

WDC LIM REPORT



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Land Information Memorandum

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

LIM number: LM2600955

Received: 08 Jun 2026

Issued: 19 Jun 2026

Applicant

Own Real Estate
75 Forest View Road
RD 1
Kamo 0185

Site Information

Property ID: 3975

Street Address: 25 Mountain View Road
Hikurangi 0114

Legal Description: LOT 2 DP 467304

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: 625367
- Deposited Plan: DP 467304

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 a copy of the following report as attached:
 - a. Stability of Building Site prepared by Tapper Cotter, Brown and Partners Consulting Engineers dated 28/05/1975 reference 1708.

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

No Whangarei District Council services are available in this area.

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

- House Drainage Plan

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

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

s44A(2)(d) Any permit, consent, certificate, notice, order or requisition affecting the land or buildings; s44A(2)(daa) Information relating to non-consented small stand-alone dwellings 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 Permits issued for this property are attached.

- New Residence
Dated – 17/01/1975
- Implement Shed
Dated – 09/06/1977

Please note, a Code Compliance Certificate (CCC) is NOT required for works subject to a Building Permit. Building Permits were issued up until 1993, prior to the Building Act 1991 coming into effect.

Building 'Permits' were subsequently replaced with 'Building Consents' by the Building Act. Building Consents introduced the CCC as formal confirmation that all building works have been completed in accordance with the consented documents.

Copy of Building Consent and Code Compliance Certificate issued for this property is attached as listed below:

- BC2400932 – Alteration to Existing Dwelling - Bathroom
Building Consent Issued – 21/10/2024
Code Compliance Certificate Issued – 12/03/2025

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

- Application for Permit for Sanitary Plumbing or Drainage Work
Dated – 17/01/1975

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://gismaps.wdc.govt.nz/GISMapsGallery>

This property is located in a Rural Production Zone.

See map attached and for more information search the property address on Council's ePlan:

<https://eplan.wdc.govt.nz/plan>

This property is located in an area identified as a QRA 500m Indicative Setback (Quarrying Resource Area).

See map attached and for more information search the property address on Council's ePlan:

<https://eplan.wdc.govt.nz/plan>

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

This property is within the Area of Agreement between Ngararatunua Marae and Whangarei District Council. See map and Court Record of Determination attached.

Please note the information shown on the map was current at the date of the agreement.

Applications for resource consents for work in this area will have to present an archaeological, cultural and historical assessment with such resource consent application.

For further information contact the Duty Planner and quote RMA671/01.

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

The Whangarei Operative District Plan identifies this property as being in the following:

- Mine Subsidence Hazard Zone 2, (Moderate Risk)

Refer to map attached.

Information about what this means, including District Plan rules that apply to this property, can be found in Part 2 - District-Wide Matters under Hazards and Risks - Natural Hazards:

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

The mining subsidence hazard zones provide a trigger layer for provisions to manage the risk of mining subsidence in the Operative District Plan. These provisions are currently subject to PC1.

This property is mapped under PC1 as **Mining Hazard Area 3**. 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 Mining Subsidence Hazard Zone 1/2/3 in the Operative District Plan.

Refer to map attached and for more information on the proposed plan change please visit:

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

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

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

Building Act Information about Natural Hazards

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

Flooding

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

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

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

River flood maps

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

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.

Draft river flood reports

Northland Regional Council are continuing with their flood hazard modelling programme to improve the information about the potential for flooding in the region. The reports on these models are not currently published as they are going through peer review and quality checks, however they are available upon request from the Northland Regional Council.

The following reports are available:

- Whangarei Catchment Upgrade and Options Model. Project objectives include providing an appropriate modelling capability for catchment management, asset management and flood risk management. The completed model as well as the Whangarei urban areas detailed level which is closely related to the drainage system management. The report was prepared April 2023 by EWaters and updated in 2025
- Report on the Northern Wairoa Rainfall, Tidal and Storm-Surge Model is designed to simulate rainfall-induced flooding, tidal influences, and storm surge effects for the Northern Wairoa catchment, with a focus on the Dargaville area. The model has been calibrated using multiple flood events at all river gauge locations within the catchment. The report was prepared in September 2025 by Submergent Limited for Northland Regional Council.

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

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

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

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

Surveyed and observed flood levels

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

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

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

River Flood Hazard Technical Reports

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

Stormwater Catchment and Flood Management

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

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

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

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

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

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

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

Refer disclaimer with the mapped OLFP and ponding

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

Land Instability

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

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

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

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

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

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

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

Technical report

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

Liquefaction

This property is located within an area classified as Liquefaction vulnerability category:
- **unlikely** and can be viewed on the Council Hazard viewer:

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

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

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

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

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

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

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

Mining Subsidence

Coal mining activities were undertaken in the Kamo (1876-1955) and Hikurangi (1880-1948) areas. Surface subsidence above the mine workings has been an issue during mining operations continuing into relatively recent times. The area has been mapped according to three mine hazard zones being MHZ1, MHZ2 and MHZ3. These zones were defined based on the inferred likelihood and severity of future mining related subsidence.

This property is identified as being in a **Moderate zone** - see map attached.

Technical report

1. Report Title:	Mine Subsidence Hazard Hikurangi Area
2. Report date:	January 2001
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 assessment and mapping is to: <ul style="list-style-type: none">• Provide information and advice on the designated Mining Hazard Zones within the Hikurangi area, so that this can be taken into consideration in proactive land use, growth and infrastructure planning.• Help facilitate the development of district planning regulations to allow proactive management of the risks associated with development.
6. Scope of report:	Hikurangi Area
7. Where or how to access report:	You can find the Mine Subsidence Hazard - Hikurangi Area Technical Report 2001 report under the Mining Hazards 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 modelled the region's relative risk of erosion and sediment loss to water and these have been published as Erosion and Sediment Risk at this link -

<https://experience.arcgis.com/experience/bf65abc23bc144e2a32cd1efd6094167>.

The maps are based on a predictive model created using a range of information, including LiDAR (remote sensing technology that uses lasers to create 3D maps), soil and geology type, slope and climate data. The maps are designed as a tool to help landowners manage risks to water quality as a result of sediment loss to water - they provide an assessment of the relative risk of erosion and risk of sediment reaching waterways across Northland.

The maps do not provide a geotechnical assessment of land suitability for subdivision or built development, nor do they quantify the likelihood of future landslides or slips.

Technical Reports for erosion prone land

1. Scope of report	Regional
2. Report Title:	Northland's Landscape Driven Erosion Map: A Resources for Decision-Makers and Communities
3. Report date:	2025
4. Report prepared by:	Land and Water Science
5. Report commissioned by	Northland Regional Council
6. Purpose of the report:	This report was created for people across Northland-farmers, council staff, iwi and hapū, community leaders, and planners-who want to better understand a new regional tool called the Sediment-Process Attribute Layer, or S-PAL. S-PAL does not replace older soil or geology maps. Instead, it builds on those valuable foundations by adding a new layer of information made possible through modern datasets.
7. Where or how to access report	Northland Regional Council website: https://www.nrc.govt.nz/media/tr4ng33g/northlands-landscape-driven-erosion-map-lws-2025.pdf

1. Scope of report	Regional
2. Report Title:	The S-PAL Framework: Technical User Guide for Erosion Susceptibility Assessment and Mitigation
3. Report date:	2026
4. Report prepared by:	Land and Water Science
5. Report commissioned by	Northland Regional Council
6. Purpose of the report:	This User Guide explains how to use the S-PAL v 2.0 Framework to identify land that is prone to erosion across Northland. S-PAL stands for Sediment-Process Attribute Layers - a system that combines detailed maps and measurements to show where the land is most likely to erode and shed sediment into waterways.
7. Where or how to access report	Northland Regional Council website: https://www.nrc.govt.nz/media/qkofckd2/northland-erosion-and-sediment-risk-map-technical-user-guide-11jan2026.pdf

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

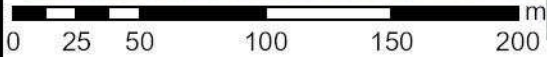
1. Scope of report	Regional
2. Report Title:	A review of natural hazards information for Northland region Section 2.0 Seismic Hazards
3. Report date:	2004
4. Report prepared by:	Institute of Geological & Nuclear Sciences Limited
5. Report commissioned by:	Northland Regional Council and Whangarei District 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. 19 June 2026

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

Scale 1:3,000





**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 **625367**
Land Registration District **North Auckland**
Date Issued 26 March 2014

Prior References
NA48D/90

Estate Fee Simple
Area 3.7138 hectares more or less
Legal Description Lot 2 Deposited Plan 467304
Registered Owners
Susan Carol Pickles

Interests

Subject to certain easements (in gross) relating to mining and entry over part marked A, B on DP 467304 in favour of The Hikurangi Coal Company Limited Term 99 years from 1.1.1925 created by Lease 347465 (R. 455.546)
Excepting thereout the mines, beds, seams and quarries of coal and all other minerals within and under the said land
Subject to a mining easement over part marked C on DP 467304 created by Transfer 158336 - 15.9.1922 at 10:01 am
212334 Mortgage of the mining rights created by Lease 347465 (in so far as the mines layers veins seams and strata of coal are affected) to Her Majesty the Queen - 13.2.1931 at 2.25 pm (Section 136 Public Revenues Act 1926) (affects part formerly CT NA48C/629)
255119 Mortgage of the mining rights created by Lease 347465 to David Harvey Steen and George Raymond Buttle - 17.2.1939 at 2.55 pm (affects part formerly C.s.T. NA34B/314 and NA48C/629)
Appurtenant hereto is a water right specified in Easement Certificate 965012.1 - 10.12.1980 at 9:30 am
Subject to a right of way and a right to convey electricity, telecommunications and computer media over part marked A on DP 467304 created by Easement Instrument 9571244.4 - 26.3.2014 at 1:40 pm
The easements created by Easement Instrument 9571244.4 are subject to Section 243 (a) Resource Management Act 1991



Title Plan - DP 467304

Survey Number DP 467304
Surveyor Reference Pickles 809
Surveyor Shane Michael Stratton
Survey Firm Shane Stratton Surveying Ltd
Surveyor Declaration I Shane Michael Stratton, being a licensed cadastral surveyor, certify that:
(a) this dataset provided by me and its related survey are accurate, correct and in accordance with the Cadastral Survey Act 2002 and the Rules for Cadastral Survey 2010, and
(b) the survey was undertaken by me or under my personal direction.
Declared on 14 Mar 2014 10:39 AM

Survey Details

Dataset Description Lots 1 and 2 Being a Subdivision of Lot 1 DP 91977
Status Deposited
Land District North Auckland
Submitted Date 14/03/2014
Survey Class Class A
Survey Approval Date 14/03/2014
Deposit Date 26/03/2014

