



Land Information Memorandum

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

LIM number: LM2600571

Received: 25 Mar 2026

Issued: 13 Apr 2026

Applicant

S C Jackson
3 Scotia Place
Te Kamo
Whangarei 0112

Site Information

Property ID: 118733

Street Address: 3 Scotia Place
Te Kamo 0112

Legal Description: LOT 74 DP 368590

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: 278639
- Deposited Plan: DP 368590

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

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

1. Refer to a copy of the following report as attached:
 - a. Engineering Suitability Report prepared by Richardson Stevens Consultants (1996) Ltd dated 09/12/2005 from BC0695818 reference 6509.

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 Plans for this property from the building file are attached.

- As-Built Services Plan From PU0695453
- As-Built Services Plan From BC0695818

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.

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:

- BC0695818 – New Dwelling
- Building Consent Issued – 15/01/2007
- Code of Compliance Certificate Issued – 02/10/2007

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

- PU0695453 – Water Meter Only
Approved – 31/10/2006
- VC0695454 – Vehicle Crossing Permit Application
Issued – 07/11/2006

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

Plan Change 4A and 4C are currently progressing through the statutory planning process and may affect how the District Plan applies to this property.

Further information is available here:

<https://www.wdc.govt.nz/Services/Planning/District-Plan/District-Plan-changes/Current-plan-changes/PC4A-and-PC4C>

As part of Plan Change 4C - Minor Improvements, the Road Hierarchy mapping in the Whangarei District Plan is proposed to be updated. The updated layer identifies road centrelines and their classifications, which in turn influence various transport and setback rules in the District Plan. The proposed mapping updates can be viewed by selecting the "District Plan Changes" tile here:

<https://qismaps.wdc.govt.nz/GISMapsGallery/>

This property is located in a General Residential 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

No District Plan information regarding natural hazards applies to this property.

Building Act Information about Natural Hazards

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

Flooding

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

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

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

This property is not in an area identified by Northland Regional Council as a River or Coastal Flood Hazard Zone.

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**. These maps are based on a district wide study entitled 'Landslide Susceptibility Assessment for Whangarei District Council, October 2022.

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

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

Technical report

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

Liquefaction

This property is located within an area classified as Liquefaction vulnerability category:

- **undetermined** and can be viewed on the Council Hazard viewer:

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

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

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

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

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

You can find the report under the Liquefaction section on our Natural Hazards web page:

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

Tsunami

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

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

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

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

Technical Report for Tsunami Evacuation Zone and Safe Zone map

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

Erosion and Landslide

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

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

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

Technical Reports for erosion prone land

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

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

Drought

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

Technical Report for Northland Drought Assessment

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

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

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

Volcanic, Geothermal and Earthquake

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

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

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

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

Technical Report for earthquake information

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

Signed for and on behalf of Council:



Sophia Shaw
Property Information Officer

Property Map



New Subdivisions

- Proposed Pre-223
- 223 Certificate

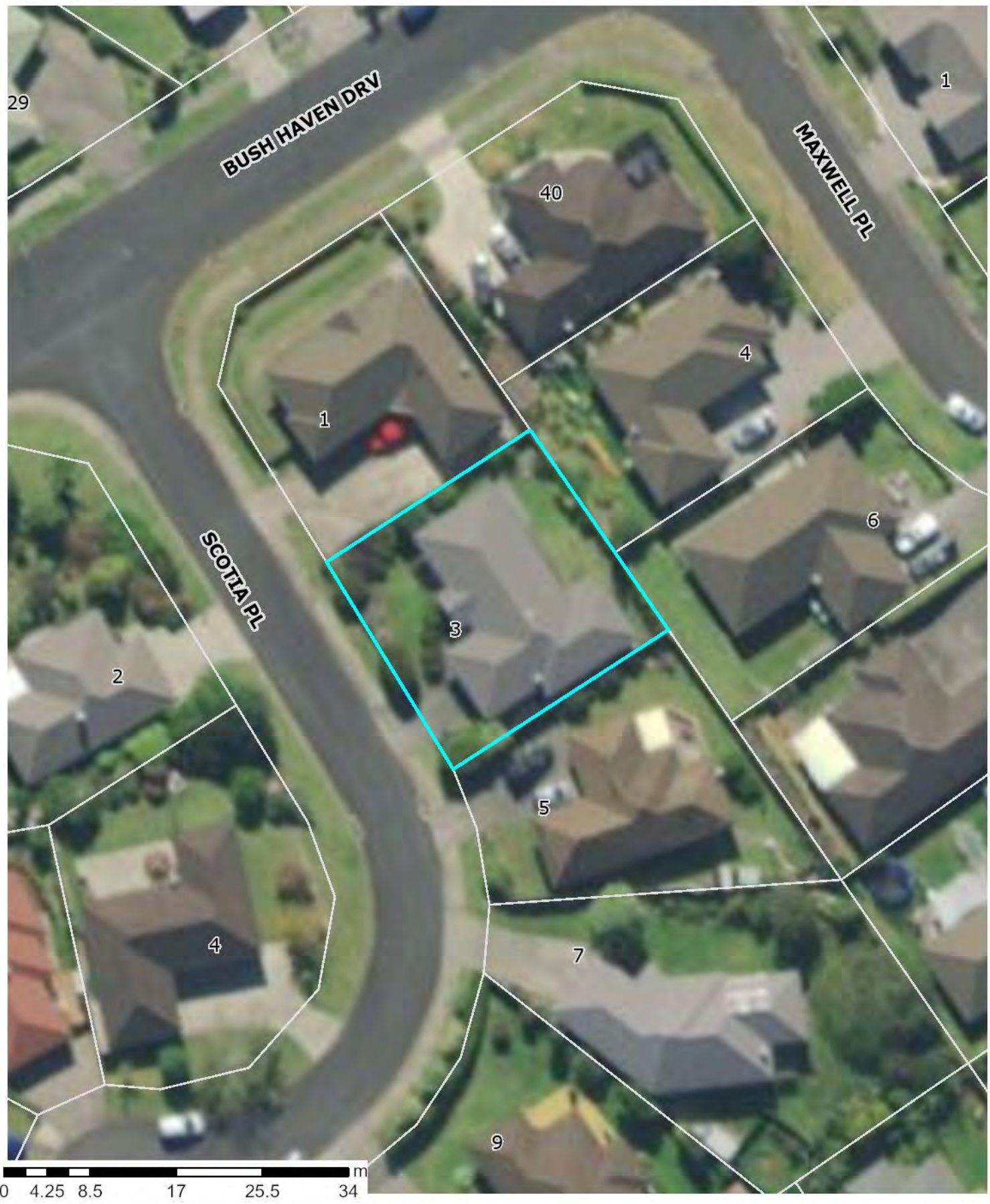
New subdivisions: Proposed as accepted, pre-223 and 223 Certificate with set Conditions.

13 April 2026
Scale 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.

13 April 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 278639
Land Registration District North Auckland
Date Issued 02 October 2006

Prior References

74481

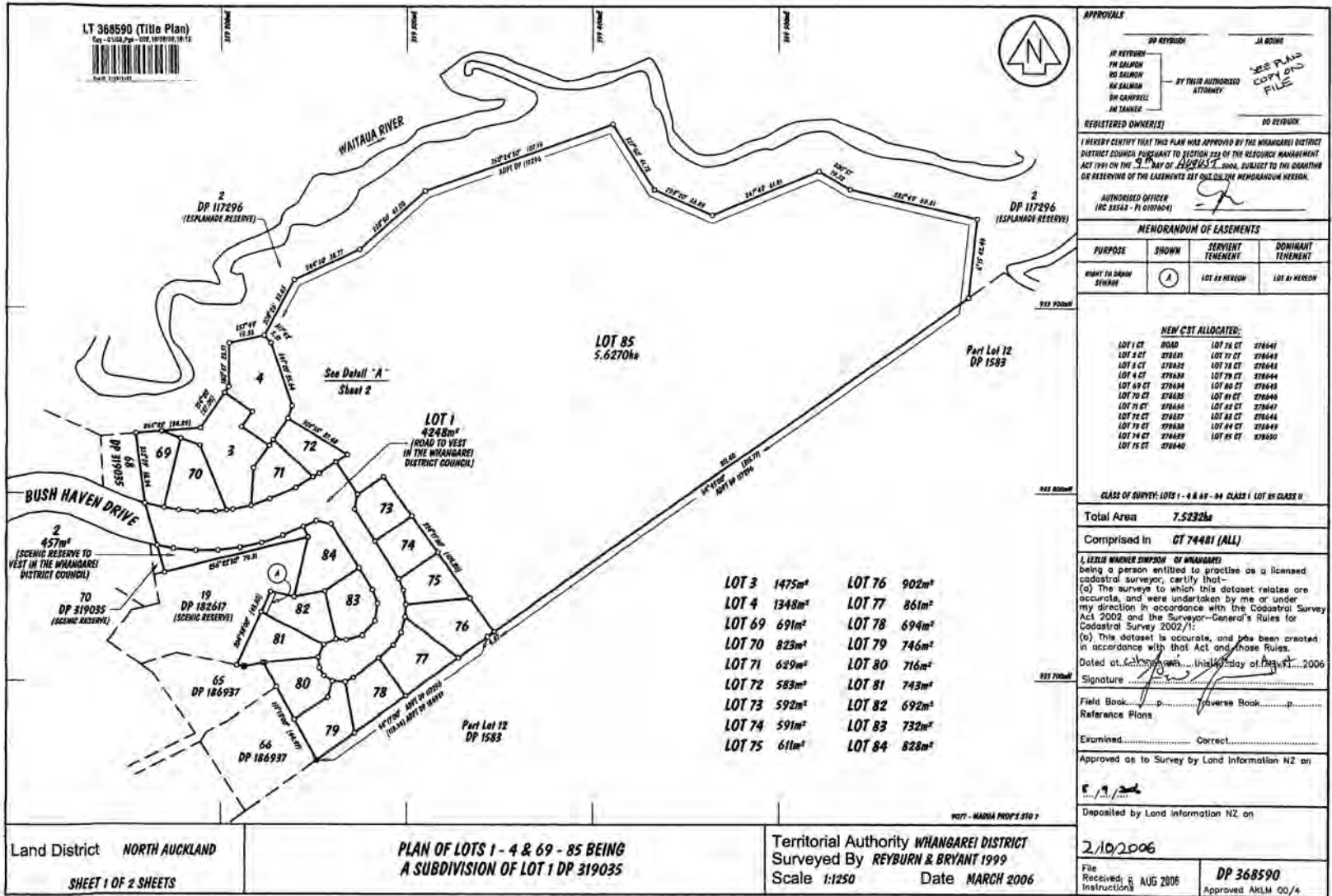
Estate Fee Simple
Area 591 square metres more or less
Legal Description Lot 74 Deposited Plan 368590

Registered Owners

Samuel Charles Jackson as to a 1/2 share
Samuel Charles Jackson and Derek John Dallow as to a 1/2 share

Interests

Land Covenant in Transfer 7170025.1 - 19.12.2006 at 9:00 am
Fencing Covenant in Transfer 7170025.1 - 19.12.2006 at 9:00 am



APPROVALS

BY KEYBURN
FR SALMON
RS SALMON
BY CARPHELL
JH TANKER

BY THEIR AUTHORIZED ATTORNEY

DO REVIEW

JA ROBE

SEE PLAN COPY AND FILE

REGISTERED OWNER(S)

DO REVIEW

I HEREBY CERTIFY THAT THIS PLAN WAS APPROVED BY THE WHANGAREI DISTRICT DISTRICT COUNCIL PURSUANT TO SECTION 222 OF THE RESOURCE MANAGEMENT ACT 1991 ON THE 21ST DAY OF FEBRUARY 2006, SUBJECT TO THE GRANTING OR RESERVING OF THE EASEMENTS SET OUT ON THIS MEMORANDUM HEREON.

