

WDC LIM REPORT



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Land Information Memorandum

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

LIM number: LM2600523

Received: 18 Mar 2026

Issued: 01 Apr 2026

Applicant

Own Real Estate
75 Forest View Road
RD 1
Kamo 0185

Site Information

Property ID: 31329, 113616, 113615

Street Address: 211 Whau Valley Road
Whangarei 0112

Legal Description: LOT 1 DP 155412 BLK XII PURUA SD-INT IN EASESPT LOT 1 DP 155412 BLK XII PURUA SD - 0.4154HA - CONSERVATION COVENANTPT LOT 1 DP 155412 BLK XII PURUA SD - 0.2487HA - BAL OF LAND

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: NA92D/445
- Deposited Plan: DP 155412

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

- Interest Number C531532.3 – Dated 04/10/1993
- Interest Number C642392.1 – Dated 02/08/1994

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

Council is not aware of any information on a site specific scale for this property.

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

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

- Water, Wastewater and Stormwater Map

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

For further information regarding Council Water Supply please refer:

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

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

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

This property contains a Conservation Covenant.

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

For further information, please contact the Rates Department on 09 430 4200 or refer.

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

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

- BC935504 – New Dwelling
Building Consent Issued – 29/11/1993
Code Compliance Certificate Issued – 12/05/1994
- BC0258168 – Install Wood Fire
Building Consent – 06/06/2002
Code Compliance Certificate Issued – 24/01/2003

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 Future Urban Zone.

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

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

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

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

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

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

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

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

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

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

s44B(2) Natural Hazards

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

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

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

District Plan Information about Natural Hazards

This property is mapped under PC1 as **River Flooding Hazard Zone**. The Whangarei District Council notified PC1 on 31 May 2023. The Plan Change introduces new provisions relating to natural hazards to the District Plan, including updated hazard maps and rules for land use, development, and subdivision in hazard susceptible areas.

As of 4 December 2024 the Decision Version PC1 rules have legal effect and must be considered in addition to the provisions relating to the flood susceptible area mapping in the Operative District Plan.

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

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

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

Building Act Information about Natural Hazards

No Building Act Information about natural hazards applies to this property

Flooding

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

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

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

River flood maps

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

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

To determine the probability of river flooding, models consider past precipitation, forecasted precipitation, current river levels, as 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 (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.

Surveyed and observed flood levels

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

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

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

River Flood Hazard Technical Reports

1. Scope of report:	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/

Stormwater Catchment and Flood Management

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

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

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

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

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

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

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

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

Land Instability

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

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

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

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

This LIM includes maps which indicate Landslide Susceptibility in relation to this property and its surrounds - is **low/moderate**. These maps are based on a district wide study entitled ‘Landslide Susceptibility Assessment for Whangarei District Council, October 2022.

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

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

Technical report

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

Liquefaction

This property is located within an area classified as Liquefaction vulnerability category: **undetermined** and can be viewed on the Council Hazard viewer: <https://www.wdc.govt.nz/HazardsGISMap>

Please note: To view the liquefaction layer your map scale must be greater than 1:5000.

Liquefaction is a natural process where earthquake shaking increases water pressure in the ground in granular soils, resulting in temporary loss of soil bearing capacity. Liquefaction commonly leads to buildings 'sinking' on their foundations during the shaking - in line with that experienced in the 2011 Canterbury earthquakes.

Climate change is expected to cause sea level rise, and in turn an elevation of groundwater levels. Elevated ground water levels are likely to increase liquefaction susceptibility, but the extent of the increase has not been quantified by the report, nor Whangarei District Council.

Whangarei District Council commissioned Tonkin and Taylor Ltd to complete a district wide Liquefaction Vulnerability Study in August 2020. The report identifies and analyses the risk of liquefaction to help inform decisions about future development of land and buildings.

You can find the report under the Liquefaction section on our Natural Hazards web page:
<https://www.wdc.govt.nz/NaturalHazards>

Tsunami

Tsunami are a series of waves, typically created by submarine or coastal earthquakes, landslides (including underwater landslides) and offshore submarine volcanic eruptions. Tsunami may travel hundreds of kilometres an hour and pass by unnoticed at sea, but slow down and grow as they move to shallow water, causing significant damage when they make landfall.

This property is located in an area identified as **Green Zone - Safe Area**

With funding from the Natural Hazards Commission Northland Civil Defence and Emergency Management have modelled the tsunami risk and created Tsunami Evacuation Zone and Safe Zone map:

<https://northlandcdem.maps.arcgis.com/apps/webappviewer/index.html?id=00bf741d369b4eb7802021004d123e3b>

Technical Report for Tsunami Evacuation Zone and Safe Zone map

1. Scope of report	Regional
2. Report Title:	Tsunami Inundation Modelling for Evacuation Planning in Northland
3. Report date:	2024
4. Report prepared by:	Orca Consulting
5. Report commissioned by:	Natural Hazards Commission
6. Purpose of the report:	The objective of this study was to produce tsunami inundation and evacuation zones for the Northland region that are compliant with guidelines set forth in the document 'Tsunami Evacuation Zones: Director's Guidelines for Civil Defence Emergency Management Groups' (MCDEM, 2016). To define these zones, numerical modelling was undertaken to determine the extents of the tsunami inundation zones for the Northland Region. The study used a Level 3/Level 4 modelling approach (as defined in MCDEM 2016) whereby a physics based numerical model was used to model the evolution of the tsunami from source through to inundation. The study used multiple sources, both local and distant.
7. Where or how to access report	A copy is available upon request from Northland Regional Council

Erosion and Landslide

Erosion is any movement of soil, rocks or sand, under the influence of wind, water or gravity. Landslides are a type of erosion. A landslide is the downslope movement of a mass of earth, rock or debris under the influence of gravity. Te Taitokerau Northland is susceptible to landslides due to its steep topography, subtropical climate, and underlying geology. Landslides are often triggered by intense or prolonged rainfall (as well as earthquakes, loss of vegetation cover, leaky water infrastructure and earthworks), which will increase with the effects of climate change. Climate change is expected to increase erosion in Te Taitokerau Northland.

Northland Regional Council has identified erosion prone land and this is mapped as part of our Proposed Regional Plan.

<https://nrcgis.maps.arcgis.com/apps/webappviewer/index.html?id=31f5c66ea0074f59908767452bcbc60d>

Technical Reports for erosion prone land

1. Scope of report	Regional
2. Report Title:	Sediment Process-Attribute Layer for Northland, Report 2018/35
3. Report date:	2019
4. Report prepared by:	Land and Water Science
5. Report commissioned by	Northland Regional Council
6. Purpose of the report:	This work uses regional airborne gamma-ray data, elevation maps, and geological information to understand how different natural features - like rock and sediment types, faults, and landforms - affect how likely the Northland region is to experience landslides, erosion, and better understanding sediment supply to the region's waterways, estuaries, and harbours.
7. Where or how to access report	Report available upon request from Northland Regional Council

1. Scope of report	Regional
2. Report Title:	Regional Water and Soil Plan for Northland
3. Report date:	2024
4. Report prepared by:	Northland Regional Council
5. Report commissioned by	Northland Regional Council
6. Purpose of the report:	This Plan has combined regional air, land, water and coastal plan, which sets controls for the sustainable management of natural and physical resources of the Northland Region.
7. Where or how to access report	Proposed Regional Plan 2024 https://www.nrc.govt.nz/your-council/about-us/council-projects/new-regional-plan/

Drought

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

Technical Report for Northland Drought Assessment

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

In September 2024 the Ministry for the Environment and NIWA published national climate projections.

Droughts are expected to become more frequent and more severe in Te Taitokerau Northland by 2090.

Volcanic, Geothermal and Earthquake

There are many processes associated with volcanic eruptions, and these can be hazardous when they interact with people and/or infrastructure. The type and intensity of volcanic process will vary from volcano to volcano. There are two areas of past local volcanic activity in Northland, at Puhipuhi-Whangārei and at Kaikohe-Bay of Islands. While climate change does not affect volcanic eruptions, it can affect the risk from volcanic hazards such as lahars (volcanic mudflows) because of the forecast changes in rainfall.

Earthquakes occur when stress that has built up along a fault - a break in the Earth's crust - is suddenly released. Earthquakes can cause ground shaking, fault rupture, permanent ground movement, subsidence or lateral spreading, liquefaction, landslides, rock falls and tsunami. Although climate change does not affect earthquakes, it can make some of the problems earthquakes cause, such as subsidence, liquefaction, and landslides, more likely or more severe. This is because climate change affects rainfall and groundwater, which play roles in these hazards.

