

WDC LIM REPORT



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Land Information Memorandum

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

LIM number: LM2600446

Received: 05 Mar 2026

Issued: 24 Mar 2026

Applicant

Own Real Estate
75 Forest View Road
RD 1
Kamo 0185

Site Information

Property ID: 173787

Street Address: 117 A Port Road
Whangarei 0110

Legal Description: LOT 1 DP 581084

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: 1083198
- Deposited Plan: DP 581084

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

Council records indicate that an activity listed on the Ministry for the Environment Hazardous Activities and Industries List (HAIL) may have been undertaken on this property.

Therefore, this property has been identified as potentially meeting the criteria of Section 5(7)(c) of the Resource Management Act (National Environmental Standard for Assessing and Managing Contaminants in Soil to Protect Human Health) Regulation 2011, enacted on 1 January 2012.

- The HAIL category for this property is **A17, D5, F4, F5 & F8**.

For the HAIL list refer:

<https://environment.govt.nz/publications/hazardous-activities-and-industries-list-hail/#hazardous-activities-and-industries-list-hail-october-2011>

For the Regulations refer:

<https://www.legislation.govt.nz/regulation/public/2011/0361/latest/DLM4052228.html>

A copy of a Potential Contamination Search Report is attached for your information.

- PCS210196

This property is identified on the Northland Regional Council Selected Land-use Register as containing a verified activity on the Hazardous Activities and Industries List (HAIL).

- The HAIL category for this property is **F8, F4 & F7**.

For further information and queries, please contact NRC at contamination@nrc.govt.nz.

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

1. Refer also copies of the following reports as attached:
 - a. Flood Assessment Report prepared by Base Group Consulting Structural & Civil Engineering dated 01/03/2017 from BC1801357 reference 17023.
 - b. Geotechnical Assessment Report prepared by Base Group Consulting Structural & Civil Engineering dated 06/03/2017 from BC1801357 reference 17023.

**s44A(2)(b) Information on private and public stormwater and sewerage drains;
s44A(2)(bb) Information Council holds regarding drinking water supply to the land**

Information relating to Council Utility Services for this property is attached.

- Water, Wastewater and Stormwater Map

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

- As-Built Services Plan From BC1801357

For further information regarding Council Water Supply please refer:

<https://www.wdc.govt.nz/WaterSupply>

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

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

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

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

Outstanding water balance as at today's date is \$0.00.

A final reading of the water meter will be required.

**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 Consent and Code Compliance Certificate issued for this property is attached as listed below:

- BC1801357 – New Dwelling
Building Consent Issued – 07/03/2019
Code of Compliance Certificate Issued – 30/11/2021

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

- PU181216 – Utility Services Application
Approved – 19/09/2018

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 Waterfront Zone.

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

This property is located in a Coastal Environment.

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

Landuse applications under the Resource Management Act 1991 has been granted for this property, information attached.

- LU1700044 – For the construction of a single split level residential unit on the eastern (rear) half of the site. The existing building adjacent to the road frontage comprising commercial and workshop facilities is to be retained.
Granted – 24/05/2017
- LU1700044.02 – To amend Condition 1 of the consent
Granted – 14/09/2021

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 & Coastal 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 **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

A certificate under section 72 of the Building Act 2004 has been issued for this property in relation to BC1801357. Refer information attached.

- Interest Number 11380860.1 Dated – 14/03/2019

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.

Since 2008, Northland Regional Council has undertaken detailed flood modelling of priority catchments, i.e. those catchments and rivers determined present the highest risk to our communities. 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. Priority catchment flood 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 priority flood hazard maps include the following flood hazard zones:

- *River Flood Hazards Zone - Priority Rivers (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 - Priority Rivers (50 year extent)*. The extent of a flood that has a 2% annual probability of happening.
- *River Flood Hazards Zone - Priority Rivers (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.

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.

Coastal inundation hazard maps

This property is in an area identified by Northland Regional Council as a Coastal Flood Hazard Zone.

Coastal inundation (flooding) occurs when storm conditions like surge and large waves combine with high tides to inundate coastal land and land near river mouths. Northland Regional Council has commissioned regionwide coastal flood modelling and detailed hydrodynamic models for some harbours. These coastal hazard models include predicted climate change impacts.

Coastal flood maps 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/>

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

- Coastal Flood Hazard Zone 0. The extent of a coastal flood that has a 1% annual probability of happening in any year under sea level at 2020 height.
- Coastal Flood Hazard Zone 1. The extent of a coastal flood that has a 2% annual probability of happening in 2080 (estimated 0.6 m sea level rise).
- Coastal Flood Hazard Zone 2. The extent of a coastal flood that has a 1% annual probability of happening in 2130 (estimated 1.2 m sea level rise).
- Coastal Flood Hazard Zone 3. The extent of a coastal flood that has a 1% annual probability of happening in 2130 (estimated 1.66 m sea level rise). This is representative of a high-emissions scenario where more rapid rates of sea level rise occur due to unstable ice sheets.

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/>

Information about observed Coastal Flood Levels is available on the Northland Regional Council's website.

<https://www.nrc.govt.nz/media/jtmbbgr1/historicobservedcoastalfloodlevelsnorthland2017.pdf>

River Flood Hazard Technical Reports

1. Scope of report:	Whangarei Catchments
2. Report Title:	NRC Priority Rivers Modelling Report and Whangarei Modelling Report
3. Report date:	March 2011, October 2013
4. Report prepared by:	URS
5. Report commissioned by:	Northland Regional Council
6. Purpose of the report:	This report explains the technical aspects relating to the development of the Priority Rivers Flood Risk reduction project and specifically rivers in the Whangarei catchment. The 2013 report details the work that was done to merge the Hatea and Wairarohia/Raumanaga models and to recalibrate the new Hatea model.
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/

1. Scope of report:	Whangarei Catchment (Catchment M01)
2. Report Title:	Design Modelling Whangarei Catchment (M01)
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 calibration and design modelling methodology for Whangarei Catchment (M01), noting that this catchment was calibrated to the January 2020 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/

Coastal Flood Hazard Technical Reports

1. Scope of report:	Whangārei Inner (or Upper) Harbour
2. Report Title:	Whangārei Inner Harbour Flood Modelling
3. Report date:	June 2021
4. Report prepared by:	eCoast Marine Consulting and Research
5. Report commissioned by:	Northland Regional Council
6. Purpose of the report:	This study was to develop a hydrodynamic model of the Whangārei Harbour with a particular focus on the upper harbour. It simulates coastal inundation of floodplains around the harbour under current and future climate models.
7. Where or how to access report:	Coastal Hazard Assessment Reports https://www.nrc.govt.nz/environment/natural-hazards-portal/coastal-hazards/consultant-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 **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: - **possible** 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>

Acid Sulphate Soils

This property is identified as being in an **Acid Sulphate Soil Risk** area - see map attached.

Acid sulphate soils are naturally occurring. They are caused by sulphate salts that were deposited in the land by the sea. When sulphate soils are disturbed, they react with oxygen and create an acidic environment which can corrode buried infrastructure including concrete and steel. Climate change is expected to cause sea level rise, and in turn an elevation of groundwater levels. This is likely to influence Acid sulphate soils, but the effect of this has not been quantified by the report, nor Whangarei District Council.

Whangarei District Council commissioned Opus International Consultants to produce Acid Sulphate Soil Planning Policy Basic Guide dated 05 August 2015. This District wide document provides guidance to assist in interpreting the Planning Policy for Acid Sulphate Soils. It aims to provide a general overview of acid sulphate soils and common concerns regarding occupying or using land where these soils may be present. The report can be accessed on our website: <https://www.wdc.govt.nz/AcidSoil>

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 **Blue Zone - Tsunami Evacuation Zone**

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

Property Map



New Subdivisions

-  Proposed Pre-223
-  223 Certificate

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

23 March 2026

Land Parcel boundaries are indicative only and are not survey accurate. Area measurement is derived from the displayed geometry and is approximate. True accurate boundary dimensions can be obtained from LINZ survey and title plans

Scale 1:500



Aerial Photography



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

23 March 2026

Scale 1:500



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



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

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




R. W. Muir
Registrar-General
of Land

Identifier **1083198**
Land Registration District **North Auckland**
Date Issued 07 December 2022

Prior References
NA12D/1219

Estate Fee Simple
Area 663 square metres more or less
Legal Description Lot 1 Deposited Plan 581084
Registered Owners
Christine Elizabeth Walker and EBP Trustees 2016 Limited

Interests

Subject to a sewage drainage right (in gross) over part marked D on DP 581084 in favour of The Whangarei City Council created by Transfer A601918 - 23.11.1971 at 2:48 pm

11380860.1 Notification that a building consent issued pursuant to Section 72 Building Act 2004 identifies Inundation as a natural hazard - 12.3.2019 at 7:00 am

Appurtenant hereto is a right of way, right to convey water, electricity and telecommunications and a right to drain water created by Easement Instrument 12604401.2 - 7.12.2022 at 4:27 pm

The easements created by Easement Instrument 12604401.2 are subject to Section 243 (a) Resource Management Act 1991
12885846.1 Mortgage to Heartland Bank Limited - 29.11.2023 at 4:21 pm



Title Plan - DP 581084

Survey Number DP 581084
Surveyor Reference 16585 Walker ZM MW
Surveyor Phillip John Lash
Survey Firm Reyburn & Bryant 1999 Ltd
Surveyor Declaration I Phillip John Lash, being a licensed cadastral surveyor, certify that--
(a) this dataset provided by me and its related survey are accurate, correct and in accordance with the Cadastral Survey Act 2002 and Cadastral Survey Rules 2021; and
(b) the survey was undertaken by me or under my personal direction.
Declared on 17 Nov 2022 04:30 PM

Survey Details

Dataset Description Lots 1 and 2 being a Subdivision of Lot 1 DP 55550
Status Deposited
Land District North Auckland
Submitted Date 17/11/2022
Survey Class Class A
Survey Approval Date 25/11/2022
Deposit Date 07/12/2022

Territorial Authorities

Whangarei District

Comprised In

RT NA12D/1219

Created Parcels

Parcels	Parcel Intent	Area	RT Reference
Lot 1 Deposited Plan 581084	Fee Simple Title	0.0663 Ha	1083198
Lot 2 Deposited Plan 581084	Fee Simple Title	0.0709 Ha	1083199
Area A Deposited Plan 581084	Easement		
Area B Deposited Plan 581084	Easement		
Area C Deposited Plan 581084	Easement		
Area D Deposited Plan 581084	Easement		
Area E Deposited Plan 581084	Easement		
Total Area		<hr/> 0.1372 Ha	

Schedule / Memorandum

Land Registration District

North Auckland

Plan Number

DP 581084

Territorial Authority (the Council)

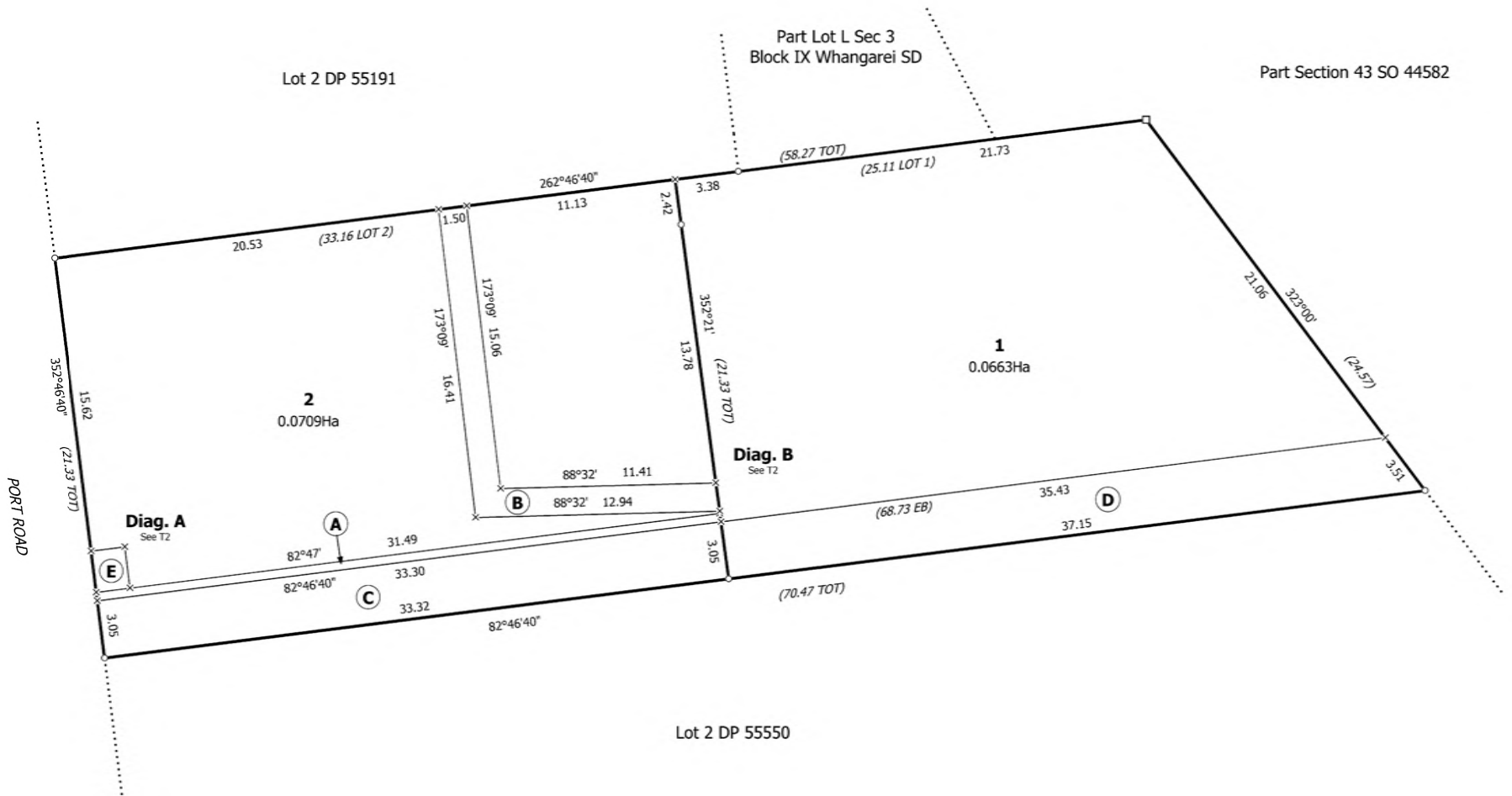
Whangarei District Council

Council Reference

SD2200028 P53845

Memorandum of Easements (Pursuant to s243 Resource Management Act 1991)			
Purpose	Shown	Burdened Land (Servient Tenement)	Benefitted Land (Dominant Tenement)
Right of Way, Right to Convey Water, Electricity & Telecommunications	A & C	Lot 2 DP 581084	Lot 1 DP 581084
Right to Drain Water	B	Lot 2 DP 581084	Lot 1 DP 581084
Right to Convey Water	E	Lot 2 DP 581084	Lot 1 DP 581084

Schedule of Existing Easements in Gross			
Purpose	Shown	Burdened Land (Servient Tenement)	Created by
Sewage Drainage Right	C	Lot 2 DP 581084	T A601918
	D	Lot 1 DP 581084	



16585 WALKER ZM MW

T 1/2

Land District: North Auckland

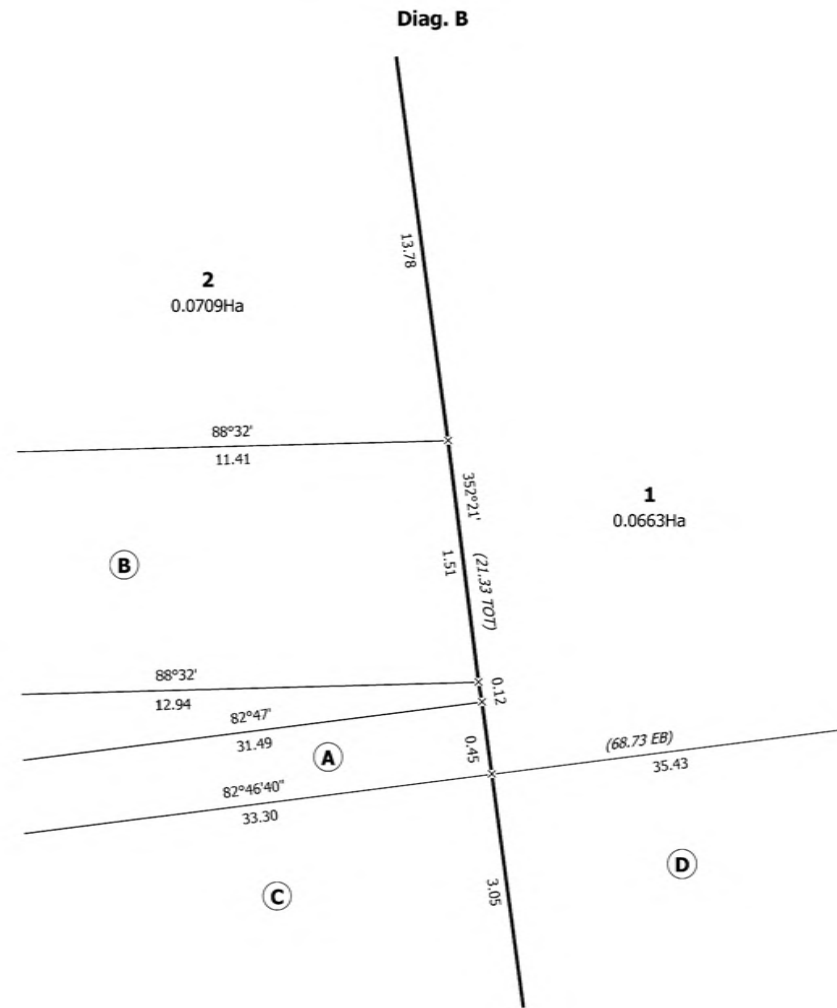
Lots 1 and 2 being a Subdivision of Lot 1 DP 55550

Surveyor: Phillip John Lash
Firm: Reyburn & Bryant 1999 Ltd

Title Plan
DP 581084

Digitally Generated Plan
Generated on: 22/12/2022 2:33pm Page 3 of 4

Deposited on: 7/12/2022



16585 WALKER ZM MW

T 2/2

Land District: North Auckland

Lots 1 and 2 being a Subdivision of Lot 1 DP 55550

Surveyor: Phillip John Lash
Firm: Reyburn & Bryant 1999 Ltd

Title Plan
DP 581084

Digitally Generated Plan
Generated on: 22/12/2022 2:33pm Page 4 of 4

Deposited on: 7/12/2022



Report of the outcome of a “Potentially Contaminated Site” Property search under Section 6 of the Resource Management (National Environmental Standard for Assessing and Managing Contaminants in Soil to Protect Human Health) Regulations 2011.

Application No: PCS210196

Reyburn and Bryant 1999 Limited
7 Selwyn Avenue
Avenues
Whangarei 0110

Date report compiled: 26/11/2021

Property Search Details:

Address: 117 Port Road
Whangarei 0110
Legal Description: LOT 1 DP 55550
PID NO: 172029
LLP NO: 53545

The search undertaken on Council records for this property has identified indications of the following current or previous activities in the area of the site that are included on the current version of the Hazardous Activities and Industries List (HAIL) issued by the Ministry for the Environment. Further information is given below:

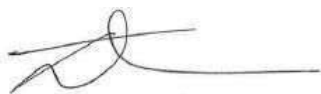
HAIL reference	Detail
A17	Storage tanks/drums of fuel, chemicals, or liquid waste Permit for Diesel Drum pg6 Tank located on a neighboring lot. The property searched may have been subject to contamination for this due to the business operating across multiple lots. As indicated on Plan showing dangerous goods store – (Ethyl Ketone Peroxide) Pg 4, 5
D5	Engineering workshop Bus depot and workshop (Plan) pg7 GIS Aerial 2014-2017, pg21
F4	Motor vehicle workshop – Bus depot and workshop (Plan) GIS Aerial 2003-2011 pg20 – 2014-2017 pg21
F5	History of boat building (copy of consent) GIS 1979 Black and white Aerial pg19

F8	Transport depot or yard including areas used for refueling and the storage of hazardous substances (Enlarged plan) pg5 NRC correspondence pg8,9 PSI Report from LU1700044 pg10-18
----	---



DISCLAIMER

This Report has been prepared for the purposes of Section 6 of the Resource Management (National Environmental Standard for Assessing and Managing Contaminants in Soil to Protect Human Health) Regulations 2011 and contains all information known to the Whangarei District Council to be relevant to the land as described. It is based on a search of Council records only and there may be other information relating to the land which is unknown to Council. The Council has not undertaken any inspection of the land or any building on it for the purposes of preparing this report.

A handwritten signature in black ink, consisting of a series of loops and a long horizontal stroke.

Customer Services Representative

6104731
13-10-75

6/10
WHANGAREI CITY COUNCIL

C 923

RECEIVED
17 SEP 1975
WHANGAREI
CITY COUNCIL

BUILDING APPLICATION FORM

Please Note that any person wishing to take a vehicle over footpath, other than a proper crossing constructed for such purpose, shall apply to Council for a permit to do so and shall pay a fee of \$20.

Date: 16-9-75

To: The City Inspector,

Sir,

I hereby apply for permission to

ERECT CON. BUILDING

at **PORT RD**
(House Number and Street)

for **D I BULLOCK**
(Owner)

of **WHANGAREI**, according to locality plan and detail plans, elevations cross-sections
(Address)

and specifications of building deposited herewith in duplicate.

PARTICULARS OF LAND:

LENGTH OF BOUNDARIES:

Assess. No. **74/830/12**

Front

Lot No. **1**

Back

D.P. **35550**

Side

Area **0.142**

Allotment No.

Side

PARTICULARS OF BUILDING:

Foundations **STEEL REINFORCED CONC.**

Floors

METAL

Walls **BLOCK & MET DECK**

Roofs

LONG RUN GAL. FROM 24gauge

Area of Ground Floor **2500 sq ft**

square feet (metres)

Area of Outbuildings **N/A**

square feet (metres)

Number of Storeys: Above kerb level **SINGLE**

Below kerb level

Average distance of set back of front of buildings from street boundary line

15 FT

ESTIMATED VALUE:

Building \$ **9500 : 00**

Sanitary Plumbing and Drainage \$ **320 : 00**

Total \$ **9820 : 00**

Proposed purposes for which every part of building is to be used or occupied (describing separately each part intended for use or occupation for a separate purpose) **BOAT BUILDING**

Proposed use or occupancy of other parts of buildings **N/A**

Nature of ground on which building is to be placed and on the subjacent strata **METAL ON OVER HARD CORE BASE**

Yours faithfully,

[Signature]

Owner

Builder's Postal Address:

Box 526

Builder

Builder's Phone

87142

95

CFO

ROSE

GAZDEN & MACDONALD 6-73

Blowdown
from
P21601

D.P.



Dangerous Goods

Max. Storage 2.8t

packs of Methyl Ethyl

Ketone Peroxide

Loading Bay

Proposed Building

5.08 m x 5.08 m

Proposed Kerbing + Garden

9.9

8/8
WHANGAREI CITY COUNCIL

NO FEE

PERMIT NUMBER
26-7-83

FILE NUMBER
C-215

RECEIVED
19 JUL 1983
WHANGAREI CITY COUNCIL

BUILDING APPLICATION FORM

Please Note that any person wishing to take a vehicle over footway other than a proper crossing constructed for such purposes shall apply to the Council for a permit to do so and shall pay the appropriate deposit.