AUTHORIZED OFFICER (IC 18343 - P1 010604)

MEMORANDUM OF EASEMENTS

PURPOSE	SHOWN	SERVIENT TENEMENT	DOMINANT TENEMENT
RIGHT TO CROSS STRAID	(A)	LOT 85 HEREON	LOT 81 HEREON

NEW CST ALLOCATED:

LOT 1 CT	278430	LOT 76 CT	278441
LOT 2 CT	278431	LOT 77 CT	278442
LOT 3 CT	278432	LOT 78 CT	278443
LOT 4 CT	278433	LOT 79 CT	278444
LOT 69 CT	278434	LOT 80 CT	278445
LOT 70 CT	278435	LOT 81 CT	278446
LOT 71 CT	278436	LOT 82 CT	278447
LOT 72 CT	278437	LOT 83 CT	278448
LOT 73 CT	278438	LOT 84 CT	278449
LOT 74 CT	278439	LOT 85 CT	278450
LOT 75 CT	278440		

CLASS OF SURVEY: LOTS 1 - 4 & 69 - 84 CLASS 1 LOT 85 CLASS II

Total Area **7.5232ha**

Comprised in **CT 74481 (ALL)**

I LESLIE WALTER SIMPSON OF WHANGAREI being a person entitled to practise as a licensed cadastral surveyor, certify that—
(a) The surveys to which this dataset relates are accurate, and were undertaken by me or under my direction in accordance with the Cadastral Survey Act 2002 and the Surveyor-General's Rules for Cadastral Survey 2002/1;
(b) This dataset is accurate, and was created in accordance with that Act and those Rules.

Dated at Whangarei this 21st day of February 2006

Signature _____

Field Book _____ Pages Book _____

Reference Plans _____

Examined _____ Correct _____

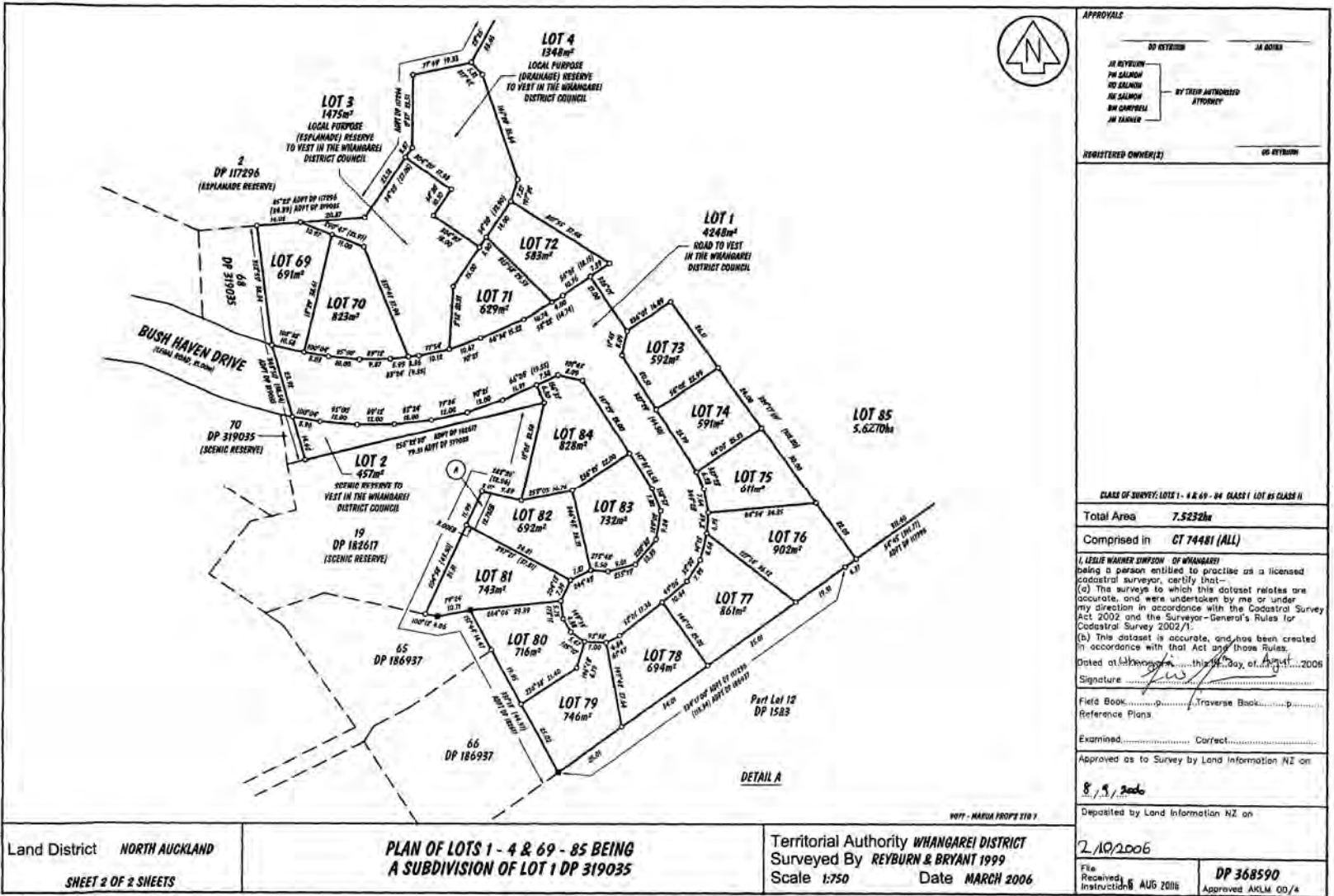
Approved as to Survey by Land Information NZ on _____

Deposited by Land Information NZ on _____

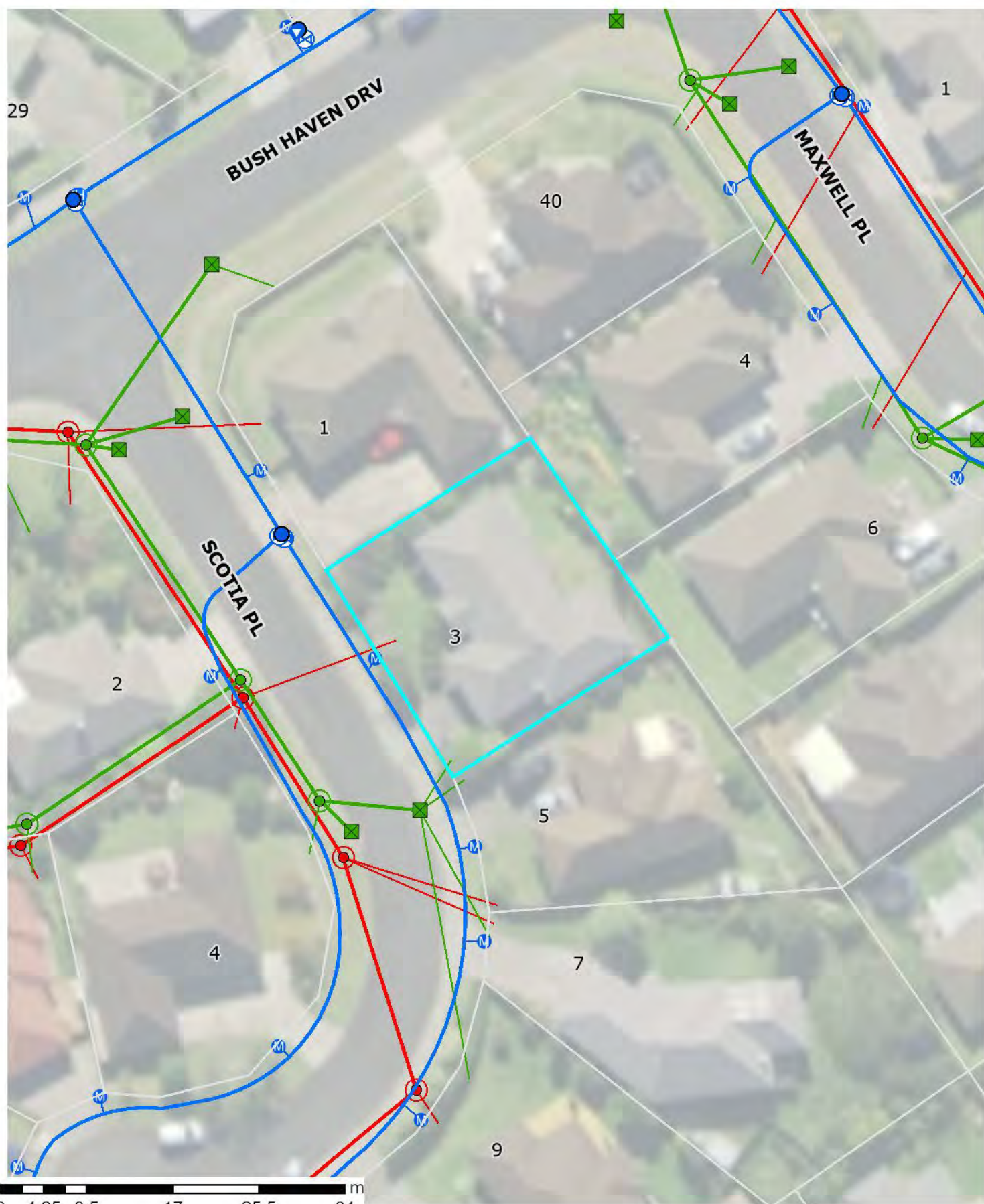
2/10/2006

File Received & Instructions AUG 2006

DP 368590
Approved AKLM 00/4



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.

13 April 2026









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




























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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**
- 
- 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

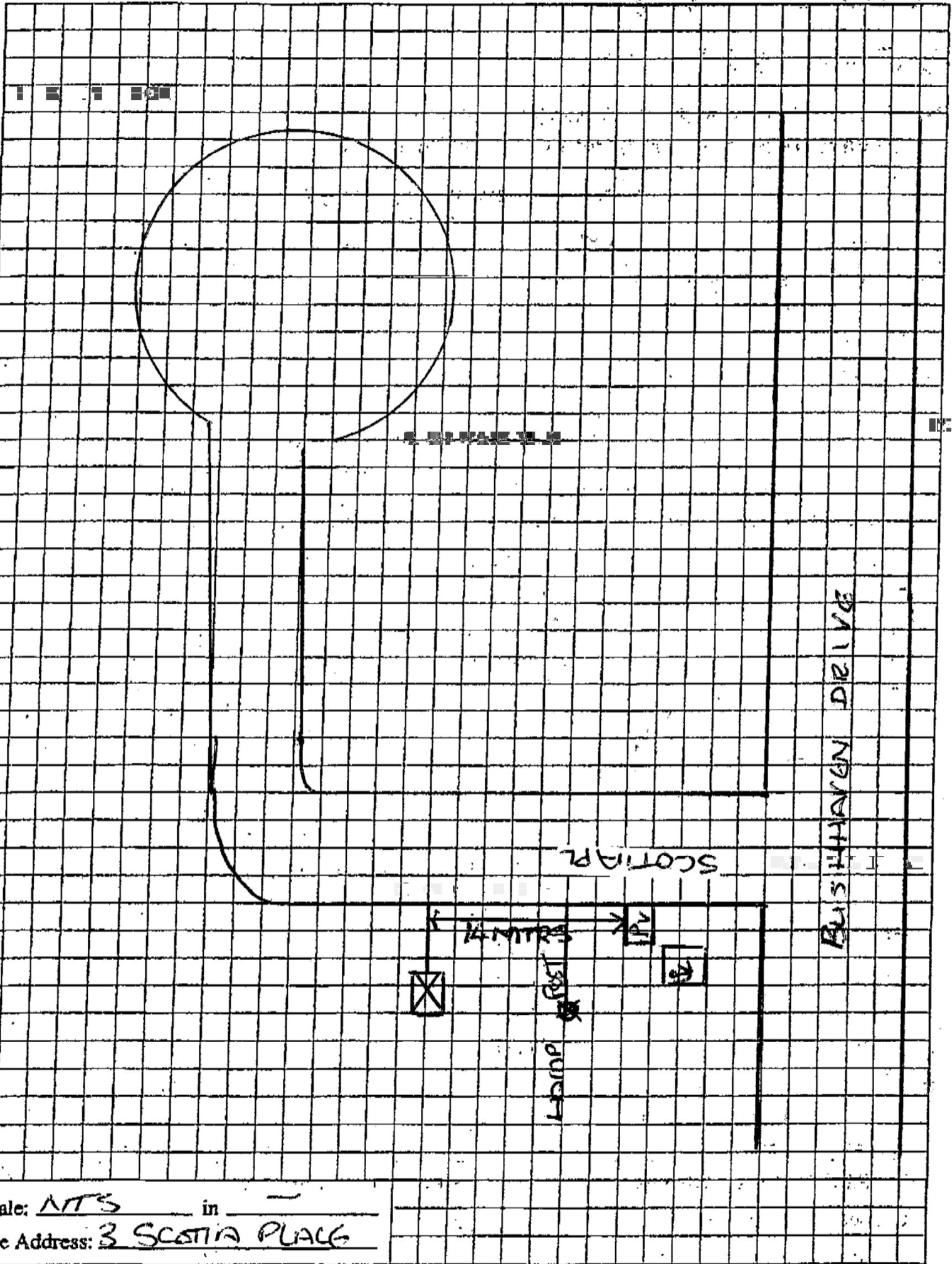
- Stormwater Point**
- End Structure**
-  WDC
 -  Private
- Fitting Node**
-  WDC
 -  Private
- GPT**
-  WDC
 -  Private
- Manhole**
-  WDC
 -  Private
- Pump**
-  WDC
 -  Private
- Stormwater Inlet**
-  WDC
 -  Private
- Valve**
-  WDC
 -  Private
- Stormwater Line**
- Abandoned Pipe**
- 
- Culvert**
-  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**
- 
- 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: 1/4" = 1' in —
Site Address: 3 SCOTIA PLACE

I, Dennis Vincent being a representative of the Approved Contractor, namely, _____, certify that this Public Utility Service As-Built Record is an accurate representation of the work as carried out.

