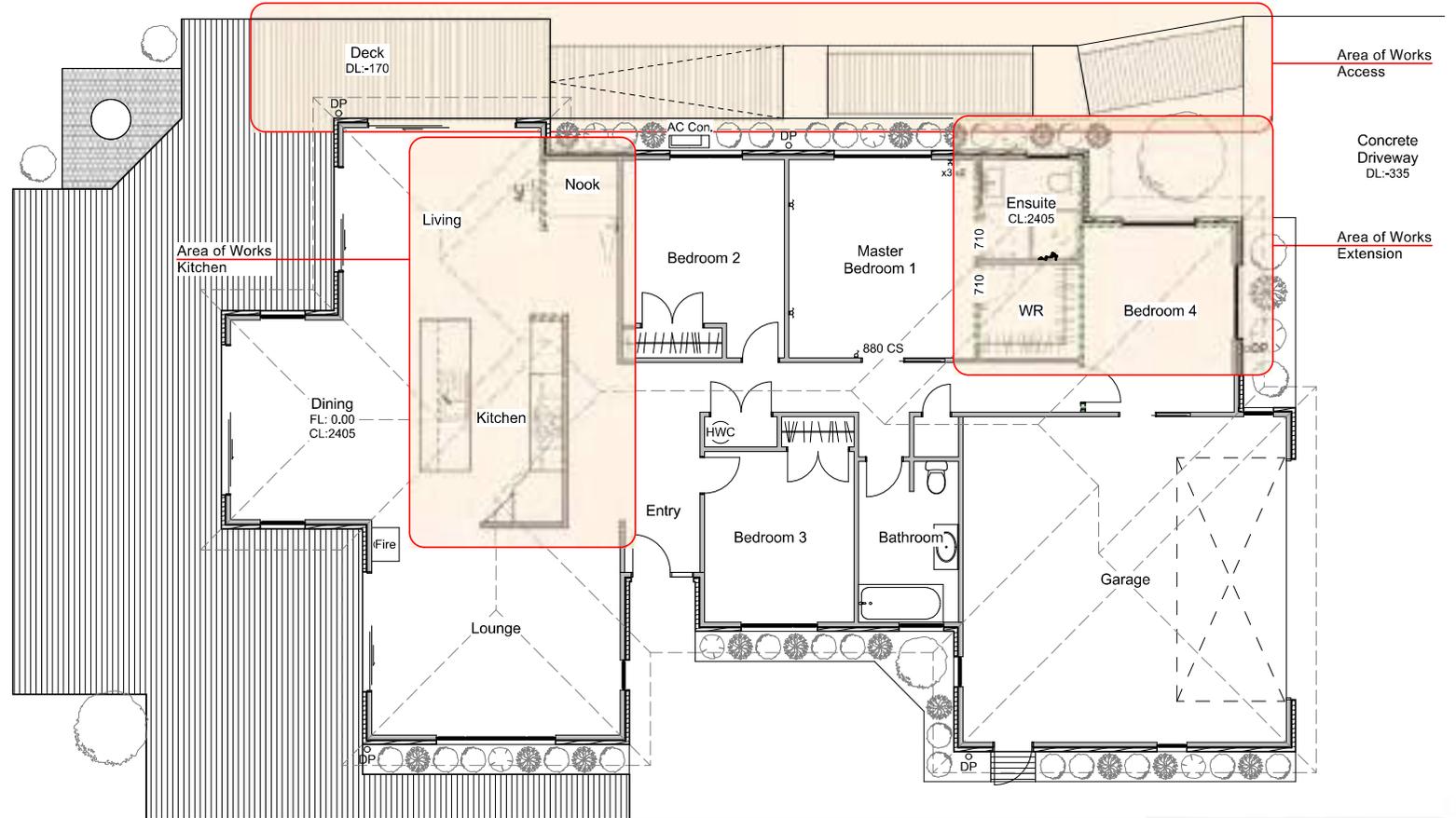
Legend:

-  Existing Walls
-  Walls to be Removed
-  Exempt Works under Schedule 1 of the Building Act 2004

GENERAL DEMOLITION NOTES:

1. Contractor to visit site during tendering to confirm exact scope of demolition works.
2. It is the responsibility of the Contractor to identify all demolition work for all trades and allow for their removal.
3. Remove and/or demolish elements means to demolish and clear off site completely.
4. Refer to all other drawings in Contract Documents to establish scope of demolition.
5. This drawing to be read in conjunction with the relevant clauses of the Specification.
6. Support all existing works as required during demolition.
7. Maintain weather tightness and security of building during demolition.
8. Notify Design Draughting Solutions Ltd, immediately if Borer is discovered.
9. Notify Design Draughting Solutions Ltd, immediately if timber rot is discovered.
10. Notify Design Draughting Solutions Ltd and WorkSafe, immediately if Asbestos is discovered.
11. Allow to salvage Items being removed to return to owner if requested

Note// Contractor to install where applicable Site barriers as per Health and Safety Management Plan in accordance with Work Safe regulations, Health and Safety work Act 2015



1

Existing Overall Floor Plan

1:100

BC 1102597
APPROVED
04/07/19
WHANGAREI DISTRICT COUNCIL, PCA
BC ISSUE

DESIGN DRAUGHTING SOLUTIONS LTD
For all of your Draughting and Design Needs
info@designhomes.co.nz PH 09 435 3390 10 Eden Tce, Kamo, Whangarei

office job no. **B962**
29 Waterfall Way, Maungatapere
Whangarei 0179 .

ACC funded accessible home modification on behalf of:
accessible completed by Design Draughting Solutions Ltd.



| issue | date | drawn | revision notes |
|-------|----------|--------------|----------------|
| 1 | 20/08/18 | | PTS draft. |
| 2 | 09/04/19 | | TDS Draft |
| 3 | 03/04/19 | | BC/TDS Issue |
| 4 | 04/07/19 | Evan Russell | BC/TDS,2 - RFI |

job no. **B962**
Existing Overall Floor Plan
4

Legend:

-  Existing Walls
-  Proposed New Walls
-  Smoke Alarm minimum requirement
-  Exempt Works under Schedule 1 of the Building Act 2004

GENERAL NOTES:

Existing site and house plans are indicative only and are solely intended for the use of this modification only. All work shall comply with the Building Code and all relevant city council by laws, NZS 3604: 2011 and all relevant standards.

Exempt Works - All items marked as Exempt Works under Schedule 1 of the Building Act 2004, are not requiring Council Consent / Inspection, but must be part of Tender as is works required of Builders / Contractors.

Builder to Check and Verify all Materials Prior to Construction or Purchase, for the Compatibility of such to Ensure the Installation is Correct as per Manufacturers Instructions.

Builder to verify Manufacturers specifications as All Details are Indicative Only and do not Supercede Manufacturers Instructions and/or Installation procedure

Reinstatement of Existing Fixtures - Any fixtures tagged to be removed then reinstated, contractor is to allow to apply for a variation to replace such fixtures in the event that an item is damaged on removal, or if the item is significantly deteriorated and cannot be reinstated.

Electrical Supply - The present status of the electric distribution board in the house and wiring to the project area shall be reviewed for NZBC and NZS 3000 compliance. If not it must be upgraded to comply with all the relevant NZBC codes and Standards. RCD devices are to be installed on all projects where new electric supply or switching is proposed also any existing devices that are in or surrounding a wet area/zone that we are modifying shall also be upgraded to include RCD.

Smoke detectors - Smoke detectors must be installed to comply with NZBC F7/AS1, if not already in place. Minimum requirements for a smoke detector being type 1, with Hush & Test felicity

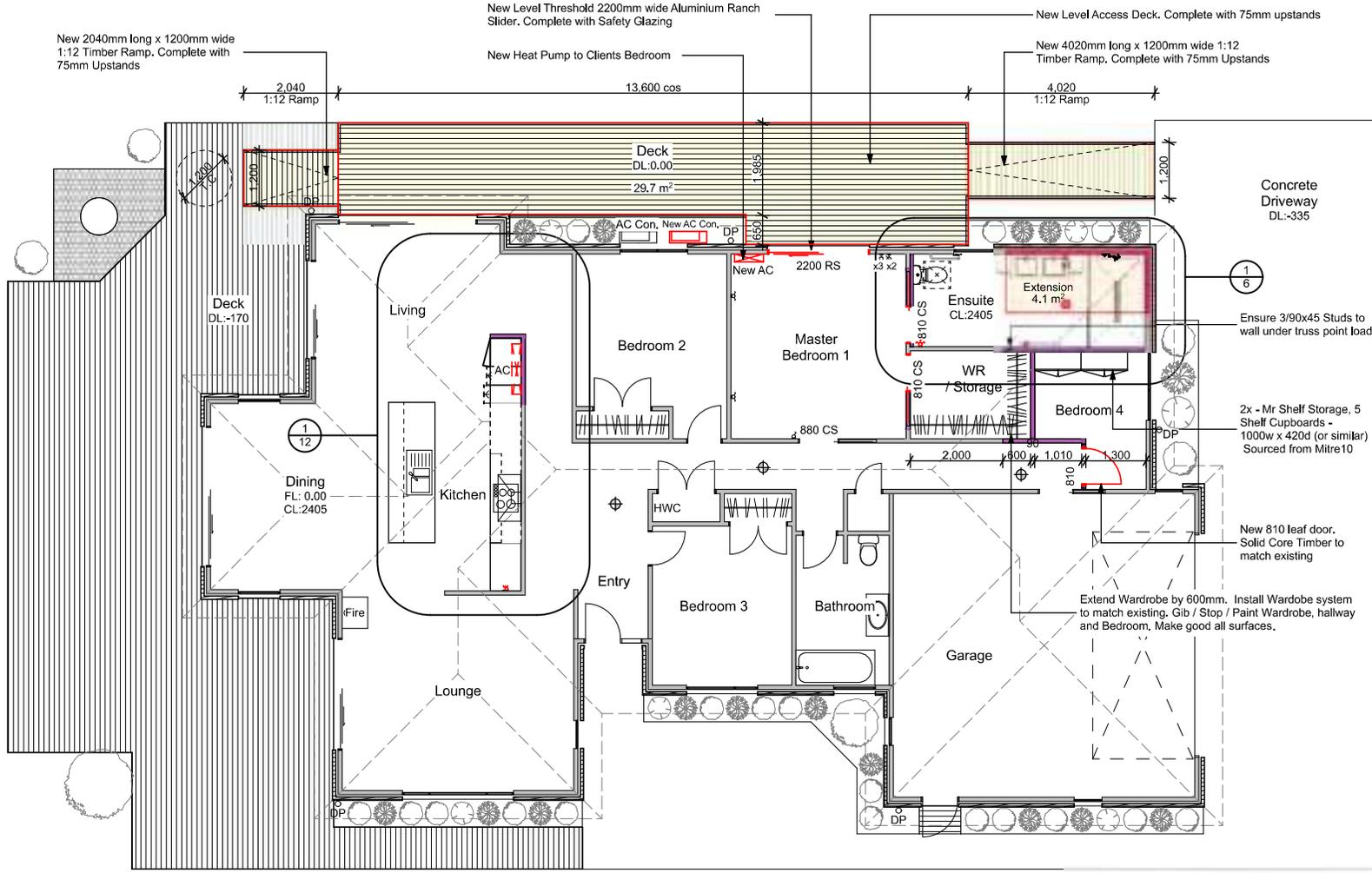
Proposed Plumbing drainage - services to be connected to existing waste pipes, reconfigure traps to suit. As per Part 2 of Schedule 1 of the NZ Building Act, unless stated otherwise. All drainage is to comply with G13 -AS1

SAFETY GLAZING, GENERAL REQUIREMENTS
Glazing of doors, side panels, low level and window seat glazing, bathrooms, stairwell landings and similar locations, to NZS 4223.3 for thickness and maximum areas of safety glass.

- Bathroom modifications**
- Where a bathroom wall is removed between bathroom and WC or other room to make a larger bathroom that the entire ceiling is replaced with Gib aqualine
 - Existing Windows Builder is to ensure the glazing in the bathroom is to be Obscured "A" grade Safety Glass Installed into Existing Frames, in accordance with NZS 4223 Part 3 2016, allow to replace.
 - Tempering devices must be installed on all projects with new shower facilities if they are not present, new tempering device to comply with NZBC G12/AS1 Paragraph 6.14.2 a) and NZS 4617 or AS 1357.2.
 - When installing new shower mixer, ensure mixer is suitable for existing/proposed water system ie: for all low pressure supply systems a flow test must be taken before and after the modifications and no reduction in flow is allowed. All tapware & mixers supplied & installed by the contractor must suit the clients existing water system. If for any reason this cannot be achieved, DDS Ltd is to be notified immediately by the contractor.
 - Builder is to ensure and confirm that the existing lights are suitable for a Wet room having a minimum rating of 'IPX4'. Allow to replace with suitable Recessed Downlights unless stated otherwise
 - Contractor to install 2/290x45 solid nogging behind Shower area to allow for placement of fixtures such as handrails etc to be installed at a height to match other rails, unless stated otherwise.
 - Contractor to install seismic restraint to existing HWC if not already installed

- Doorway Modification**
Where a doorway is modified in a timber framed plasterboard wall that:
- Where the wall is painted that the entire wall is painted finishing at corners of opposing walls.
 - Where the wall is wall papered that all 4 walls are re wallpapered for consistency.

Make good all damaged or disturbed areas caused by new works.