To: The CITY Engineer

I hereby apply for permission to INSTALL one 15,000LT Diesel Tank
at Newman Buses Port Rd. for Newman Buses.
(House Number and Street) (Owner)
of Port Rd. according to locality plan and detail plans, elevations
(Address)

cross-sections and specifications of building deposited herewith in duplicate

PARTICULARS OF LAND:

LENGTH OF BOUNDARIES:

Assess. No. PT 74/824 Front _____ Area _____
Lot No. 1 Back _____
D.P. SEC 3 Side _____ Side _____

PARTICULARS OF BUILDING:

Foundations _____ Floors _____
Walls _____ Roofs _____
Area of Ground Floor _____ (Metres) Area of First Floor or Mezzanine _____ (Metres)
Area of Basement _____ (Metres) Area of Outbuildings _____ (Metres)
Number of Storeys: Above kerb level _____ Below kerb level _____
Average distance of set back of front of buildings from street boundary line _____

ESTIMATED VALUE:

Building Tank Pd \$ 6,000
Sanitary Plumbing _____ \$ _____
Sanitary Drainage _____ \$ _____
Total _____ \$ 6,000

OFFICE USE ONLY

FEES PAID BY OWNER/BUILDER/OWNER'S AGENT

Proposed purpose for which every part of building is to be used or occupied (describing separately each part intended for use or occupation for a separate purpose)

Proposed use or occupancy of other parts of buildings

Nature of ground on which building is to be placed and on the adjacent strata

PLEASE PRINT		
OWNER	BUILDER	OWNER'S AGENT
NAME <u>Newman Buses.</u>	NAME <u>Fuel Installation</u>	NAME <u>Mobic Oil.</u>
POSTAL ADDRESS <u>Port Rd.</u>	POSTAL ADDRESS <u>Box 990</u> <u>WHG.</u>	POSTAL ADDRESS <u>FORT ST</u> <u>Auckland.</u>
PHONE <u>19-7-83</u>	PHONE <u>60409</u> <u>WRG</u>	PHONE _____
Date	100	Signature

2000 Calder & MacDonald 3-83

LAGS

WHANGAREI HARBOUR

TOP OF BANK



RECEIVED
11 JUL 1995
WHANGAREI
CITY COUNCIL

LOT 1

D.P. 55191

LOT 2

LOT 1
D.P. 55550

THIS PLAN COMPARES WITH THE
D.P. 55191
J. P. Hall
DIRECTOR OF PLANNING

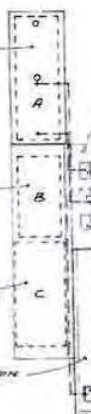
CONCRETE

PROPOSED 3000 LITRE
TANK IN CONCRETE SLAB
FOR DIESEL PUMP AND
RAISE RISE AND D.P.
TANK ABOVE

EXISTING 1000 LITRE
DIESEL TANK

EXISTING 2000
LITRE SOURCE OUTLINE

WATER TO CHANGING
PARK



EXISTING DIESEL PUMP
CONCRETE IN DIESEL TANK A

EXISTING DIESEL PUMP
CONCRETE

LOGGING NEW TANK IN
CONCRETE SLAB, RAISE
VENTS 1000 LITRE DIESEL TANK

EXISTING SUPER PUMP

DIESEL PUMP
CONCRETE IN DIESEL TANK B

WORKSHOPS

CONCRETE

WORKSHOPS

OFFICE

CONCRETE PATH

18.33
DRAINAGE ELEVATION
20.50

PORT RD

This drawing and all information herein is for
information only. It is not to be used for any
purpose for which it is not intended. The
owner is responsible for the accuracy of the
information supplied. The Council and its
employees accept no liability for any loss or
damage in respect of the use of this drawing.

NO	DATE	BY	CHKD

Mobil Oil New Zealand Limited
**NEWMAN'S
COACHLINES LTD**
PORT RD, WHANGAREI
PROPOSED SALES
EQUIPMENT INSTALLATION

DATE	SCALE	BY	CHKD
11/00	1:100	12-7-95	

drawing no. NZ **M 407**

111

113

115

117

IRISID: SLU.802859

Classification **Verified - HAIL**

HAIL **F8. Transport depots or**
Category **yards**

Zoom to

119

Conal Summers

From: Gary Young <gary@nrc.govt.nz>
Sent: Wednesday, 18 January 2017 1:24 p.m.
To: Conal Summers
Subject: RE: Site Query 117 Port Road - Lot 1 DP 55550
Attachments: ADAMS WASH_001.pdf

Hi Conal

117 Port Road Whangarei is on the NRC HAIL as originally part of Adams Coachlines Ltd.
SLU.802859 F8 Transport depots or yards.

There is an incident regarding a leaking fuel pump that was at the northern end of the buildings, being on 113 Port Road.

We do not have a validation report for the site. URS undertook the sampling on 4/1/2006.

I have attached your site visit report for the vehicle wash.
United Carriers information to follow.....

Regards, Gary

Disclaimer: The information provided in this email is information from the Selected Land Use Register and Northland Regional Council Incident Records only. Council may hold information about the site in other registers or databases. A full search of council records will need to be undertaken to determine if this is the case, and which the requestor must cover councils reasonable costs. The information supplied in this email should not be solely relied upon for determining whether there is contamination at a site, for remediation of the site or any other purpose. Compliance with R6.2 of the Resource Management (National Environmental Standard for Assessing and Managing Contaminants in Soil to Protect Human Health) Regulations 2011 ('NES') requires that territorial authority records are searched, and any information supplied in this e-mail is required to form part of that search. If contamination is confirmed, there may be contaminant guideline values that apply to the land, in addition to the NES soil contamination guidelines. We cannot accept any liability arising from the absence of information from our registers. We advise clients to engage the services of a suitably qualified and experienced contaminated land specialist where uncertainty exists.

Gary Young
Waste Monitoring Officer
Northland Regional Council
PH 09 4701200, DDI 09 4701111

From: Conal Summers [mailto:cs@hgcs.co.nz]
Sent: Wednesday, 18 January 2017 8:50 AM
To: Contamination
Subject: Site Query 117 Port Road - Lot 1 DP 55550

Hi

Can I have any info on this please- was part of the old Adams Coachline buildings, seem (vaguely) to remember visiting them when I was at NRC...

Regards,

Conal Summers
Senior Engineer

**SUMMARY CHECKLIST FOR
PRELIMINARY SITE INVESTIGATION REPORT
FOR PROPOSED LAND USE CONSENT FOR LOT 1 DP 55550
AT 117 PORT ROAD, WHANGAREI**

Report section(s) and information to be presented	
Executive summary	R <input checked="" type="checkbox"/>
Scope of work	R <input checked="" type="checkbox"/>
Site identification	R <input checked="" type="checkbox"/>
Site history	R <input checked="" type="checkbox"/>
Site condition and surrounding environment	R <input checked="" type="checkbox"/>
Geology and hydrology	A <input type="checkbox"/>
Sampling and analysis plan and sampling methodology	A <input type="checkbox"/>
Field quality assurance and quality control (QA/QC)	N <input type="checkbox"/>
Laboratory QA/QC	N <input type="checkbox"/>
QA/ QC data evaluation	N <input type="checkbox"/>
Basis for guideline values	R <input checked="" type="checkbox"/>
Results	A <input type="checkbox"/>
Site characterisation	R <input checked="" type="checkbox"/>
Remedial actions	X
Validation	X
Site management plan	X
Ongoing site monitoring	X
Conclusions and Recommendations	R <input checked="" type="checkbox"/>

- R the corresponding heading and details are **Required**
 A readily **Available** information should be included
 N include only if **No** further site investigation is to be undertaken
 X not applicable and may be **omitted**

Checklist is based on Ministry for the Environment "Contaminated Land Management Guidelines No. 1" – Reporting on Contaminated Sites in New Zealand (revised 2011).

PRELIMINARY SITE INVESTIGATION REPORT – 117 PORT ROAD, WHANGAREI


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2.0 Scope of Work	2
3.0 Site Identification	3
4.0 Site History	4
4.1 Land Ownership	4
4.2 Land Use	4
4.3 Northland Regional Council Records	5
5.0 Site Condition and Surrounding Environment	6
6.0 Basis for Guideline Values	6
7.0 Site Characterisation	6
8.0 Conclusions and Recommendations	7
9.0 Limitation	7
Appendix 1: Scheme Plan	3x A3 pages
Appendix 2: Site Photos	4x A4 pages
Appendix 3: Computer Freehold Register, identifier NA12D/1219	2x A4 pages
Appendix 4: Historic Aerial Photos (1961-2009)	5x A4 pages
Appendix 5: NRC Response Including URS report excerpt	7x A4 pages
	1 x A3 Page

Report Prepared by:


Conal Summers

Report Reviewed by:


Dean Botica

DOCUMENT TRANSMITTAL			
Prepared for: Lakeland Property Trust			Job No.: 10749
Revision	Issued To	Copies Issued	Date
1	Ian Walker	1	07.02.17
1	Emma Miller, Reyburn & Bryant	1	07.02.17

1. Executive Summary

This report comprises a Preliminary Site Investigation (PSI) for the above property in accordance with the Ministry for the Environment (MfE) Guidelines to satisfy the National Environmental Standard (NES) for Assessing Contaminants in Soil to Protect Human Health.

This report is suitable for resource consent application. Information was drawn from local councils, aerial photographs and interviews with the current leaseholder. WDC & NRC Identified the site as a HAIL site due to its historic uses including vehicle servicing, transport depot and boatbuilding

The review of the site history and use indicates that it is highly unlikely that a contaminant source exists either from the existing site or adjoining properties. The proposed dwelling will result in the piece of land being either sealed or built on, with the exception of a deck and 1.5-3m buffer strip to be ornamentally planted to the north and east of the proposed building. Had a contaminant source been identified, this would have provided a potential pathway. The current owner has indicated that sealing of the surface could be undertaken prior to garden construction if required, however due to the absence of a contaminant source this is not deemed necessary.

Excavation (if any) will be minimal and within NES permitted activity criteria. In terms of the conceptual site model, as no source exists then no further investigation of potential pathways and receptors is necessary.

The results of this Preliminary Site Investigation as per NES are summarised as following:

1. Based on observations of our preliminary investigation it is highly unlikely the soils are contaminated or pose a risk for human health or environmental receptors.
2. Soil disturbance activities will not exceed the NES permitted activity rules 8(3)(d) and 8(3)(d) (ii) of 25m³ soil disturbance activity per 500m², and 5m³ off-site soil disposal per 500m² per year.
3. In our opinion, further detailed soil investigations are not required for the proposed land use.
4. In terms of Rule 8 (4) of the NES we consider:
 - a. that it is highly unlikely that there will be a risk to health if the proposed change in landuse is undertaken;
 - b. that the proposed change in land use is a permitted activity, providing the consent authority has a copy of this report including the attached plans.

2. Scope of Work

It is proposed to change the land use of the property by construction of a residential dwelling. The proposed dwelling has a finished floor level of 2.8m RL, with existing site levels of between 1.5-2.0M RL. Based on this, excavations will be minimal and limited to service trenches.

The Soil disturbance activities will not exceed the NES permitted activity rules 8(3)(d) and 8(3)(d) (ii) of 25m³ soil disturbance activity per 500m², and 5m³ off-site soil disposal per 500m² per year. The piece of land is considered to comprise the footprint of the proposed building and associated access and parking as shown in the attached plan.

The purpose of this report is to provide an assessment of the risk to human health for the above property in accordance with the National Environmental Standard (NES) for Assessing and Managing Contaminants in Soil to Protect Human Health. This report is suitable as supporting information for land use consent application.

The objectives of this Preliminary Site Investigation are to identify and locate potential contaminant sources and their pathways for migration and risks for human health and environmental receptors. As per NES Regulations 2011 a Preliminary Site Investigation is required where the land use history indicates that hazardous substances are likely to be associated with the land as per Hazardous Activities and Industries List (HAIL).

The Contaminated Land Management Guidelines №5 recommends undertaking a desk study to compile relevant and readily available background information of a site. A preliminary site inspection should then augment or confirm the findings and recommend further detailed investigations if required.

This report compiles readily available information and relevant site history. Information was drawn from local councils, aerial photographs and interviews with the current owner.

3. Site Identification

The 1371 m² property consists of one lot located on Port Road. Refer to the attached aerial photographs in Figure 1 and the scheme plan for details about the site location. A copy of the current Computer Freehold Register is also attached to this report.

SITE: 117 Port Road, Whangarei

LEGAL DESCRIPTION: Lot 1 DP 55550

AREA: 1371 m², more or less

OWNER: Christine Elizabeth Walker & EBP Trustees 2016 Ltd

MAP REFERENCE: NZGD2000 / New Zealand Transverse Mercator 2000
EAST: 1720555
NORTH: 6044967

CERTIFICATE OF TITLE: Computer Freehold Register identifier NA12D/1219

4. Site History

Historical information was derived from review of historical titles, interview with the current owners and aerial photographs from Google Maps, NRC & WDC GIS and Lands & Survey Ltd. The land is zoned Business 2 in the Whangarei District Plan.

4.1 Land Ownership

A copy of the latest computer freehold register is attached. Whangarei District Council (or its previous incarnations) has owned the land since its creation through reclamation in October 1950. The land was sold to Christine Elizabeth Walker & EBP Trustees 2016 Ltd with transfer of ownership on 6 December 2016. Refer to Table 1 below for details of the historic leases and ownership.

Current title	Date	Action	Owned	Appellation
NA12D/1219		2016		Lot 1 DP 55550
	6/12/2016	Caveat	by The Whangarei District Council	
	6/12/2016	Transfer	Christine Elizabeth Walker & EBP Trustees 2016 Ltd	
	30/10/2015	Surrender lease		
	26/09/2007	Renew Lease	21 years @ 1.9.07	
	1/05/2003	Transfer Lease	to Ernest Robert Peter Adams, Evelyn Kay Adams & Northland Trustee Ltd	
	1/05/2003	Transfer Lease	to Ernest Robert Peter Adams & Evelyn Kay Adams as survivors	
	7/03/2002	Transfer Lease	to Ernest Robert Peter Adams, Evelyn Kay Adams & Richard Glen Sumpter	
	27/04/1993	Transfer Lease	to Ernest Robert Peter Adams & Evelyn Kay Adams	
	18/01/1990	Vest in...	The Whangarei District Council	
	22/10/1986	Renew Lease	Newmans Coach Lines Ltd (21 years @ 1.9.86)	
	23/02/1981	Transfer Lease	to Newmans Coach Lines Ltd	
	6/09/1968	Transfer Lease	To Douglas Ian Bullock	
	13/10/1967	Lease...	Lot 1 DP 55550 to J.R. Henderson Ltd (21 years @ 1.9.65)	
1967	1/11/1967	Issued	The Northland Harbour Board	

Table 1: Historic Title and Lease Information

4.2 Land Use

A review of historical aerial photos (attached) indicates that the land was not developed in 1970, with 1979 photos showing the presence of the existing building. Douglas Ian Bullock is listed as the lessee from 1968-1981, and a Potentially Contaminated Site Search undertaken by

WDC includes a building consent application from September 1975 for the existing shed with the activity shown as fibreglass boatbuilding, signed by Douglas Bullock. The application also refers to a dangerous goods store to house Methyl Ethyl Ketone Peroxide (MEKP) with a stated maximum quantity 2.8 lb, showing the location in the northeast corner of the building.

Newmans Coachlines (1981-1993) and subsequently Adams Coachlines (1993-2015) used the site, (and 115 Port Rd adjacent) as a bus depot with servicing & repair being undertaken in the workshop located on site. Aerial photos from 1999 clearly show buses present on site.

Table 2 below lists hazardous substances/ contaminants as per HAIL, which may be associated with this type of historical land use. NRC have indicated F-8 is the HAIL category on their Selected Land Use Register, however it is our opinion that Category F-4 is also applicable given the nature of the activities on site. Additional Categories from the WDC PCS are also given below, although we note that there is no evidence on site or in historic aerial photos of dry docks, boat ramps or moorings at the site.

HAIL Code	Activity or industry	Hazardous substances likely to be associated with that activity or industry
A-17	Storage tanks or drums for fuel, chemicals or liquid waste	Wide range of chemicals (organic and inorganic), and biological hazards
D-5	Engineering workshops with metal fabrication	Metals and oxides of iron, nickel, copper, chromium, magnesium and manganese; range of organic compounds used for cleaning including BTEX, solvents
F-4	Motor vehicle workshops	Hydrocarbons including PAHs, solvents, and metals contained in waste oil
F-5	Port activities including dry docks or marine vessel maintenance facilities	Metals, paint residues (tin, and lead), tributyltin (TBT), and hydrocarbons associated with fuel storage
F-8	Transport depots or yards including areas used for refuelling or the bulk storage of hazardous substances	Wide variety of chemicals, dependent on products being transported

Table 2: HAIL contaminants

4.3 Northland Regional Council Records

NRC have advised that a leaky fuel pump was recorded on 113 Port Road in 2006, with no incidents specific to the piece of land. An underground fuel storage tank (UST) was removed in 2006 along with approximately 25 m³ of contaminated soil. NRC supplied a URS report prepared for Chevron detailing the extensive investigations and analysis undertaken, indicating a contaminant plume extent and groundwater flows in a location and direction highly unlikely to impact on the piece of land (refer to attached URS Figure 4). NRC inspection records refer to an underground tank on the adjacent property (115 Port Road) being used to collect vehicle wash water which was periodically removed by vacuum loading truck, and a trailer mounted diesel storage tank.

5. Site Condition and Surrounding Environment

A site visit was undertaken on 23 January 2017. Refer to the attached photos. The location of the proposed apartment, access and parking is currently covered in compacted gravel. The site was generally clean, although there were 2 piles of gravel (recently removed from the adjoining site prior to surfacing) and 2 piles of scoria/garden waste recently removed from the garden on the street frontage. With the exception of plastic garden liner the piles were clean and free from any obvious sources of contamination.

The historic workshop area has a concrete floor with a partial concrete apron to the rear, the remainder of the site being compacted gravel. No visible signs of oil spills or other contamination were evident. The north-eastern corner of the site receives minor overland flows from 115 Port Road which currently operates as a vehicle sales and servicing yard. 119 Port Road is fully sealed and operates as a VTNZ testing station.

A WDC sewer line and easement runs along the southern boundary of the site.

6. Basis for Guideline Values

The NES contains soil contaminant standards for a variety of contaminants considering different pathways/exposure scenarios and land uses. The closest applicable scenario for the piece of land is high density residential as detailed in Section 7 of the *Methodology for deriving standards for contaminants in soil to protect human health* (Ministry for the Environment, 2011).

7. Site Characterisation

The review of the site history and use indicates that it is highly unlikely that a contaminant source exists either from the existing site or adjoining properties. In the WDC PCS the dangerous goods store containing MEKP was situated within the building and on a concrete floor. MEKP is oxidising and reactive, quantities were small, and present over 30 years ago, and it is not considered to constitute a contaminant source. UST removal on the adjoining sites are well reported and do not indicate the presence of a contaminant source on the piece of land.

The proposed dwelling will result in the piece of land being either sealed or built on, with the exception of a deck and 1.5-3m buffer strip to be ornamentally planted to the north and east of the proposed building. As the proposed dwelling has a finished floor level of 2.8m RL, with existing site levels of 1.5-2.0M RL, a minimum of 0.5m of fill will be required above existing ground. Considering this, excavations will be minimal and limited to service trenches. Conservative estimates based on a service trench 0.9m deep x 0.3m wide, running a length of 20m, result in a total disturbance volume of 5.4 m³. No soil will be disposed of offsite and disturbance volumes will be within NES permitted activity criteria.

As no contaminant source exists then no further investigation of potential pathways and receptors is necessary.

8. Conclusions and Recommendations

Soil disturbance or removal volumes will not be above the permitted activity criteria under the NES.

Based on observations and usage of the site we consider that it is highly unlikely the soils pose a risk for human health or environmental receptors. In our opinion, further detailed soil investigations are not required for the proposed land use.

In terms of Rule 8 (4) of the NES we consider the proposed land use is a permitted activity, providing the consent authority has a copy of this report including the attached plans.

If during any excavation works subsoil/ fill conditions encountered are significantly different from those described in this report, we recommend further assessment by a suitably qualified and experienced practitioner.

Limitation

Recommendations and opinions in this report are based on data from the investigation described herein. The nature and continuity of subsoil conditions away from the test locations is inferred and it is possible that actual conditions could vary from those assumed. Should subsoil conditions vary from those described in this report, it is essential that Hawthorn Geddes engineers and architects ltd be contacted to confirm the applicability of the recommendations.

This report has been prepared solely for the benefit of our client Lakeland Property Trust and the Whangarei District Council in relation to the resource consent application for which this report has been prepared. The comments in it are limited to the purpose stated in this report. No liability is accepted by Hawthorn Geddes engineers & architects ltd in respect of its use by any other person, and any other person who relies upon any matter contained in this report does so entirely at their own risk.

Aerial Photography



Sourced from the LINZ Data Service and licensed for re-use under the

0 2.5 5 10 15 20 m

Friday, November 26, 2021

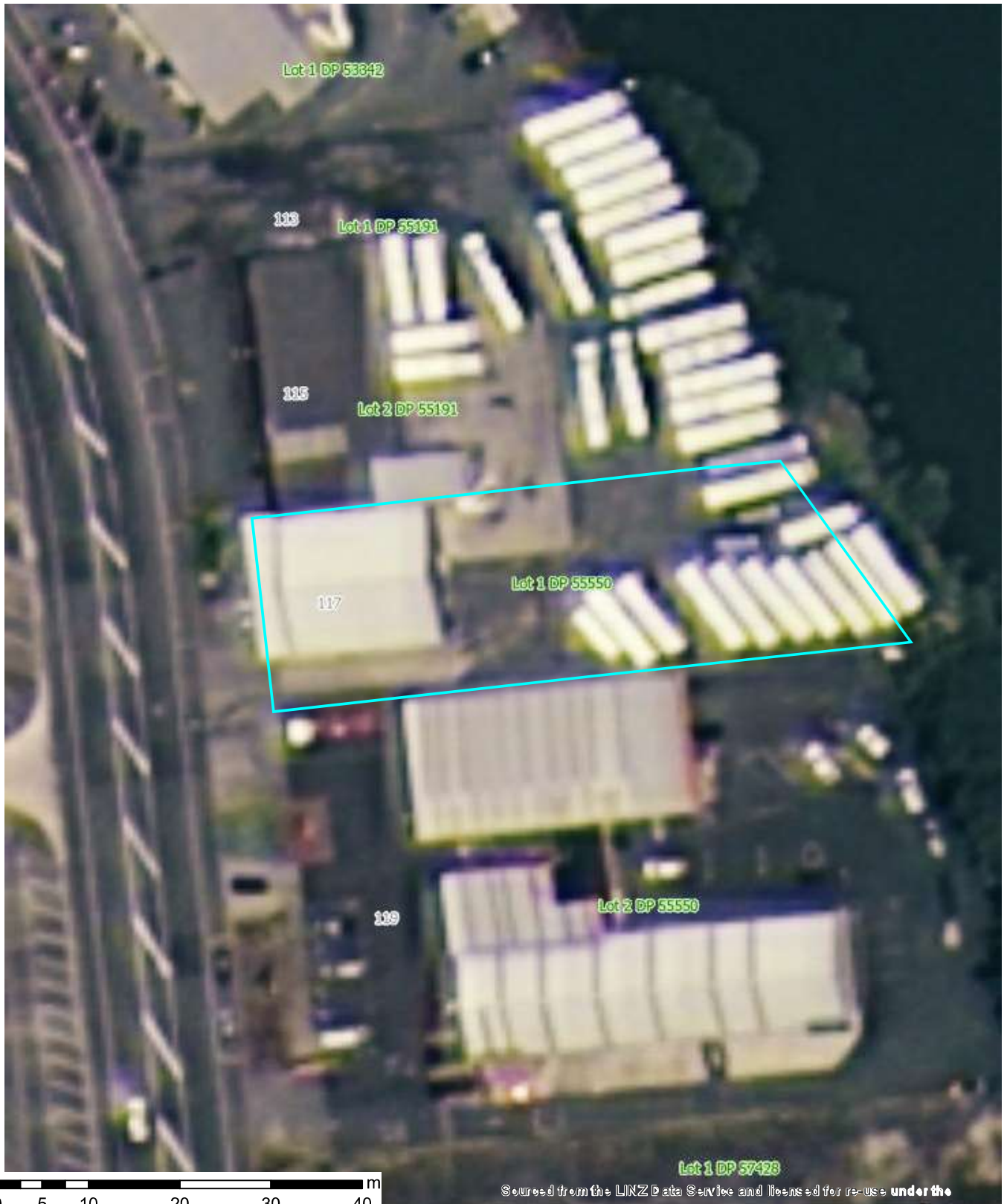
Scale: 1:282

This map was last updated in 2018. It includes New Zealand's most current publicly owned aerial imagery and is sourced from the LINZ Data Service.

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. Cadastral Information has been derived from land Information New Zealand's (LINZ) Core Record System Database (CRS). CROWN COPYRIGHT RESERVED. © Copyright Whangarei District Council.