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

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

Technical Report for earthquake information

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

Signed for and on behalf of Council:



P Luwes
Property Information Officer

Property Map



New Subdivisions

- Proposed Pre-223
- 223 Certificate

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

1 April 2026

Scale 1:1,500

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



Aerial Photography



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

1 April 2026

Scale 1:1,500



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



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

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




R. W. Muir
Registrar-General
of Land

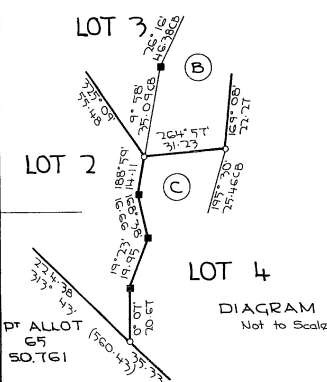
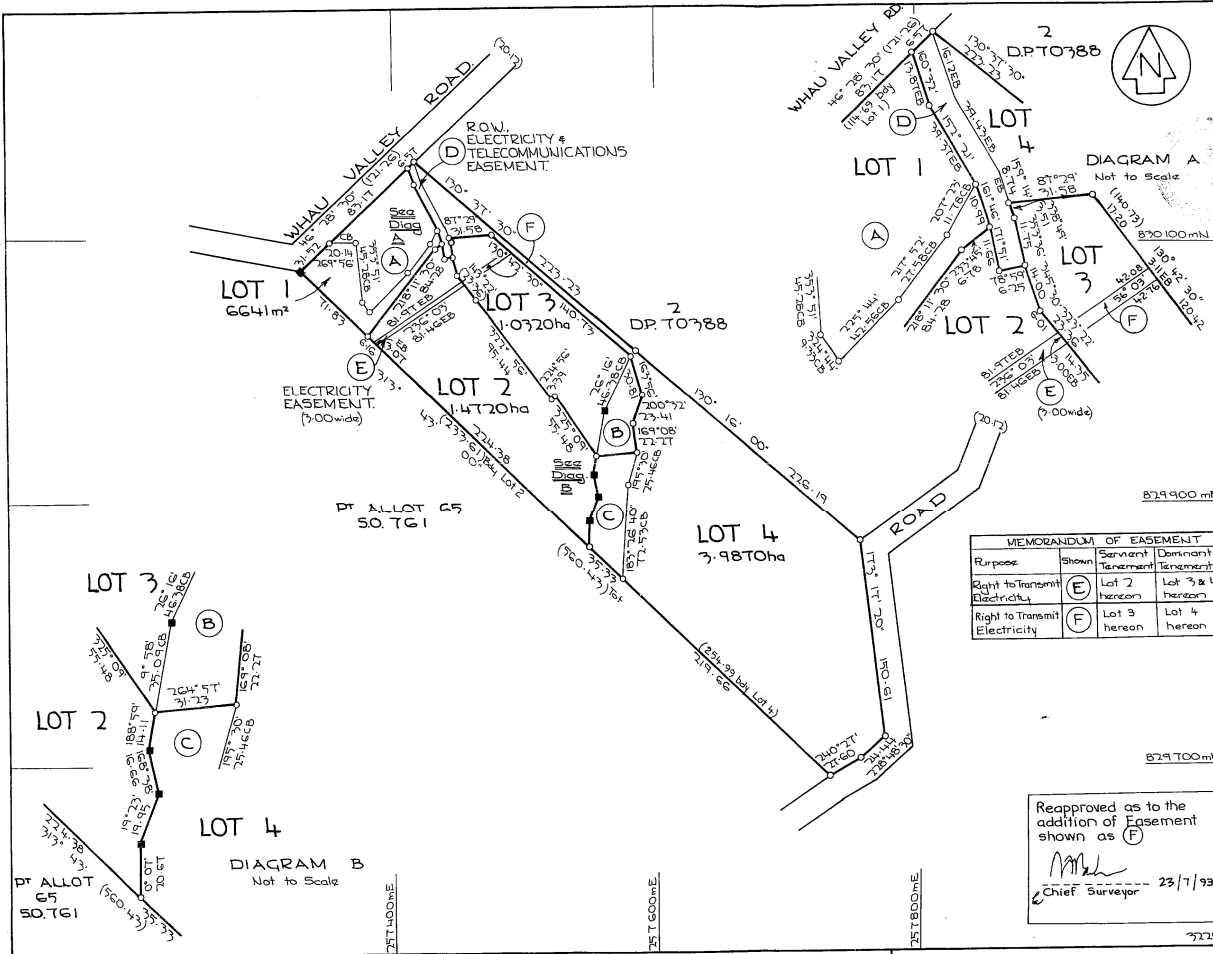
Identifier NA92D/445
Land Registration District North Auckland
Date Issued 28 October 1993

Prior References
NA27A/819

Estate Fee Simple
Area 6641 square metres more or less
Legal Description Lot 1 Deposited Plan 155412
Registered Owners
Barry Rex Ferguson and Lynette Dawn Ferguson

Interests

C531532.3 Conservation Covenant pursuant to Section 77 Reserves Act 1977 - 28.10.1993 at 2.00 pm
Appurtenant hereto is a right of way and electricity and telecommunications rights specified in Easement Certificate
C531532.9 - 28.10.1993 at 2.00 pm
The easements specified in Easement Certificate C531532.9 are subject to Section 243 (a) Resource Management Act 1991
Fencing Covenant in Transfer C563002.2 - 28.1.1994 at 1.53 pm
C642392.1 Variation to Conservation Covenant C531532.3 - 18.8.1994 at 11.53 am



Approvals
Roads shown are legal.
Approved pursuant to Section 227 of the Resource Management Act 1991 on the 22nd day of February 1993. Subject to the granting or reserving of the easement set out in the Memorandum hereon.
The Common Seal of the Whangarei District Council is affixed hereto in the presence of:
[Signature] Administration Manager.

MEMORANDUM OF EASEMENTS		
Purpose	Shown	Dominant Tenement
Right of Way & Right to Transmit Electricity & Telecommunications	(D)	Lot 4 hereon

PROPOSED CONSERVATION COVENANT SCHEDULE		
Shown	Appellation	Area
(A)	Part Lot 1 hereon	4174m ²
(B)	Part Lot 3 hereon	1486m ²
(C)	Part Lot 4 hereon	7249m ²

Approved
[Signature]
Registered Owners.

MEMORANDUM OF EASEMENT			
Purpose	Shown	Servient Tenement	Dominant Tenement
Right to Transmit Electricity	(E)	Lot 2 hereon	Lots 3 & 4 hereon
Right to Transmit Electricity	(F)	Lot 3 hereon	Lot 4 hereon

New C.S.T. Allocated	
Lot 1	92 D / 445
Lot 2	92 D / 446
Lot 3	92 D / 447
Lot 4	92 D / 448

Total Area 1551 ha

Comprised in C.T. 27A / 819 (All)

I, Ian David Gillespie, of Springfield, Registered Surveyor and holder of an annual practicing certificate for who may act as a registered surveyor pursuant to section 25 of the Survey Act 1986 hereby certify that this plan has been made from surveys executed by me or under my directions, that both plan and survey are correct and have been made in accordance with the Survey Regulations 1972 or any regulations made in substitution thereof.

Dated at Whangarei this 4th day of March 1993. Signature *[Signature]*

Field Book p. Traverse Book p.

Reference Plans Examined P.A. Dalley Correct *[Signature]*

Approved as to Survey *[Signature]* Chief Surveyor

7.14.193

Deposited this 23rd day of February 1993

[Signature] District Land Registrar

File Received *[Signature]* DP 1554 12

Reapproved as to the addition of Easement shown as (F)
[Signature] Chief Surveyor 23/7/93

LAND DISTRICT NORTH AUCKLAND
SURVEY BLK. & DIST. XII, PURUA
NZMS 261 SHT 006 RECORD MAP No 444

LOTS 1 to 4 BEING A SUBDIVISION OF LOT 1 D.P.70388.

TERRITORIAL AUTHORITY WHANGAREI DISTRICT
Surveyed by HODGES & ELRICK
Scale 1:2000 Date FEB. 1993

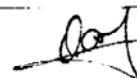
Supplied by Lockyer W.A. ROBERTSON, DIRECTOR GENERAL, SURVEYOR GENERAL, DEPARTMENT OF SURVEY AND LAND INFORMATION, NEW ZEALAND



IN THE MATTER of a Conservation Covenant entered into pursuant to Section 77 of the Reserves Act 1977

WHEREAS

- A. MARGARET ELLEN PAUL of Whangarei, Widow ("the Covenantor") is the registered proprietor of an estate in fee simple in that piece of land being area comprising 7.1557 hectares more or less being Lot 1 on Deposited Plan 70388 and being part Allotment 64 Parish of Whangarei being all the land comprised and described in Certificate of Title Volume 27A Folio 819 (North Auckland Registry) SUBJECT TO Encumbrance B.161522.1 (hereinafter called "the land")
- B. THE WHANGAREI DISTRICT COUNCIL ("the Council") is the local authority within whose district the land is situated
- C. The Council is authorised by Section 77 of the Reserves Act 1977 ("the Act") to obtain conservation covenants in respect of private land for the purpose of managing such land so as to preserve the natural environment, or landscape amenity, or wildlife or fresh water life or marine life habitat or historical value of such land
- D. The Covenantor has agreed to grant to the Council a conservation covenant for the purpose and intent of preserving the natural environment of the land and in so doing permitting public access to part of the land and to satisfy a condition in this regard of the Council's consent to a subdivision proposal of the Covenantor for the land.