Proposed Overall Modifications

office job no. **B962**

29 Waterfall Way, Maungatapu
Whangarei 0179 .

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| 4 | 04/07/19 | Evan Russell | BC/TDS, 2 - RFI |

job no. **B962**
Proposed Overall Floor Plan
 5

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Legend:

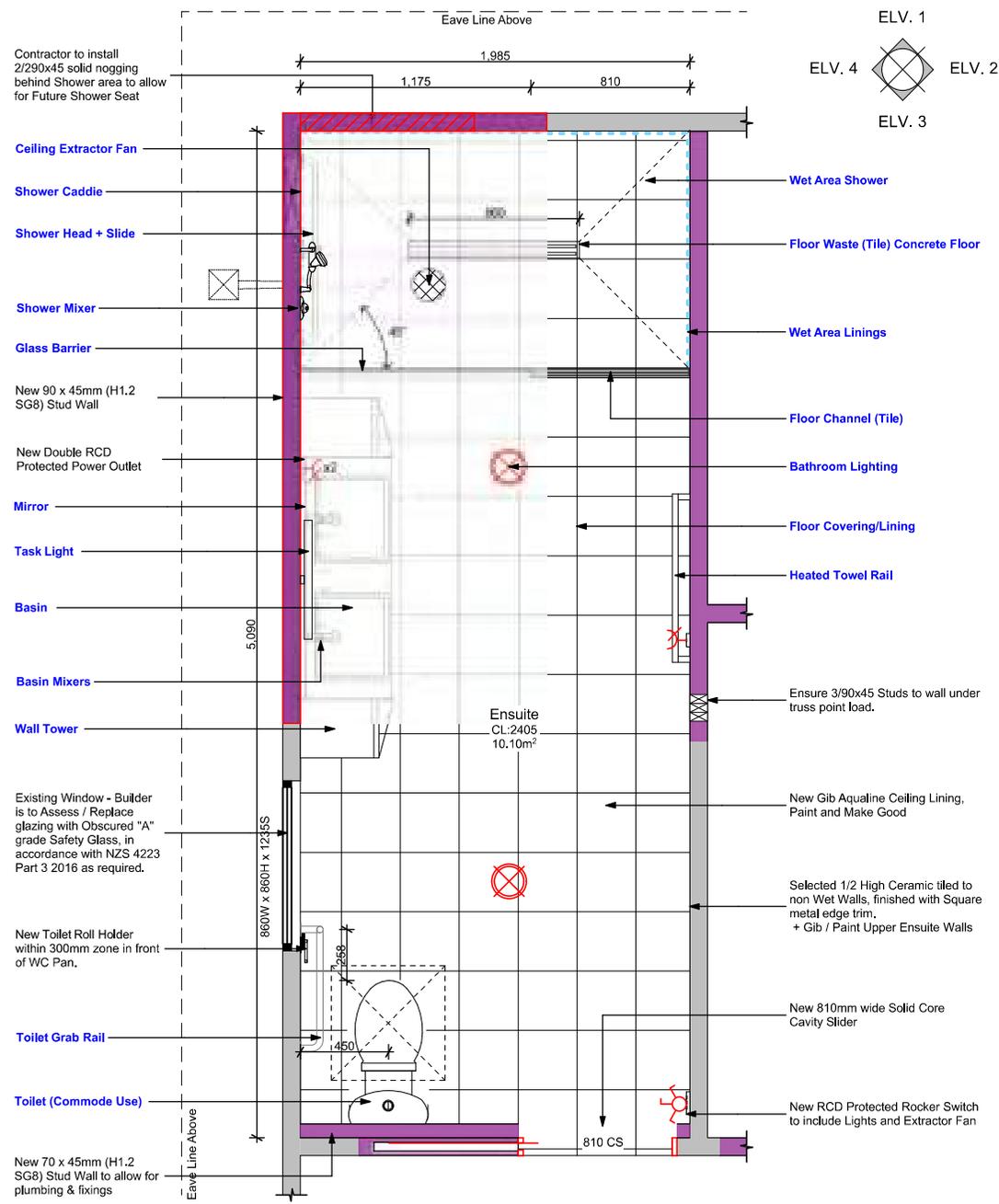
- Existing Walls
- Proposed New Walls
- Exempt Works under Schedule 1 of the Building Act 2004
- Selected Floor to Ceiling Ceramic tiles on a 'Mapei' Mapelastic Aquadefence

If contractor cannot source any specified fixtures and a variation is required, please replace with an item with similar spec and seek approval with Project Manager and / or OT prior to purchase and installation

Hot Water Cylinder:

- Fix Seismic restraints to the existing cylinder Plus Tempering Valves, as required as per NZBC requirements. Plumber to check.
- Plumber to verify if existing water pressure is adequate for the proposed works and quote separately (with Tender) if additional works is required to allow adequate pressure.
- It is the contractors responsibility to ensure the water pressure is no worse after the modification than before the modification.

- 1 Install Tarkett wet wall linings "Protectwall" to wet area
- 2 Paint All Walls (within works) plus Ceiling to match the existing
- 3 Allow to replace the existing ceiling + replace insulation if present where internal walls have been removed
- 4 Door removal of the existing Block with new Studs and line with New Gib wall linings Make good both sides (Wall paper / Paint to match the existing)
- 5 Install Safety Glass to Mirrors / Cabinets



1 Proposed Ensuite 1:25

Bathroom Fixtures and fittings

- Wet Area Shower** New 1200x1985 formed W.A.S into the concrete floor providing drainage to central trap. Set at 1:50 fall below Floor Level.
- Wet Area Linings** Selected Floor to Ceiling Ceramic tiles on a 'Mapei' Mapelastic Aquadefence - liquid applied membrane as per manufacturers instructions See Wet Area Details.
- Floor Covering/Lining** New Slip resistant Tiles. Remove section of existing flooring and install on a 'Mapei' Mapelastic Aquadefence - liquid applied membrane as per manufacturers instructions. See Wet Area Details.
- Floor Waste (Tile)** Custom length Stainless Steel Allproof Tile Channel Waste, Code : TKV/Custom V - Allow for a Vapour SS.Grate or similar selected grate. Installed as per manufacturers instructions. Provide a VF80 Flange Kit Plus 80-65 Gully waste trap. (Reduce to Ø65 under concrete floor to existing drainage) Custom length drain to provide a 45° mitre of shower area to ensure a 1:50 gradient
- Shower Mixer** Foreno Muro Shower Mixer Chrome. Model: MUR030 SKU: 300504 Sourced from Mitre 10. Builder / Plumber is to confirm suitability and type before instalment.
- Shower Head + Slide** Superquip SS Slide Shower Safety Ø32mm T-Rail configuration, 900mm Long. Code: 023/304/32. Set 1000mm above FL, installed as per manufacturers instructions. Include a hand held rose and a shower hose at 1.5m long installed and Set low. Fix rail to solid nog/studs centre.
- Shower Caddy** Form 340x340 Recessed Shower Caddy/Niche Easy Niche Tile over Square or similar former. Installed as per manufacturers instructions.
- Glass Barrier** 1985W x 2100H 'A' Grade Safety Glass Panel
- Floor Channel (Tile)** Jesani 40mm wide Door Threshold Strip drain Channel with grate insert installed as per manufacturers instructions.
- Ceiling Extractor Fan** Ventilation fan to be in accordance with G4-AS1, selected in line ventilation. Manrose / Pro Series in line fan 150mm MKLP150S 150/s, 560m3/hr (Control Standard, Timer, Low Voltage), to be Vented through Soffit. Suitable for room size 21-30m². Order number #FAN2051 (or alternative to better suit this application).
- Bathroom Lighting** Robus TAYLOR 10W CCT Selectable LED Recessed Downlight, IP44, Code LRC10WDLCCCT3NZ-01 sourced from Ideal Electrical
- Basin** New St Michel ML 1220 Shelf Wall Hung Double Basin Complete with SS bottle traps. Code: 2312, (1220W x 470D), Set height to Ensure 700mm Knee Clearance.
- Basin Mixers** 2x Single Lever Foreno Muro Mixer Chrome. Model: MUR020 SKU: 300503 Supplied by Mitre 10
- Mirror** 1200W x 900H Mirror with Metal Trim
- Task Light** St. Michel LED 600mm wide Wall Task Light, Daylight Wall 600 Mirror Light 8W LED 240V 500-600LM (NW), Code: 9616
- Wall Towers** 2x Ceraform wall mounted tower Wall Hung 1700x300x400mm deep, compressed PVC construction
- Toilet (Commode Use)** Corona Pella 4 Trident connector toilet seat, Ensure Adjust overall length to allow for commode over
- Toilet Grab Rail** Superquip 90° 600W450H Custom Safety Grab Rail 312. Install at a set height 700mm above floor level and 200mm in front of the toilet seat. Fix to solid nog/studs centre.
- Heated Towel Rail** Levini 1500mm Square Heated Towel Warmer Product Code: L2VWH4031E 1500Ac 510W Sourced from Plumbing World

DESIGN DRAUGHTING SOLUTIONS LTD
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 info@designhomes.co.nz PH 09 435 3390 10 Eden Tce, Kamo, Whangarei

office job no. **B962**
 29 Waterfall Way, Maungatapere Whangarei 0179 .
 ACC funded accessible home modification on behalf of: accessible completed by Design Draughting Solutions Ltd.



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| 4 | 04/07/19 | Evan Russell | BC/TDS,2 - RFI |

job no. **B962**
Proposed Ensuite Floor Plan
 6



Form 7

Code Compliance Certificate BC1900597

Section 95, Building Act 2004

Issued: 17 March 2020

The Building

Street address of building: 29 Waterfall Way (Pvt)
Whangarei 0179

Legal description of land where building is located: LOT 1 DP 340141
LLP: 111955

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: 2010

The Owner

I B Olsen
M E Olsen
29 Waterfall Way
RD 9
Whangarei 0179

Phone number: N/A

Mobile number: 021653384

Facsimile number: N/A

Email address: N/A

Website: N/A

Street address/registered office: 29 Waterfall Way (Pvt)
Whangarei 0179

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

Contact Person

Codlin Turner Construction Limited
PO Box 4458
Kamo 0141

Phone number: N/A

Mobile number: 0212940746

Facsimile number: N/A

Email address: info@ctc.co.nz

Website: N/A

Building Work

Building Consent Number:

Issued by:

Additions and Alterations to Existing Dwelling - Ensuite Extension, Accessible Ramps and Access

BC1900597

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.



Enka Stephenson
Support Assistant – Building Processing
On behalf of Whangarei District Council

17 March 2020

Date



Form 5

Building Consent No: BC1900801

Section 51, Building Act 2004

Issued: 24 July 2019

COPY

The Building

Street address of building: 29 Waterfall Way (Pvt)
Whangarei 0179

Legal description of land where building is located: LOT 1 DP 340141
LLP: 111955

Building name: N/A

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

Level/unit number: N/A

The Owner

I B Olsen
M E Olsen
Craig Johnston Trustee Limited
29 Waterfall Way
RD 9
Whangarei 0179

Phone number: N/A

Mobile number: 021653384

Facsimile number: N/A

Email address: ianolsen@xtra.co.nz

Website: N/A

Street address/registered office: 29 Waterfall Way (Pvt)
Whangarei 0179

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

Contact Person

Taraunui Limited
T/A Totalspan Northland
780 State Highway 1
RD 8
Whangarei 0178

Phone number: 4322054

Mobile number: N/A

Facsimile number: 4322057

Email address: patricet@totalspan.co.nz

Website: N/A

Building Work

The following building work is authorised by this consent:

New Shed

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.

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

Compliance Schedule

A compliance schedule is not required for the building.

Attachments

No attachments.

Additional Information

1. The applicant must control dust nuisance created by any site or building works.
2. Toilet facilities must be provided within reasonable distance of the construction site. Ground discharge is no longer acceptable.
3. Lapsing of building consent. For the purposes of S52(b) of the Building Act 2004, the period after which this consent will lapse if the building work to which it relates does not commence will be 12 months from the date of issue.
4. Building advice that a maintenance schedule is recommended for the ongoing performance of the building elements to ensure they meet their serviceable life please consult with your designer to develop a specific maintenance programme or another helpful source of information is the BRANZ web site <http://www.maintainingmyhome.org.nz/maintenance-guides/maintenance-schedule>.



Enka Stephenson
Support Assistant – Building Processing
On behalf of Whangarei District Council

24 July 2019

Date



SITE LOCATION PLAN
NTS

SITE NOTES

**29 WATERFALL WAY,
WHANGAREI, 0179**

**LEGAL DESCRIPTION:
LOT 1 DP 340141**

SITE AREA: 1.374Ha
13740m²

TOTAL NEW SHED FLOOR AREA: 86.74m²
= 0.63 % SITE COVERAGE

EXISTING DWELLING AREA: 239.77m²
TOTAL EXISTING BUILDING AREA: 239.77m²
TOTAL BUILDING COVERAGE: 326.51m²

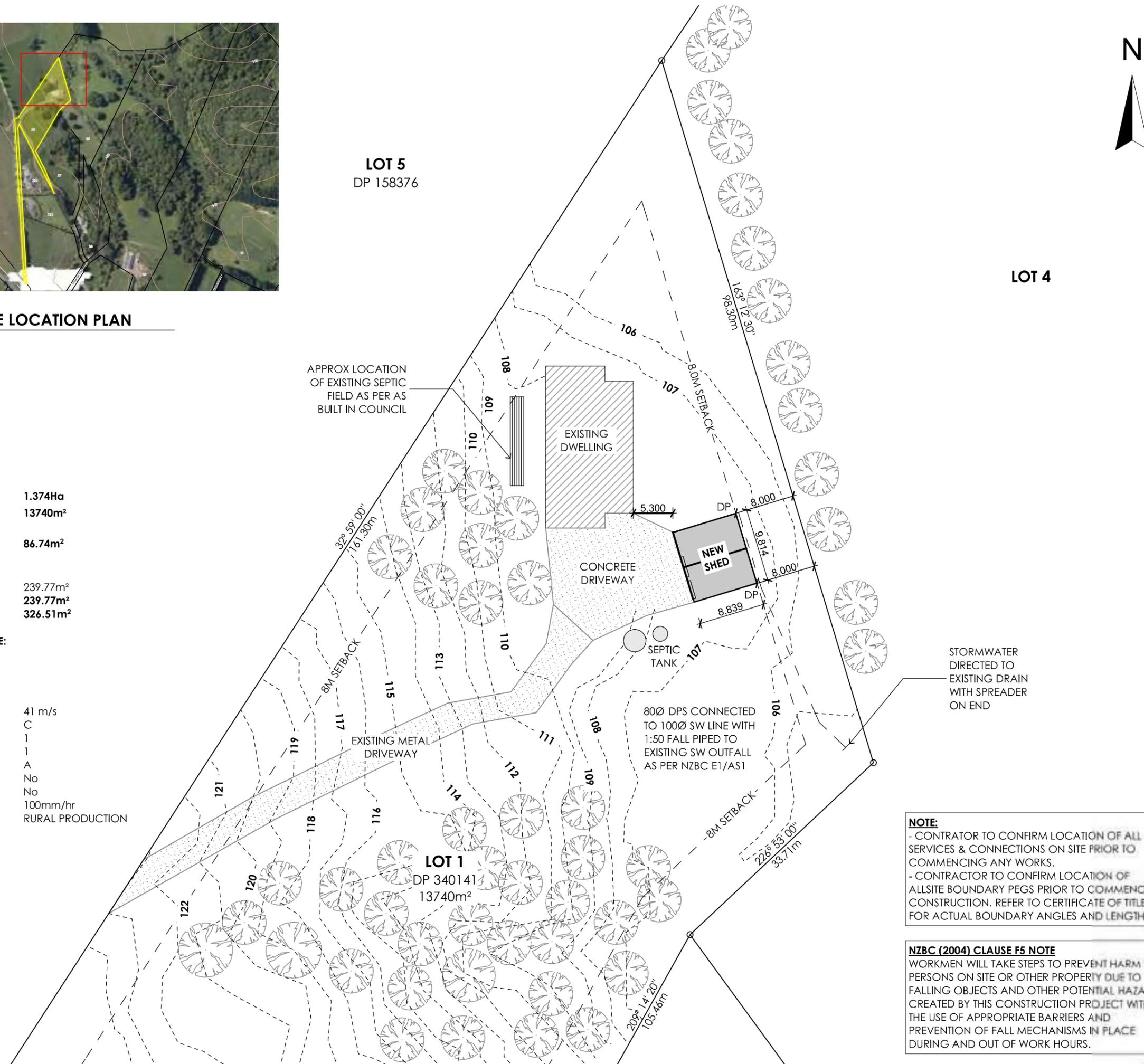
TOTAL PROPOSED SITE COVERAGE:
326.51m² / 13740m² = 2.37%
(MAXIMUM 20% NET SITE AREA)

WIND SPEED: 41 m/s
CORROSION ZONE: C
EARTHQUAKE ZONE: 1
CLIMATE ZONE: 1
WIND REGION: A
LEE ZONE: No
SNOW ZONE: No
RAINFALL INTENSITY: 100mm/hr
DISTRICT PLAN: RURAL PRODUCTION

SITE PLAN
1:500

LOT 5
DP 158376

LOT 4



NOTES

Contractor to check all dimensions & conditions on site before commencing work.

Do not scale.

Work only to figured dimensions. In the event of a discrepancy contact the designer.