Aerial Photography



Friday, November 26, 2021

Scale: 1:564

This map was last updated in 2018. It includes New Zealand's most current publicly owned aerial imagery and is sourced from the LINZ Data Service.

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Aerial Photography



Friday, November 26, 2021

Scale: 1:564

This map was last updated in 2018. It includes New Zealand's most current publicly owned aerial imagery and is sourced from the LINZ Data Service.

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This information is generalized and shows the approximate location of the Public pipeline services.
For digging, the As-Built engineering drawings must be used to accurately locate the services.
See WDC Customer Services.

23 March 2026
Scale 1:500



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

Water, Wastewater and Stormwater – Map Legend

Water

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

Stormwater

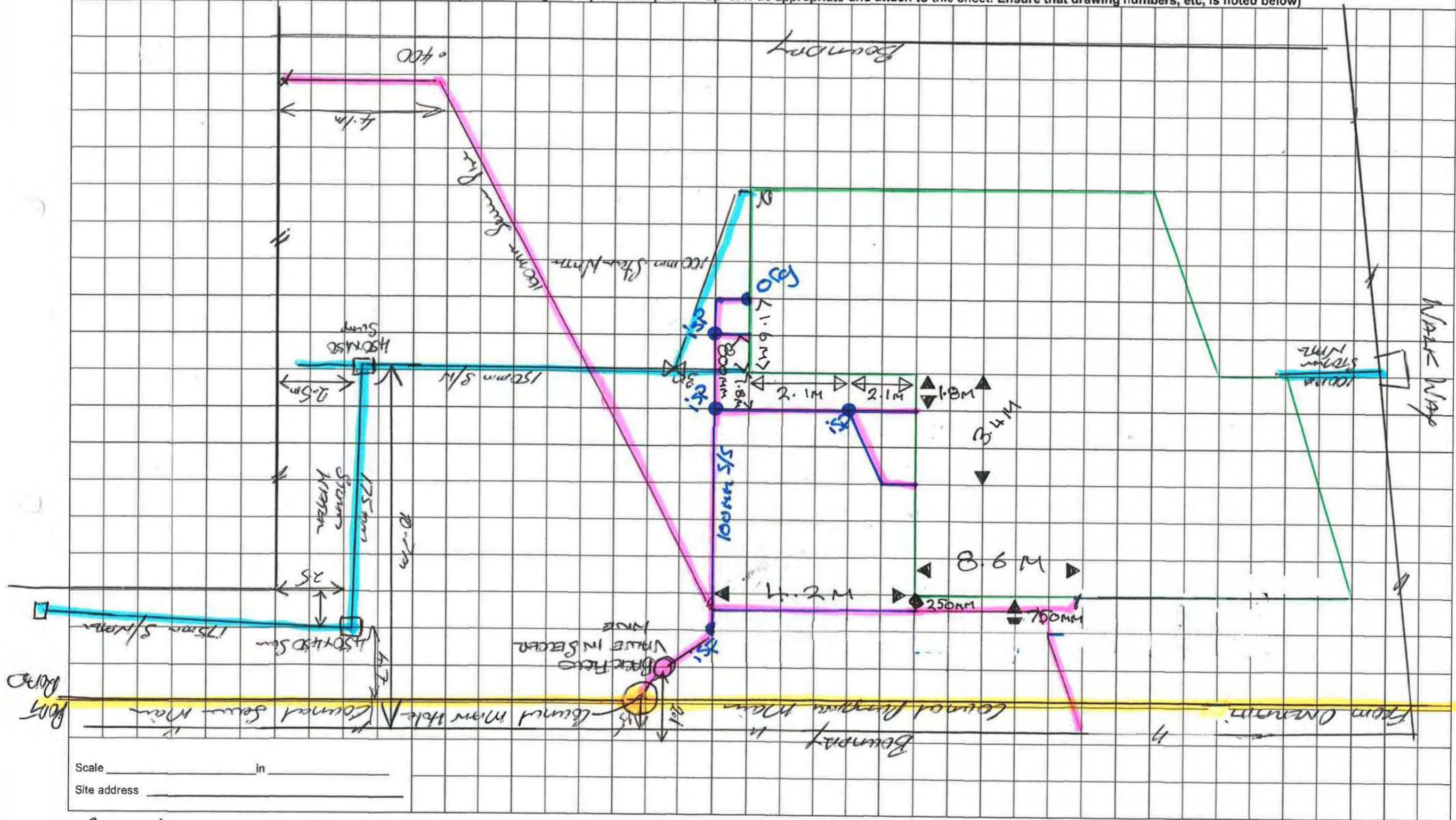
- Stormwater Point**
- End Structure**
- WDC
 - Private
- Fitting Node**
- WDC
 - Private
- GPT**
- WDC
 - Private
- Manhole**
- WDC
 - Private
- Pump**
- WDC
 - Private
- Stormwater Inlet**
- WDC
 - Private
- Valve**
- WDC
 - Private
- Stormwater Line**
- Abandoned Pipe**
- WDC
 - Private
- Culvert**
- WDC
 - Private
- Drainage**
- WDC
 - Private
- Main**
- WDC
 - Private
- Service Line**
- WDC
 - Private
- Surface Drain**
- WDC
 - Private
- Stormwater Area**
- Basin**
- WDC
 - Private
- Chamber**
- WDC
 - Private

Wastewater

- Wastewater Point**
- Backflow Device**
- WDC
 - Private
- End Structure**
- WDC
 - Private
- Fitting Node**
- WDC
 - Private
- Manhole**
- WDC
 - Private
- Meter**
- WDC
 - Private
- Motor Control Centre**
- WDC
 - Private
- Pump**
- WDC
 - Private
- Valve**
- WDC
 - Private
- Wastewater Line**
- Abandoned Pipe**
- WDC
 - Private
- Main**
- Rising Main (Pressure)
 - Sewer Gravity Main
 - Private
 - Other
- Process Pipework**
- WDC
 - Private
- Service Line**
- WDC
 - Private
- Wastewater Area**
- Chamber**
- WDC
 - Private
- Pressure Sewer System**
- Public
 - Private

PART C As-built services plan

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



Scale _____ in _____
 Site address _____

ROB WALKER 20/4/2021
 01087
 06/334816 BC 1801357 *R Walker*

Storm Water Pipes PVC 175, 150 AND 100 mm
 Sewer Pipe 100mm
 October 2010



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: Monday, 23 March, 2026

Property Number 173787
Legal Description LOT 1 DP 581084
Assessment Number 0075161402
Address 117 A Port Road Whangarei 0110
Record of Title(s) 1083198
Land Value \$400,000
Capital Value \$1,175,000
Date of Valuation 01-July-2024
Effective Date (used for rating purposes) 01-July-2025
Meter Location RHS of Bldg #117a

Rates Breakdown (up to 30 June 2026)

Rates Charge	Charge Total
Regional Transport Rate	30.40
Uniform Annual General Charge	901.00
Regional Land and Freshwater Management	121.04
Regional Emergency & Hazard Management	67.31
Sewage Disposal - Residential	966.00
General Residential	1,166.92
Stormwater	79.00
Regional Flood Infrastructure	41.66
Regional Economic Development	12.16
Regional Council Services	229.89
Regional Pest Management	109.47
Regional Sporting Facilities	16.09
Regional Rescue Services	8.87
Annual Charge Total	\$3,749.81

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

Rates Instalments	Total
20/07/2025 Instalment	\$938.81
20/10/2025 Instalment	\$937.00
20/01/2026 Instalment	\$937.00
20/04/2026 Instalment	\$937.00

Rates Total **\$3,749.81**

Balance to Clear **\$937.00**

FILE COPY

Form 5

Building Consent No: BC1801357

Section 51, Building Act 2004

Issued: 7 March 2019

The Building

Street address of building: 117 Port Road
Whangarei 0110

Legal description of land where building is located: LOT 1 DP 55550
LLP: 53845

Building name: N/A

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

Level/unit number: N/A

The Owner

C E Walker
117 Port Road
Whangarei 0110

Phone number: N/A

Mobile number: 021430242

Facsimile number: N/A

Email address: N/A

Website: N/A

Street address/registered office: 117 Port Road
Whangarei 0110

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

Contact Person

Gunadoo 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 Dwelling



FILE COPY

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 73 Building Act 2004

Section 72 Building Act 2004 Limitations and restrictions on building on land subject to natural hazards applies. The Building Consent authority has included as a condition of this consent notification to either appropriate Minister or Surveyor General or the Register of the Maori Land Court or the Register General of Land.

The Notification of the natural hazard (s) involved:

- Inundation

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)
 - Waterproofing to all external membrane areas (including the forming and dressing of all penetrations, change of direction and upstands)
 - Welding of Steel Fabrication
 - Paint coating system on exposed surfaces
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 appropriate Engineer must confirm with a NZS4431 Certificate that the ground conditions supporting the foundation is sufficient for infill or cut prior to slab or foundation inspection.
5. To confirm compliance an Energy Works Certificate will be required (Electrical).
6. To confirm compliance an Energy Works Certificate will be required (Gas).
7. To confirm compliance driven pile certification is required by a suitably qualified Engineer with a Producer Statement 4 construction monitoring to ensure the building work performed is in accordance with the approved building consent, in addition to this the following is also required:
 - Pile driving must be done by a suitable person
 - Sets are clearly identified
 - Adequacy of the implied load is certified

Compliance Schedule

A compliance schedule is not required for the building.

FILE COPY

Attachments

A notice of development contribution levies payable.

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>.

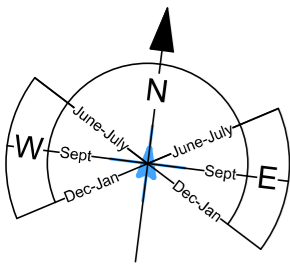


Kayla Maxwell

Support Assistant – Building Processing
On behalf of Whangarei District Council

7 March 2019

Date

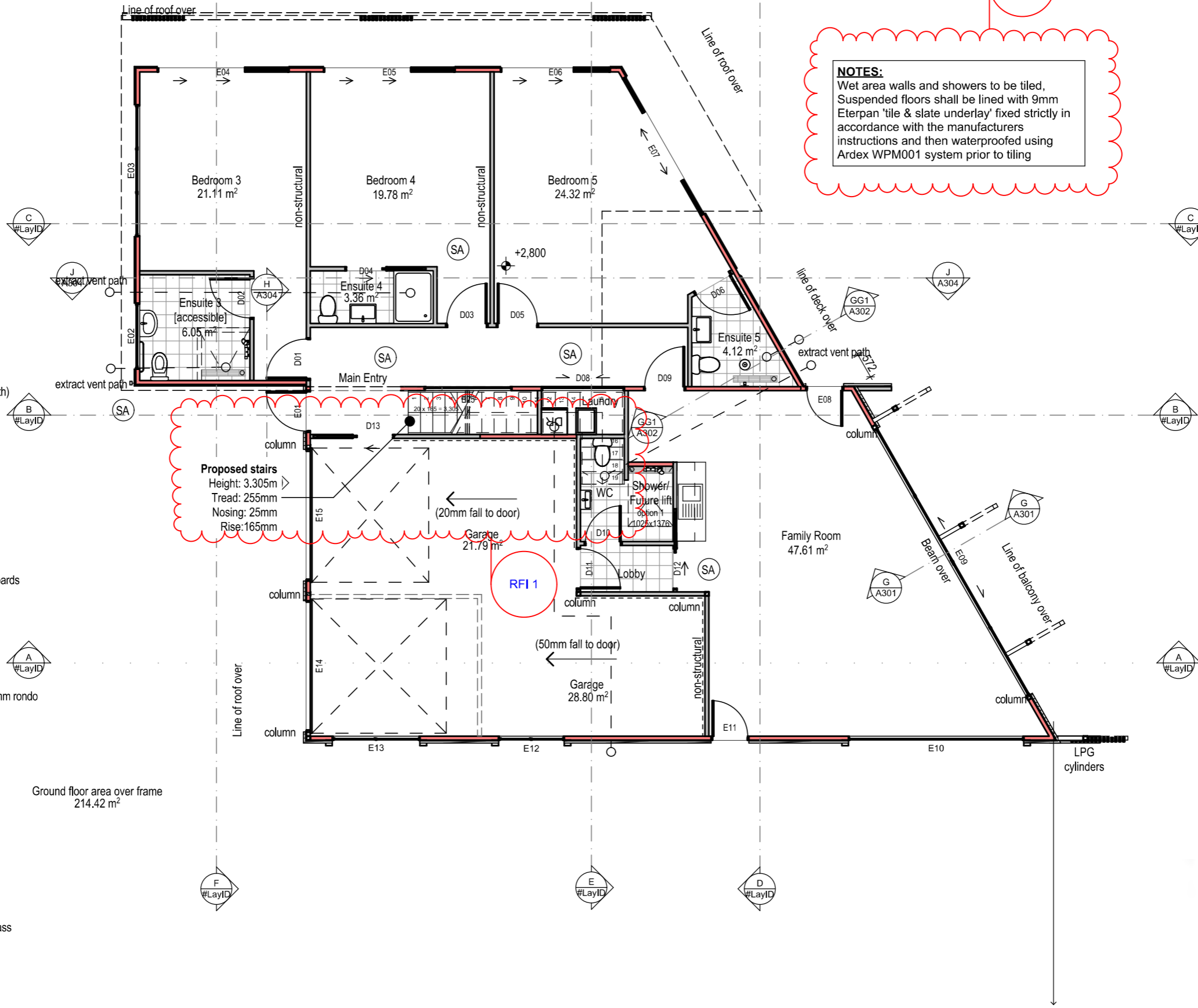


LEGEND	
	Wall framing Steel 600 crs 89x41x0.75 mm Lipped C partition (loadbearing)
	Wall framing Steel 600 crs 89x41x0.75 mm Lipped C partition (non-loadbearing)

NOTES

Refer to SED foudation drawings for Foundations
 Refer to SED & construction drawings for bracing
 Refer to Detail Set for details

10 ROOF	
a Cladding	MetDek 500
b Barrier	Thermakraft 215 Roofing Underlay
c Purlin	Steel 40 mm top-hat
d Rafters	refer Steel Drawings (300 mm depth)
e Insulation	10kg/m³ R3.2 Bradford Gold
f Thermal Packer	30mm
g Fascia	Colorsteel 165mm
h Parapet Flashing	Canterbury Prickles
i Gutter	Colorsteel 125mm
j Downpipe	PVC 80 mm dia
11 SOFFIT	
a Batten	Steel 30 mm top-hat
b Soffit	Ribon
20 CEILINGS	
a Batten	Steel 30 mm top-hat
30 WALL	
a Cladding	Vertical Timber Shiplap Weatherboards
aa Cladding	Espan 470
b Cavity	Castellated 50 X 40
c Barrier	6 mm RAB board
d Thermal Break	Thermax B 10mm
e Framing	Steel 89x41x0.75 mm Lipped C
f Insulation	10kg/m³ R2.2 Bradford gold
g Acoustic clips	Rondo STSU or Rondo quiet clip
h Acoustic batten	581 resilient furring channel or 28mm rondo
34 WALL Exterior	
a Glass Block	
35 WALL Interior	
a Lining	refer wet are details
b Framing	Steel 89x41x0.75 mm Lipped C
b Lining 2	9mm Triboard
36 POSTS	
b Veranda	Cedar
40 OPENINGS Exterior	
a Joinery	Powder coated aluminium
b Glazing	6.38mm acoustic laminated glass 12mm airgap 10mm glass Radiata H3
c Reveals	
41 OPENINGS Exterior	
a Joinery	Powder coated aluminium
b Glazing	6mm glass 12mm airgap 10mm glass
c Reveals	Radiata H3
42 OPENINGS Exterior	
a Safety glass	Laminated
b Safety latches	where required
c Obscure Galss	styppolite



RFI 1

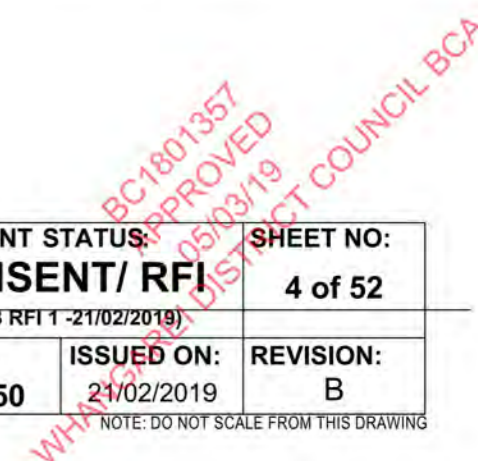
NOTES:
 Wet area walls and showers to be tiled,
 Suspended floors shall be lined with 9mm
 Eterpan 'tile & slate underlay' fixed strictly in
 accordance with the manufacturers
 instructions and then waterproofed using
 Ardex WPM001 system prior to tiling

Windows		
Full Element ID	W x H Size	Head Heigh
E01	960x2,200	2,200
E02	1,500x600	2,300
E03	3,000x600	2,300
E04	3,000x2,300	2,300
E05	3,000x2,300	2,300
E06	2,500x2,300	2,300
E07	3,600x2,300	2,300
E08	860x2,200	2,200
E09	7,000x1,100	2,300
E10	4,000x1,500	2,300
E11	860x2,200	2,200
E12	1,500x600	2,300
E13	2,000x600	2,300
E14	3,000x3,100	3,100
E15	3,000x2,700	2,700
E16	910x2,100	2,255
E17	7,000x2,300	2,300
E18	4,000x1,500	2,300
E19	3,000x1,500	2,300
E20	900x600	2,300
E21	2,000x600	2,300
E22	2,500x600	2,300
E23	600x1,800	2,300
E24	1,500x600	2,300
E25	1,400x2,000	2,230
E25	2,000x600	2,230
E25	800x800	2,230
E27	1,200x900	2,050

INTERIOR OPENINGS		
REF	W x H Size mm	Head Height
D01	960x2,245	2,245
D02	960x2,245	2,245
D03	960x2,245	2,245
D04	960x2,245	2,245
D05	960x2,245	2,245
D06	960x2,245	2,245
D08	1,890x2,245	2,245
D09	960x2,245	2,245
D10	860x2,245	2,245
D11	960x2,245	2,245
D12	960x2,245	2,245
D13	960x2,200	2,200
D14	910x2,245	2,245
D15	1,000x2,245	2,245
D16	1,000x2,245	2,245
D17	1,800x2,245	2,245
D18	960x2,245	2,245
D19	810x2,245	2,245
D20	810x2,245	2,245
D21	960x2,245	2,245
D22	1,290x2,245	2,245
D23	1,000x2,245	2,245

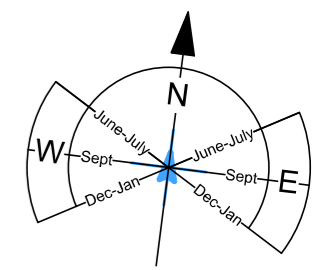
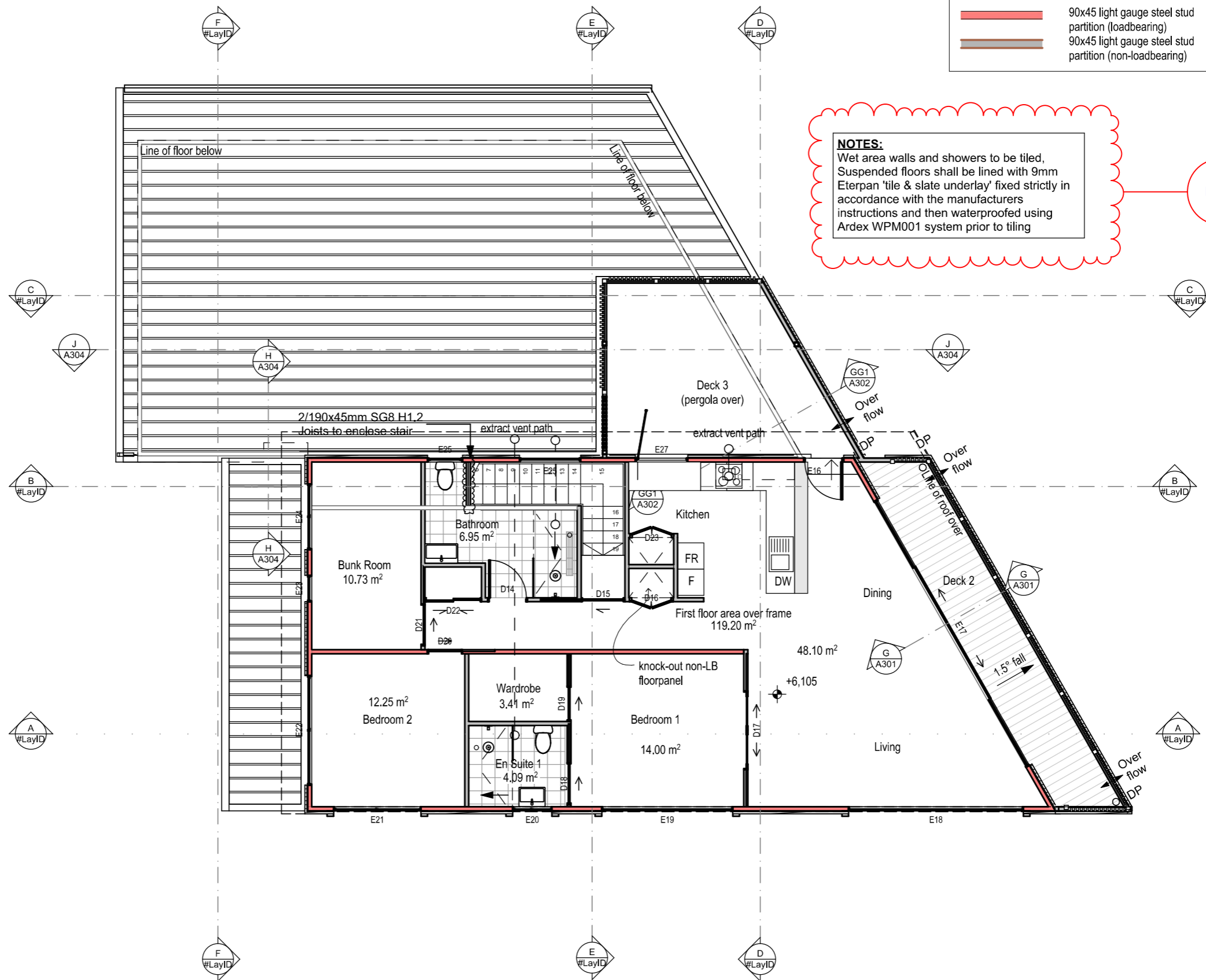
- Documentation by - Ground Floor Plan 1:100 PHONE: (03) 477 5079 ADDRESS: Consultancy House, Level 3 7 Bond Street, Dunedin Central 9016 EMAIL: enquiry@clickworks.co.nz	DRAWN: AL	PROPOSED NEW DWELLING FOR Christine and Ian Walker 117 PORT ROAD WHANGAREI LOT 1 DP 55550 VAL: WDC0075161400	Architectural Plans A103 Ground Floor Plan SCALE @A3: 1:100, 1:1	SITE DATA: Wind Zone: H Earthquake Zone: 1 Snow Loading: 1.0kPa Durability (Corrosion Zone): D Climate Zone: 1 Rainfall Intensity: 120mm/hr Risk Matrix (Worst Case): 19	REVISION: H BC Issue 1 Updated BC Issue (full set) D Draft RFI Set (full set)	No. DATE - 21/11/2018 A 08/01/2019 B 16/02/2019	DOCUMENT STATUS: CONSENT/ RFI (Rev B RFI 1 -21/02/2019)	SHEET NO: 4 of 52
	CHECKED: LM			ISSUED: VY	JOB No. J001950	ISSUED ON: 21/02/2019	REVISION: B	

CLICKWORKS ACCEPTS NO LIABILITY SHOULD THE CONTRACTOR MAKE CONSTRUCTION DECISIONS WITHOUT FIRST SEEKING ADVICE FROM CLICKWORKS AS TO HOW TO PROCEED WHERE THERE IS A DISCREPANCY IN DOCUMENTATION OR CLARIFICATION IS REQUIRED