Signature: [Handwritten Signature]

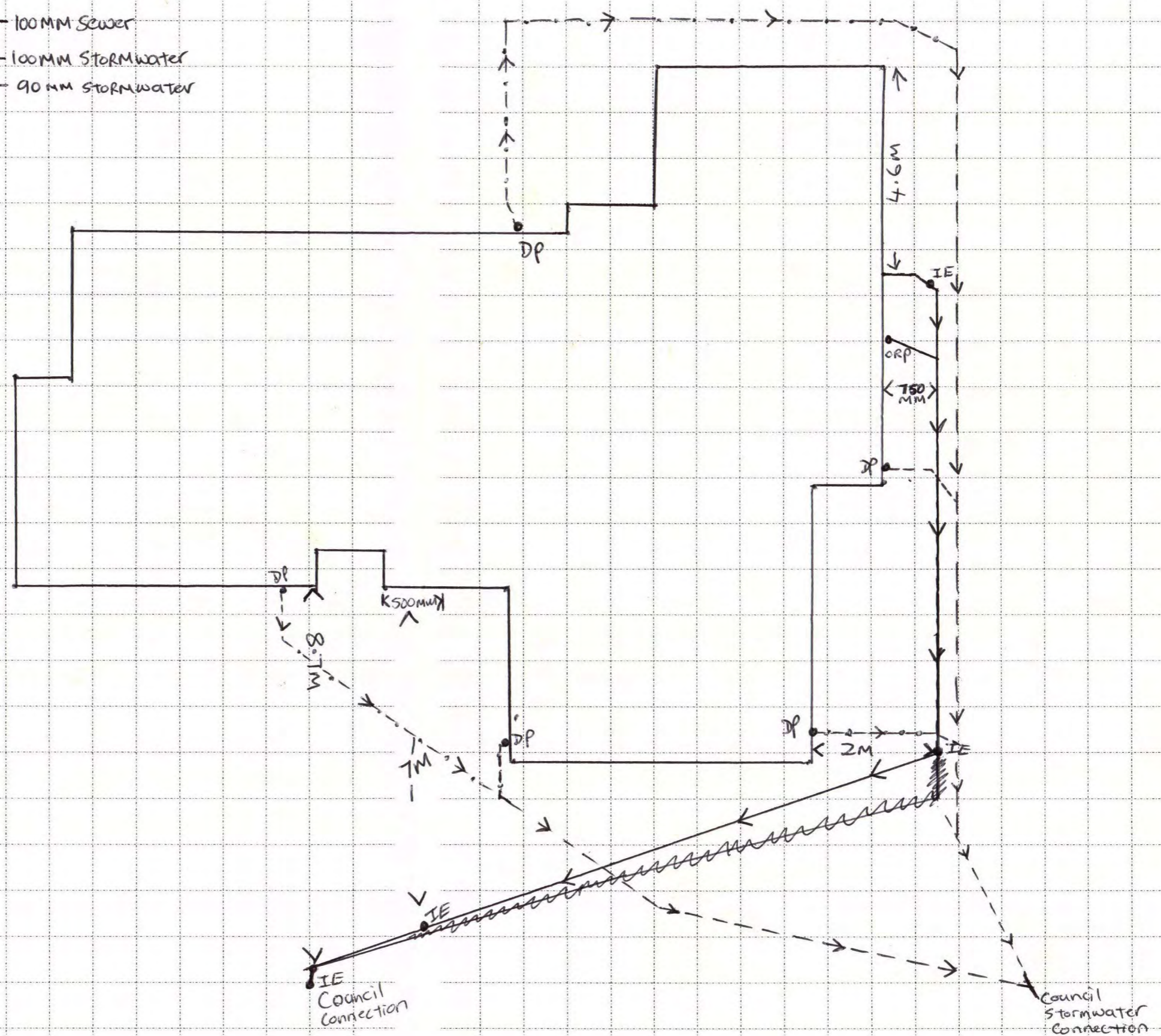
Date: 2/11/06

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 app

te and attach to this sheet. Ensure that drawing numbers, etc, is noted below)

- 100MM Sewer
- - - 100MM Stormwater
- · - · 90MM Stormwater



Scale: _____ in _____
Site Address: _____



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

Rates LIM Report

As at: Monday, 13 April, 2026

Property Number 118733
Legal Description LOT 74 DP 368590
Assessment Number 0072200172
Address 3 Scotia Place Te Kamo 0112
Record of Title(s) 278639
Land Value \$320,000
Capital Value \$840,000
Date of Valuation 01-July-2024
Effective Date (used for rating purposes) 01-July-2025
Meter Location 5MLH OF DR

Rates Breakdown (up to 30 June 2026)

Rates Charge	Charge Total
Uniform Annual General Charge	901.00
Regional Transport Rate	30.40
General Residential	933.54
Regional Emergency & Hazard Management	67.31
Sewage Disposal - Residential	966.00
Regional Economic Development	9.73
Regional Land and Freshwater Management	96.83
Regional Pest Management	109.47
Regional Sporting Facilities	16.09
Regional Urban Rivers Management - Gen Catchment	40.34
Stormwater	79.00
Regional Flood Infrastructure	41.66
Regional Rescue Services	8.87
Regional Council Services	229.89
Annual Charge Total	\$3,530.13

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

Rates Instalments	Total
20/07/2025 Instalment	\$884.13
20/10/2025 Instalment	\$882.00
20/01/2026 Instalment	\$882.00
20/04/2026 Instalment	\$882.00
Rates Total	\$3,530.13

Balance to Clear **\$882.00**

95818



WHANGAREI
DISTRICT COUNCIL

BUILDING CONSENT No:95818
Section 51, Building Act 2004

Issued:13Jan07
Project Information Memorandum No. 95437

The Building

Street Address of building:

3 SCOTIA PL, WHANGAREI 0112

Legal Description of land where building is located:

LOT 74 DP 368590

LLP 117848

The Owner

Name of owner: LAURIE WOODING PROPERTIES LTD

Mailing Address: P O BOX 1393
WHANGAREI 0115

Contact Person: WOODING CONSTRUCTION 2006 LTD

Mailing Address: PO BOX 1393
WHANGAREI

Street address/registered office:

3 SCOTIA PL
WHANGAREI 0112

Building Work

The following building work is authorised by this consent:

Project: New Building

Intended Use: **NEW DWELLING**

*Creating the ultimate
living environment*

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

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:

1: General

Compacted hardfill more than 600m deep to be tested by an Engineer and a Producer Statement, Construction Review is to be issued prior to floor slab inspection.

2: Dust Nuisance

The applicant must control dust nuisance created by any site or building works.

3: Toilet Facilities

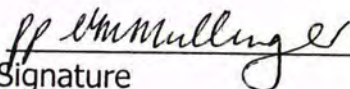
Toilet facilities must be provided within reasonable distance of the construction site. Ground discharge is no longer acceptable.

4: Smoke Alarms

Smoke alarms are to be installed in compliance with the building code.

Compliance Schedule

A compliance schedule is not required for the building.

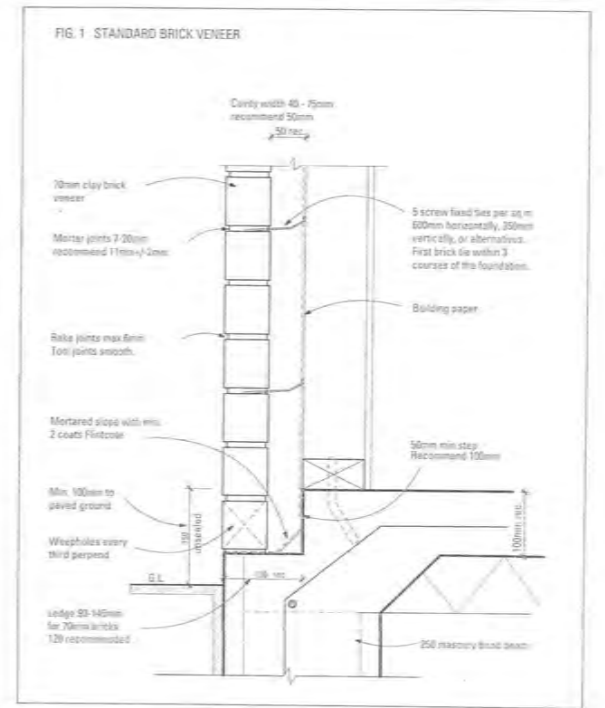
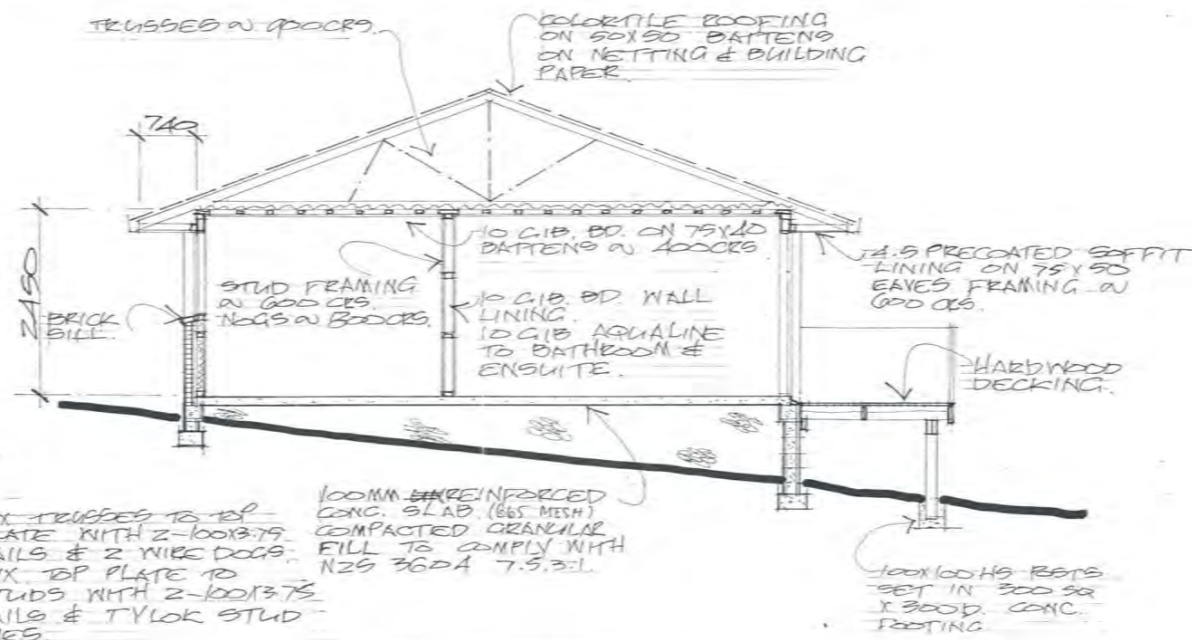
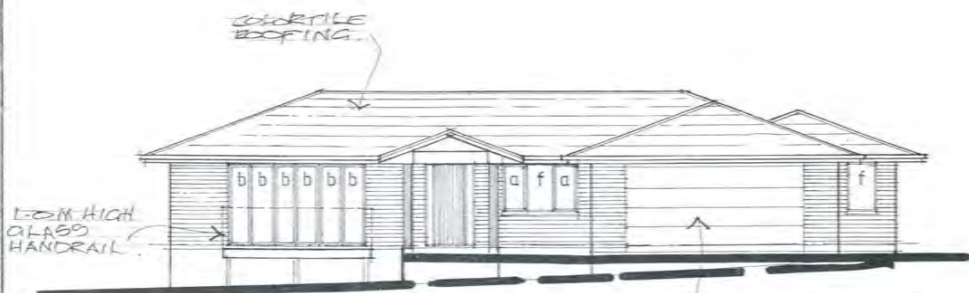
 (G Byers)
Signature _____

TEAM LEADER – BUILDING ADMINISTRATION
Position _____

On behalf of: Whangarei District Council

Date: 15 January 2007

BUILDING CONSENT NO 95818



FIX TRUSSES TO TOP PLATE WITH 2-100x3.75 NAILS & 2 WIRE DOGS. FIX TOP PLATE TO STUDS WITH 2-100x3.75 NAILS & TYLOK STUD TIES.