Territorial Authorities

Whangarei District

Comprised In

CT NA48D/90

Created Parcels

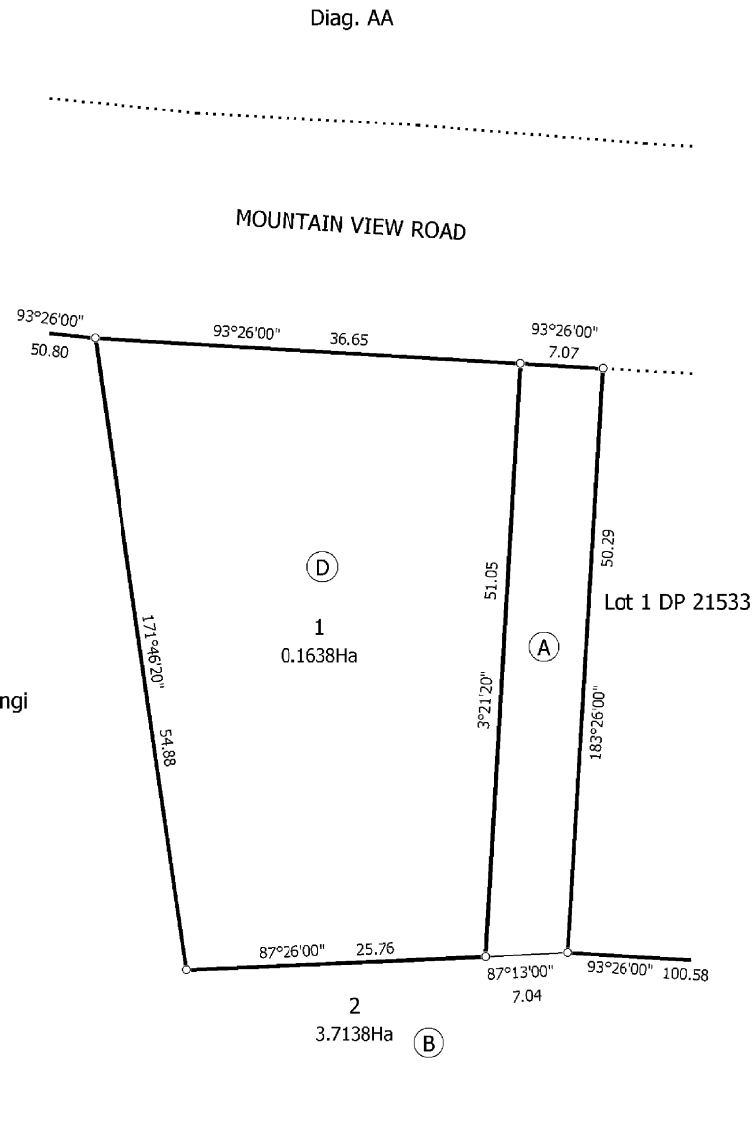
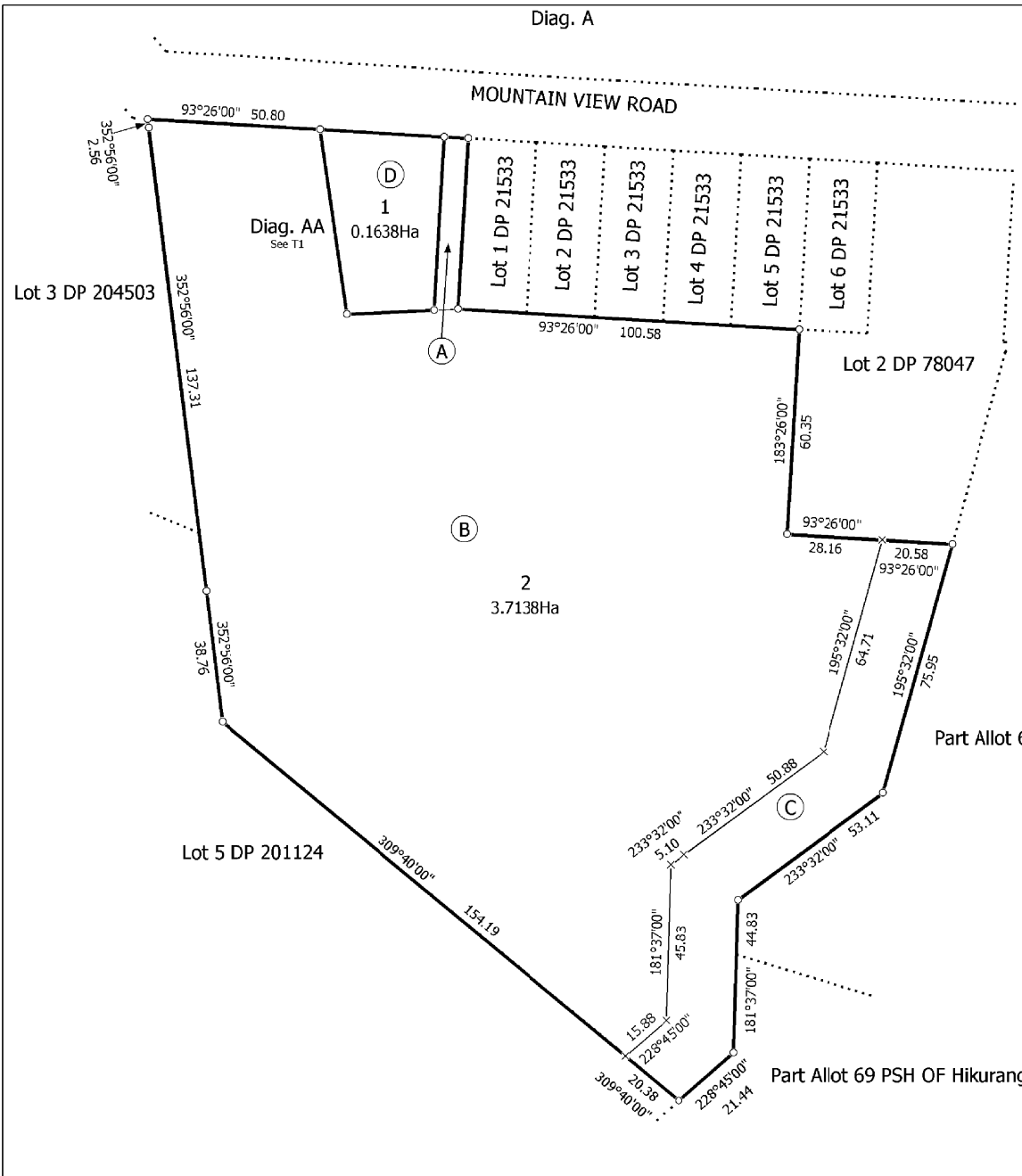
Parcels	Parcel Intent	Area	CT Reference
Lot 1 Deposited Plan 467304	Fee Simple Title	0.1638 Ha	625366
Lot 2 Deposited Plan 467304	Fee Simple Title	3.7138 Ha	625367
Area A Deposited Plan 467304	Easement		
Area B Deposited Plan 467304	Easement		
Area C Deposited Plan 467304	Easement		
Area D Deposited Plan 467304	Easement		
Total Area		<hr/> 3.8776 Ha	

Exiting Easements In Gross

Purpose	Shown	Servient Tenement	Created by
Mining & Entry	A & B	Lot 2 hereon	C347465 (R455.546)
Mining & Entry	D	Lot 1 hereon	C347465 (R455.546)
Mining	C	Lot 2 hereon	T158336

Memorandum of Easements

Purpose	Shown	Servient Tenement	Dominant Tenement
Right to Convey Electricity, telecommunications and computer media, Right of way	A	Lot 2 hereon	Lot 1 hereon



Land District: North Auckland
 Digitally Generated Plan
 Generated on: 09/04/2014 10:55am Page 3 of 3

Lots 1 and 2 Being a Subdivision of Lot 1 DP 91977

Surveyor: Shane Michael Stratton
 Firm: Shane Stratton Surveying Ltd

Title Plan
 DP 467304
 Deposited on: 26/03/2014

WHANGAREI COUNTY COUNCIL

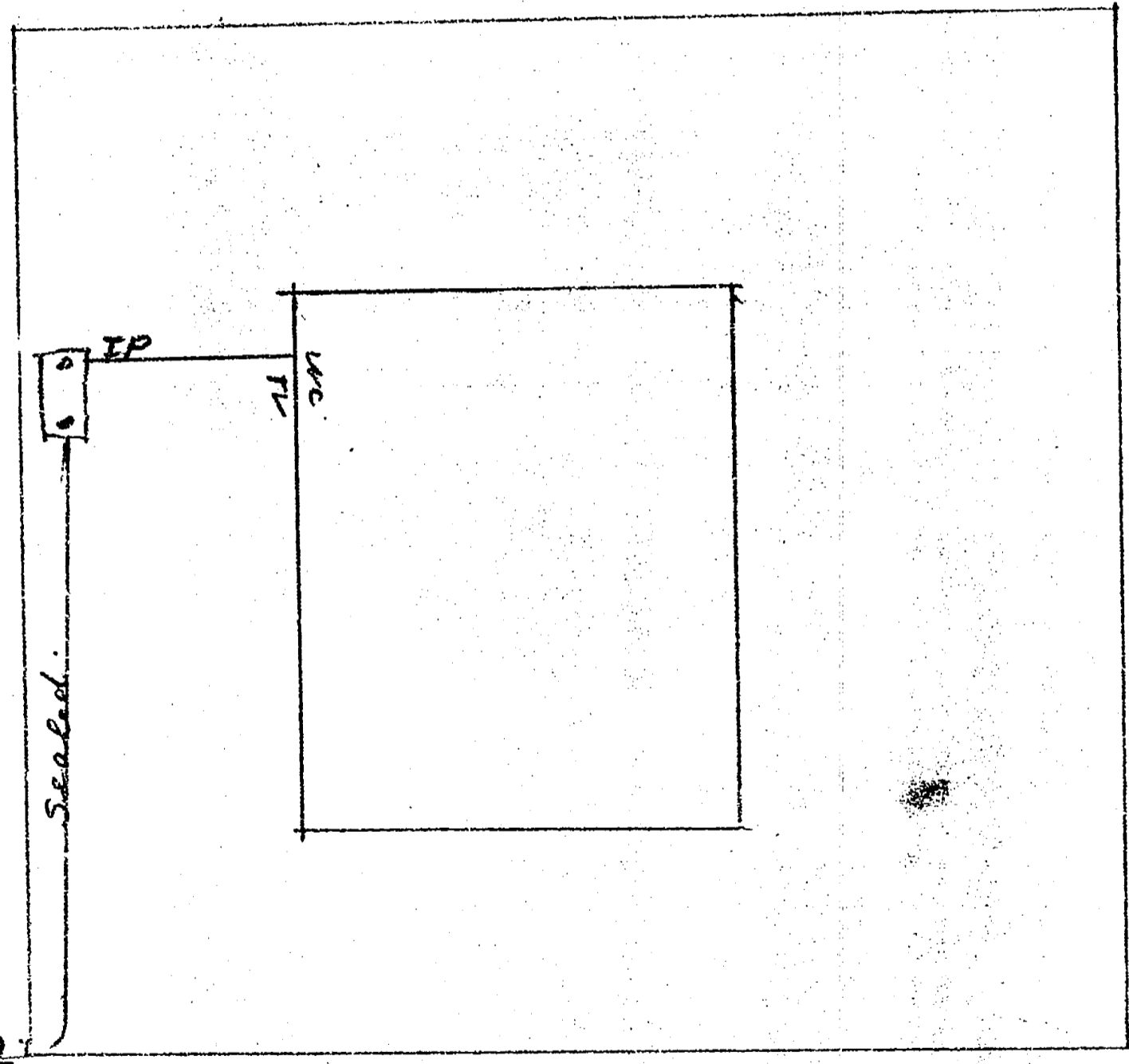
HOUSE DRAINAGE PLAN

PERMIT NO. DATE:

OWNER ... *G.M.O.N.I.S.* ... ADDRESS: *No. 6 R.D. Whangarei*

REQUIREMENTS: Block plan showing section boundaries and position of drainage.

SCALE: 1/16 inch to a foot.



75 SR
 75 SR
 To Ruarangata R.D.

Ngararatuna

DRAINLAYER ... *A. Halsie*

NOTE: This plan to be forwarded to the County Inspector when work is completed.



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

Rates LIM Report

As at: Friday, 19 June, 2026

Property Number 3975
Legal Description LOT 2 DP 467304
Assessment Number 0033025106
Address 25 Mountain View Road Hikurangi 0114
Record of Title(s) 625367
Land Value \$375,000
Capital Value \$1,025,000
Date of Valuation 01-July-2024
Effective Date (used for rating purposes) 01-July-2025
Meter Location

Rates Breakdown (up to 30 June 2026)

Rates Charge	Charge Total
Hikurangi Swamp Drainage - Class F	9.10
Regional Council Services	229.89
Regional Land and Freshwater Management	113.48
Regional Sporting Facilities	16.09
General Residential - Lifestyle	1,093.99
Regional Emergency & Hazard Management	67.31
Regional Flood Infrastructure	41.66
Regional Economic Development	11.40
Regional Transport Rate	30.40
Stormwater	79.00
Hikurangi Swamp Major Scheme - Class F	17.92
Regional Rescue Services	8.87
Hikurangi Swamp Major Scheme - Class E	0.04
Regional Pest Management	109.47
Uniform Annual General Charge	901.00
Annual Charge Total	\$2,729.62

Opening Balance as at 01/07/2025 **\$-214.09**

Rates Instalments	Total
20/07/2025 Instalment	\$683.62
20/10/2025 Instalment	\$682.00
20/01/2026 Instalment	\$682.00
20/04/2026 Instalment	\$682.00
Rates Total	\$2,729.62

Balance to Clear **\$-0.01**

WHANGAREI COUNTY COUNCIL - PERMIT NO. COUNTY ENGINEERS OFFICE WHANGAREI COUNTY COUNCIL

APPLICATION FOR BUILDING PERMIT

TO THE COUNTY ENGINEER

Sir,

I hereby make application to erect/re-erect/extend/alter/repair the building(s) according to the site plan (overleaf) detailed plans, elevations, cross sections and specifications deposited herewith in duplicate.

Particulars of the land and buildings are:-

OWNER Name H.A. BUSHBY Postal Address No. 1 R.O. HIKURANGI Phone BUILDER Name C.W. PATTINSON Postal Address 23 RIF RD. KAMO Phone 51604

EXISTING USE OF SITE & BUILDINGS FARM LAND

NATURE OF PROPOSED BUILDING WORK NEW RESIDENCE e.g. additions to Dwelling, Bedroom, Lounge extensions etc.

VALUATION DEPT. ASSESSMENT No.: (from rate demand) pt 33/251/1 (Part of G. Harris's property.)