Windows		
Full Element ID	W x H Size	Head Height
E01	960x2,200	2,200
E02	1,500x600	2,300
E03	3,000x600	2,300
E04	3,000x2,300	2,300
E05	3,000x2,300	2,300
E06	2,500x2,300	2,300
E07	3,600x2,300	2,300
E08	860x2,200	2,200
E09	7,000x1,100	2,300
E10	4,000x1,500	2,300
E11	860x2,200	2,200
E12	1,500x600	2,300
E13	2,000x600	2,300
E14	3,000x3,100	3,100
E15	3,000x2,700	2,700
E16	910x2,100	2,255
E17	7,000x2,300	2,300
E18	4,000x1,500	2,300
E19	3,000x1,500	2,300
E20	900x600	2,300
E21	2,000x600	2,300
E22	2,500x600	2,300
E23	600x1,800	2,300
E24	1,500x600	2,300
E25	1,400x2,000	2,230
E25	2,000x600	2,230
E25	800x800	2,230
E27	1,200x900	2,050

INTERIOR OPENINGS		
REF	W x H Size mm	Head Height
D01	960x2,245	2,245
D02	960x2,245	2,245
D03	960x2,245	2,245
D04	960x2,245	2,245
D05	960x2,245	2,245
D06	960x2,245	2,245
D08	1,890x2,245	2,245
D09	960x2,245	2,245
D10	860x2,245	2,245
D11	960x2,245	2,245
D12	960x2,245	2,245
D13	960x2,200	2,200
D14	910x2,245	2,245
D15	1,000x2,245	2,245
D16	1,000x2,245	2,245
D17	1,800x2,245	2,245
D18	960x2,245	2,245
D19	810x2,245	2,245
D20	810x2,245	2,245
D21	960x2,245	2,245
D22	1,290x2,245	2,245
D23	1,000x2,245	2,245



LEGEND	
	90x45 light gauge steel stud partition (loadbearing)
	90x45 light gauge steel stud partition (non-loadbearing)

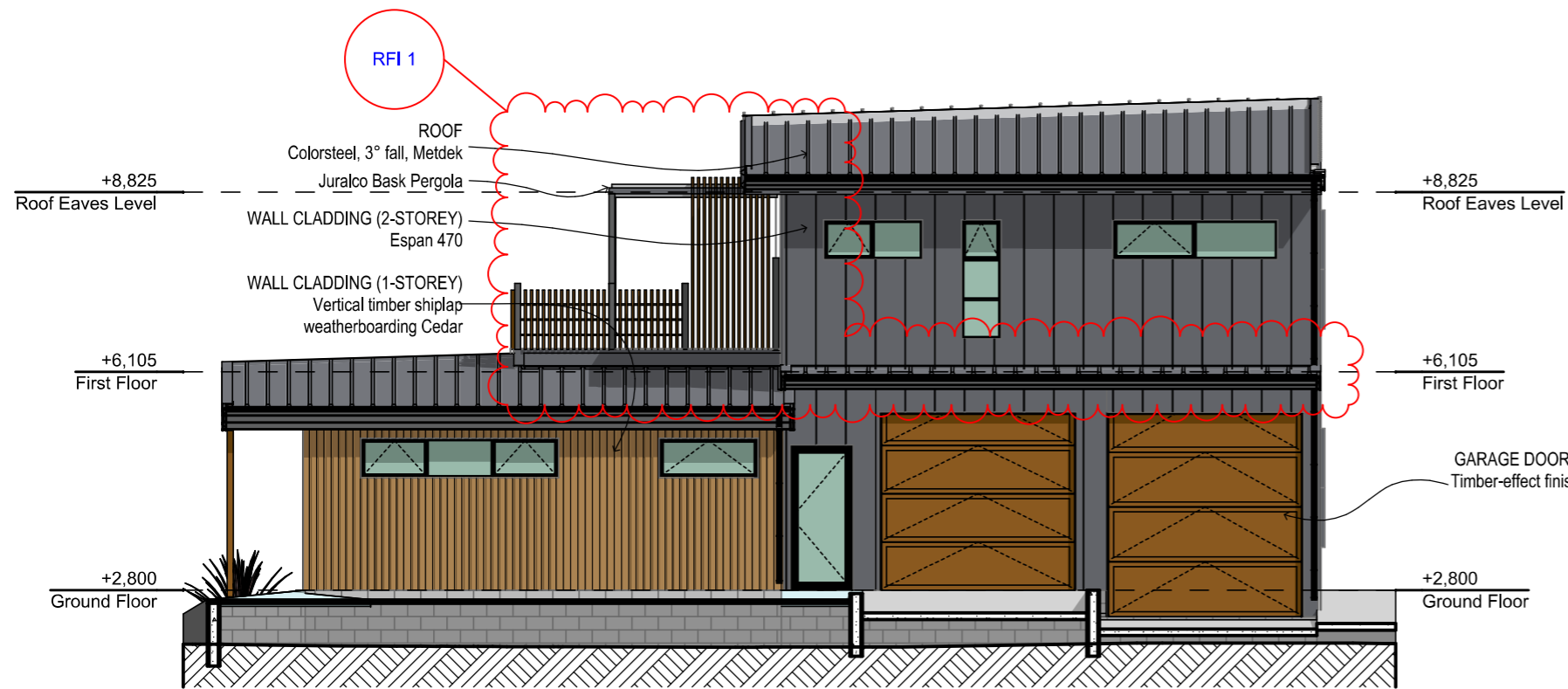
NOTES:
 Wet area walls and showers to be tiled,
 Suspended floors shall be lined with 9mm
 Eterpan 'tile & slate underlay' fixed strictly in
 accordance with the manufacturers
 instructions and then waterproofed using
 Ardex WPM001 system prior to tiling

RFI 1

First Floor Plan
 1:100

 PHONE: (03) 477 5079 ADDRESS: Consultancy House, Level 3 7 Bond Street, Dunedin Central 9016 EMAIL: enquiry@clickworks.co.nz	DRAWN: AL CHECKED: LM ISSUED: VY	PROPOSED NEW DWELLING FOR Christine and Ian Walker 117 PORT ROAD WHANGAREI LOT 1 DP 55550 VAL: WDC0075161400	Architectural Plans A104 First Floor Plan SCALE @A3: 1:100, 1:1	SITE DATA: Wind Zone: H Earthquake Zone: 1 Snow Loading: 1.0kPa Durability (Corrosion Zone): D Climate Zone: 1 Rainfall Intensity: 120mm/hr Risk Matrix (Worst Case): 19	REVISION: No. DATE - 21/11/2018 A 08/01/2019 B 15/02/2019	DOCUMENT STATUS: CONSENT/ RFI (Rev B RFI 1 -21/02/2019)	SHEET NO: 5 of 52
	JOB No. J001950 ISSUED ON: 21/02/2019 REVISION: B		NOTE: DO NOT SCALE FROM THIS DRAWING				

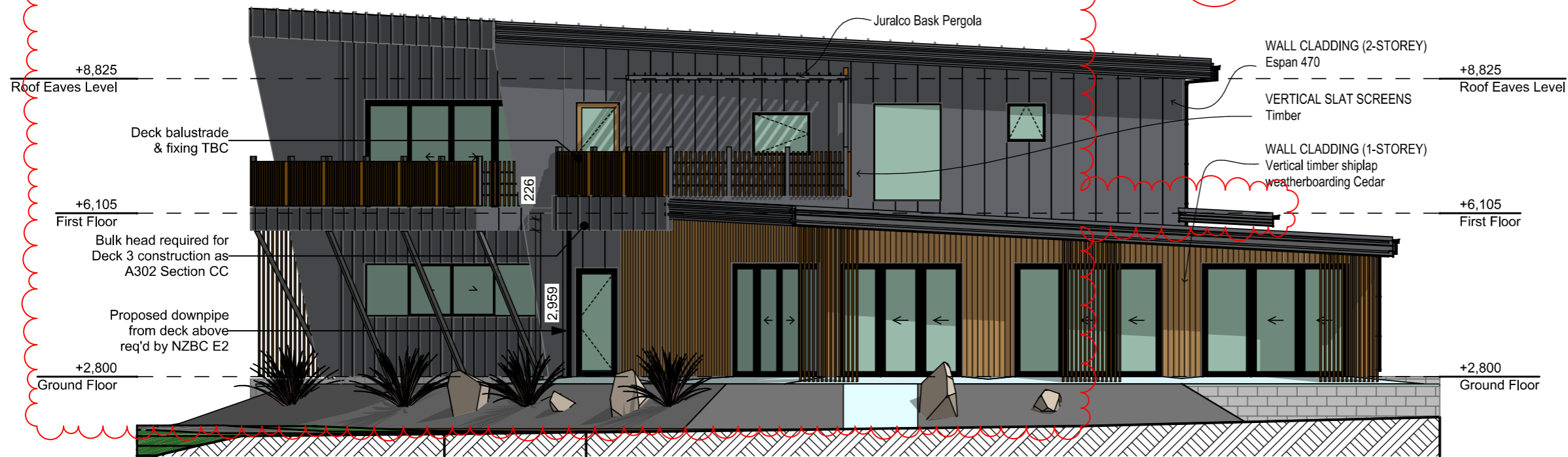
CLICKWORKS ACCEPTS NO LIABILITY SHOULD THE CONTRACTOR MAKE CONSTRUCTION DECISIONS WITHOUT FIRST SEEKING ADVICE FROM CLICKWORKS AS TO HOW TO PROCEED WHERE THERE IS A DISCREPANCY IN DOCUMENTATION OR CLARIFICATION IS REQUIRED



West Elevation
1:100

BUILDING ENVELOPE RISK MATRIX		
West Elevation		
Risk Factor	Risk Severity	Risk Score
Wind zone (per NZS 3604)	High risk	1
Number of storeys	Medium risk	1
Roof/wall intersection design	Very high risk	5
Eaves width	High risk	2
Envelope complexity	High risk	3
Deck design	Medium risk	2
Total Risk Score:		14

RFI 1



North Elevation
1:100

BUILDING ENVELOPE RISK MATRIX		
North Elevation		
Risk Factor	Risk Severity	Risk Score
Wind zone (per NZS 3604)	High risk	1
Number of storeys	Medium risk	1
Roof/wall intersection design	Very high risk	5
Eaves width	Very high risk	5
Envelope complexity	High risk	3
Deck design	High risk	4
Total Risk Score:		19

- Documentation by -

PHONE: (03) 477 5079
ADDRESS: Consultancy House, Level 3
7 Bond Street, Dunedin Central 9016
EMAIL: enquiry@clickworks.co.nz

DRAWN: AL
CHECKED: LM
ISSUED: VY

**PROPOSED NEW DWELLING FOR
Christine and Ian Walker**

117 PORT ROAD
WHANGAREI
LOT 1 DP 55550
VAL: WDC0075161400

Architectural Plans
A201 Elevations sheet 1

SCALE @A3: 1:100

SITE DATA:	REVISION:	No.	DATE
Wind Zone	H BC Issue	-	21/11/2018
Earthquake Zone	1 Updated BC Issue (full set)	A	08/01/2019
Snow Loading	1.0kPa Draft RFI Set (full set)	B	15/02/2019
Durability (Corrosion Zone)	D		
Climate Zone	1		
Rainfall Intensity	120mm/hr		
Risk Matrix (Worst Case)	19		

DOCUMENT STATUS:
CONSENT/ RFI
(Rev B RFI 1 -21/02/2019)

JOB No. **J001950**
ISSUED ON: **21/02/2019**

SHEET NO:
16 of 52
REVISION:
B



East Elevation
1:100

BUILDING ENVELOPE RISK MATRIX		
East Elevation		
Risk Factor	Risk Severity	Risk Score
Wind zone (per NZS 3604)	High risk	1
Number of storeys	Medium risk	1
Roof/wall intersection design	High risk	3
Eaves width	Medium risk	1
Envelope complexity	High risk	3
Deck design	High risk	4
Total Risk Score:		13

RFI 1



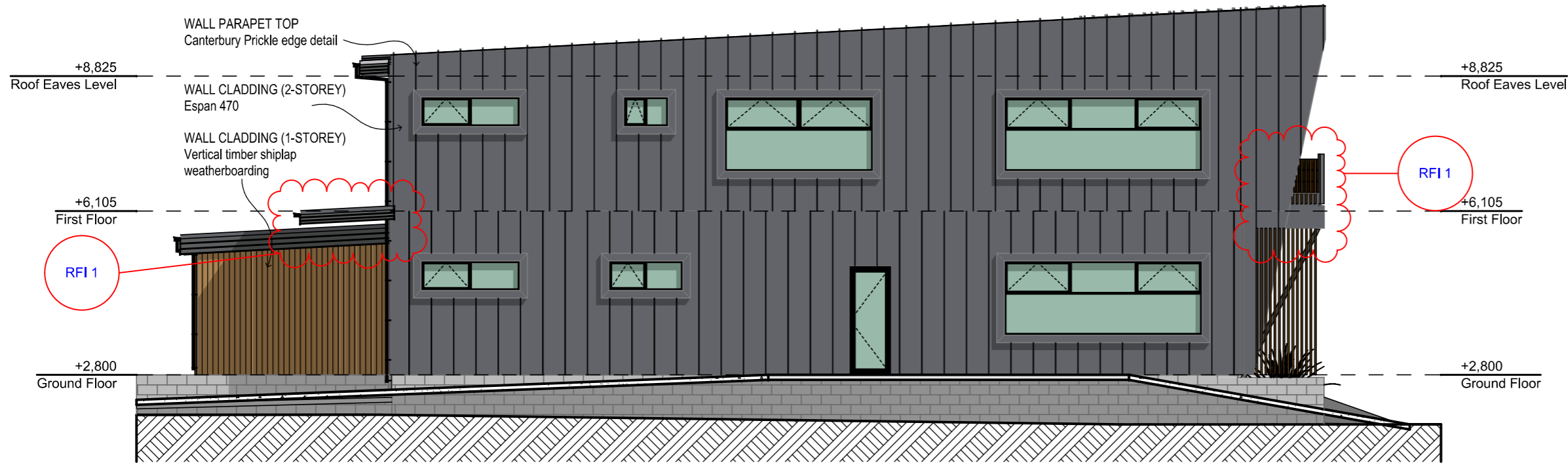
East Face Elevation
1:100

BUILDING ENVELOPE RISK MATRIX		
East Elevation		
Risk Factor	Risk Severity	Risk Score
Wind zone (per NZS 3604)	High risk	1
Number of storeys	Medium risk	1
Roof/wall intersection design	High risk	3
Eaves width	Medium risk	1
Envelope complexity	High risk	3
Deck design	High risk	4
Total Risk Score:		13

RFI 1


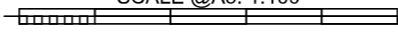
<p>PHONE: (03) 477 5079 ADDRESS: Consultancy House, Level 3 7 Bond Street, Dunedin Central 9016 EMAIL: enquiry@clickworks.co.nz</p>	<p>DRAWN: AL CHECKED: LM ISSUED: VY</p>	<p>PROPOSED NEW DWELLING FOR Christine and Ian Walker 117 PORT ROAD WHANGAREI LOT 1 DP 55550 VAL: WDC0075161400</p>	<p>Architectural Plans A202 Elevations sheet 2</p> <p>SCALE @A3: 1:100</p>	<p>SITE DATA: Wind Zone: H Earthquake Zone: 1 Snow Loading: 1.0kPa Durability (Corrosion Zone): D Climate Zone: 1 Rainfall Intensity: 120mm/hr Risk Matrix (Worst Case): 19</p>	<p>REVISION:</p> <table border="1"> <tr> <th>No.</th> <th>DATE</th> </tr> <tr> <td>-</td> <td>21/11/2018</td> </tr> <tr> <td>A</td> <td>08/01/2019</td> </tr> <tr> <td>B</td> <td>15/02/2019</td> </tr> </table>	No.	DATE	-	21/11/2018	A	08/01/2019	B	15/02/2019	<p>DOCUMENT STATUS: CONSENT/ RFI (Rev B RFI 1 -21/02/2019)</p>	<p>SHEET NO: 17 of 52</p>
	No.	DATE													
-	21/11/2018														
A	08/01/2019														
B	15/02/2019														
		<p>JOB No. J001950</p>	<p>ISSUED ON: 21/02/2019</p>	<p>REVISION: B</p>											

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BUILDING ENVELOPE RISK MATRIX		
South Elevation		
Risk Factor	Risk Severity	Risk Score
Wind zone (per NZS 3604)	High risk	1
Number of storeys	Medium risk	1
Roof/wall intersection design	Very high risk	5
Eaves width	Very high risk	5
Envelope complexity	High risk	3
Deck design	Low risk	0
Total Risk Score:		15

South Elevation
1:100

- Documentation by -  PHONE: (03) 477 5079 ADDRESS: Consultancy House, Level 3 7 Bond Street, Dunedin Central 9016 EMAIL: enquiry@clickworks.co.nz	DRAWN: AL	PROPOSED NEW DWELLING FOR Christine and Ian Walker 117 PORT ROAD WHANGAREI LOT 1 DP 55550 VAL: WDC0075161400	Architectural Plans A203 Elevations sheet 3 SCALE @A3: 1:100 	SITE DATA: Wind Zone: H Earthquake Zone: 1 Snow Loading: 1.0kPa Durability (Corrosion Zone): D Climate Zone: 1 Rainfall Intensity: 120mm/hr Risk Matrix (Worst Case): 19	REVISION: No. DATE - 21/11/2018 1 Updated BC Issue (full set) A 08/01/2019 2 Draft RFI Set (full set) B 15/02/2019	DOCUMENT STATUS: CONSENT/ RFI (Rev B RFI 1 -21/02/2019)	SHEET NO: 18 of 52
	CHECKED: LM			ISSUED: VY	JOB No. J001950	ISSUED ON: 21/02/2019	REVISION: B

CLICKWORKS ACCEPTS NO LIABILITY SHOULD THE CONTRACTOR MAKE CONSTRUCTION DECISIONS WITHOUT FIRST SEEKING ADVICE FROM CLICKWORKS AS TO HOW TO PROCEED WHERE THERE IS A DISCREPANCY IN DOCUMENTATION OR CLARIFICATION IS REQUIRED

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 05/03/19
 BC1801357

17023

1 March 2017

Ian Walker
117 Port Road
Whangarei 0110



Your Ref: **117 Port Road, Whangarei – flood assessment**

Dear Sir,

As requested Base Group Consulting have completed the following flood assessment for the construction of a new building at 117 Port Road, Whangarei to support a Resource and Building Consent application to Whangarei District Council.

Proposed Development

It is understood that a light weight residential apartment building sized approximately 200m² plus external deck areas is to be constructed to the above property. The two storey building will provide adjacent residential apartments and contains large areas of glazing along the building frontage offering views across Hatea River. Internal garaging for the apartments is also proposed as part of the development.

The property is within the Port Road industrial area and is surrounded by existing industrial development with the property formerly occupied by Adams Bus services. Port Road forms the western boundary with Hatea River forming the eastern boundary as indicated in Figure 1. Existing vehicle access is available from Port Road along the southern boundary. The site contains an existing commercial building which occupies the western extent of the site at the road frontage. The remainder of the site is currently in hard standing and is presently used for storage and parking. The proposed new apartment building is located in the eastern part of the site adjacent to the Hatea River frontage.

The site and adjacent land is characterised by the flat to gently graded land forming the Whangarei Port area. The site itself is approximately RL2.0m OTP and falls to the east towards Hatea River. The site is positioned immediately downstream of the confluence of Raumanga Stream and Hatea River.

Whangarei District Council hazard maps identify the property as being contained within a flood susceptible area which covers the proposed building footprint. The source of the flood hazard is not clear from the mapped zone, however it is expected to relate to fluvial flooding from Hatea River under adverse tidal conditions.

Assessment Criteria

When assessing the flood hazard at the site there are several items requiring consideration. The main items considered relevant in this instance are:

- WDC EES Section 4.9.2.1 requires that the minimum freeboard above the 100 yr CC ARI event shall be 0.5m for residential building floors.



- WDC EES Section 4.9.2.3 require the minimum floor level for tidal areas to be RL 2.5m OTP.
- NRC requires consideration for Coastal Erosion and Inundation in all estuarine sites.
- Method 7.1.7 (5) of the Regional Policy Statement requires a minimum floor Level of RL 3.3m OTP for new East coast residential buildings where wave run up is not a significant factor

The main sources of flooding considered relevant for this location relate to fluvial flooding from Hatea River and coastal inundation from storm surge.

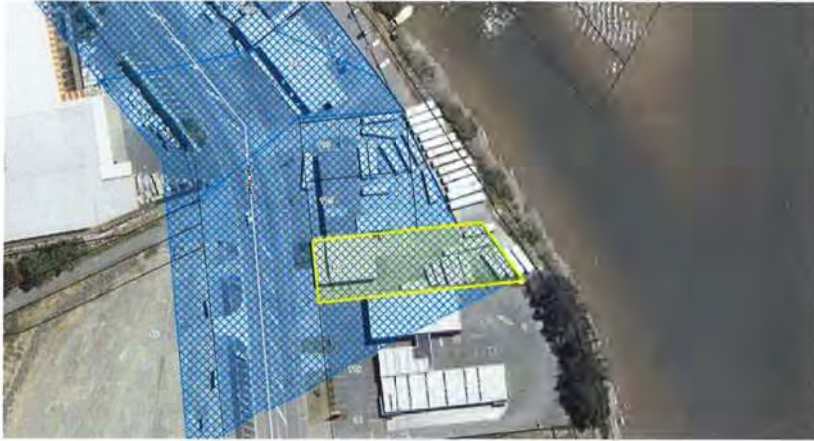


Figure 1: WDC GIS Flood Hazard (2017)

Figure 2 above indicates the extent of flood hazard mapped by WDC. The property does not fall within either of the CEHZ (Zone 1 and 2).

Site Levels

Topographic information of the site has been made available by Reyburn and Bryant which indicates that the nominated building platform is approximately RL1.7m to RL2.0m OTP. The existing building in the west of the site approximately 20m from the new building location is constructed with a FFL of RL2.3m OTP. The site falls to the east towards Hatea River from RL2.3m to RL1.7m OTP.

Coastal Inundation

Current storm surge risk (allowing for Sea Level Rise) for Whangarei CBD coastal inundation (CFHZ 2) is predicted to be RL2.9m OTP including an allowance of 1.0m sea level rise in the next 100 years. The site has frontage to Hatea River being approximately 12m from the river bank and is surrounded by existing commercial buildings. The flood levels have been derived from the following information:

- Assessed 1%AEP sea level: 1.9m OTP

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- Allowance for Sea Level Rise (to 2115): 1.0m

In accordance with WDC EES Section 4.9.2.1 the minimum building floor level is to be set at RL3.4m OTP to achieve 500mm freeboard above the design flood levels.

Figure 2 below taken from NRC GIS shows the extent of Coastal Flood mapping undertaken by Tonkin Taylor which shows the proposed building site to be subject to inundation.

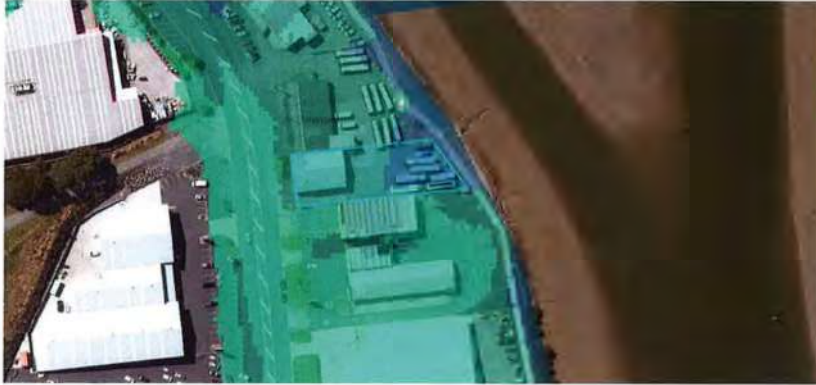


Figure 2: NRC GIS Coastal Flood Hazard (2017)

River Flooding

Northland Regional Council has identified the Hatea River as a priority for flood risk planning and has been included as part of the Priority Rivers project which covers the subject property and building location. The Priority River study provides the primary flood information where it is available in the District. Figure 3 below indicates the extent of the 10 yr ARI and 100 yr CC ARI events taken from NRC GIS.



Figure 3: NRC GIS River Flood Hazard (2017)

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From the above flood hazard map from NRC the site is expected to be subject to shallow ponding up to 0.1m depth associated with river flooding for the 100 yr CC ARI event. The flood investigation indicates that while the building footprint may in part be subject to shallow flooding in extreme events the inundation is principally ponding volume with associated low flow velocities. Given the low flow velocities and shallow ponding depth the 100 yr CC ARI event is considered to present a low hazard risk (NSW Government, Floodplain Development Manual 2005).