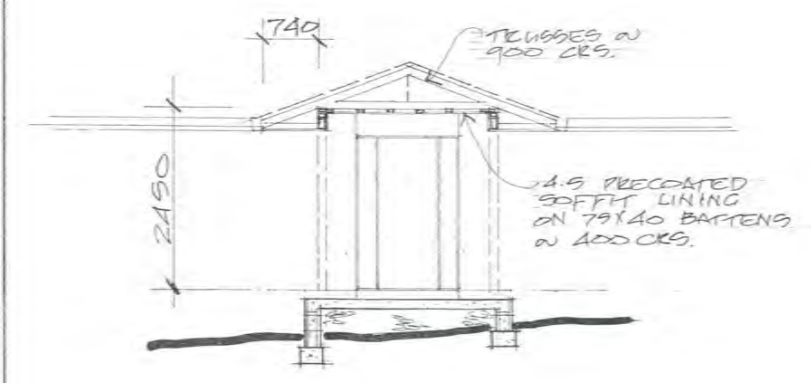
100MM REINFORCED CONC. SLAB (85 MESH) COMPACTED GRANULAR FILL TO COMPLY WITH NZS 3604 7.5.3.1

CROSS SECTION. 1:50

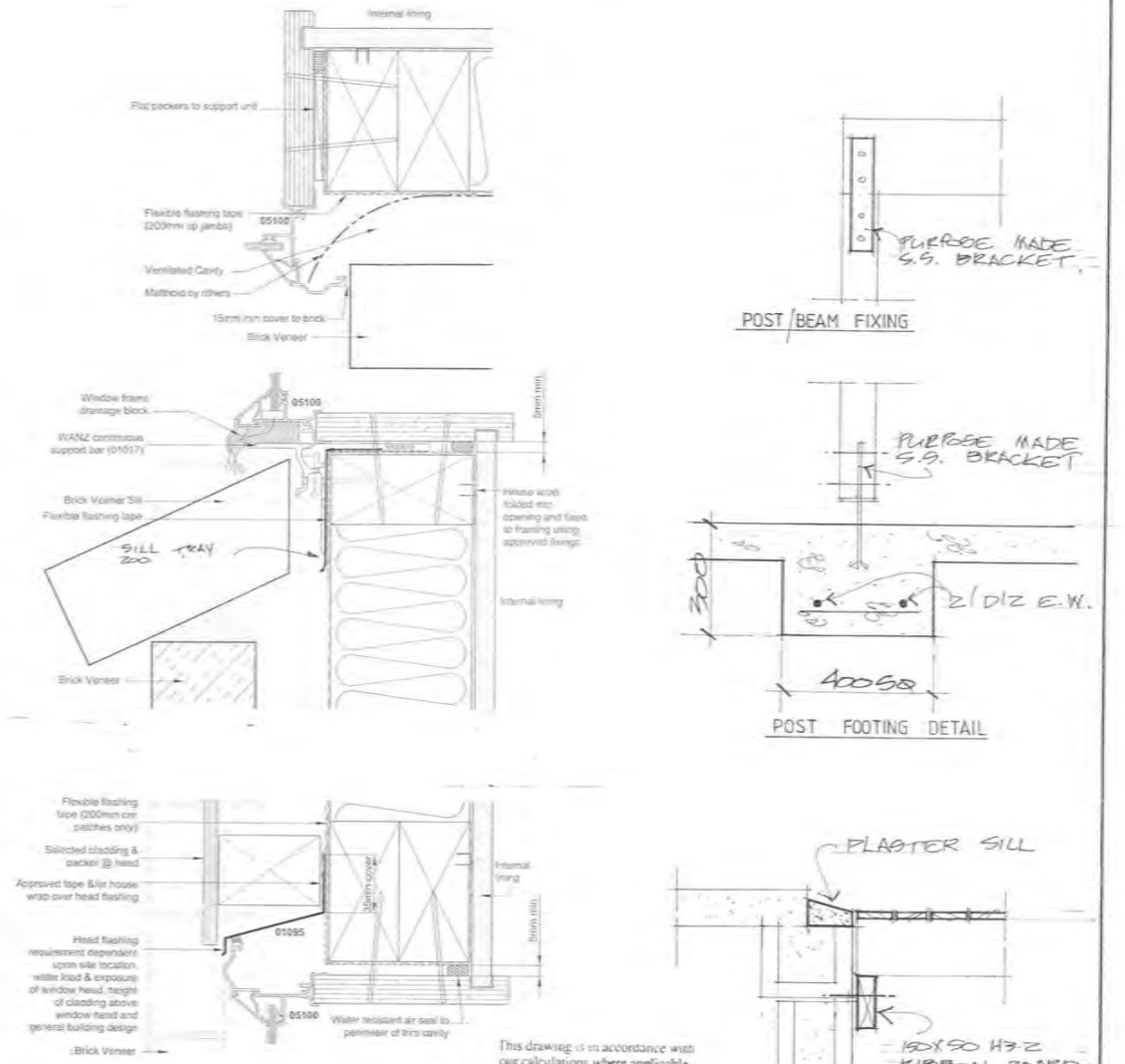
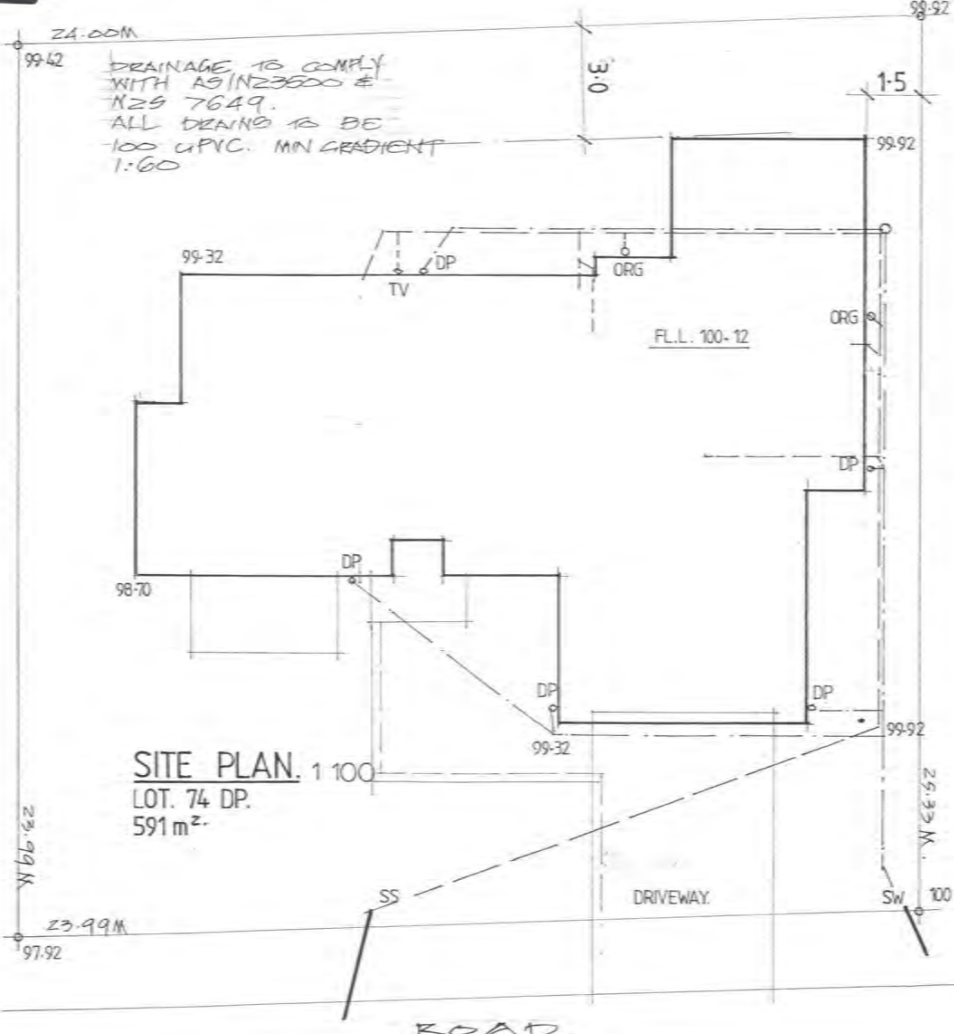


POWDER COATED ALUMINIUM JOINERY. GLAZING TO COMPLY WITH NZS 4223 JAMBLINERS TO BE H3.1.

ELEVATIONS 1:100



FRONT ENTRY DETAIL



JOINERY DETAILS

This drawing is in accordance with our calculations where applicable. RICHARDSON STEVENS CONSULTANTS (1998) LTD CONSULTING ENGINEERS 2 Seaview Road, Whangarei

per [Signature] Chartered Professional Engineer

APPROVED

10 JAN 2006

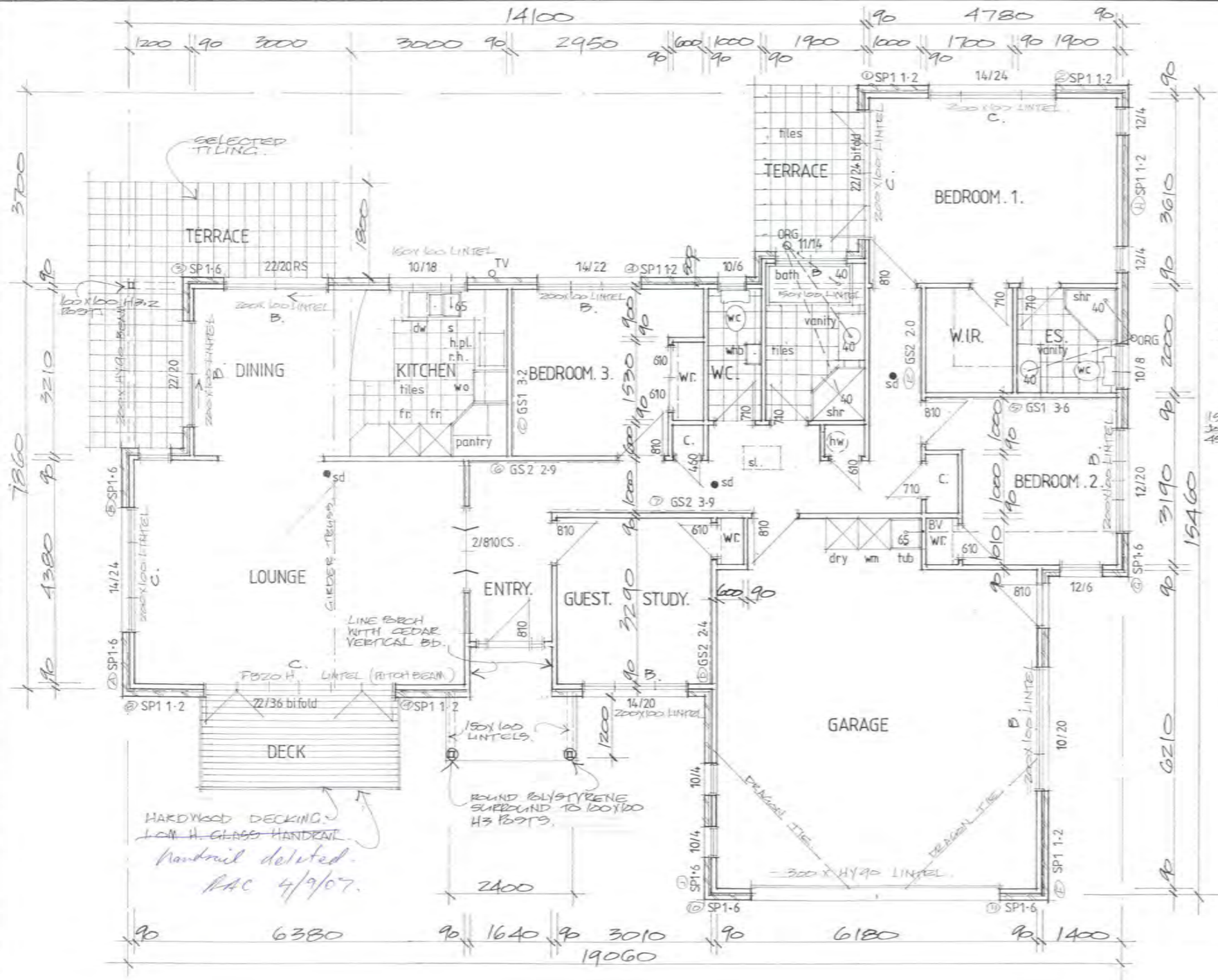
WHANGAREI DISTRICT COUNCIL BUILDING CONTROL

GARY D. BEAZLEY ARCHITECTURAL DESIGN LTD PO BOX 7002 TIKIPUNGA WHANGAREI PH: (09) 438 3277 FAX: (09) 438 3255

WOODING CONSTRUCTION (2006) LTD. 61 CLYDE ST. WHANGAREI. PH. 4382572.