LEGAL DESCRIPTION OF SITE: (from rate demand or title deeds) Lot 1 on plan returned by surveyor. Not yet given DP No by office. Lock & Deeds

Road or Street: VIEW ROAD Town or Locality: HIKURANGI

AREA OF SITE: 1.9272 Hectares

NATURE OF SOIL: (rock, clay, sand, loam etc.) CLAY

Table with 5 columns: Category, Basement, Ground floor, Other floors, Total. Rows: Main Building, Accessory Buildings.

ESTIMATED VALUE OF WORK: Main Buildings (excluding plumbing & drainage) \$32800-00, Accessory Buildings (excluding plumbing & drainage) \$, Plumbing and drainage \$3400-00, Total Value of Work \$36200-00

CERTIFICATE: I hereby certify that the above information is correct in every respect and do hereby agree to abide by all provisions of the Whangarei County Council by-laws governing and regulating all matters the subject of the foregoing

Signature of Applicant: [Signature]

Date: 17/1/75

FOR OFFICE USE ONLY

FEES: Building permit \$92.00 Receipt No. 7931 Date 17-1-75 Permit No. 69601, Plumbing & Drainage permit \$49.00 Receipt No. 7932 Date 17-1-75 Permit No. 350, Dispensation planning scheme \$, Building research levy \$18.50 Receipt No. 7933 Date 17-1-75, Footpath crossing \$5.00 Receipt No. 7934 Date 17-1-75, Footpath Deposit \$50.00 Receipt No. 1017 Date 8-9-75

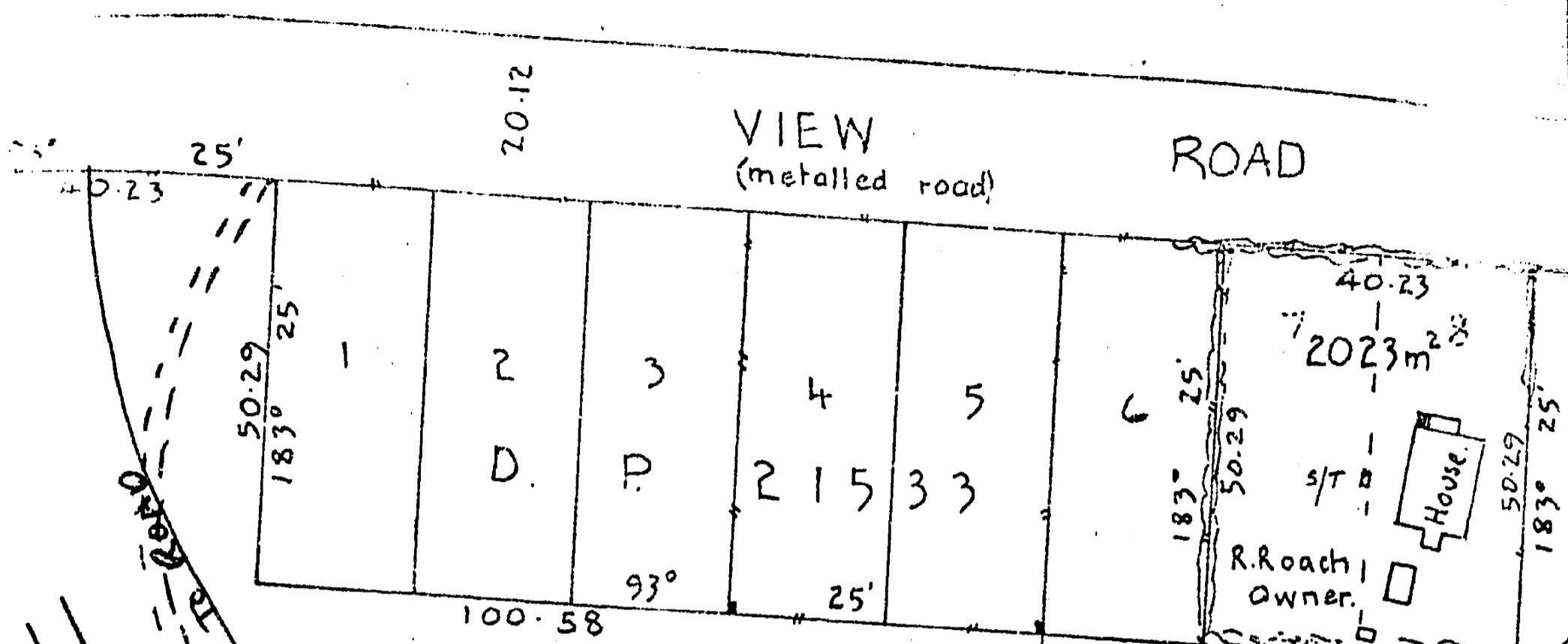
Handwritten note: \$50 bond C.W. Pattison

Returned TO Pattison

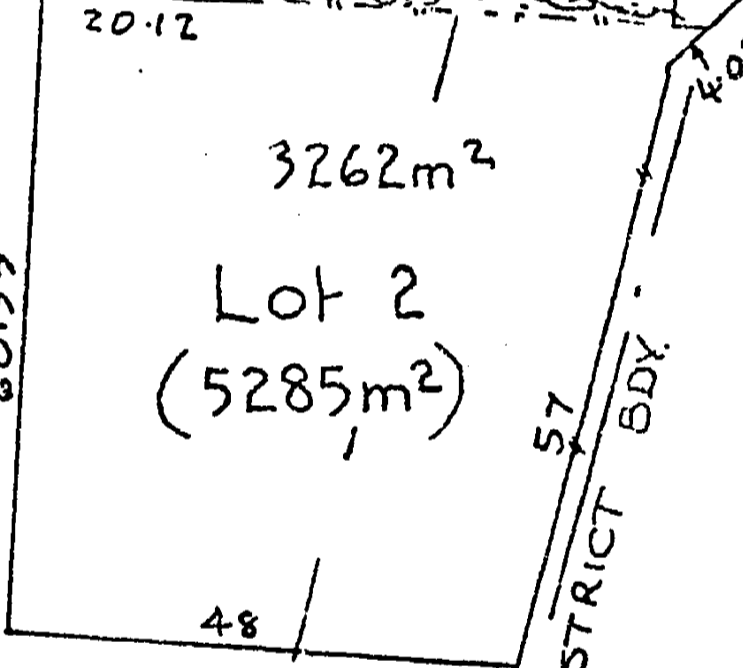
Handwritten notes: See T.V. 26, Build out on ground 24/7/76

172888 03975

VIEW ROAD (metalled road)

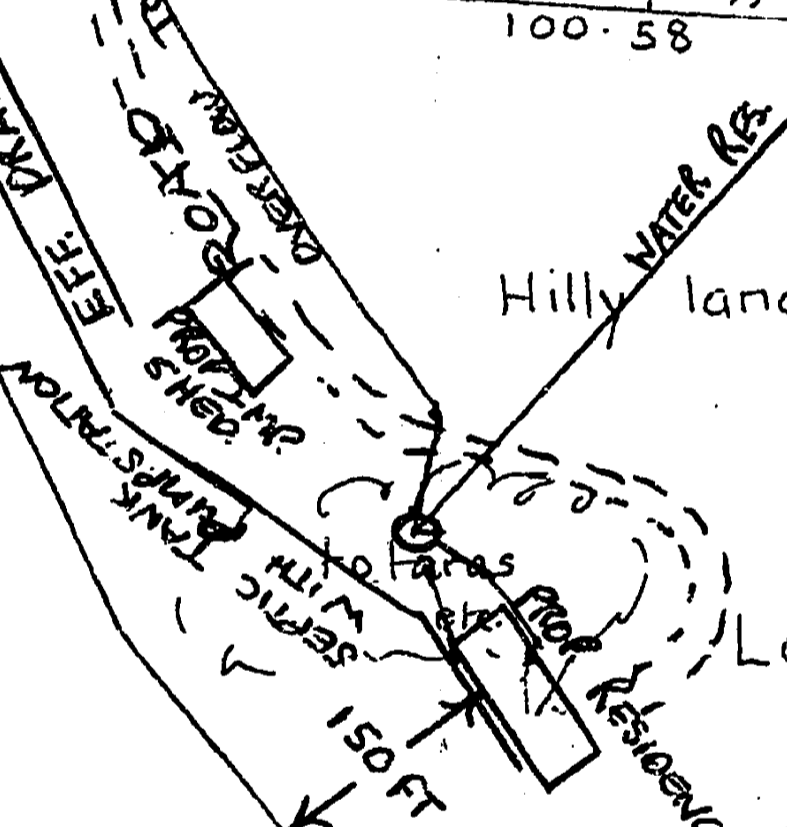


Hilly land in grass



Lot 1

Lot 2 (5285m²)



272 ha

DP 78047

PT. 69A

Pines

approx. line of existing fence.

TOWN DISTRICT BDY.

Town of

Extn. No.