The site is beyond the mapped flood extents for the 10 yr ARI event. Filling within the building footprint to create a raised platform is outside of the 10 year ARI flood extent and therefore complies with the provisions of NRC Regional Policy Statement section 7.1.2.

Overland Flow

A network of below ground stormwater pipes are present within the adjacent Port Road carriageway and provides drainage to the immediate surrounding area. The below ground pipes drain east through the adjoining property at 115 Port Road parallel with the northern boundary via a Ø600 pipe that discharges to Hatea River. It is expected that the piped system has been sufficiently sized to accommodate design events in accordance with WDC EES. However, when blockages occur and/or under extreme events when the capacity of the system is exceeded overland flow and localised ponding is expected within the Port Road carriageway extending into the property. A sump is present at the property frontage forming a localised low point in the carriageway at RL2.4m with the building frontage below the carriageway level at RL2.2m OTP. Given the site levels and relationship with Port Road carriageway, overland flow is generally directed along the southern boundary towards Hatea River. This area of the site contains a wastewater pipe and is protected from development by means of a 3m wide drainage easement which is to be maintained and shaped to ensure overland flow is directed along the southern boundary for replication of existing flow paths.

Construction of the building is to be in accordance with NZBC E1 to ensure adequate clearance above adjacent ground levels and to ensure compliance with minimum acceptable floor levels. NZBC E1/AS1 s2.01 requires that for sites below the road the FFL shall be no less than 150 mm above the lowest point on the site boundary. From survey information at the site the lowest point on the property boundary is RL1.68m OTP.

NZBC E1/AS1 s2.01 also requires that for a slab on grade the FFL is set no less than 150mm above the finished level of the surrounding ground immediately adjacent to the building.

Recommended FFL

For compliance with WDC EES and NRC RPS requirements the new building is to have a FFL set at a minimum of RL3.4m OTP to ensure adequate freeboard above expected 100 yr CC ARI flood and storm surge levels including an allowance for climate change, sea level rise and wave run up.

However with existing ground levels at the building platform approximately RL1.7m - RL2.0m OTP it is considered that the building platform will require raising some 1.5m above existing levels to achieve this FFL required for the site. Given the proximity to existing buildings on the property with FFL RL2.3m OTP, buildings on adjacent sites and the adjoining public space along Hatea River frontage with footpath levels of RL1.7m-2.0m OTP, construction of

the new building with a FFL of 3.4m is not considered practical in this instance and is likely to compromise the internal access arrangements at the site.

It is proposed to provide a lower FFL of RL2.8m OTP for the habitable space within the new building which is compatible with the existing site infrastructure and adjacent buildings. A FFL of RL2.8m is considered appropriate given to the low level of risk presented by the flood hazard and the proposed use of the building. With consideration of a 50 year planning horizon commensurate with the design life for the building, a FFL of RL2.8m offers freeboard above the highest recorded levels within the Town Basin plus an allowance for 0.4m sea level rise over a 50 year period.

Internal garaging is provided as part of the development and it is proposed to provide a FFL of RL2.5m OTP to the non-habitable garage areas within the building. These areas are not occupied for habitable space and will be used for vehicle garaging and general storage. The reduced FFL for garaging areas is considered appropriate for use with consideration to the use of the internal space and low level of risk presented by the flood hazard and will facilitate vehicle access at the site with the garage FFL being approximately 0.5m above the existing ground levels. It is recommended that materials and components used below RL2.8m OTP for the new building have a high resilience to water and are designed to reduce the potential for flood related material damage.

Building Act and District Plan Requirements

Due to the nature of the flood hazard and site location adjacent to the coastal area, the proposed fill to form the raised building pad has negligible affect the ponding volume available for either the rainfall runoff or tidal inundation cases. The proposed scheme complies with the permitted activity requirements of District Plan rule 56.2.3 and it can be stated that the activity is designed to accommodate the flood hazard and will not create any adverse effects upstream or downstream nor endanger human life. However, due to the flood hazard at the subject property section 72 of the Building Act applies.

The proposed site levels and building FFL's should be verified prior to construction to ensure that they meet the required levels established in this flood assessment. Provided that the recommendations in this assessment are complied with then upon completion of the works in terms of Section 72 of the Building Act, it can be confirmed that:

- i. The land on which the building work is to take place is either subject to, or likely to be subject to inundation,
- ii. The building work itself is not likely to accelerate, worsen or result in inundation of that land or any other property.

Limitations

This report has been prepared for the benefit of Ian Walker as our client with respect to building construction at 117 Port Road, Whangarei and for Whangarei District Council approval. No liability is accepted by Base Group Consulting where other parties rely on the information or opinions contained in this report and any other person who relies upon any matter contained in this report does so entirely at their own risk. Any recommendations, opinions, or guidance provided by Base Group Consulting in this report are limited to technical engineering requirements and are not made under the Financial Advisers Act 2008.

Base Group Consulting have performed the services for this site assessment in accordance with the standard agreement for consulting services and current professional standards. No guarantees are either expressed or implied.

If there are any queries regarding the content of this letter, please do not hesitate to contact the undersigned.



A S MacPherson
Chartered Professional Engineer
BE Civil (Hons), CPEng, MIPENZ, IntPE(NZ)

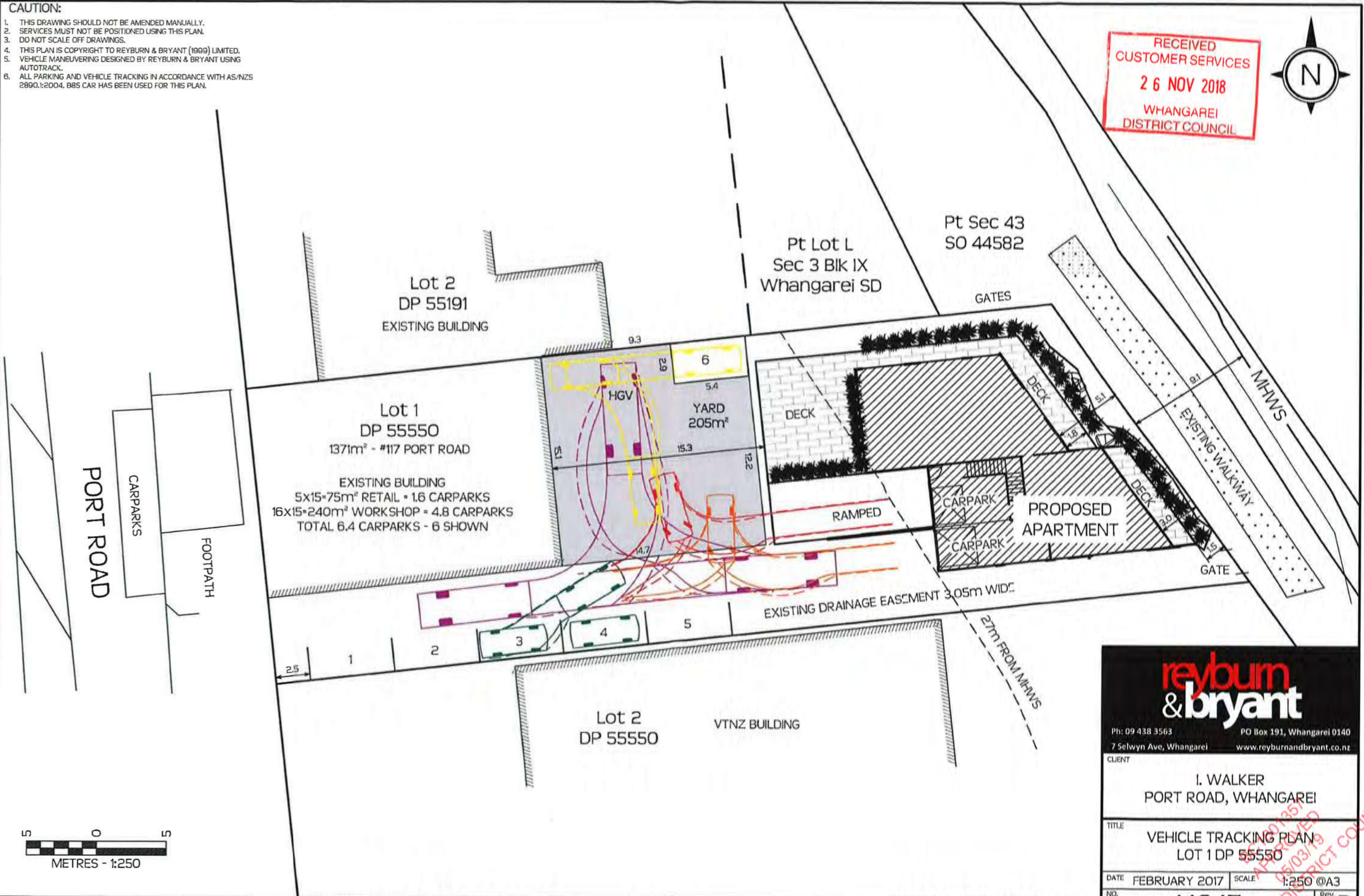
Development Plans

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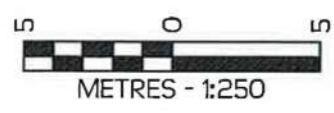
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PORT ROAD

CARPARKS

FOOTPATH



reyburn
& bryant

Ph: 09 438 3563 PO Box 191, Whangarei 0140
 7 Selwyn Ave, Whangarei www.reyburnandbryant.co.nz

CLIENT
I. WALKER
 PORT ROAD, WHANGAREI

TITLE
VEHICLE TRACKING PLAN
 LOT 1 DP 55550

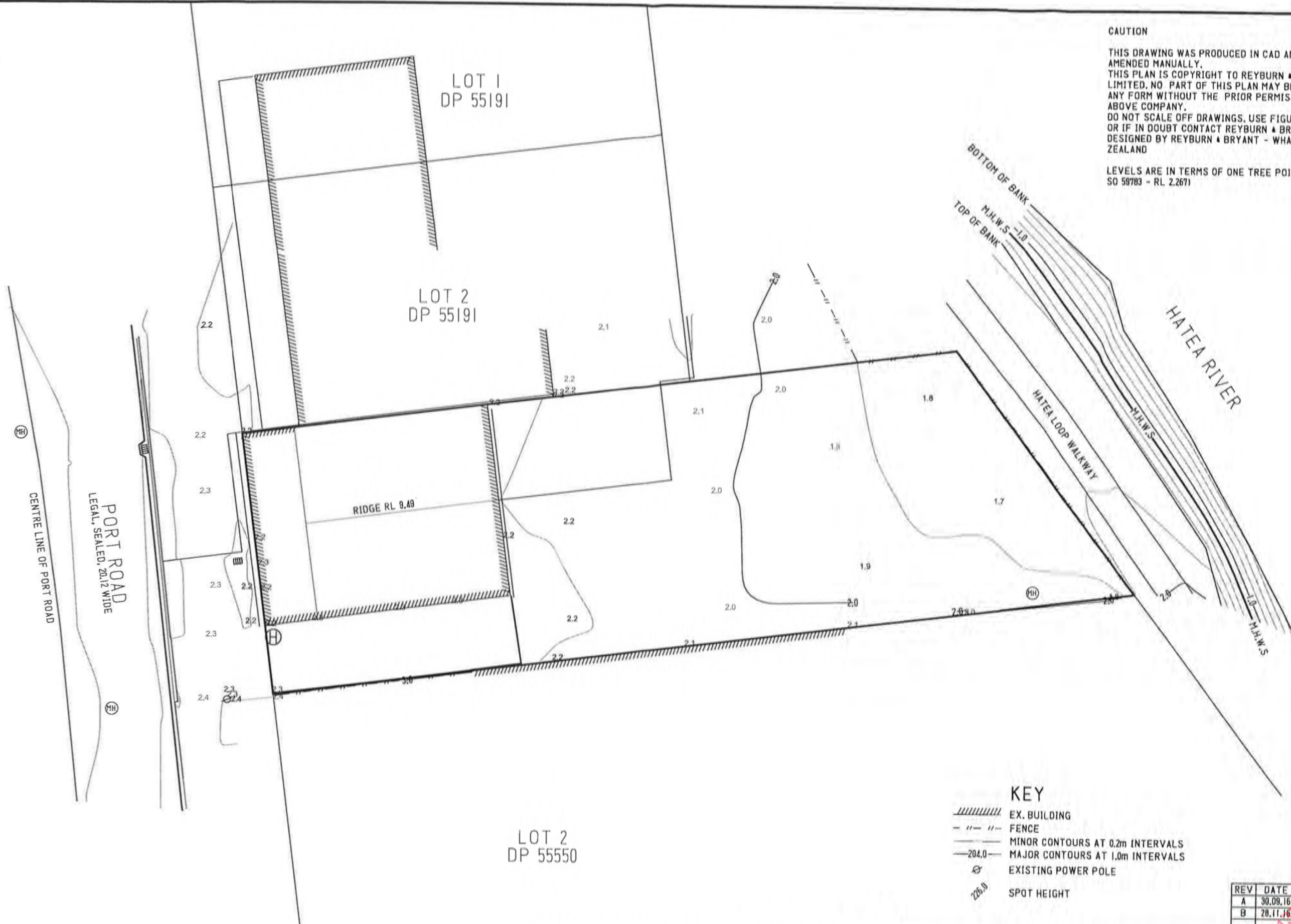
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NO. **14247** Rev. **D**

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- KEY**
- EX. BUILDING
 - FENCE
 - MINOR CONTOURS AT 0.2m INTERVALS
 - MAJOR CONTOURS AT 1.0m INTERVALS
 - EXISTING POWER POLE
 - SPOT HEIGHT

REV	DATE	AMENDMENTS
A	30.09.16	FIRST ISSUE
B	20.11.16	SHOW MHWS, SE
DATE NOV 2016		
SCALES 1:300 @ A3		
NO. T14232		
SHEET 1 OF 1		Rev B

TOPOGRAPHICAL SURVEY OF
LOT 1 DP 55550
 117 PORT ROAD, WHANGAREI

reyburn & bryant
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 7 Selwyn Ave, Whangarei www.reyburnandbryant.co.nz

17023

6 March 2017

Ian Walker
117 Port Road
Whangarei 0110

Your Ref: **117 Port Road, Whangarei – geotechnical assessment**

Dear Sir,

As requested Base Group Consulting have undertaken soil testing of the building platform at 117 Port Road, Whangarei to assist with the foundation design for a proposed new building.

Proposed Development

It is understood that a light weight residential apartment building sized approximately 200m² plus external deck areas is to be constructed to the above property. The two storey building will provide adjacent residential apartments and contains large areas of glazing along the building frontage offering views across Hatea River. Internal garaging for the apartments is also proposed as part of the development.

The property is within the Port Road industrial area and is surrounded by existing industrial development with the property formerly occupied by Adams Bus services. Port Road forms the western boundary with Hatea River forming the eastern boundary. Existing vehicle access is available from Port Road along the southern boundary. The site contains an existing commercial building which occupies the western extent of the site at the road frontage. The remainder of the site is currently in hard standing and is presently used for storage and parking. The proposed new apartment building is in the eastern part of the site adjacent to the Hatea River frontage.

The site and adjacent land is characterised by the flat to gently graded land forming the Whangarei Port area. The site itself is approximately RL2.0m OTP and falls to the east towards Hatea River. The site is positioned immediately downstream of the confluence of Raumanga Stream and Hatea River.

WDC planning maps indicate that the property is zoned as a Business 2 Environment and contains a medium instability hazard with high instability hazard mapped along the eastern boundary adjacent to the river. The medium instability hazard is considered to relate to the variable nature of the underlying geology.

Geology

The geology of the area is defined on the Institute of Geological and Nuclear Sciences Geological Map 26: Geology of the Whangarei Urban Area as man-made ground overlying river deposits being unconsolidated to poorly consolidated mud, sand, gravel and peat deposits of alluvial, swamp and estuarine origin.

Two machine excavated test pits were undertaken on 1 March 2017 within the proposed building footprint to determine the near surface ground conditions and assist with foundation design for the new building. Based on the findings of the borehole excavations, the surficial soil profile is consistent with the geological description for the site. TP1 was taken 3.5m deep before the excavation collapsed and TP2 achieved 4.5m depth.

At the building platform approximately 0.8m – 1.2m of hard fill has been placed as a capping layer over natural ground. At approximately 0.8m – 1.2m depth (inferred) natural ground was encountered consisting of soft compressible estuarine deposits with a high organic content. Groundwater was recorded at 1.9 depth in TP1 upon completion of the excavation and it is expected that groundwater will be subject to tidal influence of Hatea River.

Undrained shear strengths were measured during excavation of the test pits to determine the in-situ shear strength properties of the natural soils with results typically less than 10kPa in TP1 and 20-30kPa in TP2 for the full depth of the excavations.

The findings of the test pit excavations are consistent with previous testing and construction in the immediate area which indicates that competent bearing layers underlying the soft compressible estuarine deposits are encountered at 7m-16m below ground level. It is understood that piling for the building on the adjacent VTNZ site at 119 Port Road met refusal between 7m - 16m depth, with depth to competent bearing increasing to the east away from Port Road.

Historic aerial images of the site indicate that prior to the 1950's the site and adjoining land east of Port Road was occupied by riverside vegetation. It is expected that the fill material encountered at the site was deposited sometime prior after the 1950's. Extensive areas of low-lying land between central Whangarei and the port have been reclaimed from swamp and harbour mudflats. The nature of this fill varies widely, as does its suitability as a foundation for building construction even though the land is flat.

Stability

Carbonaceous mud, peat, sand and minor gravel have accumulated in estuarine, lake, swamp and fluvial settings around the city. In the port area, downstream of the site, drill holes have recorded up to 40m depth of sediment comprising predominantly soft to firm muds. Up to 30m of mud, sand, gravel, and peat are present beneath parts of the central city area, however further inland these deposits are represented by gradually rising alluvial plains composed of gravel, sand, and mud which surround meandering streams such as Raumanga Stream and Hatea River.

Although seismic risk in Northland is low, earthquake waves will be amplified on areas of thick unconsolidated material, including alluvium and man-made fill. This will include the thick alluvium and fill between the central city and the port. The felt intensities and the likelihood of damage from an earthquake may be significantly greater in these areas, where liquefaction and subsidence may occur within unconsolidated or poorly consolidated sediments.

Due to the flat topography of the site there is little risk of slope instability affecting the nominated building platform, however the low strength and variable ground conditions present risks of bearing capacity failure, settlement and differential settlement.

A visual inspection of the building platform did not identify any recent land instabilities and given the flat topography it is expected that the site has a sufficient margin of slope stability to facilitate development of the site.

Acid Sulphate Soils

WDC has prepared an Acid Sulphate Soil Guidance document which identifies areas within the District that may contain elevated levels of sulphides in the soil profile. Acid Sulphate Soils are naturally occurring but if disturbed and aerated they have the potential to create acidic ground water conditions that can corrode buried infrastructure such as concrete, steel and other materials. If left undisturbed sulphides remain in the soil without causing any major issues. The WDC guidance document adopts a risk based planning approach that classifies new developments as low, moderate or high risk activities.

The existing ground level at the building site is approximately RL2.0m OTP and as such the development works will take place below RL5m OTP. However, the proposed works will involve importing of hard fill material and raising the building platform above existing ground levels and no disturbance of natural soils (aside from driven timber piles) or changes in groundwater are expected. Given the capping layer thickness of hard fill over the natural soils the proposed development is considered to be a low risk activity. The building construction as proposed is unlikely to be affected by the presence of acid sulphate soils and can proceed without any further action.

Foundations

The underlying natural soils at approximately 0.8m to 1.2m depth are considered to have high compressibility and will be subject to ongoing long term settlement. Surcharge loads from building foundations imposed on the natural unconsolidated to poorly consolidated alluvial deposits will induce settlement.

To minimise the risk of bearing capacity failure, settlement and differential settlement associated with the low strength and variable ground conditions, it is recommended that the building can be constructed on a series of deep pile foundations. Driven timber piles can be installed beneath the primary load bearing points in conjunction with a foundation slab of stiffened raft construction to minimise the potential for differential settlement across the building footprint. The depth to a competent bearing stratum has not been proven at the development site, however it is estimated to be 14m - 16m based on previous testing and construction on the adjacent site approximately 10m away. The piles should be designed as end bearing with due consideration to the effects of negative skin friction and downdrag. It is expected that Ø300SED piles spaced at approximately 3m centres along load bearing walls and points loads driven to the underlying rock layers will be suitable for use.

Alternatively, if preferred, a shallow raft foundation system could be used however this presents greater risk of settlement and differential settlement and if pursued lightweight building materials should be utilised in conjunction with low foundation dependable bearing pressures of 40-50kPa (GUBC of 80-100kPa). Shallow strip or pad footings should be constructed as shallow as possible within the hard fill layer. Deeper strip or pad footings embedded in the underlying soils should be avoided, as these will reduce the effectiveness of the surface raft formed by the stiffer hard fill. Any observed settlement across the building platform is likely to be fairly uniform, however it is recommended that the building utilise light

weight structural components with flexible cladding systems that are capable of accommodating differential movement. If a shallow foundation system is pursued it is recommended that additional geotechnical testing (i.e. CPT) and analysis be carried out.

Limitations

This report has been prepared for the benefit of Ian Walker as our client with respect to building construction at 117 Port Road, Whangarei and for Whangarei District Council approval. No liability is accepted by Base Group Consulting where other parties rely on the information or opinions contained in this report and any other person who relies upon any matter contained in this report does so entirely at their own risk. Any recommendations, opinions, or guidance provided by Base Group Consulting in this report are limited to technical engineering requirements and are not made under the Financial Advisers Act 2008.

Base Group Consulting have performed the services for this site assessment in accordance with the standard agreement for consulting services and current professional standards. No guarantees are either expressed or implied.

If there are any queries regarding the content of this letter, please do not hesitate to contact the undersigned.



A S MacPherson
Chartered Professional Engineer
BE Civil (Hons), CPEng, MIPENZ, IntPE(NZ)



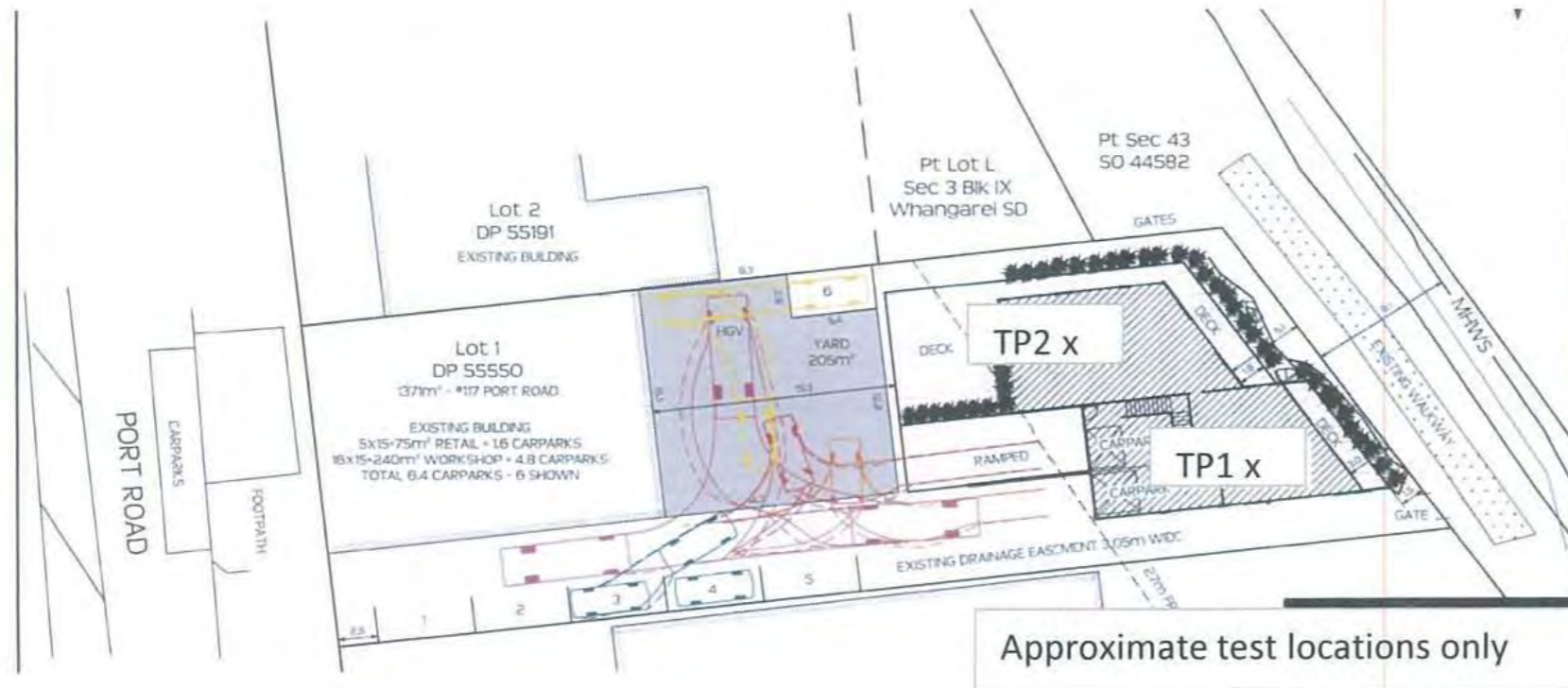
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SITE PLAN

166 Bank Street
Whangarei
P: 09 438 4417
E: info@geocivil.co.nz

Lab Job No: 8288-140
Client: Base Group Consulting
Project: 117 Port Road
Location: Whangarei
Report No: W17-082
REF: 17023

Tested by: S.K
Date: 1/03/2017
Page: 4 of 4



WHANGAREI DISTRICT COUNCIL BCA
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APPROVED
05/03/2017
Site Plan
2/03/2017
8288-140, 117 port Rd, site plan



To: **The Land Registration District
North Auckland**

**CERTIFICATE ISSUED UNDER SECTION 73
OF THE BUILDING ACT 2004**

RECORD(S) OF TITLE: No(s):NA12D/1219

The Whangarei District Council hereby gives notice that the Council has granted a building consent to the land described in the above Record(s) of Title and listed in the schedule below. The building consent was granted pursuant to the provisions of Section 72 of the Building Act 2004 on land which is considered likely to be subject to Inundation.