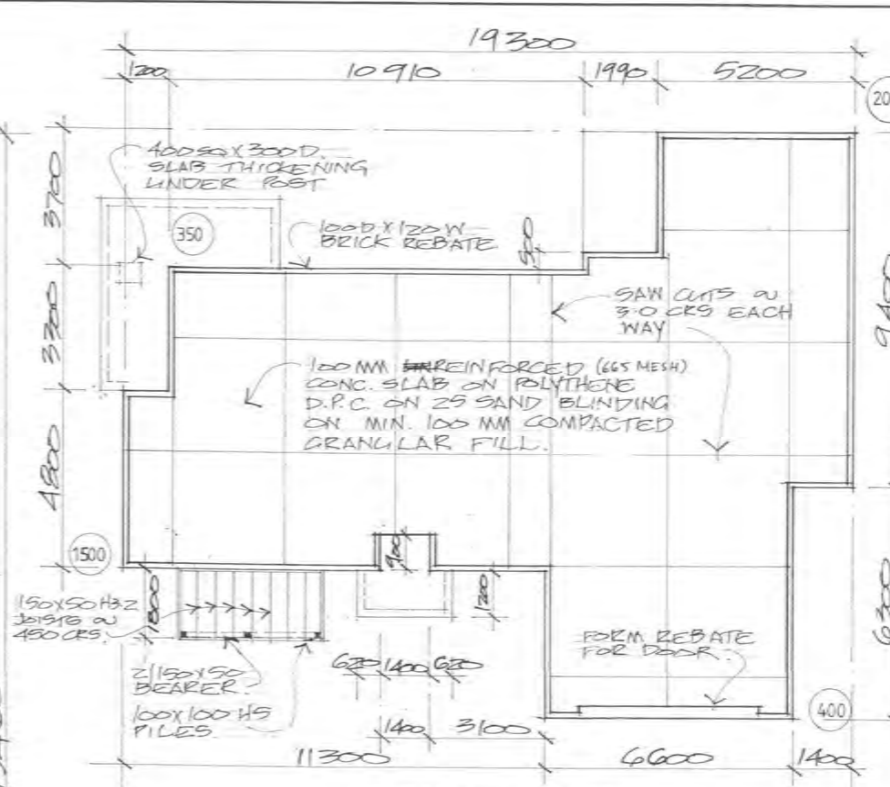
NEW RESIDENCE FOR LAURIE WOODING PROPERTIES LTD. GILLINGHAM PARK.

DRAWN C.D.B.	CHECKED	SCALES	SHEET
TRACED	DATE SEPT '06	AS NOTED	2
			SERIES OF 2
			REF. 2051

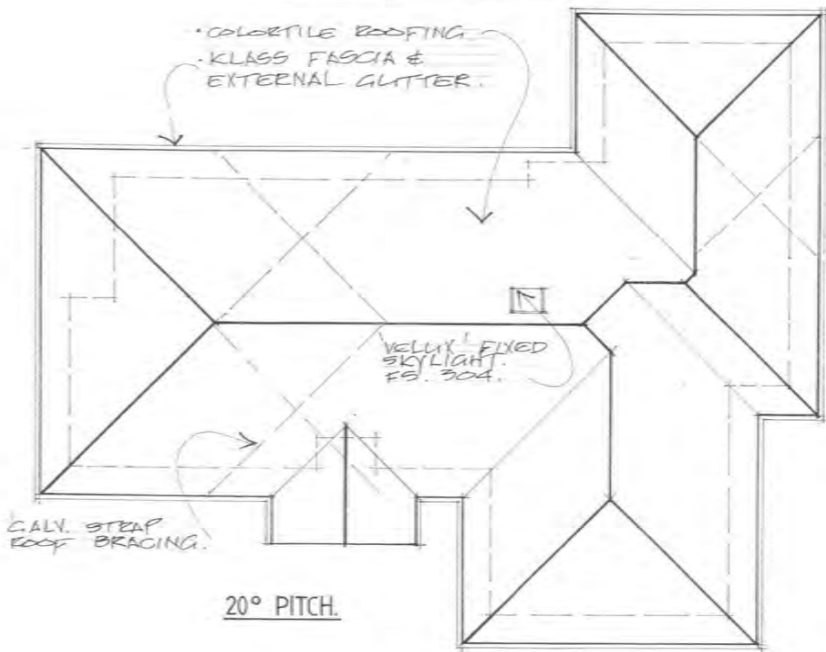


FLOOR PLAN 1:50
WIND ZONE - MEDIUM.
187 M².

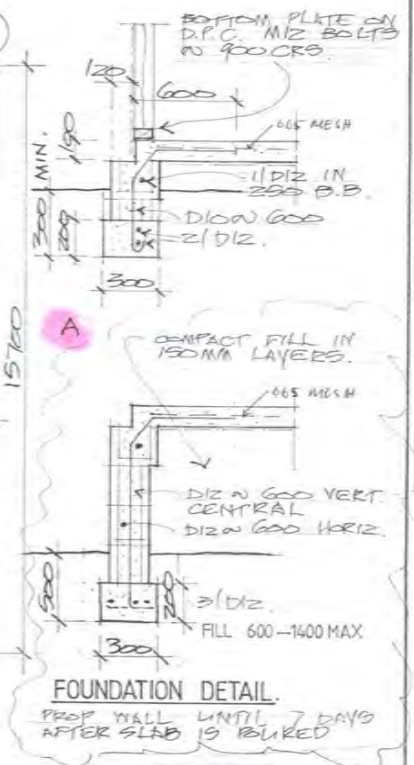
- **Wall Bracing** to comply with NZS 3604 1999
 - BL 1 - Gib Braceline one face
 - BL G - Gib Braceline one face Standard Gib other face
 - SP1 - 7.5mm DD Plywood
 - GS1 - Standard Gib one face plus diagonal brace
 - GS2 - standard gib board both sides - no diagonal brace
- Refer to Gib Bracing Systems 2006 for fixings, etc.
- **Plumbing** to comply with AS/NZ 3500 & NZS 7849
- **Smoke Detectors** - fit to comply with NZBC F.7. To be sited no more than 3.0 m from bedrooms
- **Gas** - all gas work to comply with NZBC F.11 and work to be carried out by registered gas fitters
- **Timber Treatment** to comply with NZS 3602 2003
 - EXTERIOR wall framing: H 1.2
 - INTERIOR wall framing: H 1.2



FOUNDATION PLAN 1:100

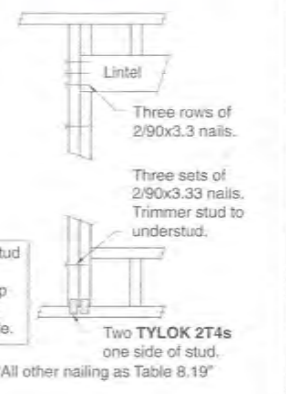


ROOF PLAN 1:100

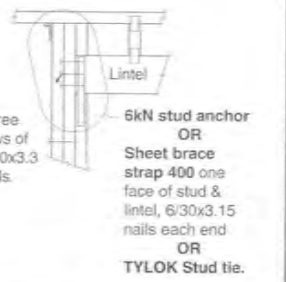


FOUNDATION DETAIL

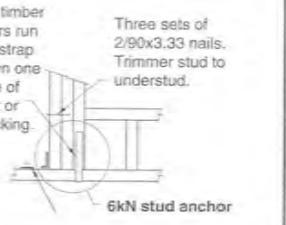
TYPE B 4.0kN



TYPE C 7.5kN



All other nailing as Table 8.19



LINTEL FIXING

This drawing is in accordance with our calculations where applicable
RICHARDSON STEVENS CONSULTANTS (1996) LTD
 CONSULTING ENGINEERS
 2 Sawley Road, Whangarei
 Chartered Professional Engineer

GARY D. BEAZLEY
 ARCHITECTURAL DESIGN LTD
 PO BOX 7002 TIKIPUNGA WHANGAREI
 PH: (09) 438 3277 FAX: (09) 438 3255

WOODING CONSTRUCTION (2006) LTD.
 61 CLYDE ST WHANGAREI
 PH 4382572

NEW RESIDENCE FOR LAURIE WOODING PROPERTIES LTD. GILLINGHAM PARK.

APPROVED SHEET 1A
 10 JAN 2006
 WHANGAREI DISTRICT COUNCIL BUILDING CONTROL
 AS NOTED

DRAWN C.B.D. CHECKED DATE SEPT'06
 TRACED DATE SEPT'06

SCALE AS NOTED SERIES OF 2 REF. 2051



Email: engineers@richardsonstevens.co.nz



Grant Stevens
B.E., M.I.P.E.N.Z. (Civil, Structural)
Chartered Professional Engineer

Steve Turner
B.E., M.I.P.E.N.Z. (Civil, Structural)
Chartered Professional Engineer

CIVIL & STRUCTURAL ENGINEERS, 2 SEAVIEW RD, WHANGAREI. PH: 09 438 3273, FAX: 09 438 5734

File: 6509

9 December 05

ENGINEERING SUITABILITY REPORT

**Gillingham Park Country Estate
Marua Properties Subdivision – Stage 7
Bush Haven Drive Kamo**

Introduction

An assessment has been made of the above property, Part Lot 1 DP319035, where it is proposed to subdivide the land into eighteen Lots.

The purpose of this report is to present the results of our investigation and to confirm that the site of the proposed Stage 7 of the subdivision is suitable with regard to slope stability, earthfills, foundation conditions and road construction.

Site Description

The irregular shaped property is situated at the eastern end of Bush Haven Drive, Kamo. The land extends up at a moderate slope (average 10°) from the Waitaua Stream to a ridge at the southern side. Most of the land is in pasture except for a grove of mature totara trees near the centre of the property. Springs are evident in a previously excavated cutting through the centre of the property.

Proposed Development

Stage 7 of the subdivision comprises 16 residential Lots and 2 Lots to vest in Whangarei District Council (Esplanade Reserve and Drainage Reserve). Bush Haven Drive will be extended as part of the subdivision development and a cul-de-sac will be formed to provide access to the Lots at the upper part of the property.

The layout of the proposed subdivision is shown on the Reyburn and Bryant drawings titled "Marua Properties – Bush Haven Drive Extension, Stage 7 Engineering Works" plan No. E9077 dated October 2005.

Investigation Procedures

Topographical detail of the site has been surveyed by Reyburn and Bryant and is shown on their drawing E9077 Sheet 13.

The site was inspected by a Chartered Professional Engineer from Richardson Stevens Consultants (1996) Ltd and four machine dug test pits were excavated to a maximum depth of 4.8m. In-situ undrained shear strengths were measured, generally at 0.5m intervals, to the base of the pits.

Test pit locations are shown on plan 6509 attached.

Geology and Soil Conditions

The geological map NZMS290 Sheet Q06/07 shows the upper part of the site to be "basalt weathered to soft brown clay to depths of 20m" and the lower part to be "mudstone with blocks weathered to soft brown clays to depths of 10m (Northland Allochthon).

Geological map 26 for the Whangarei Urban Area denotes the property to be "Basaltic Lava in ridge top remnants and flows constrained by modern topography, scoria cones.