NOW THEREFORE in pursuance of this authority the Covenantor DOETH HEREBY GRANT to the Council a Conservation Covenant pursuant to Section 77 of the Act over:

- (a) Area comprising 4154 square metres more or less being that part of Lot 1 on Deposited Plan 155412 as is shown marked thereon with the letter "A"
- (b) Area comprising 1486 square metres more or less being that part of Lot 3 on Deposited Plan 155412 as is shown marked thereon with the letter "B"
- (c) Area comprising 2245 square metres more or less being that part of Lot 4 on Deposited Plan 155412 as is shown marked thereon with the letter "C"

(such area being hereinafter referred to as "the conservation areas") to the intent that this covenant shall have effect in perpetuity or until the Council shall resolve to release this covenant.

THE Covenantor and the Council with the intent and so as to bind the land into whosoever hands it may come mutually covenant at all times to observe and perform the respective duties and obligations imposed upon them pursuant to the provisions of the Act and any statutory amendment or re-enactment thereof or any Act or Acts passed in substitution therefore.

THE COVENANTOR COVENANTS WITH THE COUNCIL:

1. TO fence the boundaries of the conservation areas such fence to be constructed to a standard equivalent to one of the specimen types of rural fence as provided for in the Second Schedule to the Fencing Act 1978.
2. TO maintain such boundary fencing to the standard set pursuant to Clause 1 hereof.



3. TO permit public access to and within that part of the conservation areas as is shown marked with the letter "A" and being Part Lot 1 on Deposited Plan 155412 with such access to be only restrictive with the written approval of the Council.

IN WITNESS WHEREOF these presents were executed this 4th day of October 1993.

SIGNED by the said)
MARGARET ELLEN PAUL)
in the presence of:)

M. E. Paul

[Signature]

LEGAL EXECUTIVE TO
CONNELL RICHWORTH GERARD
SOLICITORS, WHANGAREI

THE COMMON SEAL of THE WHANGAREI)
DISTRICT COUNCIL was hereto affixed)
pursuant to Standing Order 4.5.2)
this 4th day of October 1993)
in the presence of:)



[Signature]

Council Secretary

CONSERVATION COVENANT

Correct for the purposes of the Land Transfer Act.

M.E. PAUL

Registered Proprietor

G. Ullert

Solicitor for The Whangarei District Council

THE WHANGAREI DISTRICT COUNCIL

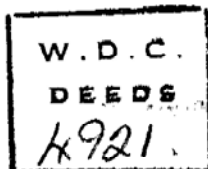
Particulars entered in the Register as shown herein on the date and at the time endorsed below.

.....
Assistant/District Land Registrar of the District of North Auckland

*920/405,446
448
K. Ullert*

200 23.01.03 0.031.038.3

THOMSON WILSON
SOLICITORS
WHANGAREI
WDC P.52



IN THE MATTER of Conservation
Covenant No.
C531532.3 (North
Auckland Land
Registry)

WHEREAS :

- A. Conservation Covenant C531532.3 ("the covenant") is registered against that piece of land comprising 6641 square metres more or less being Lot 1 on Deposited Plan 155412 and being all the land comprised and described in Certificate of Title Volume 92D Folio 445 (North Auckland Land Registry) ("the land")., SUBJECT TO Mortgage to ANZ Banking Group NZ Ltd
- B. The covenant provides for public access to and within that part of the land as is shown marked with the letter "A" on Deposited Plan 155412.
- C. The Whangarei District Council ("the Council") in whose benefit the covenant was created has agreed to a variation to the terms of the covenant deleting the right of public access to and within the area marked "A" on the land.

NOW THEREFORE IN PURSUANCE of the terms hereof the Council agrees to the following amendment to the covenant:

The deletion of Clause 3 from the Covenant so that there is no public access to and within that part of the land as is shown marked with the letter "A" on Deposited Plan 155412.



IN WITNESS WHEREOF these presents have been executed the
2nd day of *August* 19*94*

THE COMMON SEAL of THE WHANGAREI)
DISTRICT COUNCIL was hereto affixed)
pursuant to Standing Order 4.5.2)
this 2nd day of *August* 19*94*)
in the presence of :)



D. A. [Signature]

Council Secretary

VARIATION TO CONSERVATION COVENANT
NO. C531532.3

Correct for the purposes of the
Land Transfer Act

G. M. Pierce

Solicitor for the Whangarei
District Council

G.M. & G.M. PIERCE

THE WHANGAREI DISTRICT COUNCIL

Particulars entered in the Register as
shown herein on the date and at the
time endorsed below.

.....
Assistant/District Land Registrar
of the District of North Auckland

Thorne Dallas

*(11) v/conservation (d)
cov.*

\$25

920-445

h/w

920/445

THOMSON WILSON,
SOLICITORS,
WHANGAREI.



11.57 AM 18. AUG 94 C 6423392.11

For

W.D.C.
DEEDS
4922

Water, Wastewater and Stormwater



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.

1 April 2026
Scale 1:1,500



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

WHANGAREI DISTRICT COUNCIL

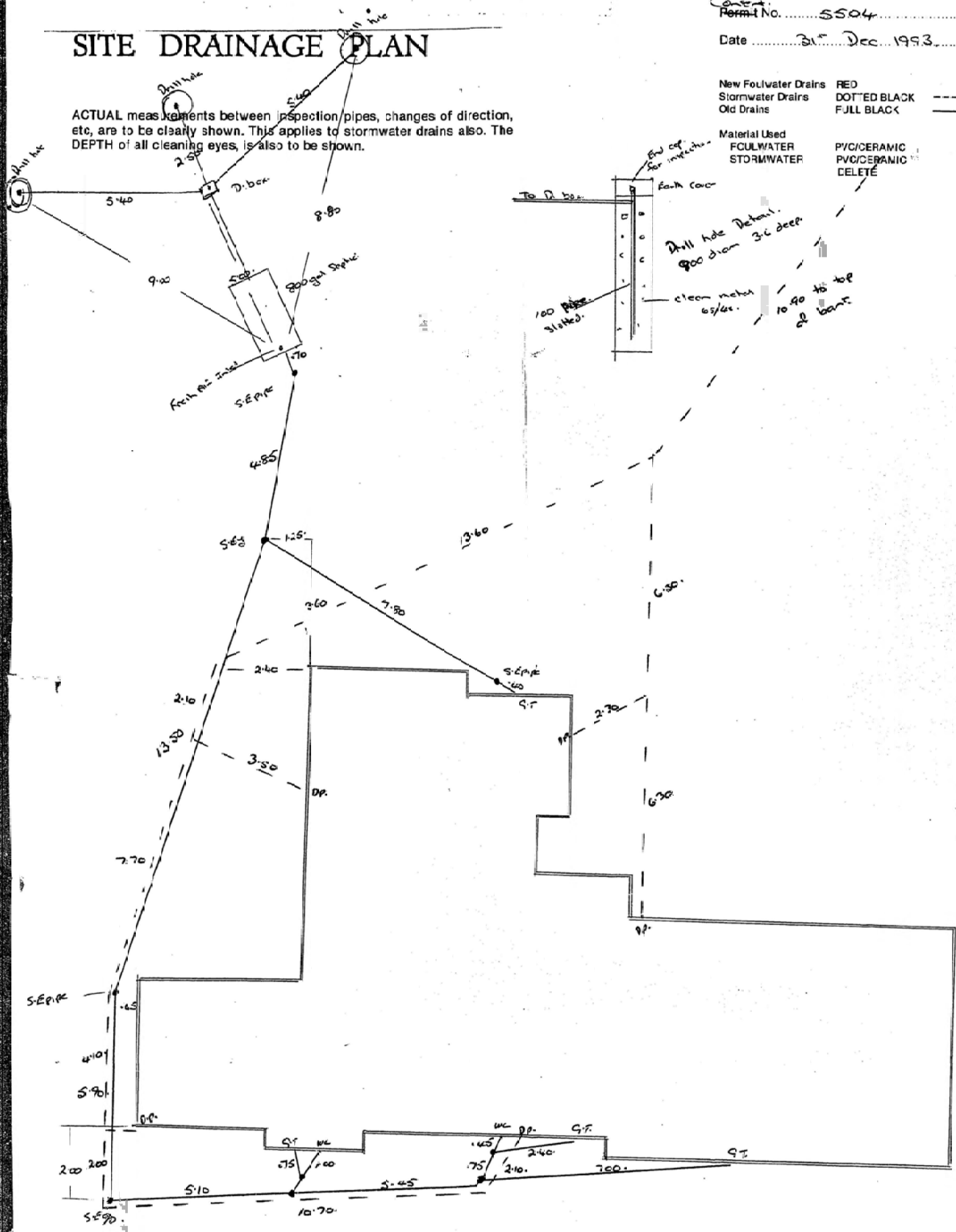
DRAINLAYER John Madden
 Permit No. 5504
 Date 31st Dec 1993

SITE DRAINAGE PLAN

ACTUAL measurements between inspection pipes, changes of direction, etc, are to be clearly shown. This applies to stormwater drains also. The DEPTH of all cleaning eyes, is also to be shown.