<u>Legal Description</u>	Lot 1 DP 55550
<u>Address</u>	117 Port Road Whangarei 0110
<u>Name of Owner</u>	Christine Elizabeth Walker EBT Trustees 2016 Limited
<u>Date Building Consent Granted</u>	05 March 2019
<u>Building Consent Number</u>	BC1801357

Signature
Authorised Officer
Whangarei District Council

Kavin Richards

Name

14.3.19

Date

MANUAL DEALING LODGEMENT FORM

C73 11380860.1 Building
Cpy - 02/02, Pgs - 002, 18/03/19, 14:00

Copies
 (Inc. original)
DocID: 519258339

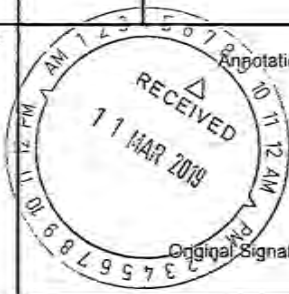
REQUISITIONED

Landonline User ID: N/A
 LODGING FIRM: Whangarei District Council
 Private Individual: Attn: Kayla Maxwell
 Address: Fourm North
 Private Bag 9023
 Whangarei 0148
 ASSOCIATED FIRM: N/A
 Client Code / Ref: BC1801357

Dealing/SUD Number: _____
(LINZ use only)
 Priority Barcode/Date Stamp: _____
(LINZ use only)
 Plan Number Pre-Allocated or to be Deposited: _____
 Rejected Dealing Number: _____

Priority Order	CT Ref	Type of Instrument	Names of Parties	Document Fees	Resubmission	Notices	Priority Capture*	FEES \$ GST INCLUSIVE
1	Identifier: NA12D/1219	ST2 G13	Christine Elizabeth Walker and EBP Trustees 2016 Limited	\$176.00		SENT ON REQ 12/3/19 pf		176.00
2								
3								
4								
5								

Land Information New Zealand Manual Dealing Lodgement Form
 Fees Receipt and Tax Invoice
 GST Registered Number 17-022-895
 LINZ Form P005



Annotations (LINZ use only).
 Original Signatures? _____

Subtotal	\$176.00
Total for this dealing	\$176.00
Less fees paid on Dealing # _____	
Debit my Landonline account for <small>(Only available for Landonline customers)</small>	\$176.00
or Cash / Cheque enclosed for <small>(Only pay in cash if depositing in drop box at a LINZ processing centre)</small>	
or Eft-pos payment due for <small>(Eft-pos only available if lodging the dealing in person at a LINZ processing centre)</small>	

* Making a priority lodgement ensures the lodgement is entered into the LINZ work queue at the time and date it was handed over at the counter. Priority does not provide urgency in processing the dealing. For further details please reference the manual dealing user guide.



Form 7

Code Compliance Certificate BC1801357

Section 95, Building Act 2004

Issued: 30 November 2021

The Building

Street address of building:	117 Port Road Whangarei 0110
Legal description of land where building is located:	LOT 1 DP 55550 LLP: 53845
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:	2019

The Owner

C E Walker
117 Port Road
Whangarei 0110

Phone number:	N/A
Mobile number:	021727002
Facsimile number:	N/A
Email address:	itcewalker@gmail.com
Website	N/A

Street address/registered office:	117 Port Road Whangarei 0110
-----------------------------------	---------------------------------

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

Building Work

Building Consent Number:

Building Consent Amendment:

Issued by:

New Dwelling

BC1801357

BCA200063 - Alterations to Proposed Dwelling - Change Floor to Polished Concrete, Replace Steel Supports with Timber, Change Membrane From Dec-K-ing to Duradeck, SHS to Steel rails, Cedar to H3.2 Radiata, Change Cladding to Steel

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.



Lolly Muliipu
Support Assistant – Building Processing
On behalf of Whangarei District Council

30 November 2021

Date

Or ask for Infrastructure Projects and Support



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

19 September 2018

Lakeland Property Trust
117 Port Road
Whangarei 0110

Dear Sir/Madam

Utility Services Application No. PU181216

117 Port Road Whangarei 0110

The application at the above address has been approved as at **19/09/2018**.

Condition:

Council approved contractor to carry out the work.
Inspection to be installed as per Council EES Standards.

Please have this letter and the approved plans on site at time of inspection, as the inspector will require verification of Council's approval.

To arrange for an inspection please contact the Infrastructure Projects and Support Administration Team on (09) 470 3137. Requests for inspections requiring WDC presence are to be made a minimum of 24hrs ahead of time. The contractor may complete the connection and backfill if the Inspection was booked but not attended by the Inspector at the time requested.

It is the applicant's responsibility to ensure the final 'as-built' drawing is supplied within one month of inspection. The as-built will have to comply with the Council's current Environmental Engineering Standards.

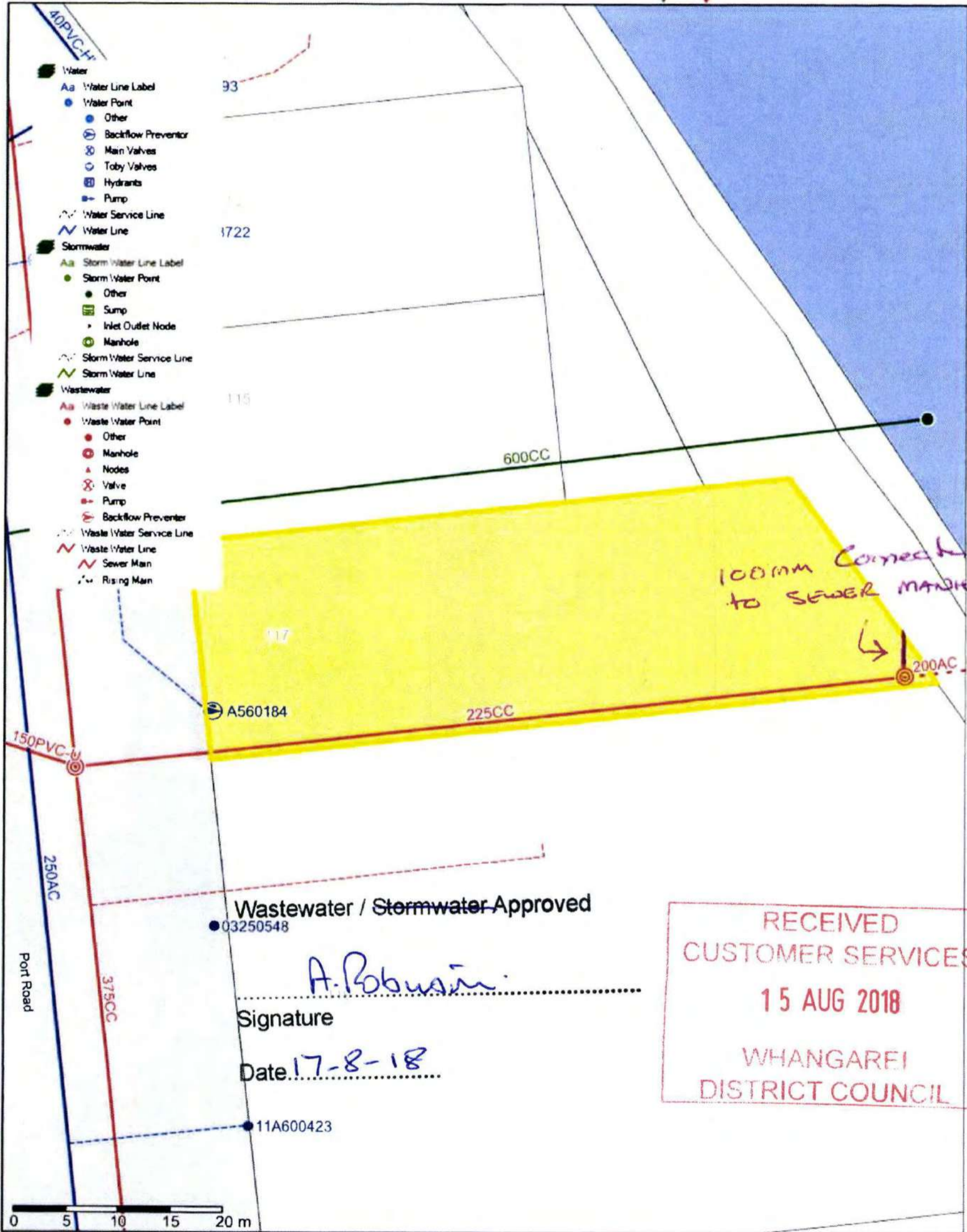
Yours faithfully

Zana Mellor
Infrastructure Support

Pipeline Assets Map



Print Date: 13/08/2018
Print Time: 3:06 PM



Wastewater / Stormwater Approved

A. Robustin

Signature

Date 17-8-18

RECEIVED
CUSTOMER SERVICES
15 AUG 2018
WHANGAREI
DISTRICT COUNCIL

Scale: 1:515
Original Sheet Size A4

Projection: NZGD2000 / New Zealand Transverse Mercator 2000
Bounds: 1720497.54474153,6044905.70593917
1720590.25803087,6045024.18806923

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Operative District Plan - Area Specific Matters



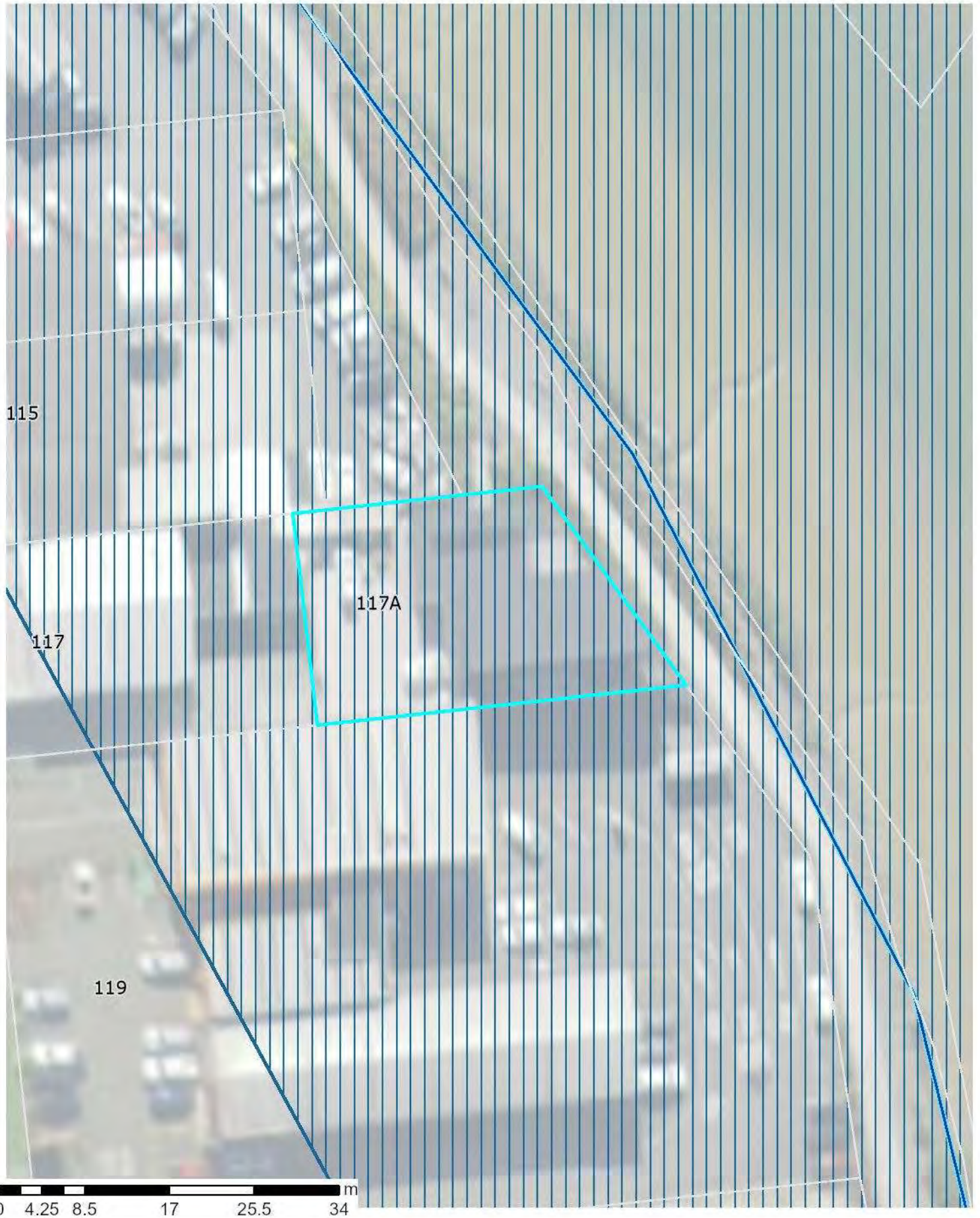
The information displayed is schematic only and serves as a guide. It has been compiled from Whangarei District Council records and is made available in good faith but its accuracy or completeness is not guaranteed.

23 March 2026
Scale 1:500

Parcel Information is sourced from the Land Information New Zealand (LINZ) Data Service.
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Operative District Plan - District-Wide Matters



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

23 March 2026
Scale 1:500



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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.

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

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

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

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Notice of Decision

LU1700044 and P053845

IN THE MATTER of the Resource Management Act 1991

and

IN THE MATTER of an application under Section 88 of the Resource Management Act 1991 by Ian Thomas Walker, Lakeland Property Trust

Application

Application for Resource Consent by Ian Thomas Walker, Lakeland Property Trust, at 117 Port Road Whangarei 0110 being Lot 1 DP55550, NA 12D/1219 for the construction of a single split level residential unit on the eastern (rear) half of the site. The existing building adjacent to the road frontage comprising commercial and workshop facilities is to be retained.

The proposed residential unit is located within 27m of Mean High Water Springs (MHWS) thus infringing **restricted discretionary activity** Rule 40.4.3 *Building Setbacks from Water Bodies*.

Specialist acoustic and flood reports submitted with the application confirm that the proposal is a permitted activity in terms of Rule NAV 6.5 and Rule 56.2.3 *Flooding*,

The proposal also requires consideration in terms of the Resource Management (National Environmental Standard for Assessing and Managing Contaminants in Soil to Protect Human Health) Regulations 2011 (NES Contaminated Soils).

Decision

The application has been considered and determined under authority delegated to the Principal Planner (Consents) of Whangarei District Council, pursuant to Section 34A of the Resource Management Act 1991. The decision is as follows:

Determination

That pursuant to Sections 104, 104C and 108 of the Resource Management Act 1991, Council grants consent subject to the following conditions:

- 1 The proposed development shall proceed in general accordance with the plans and accompanying reports and details submitted in conjunction with the application including the following:
 - Apartment Concept Plan (4 elevations) prepared by Main 4 Architects dated 23 January 2017, Job no.558, Drawing no. 3 of 5.
 - Site layout, access, parking and manoeuvring as shown on the plan prepared by Reyburn & Bryant Limited entitled 'Vehicle Tracking Plan Lot 1 DP55550', no 14247 Rev. D, dated February 2017.
 - The information and details contained in the Planning Report prepared by Reyburn and Bryant Limited dated March 2017.
 - The further information submitted pursuant to s92 of the Act by Reyburn and Bryant Limited dated 12 May 2017 comprising:
 - a. Photographic example of proposed 1.8m permeable fencing.
 - b. 2 sketch floor plans
 - The Flood Assessment by Base Group Consulting Structural & Civil Engineering dated 1 March 2017.
 - The 'Residential Façade Sound Insulation Report' by Marshall Day Acoustics dated 5 May 2017, in fulfilment of the incident noise level required by Rule NA 6.5.
 - The Preliminary Site Investigation (PSI) Report prepared by Hawthorn Geddes Engineers and Architects Limited dated 7 February 2017.
- 2 Use of the proposed building shall be limited to one residential unit as defined in Chapter 4 *Meaning Of Words* of the District Plan.

Prior to commencement of construction works (including earthworks):

- 3 Prior to starting any onsite works the consent holder must submit a Road Opening Notice application or Corridor Access Request for all works to be carried out within the Whangarei District Council Road Reserve in accordance with Whangarei District Council Environmental Engineering Standards to the approval of the Senior Environmental Engineering Officer.
- 4 The consent holder shall notify Council in writing of its intention to begin works a minimum of seven (7) days prior to commencing works. Such notification shall be sent to the Senior Environmental Engineering Officer and include the following details:

- Name and telephone number of the project manager.
- Site address to which the consent relates.
- Activities to which the consent relates.
- Expected duration of works.

- 5 In accordance with the recommendations of the Base Group Consulting Limited Flood Report the proposed finished floor levels (FFL) shall be:

- a. A lower FFL of RL 2.8m OTP for the habitable spaces within the building; and
- b. A FFL of RL 2.5m OTP for the non-habitable garage areas within the building.

Verification of the proposed site levels and building FFLs shall be provided prior to construction, to the approval of the Senior Environmental Engineering Officer.

- 6 The proposed building shall be designed and constructed in accordance with the acoustic insulation and ventilation requirements detailed in section 4 of the 'Residential Façade Sound Insulation Report' by Marshall Day Acoustics dated 5 May 2017.

Landscape Mitigation Plan

- 7 The consent holder shall at the time of submitting building consent for the proposed building provide a Landscape Mitigation Plan (LMP) to the satisfaction of the Resource Consents Manager or their delegated representative. The LMP is to relate to the proposed landscape treatment of the eastern and northern boundaries of the site as they abut public owned land and shall be for the purpose of maintaining consistency in the type of natural vegetation within the public-private interface.

Note: Any planting and/or screening of the designated 25m² outdoor living court shall be at the discretion of the consent holder.)

The LMP shall include the following:

- a. Details of the proposed landscape treatment in the area between the proposed ground floor decks and the above site boundaries.
- b. Details of the size and species of any plants, plant numbers, position, spacing and stock size (as relevant).

Planting shall be implemented and completed within the first planting season (between the months of March – September) immediately following the construction of the proposed residential unit and shall be maintained in perpetuity.

- 8 Three years from the date of completion of the planting, the consent holder shall provide to the approval of Council's Team Leader Compliance or their delegated representative, written certification from a suitably qualified and experienced person that the planting required in this condition has been implemented to their satisfaction and that no ongoing maintenance, other than normal maintenance, is required.

Prior to Occupation of the Residential Unit

- 9 Prior to occupation of the residential unit a minimum of six (6) parking spaces serving the existing building, one (1) HGV space, and associated onsite manoeuvring areas for both

buildings as shown on the Vehicle Tracking Plan no. 14247 Rev. D, dated February 2017 prepared by Reyburn & Bryant shall be formed, sealed and marked out in accordance with Council's Environmental Engineering Standards (2010).

- 10 Prior to occupation of the residential unit the consent holder shall ensure that soil from the site is not tracked out onto Council road formations or Council's Hatea Loop walkway, to the satisfaction of the Senior Environmental Engineering Officer.
- 11 Prior to occupation of the residential unit the eastern and northern site boundaries abutting Council land (Pt Sec 43 SO44582 and Pt Lot L Sec 3 Blk IX Whangarei SD) shall be fenced in 1.8m high permeable metal fencing generally in accordance with the photographic example submitted in conjunction with the application. (Copy attached.)

Reasons for the Decision

Pursuant to Section 113 of the Act the reasons for the decision are:

1. Any actual or potential effects on the environment are considered to be acceptable environment are considered less than minor as the extent of infringement of the setback from the Hatea River will not compromise existing levels of natural character or the natural functioning of ecosystems. The site and locality is not classed as being of High or Outstanding landscape value or of recognised heritage value, while existing formed public access along the adjoining Hatea Loop walkway will not be impeded. In addition, the proposed building has been designed to take into account any potential for flooding.
2. Positive effects include the potential for increased passive surveillance and enhanced use of the adjacent public walkway.
3. The proposal is consistent with the objectives and policies of the Operative District Plan, proposed Plan Change 87 (Coastal Area) and the NZCPS which collectively seek to ensure that adverse effects of development adjacent to water bodies are avoided, remedied or mitigated and public access to and around the coast/river is maintained and enhanced.
4. The proposal does not present an impediment to approval in terms of proposed plan change PC87 (Coastal Area).
5. There are no other relevant matters relevant to the consideration of this application.
6. The proposal is consistent with Part 2 of the Act.

Advice Notes

- 1 Council determined that the application need not be notified as:
 - The adverse effects on the environment are considered less than minor as the extent of encroachment of the setback from the Hatea River will not compromise existing levels of natural character or the natural functioning of ecosystems. The site is not subject to any significant landscape or heritage values, and existing public access along the adjoining Hatea Loop walkway will be maintained. In addition, the proposed building has been designed to take into account any potential for flooding.
 - No persons have been determined to be adversely affected.
 - There are no special circumstances to warrant public notification.
- 2 This resource consent will lapse five years after the date of commencement of this consent (being the date of this decision) unless:
 - It is given effect to before the end of that period; or
 - An application is made to Council to extend the period after which the consent lapses, and such application is granted prior to the lapse of consent. The statutory considerations which apply to extensions are set out in Section 125 of the Resource Management Act 1991.

- 3 Section 357 of the Resource Management Act 1991 provides a right of objection to this decision. An objection must be in writing, setting out the reasons for the objection and delivered to Council within 15 working days of the decision being notified to you. A fee may be payable to cover the costs of processing any objection.
- 4 A copy of this consent should be held on site at all times during the establishment and construction phase of the activity.
- 5 The consent holder is encouraged to consult with Council's landscape architects in determining appropriate plant species in terms of the Landscape Mitigation Plan (LMP) required under Condition 5.
- 6 All archaeological sites are protected under the provisions of the Heritage New Zealand Pouhere Taonga Act 2014. It is an offence under that act to modify, damage or destroy any archaeological site, whether the site is recorded or not. Application must be made to Heritage New Zealand Pouhere Taonga for an authority to modify, damage or destroy an archaeological site(s) where avoidance of effect cannot be practised.
- 7 The consent holder shall pay all charges set by Council under Section 36 of the Resource Management Act 1991, including any administration, monitoring and supervision charges relating to the conditions of this resource consent. The applicant will be advised of the charges as they fall.
- 8 To help fund additional assets or assets of increased capacity, the Local Government Act 2002 (LGA) allows a council to require development contributions if the effect of a development requires the council to provide new or upgraded infrastructure. The Whangarei District Council has prepared and adopted a Development Contributions Policy. Under this policy, the activity to which this consent related is subject to Development Contributions. You will be advised of the assessment of the Development Contributions payable under separate cover in the near future. It is important to note that the Development Contributions must be paid prior to commencement of the work or activity to which consent relates or, in the case of a subdivision, prior to the issue of a Section 224(c) Certificate. Further information regarding Council's Development Contributions Policy may be obtained from the Long Term Plan (LTP) or Council's web page at www.wdc.govt.nz.