G. Morris.

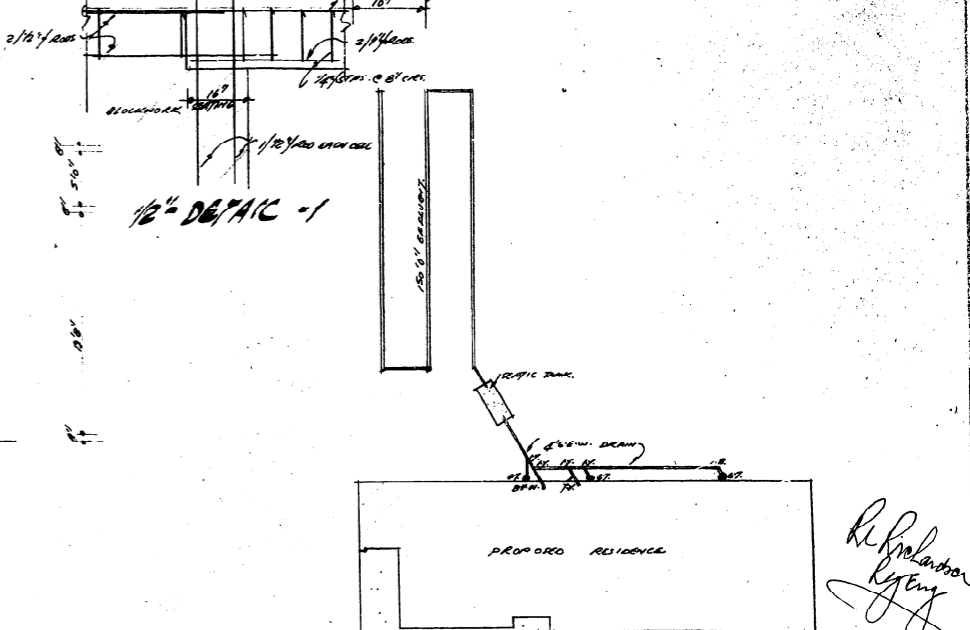
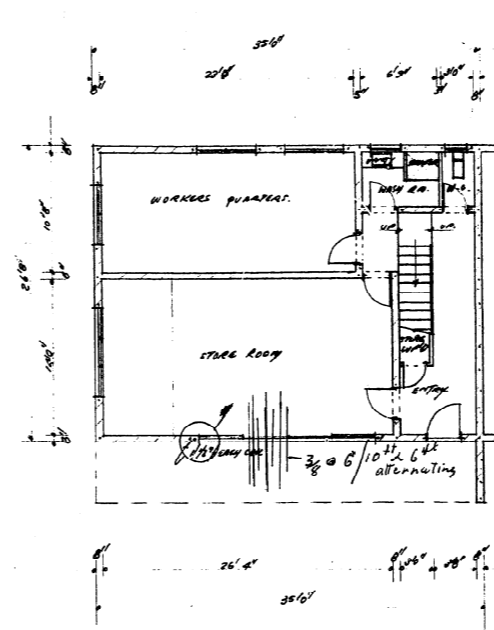
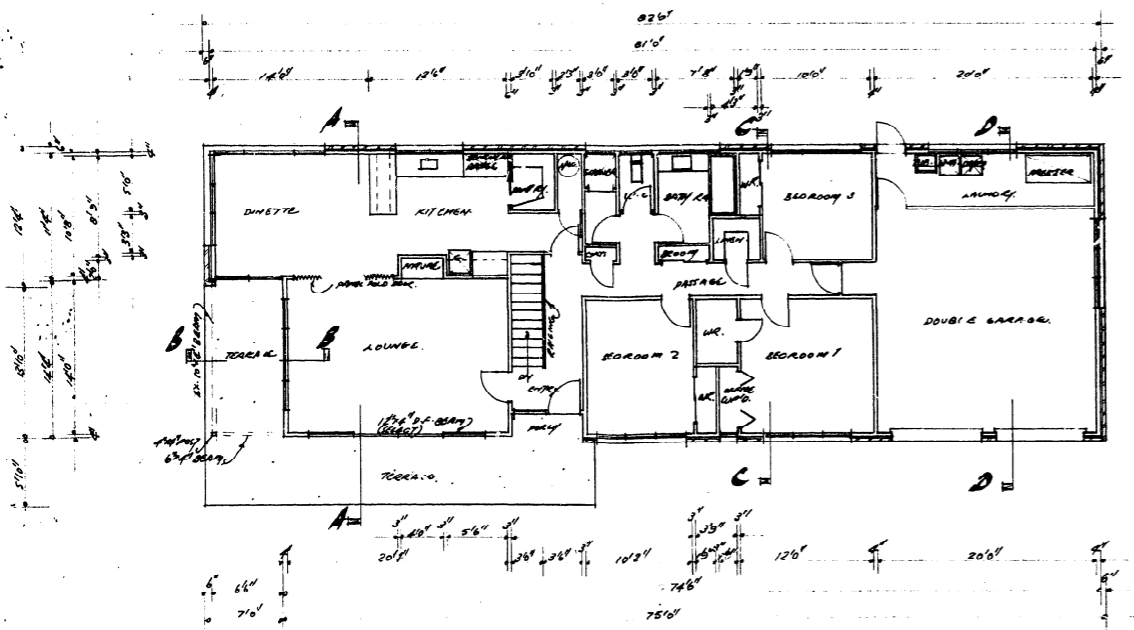
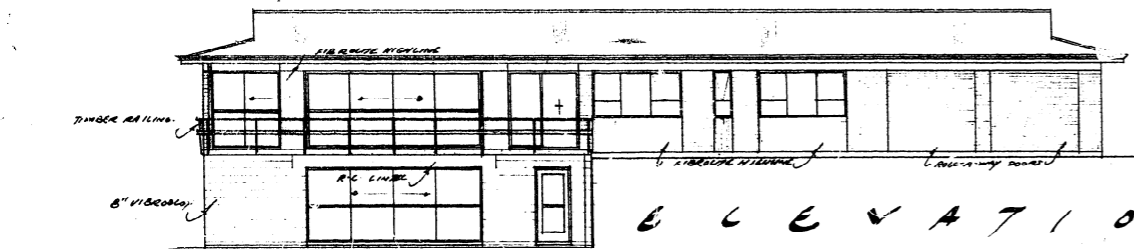
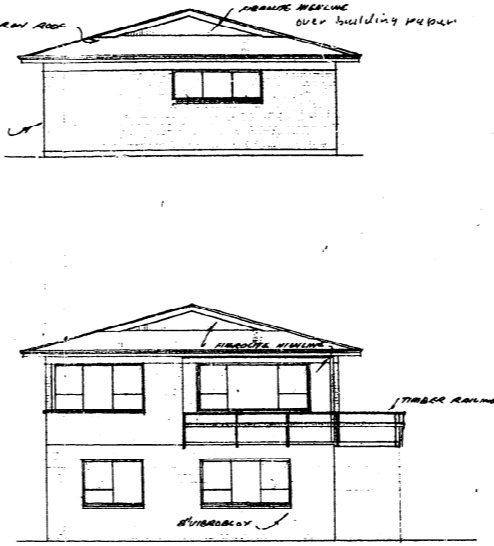
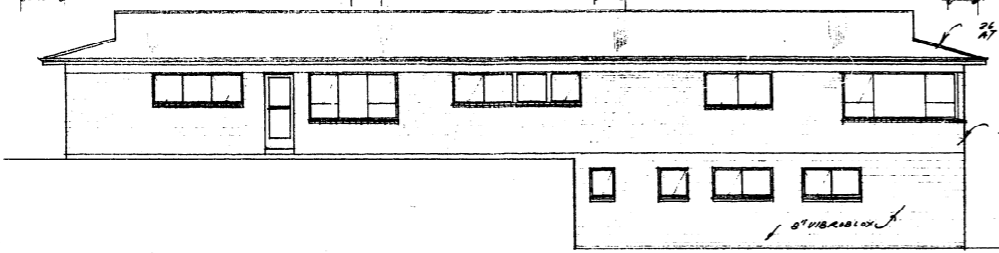
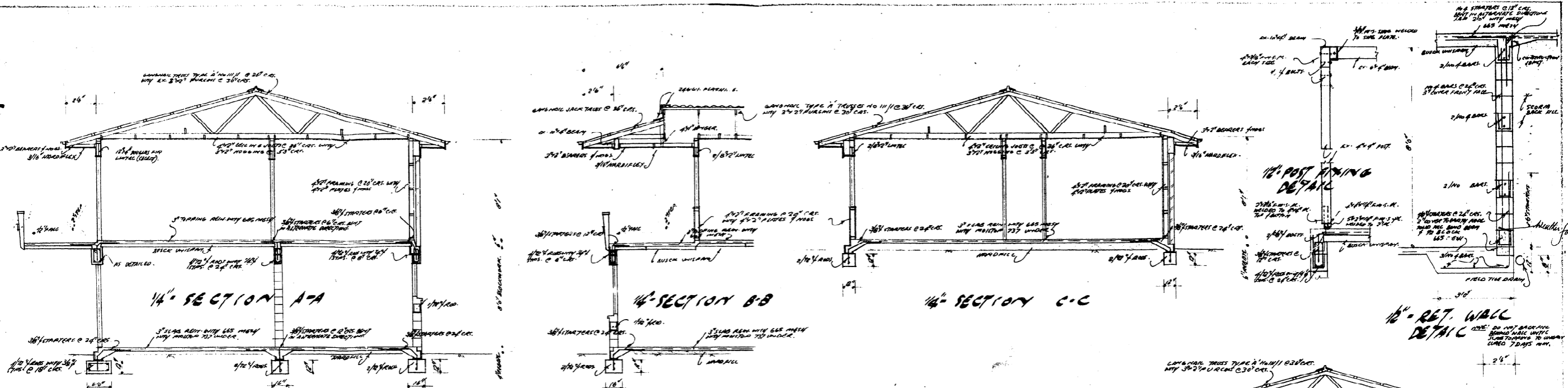
BLOCK

XVI

HUKERENUI

S. D.

4/4
03975



TAPPER, COTTER, BROWN AND PARTNERS
CONSULTING ENGINEERS

KENNETH P. TAPPER B.E., F.I.C.E., F.N.Z.I.E., F.I.E. AUST., M.I.O.
ROGER B. COTTER M.E., M.I.C.E., M.N.Z.I.E., P. ENG. (B.C.)
ROGER A. SIO. BROWN B.E., M.N.Z.I.E., M.I.C.E., P. ENG. (ONT.)
TERRENCE M. BATTEN B.E., M.N.Z.I.E., P. ENG. (B.C.)

National Mutual Building
James Street
Whangarei.

REF: 1708

28th May, 1975

*NO 1 RD,
HURANGI.*

Mr P.T. Hosking,
Registered Surveyor,
Taylors Building,
Rathbone Street,
WHANGAREI.

RE: H.A. BUSHBY

Dear Sir,

re: Stability of Building Site - Lot 1, D.P.21533
Scheme Plan No. W.C.C.845

As requested by you we have inspected the excavated building site on the above property and find that it is firm clay located on the top of a ridge, and we consider it a completely adequate site for a house.

However, further over on the property there is evidence of slumping leading to the formation of swampy ground, and we consider that to discourage further growth of ground movement in that area some drains should be dug to permit the free run-off of stormwater.

We report, therefore, that the site for the house as presently excavated is adequate, but that the owner should attend to stormwater disposal plus the draining of swampy areas to preserve the status quo.

The purpose of this report is to assist our client to assess the feasibility of developing this site. We accept no responsibility for the use of the information contained herein for other purposes, nor for its use by other parties for any purpose.

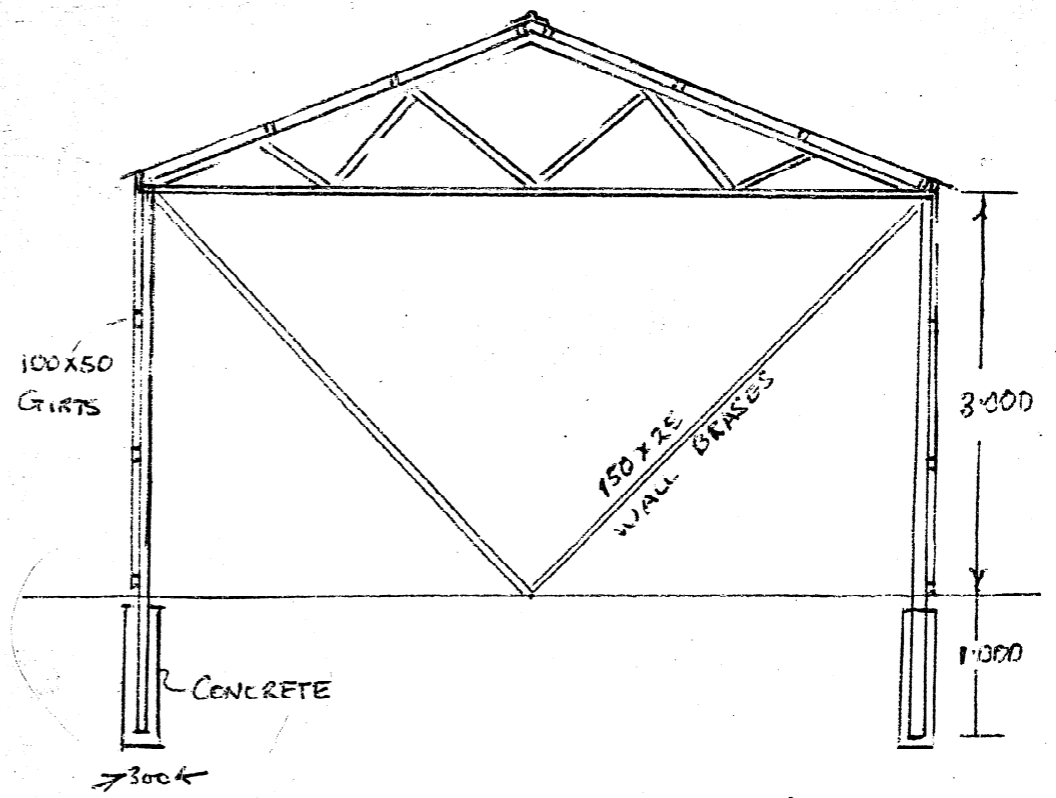
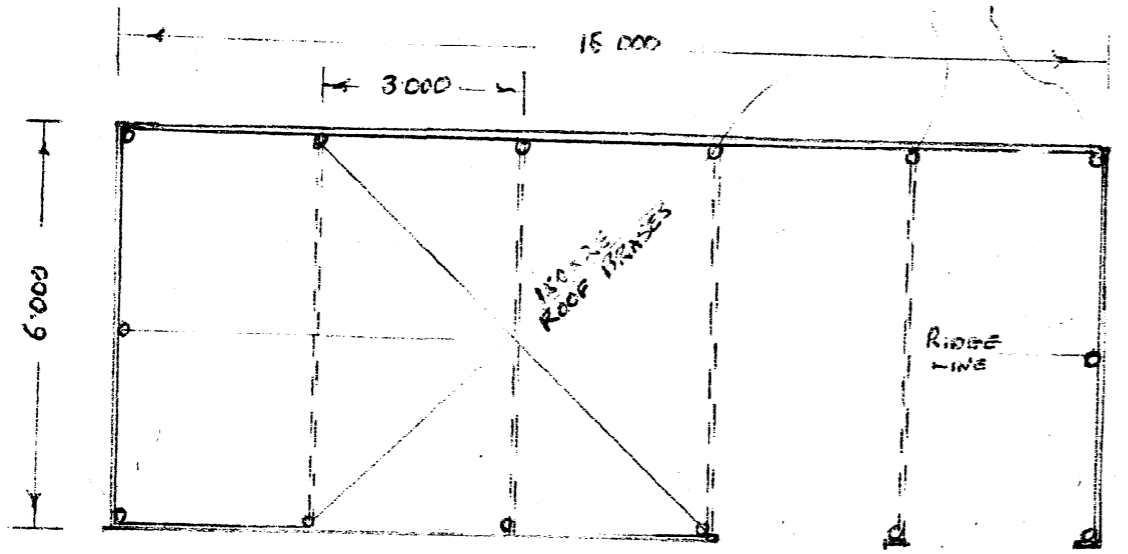
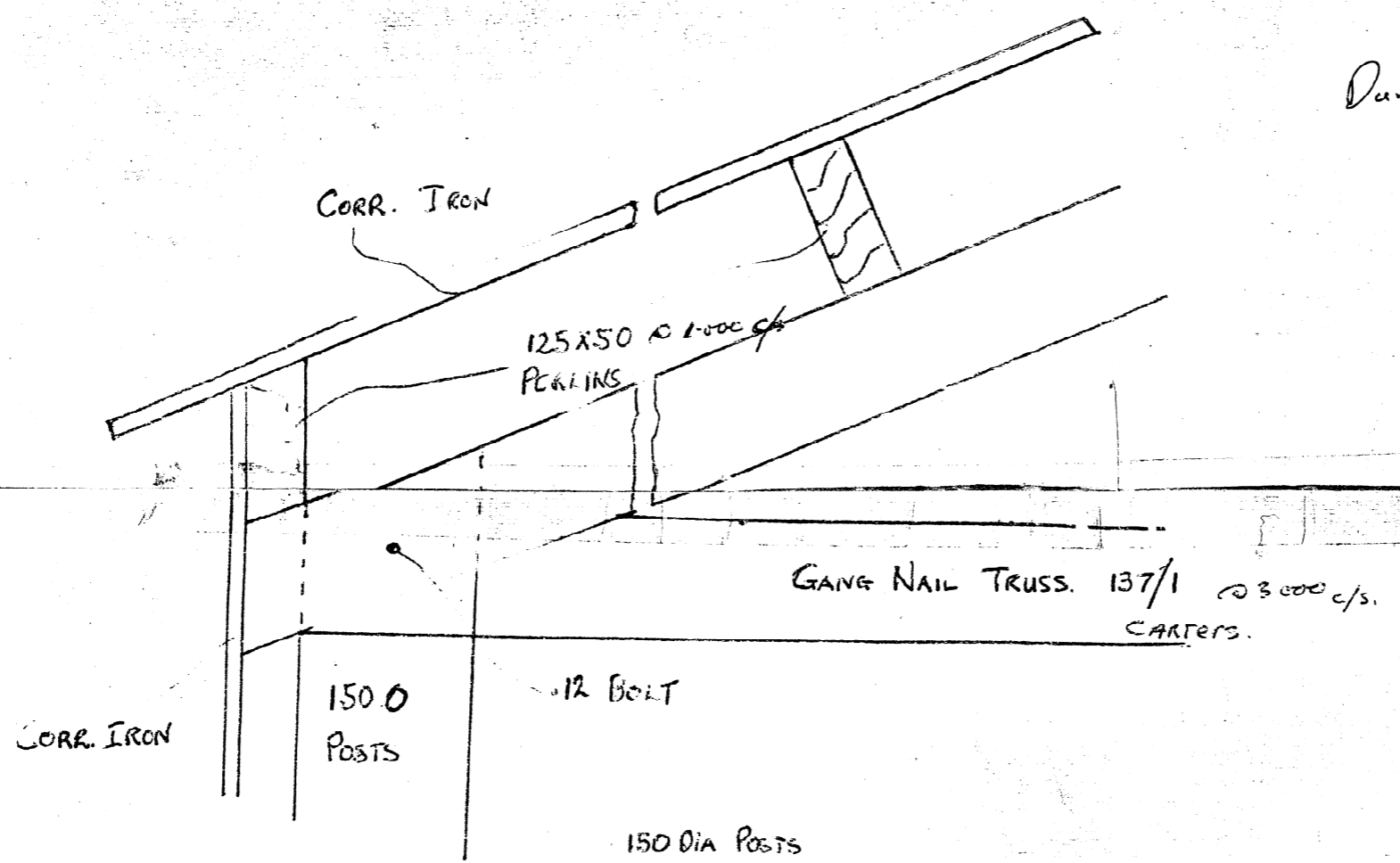
Yours faithfully,