TITLE

SITE PLAN

ISSUE DATE 24/06/2019

JOB No. 128623

DRAWN BY B.MCLEAN

CHECKED BY B.MCLEAN

PROJECT

Proposed New Shed

**IB OLSEN, ME OLSEN,
CJ TRUSTEE LTD**
29 WATERFALL WAY,
WHANGAREI, 0179

REVISIONS

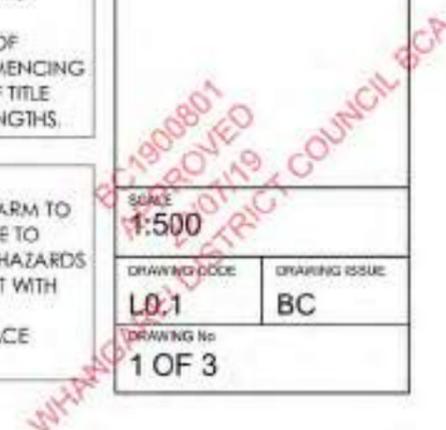
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| DRAWING CODE L0.1 | DRAWING ISSUE BC |
| DRAWING No 1 OF 3 | |

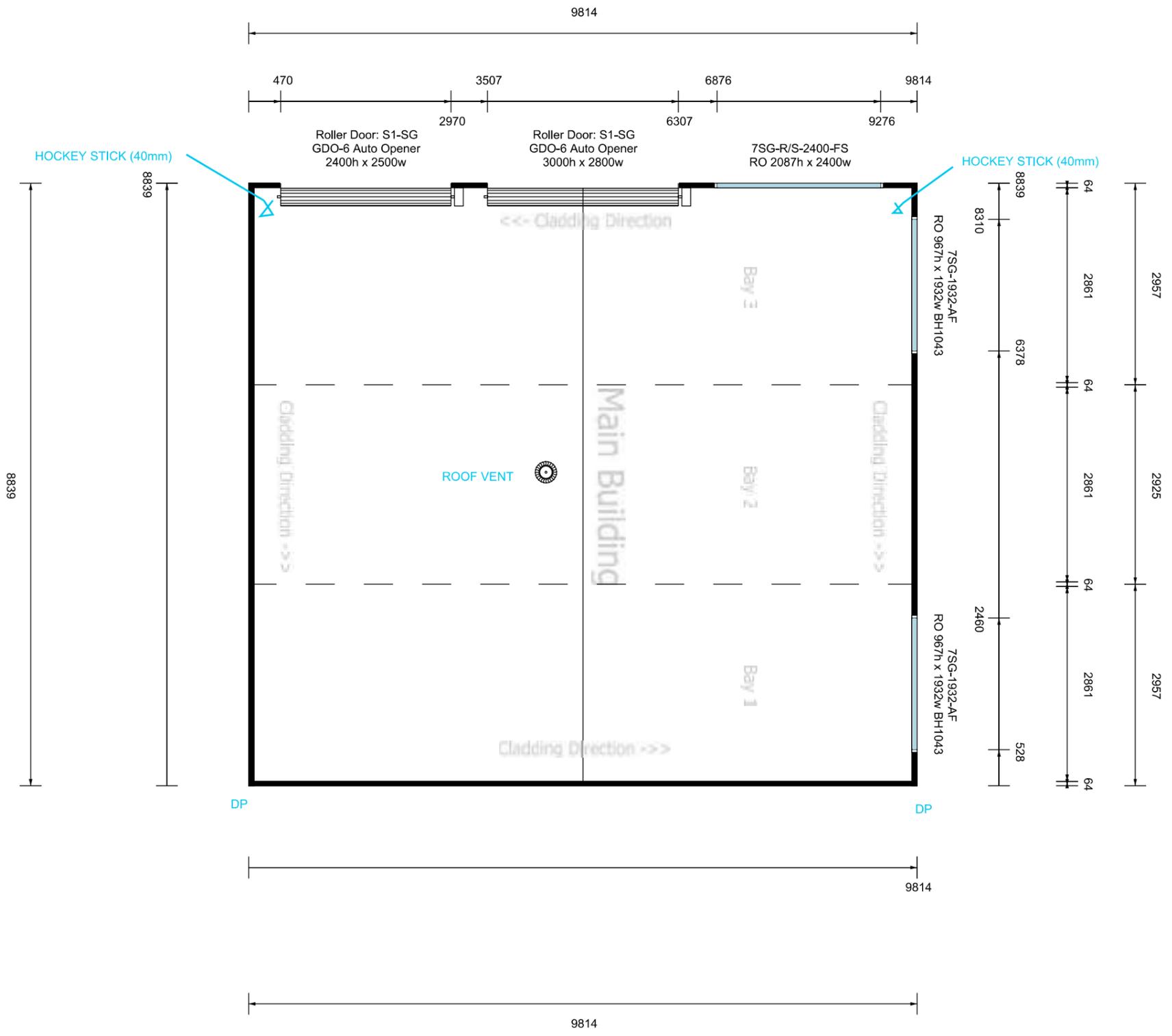
NOTE:

- CONTRATOR TO CONFIRM LOCATION OF ALL SERVICES & CONNECTIONS ON SITE PRIOR TO COMMENCING ANY WORKS.
- CONTRATOR TO CONFIRM LOCATION OF ALL SITE BOUNDARY PEGS PRIOR TO COMMENCING CONSTRUCTION. REFER TO CERTIFICATE OF TITLE FOR ACTUAL BOUNDARY ANGLES AND LENGTHS.

NZBC (2004) CLAUSE F5 NOTE

WORKMEN WILL TAKE STEPS TO PREVENT HARM TO PERSONS ON SITE OR OTHER PROPERTY DUE TO FALLING OBJECTS AND OTHER POTENTIAL HAZARDS CREATED BY THIS CONSTRUCTION PROJECT WITH THE USE OF APPROPRIATE BARRIERS AND PREVENTION OF FALL MECHANISMS IN PLACE DURING AND OUT OF WORK HOURS.





QikDRAW
 Left Gable
 Front Side Rear Side
 Right Gable

Project No.: 1805284



Totalspan Northland
 780 State Highway 1
 RD 8
 0178
 09 432 2054
 whangarei@totalspan.co.nz

For: Ian Olsen Marie Olsen and Craig Johnston Trustees Ltd, Attn: Ian Olsen
 29 Waterfall Way
 Maungatapere
 Whangarei
 0179

COPYRIGHT, THESE DRAWINGS MUST NOT BE REPRODUCED WITHOUT EXPRESS PERMISSION FROM SPANBILD NEW ZEALAND LIMITED • DIMENSIONS IN MM UNLESS OTHERWISE STATED
 CONTRACTOR TO CONFIRM ALL DIMENSIONS ON SITE AT TIME OF CONSTRUCTION • THIS IS A C.A.D. DRAWING AND MUST NOT BE ALTERED BY MANUAL METHODS

Scale: 1:1

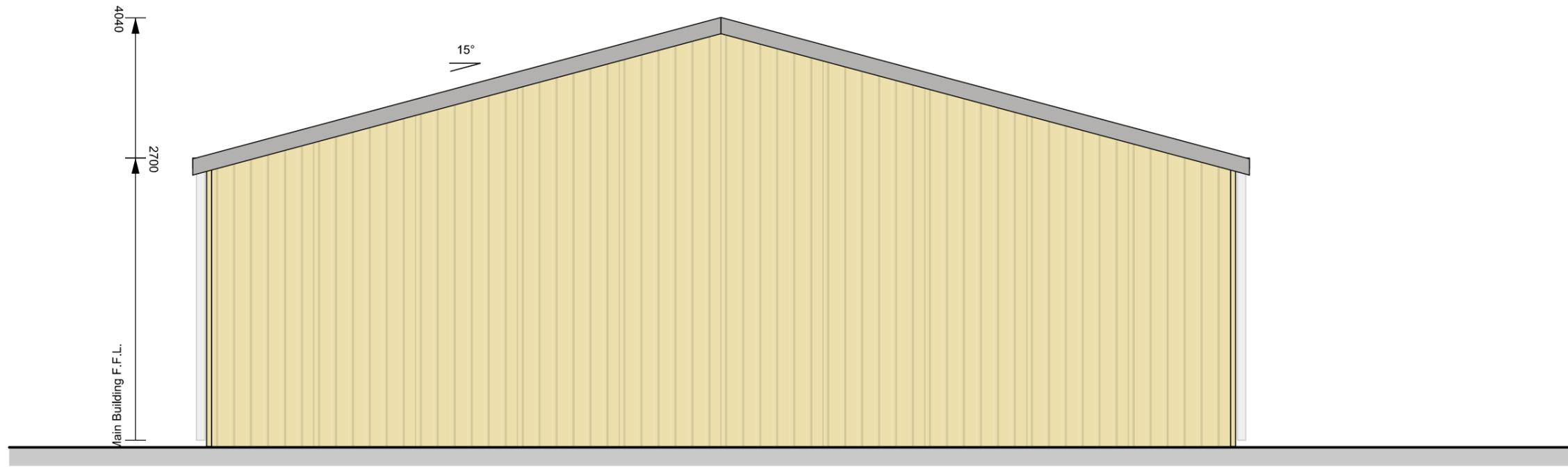
**ARCHITECTURAL DETAILS
 FLOOR PLAN**

Page 1 of 3

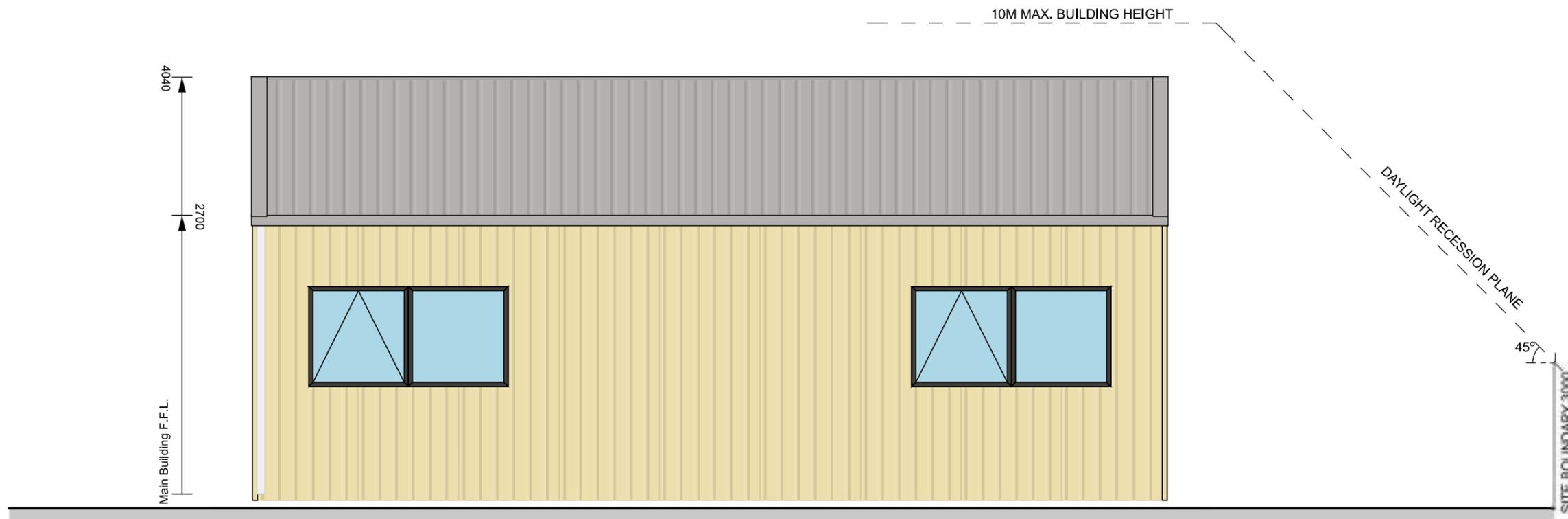
APPROVED 22/07/19
 WHANGAREI DISTRICT COUNCIL

BCA

VIEW 3
 1/2



EAST ELEVATION



NORTH ELEVATION



NOTES

Contractor to check all dimensions & conditions on site before commencing work.
Do not scale.
Work only to figured dimensions. In the event of a discrepancy contact the designer.

TITLE

ELEVATIONS

ISSUE DATE 24/06/2019

JOB No. 128623

DRAWN BY B.MCLEAN

CHECKED BY B.MCLEAN

PROJECT

Proposed New Shed

**IB OLSEN, ME OLSEN,
CJ TRUSTEE LTD
29 WATERFALL WAY,
WHANGAREI, 0179**

REVISIONS

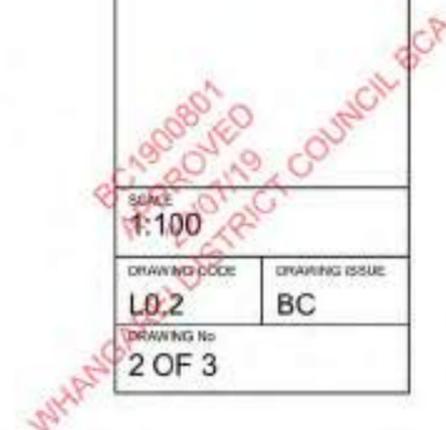
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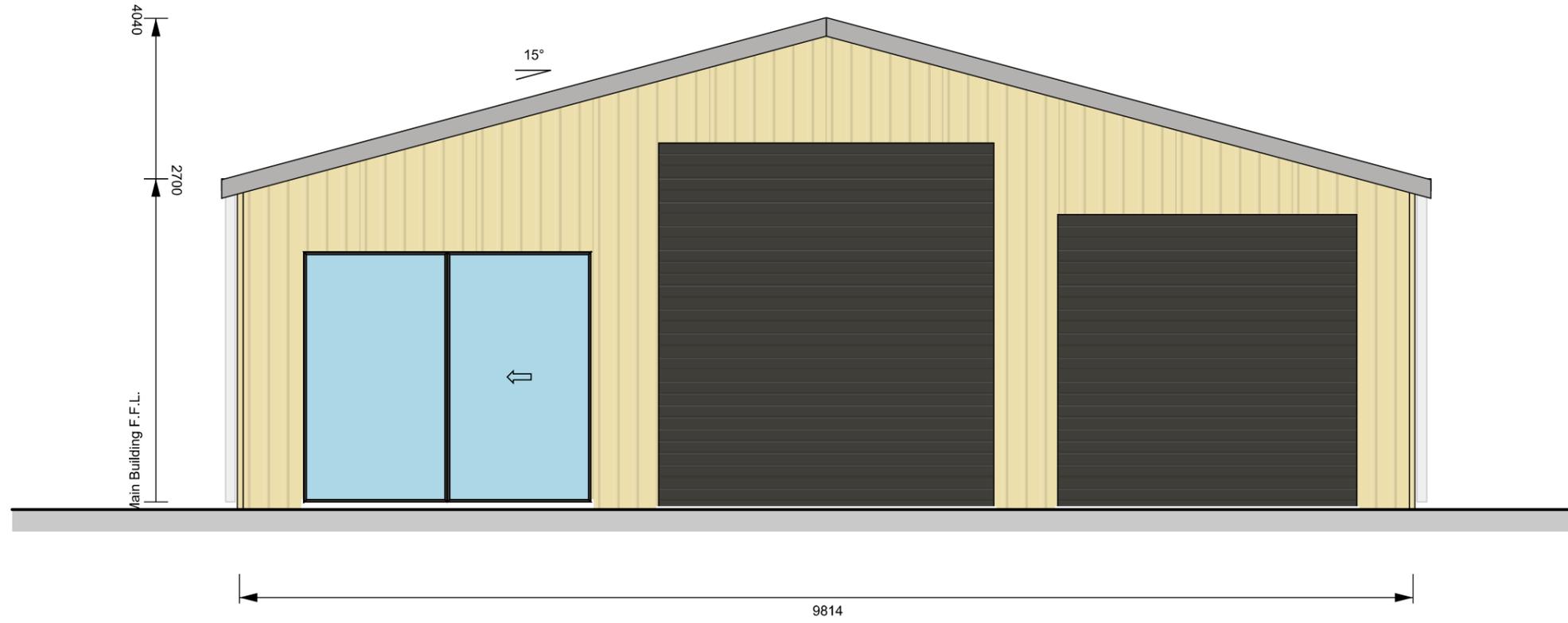
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DRAWING CODE
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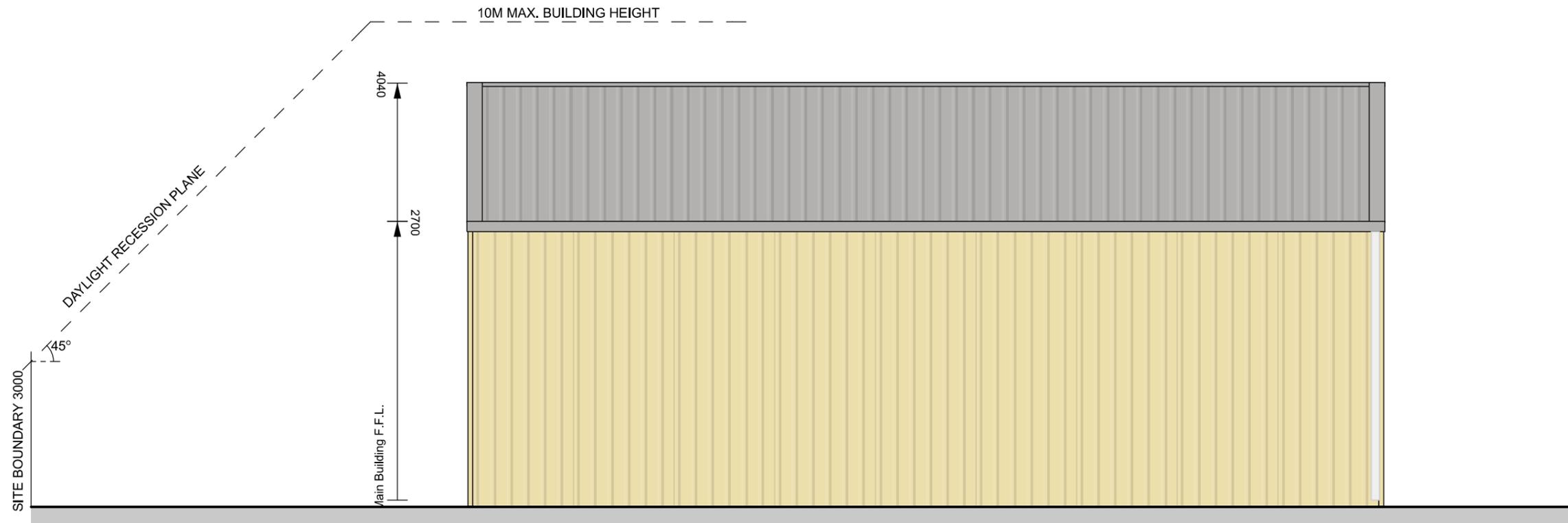
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BC