Heather McNeal, Senior Specialist
(Consents)

23 May 2017

Date



Lisa Doran, Principal Planner (Consents)

24 May 2017

Date

47 NORFOLK STREET,
WHANGAREI
PO Box 300, WHANGAREI
Phone/Fax: (09) 4300151
main4@xtra.co.nz

CLIENT:
IAN WALKER

PROJECT:
APARTMENT CONCEPT

SITE INFO:
PORT ROAD

JOB NO:
558

NOTES:

CLIENT SHALL CONTRACTOR SHALL VERIFY ALL DIMENSIONS ON SITE. THIS DRAWING AND THE DESIGN CONCEPT SHALL REMAIN THE PROPERTY AND COPYRIGHT OF THE ARCHITECT.

ARCHITECT: CHRIS HOWELL

DRAWN BY: DANA BIGNELL

ENGINEER:

CHECKED BY: CHRIS HOWELL

ISSUE TYPE:

PRELIMINARY

The information only. Drawing all drawings have been prepared and issued for the purpose of consultation.

BUILDING CONSENT

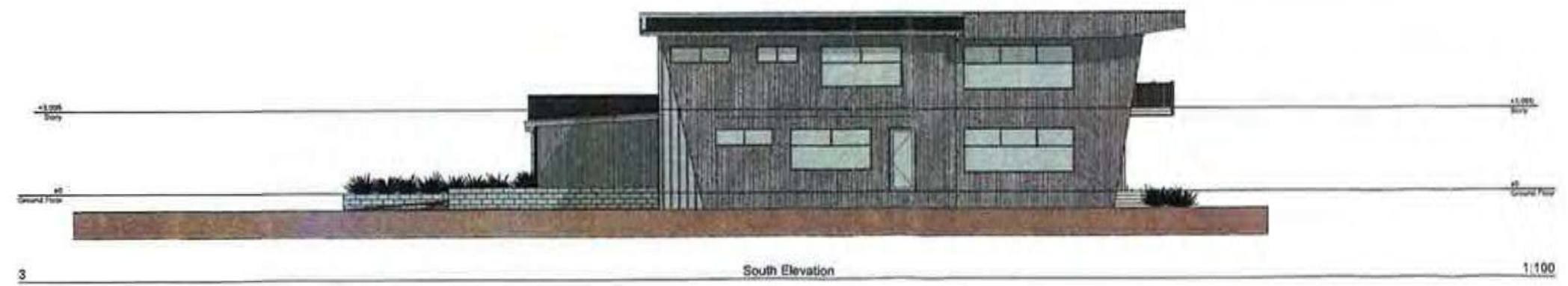
FOR CONSTRUCTION

DATE:
Monday, 23 January 2017

DRAWING TITLE:

SCALE:
A1 ORIGINAL

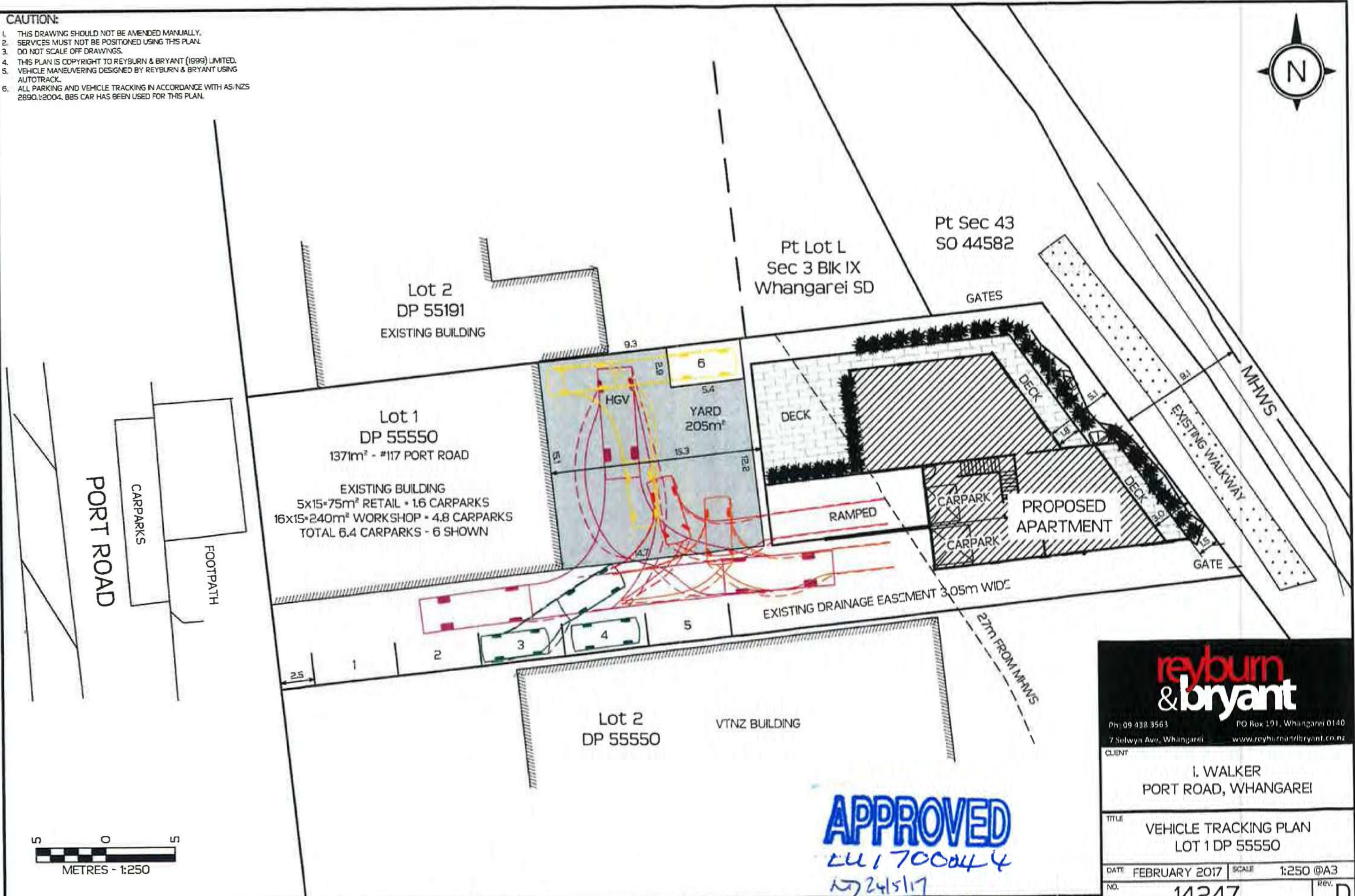
DRAWING:	REVISION:
3 of 5	A



APPROVED
LW1700044
24/5/17

CAUTION:

1. THIS DRAWING SHOULD NOT BE AMENDED MANUALLY.
2. SERVICES MUST NOT BE POSITIONED USING THIS PLAN.
3. DO NOT SCALE OFF DRAWINGS.
4. THIS PLAN IS COPYRIGHT TO REYBURN & BRYANT (1999) LIMITED.
5. VEHICLE MANEUVERING DESIGNED BY REYBURN & BRYANT USING AUTOTRACK.
6. ALL PARKING AND VEHICLE TRACKING IN ACCORDANCE WITH AS/NZS 2890.1:2004. B85 CAR HAS BEEN USED FOR THIS PLAN.



APPROVED
 LU 1700044
 17/24/17

reyburn & bryant
 Ph: 09 438 3563 PO Box 191, Whangarei 0140
 7 Selwyn Ave, Whangarei www.reyburnandbryant.co.nz

CLIENT
 I. WALKER
 PORT ROAD, WHANGAREI

TITLE
 VEHICLE TRACKING PLAN
 LOT 1 DP 55550

DATE: FEBRUARY 2017 SCALE: 1:250 @A3
 NO. 14247 Rev. D

12 May 2017

Whangarei District Council
Private Bag 9023
WHANGAREI

Attn: H McNeal

ref.14247.epm

Dear Heather

RE: LU1700044 – 117 PORT ROAD – S92 RESPONSE

We are in receipt of your letter of 11 May 2017 and the following is provided in response to your request.

1. We can confirm that the proposed building will be a single residential unit as defined by the District Plan. The floor plans for the dwelling are not finalised. However, attached to this letter are photographs of hand drawn annotated plans that indicate the floor plan of the building.
2. An up to date copy of the certificate of title is attached along with the covenant document.
3. The boundary treatment for the eastern (and short extent of the northern) property boundary (immediately adjoining the reserve and the Hatea Loop) is proposed to be a 1.8m high permeable fence similar to the fence in the photograph below.

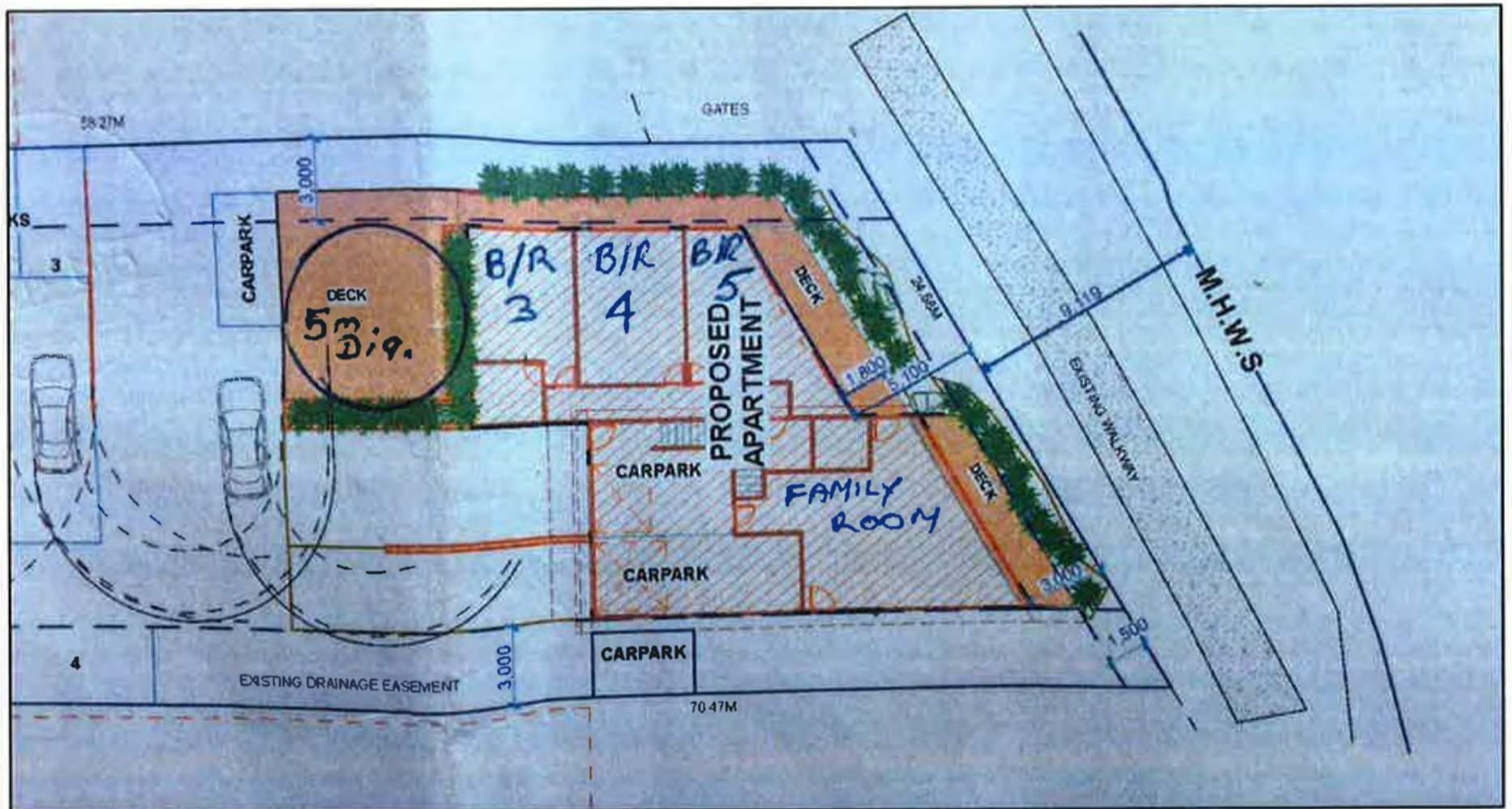


APPROVED

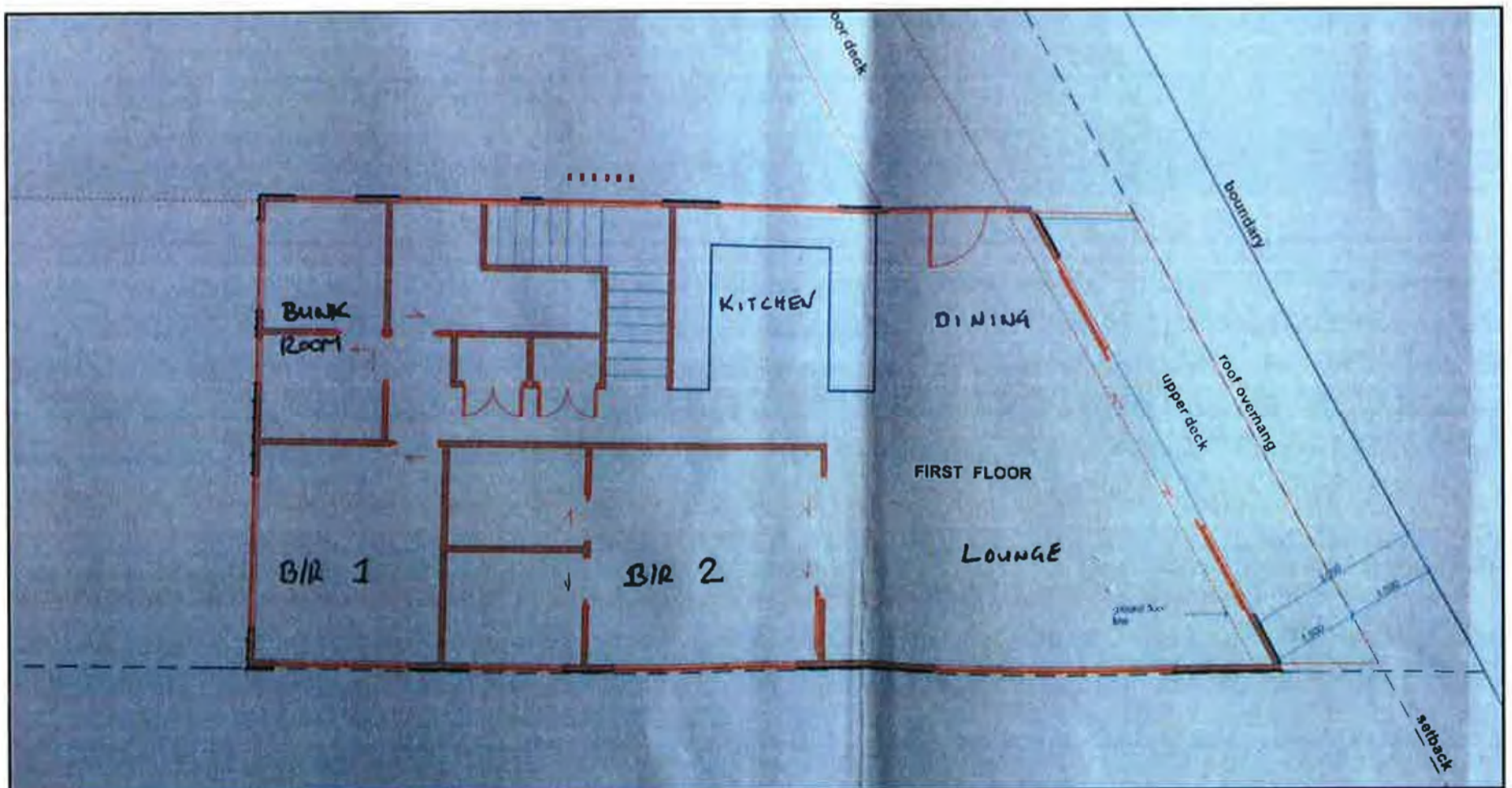
fencing example
LU1700044

24/5/17

GROUND FLOOR



FIRST FLOOR



APPROVED

L21700044

TD 24/5/17

Decision on an Application to Change/Cancel Conditions of a Resource Consent under Section 127 of the Resource Management Act 1991

Discretionary Activity under Section 127(3)

Application Details

Application number(s): LU1700044.02 P053845
Original consent number(s): LU1700044
Applicant: Lakeland Property Trust
Site Address: 117 Port Road, Whangarei
Legal Description: Lot 1 DP 55550

Proposal:

To amend Condition 1 of the consent by changing the second bullet point to refer to an amended site plan where the car parking areas and manoeuvring tracking curves have been removed; and to delete Condition 9 which requires the formation, sealing and marking of the car parking areas.

Change and Cancellation of Conditions

This discretionary activity under s127 of the Resource Management Act 1991 (RMA) is for changes to condition 1, and cancellation of condition 9 of consent LU1700044 involving the following amendments (with strikethrough for deletion, underline for insertions):

Land Use Consent (s9) – LU1700044

Changes to condition 1

- 1 The proposed development shall proceed in general accordance with the plans and accompanying reports and details submitted in conjunction with the application including the following:
 - Apartment Concept Plan (4 elevations) prepared by Main 4 Architects dated 23 January 2017, Job no.558, Drawing no. 3 of 5.
 - ~~Site layout, access, parking and manoeuvring as shown on the plan prepared by Reyburn & Bryant Limited entitled 'Vehicle Tracking Plan Lot 1 DP55550', no 14247 Rev. D, dated February 2017.~~
 - Plan prepared by Reyburn & Bryant Limited titled 'Site Plan Lot 1 DP 55550', Ref No.14247, Rev E, dated September 2021.
 - The information and details contained in the Planning Report prepared by Reyburn and Bryant Limited dated March 2017.
 - The further information submitted pursuant to s92 of the Act by Reyburn and Bryant Limited dated 12 May 2017 comprising:
 - a. Photographic example of proposed 1.8m permeable fencing.

- b. 2 sketch floor plans
- The Flood Assessment by Base Group Consulting Structural & Civil Engineering dated 1 March 2017.
- The 'Residential Façade Sound Insulation Report' by Marshall Day Acoustics dated 5 May 2017, in fulfilment of the incident noise level required by Rule NA 6.5.
- The Preliminary Site Investigation (PSI) Report prepared by Hawthorn Geddes Engineers and Architects Limited dated 7 February 2017.

Cancellation to conditions

Delete condition 9 in its entirety:

~~9 — Prior to occupation of the residential unit a minimum of six (6) parking spaces serving the existing building, one (1) HGV space, and associated onsite manoeuvring areas for both buildings as shown on the Vehicle Tracking Plan no. 14247 Rev. D, dated February 2017 prepared by Reyburn & Bryant shall be formed, sealed and marked out in accordance with Council's Environmental Engineering Standards (2010).~~

Decision

I have read the application, supporting documents, and the report and recommendations on the application for variation. I am satisfied that I have sufficient information to consider the matters required by the RMA and make a decision under delegated authority on the application.

Acting under delegated authority, under Sections 127, 104, 104B and Part 2 of the RMA, the application for variation to conditions of a resource consent is **GRANTED**.

Reasons

The reasons for this decision are:

1. The proposal is appropriately considered under s127 as the changes will not result in a fundamentally different activity or materially different effects.
2. In accordance with an assessment under s104(1)(a)-(ab) and s127(3) of the RMA, the actual and potential effects from the variation will be acceptable as:
 - a. They now fall entirely within the Permitted Baseline.
 - b. With reference to s104(1)(ab), there are no specific offsetting or environmental compensation measures proposed or agreed to by the applicant to ensure positive effects on the environment.
3. In accordance with an assessment under s104(1)(b) and s127(3) of the RMA, the variation is consistent with the relevant statutory documents. In particular, the proposed changes are in line with the direction outlined in the National Policy Statement on Urban Development (NPS-UD) requiring Councils to remove all car parking requirements from their District Plans by February 2022. This includes the Whangarei District Plan.
4. In accordance with an assessment under s104(1)(c) and s127(3) of the RMA, no other matters are considered relevant.

5. In the context of this variation application, where the objectives and policies of the relevant statutory documents were prepared having regard to Part 2 of the RMA, they capture all relevant planning considerations and contain a coherent set of policies designed to achieve clear environmental outcomes. They also provide a clear framework for assessing all relevant potential effects and there is no need to go beyond these provisions and look to Part 2 in making this decision as an assessment against Part 2 would not add anything to the evaluative exercise.
6. Overall, the proposal is entirely acceptable in the context of the newly established Permitted Baseline exempting the subject site from having to provide car parking spaces, and on the basis of the direction outlined in the NPS-UD.

Conditions

Under Sections 108 and 108AA of the RMA, I recommend that this variation is subject to the following amendments to existing conditions:

Changes to condition 1

- 1 The proposed development shall proceed in general accordance with the plans and accompanying reports and details submitted in conjunction with the application including the following:
 - Apartment Concept Plan (4 elevations) prepared by Main 4 Architects dated 23 January 2017, Job no.558, Drawing no. 3 of 5.
 - ~~Site layout, access, parking and manoeuvring as shown on the plan prepared by Reyburn & Bryant Limited entitled 'Vehicle Tracking Plan Lot 1 DP55550', no 14247 Rev. D, dated February 2017.~~
 - Plan prepared by Reyburn & Bryant Limited titled 'Site Plan Lot 1 DP 55550', Ref No.14247, Rev E, dated September 2021.
 - The information and details contained in the Planning Report prepared by Reyburn and Bryant Limited dated March 2017.
 - The further information submitted pursuant to s92 of the Act by Reyburn and Bryant Limited dated 12 May 2017 comprising:
 - c. Photographic example of proposed 1.8m permeable fencing.
 - d. 2 sketch floor plans
 - The Flood Assessment by Base Group Consulting Structural & Civil Engineering dated 1 March 2017.
 - The 'Residential Façade Sound Insulation Report' by Marshall Day Acoustics dated 5 May 2017, in fulfilment of the incident noise level required by Rule NA 6.5.
 - The Preliminary Site Investigation (PSI) Report prepared by Hawthorn Geddes Engineers and Architects Limited dated 7 February 2017.

Cancellation to conditions

Delete condition 9 in its entirety:

- 9 ~~Prior to occupation of the residential unit a minimum of six (6) parking spaces serving the existing building, one (1) HGV space, and associated onsite manoeuvring areas for both buildings as shown on the Vehicle Tracking Plan no. 14247 Rev. D, dated February 2017 prepared by Reyburn & Bryant shall be formed, sealed and marked out in accordance with Council's Environmental Engineering Standards (2010).~~

Advice Notes

1. *A copy of the consolidated set of conditions of consent as amended is included as attachment 1 to this Section 127 decision.*
2. *The consent holder is reminded that the decision on this Section 127 application does not affect the lapse period for the resource consent.*
3. *This decision is to be read in conjunction with any other relevant approved resource consent(s) and does not negate the consent holder's requirement to continue to comply with the conditions of any previously granted resource consent(s) that have been implemented.*

Decision prepared by:



Date: 14 September 2021

Carine Andries

Consultant Planner

RMA Consents

Delegated decision maker:



Kaylee Kolkman

Team Leader, RMA Consents

Date: 14 September 2021

Attachment 1: Consolidated conditions of consent as amended

- 1 The proposed development shall proceed in general accordance with the plans and accompanying reports and details submitted in conjunction with the application including the following:
 - Apartment Concept Plan (4 elevations) prepared by Main 4 Architects dated 23 January 2017, Job no.558, Drawing no. 3 of 5.
 - Plan prepared by Reyburn & Bryant Limited titled 'Site Plan Lot 1 DP 55550', Ref No.14247, Rev E, dated September 2021.
 - The information and details contained in the Planning Report prepared by Reyburn and Bryant Limited dated March 2017.
 - The further information submitted pursuant to s92 of the Act by Reyburn and Bryant Limited dated 12 May 2017 comprising:
 - e. Photographic example of proposed 1.8m permeable fencing.
 - f. 2 sketch floor plans
 - The Flood Assessment by Base Group Consulting Structural & Civil Engineering dated 1 March 2017.
 - The 'Residential Façade Sound Insulation Report' by Marshall Day Acoustics dated 5 May 2017, in fulfilment of the incident noise level required by Rule NA 6.5.
 - The Preliminary Site Investigation (PSI) Report prepared by Hawthorn Geddes Engineers and Architects Limited dated 7 February 2017.
- 2 Use of the proposed building shall be limited to one residential unit as defined in Chapter 4 Meaning of Words of the District Plan.