New Foulwater Drains **RED**
 Stormwater Drains **DOTTED BLACK**
 Old Drains **FULL BLACK**

Material Used
 FCULWATER **PVC/CERAMIC**
 STORMWATER **PVC/CERAMIC CELESTE**



OWNER: Mr S Davis (in full) LOT No. _____
 STREET: Whan Valley Road DP No. _____



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

Rates LIM Report

As at: Wednesday, 1 April, 2026

Property Number 113616
Legal Description PT LOT 1 DP 155412 BLK XII PURUA SD - 0.2487HA - BAL OF LAND
Assessment Number 0032050902B
Address 211 Whau Valley Road Whangarei 0112
Record of Title(s) 92D/445
Land Value \$345,000
Capital Value \$860,000
Date of Valuation 01-July-2024
Effective Date (used for rating purposes) 01-July-2025
Meter Location via cleared path LHB, mtr under Camelia Tree (new blue lid, no white marker)

Rates Breakdown (up to 30 June 2026)

Rates Charge	Charge Total
General Residential - Lifestyle	1,006.47
Regional Emergency & Hazard Management	67.31
Regional Rescue Services	8.87
Regional Council Services	229.89
Regional Urban Rivers Management - Gen Catchment	40.34
Regional Flood Infrastructure	41.66
Regional Land and Freshwater Management	104.40
Stormwater	79.00
Regional Economic Development	10.49
Regional Pest Management	109.47
Regional Sporting Facilities	16.09
Uniform Annual General Charge	901.00
Regional Transport Rate	30.40
Annual Charge Total	\$2,645.39

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

Rates Instalments	Total
20/07/2025 Instalment	\$662.39
20/10/2025 Instalment	\$661.00
20/01/2026 Instalment	\$661.00
20/04/2026 Instalment	\$661.00

Rates Total **\$2,645.39**

Balance to Clear **\$346.39**



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

Rates LIM Report

As at: Wednesday, 1 April, 2026

Property Number 113615
Legal Description PT LOT 1 DP 155412 BLK XII PURUA SD - 0.4154HA - CONSERVATION COVENANT
Assessment Number 0032050902A
Address 211 Whau Valley Road Whangarei 0112
Record of Title(s) 92D/445
Land Value \$50,000
Capital Value \$50,000
Date of Valuation 01-July-2024
Effective Date (used for rating purposes) 01-July-2025
Meter Location

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

5504

WHANGAREI DISTRICT COUNCIL

POPM NORTH • PRIVATE BAG 9023, WHANGAREI NEW ZEALAND. TELEPHONE: 09-438 4879. FAX: 09-438 7632



In reply please quote **P03691 BC**

Or ask for **Building Control**

BUILDING CONSENT NO 5504
(Section 35, Building Act 1991)

Project Information Memorandum No: 1822

Application Received: 22 November 1993

Applicant Name: **G & M Pierce**
Mailing Address: **P O Box 4342 Kamo**

Site Address: **Whau Valley Road**

Legal Description: **Lot 1 DP 70388**

Intended Project Use: **Erect Dwelling**

Project Type: **New Building**

Intended Project Life: **50 Years**

Staged Project: **No**

Estimated Project Value: **\$130,000.00**

This building consent is a consent under the Building Act 1991 to undertake building work in accordance with the attached plans and specifications so as to comply with the provisions of the building code. It does not affect any duty or responsibility under any other Act nor permit any breach of any other Act.

The Whangarei District Council granted this building consent on 22 November 1993 subject to payment of additional charges, as per the proforma invoice, of \$625.00.

Signed for and on behalf of the Whangarei District Council:

Name:

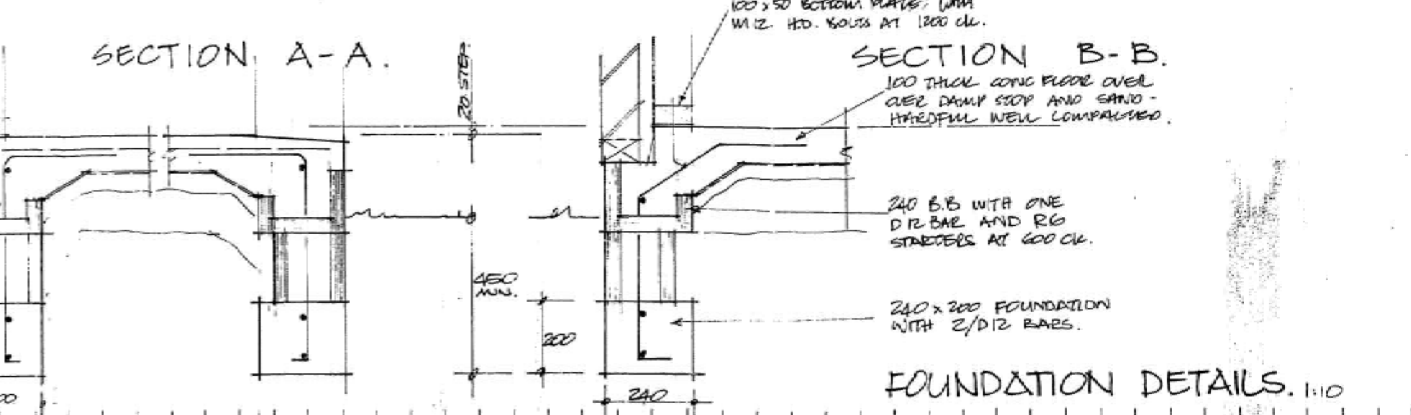
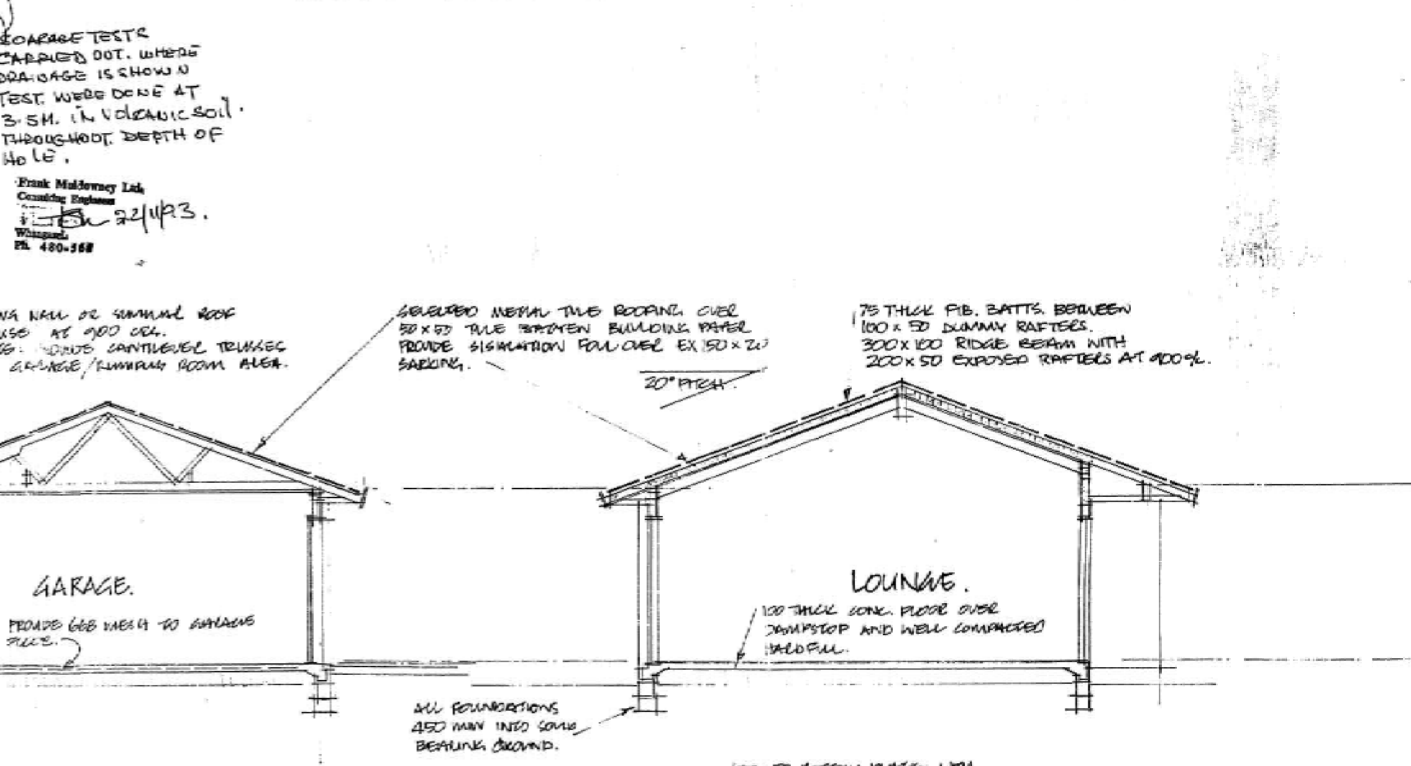
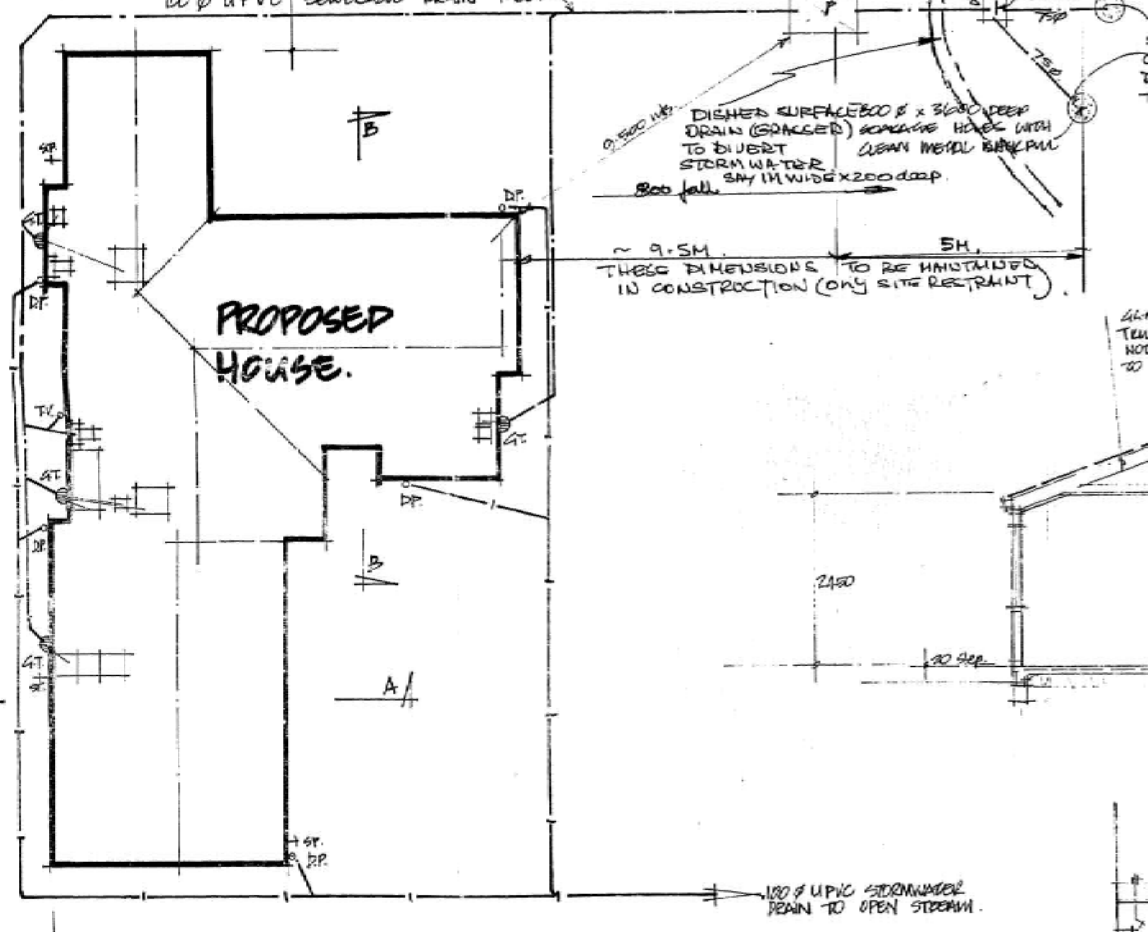
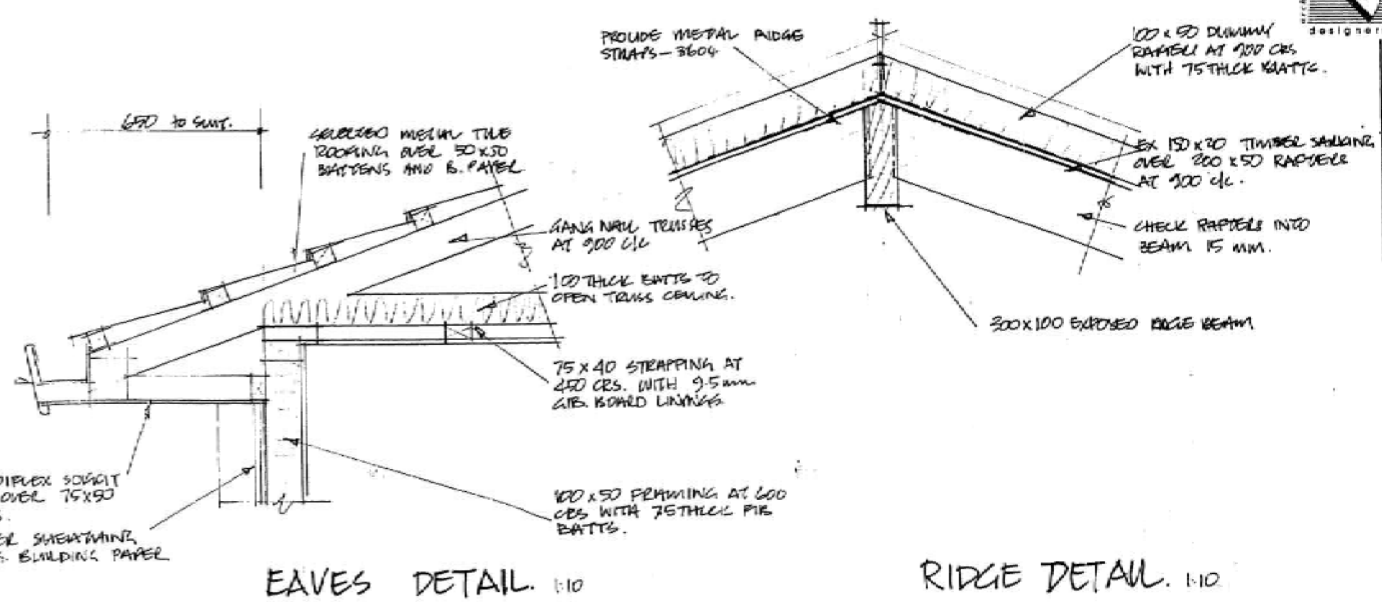
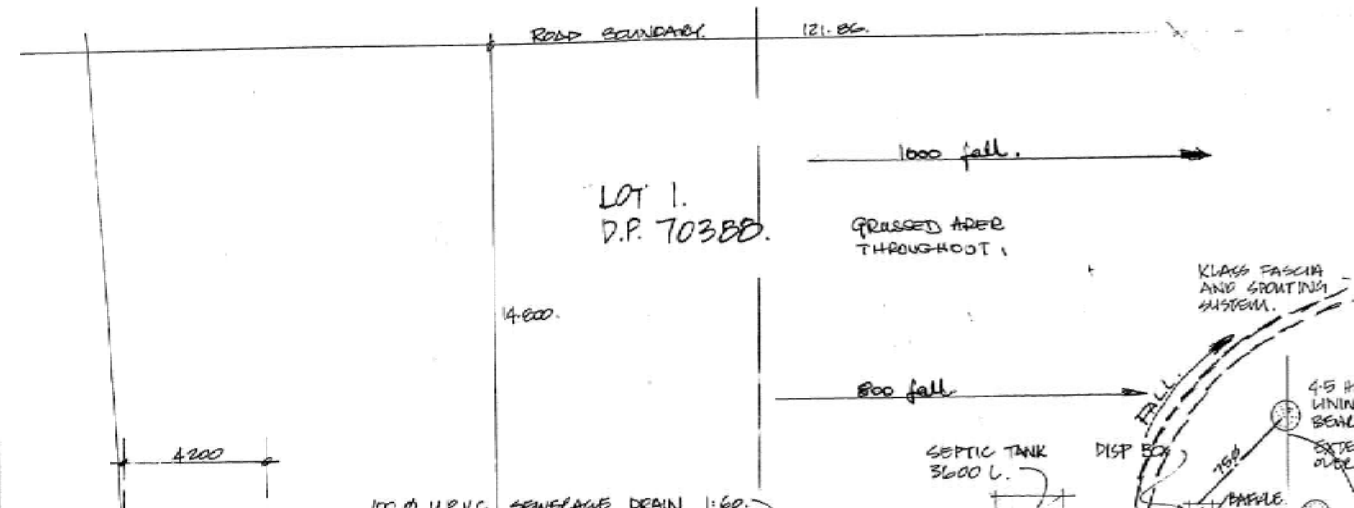
Signature:

Date:

29 / 11 / 93

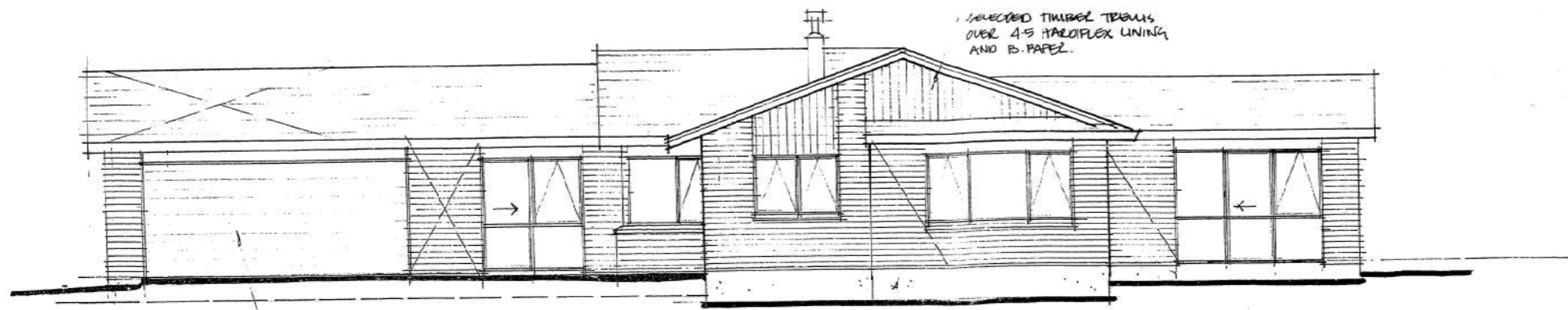
MTV:0145614

Amended plan received 22/11/93
Haid



SITE & DRAINAGE PLAN.

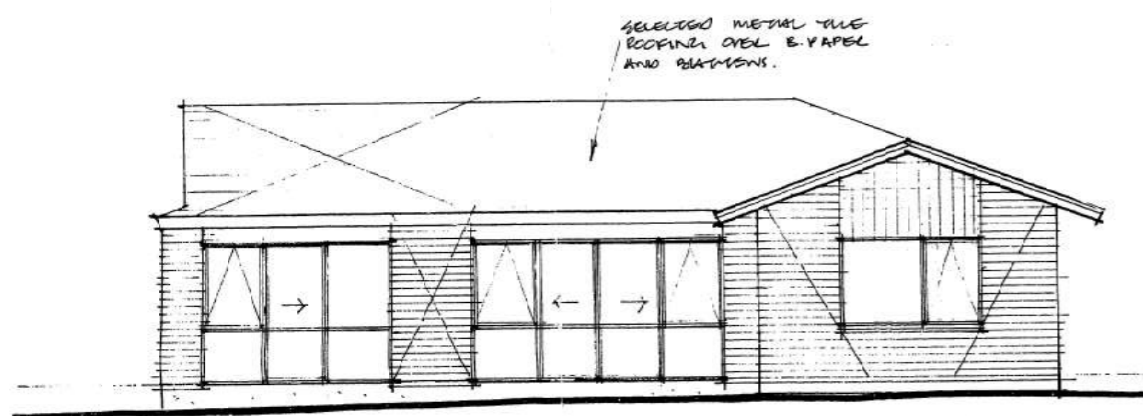
LANDCORP PROPERTY, Whangarei Ph: 09 4383 400 085 9061433 • this drawing and the design it covers are the property of Blomfield Design • figured dimensions in preference to scaling • check dimensions on site before fabrication •



3.0 TYP. A. DOOR.
2/300 X 50S UNTEL
(PROP TILL DRY)

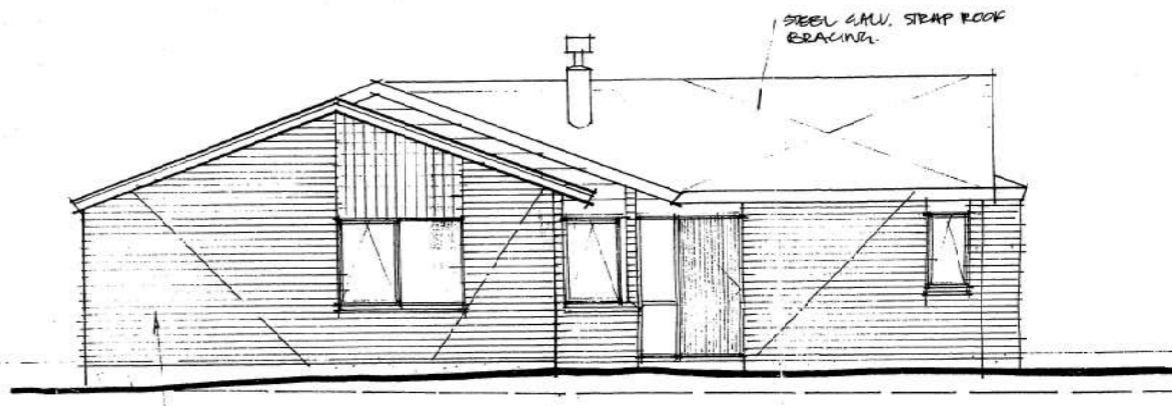
BLOCKWORK BASE

EAST ELEVATION.



SELECTED METAL TILE
ROOFING OVER E. PAPER
AND PLASTER.

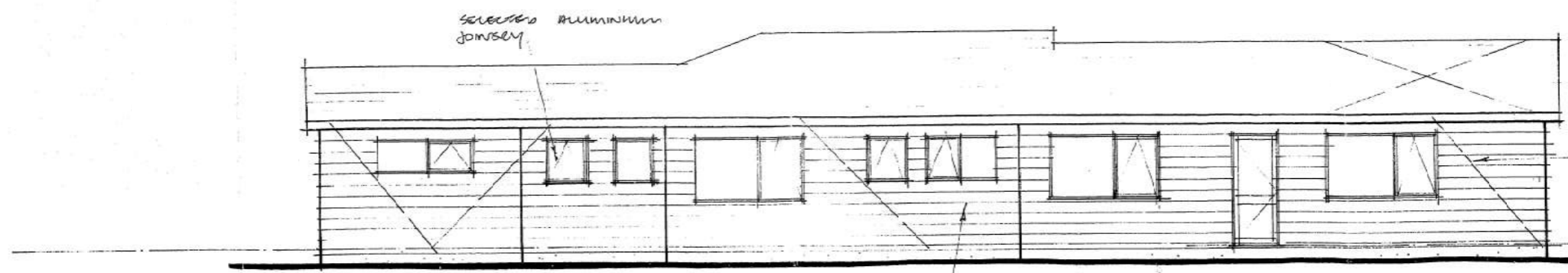
NORTH ELEVATION.



STEEL G.W. STRAP ROOF
BRACING.

SELECTED BRICKWORK
OVER B. PAPER.

SOUTH ELEVATION.

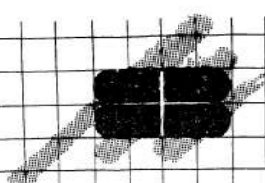


SELECTED ALUMINUM
JOINERY

HARDPLANK WEATHER
BOARDS OVER B. PAPER.

STEEL ANGLE BRACES
WITH 415 BOARD BRACE
LINING.

WEST ELEVATION.



Blomfield Design

PROPOSED HOUSE LOT 1 D.P. 70388
WHAM VALLEY ROAD.

GLEN PIERCE
BUILDER

Scale 1:50
Job no. 2438

Sheet 3
of 3

ARCHITECTURAL DESIGNERS

WHANGAREI DISTRICT COUNCIL

FORUM NORTH • PRIVATE BAG 9023, WHANGAREI NEW ZEALAND. TELEPHONE: 09-438 4879. FAX: 09-438 7632



Reply please to: **P03691**

Or ask for: **Building Control**

G & M Pierce
P o Box 4342
KAMO

CODE COMPLIANCE CERTIFICATE NO 5504
(Section 43(3), Building Act 1991)

Building Consent No: 5504
Advice Received: 1 November 1993
Site Address: Whau Valley Road
Legal Description: Lot 1 DP 70388
Intended Project Use: Erect Dwelling
Project Type: New Building
Intended Project Life: 50 Years
Staged Project: No

This is a final code compliance certificate issued in respect of all of the building work under the abovementioned building consent.

Signed for and on behalf of the Whangarei District Council:

Name: P O'Connor

Signature: 

Date: 121 5 1994

**Issue Document**

BUILDING CONSENT No: 58168
Section 35, Building Act 1991
Issued: 06Jun02
Project Information Memorandum No: 58134

58168**Applicant**

BARRY REX FERGUSON
211 WHAU VALLEY RD
WHANGAREI 0101

Agent

NORTHLAND HEATING & GREAT OUTDOORS
376 KAMO RD
KAMO
WHANGAREI

Site Information

PROPERTY ID: 063573
STREET ADDRESS: 211 WHAU VALLEY RD, WHANGAREI 0101
LEGAL DESCRIPTION: LOT 1 DP 155412

Project Information

PROJECT IS FOR: Alteration
INTENDED USE(S): INSTALL WOOD FIRE
INTENDED LIFE: Specified as 5 years
VALUE OF WORK: \$1,900.00
NUMBER OF STAGES: 1

Fees

COUNCIL'S TOTAL CHARGES FOR THIS BUILDING CONSENT ARE: \$149.00
PAYMENTS RECEIVED TO DATE:
Receipt number: 2221046 Date: 29May02 Amount: \$149.00

This Consent is issued subject to the following conditions:
=====

1: **General**

No Requirements.