DRAWING No
2 OF 3





WEST ELEVATION



SOUTH ELEVATION



NOTES

Contractor to check all dimensions & conditions on site before commencing work.

Do not scale.

Work only to figured dimensions. In the event of a discrepancy contact the designer.

TITLE

ELEVATIONS

ISSUE DATE 24/06/2019

JOB No. 128623

DRAWN BY B.MCLEAN

CHECKED BY B.MCLEAN

PROJECT

Proposed New Shed

**IB OLSEN, ME OLSEN,
CJ TRUSTEE LTD**

**29 WATERFALL WAY,
WHANGAREI, 0179**

REVISIONS

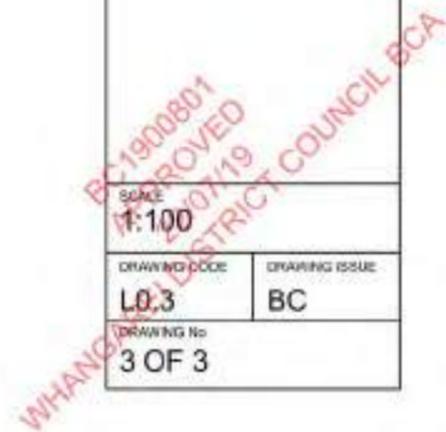
REVISIONS

SCALE
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DRAWING CODE
L0.3

DRAWING ISSUE
BC

DRAWING No
3 OF 3





GEOTECHNICAL INVESTIGATION REPORT

PROPOSED SHED

**29 WATERFALL WAY
MAUNGATAPERE**

Sidera Consulting

Reference: GL265

Prepared: 1 April 2019

Issued to: graeme@sidera.co.nz

Issued on: 17 April 2019

APPROVED
COUNCIL (BCA)

GEOTECHNICAL INVESTIGATION REPORT

PROPOSED SHED

29 WATERFALL WAY, MAUNGATAPERE

CONTENTS

REPORT: Pages 2 to 8

ATTACHMENTS:

Borehole Logs: HA1 to HA6

Drawing Number: GL265/1

1. INTRODUCTION

This report presents the findings of a geotechnical investigation carried out for a proposed new shed at 29 Waterfall Way, Maungatapere.

The purpose of our investigation was to assess subsoil conditions and to provide recommendations for the proposed shed design and construction.

This report has been prepared for Sidera Consulting in accordance with our proposal letter dated 1 March 2019 and may be used in support of an application to Council for building consent approval in respect of the proposed development as described herein.

2. SITE DESCRIPTION

The subject site (legally described as Lot 1 DP 340141) is located at the northern end of Waterfall Way accessed by a Right of Way. It comprises an irregular shaped property with an area of 13,740m².

The majority of the western part of the property is pasture covered and slopes moderately down towards the east, toward the existing dwelling and surrounding lawn areas. The area proposed for new shed development is on a near level lawn area on the eastern side of the existing dwelling and on the northern side of a shipping container. A short sparsely vegetated bank runs down toward the east from the lawn area to a watercourse that runs adjacent to the eastern property boundary.

We are not aware of any public sanitary sewer or stormwater pipes beneath or providing for the property.

A site plan is attached, drawing number GL265/1.

3. GEOLOGY

The Geological Map of Whangarei¹ shows the subject site to be underlain by an undifferentiated melange (K0m) of the Northland Allochthon. However, the soils encountered within the boreholes may indicate the presence of an undifferentiated alluvium. Weathering of alluvium close to the surface typically results in the formation of soil variable in strength comprising light-grey to orange-brown pumiceous mud, sand and gravel with black, muddy peat and lignite sometimes encountered.

4. EXISTING GEOTECHNICAL INFORMATION

We are not aware of any previously existing geotechnical information relating to this site.

¹ Edbrooke, S.W.,; Brook, F.J. (compilers) 2009. *Geology of the Whangarei Area. Institute of Geological and Nuclear Sciences 1:250 000 Geological Map 2. 1 Sheet + 68p. Lower Hutt, New Zealand. GNS Science*

5. ONLINE MAPS AND GIS INFORMATION

Investigation of the property included the review of publicly available Google Earth aerial photographs, the Northland Regional Council Online Maps and the Whangarei District Council GIS Hazard Layers.

The Google Earth historical photographs indicate the following:

- In August 2002, Waterfall Way does not yet exist. A watercourse/open ditch may possibly run beneath or very close to the proposed shed platform. The subject site is predominantly covered in pasture, with some trees.
- Between January 2004 and February 2013, Waterfall Way appears to have been formed and the existing dwelling has been built. The watercourse/open ditch appears to have been diverted eastwards. Maybe some filling has been placed beneath the proposed shed platform.
- In December 2013, the proposed shed platform and surrounding ground appears to be clear of vegetation exposing a reddish brown cut or fill.
- In December 2015, the property appears much as it does today.

The Northland Regional Council Online Maps indicate the building development area is within an area of Recent Soils of Flood Susceptible Land.

The Whangarei District Council GIS Hazard layers do not cover or indicate the presence of any relevant hazards on this property.

6. PROPOSED DEVELOPMENT

We have been supplied with an 18 page document including 6 pages of TotalSpan notes, plans and details, ref: 1805284. Based on this information we understand that the proposed development will comprise construction of an 8.84m by 9.81m profiled metal shed on a concrete floor slab.

The approximate location of the proposed shed is shown on the attached site plan drawing number GL265/1.

7. SITE PHOTOGRAPH



Photograph:

Looking south across the near level lawn area proposed for the new shed.

The proposed shed platform has been outlined in red and is located in front of the shipping container.

(Photograph taken 29-3-2019)

8. SITE INVESTIGATION

Our site investigation work comprised the following:

- A walk over visual appraisal of the site.
- The drilling of 6 hand auger boreholes to depths of between 0.1m and 5.0m.
- The conducting of 2 Scala Penetrometer tests from the base of the deeper boreholes.
- The measurement of groundwater levels in the boreholes.

The approximate locations of the boreholes are shown on our attached site plan drawing number GL265/1. The borehole logs and Scala Penetrometer test results are also attached. The soil descriptions given on the logs are in general accordance with the New Zealand Geotechnical Society's "Field Description of Soil and Rock." The undrained shear strength values given on the logs are 'Shear Vane Strengths', factored in accordance with the New Zealand Geotechnical Society Guidelines, not direct readings from the shear vane dial. The groundwater levels were measured following drilling and are indicated on the borehole logs.

9. SUBSOIL CONDITIONS

Detailed descriptions of the subsoils encountered in the boreholes are given on the attached borehole logs. The subsoils were generally found to comprise:

- **Fill up to the termination depth of 1.3m within HA1 to HA4 only**, consisting of stiff to very stiff silt layers with varying amounts of gravel and sand, overlying:
- **Topsoil to 200mm depth within HA5 and HA6 only**, overlying:
- **Stiff alluvial deposits to 1.1m and 1.4m depth within HA5 and HA6 only**, consisting of stiff to very stiff silt layers with undrained shear strengths of between 68kPa and 150kPa, overlying:
- **Soft alluvial deposits to the termination of the boreholes HA5 and HA6 only**, consisting of soft silt and clay layers with undrained shear strengths greater than 10kPa.

The fill materials encountered beneath the proposed shed platform were generally dense and difficult to penetrate with a hand auger and a trenching spade. Generally these materials appeared to be free of organic material and were dense, with the exception of a 200mm void encountered within HA3. A number of gravels, cobbles and boulders could be seen within the fill batter running down from the proposed shed platform. Multiple attempts were made to penetrate this fill, however given the density and presence of rock fragments we were unable to do so. Some power, water and sewer pipes appeared to run within/beneath this fill material and as such Scala Penetrometer testing was only undertaken within the natural subsoils. From some approximate levels taken at the corners of the proposed building platform and our hand auger boreholes HA5 and HA6, taken from the lower natural ground level, this fill material would appear to be 1.2 to 1.8m thick if the underlying natural ground is level. However should a previous alignment of the watercourse/open ditch run beneath the proposed shed platform this fill depth is expected to be greater.

The Scala Penetrometer tests carried out from the base of boreholes HA5 and HA6 indicated a generally progressively greater resistance to penetration with increasing depth. This increasing penetration resistance is inferred to be the result of side adhesion on the scala rod due to the nature of the soils encountered toward the base of the boreholes. Generally this testing indicated a considerable amount of variability in the strength of the underlying subsoils. Higher strength soils were only encountered from about 6.8m depth within HA5, whereas the soils tested within HA6 were generally found to be of a higher strength throughout the tested depth.

Groundwater was not encountered in any of the hand auger boreholes drilled within the fill materials during our time on site. The groundwater levels measured in the boreholes HA5 and HA6 following completion of drilling were found to be at depths of 1.5m and 1.8m below ground level. These levels are considered to be representative of typical summer groundwater conditions on the site but water levels are expected to be higher following times of heavy or prolonged rainfall and/or during wetter winter conditions.

10. SITE STABILITY

The proposed shed platform shows no obvious visual signs indicating historical or presently active deep seated instability. The ground surface across this site is very gently sloping and was found to be underlain by competent subsoils. It is our opinion that the site is currently stable and suitable for construction of the proposed shed. The proposed development is considered unlikely to adversely affect the existing stability of the site provided that the recommendations provided in this report are followed.

11. RECOMMENDATIONS

The subsoils beneath the proposed shed platform are expected to comprise an approximately 1m thick stiff to very stiff natural clay crust underlain by predominantly soft alluvial soils. In addition, fill materials were encountered above this crust with depths expected to be between 1.2-1.8m beneath the extent of the proposed shed platform. This depth of fill materials is likely to be subject to ongoing settlement over time and/or under additional load and is not considered suitable to support normal building loads. The natural soils beneath the fill layer have adequate bearing capacity, are of relatively low compressibility and are considered suitable foundation soils for the new development. Either of the two foundation options listed below are considered to be appropriate for the development of the proposed shed within the proposed location.

Option 1 – Suspended concrete or timber floor on driven piles.

Option 2 – Raft foundation: raft concrete floor on new lightweight filling following removal of some of the existing fill layers.

Specific recommendations for each of these options are outlined below.

11.1 Option 1 – Driven Piles

Given the nature of the fill and natural subsoils at this site we expect driven piles would be a suitable foundation solution.

Driven piles should be installed to an appropriate driving set as determined by the Hiley Formula. These piles should be embedded below the base of the existing fill materials. These fill materials are expected to be up to at least 1.2-1.8m deep below the proposed shed platform. Given the difficulty in penetration of the existing fill materials during our site investigation it may be appropriate to bore through the fill prior to driving the piles. This would also help to determine the fill has been completely penetrated. Given the current site levels these piles maybe up to 9m deep in places, depending on the bearing capacities required and available.

A concrete floor slab or timber floor should be fully supported on these driven piles.

Installation of the piles with a vibrating rig maybe more appropriate given the proximity of the existing dwelling to the proposed shed platform.

11.2 Option 2 – Raft Foundation

The upper 1.0m of fill or natural subsoil should be removed from beneath the proposed shed platform. Excavation should extend a minimum distance of 1.0m beyond the shed footprint. If considered appropriate, hardfill should be compacted into any of the exposed fill or natural subgrade considered to be loose or soft following excavation, under direction from a geotechnical engineer. Following this, a geotextile mat should be placed on the exposed subgrade. This mat should extend up the edges of the excavation and terminate at the top of the new fill layers.

The resulting cavity should be backfilled with a 1.0m thick lightweight fill such as High Density Structural Polystyrene (HDSP). The HDSP should have a density of about 28 Kg/m³.

With this method of construction the floor should comprise a stiffened raft slab, poured on top of the HDSP. The raft should be capable of fully spreading the total weight of the finished shed, including live loads evenly over the area of the raft. The HDSP may be treated as “good ground” (not expansive).

Buoyancy effects with a higher groundwater should be considered during the construction and the lifespan of any structures utilising this raft foundation option.

It should be noted that if earthworks is carried out during winter or wet weather conditions higher soil water contents can be expected which is likely to affect the success of the earthworks. It is advisable that the earthworks be carried out during summer months and/or during an extended period of fine weather.

All excavated material should be removed from the earthworks area following excavation.

11.3 Specific Structural Design

A suitably qualified structural engineer, familiar with the contents of this report, should be engaged to design the floor and foundations for the proposed shed.

11.4 Vegetation

Any newly planted trees should be kept well clear of the raft foundations of the new shed to avoid the potential for settlement that can occur due to the localised ground shrinkage possible as high water demand tree species mature.

11.5 Stormwater Control

Stormwater from paved areas, roofs, tank overflows and all other sources should be collected in sealed pipes and discharged to a safe disposal point away from the development area with an energy dissipater fitted at its outlet. Concentrated stormwater flows should not be allowed to discharge onto or into the ground close to the buildings or on the nearby sloping ground as this would be detrimental to foundation conditions and site stability.