Tapper, Cotter, Brown & Partners

D.M. Cook
D.M. COOK

03975 1/4

Dunning Moore & Ass.
Commerce Bld.
48 James St.



SCALE 1:100
 APPROVED - PERMIT NO.
 COUNTY ENGINEERS OFFICE
 WHANGAREI COUNTY COUNCIL

PROPOSED IMPLEMENT SHED FOR H. A. BUSHEY
 VIEW ROAD HIKURANGI
 C. W. Patterson
 28 Dip Rd. Koro.
 51.604

03975 1/4

Form 5
Building Consent - BC2400932

Section 51, Building Act 2004

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

The Building

Street address of building: 25 Mountain View Road
Hikurangi 0114
Legal description of land where building is located: LOT 2 DP 467304
Building name: N/A
Location of building within site/block number: N/A
Level/unit number: 1

The Owner

Name of owner: Douglas Desmond Pickles and Susan Carol Pickles
Contact person: Douglas Susan Pickles
Mailing address: 25 Mountain View Road
Hikurangi 0114
Street address/registered office: N/A
Phone number: Landline: N/A Mobile: 02108563049
Daytime: N/A
After hours: N/A
Facsimile number: N/A
Email address: suepickles@xtra.co.nz
Website: N/A

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

Paul Hayman ; Mailing Address: PO Box 250

Kaeo 0448 0448; Mobile: 0274505471; Email: info@cadplanz.co.nz

Building Work

The following building work is authorised by this building consent:

Alteration to Existing Dwelling - Bathroom

This building consent is issued under section 51 of the Building Act 2004. This building consent does not relieve the owner of the building (or proposed building) of any duty or responsibility under any other Act relating to or affecting the building (or proposed building). This building consent also does not permit the construction, alteration, demolition, or removal of the building (or proposed building) if that construction,

alteration, demolition, or removal would be in breach of any other Act.

Conditions

This building consent is subject to the following conditions:

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

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

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

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

Inspections

The following inspections are required:

- Preline Plumbing
- Final
- Internal Membrane

Documents Required

Wastepipes

- G13: PS3 Is To Be Submitted By The Certifying Plumber Or Drain Layer As Appropriate For Above In-Ground Drainage As-built Plumbers Details Confirming That The Work Complies With The Approved Building Consent Documents
- G12: Pipework pressure test documentation

Internal Membrane

- A Producer Statement Construction PS3 Is To Be Submitted By The Waterproofing Membrane Applicator For The Internal Wet Areas Membrane Application Confirming That Construction Meets The Requirement Of This Approved Building Consent.

Final

- G9: The Electrician Is Required To Submit An Energy Works Certificate Certifying That All Electrical Installations Meet The Requirements Of Clause G9 Electricity Of The New Zealand Building Code And The Electrical Regulations.

Compliance Schedule

A compliance schedule is not required for this building.

Attachments

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

Information page: Now you have your Building Consent

- Advice notes

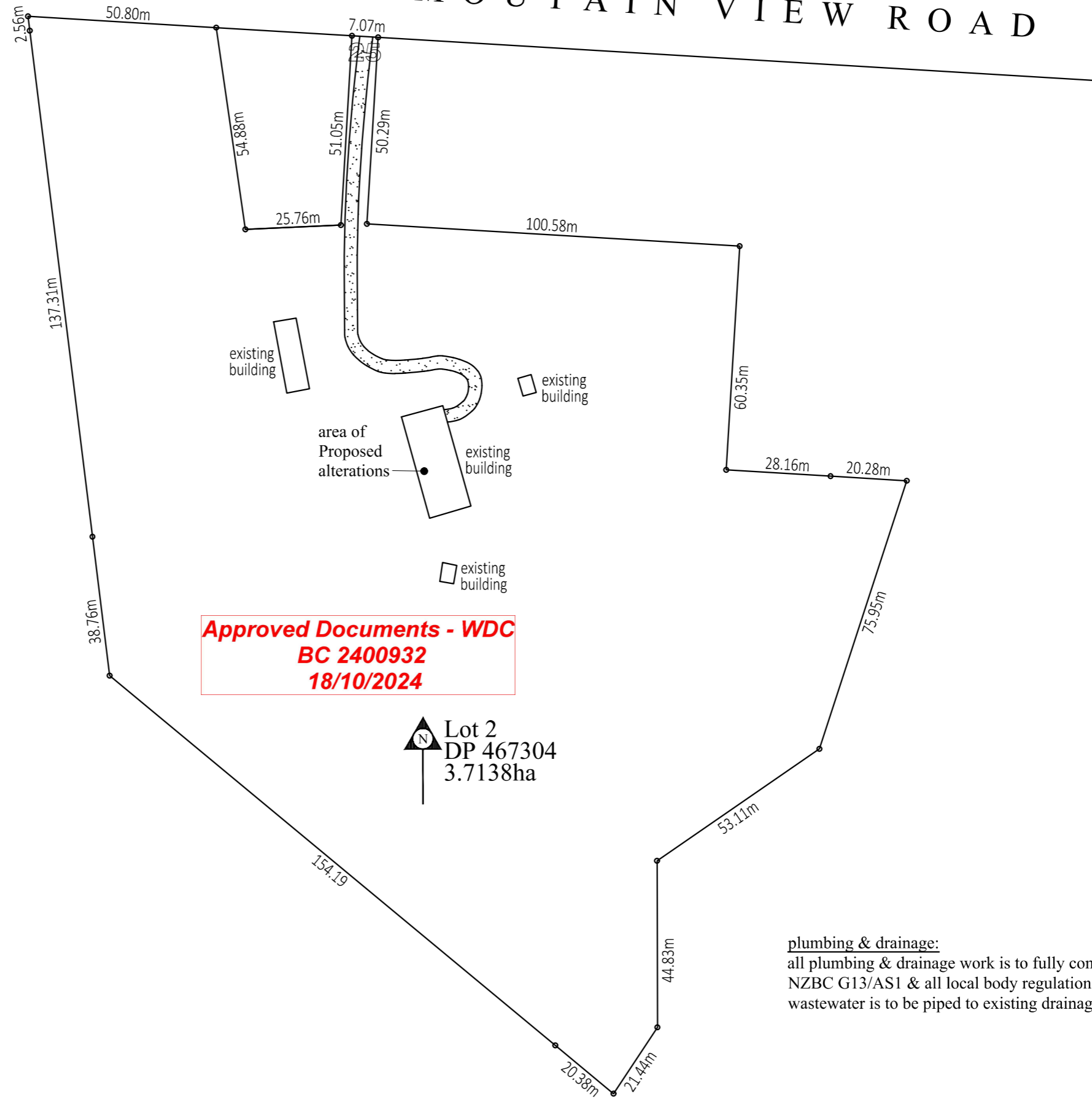
Signature: Murray McDonald

Position: Manager Building Control

On behalf of: Whangarei District Council

Issue Date: 21 October 2024

MOUNTAIN VIEW ROAD



plumbing & drainage:
all plumbing & drainage work is to fully comply with
NZBC G13/AS1 & all local body regulations
wastewater is to be piped to existing drainage connection

site plan 1:2000
Proposed level entry shower for Douglas Pickles, 25 Mountain View Road, Hikurangi



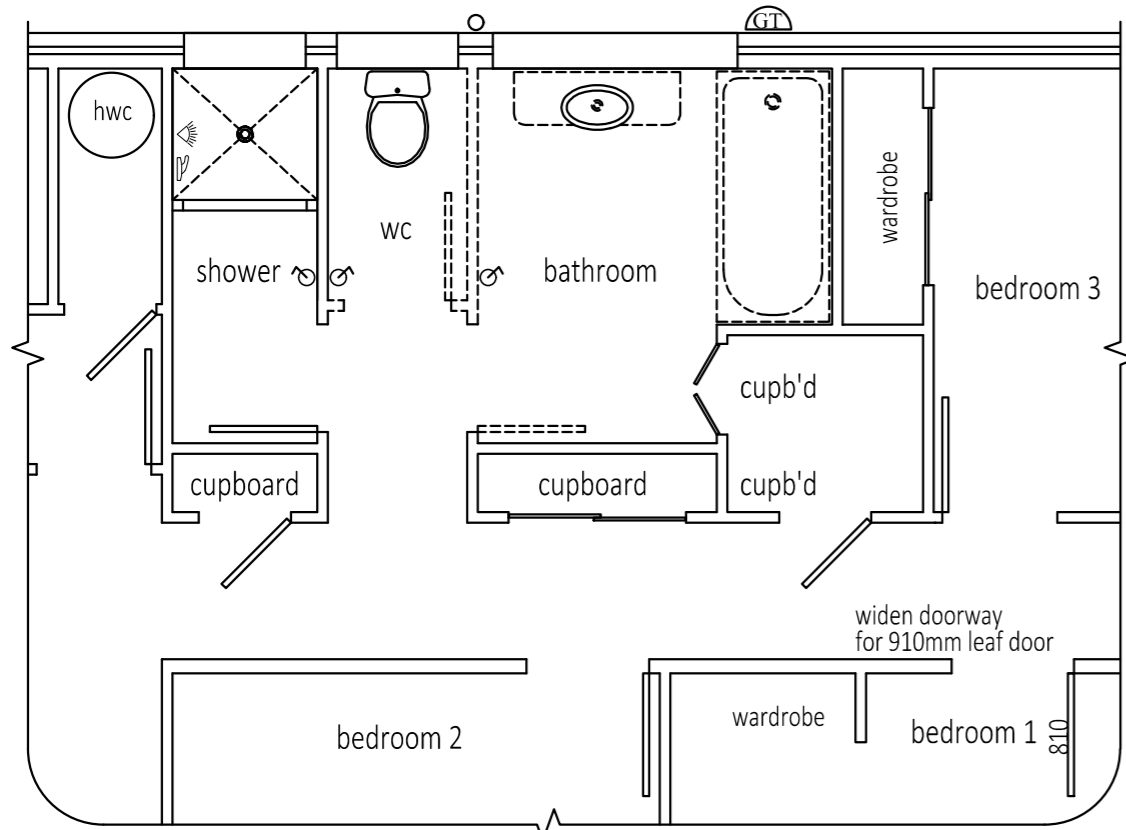
NOTES: ALL CONSTRUCTION SHALL BE TO NZS 3604:2011 AND AMENDMENTS AND OTHER RELATED DOCUMENTS THAT APPLY TO THE WORK SHOWN. ALL DIMENSIONS AND DETAIL IN THIS DRAWING SHALL BE CHECKED BY THE CONTRACTOR AND ANY DISCREPANCIES OR AMBIGUITIES SHALL BE BROUGHT TO THE IMMEDIATE ATTENTION OF CADPLANZ. TEL. 09-407 9816. FAX. 09 407 9817. MOB. 0274 505 471. DO NOT SCALE DIMENSIONS!. DO NOT GUESS...ASK!