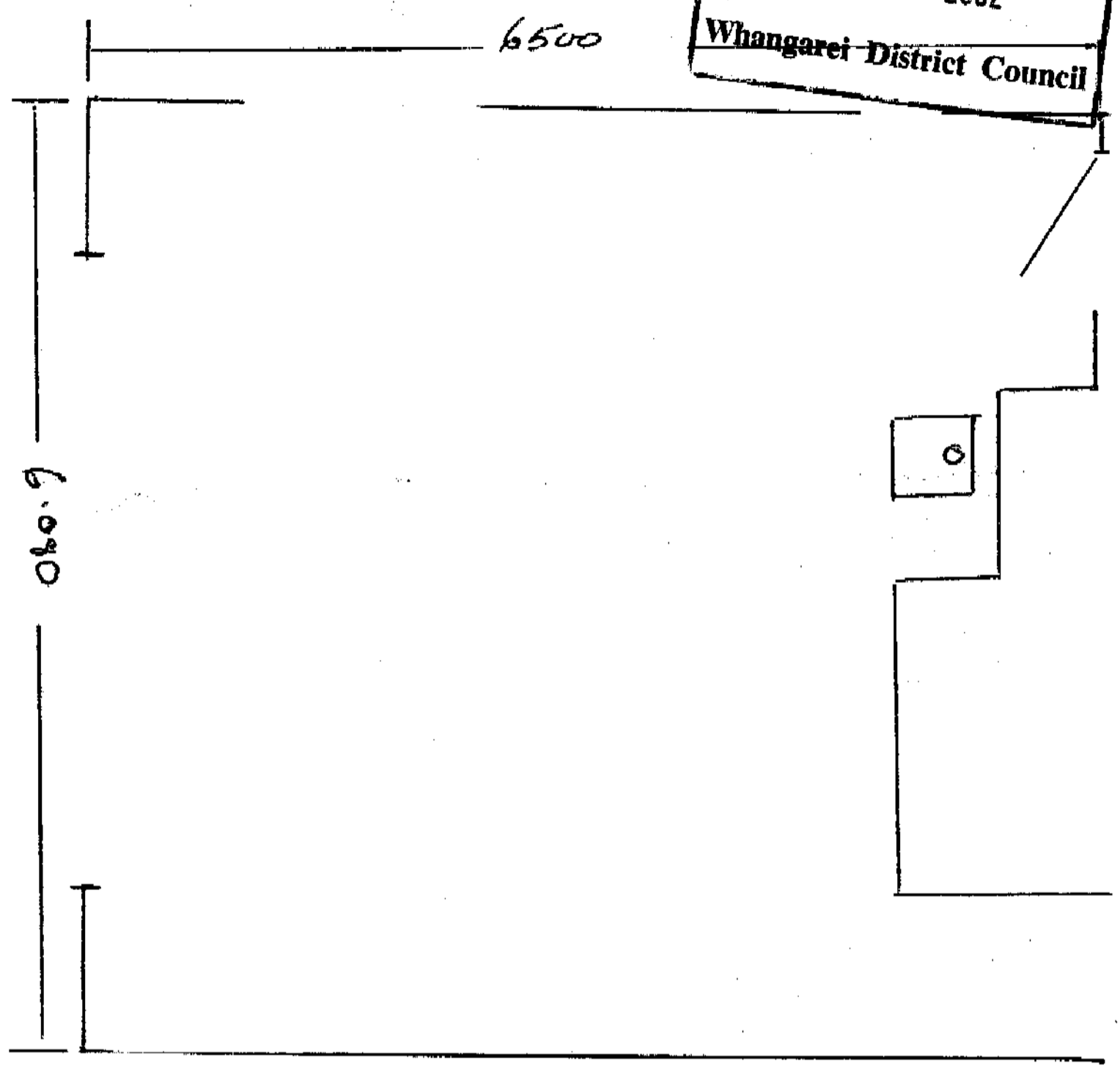
Signed for and on behalf of the Council

Name: *C. Blakey*

Signature: 

Date: *6.10.02*

RECEIVED
28 MAY 2002
Whangarei District Council



1.50.

APPROVED
05 JUN 2002
Signed *Gibson*
GIBSON CONNON



Issue Document

CODE COMPLIANCE CERTIFICATE NO: 58168

Section 43(3), Building Act 1991

Issued: 06/06/2002
Building Consent No: 58168

Applicant

BARRY REX FERGUSON
211 WHAU VALLEY RD
WHANGAREI 0101

Agent

NORTHLAND HEATING & GREAT OUTDOORS
376 KAMO RD
KAMO
WHANGAREI

Site Information

PROPERTY ID: 063573
ASSESSMENT NO:
STREET ADDRESS: 211 WHAU VALLEY RD, WHANGAREI 0101
LEGAL DESCRIPT: LOT 1 DP 155412

Project Information

PROJECT IS FOR: Alteration
INTENDED USE(S): INSTALL WOOD FIRE
INTENDED LIFE: Specified as 5 years

NUMBER OF STAGES: 1

Fees

There are no outstanding fees.

This is a final code compliance certificate issued in respect of all of the building work under the above building consent.

Signed for and on behalf of the Council

Name: *BRIAN MEHAERY*

Signature: *BMe*

Date: *24.1.1.03.*



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.

1 April 2026
Scale 1:1,500

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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.

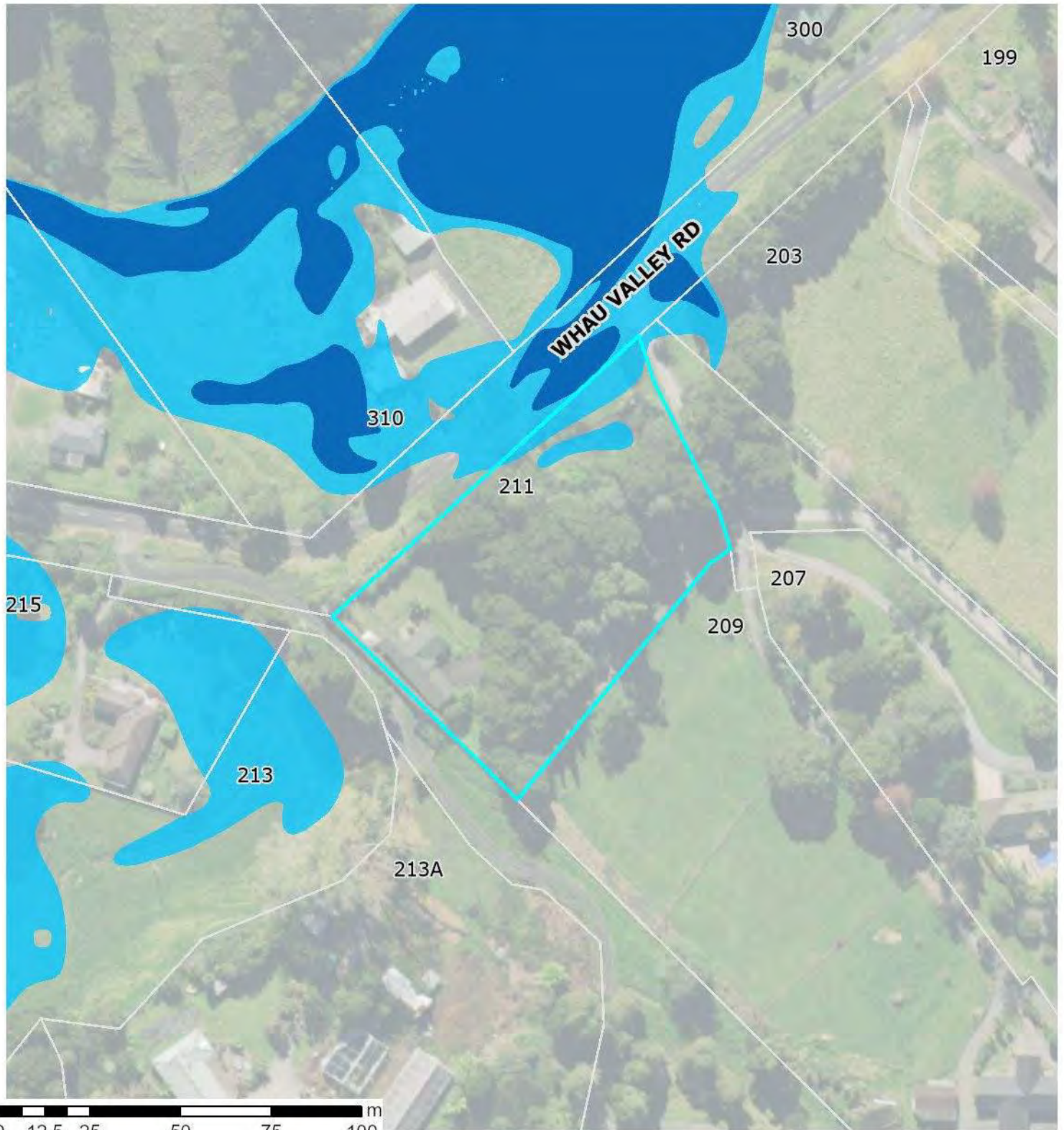
It has been compiled from Whangarei District Council records and is made available in good faith, but its accuracy or completeness is not guaranteed.