Test pits 1 and 2 at the lower area revealed plastic silty clays with undrained shear strengths ranging from 62kPa to 123kPa with ground water at 2.0m – 2.5m depth. Test pits 3 and 4 are at elevated locations towards the ridge line. Test pit 3 has volcanically derived clay loam overlying the plastic silty clay (mudstone derived). Test pit 4 revealed volcanically derived clays for the full depth. Undrained shear strengths were in the range 95kPa to 150kPa at test pits 3 and 4 and no groundwater was observed in these holes.

Slope Stability

The ground contours at the lower part of the area suggest an ancient landslide. The combination of Northland Allochthon soils, moderate ground slope and presence of springs are factors contributing to the potential instability of this lower area. Slope stability analysis indicates that the ground water levels must be maintained at least 2.0m below ground level to achieve the required level of stability. It is therefore recommended that 7No counterfort (subsoil) drains are installed, to a maximum depth of 3.0m. These drains will grade out to discharge to the stormwater system near the base of the slope. The locations and typical counterfort drain detail are shown on drawing 6509/1 attached.

The counterfort drains will ensure a Factor of Safety in excess of 1.5 is maintained at all times.

A further recommendation is that the uphill side of Bush Haven Drive, along the proposed scenic reserve boundary is retained by a wall designed by a Chartered Professional Engineer.

Earthfills

Significant earth fills, up to 2.6m depth are required to form the Bush Haven Drive extension. These fills will extend on to Lots 3, 70, and 71. Filling must be carried out in accordance with the earthworks specification, including regular inspections and testing.

It is recommended that fill batter slopes are restricted to a maximum of 1 in 3 (18°) and cut batter slopes restricted to 1 in 4 (14°).

House Foundations

At Lots 73 – 84 the ground conditions are suitable for the support of foundations for dwellings constructed in accordance with NZS360/4:1999 timber Framed Buildings based on the soils encountered in test pits 3 and 4.

Foundation requirements for dwellings at Lots 69 – 71 will be reviewed following further site investigations after the counterfort drains are installed. Foundations at these Lots will require specific design by a Chartered Professional Engineer.

Services

The subdivision will be fully serviced with sewer, stormwater, and power and telecommunication reticulation. Refer to Reyburn and Bryant plan E9077 Sheet 15 for sewer and stormwater layout.

Road Construction

Bush Haven Drive extension will involve cut and fill earthworks for the road formation.

The southern cul-de-sac already partly excavated for obtaining fill for a previous stage will involve cut earthworks only. The right-of-way on the north side will be formed by filling to a maximum depth of 1.8m.

Tests will be carried out on the finished sub grades to confirm final pavement design.

All roading will be in accordance with the Whangarei District Council Environmental Engineering Standards.

Conclusion and Recommendations

The land designated for Stage 7 of the Gillingham Park Country Estate is considered suitable for the 18 Lot subdivision, subject to the following recommendations:

- i) that counterfort drains are constructed at the locations shown on the attached plan.
- ii) that a retaining wall is constructed along the southern side of Bush Haven Drive at the Scenic Reserve boundary.
- iii) that earthfills are constructed in accordance with the Earthworks Specification.
- iv) that house foundations at Lots 69 – 71 are subject to specific design by a Chartered Professional Engineer.

In terms of Section 106 of the Resource Management Act the land recommended for building development will not be subject to material damage by slippage provided the above recommendations are carried out.

Prepared by:

Approved by:



M J Beazley
Senior Design Engineer



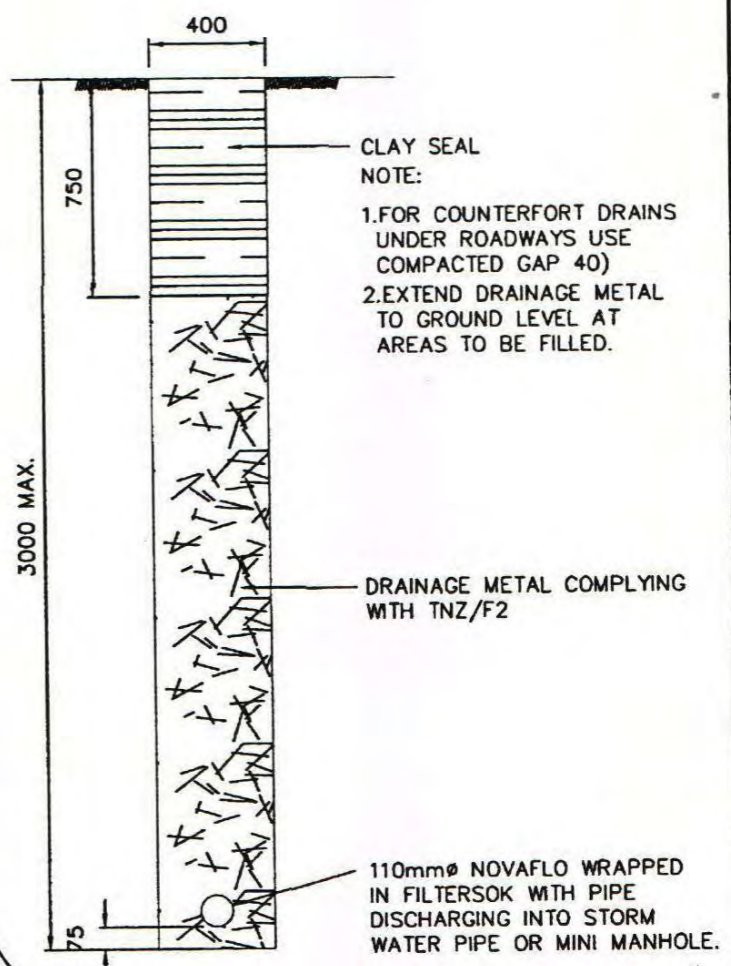
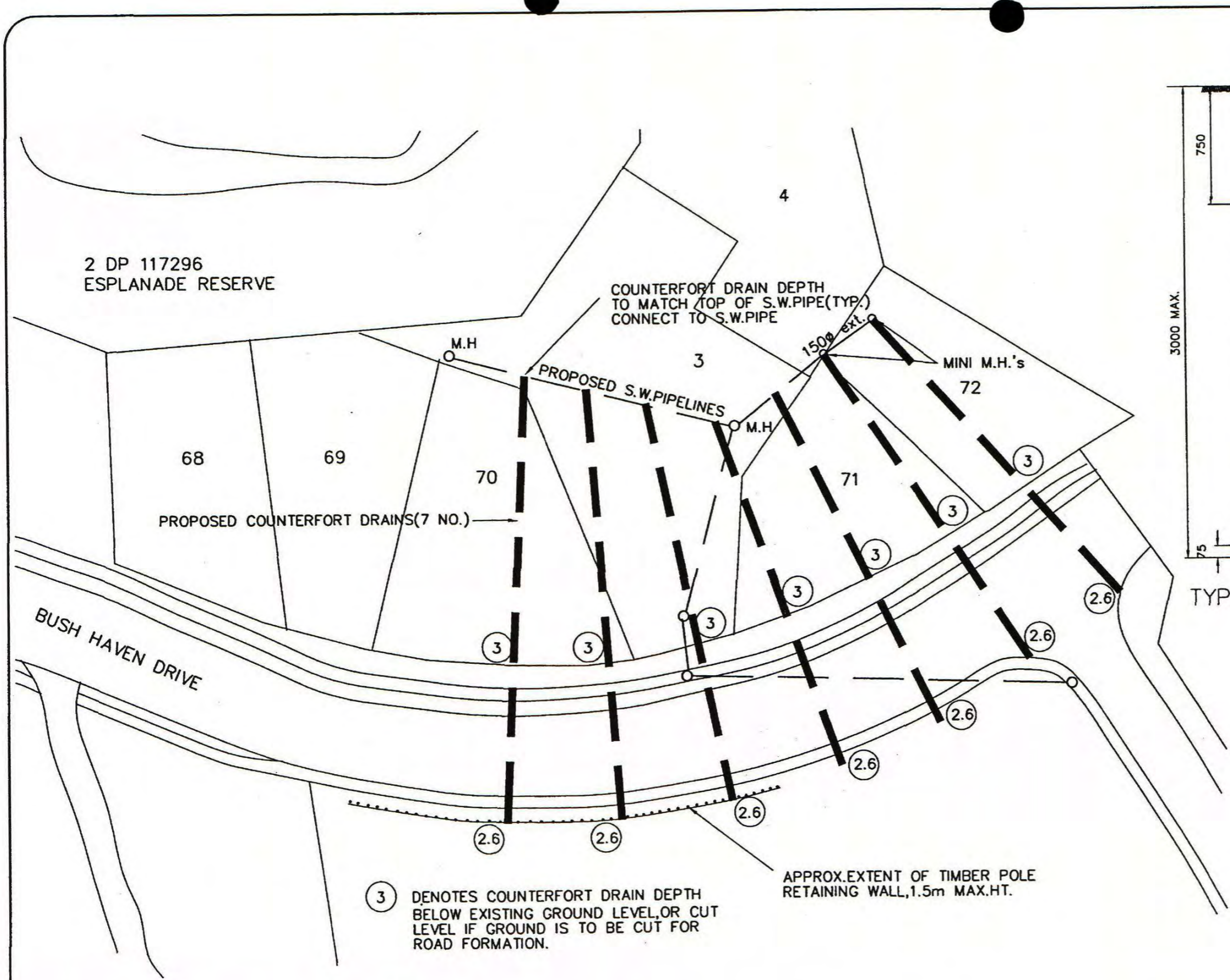
S Turner
Chartered Professional Engineer

Richardson Stevens Consultants (1996) Ltd

Gillingham Park Country Estate Subdivision – Stage 7

APPENDIX

- 1 Testpit Borelogs 1 – 4
- 2 Testpit Locations
- 3 Retaining Walls – calculations and sketch detail
- 4 Whangarei District Council Form A
- 5 Counterfort Drain details, drawing 6509/1



TYPICAL COUNTERFORT DRAIN
SCALE 1/25

- NOTES:
1. TRENCHES TO BE CONSTRUCTED IN LOCATIONS SHOWN ON SITE PLAN
 2. TRENCH DEPTH TO BE EXCAVATED TO DEPTHS SHOWN ON SITE PLAN.
 3. TRENCH TO BE GRADED TO OUTLET SO NO PONDING CAN OCCUR.
.MINIMUM GRADIENT = 1:60
 4. TRENCHES TO BE CONSTRUCTED BEFORE EARTH FILLS ARE PLACED.

③ DENOTES COUNTERFORT DRAIN DEPTH BELOW EXISTING GROUND LEVEL, OR CUT LEVEL IF GROUND IS TO BE CUT FOR ROAD FORMATION.

APPROX. EXTENT OF TIMBER POLE RETAINING WALL, 1.5m MAX. HT.

Box 192

SCANNED



**Code Compliance Certificate: 95818
Section 95, Building Act 2004**

WHANGAREI
DISTRICT COUNCIL

Issued: 02 Oct 07

The Building

Street Address of building: 3 SCOTIA PL, WHANGAREI 0112

Legal Description of land where building is located:
LOT 74 DP 368590
LLP 117848

Current, lawfully established use: NEW BUILDING

Year first constructed: 2 OCTOBER 2007

The Owner

Name of owner: LAURIE WOODING PROPERTIES LTD
Mailing Address: PO BOX 1393
WHANGAREI 0140

Contact Person: WOODING CONSTRUCTION 2006 LTD
Mailing Address: P O BOX 1393
WHANGAREI

Street address/registered office: 3 SCOTIA PL
WHANGAREI 0112

Building Work

NEW DWELLING

Building Consent number: 95818

Issued by: WHANGAREI DISTRICT COUNCIL

*Creating the ultimate
living environment*

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

Code Compliance

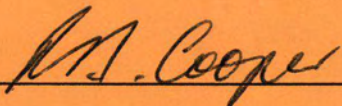
The building consent authority named below is satisfied, on reasonable grounds, that -

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

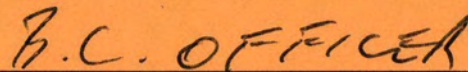
Council Charges

The Council's total charges payable on the uplifting of this code compliance certificate in accordance with the attached details are: \$0.00

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



Signature



Position

On behalf of: WHANGAREI DISTRICT COUNCIL

Date: 02 Oct 2007

WHANGAREI DISTRICT COUNCIL

Forum North : Private Bag 9023 Whangarei • New Zealand
 Telephone: (09) 430 4200 • 0800 WDC INFO • 0800 932 463 • Facsimile: (09) 438 7632
 Website: <http://www.wdc.govt.nz> • E-mail: mailroom@wdc.govt.nz



Kamo
 Creating the ultimate living environment

Application for Public Utility Service **FAST TRACK Water Meter Only**

[This Form is not Required for a Subdivision]

95453

PART A: General

(To be completed in all cases, ticking each box as appropriate. The applicant must be the owner of the land, or the lease-holder, or a person who has agreed either conditionally or unconditionally to purchase the land or any leasehold)

Application Type

- 1 Public Utility Service Connection/Disconnection only.
- 2 Application linked to a Building Consent (No Not yet issued.)