11.6 Plan Review

It is recommended that Geoconsult is engaged to review detailed development plans when they are available. This is to ensure that the information used as the basis of this report is consistent with final development proposals and that the recommendations outlined in this report have been interpreted correctly.

11.7 Site Inspections during Construction

It is recommended that Geoconsult is engaged to inspect any cut and fill earthworks during construction. This is to confirm expected ground conditions and to ensure compliance with the recommendations contained in this report.

It is the Client's responsibility to ensure that we are notified of any required inspections and that we are given adequate notice to carry out the inspections (at least 24 hours).

We will issue a Producer Statement – Geotechnical Review (PS4) upon successful completion of the inspected works. The inspections and preparation of the Producer Statement will be at additional cost to that of preparing this report.

12. SUITABILITY FOR CONSTRUCTION

From our investigation with regard to Section 71(3) of the Building Act 2004 we consider the following:

- a) There is no evidence on site to suggest active erosion is currently occurring within the area of proposed development.
- b) The site is very gently sloping and located well away from any naturally occurring cliff features, rock exposures and boulders. We consider the site is unlikely to be at risk of naturally falling debris.
- c) There is no indication of voids, tunnelling or mining within the natural subsoils at the property. Furthermore, given the underlying geology and the proposed founding methods subsidence is considered unlikely.
- d) The proposed shed platform appears to be adequately elevated above sea level, the adjacent watercourse and any surface water storage features. As such, the risk of inundation from natural sources is considered remote. However, an assessment into inundation of the property is outside the scope of this report.
- e) The proposed shed platform is near level and considering the underlying subsoils encountered slippage is unlikely.

From these points and with regard to Section 71 of the Building Act 2004 we consider:

a - The land on which the building work is to be carried out on is unlikely to be subject to the natural hazards* as specified in Section 71(3) of the Building Act 2004; and

b - Following the recommendations in our Geotechnical Report the building work is unlikely to accelerate, worsen or result in a natural hazard at the subject site or on neighbouring properties.

*An assessment into inundation of the property is outside the scope of this report.

13. LIMITATIONS

The recommendations and opinions contained in this report are based on the subsoils encountered at discrete test locations. We have made assumptions about the nature of the ground conditions across the site based on this limited subsoil information and actual ground conditions may vary from those assumed in this report. If any variations from the assumed ground conditions are found to exist during construction the matter should be referred back to Geoconsult.

This report has been prepared solely for the benefit of Sidera Consulting as our client and their nominated agents for the purposes of the specific brief as stated in this report. Geoconsult accepts no liability in respect to any matters arising from the use of the information given in this report by any other person or organisation or for any other purpose except that it may be relied upon by Council in support of an application for building consent approval for the proposed development as described herein.

GEOCONSULT

Author: *EB* Evan Bucherer
Engineering Geologist
evan@geoconsult.co.nz
027 911 5858

Signed: *EB*

Reviewed: Phil Williams
Geotechnical Team Leader

Signed: *PW Williams*

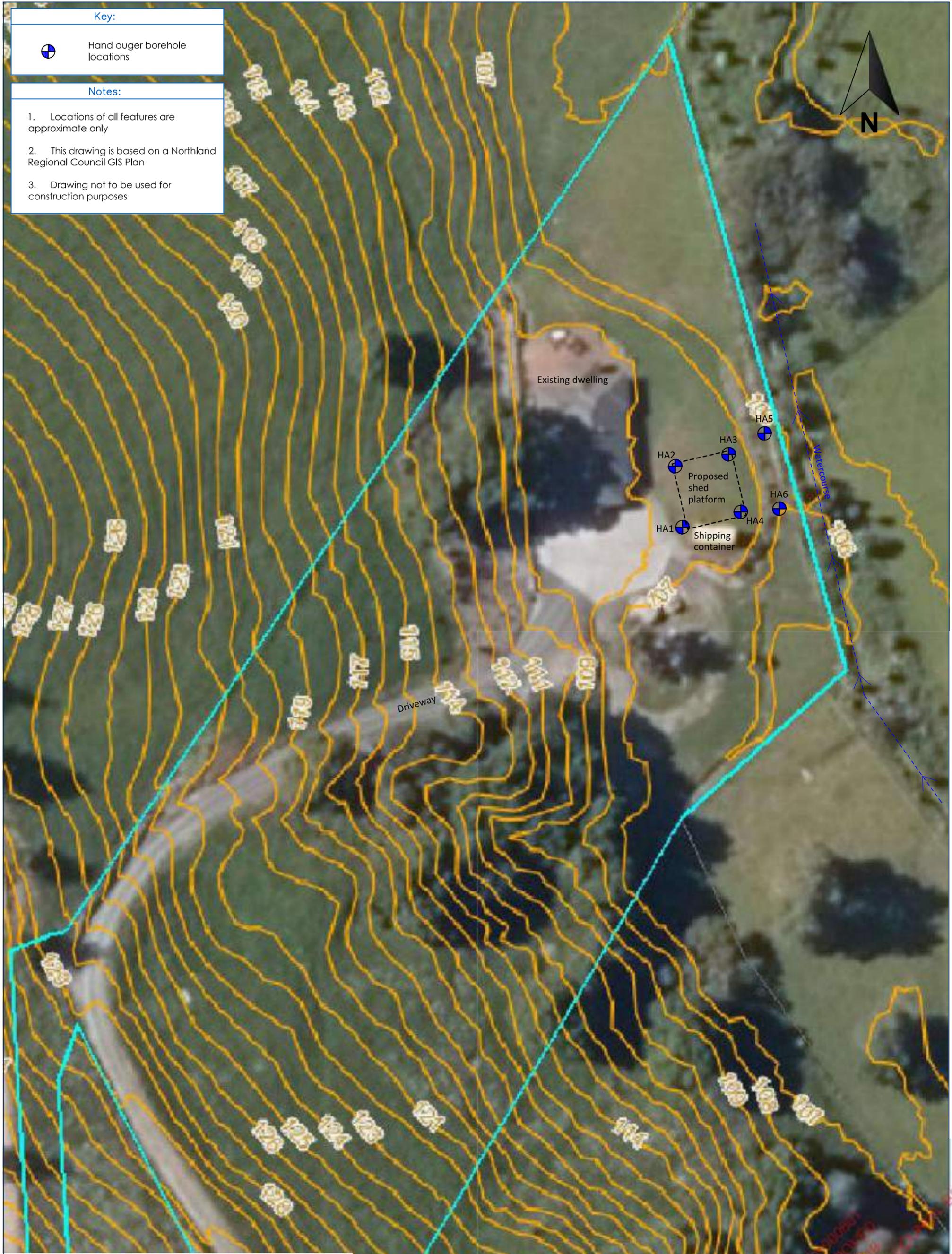
Key:



Hand auger borehole locations

Notes:

- 1. Locations of all features are approximate only
- 2. This drawing is based on a Northland Regional Council GIS Plan
- 3. Drawing not to be used for construction purposes



PROPOSED SHED
 29 WATERFALL WAY
 MAUNGATAPERE
 SIDERA CONSULTING

| | | |
|-----------|------------------|--------------|
| Scale: | 1 : 500 at A3 | Site Plan |
| Drawn: | EB 1 April 2019 | Drawing No. |
| Checked: | PW 11 April 2019 | GL265/1 |
| Revision: | - | Sheet 1 of 1 |

WHANGAREI DISTRICT COUNCIL

Form 7

Code Compliance Certificate BC1900801

Section 95, Building Act 2004

Issued: 12 March 2020

The Building

Street address of building: 29 Waterfall Way (Pvt)
Whangarei 0179

Legal description of land where building is located: LOT 1 DP 340141

LLP: 111955

Building name: N/A

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

Level unit number: N/A

Current, lawfully established use: Outbuildings

Year first constructed: 2019

The Owner

I B Olsen
M E Olsen
Craig Johnston Trustee Limited
29 Waterfall Way
RD 9
Whangarei 0179

Phone number: N/A

Mobile number: 021653384

Facsimile number: N/A

Email address: ianolsen@xtra.co.nz

Website: N/A

Street address/registered office: 29 Waterfall Way (Pvt)
Whangarei 0179

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



DEC

Building Work

Building Consent Number:

Issued by:

New Shed

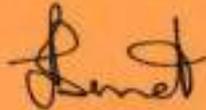
BC1900801

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.



Fiona Bennett

Support Assistant – Building Processing
On behalf of Whangarei District Council

12 March 2020

Date

Form 5
Building Consent - BC2400341

Section 51, Building Act 2004

Rust Avenue, Whangarei
Private Bag 9023, Te Mai,
Whangarei 0143, New Zealand
P +64 9 430 4200
E mailroom@wdc.govt.nz
www.wdc.govt.nz/ContactUs

The Building

Street address of building: 29 Waterfall Way
Whangarei 0179

Legal description of land where building is located: LOT 1 DP 340141

Building name: N/A

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

Level/unit number: N/A

The Owner

Name of owner: Ian Bryan Olsen and Marie Eugenie Olsen

Contact person: Ian Olsen

Mailing address: 29 Waterfall Way
RD 9
Whangarei 0179

Street address/registered office: N/A

Phone number: Landline: N/A Mobile: 021659984

Daytime: N/A

After hours: N/A

Facsimile number: N/A

Email address: ianolsen@xtra.co.nz

Website: N/A

First point of contact for communications with the building consent authority:
Simon Mandeno (Mandeno Design); Mailing Address: 33 Norfolk Street
Regent
Whangarei 0112; Mobile: 0272438089; Email: simon@mandenodesign.co.nz

Building Work

The following building work is authorised by this building consent:
Additions and Alteration to Existing Dwelling - Bathroom, Wardrobe and New Swimming Pool Fence

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.

Conditions

This building consent is subject to the following conditions:

Section 90 - Inspections by Building Consent Authorities: (1) Every building consent is subject to the condition that agents authorised by the building consent authority for the purposes of this section are entitled, at all times during normal working hours or while building work is being done, to inspect-

- (a) land on which building work is being or is proposed to be carried out; and
- (b) building work that has been or is being carried out on or off the building site; and
- (c) any building.

(2) The provisions (if any) that are endorsed on a building consent in relation to inspection during the carrying out of building work must be taken to include the provisions of this section.

(3) In this section, inspection means the taking of all reasonable steps to ensure that building work is being carried out in accordance with a building consent.

Inspections

The following inspections are required:

Inspections generated from Main Building

- Wastepipes
- Framing / Pre-wrap
- Preline Plumbing
- Final
- Floor Slab
- Post Wrap / Cavity
- Internal Membrane

Inspections generated from Pool

- Final

Documents Required

MAIN BUILDING

Floor Slab

- Record Of Work Foundations

Framing / Pre-wrap

- Record Of Work Carpentry

Preline

- Record Of Work Cladding

Compliance Schedule

A compliance schedule is not required for this building.

Attachments

Copies of the following documents are attached to this building consent:

Information page: Now you have your Building Consent

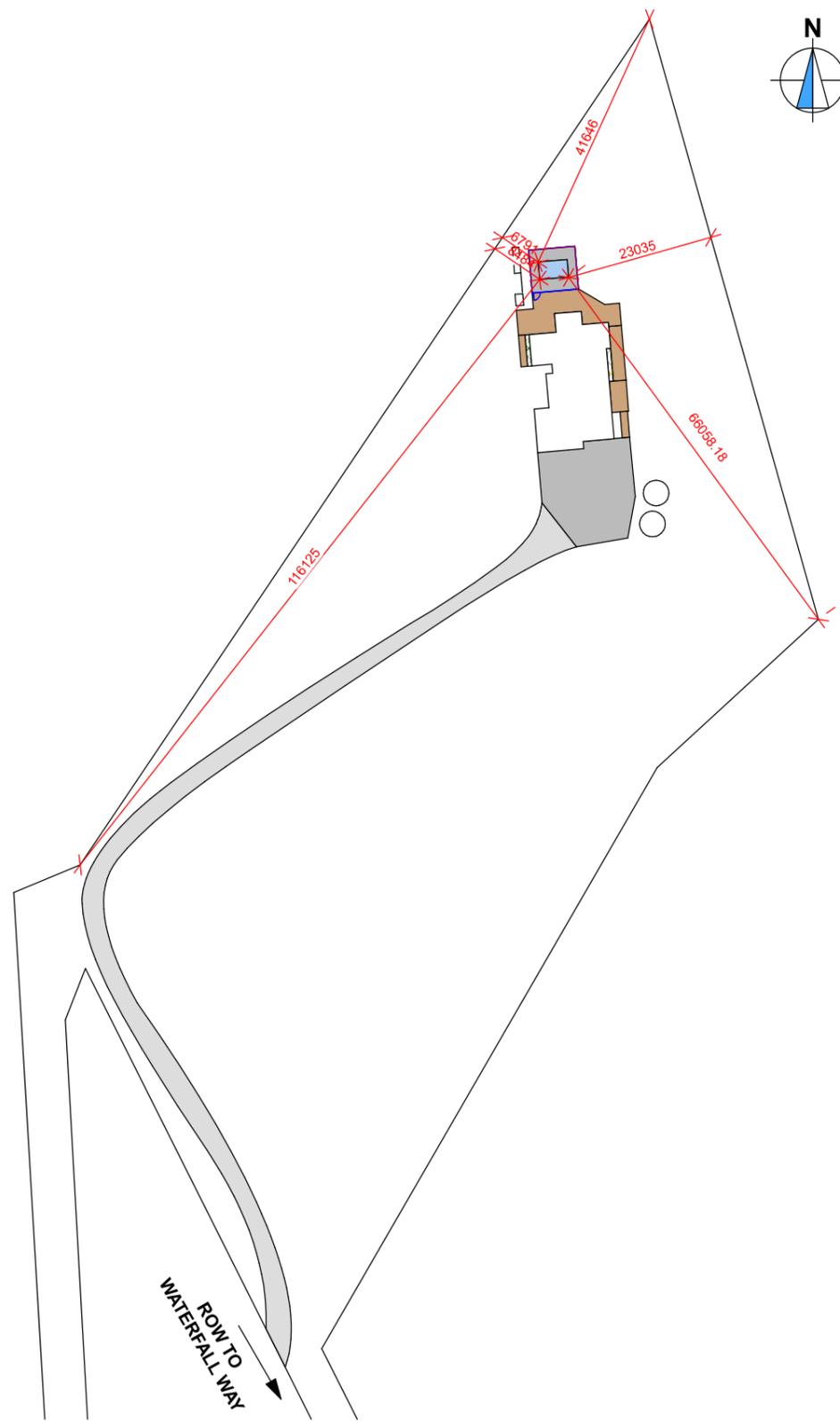
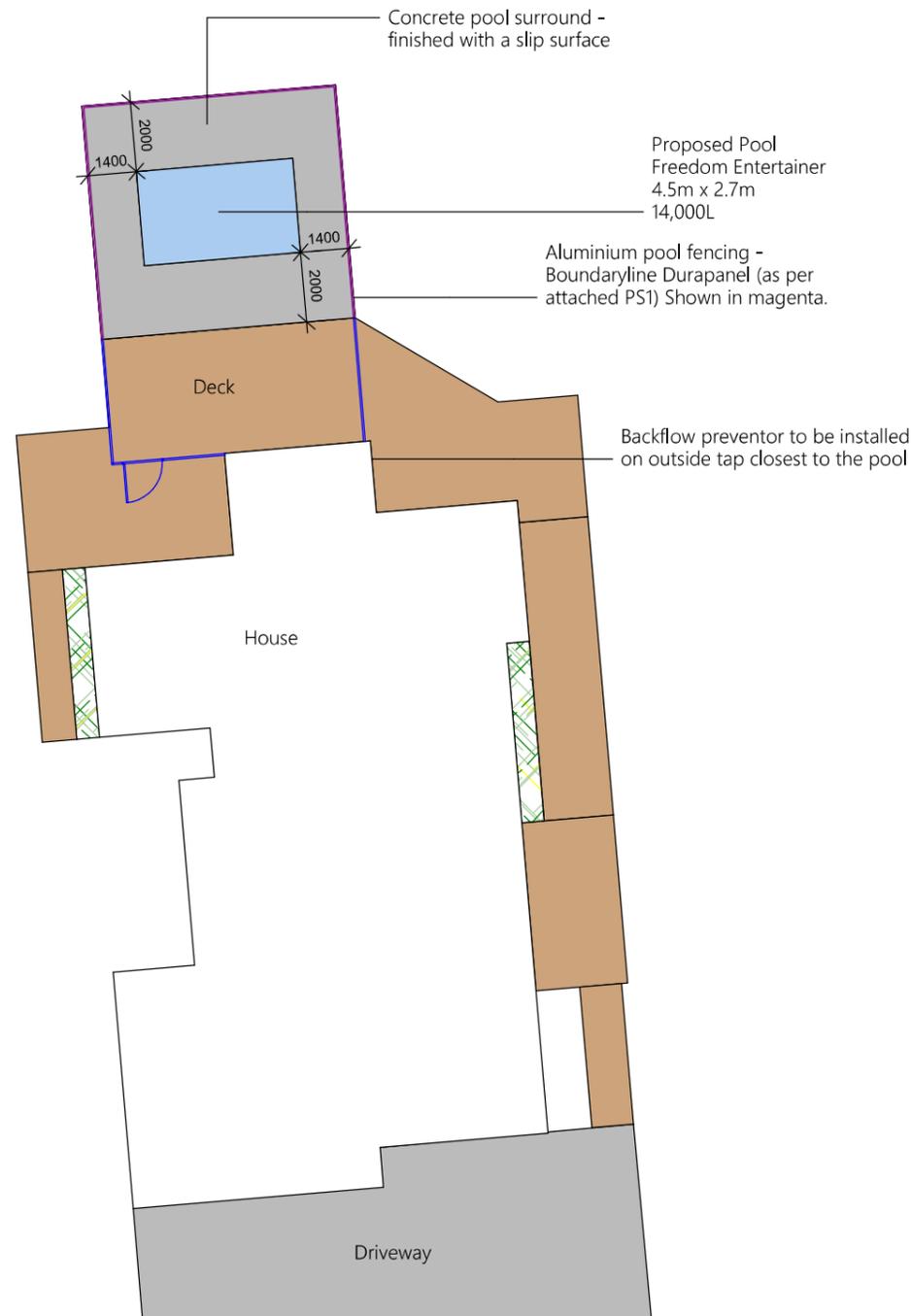
- Advice notes