DATE 01/10/2024

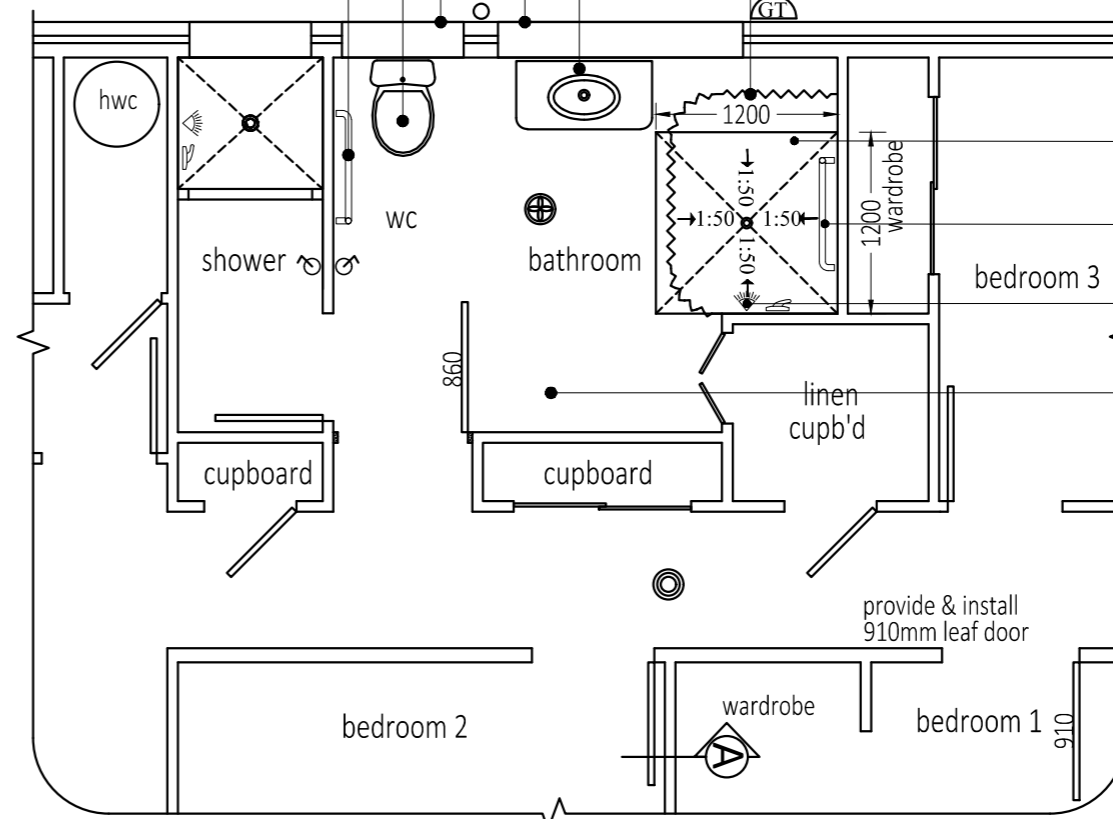
SHEET 1

bath & vanity to be removed
 shower outlet & mixer to be relocated
 windows to be re-glazed with safety glass
 light switch to be relocated
 extractor fan to be installed
 wall between wc & bathroom to be removed
 bedroom door is to be widened to 910mm
 wc door to be removed

re-glaze windows with safety glass to AS/NZ 2208:1996
 existing toilet to be sealed against vinyl flooring
 900mm grab rail- add nogs in wall
 vent pipe
 900mm Ceraform vanity with 2 drawers
 Note seal around base against vinyl flooring & sides against walls
 line of curtain 100mm in from edge of fall to floor



existing floor plan 1:50



Proposed floor plan 1:50

level access shower with 1:50 min falls to Allproof Vinylrite 80mmØ shower waste
 900mm grab rail- add nogs in wall
 'T' bar with sliding shower head- add nogs in wall
 non slip vinyl flooring

Notes:

denotes new 90x45 SG8 H1.2 framed walls with studs at 600mm centres & nogs at 900mm centres max

minimum fall to shower floor is 1:50 see next sheet & specs for construction details

Note: existing drainage connection is to be used
 1:40 minimum falls for <100mmØ pipe
 1:60 minimum falls for 100mmØ pipe

denotes smoke alarm (alarm must be within 3m of bedroom doors)

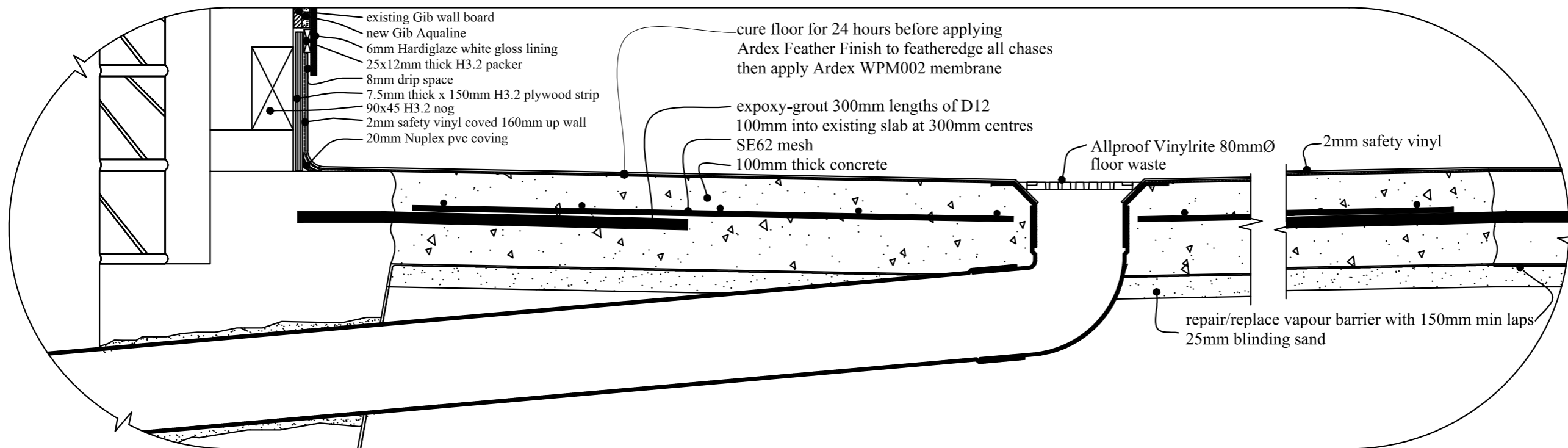
denotes mechanical ventilation

Note: mechanical ventilation is to comply with NZBC G4/AS1
 If existing extractor fan does not meet the required IP rating it is to be removed and replaced at owners cost

**Approved Documents - WDC
 BC 2400932
 18/10/2024**

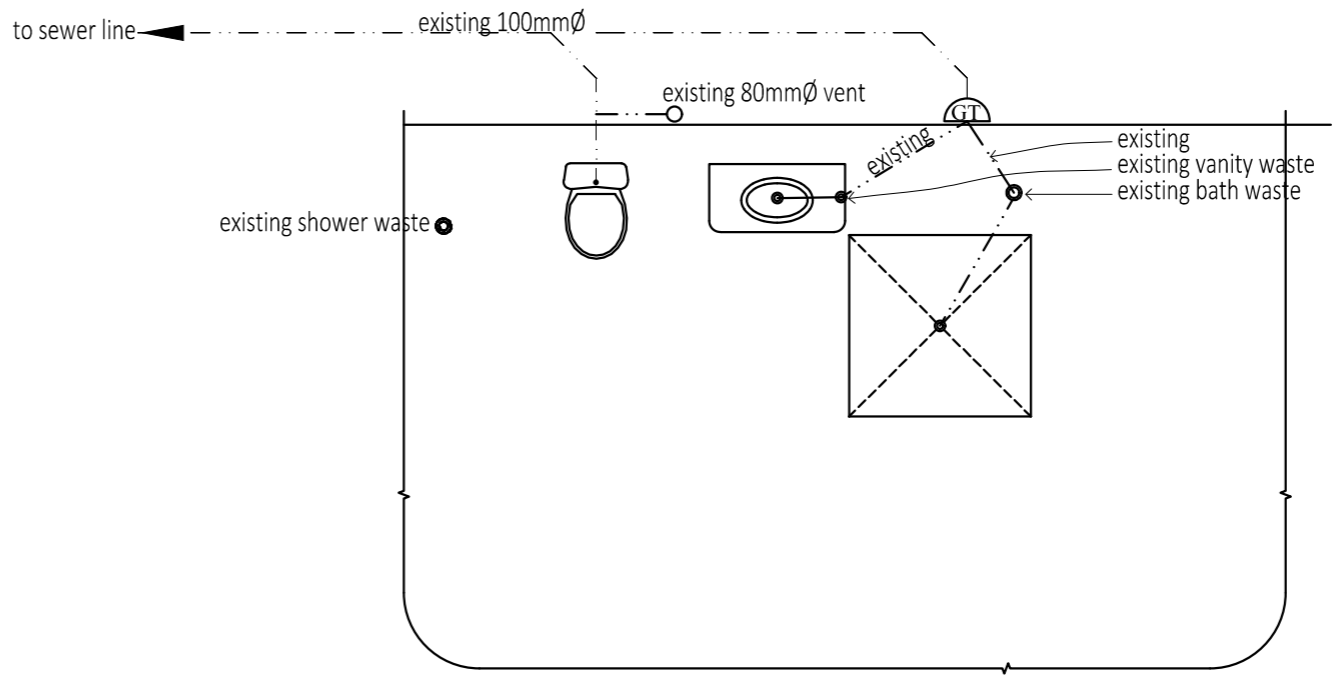
**floor plans 1:50
 Proposed level entry shower for Douglas Pickles, 25 Mountain View Road, Hikurangi**





Approved Documents - WDC
BC 2400932
18/10/2024

section A-A 1:5
 Proposed level entry shower for Douglas Pickles, 25 Mountain View Road, Hikurangi



Notes:

all plumbing & drainage work is to fully comply with NZBC G13/AS1 and all local body regulations

cap & seal old vanity waste
utilise all other bathroom underslab pipes for new fixtures

100mmØ pipe gradient to be 1:60
<100mmØ pipe gradients to be 1:40

**Approved Documents - WDC
BC 2400932
18/10/2024**

Form 7
Code Compliance Certificate

Section 95, Building Act 2004

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

The Building

Street address of building: 25 Mountain View Road, Hikurangi 0114
Legal description of land where building is located: LOT 2 DP 467304
Building name: N/A
Location of building within site/block number: N/A
Level/unit number: N/A
Current, lawfully established, use: 2.0 Housing: 2.0.2 Detached Dwelling
Year first constructed: 1977

The Owner

Name of owner: Douglas Desmond Pickles and Susan Carol Pickles
Contact person: Douglas Susan Pickles
Mailing address: 25 Mountain View Road, Hikurangi
Street address/registered office: N/A
Phone number: Landline: N/A Mobile: 02108563049
Daytime: Landline: N/A Mobile: 02108563049
After hours: Landline: N/A Mobile: 02108563049
Facsimile number: N/A
Email address: suepickles@xtra.co.nz

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

Paul Hayman ; Mailing Address: PO Box 250

Kaero 0448 0448; Mobile: 0274505471; Email: info@cadplanz.co.nz

Building Work

Building consent number: BC2400932
Description: Alteration to Existing Dwelling - Bathroom
Issued by: Whangarei District Council

Code Compliance

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

Signature: Mark Sowry

Position: Building Control Officer - Inspections

On behalf of: Whangarei District Council

Date: 12 March 2025

#03975

APPLICATION FOR PERMIT FOR SANITARY PLUMBING
OR DRAINAGE WORK

The County Clerk,
Whangarei County Council,
P.O. Box 4102,
KAMO.