Applicant

Name Lavie Wooding Properties LTD.
 Mailing Address P.O. Box 1393 Whangarei.
 Phone 09) 4382572. Fax 09) 4382592.

Agent

Name Wooding Construction 2006 LTD.
 Mailing Address P.O. Box 1393 Whangarei.
 Phone 09) 4382572. Fax 09) 4382592.

Site

Street/Road No 3 Road Name Scotia Place Kamo
 Town or Area Whangarei.

Legal Description

Valuation Roll No 00.722/001-00, Lot 74 DP 368590

Service Required

- 1 Stormwater Connection Size: _____ Contractor/Reg. No: _____
- 2 Water Connection & Meter Size _____ Contractor: _____
- 3 Water Meter Only Size 20mm Contractor: Works Infrastructure Limited
- 4 Water Supply Change of Use Contractor: _____
- 5 Wastewater (Sewerage) Connection Size _____ Contractor/Reg. No: _____
- 6 Stormwater Disconnection Contractor/Reg. No: _____
- 7 Water Supply Disconnection Contractor: _____
- 8 Wastewater (Sewerage) Disconnection Contractor/Reg. No: _____

Full description and intended use of the project:

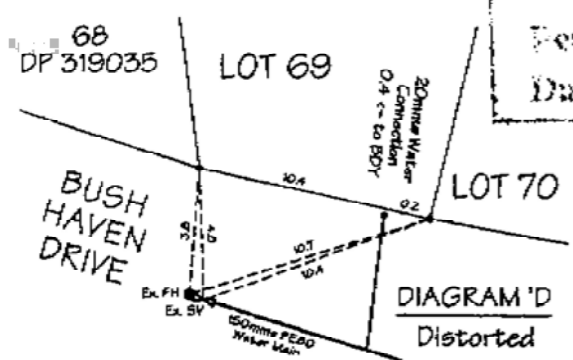
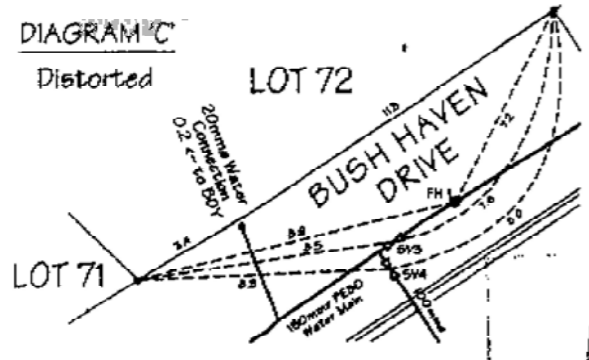
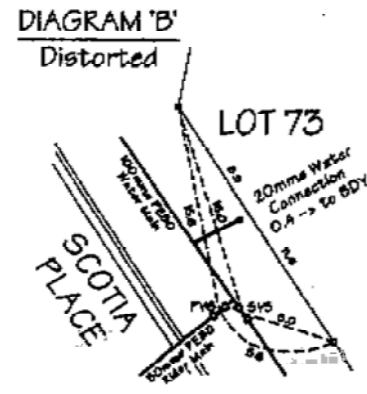
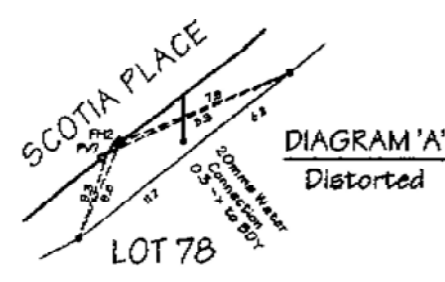
Dwelling.

Office Use Only

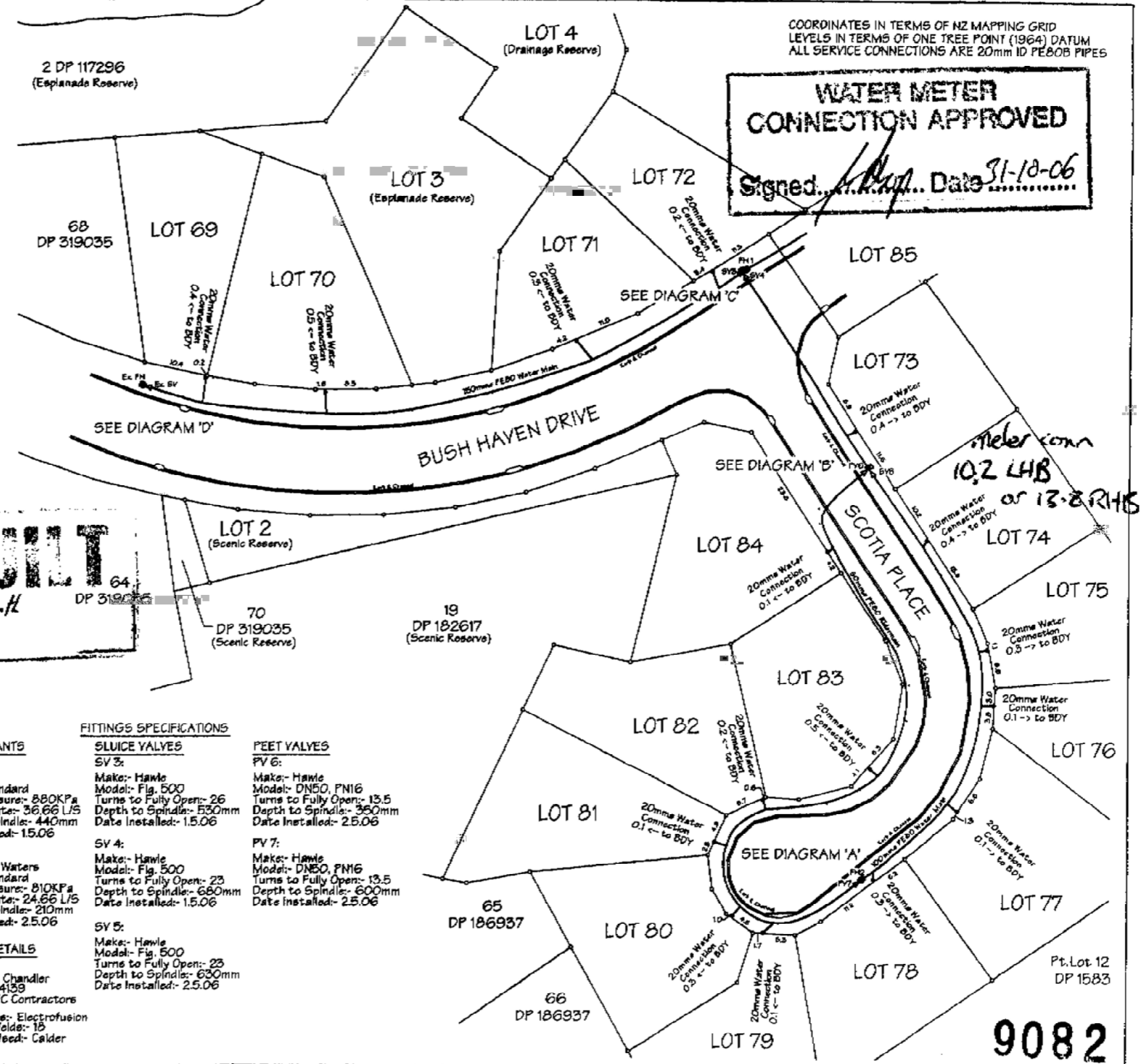
Property ID:	<u>046418</u>
Classified Use:	<u>PUWC.</u>
LLP No:	<u>117848</u>
Account No:	<u>510043-129</u>
Heat No:	
Date:	<u>25/10/06.</u>

COORDINATES IN TERMS OF NZ MAPPING GRID
LEVELS IN TERMS OF ONE TREE POINT (1964) DATUM
ALL SERVICE CONNECTIONS ARE 20mm ID PE80B PIPES

WATER METER CONNECTION APPROVED
Signed: *[Signature]* Date: 31-10-06



AS BUILT
Received By *m.s.h*
Date 28-8-06



FITTINGS SPECIFICATIONS

FIRE HYDRANTS

FH 1:
Make: Tyco
Model: Standard
Static Pressure: 880KPa
Max Flow Rate: 36.66 L/S
Depth to Spindle: 440mm
Date Installed: 1.5.06

FH 2:
Make: Tyco Waters
Model: Standard
Static Pressure: 810KPa
Max Flow Rate: 24.66 L/S
Depth to Spindle: 210mm
Date Installed: 2.5.06

SLUICE VALVES

SV 3:
Make: Hawle
Model: Fig. 500
Turns to Fully Open: 26
Depth to Spindle: 530mm
Date Installed: 1.5.06

SV 4:
Make: Hawle
Model: Fig. 500
Turns to Fully Open: 23
Depth to Spindle: 630mm
Date Installed: 1.5.06

SV 5:
Make: Hawle
Model: Fig. 500
Turns to Fully Open: 23
Depth to Spindle: 630mm
Date Installed: 2.5.06

FEET VALVES

PV 6:
Make: Hawle
Model: DN50, PN16
Turns to Fully Open: 13.5
Depth to Spindle: 600mm
Date Installed: 2.5.06

PV 7:
Make: Hawle
Model: DN50, PN16
Turns to Fully Open: 13.5
Depth to Spindle: 600mm
Date Installed: 2.5.06

WELDING DETAILS

WELDING:
Welder: F.C. Chandler
Regn. No: E4139
Company: FC Contractors
Type of Weld: Electrofusion
Number of Welds: 18
Equipment Used: Calder

PIPE DETAILS:

WATER MAIN (Bush Haven Drive)
Type: 180mm OD PE80B
Class: PN12.5
Wall Thickness: 17.3mm

WATER MAIN (Scotia Place)
Type: 120mm OD PE80B
Class: PN12.5
Wall Thickness: 12.1mm

RIDER MAIN
Type: 60mm OD PE80B
Class: PN12.5
Wall Thickness: 6.2mm

Schedule of Fittings

I.D.	mN	mE	Lid Lev.
Ex. FH	681 3335.89	262 9553.92	98.89
Ex. SV	681 3335.71	262 9554.33	98.88
FH 1	681 3353.06	262 9653.89	97.51
FH 2	681 3250.97	262 9671.37	105.06
SV 3	681 3353.40	262 9653.34	97.51
SV 4	681 3352.94	262 9653.24	97.49
SV 5	681 3319.89	262 9873.80	99.58
PV 6	681 3319.93	262 9673.30	99.57
PV 7	681 3250.70	262 9671.03	105.07

NO.	DATE	DESCRIPTION

'AS BUILT' PLAN - WATER RETICULATION
Lots 1-4 & 69-85 DP 368590 (Being a Subdivision of Lot 1 DP 319035)
Marua Properties Ltd - Bush Haven Drive - Kamo