Signature: Murray McDonald

Position: Manager Building Control

On behalf of: Whangarei District Council

Issue Date: 21 May 2024



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DO NOT SCALE PLANS. VERIFY ALL DIMENSIONS ON SITE BEFORE COMMENCING WORK. IF IN ANY DOUBT OVER BUILDING WORK CHECK WITH DESIGNER. ALL BUILDING WORK TO BE CARRIED OUT AS PER BEST PRACTICE FOR ALL TRADES

CONTACT:
P. 09 430 6938
M. 027 243 8089
A. 33 Norfolk Street, Whangarei
E. simon@mandenodesign.co.nz
W. www.mandenodesign.co.nz

CLIENT: **IAN OLSEN**

PROJECT:
NEW RENOVATION, 29 WATERFALL WAY, MAUNGATAPERE, WHANGAREI 0179 LOT 1 DP 340141

JOB NUMBER: **2404**

NOTES:

Construction and Demolition Hazards:

To comply with NZBC F5/AS1. To be managed onsite through installation of temporary pool fencing panels and/or 1.8m high 50mm mesh.

Signage at the property entrance will be displayed for the duration with construction in progress and associated hazards listed.

Sediment Control:

All excavated material to be carted away and disposed of offsite as it is being removed.

Access to construction area limited to one entry point via existing driveway to minimise ground disturbance.

| | |
|--------------------------|-----------------|
| SITE INFORMATION | |
| WIND ZONE: | VERY HIGH |
| EARTHQUAKE ZONE: | 1 |
| EXPOSURE ZONE: | C |
| HAZARDS: | LOW INSTABILITY |
| LEGAL DESCRIPTION | |
| 29 WATER FALL WAY | |
| LOT 1 DP 340141 | |
| TOTAL SITE AREA | = 1,374ha |
| ENVIRONMENT | |
| RURAL PRODUCTION ZONE | |

SITE NOTES:

MAX COVERAGE: 20% = 2748m²
EXISTING: 258m² (1.98%)= OK
PROPOSED: 1.5m² (0.01%)= OK
MAX HEIGHT: 10.0M
SETBACKS: 8m FROM ALL SITE BOUNDARIES.
27M FROM MEAN HIGH WATER SPRINGS AND THE TOP OF THE BANK OF ANY RIVER THAT HAS A WIDTH EXCEEDING 3M

NOTE:
ALL EXTERNAL / EXPOSED STRUCTURAL FIXINGS INCLUDING BOLTS, WASHERS, JOIST HANGERS, BRACKETS ETC. TO BE STAINLESS STEEL.

VENTILATION
IT IS RECOMMENDED THAT ALL BATHROOMS, LAUNDRY & KITCHEN HOB HAVE EXTRACTOR FANS WITH TIMERS INSTALLED.
VENTILATION REQUIRED FOR SHOWERS & BATH 25L/S
VENTILATION REQUIRED FOR COOKTOPS 50L/S

ACCESS PATH
ACCESS PATH FROM PARKING TO FRONT DOOR TO COMPLY WITH D1/AS1 TABLE 2 ACCEPTABLE SLIP RESISTANCE FOR WALKING SURFACES.

SITE/PLUMBING & DRAINAGE
*BEDDING & BACKFILL FOR DRAINAGE PIPES TO COMPLY WITH FIG.13 OF CLAUSE E1/AS1.
*WATER TANKS. INSTALL FILTRATION SYSTEM WITH UV PROTECTION TO COMPLY WITH CLAUSE G12.
*SEDIMENT CONTROL TO COMPLY WITH WHANGAREI DISTRICT COUNCIL EES (ENVIRONMENTAL ENGINEERING STANDARDS) 2010.

LIGHTING
PROVIDE SUFFICIENT LIGHTING TO FRONT ENTRY TO COMPLY WITH NZBC G7/AS1 & G8/AS1.

WD. WORKING DRAWINGS

| # | REVISION DESCRIPTION: | DATE: |
|---|-----------------------|-------|
|---|-----------------------|-------|

DESIGNER: SIMON MANDENO

DRAWN: JAVIER

ENGINEER:

ISSUE TYPE:

PRELIMINARY

For consultation only. Destroy all drawings once tender drawings are issued, not for pricing or construction.

DRAWING TITLE:

SITE PLAN

DATE: **26/04/2024**

SCALE @ A1: **1:100**

| | |
|-------------------------|-----------|
| DRAWING: 2 of 10 | REVISION: |
|-------------------------|-----------|

ENSURE ACCESS TO POOL AREA COMPLIES WITH F9/AS1 RESIDENTIAL POOL BARRIERS

DOORS IN A BUILDING WALL PROVIDING ACCESS INTO THE IMMEDIATE POOL AREA SHALL HAVE:
A) EITHER A SELF-CLOSING DEVICE OR AN AUDIBLE ALARM, AND
B) A SELF-LATCHING DEVICE THAT AUTOMATICALLY OPERATES ON THE CLOSING OF THE DOOR AND THAT MUST BE RELEASED MANUALLY, AND
C) THE RELEASE FOR THE LATCHING DEVICE LOCATED NOT LESS THAN 1500 MM ABOVE THE INSIDE FLOOR.

ALUMINIUM POOL FENCING: BOUNDARYLINE DURAPANEL

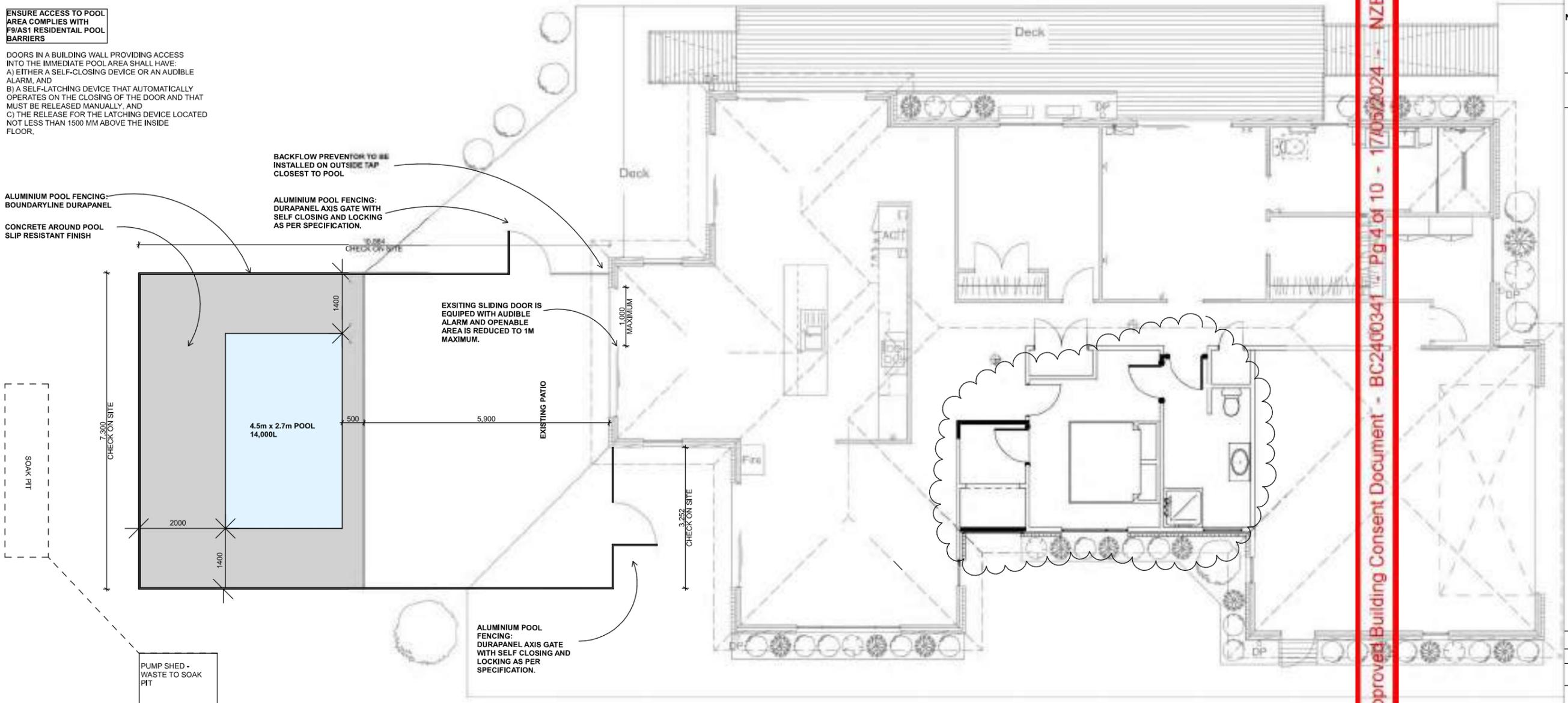
CONCRETE AROUND POOL SLIP RESISTANT FINISH

BACKFLOW PREVENTOR TO BE INSTALLED ON OUTSIDE TAP CLOSEST TO POOL

ALUMINIUM POOL FENCING: DURAPANEL AXIS GATE WITH SELF CLOSING AND LOCKING AS PER SPECIFICATION.

EXISTING SLIDING DOOR IS EQUIPPED WITH AUDIBLE ALARM AND OPENABLE AREA IS REDUCED TO 1M MAXIMUM.

ALUMINIUM POOL FENCING: DURAPANEL AXIS GATE WITH SELF CLOSING AND LOCKING AS PER SPECIFICATION.



WDC - Approved Building Consent Document - BC2400341 - Pg 4 of 10 - 17/05/2024 - NZBTC

| | | |
|----------------|---|-----------|
| WD. | WORKING DRAWINGS | |
| # | REVISION DESCRIPTION: | DATE: |
| DESIGNER: | SIMON MANDENO | |
| DRAWN: | JAVIER | |
| ENGINEER: | | |
| ISSUE TYPE: | PRELIMINARY | |
| | For consultation only. Destroy all drawings once tender drawings are issued, not for pricing or construction. | |
| DRAWING TITLE: | FLOOR PLAN PROPOSED | |
| DATE: | 26/04/2024 | |
| SCALE @ A1: | 1:50 | |
| DRAWING: | 4 of 10 | REVISION: |

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E. simon@mandenodesign.co.nz
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CLIENT: **IAN OLSEN**

PROJECT:
NEW RENOVATION, 29 WATERFALL WAY, MAUNGATAPERE, WHANGAREI 0179 LOT 1 DP 340141

JOB NUMBER: **2404**

NOTES:

GENERAL:
ALL CONSTRUCTION TO COMPLY WITH NZS 3604 2011, THE NZ BUILDING CODE & BEST PRACTICE

FOUNDATIONS:
ALL FOUNDATIONS TO MATCH EXISTING APPROVED DESIGN.

FRAMING: (VERY HIGH WIND ZONE)
ALL LINTELS SG8 MINIMUM
ALL EXTERNAL TIMBER FRAMING TO BE AS SPECIFIED BELOW. ALL TIMBER TREATMENTS TO COMPLY WITH NZS 3602, ALL BUILDING WRAP TO COMPLY WITH NZBC E2 TABLE 23
REFER TO DETAILS ATTACHED.

REFER NZS 3604 2011 TABLE 8.2 FOR STUD SIZES AND SPACINGS,
ALL STUDS H1.2 MINIMUM,
EXTERNAL & LOADBearing STUDS

*STUDS UP TO 2.4m 90x45 SG8 AT 400 CENTRES
*STUDS UP TO 2.7m 90x45 SG8 AT 300 CENTRES

CAVITY BATTENS
40x20 H3.1 HORIZONTAL CAVITY BATTENS OVER NOGS AT 400 CENTRES.

INTERNAL STUDS
*INTERNAL STUDS UP TO 3m 90x45 SG8 STUDS AT 600 CENTRES

INSULATION:
90mm WALLS; R2.5 MAMMOTH WALL SECTION INSULATION
225mm CEILING; R3.6 MAMMOTH CEILING BLANKET

LININGS:
*ALL WALLS LINED WITH 10mm GIB LINING, UNLESS NOTED OTHERWISE.
*ALL CEILINGS LINED WITH 13mm GIB LINING UNLESS NOTED OTHERWISE.