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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District Plan Change 1 - Natural Hazards Flooding





PC1 - Natural Hazards

1 April 2026

Flood Hazard Area

Scale 1:1,500

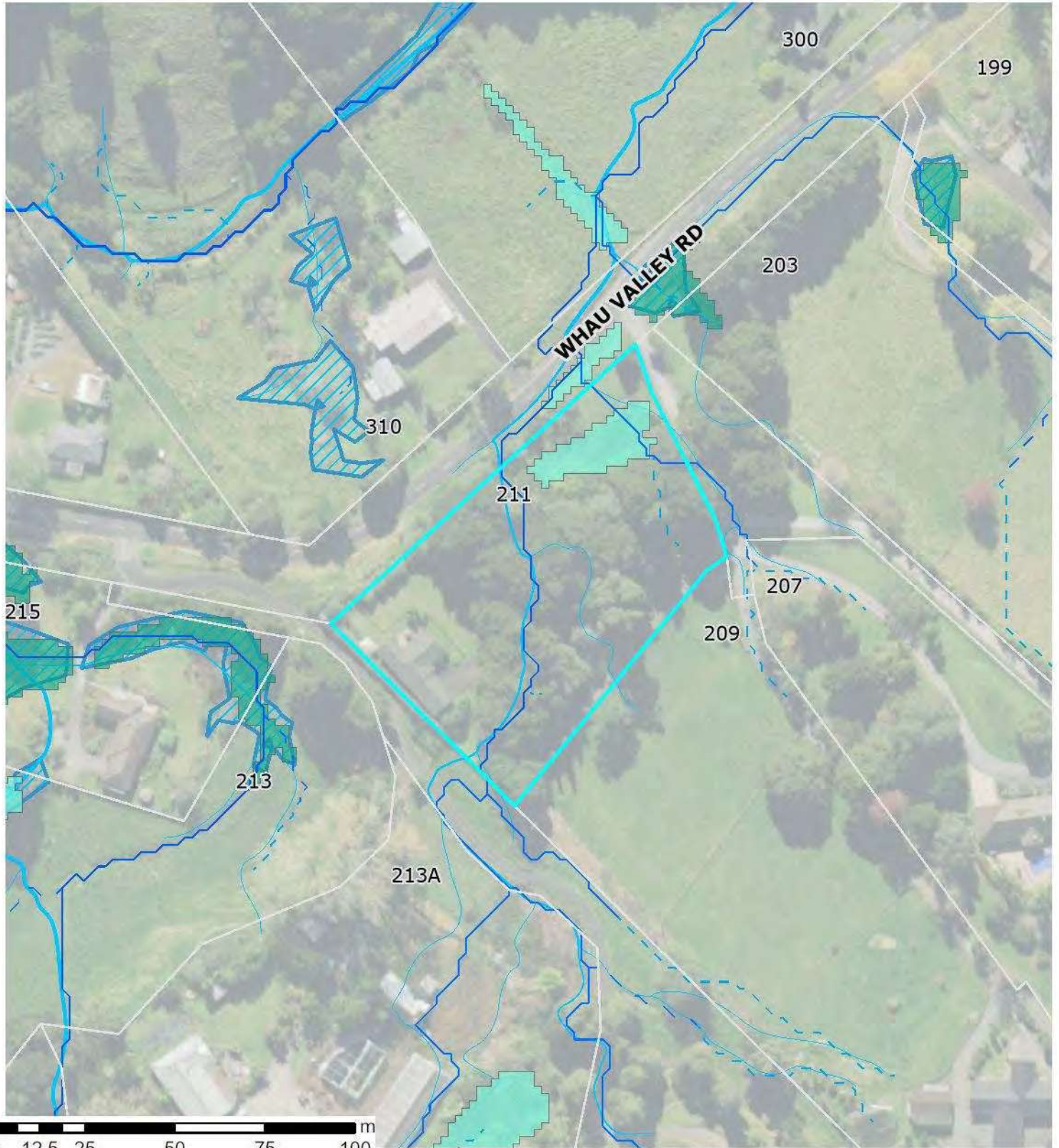
-  10 Year Flood Hazard Area
-  100 Year Flood Hazard Area



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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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

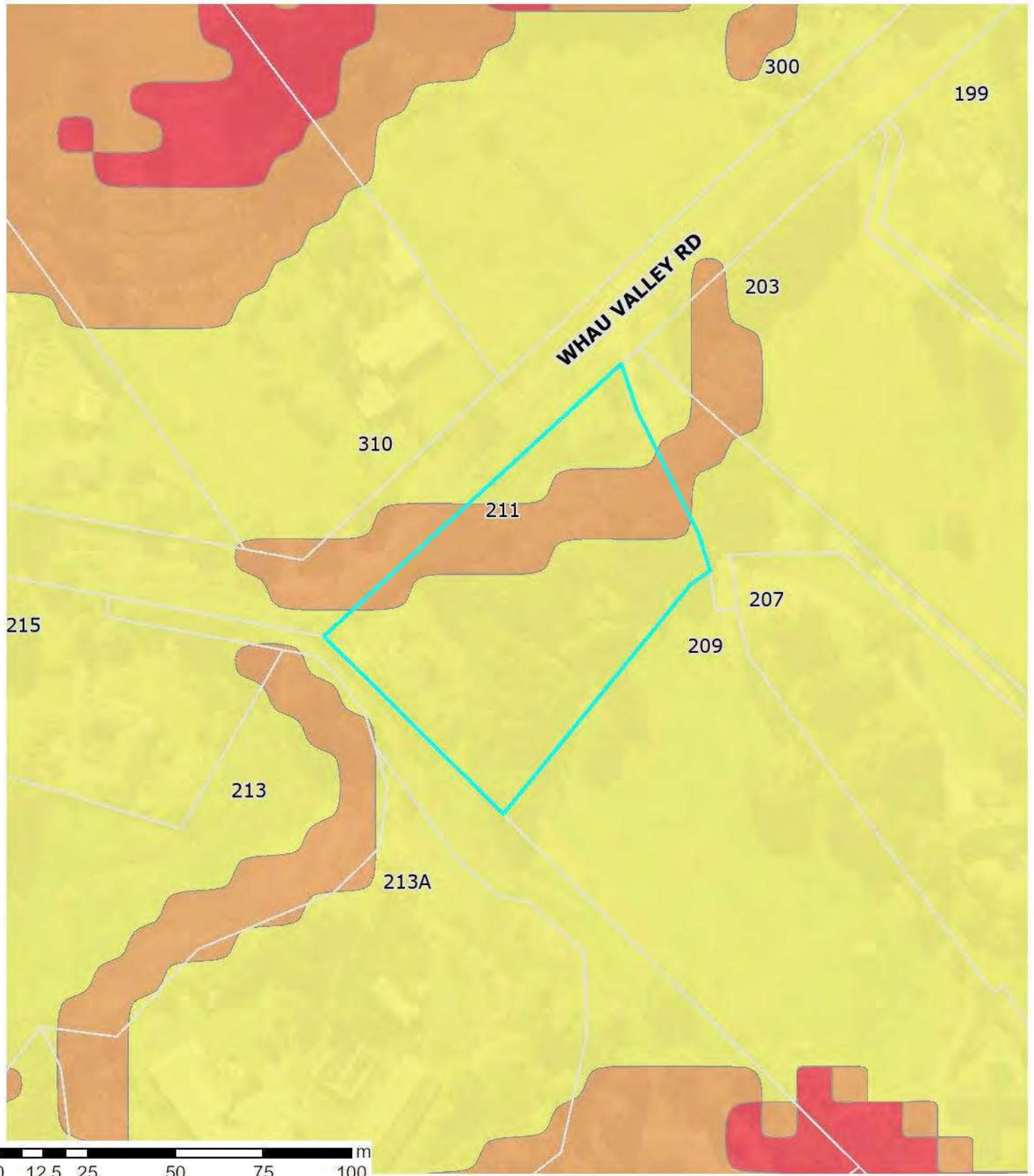
Depression Storage Areas 2017

- Depression Storage Areas

1 April 2026
Scale 1:1,500



Land Instability



Landslide Susceptibility Zone

-  High
-  Moderate
-  Low

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

1 April 2026
Scale 1:1,500





District Plan Change 1 - Natural Hazards Land Instability



PC1 - Natural Hazards

Land Instability

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

1 April 2026

Scale 1:1,500



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

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