Prior to commencement of construction works (including earthworks):

- 3 Prior to starting any onsite works the consent holder must submit a Road Opening Notice application or Corridor Access Request for all works to be carried out within the Whangarei District Council Road Reserve in accordance with Whangarei District Council Environmental Engineering Standards to the approval of the Senior Environmental Engineering Officer.
- 4 The consent holder shall notify Council in writing of its intention to begin works a minimum of seven (7) days prior to commencing works. Such notification shall be sent to the Senior Environmental Engineering Officer and include the following details:
 - Name and telephone number of the project manager.
 - Site address to which the consent relates.
 - Activities to which the consent relates.
 - Expected duration of works.
- 5 In accordance with the recommendations of the Base Group Consulting Limited Flood Report the proposed finished floor levels (FFL) shall be:
 - a. A lower FFL of RL 2.8m OTP for the habitable spaces within the building; and
 - b. A FFL of RL 2.5m OTP for the non-habitable garage areas within the building.Verification of the proposed site levels and building FFLs shall be provided prior to construction, to the approval of the Senior Environmental Engineering Officer.
- 6 The proposed building shall be designed and constructed in accordance with the acoustic insulation and ventilation requirements detailed in section 4 of the 'Residential Façade Sound Insulation Report' by Marshall Day Acoustics dated 5 May 2017.

Landscape Mitigation Plan

- 7 The consent holder shall at the time of submitting building consent for the proposed building provide a Landscape Mitigation Plan (LMP) to the satisfaction of the Resource Consents Manager or their delegated representative. The LMP is to relate to the proposed landscape treatment of the eastern and northern boundaries of the site as they abut public owned land and shall be for the purpose of maintaining consistency in the type of natural vegetation within the public-private interface.

Note: Any planting and/or screening of the designated 25m² outdoor living court shall be at the discretion of the consent holder.)

The LMP shall include the following:

- a. Details of the proposed landscape treatment in the area between the proposed ground floor decks and the above site boundaries.
- b. Details of the size and species of any plants, plant numbers, position, spacing and stock size (as relevant).

Planting shall be implemented and completed within the first planting season (between the months of March – September) immediately following the construction of the proposed residential unit and shall be maintained in perpetuity.

- 8 Three years from the date of completion of the planting, the consent holder shall provide to the approval of Council's Team Leader Compliance or their delegated representative, written certification from a suitably qualified and experienced person that the planting required in this condition has been implemented to their satisfaction and that no ongoing maintenance, other than normal maintenance, is required.

Prior to Occupation of the Residential Unit

- 9 [Condition deleted]
- 10 Prior to occupation of the residential unit the consent holder shall ensure that soil from the site is not tracked out onto Council road formations or Council's Hatea Loop walkway, to the satisfaction of the Senior Environmental Engineering Officer.
- 11 Prior to occupation of the residential unit the eastern and northern site boundaries abutting Council land (Pt Sec 43 SO44582 and Pt Lot L Sec 3 Blk IX Whangarei SD) shall be fenced in 1.8m high permeable metal fencing generally in accordance with the photographic example submitted in conjunction with the application. (Copy attached.)

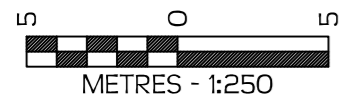
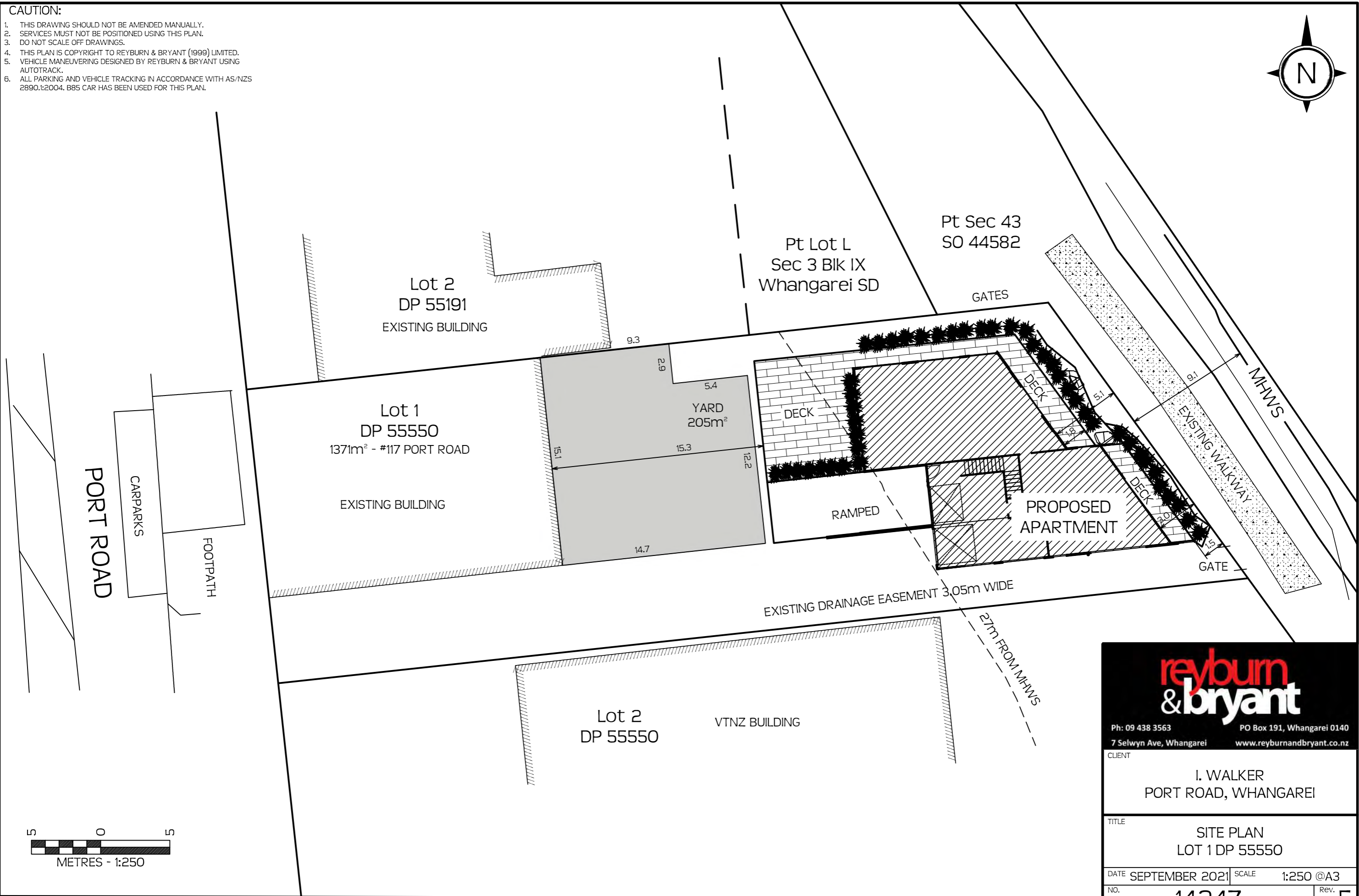
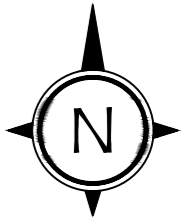
Advice Notes

- 1 Council determined that the application need not be notified as:
- The adverse effects on the environment are considered less than minor as the extent of encroachment of the setback from the Hatea River will not compromise existing levels of natural character or the natural functioning of ecosystems. The site is not subject to any significant landscape or heritage values, and existing public access along the adjoining Hatea Loop walkway will be maintained. In addition, the proposed building has been designed to take into account any potential for flooding.
 - No persons have been determined to be adversely affected.
 - There are no special circumstances to warrant public notification.
- 2 This resource consent will lapse five years after the date of commencement of this consent (being the date of this decision) unless:
- It is given effect to before the end of that period; or

- An application is made to Council to extend the period after which the consent lapses, and such application is granted prior to the lapse of consent. The statutory considerations which apply to extensions are set out in Section 125 of the Resource Management Act 1991.
- 3 Section 357 of the Resource Management Act 1991 provides a right of objection to this decision. An objection must be in writing, setting out the reasons for the objection and delivered to Council within 15 working days of the decision being notified to you. A fee may be payable to cover the costs of processing any objection.
 - 4 A copy of this consent should be held on site at all times during the establishment and construction phase of the activity.
 - 5 The consent holder is encouraged to consult with Council's landscape architects in determining appropriate plant species in terms of the Landscape Mitigation Plan (LMP) required under Condition 5.
 - 6 All archaeological sites are protected under the provisions of the Heritage New Zealand Pouhere Taonga Act 2014. It is an offence under that act to modify, damage or destroy any archaeological site, whether the site is recorded or not. Application must be made to Heritage New Zealand Pouhere Taonga for an authority to modify, damage or destroy an archaeological site(s) where avoidance of effect cannot be practised.
 - 7 The consent holder shall pay all charges set by Council under Section 36 of the Resource Management Act 1991, including any administration, monitoring and supervision charges relating to the conditions of this resource consent. The applicant will be advised of the charges as they fall.
 - 8 To help fund additional assets or assets of increased capacity, the Local Government Act 2002 (LGA) allows a council to require development contributions if the effect of a development requires the council to provide new or upgraded infrastructure. The Whangarei District Council has prepared and adopted a Development Contributions Policy. Under this policy, the activity to which this consent related is subject to Development Contributions. You will be advised of the assessment of the Development Contributions payable under separate cover in the near future. It is important to note that the Development Contributions must be paid prior to commencement of the work or activity to which consent relates or, in the case of a subdivision, prior to the issue of a Section 224(c) Certificate. Further information regarding Council's Development Contributions Policy may be obtained from the Long Term Plan (LTP) or Council's web page at www.wdc.govt.nz.

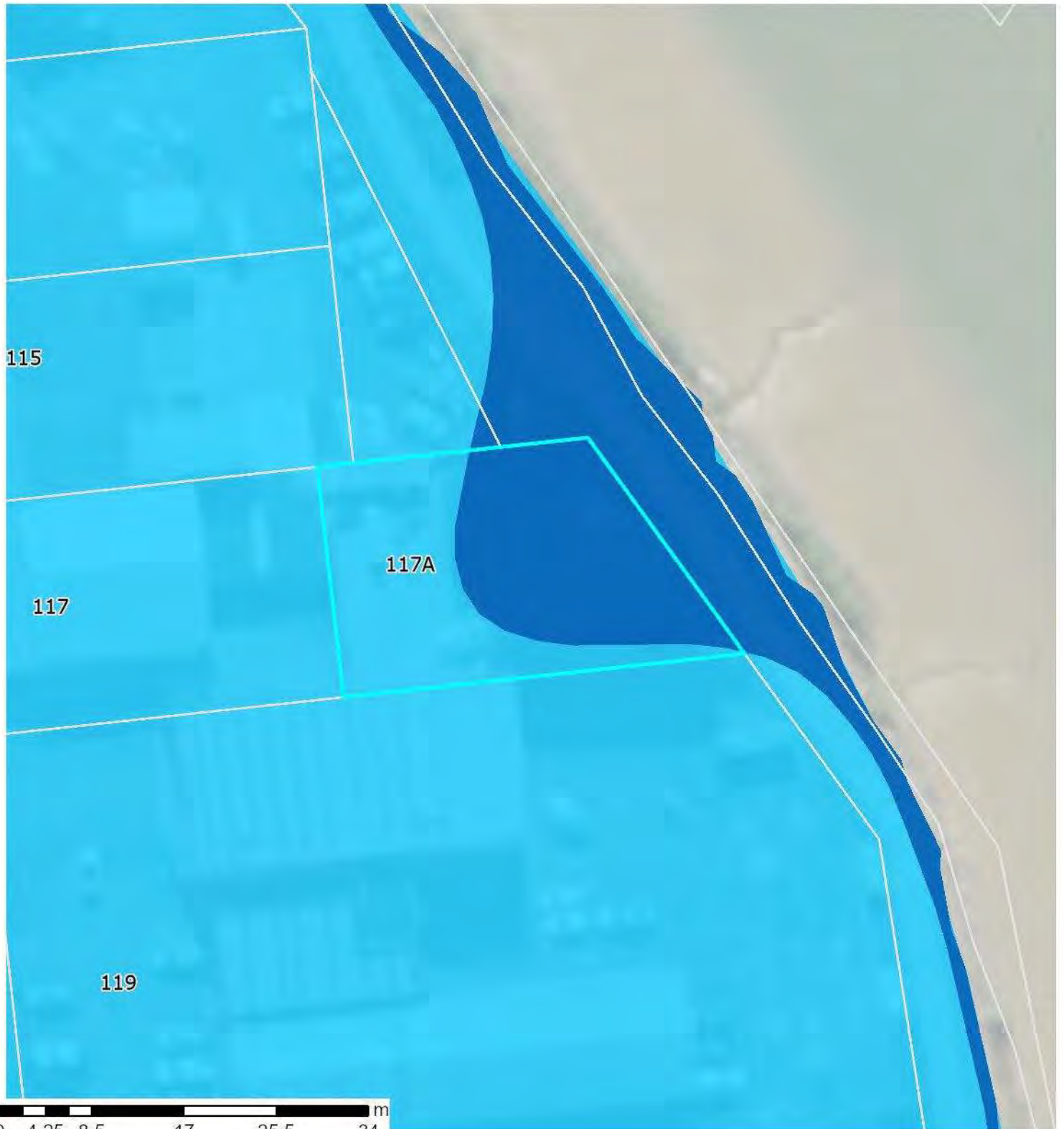
CAUTION:

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2. SERVICES MUST NOT BE POSITIONED USING THIS PLAN.
3. DO NOT SCALE OFF DRAWINGS.
4. THIS PLAN IS COPYRIGHT TO REYBURN & BRYANT (1999) LIMITED.
5. VEHICLE MANEUVERING DESIGNED BY REYBURN & BRYANT USING AUTOTRACK.
6. ALL PARKING AND VEHICLE TRACKING IN ACCORDANCE WITH AS/NZS 2890.1:2004. B85 CAR HAS BEEN USED FOR THIS PLAN.



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Ph: 09 438 3563	PO Box 191, Whangarei 0140
7 Selwyn Ave, Whangarei	www.reyburnandbryant.co.nz
CLIENT	
I. WALKER PORT ROAD, WHANGAREI	
TITLE	
SITE PLAN LOT 1 DP 55550	
DATE	SCALE
SEPTEMBER 2021	1:250 @A3
NO.	Rev.
14247	E

District Plan Change 1 - Natural Hazards Flooding




PC1 - Natural Hazards

23 March 2026

Flood Hazard Area

Scale 1:500

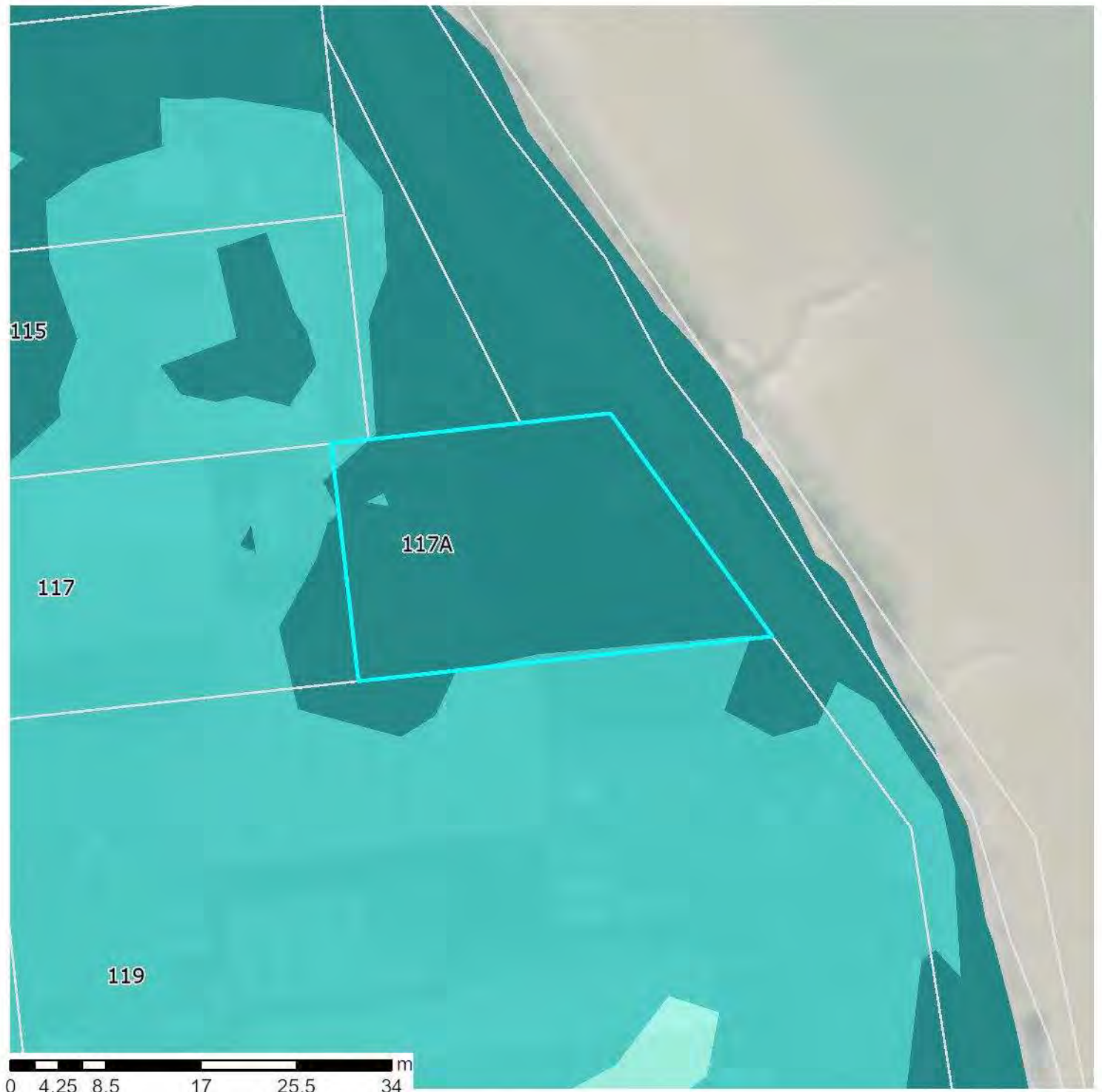
-  10 Year Flood Hazard Area
-  100 Year Flood Hazard Area



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



PC1 - Natural Hazards

23 March 2026

Coastal Erosion Hazards

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

Coastal Flood Hazards

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

Scale 1:500



Information provided on this map forms part of Plan Change 1 – Natural Hazards.
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Stormwater Catchment and Flood Management



Overland Flow Paths 2021

Modelled Catchment Flowpaths 2021

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

Surface Depression Ponding Areas 2021

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

Overland Flow Paths 2017

Catchment Area 2017

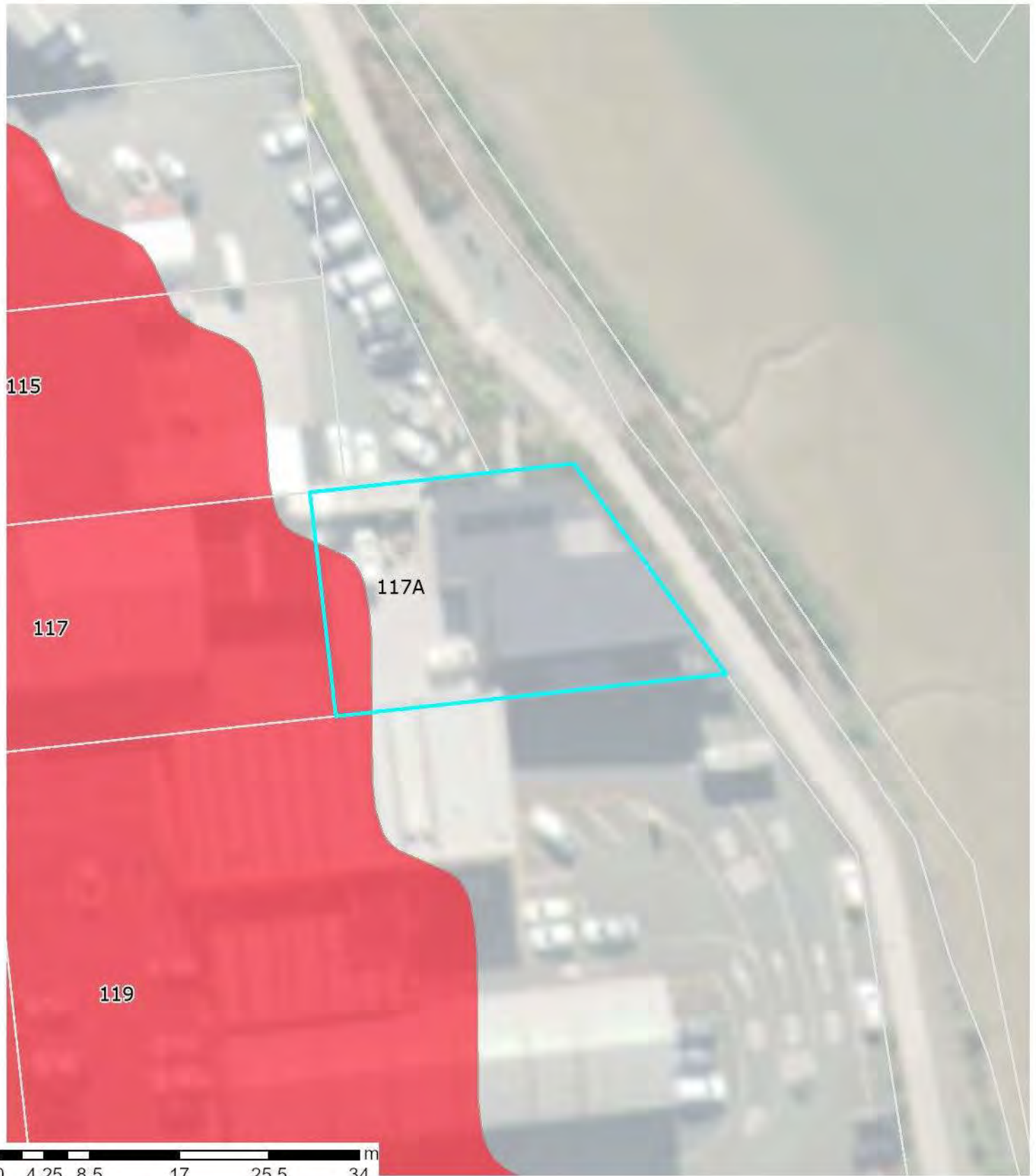
- 0.2 - 1.0 Ha
- 1.0 - 2.0 Ha
- 2.0 - 5.0 Ha
- > 5.0 Ha

Depression Storage Areas 2017



- Depression Storage Areas

23 March 2026
Scale 1:500





Landslide Susceptibility Zone

-  High
-  Moderate
-  Low

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

23 March 2026
Scale 1:500





District Plan Change 1 - Natural Hazards Land Instability



PC1 - Natural Hazards

Land Instability

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

23 March 2026

Scale 1:500





Information provided on this map forms part of Plan Change 1 – Natural Hazards.
To view the maps and see how the changes may affect the property please visit:
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Acid Sulphate Soil (Risk/Confirmed)



0 4.25 8.5 17 25.5 34 m

-  Confirmed Acid Sulphate Soil These soils, where present, can generate acidic groundwater and may require consideration with regard to land drainage and selection of building materials for buried structures.
-  Acid Sulphate Soil Risk

23 March 2026
Scale 1:500



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