REYBURN & BRYANT 1999 Ltd
SURVEYORS, PLANNERS & PROJECT MANAGERS

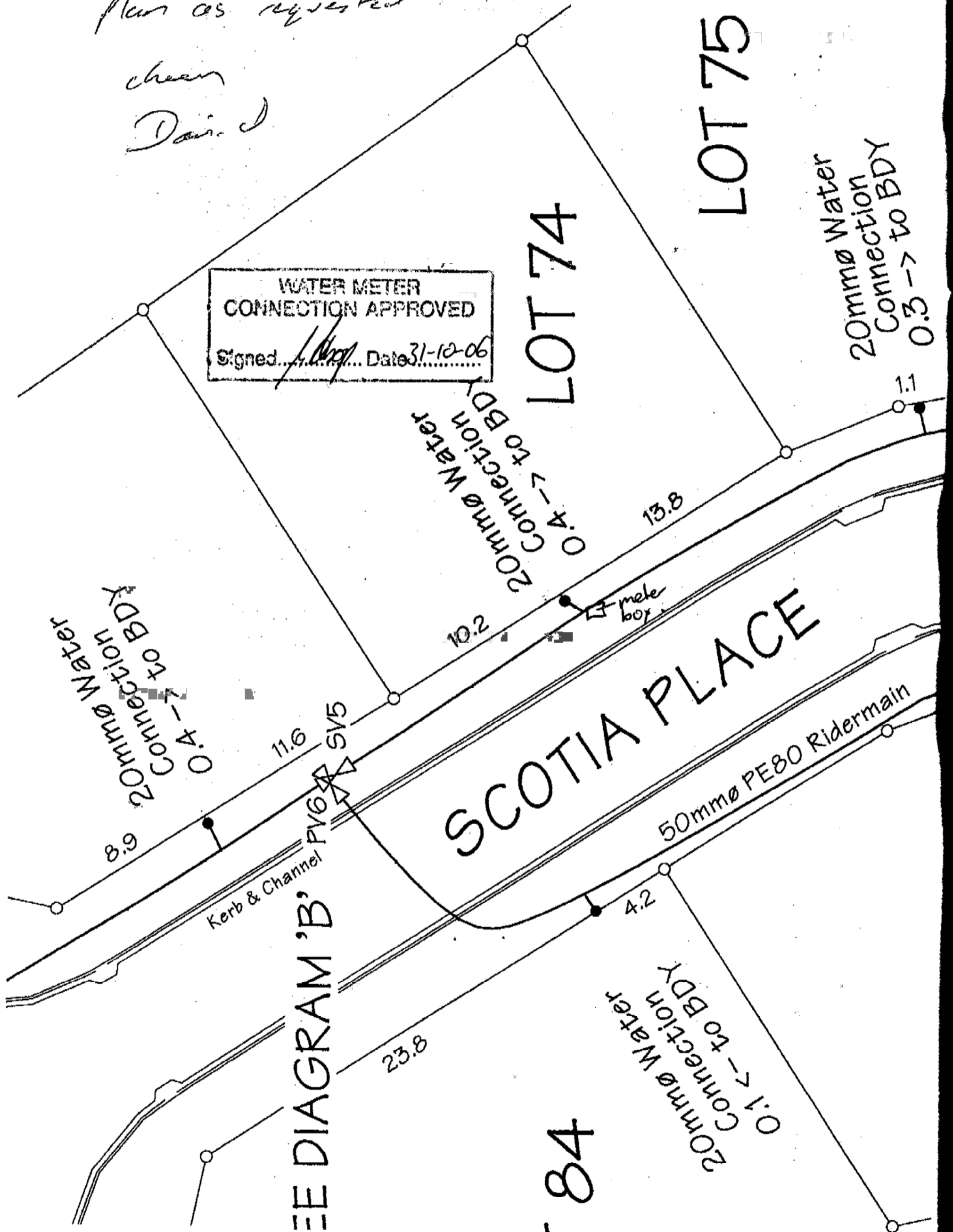
JOB No: **E9077**
SHEET 5 OF 11 SHEETS
ORIGINAL SCALE: (A3) 1:500
SCALE: (A3) 1:750

9082

Attn: Carrie Woodley

Plan as requested

check
Dain



WATER METER
CONNECTION APPROVED
Signed: *[Signature]* Date: 31-10-06

SCOTIA PLACE

EE DIAGRAM 'B'

84

Box 135

95454

WHANGAREI DISTRICT COUNCIL



Issue Document

Vehicle Crossing Permit Application No:95454
Whangarei District Council Public Places Bylaw
~~Received: 2 Nov 06~~
Issued:07Nov06

Applicant

LAURIE WOODING PROPERTIES LTD
P O BOX 1393
WHANGAREI 0115

Agent

WOODING CONSTRUCTION 2006 LTD
PO BOX 1393
WHANGAREI

Site Information

PROPERTY ID: 117848
STREET ADDRESS: 3 SCOTIA PL, WHANGAREI 0112
LEGAL DESCRIPTION: LOT 74 DP 368590

Project Information

THIS IS A VEHICLE CROSSING PERMIT APPLICATION ONLY

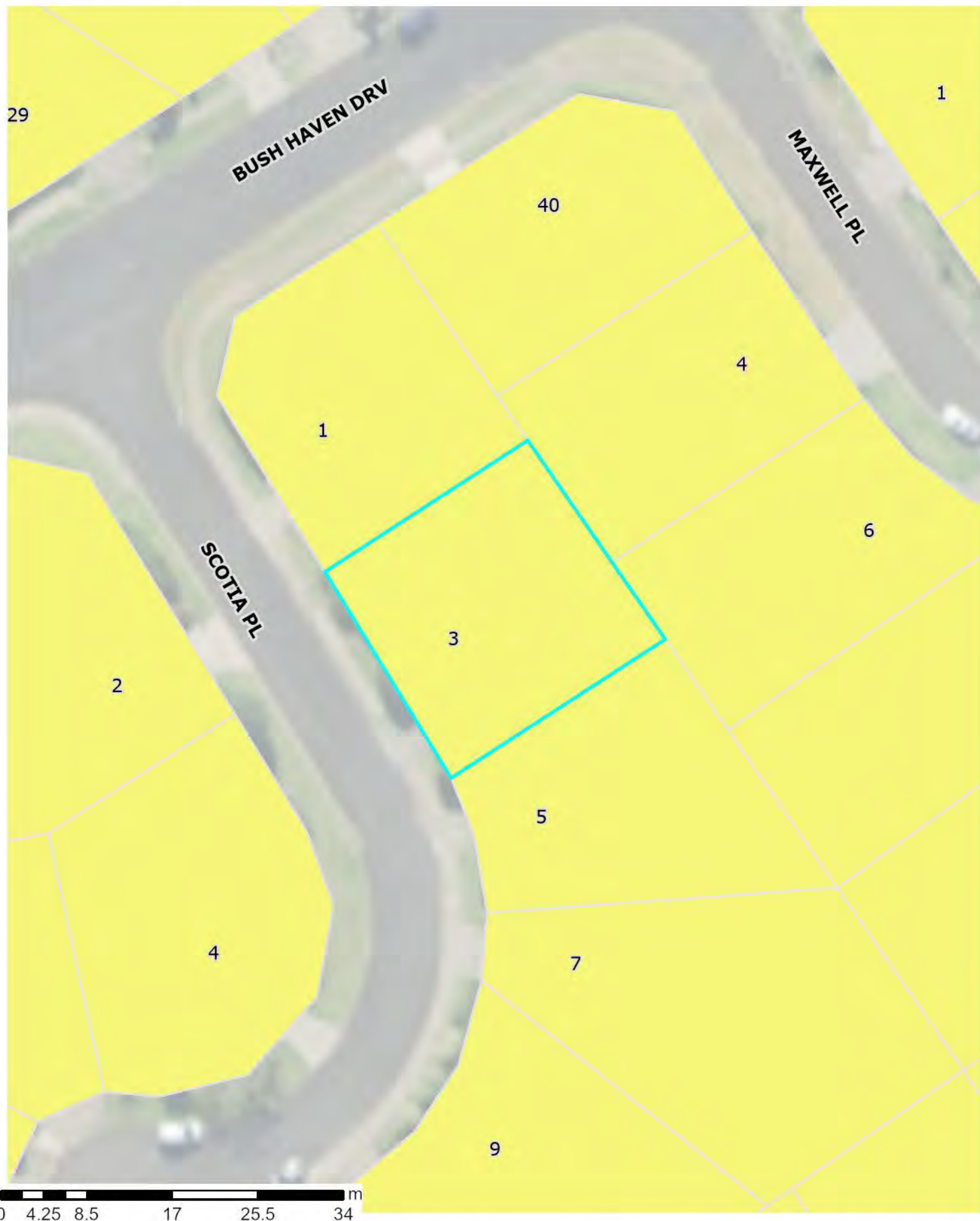
Fees

COUNCIL'S TOTAL CHARGES FOR THIS VEHICLE CROSSING PERMIT APPLICATION
ARE: \$153.00
PAYMENTS RECEIVED TO DATE:
Receipt number: 3367306 Date: 27Oct06 Amount: \$153.00

1:

Vehicle Crossing

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.

13 April 2026
Scale 1:500

Parcel Information is sourced from the Land Information New Zealand (LINZ) Data Service.
CROWN COPYRIGHT RESERVED. © Copyright Whangarei District Council.



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

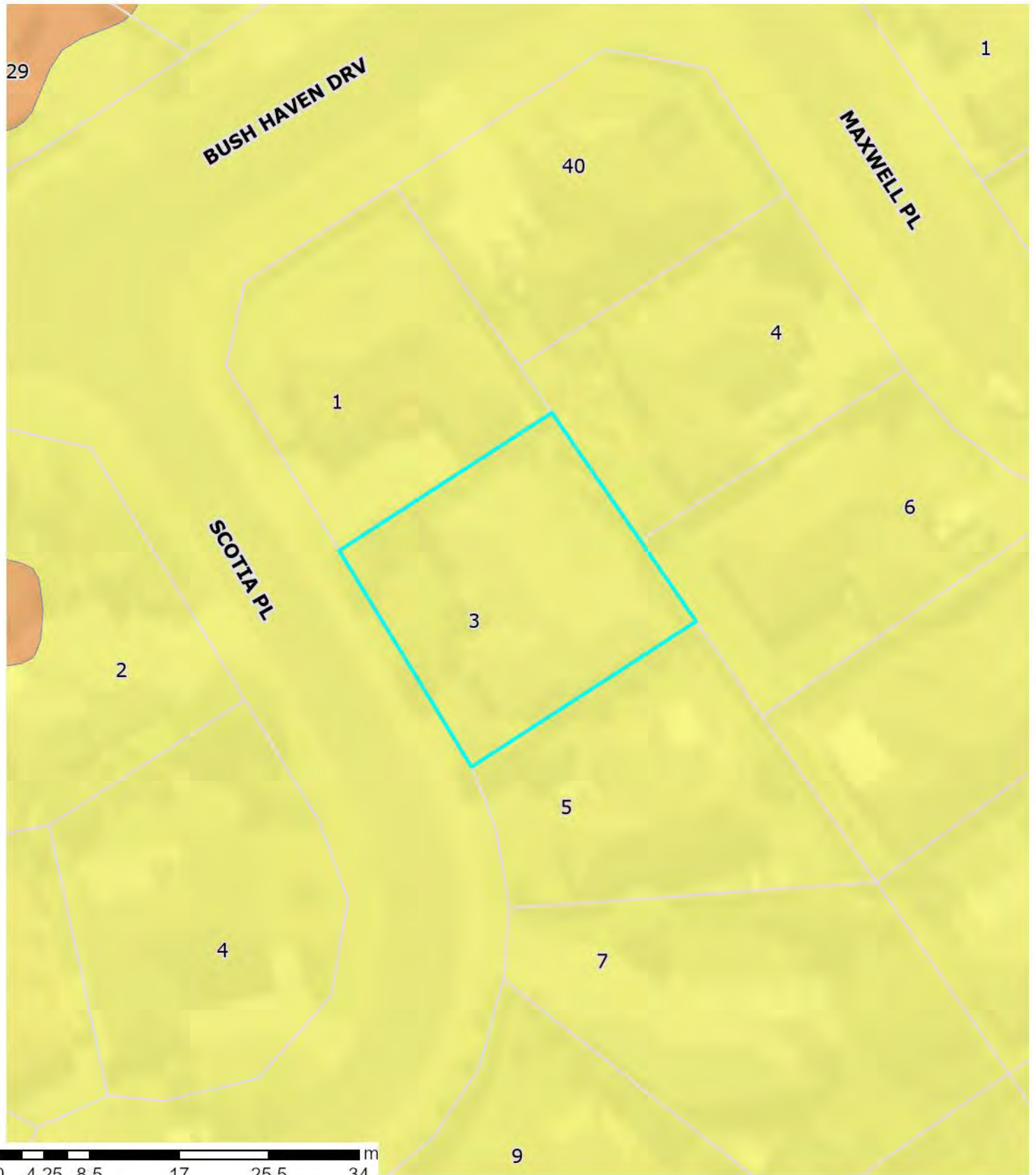
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The Whangarei District Council district plan GIS data was created at a specific point in time.

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

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>

13 April 2026
Scale 1:500