I, the undersigned C.W. PATTINSON of 23 DIF. ROAD
(Full Name) (Full Address)

KAMO, hereby apply for permission for the work described
herein, and set out in the plans attached hereto, to be carried out
in the premises situated in _____, Lot No. 1

Section No. Plan prepared by surveyor Not yet given D.P. No.
D.P. _____ Block _____
or S.D. _____ or S.O. _____ *

Person for whom work is to be carried out

NAME H.A. BUSHBY
ADDRESS No. 1 R.D.
HIKURANGI

Registered Plumber or other person entitled to do the work -

NAME R.G. LAWRIE
ADDRESS 53 CRAWFORD CRES.
KAMO

Value of proposed work including materials:

Estimated value of:

(a) Plumbing \$2500-00
(b) Drainage 900-00
(c) Total 3400-00

Signature C.W. Pattinson

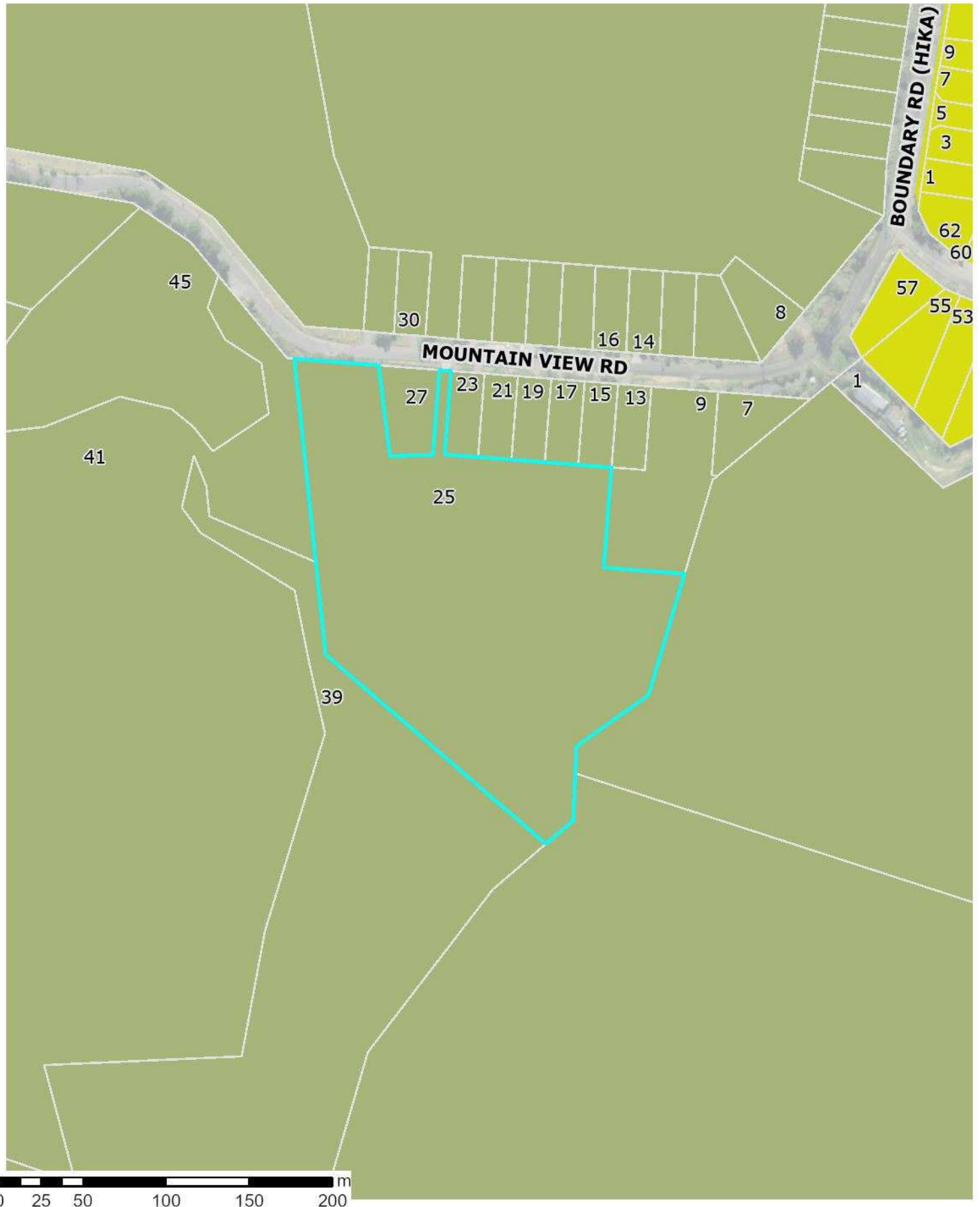
Dated this 17th day of JANUARY 1975.

* Complete whichever is applicable.

Fee \$ 749.00
Receipt No. 7932
Date _____

DRAINAGE AND PLUMBING PERMIT FEES

Work up to \$10	\$0.10c	Over \$200 to \$300	\$3.00
Over \$10 to \$20	\$0.25c	Over \$300 to \$400	\$4.00
Over \$20 to \$50	\$0.50c	Over \$400 to \$600	\$5.00
Over \$50 to \$100	\$1.00	Over \$600 to \$800	\$5.00
Over \$100 to \$200	\$2.00	Over \$800 - \$1.00 for each additional \$200.	



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.

19 June 2026
Scale 1:3,000

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

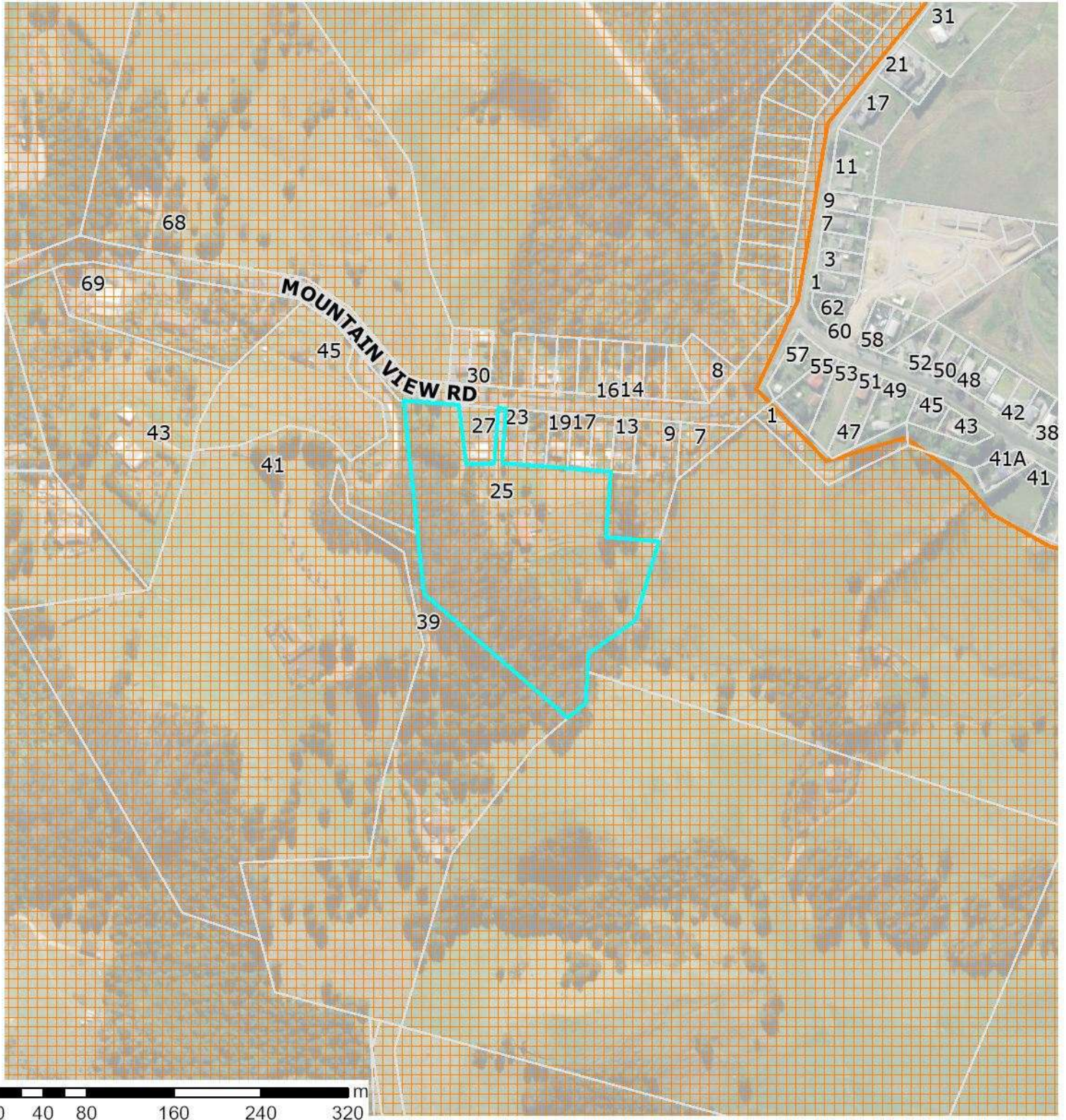
The information displayed is schematic only and serves as a guide.

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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Section 27B Memorials



A section 27B memorial is a memorial which is placed on private land that has previously been owned by a state-owned enterprise. This memorial notes that the Tribunal can recommend the return of that land to Māori.

19 June 2026
Scale 1:5,000



Statutory Acknowledgements



Pakikaikutu Coastal Statutory Area

A statutory acknowledgement is a formal acknowledgement from the Crown of the mana of tangata whenua in relation to a special area.

Agreements and arrangements

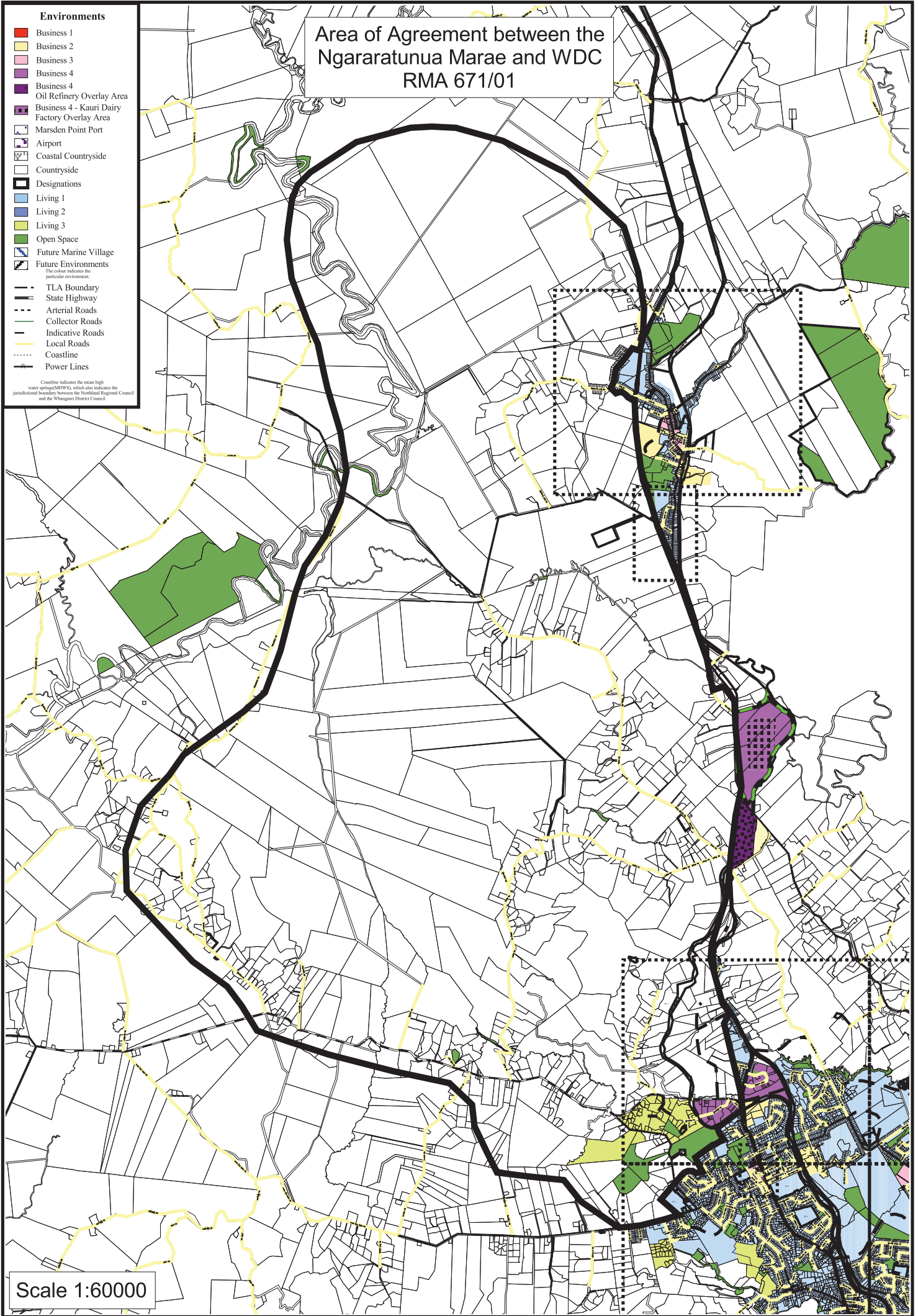


Ngararatunua Marae

Area of agreement between Ngararatunua Marae and WDC: RMA 671/01
Indicative only, boundary approximate.