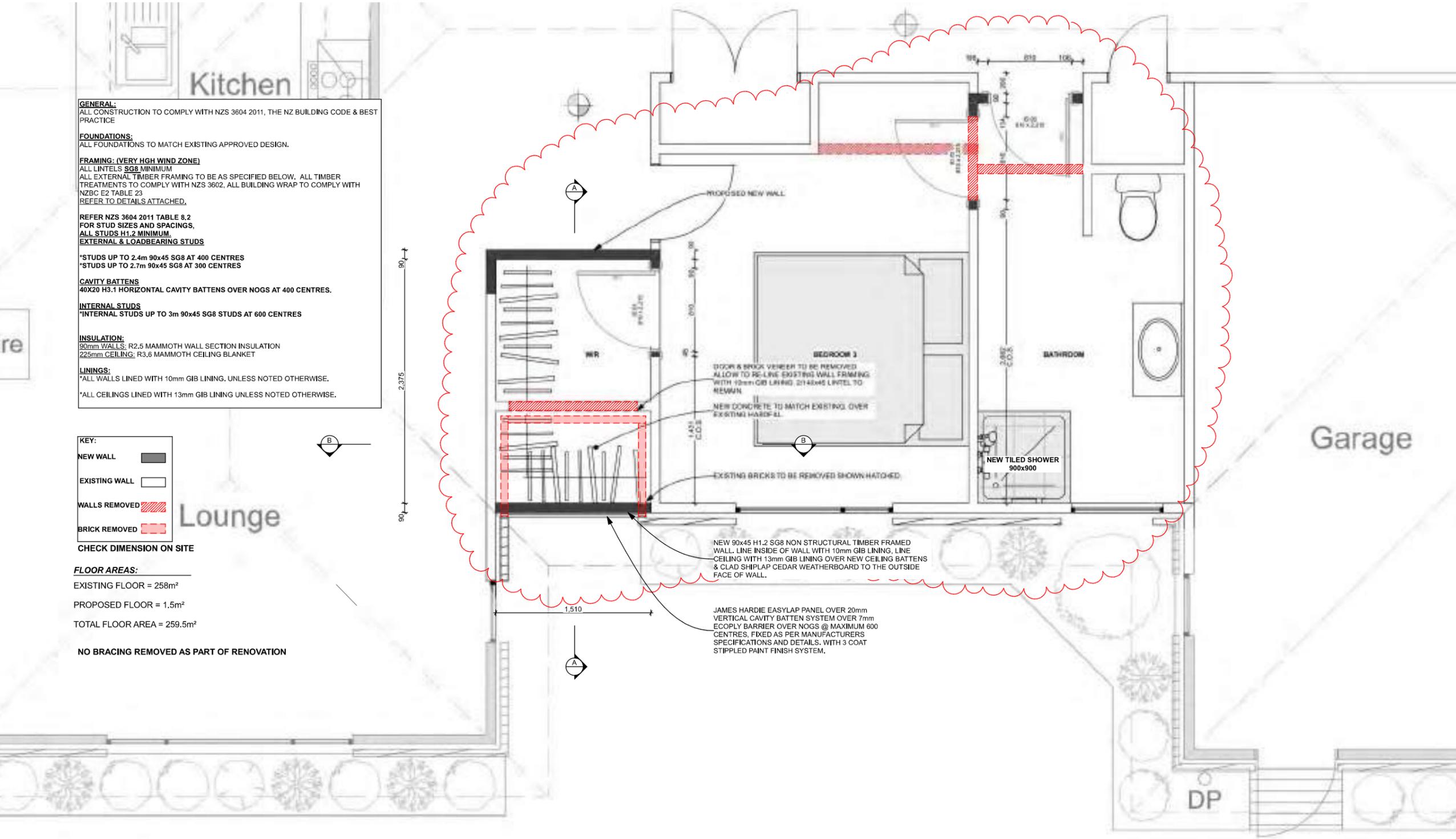
KEY:

- NEW WALL
- EXISTING WALL
- WALLS REMOVED
- BRICK REMOVED

CHECK DIMENSION ON SITE

FLOOR AREAS:
EXISTING FLOOR = 258m²
PROPOSED FLOOR = 1.5m²
TOTAL FLOOR AREA = 259.5m²

NO BRACING REMOVED AS PART OF RENOVATION



NEW 90x45 H1.2 SG8 NON STRUCTURAL TIMBER FRAMED WALL. LINE INSIDE OF WALL WITH 10mm GIB LINING, LINE CEILING WITH 13mm GIB LINING OVER NEW CEILING BATTENS & CLAD SHIPLAP CEDAR WEATHERBOARD TO THE OUTSIDE FACE OF WALL.

JAMES HARDIE EASYLAP PANEL OVER 20mm VERTICAL CAVITY BATTEN SYSTEM OVER 7mm ECOPLY BARRIER OVER NOGS @ MAXIMUM 600 CENTRES, FIXED AS PER MANUFACTURERS SPECIFICATIONS AND DETAILS. WITH 3 COAT STIPPLED PAINT FINISH SYSTEM.

DOOR & BROOK VENEER TO BE REMOVED ALLOW TO RE-LINE EXISTING WALL FRAMING WITH 10mm GIB LINING 2140x45 LINTEL TO RE-OPEN
NEW CONCRETE TO MATCH EXISTING OVER EXISTING WARE-HAL

EXISTING BRICKS TO BE REMOVED SHOWN HATCHED.

| | | |
|-----|-----------------------|-------|
| WD. | WORKING DRAWINGS | |
| # | REVISION DESCRIPTION: | DATE: |

DESIGNER: SIMON MANDENO

DRAWN: JAVIER

ENGINEER:

ISSUE TYPE:

PRELIMINARY

For consultation only. Destroy all drawings once tender drawings are issued, not for pricing or construction.

DRAWING TITLE:

**FLOOR PLAN
PROPOSED 1:20**

DATE: **26/04/2024**

SCALE @ A1: **1:20**

DRAWING: **5 of 10** REVISION:

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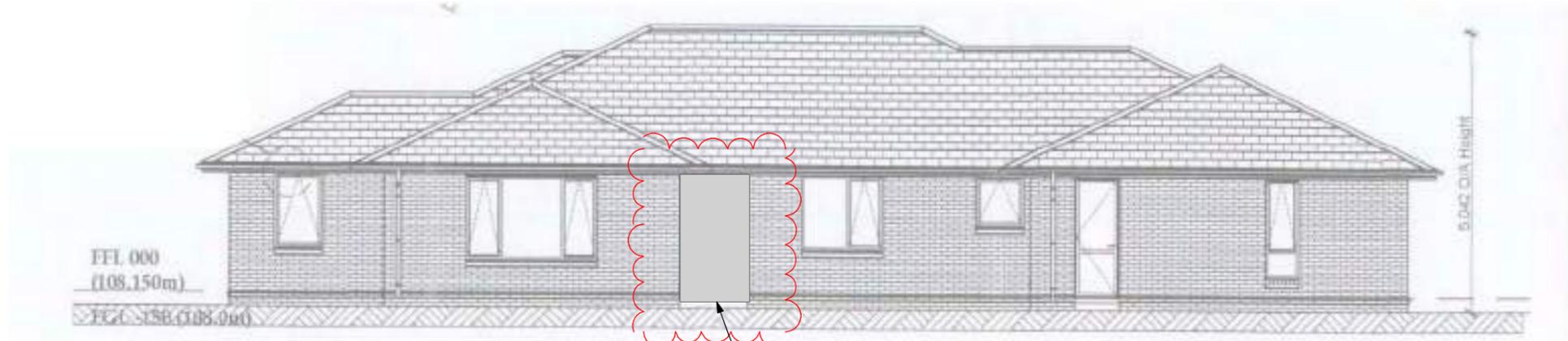
CONTACT:
P. 09 430 6938
M. 027 243 8089
A. 33 Norfolk Street, Whangarei
E. simon@mandenodesign.co.nz
W. www.mandenodesign.co.nz

CLIENT:
IAN OLSEN

PROJECT:
**NEW RENOVATION, 29 WATERFALL WAY,
MAUNGATAPERE, WHANGAREI 0179
LOT 1 DP 340141**

JOB NUMBER:
2404

NOTES:



| BUILDING ENVELOPE RISK MATRIX | | |
|-------------------------------|----------------|------------|
| ELEVATION D | | |
| Risk Factor | Risk Severity | Risk Score |
| Wind zone (per NZS 3604) | Very high risk | 2 |
| Number of storeys | Low risk | 0 |
| Roof/wall intersection design | Low risk | 0 |
| Eaves width | Medium risk | 1 |
| Envelope complexity | Medium risk | 1 |
| Deck design | Low risk | 0 |
| Total Risk Score: | | 4 |

JAMES HARDIE EASYLAP PANEL OVER 20mm VERTICAL CAVITY BATTEN SYSTEM OVER 7mm ECOPLY BARRIER OVER NOGS @ MAXIMUM 600 CENTRES. FIXED AS PER MANUFACTURERS SPECIFICATIONS AND DETAILS. WITH 3 COAT STIPPLED PAINT FINISH SYSTEM.

| | | |
|--|-----------------------|-----------|
| WD. | WORKING DRAWINGS | |
| # | REVISION DESCRIPTION: | DATE: |
| DESIGNER: | SIMON MANDENO | |
| DRAWN: | JAVIER | |
| ENGINEER: | | |
| ISSUE TYPE: | PRELIMINARY | |
| <small>For consultation only. Destroy all drawings once tender drawings are issued, not for pricing or construction.</small> | | |
| DRAWING TITLE: | WEST ELEVATION | |
| DATE: | 26/04/2024 | |
| SCALE @ A1: | 1:0.3569 | |
| DRAWING: | 7 of 10 | REVISION: |

Form 7 Code Compliance Certificate

Section 95, Building Act 2004

Rust Avenue, Whangarei
Private Bag 9023, Te Mai,
Whangarei 0143, New Zealand
P +64 9 430 4200
E mailroom@wdc.govt.nz
www.wdc.govt.nz/ContactUs

The Building

Street address of building: 29 Waterfall Way, Whangarei 0179
Legal description of land where building is located: LOT 1 DP 340141
Building name: N/A
Location of building within site/block number: N/A
Level/unit number: N/A
Current, lawfully established, use: 2.0 Housing: 2.0.2 Detached Dwelling
Year first constructed: 2024

The Owner

Name of owner: Ian Bryan Olsen and Marie Eugenie Olsen
Contact person: Ian Olsen
Mailing address: 29 Waterfall Way, RD 9, Whangarei
Street address/registered office: N/A
Phone number: Landline: N/A Mobile: 021659984
Daytime: Landline: N/A Mobile: 021659984
After hours: Landline: N/A Mobile: 021659984
Facsimile number: N/A
Email address: ianolsen62@gmail.com

First point of contact for communications with the council/building consent authority:
Simon Mandeno (Mandeno Design); Mailing Address: 33 Norfolk Street
Regent
Whangarei 0112; Mobile: 0272438089; Email: simon@mandenodesign.co.nz

Building Work

Building consent number: BC2400341
Description: Additions and Alteration to Existing Dwelling -
Bathroom, Wardrobe and New Swimming Pool Fence
Issued by: Whangarei District Council

Code Compliance

The building consent authority named below is satisfied, on reasonable grounds, that -
the building work complies with the building consent.

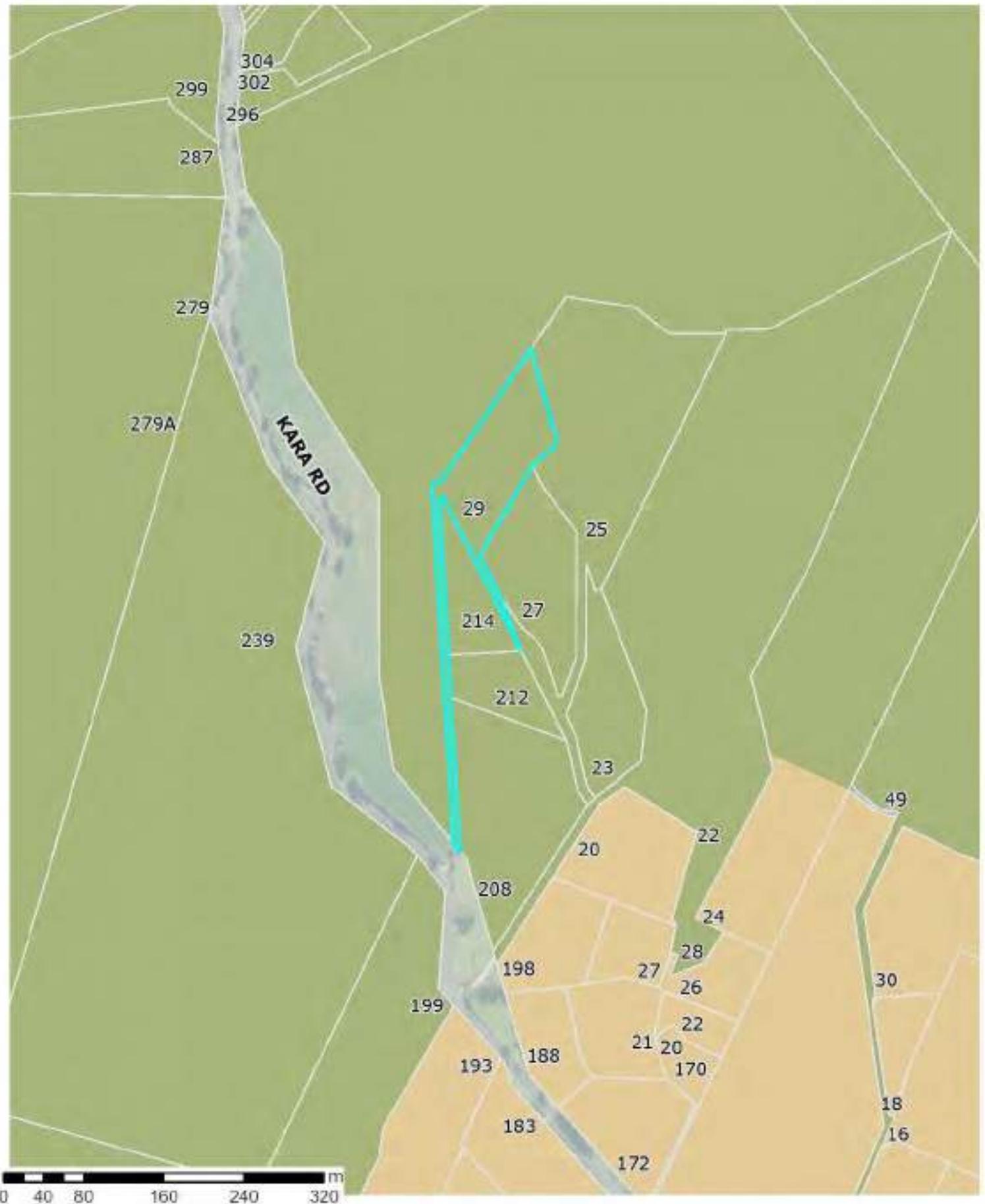
Signature: Shane Hakaraia

Position: Building Control Officer - Snr - Inspections

On behalf of: Whangarei District Council

Date: 10 February 2026

Operative District Plan - Area Specific Matters



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

6 March 2026
Scale 1:5,000

Parcel information is sourced from the Land Information New Zealand (LINZ) Data Service.
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Operative District Plan – Map Legend

District-Wide Matters

Energy, Infrastructure and Transport

-  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
-  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

Hazards and Risks

-  Coastal Hazard Area 1
-  Coastal Hazard Area 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
-  Sites of Significance to Maori
-  Heritage Area Overlay
-  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

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

Area Specific Matters

-  Designation
-  Precinct
-  Development Area

Residential Zones

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

Rural Zones

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

Commercial and Mixed Use Zones

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

Industrial Zones

-  Light Industrial Zone
-  Heavy Industrial Zone

Open Space and Recreation Zones

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

Special Purpose Zones

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

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

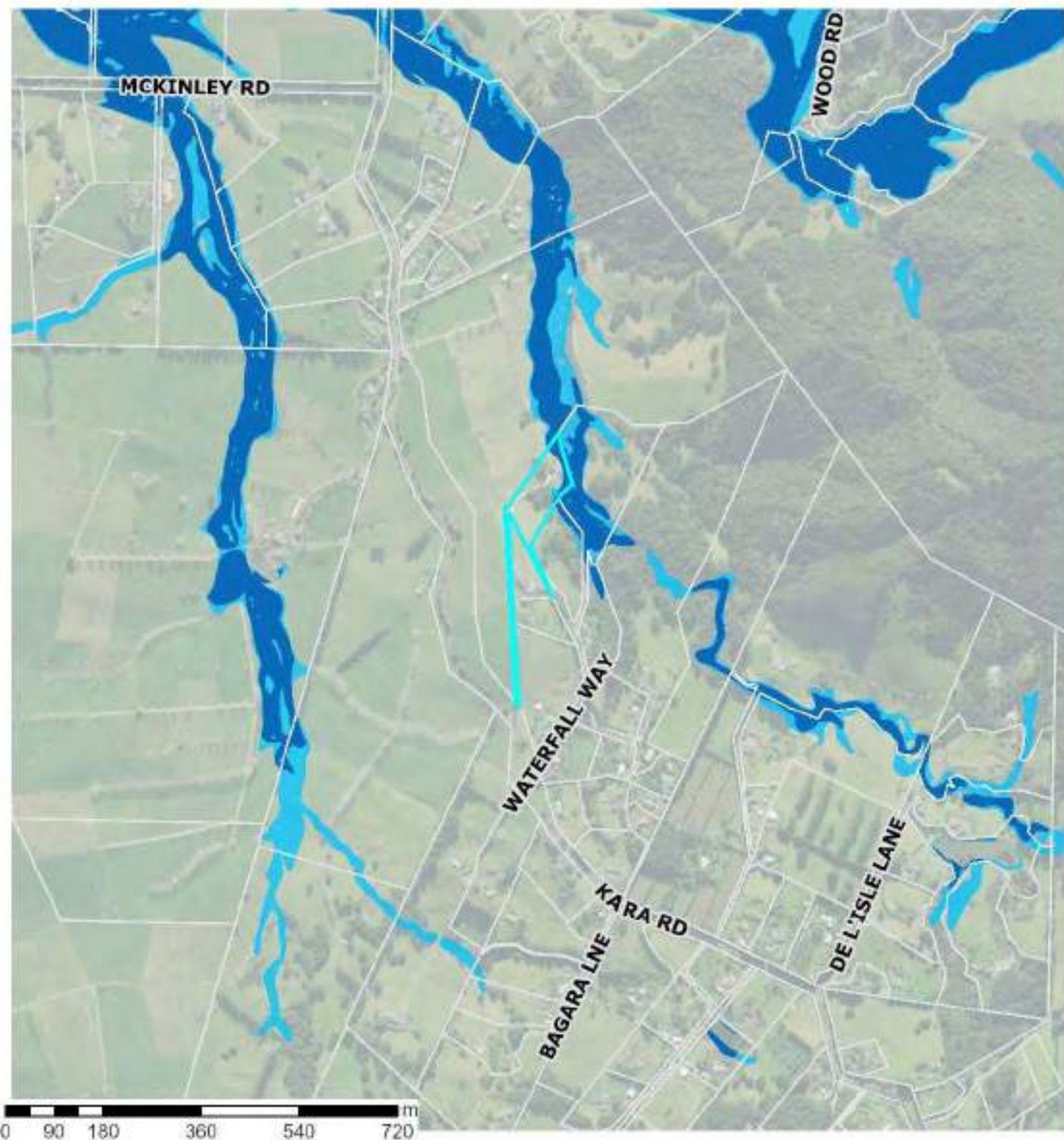
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The Whangarei District Council district plan GIS data was created at a specific point in time.

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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District Plan Change 1 - Natural Hazards Flooding



PC1 - Natural Hazards

6 March 2026

Flood Hazard Area

Scale 1:10,000

■ 10 Year Flood Hazard Area

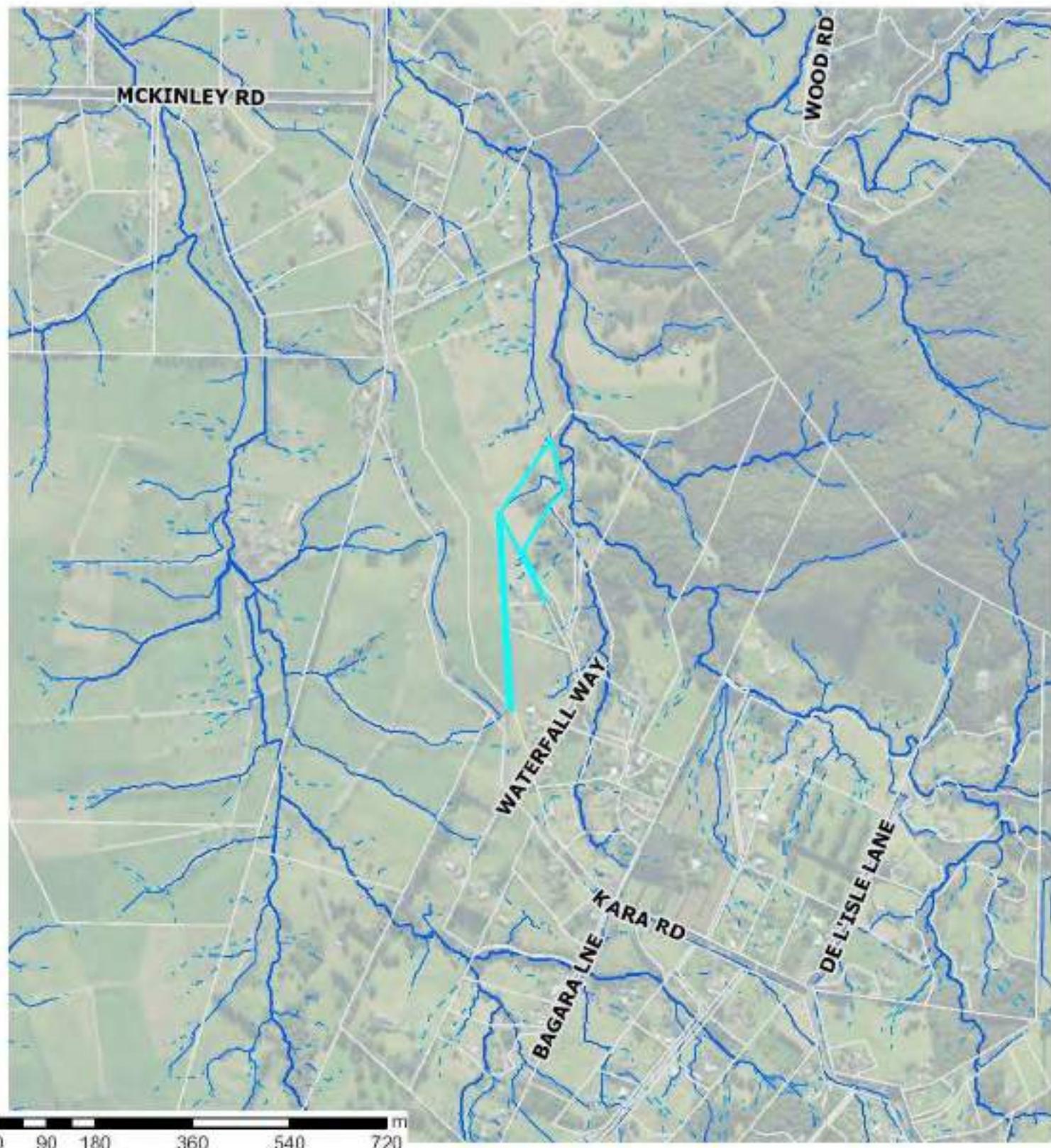
■ 100 Year Flood Hazard Area

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

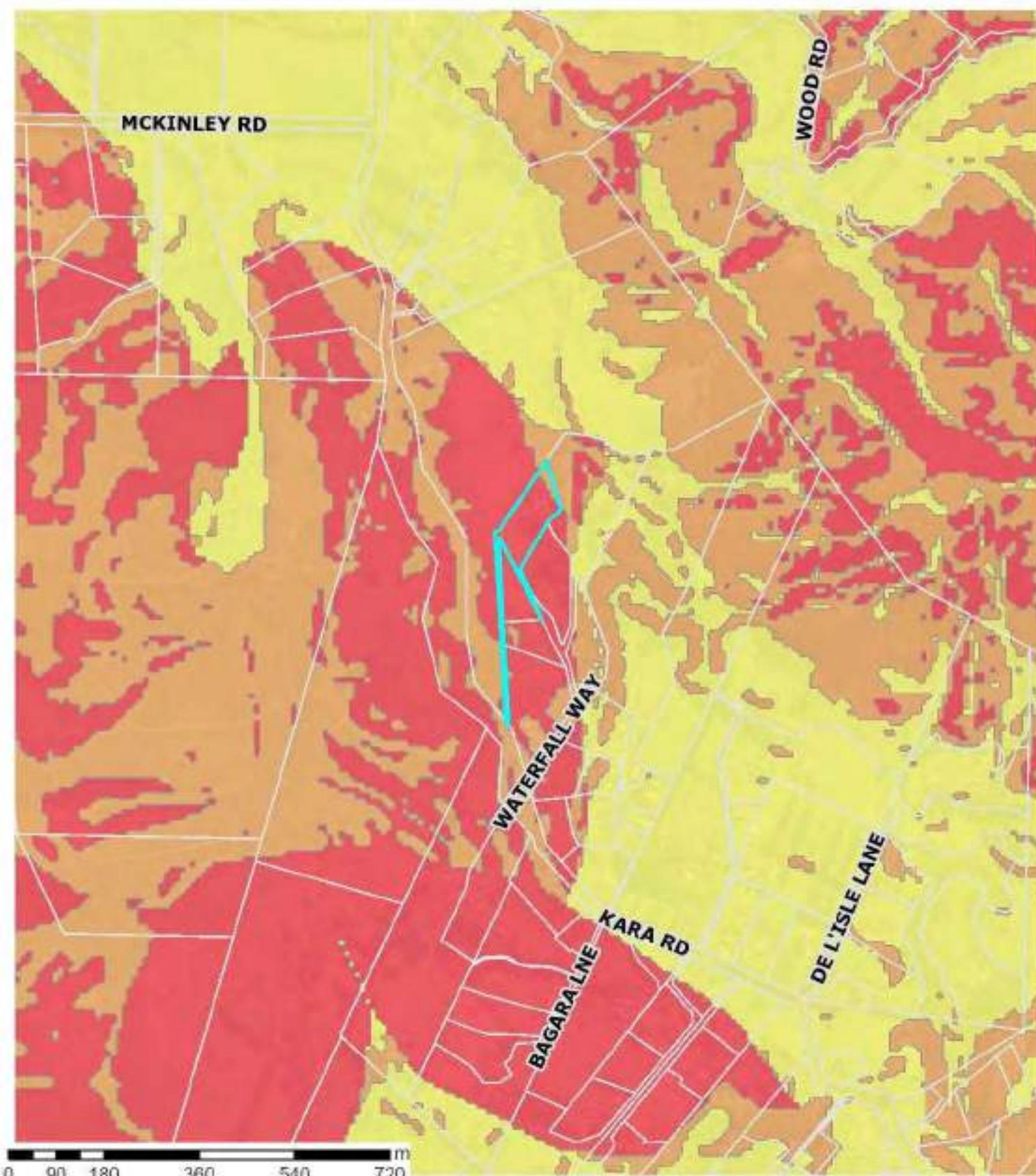
- 0.2 - 1.0 Ha
- 1.0 - 2.0 Ha
- 2.0 - 5.0 Ha
- > 5.0 Ha

6 March 2020
Scale 1:10,000

Depression Storage Areas 2017

- Depression Storage Areas





Landslide Susceptibility Zone

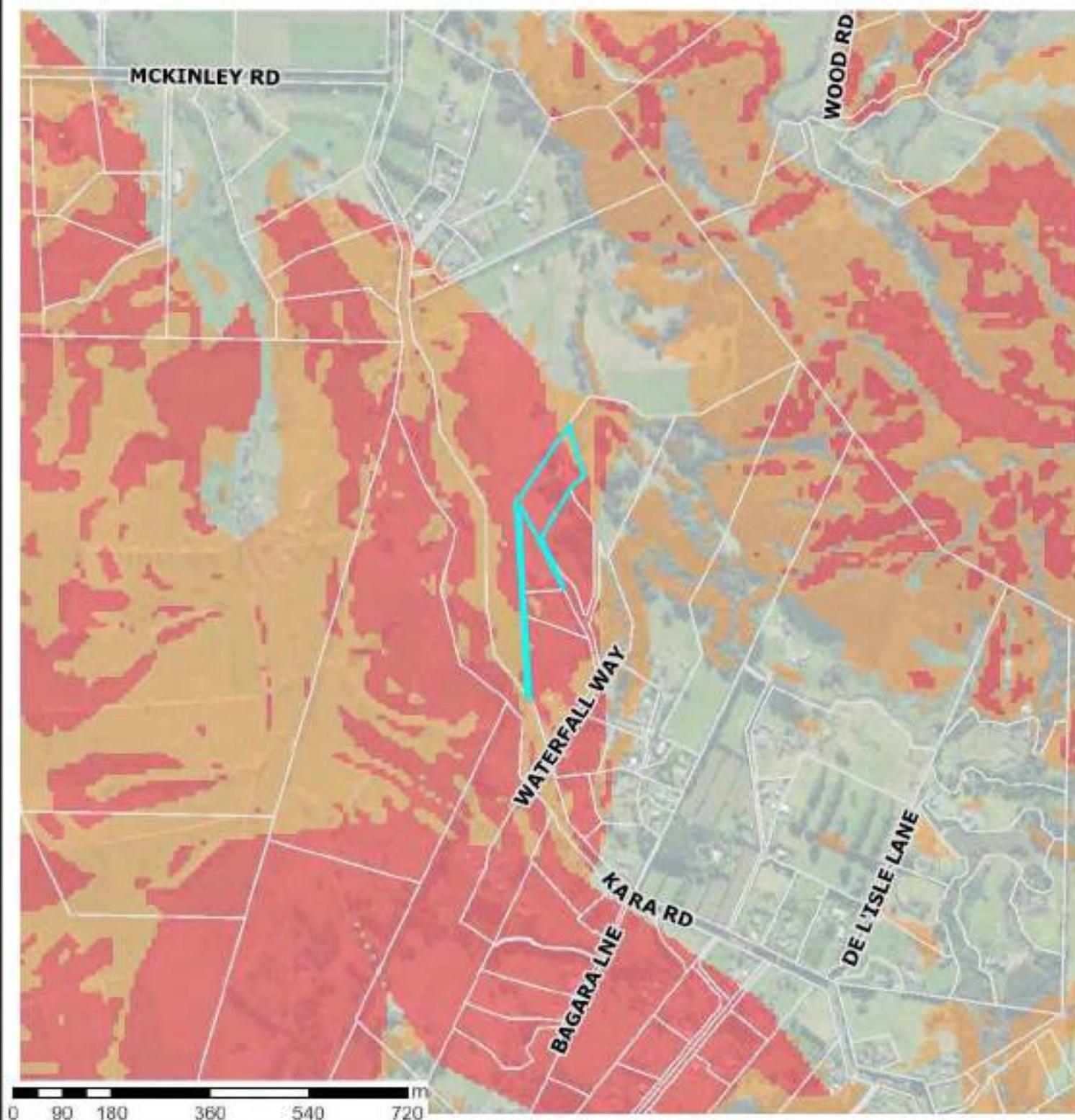
- High
- Moderate
- Low

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

6 March 2026
Scale 1:10,000



District Plan Change 1 - Natural Hazards Land Instability



PC1 - Natural Hazards

Land Instability

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

6 March 2026

Scale 1:10,000



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

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