Area of Agreement between the Ngararatunua Marae and WDC RMA 671/01

- Environments**
- Business 1
 - Business 2
 - Business 3
 - Business 4
 - Business 4
 - Oil Refinery Overlay Area
 - Business 4 - Kauri Dairy
 - Factory Overlay Area
 - Marsden Point Port
 - Airport
 - Coastal Countryside
 - Countryside
 - Designations
 - Living 1
 - Living 2
 - Living 3
 - Open Space
 - Future Marine Village
 - Future Environments
- The colour indicates the particular environment.
- TLA Boundary
 - State Highway
 - Arterial Roads
 - Collector Roads
 - Indicative Roads
 - Local Roads
 - Coastline
 - Power Lines
- Coastline indicates the mean high water springs (MHWS), which also indicates the jurisdictional boundary between the Northland Regional Council and the Whangarei District Council.



Scale 1:60000

Decision No. A 045 /2004

IN THE MATTER of the Resource Management Act 1991

AND

IN THE MATTER of a reference under Clause 14 of the First Schedule to the Act

BETWEEN **NGARARATUNUA MARAE COMMITTEE**

(RMA 671/01)

Appellant

AND **WHANGAREI DISTRICT COUNCIL**

Respondent

BEFORE THE ENVIRONMENT COURT

APPEARANCES

Mr G Mathias and Mr P Waanders for Whangarei District Council
Ms W Bruce for Ngararatunua Marae Committee
Ms A Whitfield for herself (s274) and Walker Whitfield Trust (s274)
Ms A Williams for herself (s274)
Ms G Wynyard for herself (s271a)
Ms R Mortimer for himself (s274)
Ms E Albuquerque for himself (s274)
Ms H Easten for herself (s271a)
Ms L Topp for herself (s271a)

**RECORD OF DETERMINATION AND
MINUTE OF THE COURT FOLLOWING JUDICIAL TELEPHONE
CONFERENCE HELD ON 29 MARCH 2004**



[1] On 24 February 2004 I conducted a conference in Court on this appeal, during a callover of a number of references to the proposed Whangarei District Plan. The parties had at that stage tentatively agreed that the reference would be

withdrawn if the respondent would promise to promulgate and fully process a plan change, once the proposed district plan had been made operative.

- [2] Mr Mathias, counsel for the respondent, indicated that he would provide certain undertakings in writing on behalf of counsel, and Ms Bruce indicated on behalf of the referrer that if she was satisfied with those undertakings, the references would be confirmed as withdrawn.
- [3] On 26 February 2004 the respondent filed and served a memorandum containing the suggested terms for settlement including the undertakings.
- [4] The respondent's staff subsequently endeavoured to contact Ms Bruce, but without success. Accordingly in late March counsel for the respondent requested a telephone conference, and I duly conducted one on 29 March 2004.
- [5] Prior to the phone conference Ms Bruce contacted the Registry and advised my hearing manager that the difficulties in communication between the Marae Committee and the Council had arisen due to a relocation of the Marae Committee office, and a burglary. Ms Bruce indicated that she had intended to write to the Court and the parties giving approval of the terms set out by the Council. She then confirmed that approval orally.
- [6] The terms of settlement as set out in the memorandum of 26 February 2004 are attached.
- [7] The purpose of this Record of Determination is to confirm that the Court is aware of the terms of settlement and of the basis for the withdrawing of the reference, and acknowledges the undertakings given by the Council. In particular it notes that once promulgated, the plan change is not to be withdrawn by the respondent. There are also certain explicit duties of consultation concerning the plan change and concerning applications for resource consent made to the Council in the affected area in the meantime, noting however that activities that are of permitted activity status would not in the ordinary course come before the Council for resource consent, and would therefore be unlikely to become the subject of consultation.



[8] In the telephone conference Mr Mortimer raised a concern regarding the Marae's consultation over resource consent applications, an issue which I had

previously addressed in the hearing in Whangarei in February. I reminded Ms Bruce that Marae Committee representatives should ensure they are available for consultation and discussion with the public and community when such consultation is requested. I encourage this especially to enable the Marae to develop and foster its relationship with the local community. As a matter of fairness the Marae should make certain that the consultation process remains open and accessible.

[9] The terms of settlement having now been agreed upon, the Court's file is now closed. There is no issue as to costs.

DATED at AUCKLAND this 6th day of April 2004.

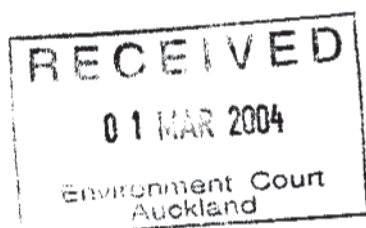


LJ Newhook
Environment Judge



BEFORE THE ENVIRONMENT COURT

RMA 671/01



BETWEEN

**NGARARATUNUA MARAE
COMMITTEE**

Referrer

A N D

**THE WHANGAREI DISTRICT
COUNCIL**

Respondent

**MEMORANDUM AS TO TERMS OF SETTLEMENT FROM COUNSEL
FOR THE RESPONDENT**

Thomson Wilson
Solicitors
Thomson Wilson House
Rathbone Street
(PO Box 1042, DX AP24512)
WHANGAREI.
Telephone: (09) 4384-039
Facsimile: (09) 4389-473



MAY IT PLEASE THE COURT

1. The Respondent has advanced proposals to the Referrer in consideration of which the Referrer would withdraw its reference on the Whangarei District Proposed Plan as lodged under RMA 671/01.
2. The particular terms offered by the Respondent which have been accepted by the Referrer are as follows:
 - (i) On the withdrawal of the reference, the Respondent undertakes to ensure that consultation with the Ngararatunua Marae will occur on all resource consent applications (subdivision and land use) which consultation will include a requirement that an archaeological, cultural and historical assessment report be produced for each application. The area which is affected by this measure is as shown on the attached plan. The normal procedure of exchanging documents and comments including time-frames will be applicable as is set out in the current Council liaison protocol.

The Referrer will also be informed of all other applications outside of this area according to the Respondent's liaison protocol and will be entitled to make comments on those other applications outside of this identified area.

The Referrer commits itself to this procedure as an interim measure until the Proposed Plan Change has been approved.

- (ii) After the reference has been withdrawn a Plan Change is to be introduced when the District Plan has become operative. This will be undertaken by the Whangarei District Council with the assistance of the Referrer and the Ngati Kahu O Torongare - Te Parawhau Hapu/Iwi Trust Board.
- (iii) The Respondent will:
 - (a) Provide the services of a stenographer who will record the information provided by the Referrer in discussions with the Respondent; and



- (b) Contribute to the cost of a consultant who will formulate the information into a report suitable for the compliance of the requirements for Plan Changes in terms of the Resource Management Act 1991. This contribution will be to the maximum of \$10,000.00. Any additional funding will have to be applied for by the Referrer from other sources available to them.
- (iv) The Referrer undertakes to provide the information required and will differentiate between the layers of processing, ie
 - (i) waahi tapu – no go areas – needs a resource consent
 - (ii) sites significant to Maori – to be controlled by performance standards – restricted discretionary resource consent
 - (iii) heritage areas of significance to Maori – needs a cultural assessment and covenants.
 - (iv) alter layer – might need a cultural assessment – Iwi to advise
 - (v) safe areas – no requirements
 - (v) The Plan Change with the abovementioned information will be publicly notified to give all affected parties an opportunity to make submissions and to be heard before the Respondent approves the Plan Change.
 - (vi) The Respondent will not withdraw the Plan Change.
3. The withdrawal of the Referrer's reference would be on the basis that all parties, including all Section 274 Resource Management Act 1991 parties, carry their own costs.
 4. Concerns have been raised about the ability of the Respondent to ensure consultation is undertaken on resource consent applications. This is raised in relation to resource consent applications for activities which are categorised as having either controlled or restricted discretionary status.
 5. It has submitted on behalf of the Respondent that this issue can be properly addressed by the Respondent in that the provisions of the Plan enable the Respondent to require of an applicant for a resource consent, even if it be for a consent having the status of either controlled or restricted discretionary, that such applicant consult with the Referrer prior to determination of the application by the Respondent.



6. The reasons for this are as follows;

- (i) In the various environment rules where provision is made for activities as either controlled or restricted discretionary activities the plan records that control is reserved over or discretion is restricted to various specified matters such including in the case of controlled activities,

“The additional matters listed in section 48.3”

and in the case of restricted discretionary activities

“The additional matters listed in Section 2.3.3”

- (ii) Section 2.3.3 of the proposed plan reads as follows,

2.3.3 Restricted Discretionary Activities

Restricted discretionary activities are those for which adverse effects may be avoided, remedied or mitigated by conditions of a resource consent, after considering the matters over which the council has restricted its discretion as specified in the Plan. In these cases, resource consents may be refused, or conditions imposed, only in respect of the matters to which discretion has been restricted. These matters are also relevant to the assessment of environmental effects to be supplied by the applicant for a resource consent.

In the rule tables, the right-hand column contains a list of matters to which discretion is restricted. The matters listed below are additional matters applicable to every restricted discretionary activity. They are stated here, rather than repeated in rule tables, in order to save space.

Matters to which discretion is restricted:

- a) Financial contributions in the form of money or land, or a combination of these (see Chapter 53);
- b) Bonds or covenants, or both, to ensure performance or compliance with any conditions imposed;
- c) Works or services to ensure the protection, restoration or enhancement of any natural or physical resource, including (but not limited to) the creation, extension or upgrading of services and systems, planting or replanting, or any other works or services necessary to ensure the avoidance, remediation or mitigation of adverse environmental effects;



- d) Administrative charges to be paid to the council in respect of processing applications, administration, monitoring, and supervision of resource consents, and for the carrying out of the council's functions under section 35 of the Resource Management Act 1991;
- e) The duration of a resource consent, under section 123 of the Resource Management Act 1991;
- f) Lapsing of a resource consent, under section 125 of the Resource Management Act 1991;
- g) Change and cancellation of a consent, under sections 126 and 127 of the Resource Management Act 1991;
- h) Notice that some or all conditions may be reviewed at some time in the future, under section 128 of the Resource Management Act 1991;
- i) Whether any land use or subdivision consent should attach to the land to which it relates, and be enjoyed by the owners and occupiers for the time being, under section 134 of the Resource Management Act 1991."

(iii) Section 48.3. reads as follows,

"48.3 Additional Matters Over Which Control has been Reserved:

The additional matters over which control has been reserved for controlled activities, are

- a) Financial contributions in the form of money or land, or a combination of these (refer to Chapter 53).
- b) Bonds or covenants or both, to ensure performance or compliance with any conditions imposed.
- c) Works or services to ensure the protection, restoration or enhancement of any natural or physical resource, including (but not limited to) the creation, extension or upgrading of services and systems, planting or replanting, (the protection of Significant Ecological Areas) or any other works or services necessary to ensure the avoidance, remediation or mitigation of adverse environmental effects.
- d) Administrative charges to be paid to the council in respect of processing applications, administration, monitoring and supervision of resource consents, and for the carrying out of the council's functions under section 35 of the Resource Management Act 1991.

The duration of a resource consent, under section 123 of the Resource Management Act 1991.



- f) Lapsing of a resource consent, under section 125 of the Resource Management Act 1991;
 - g) Change and cancellation of a consent, under sections 126 and 127 of the Resource Management Act 1991;
 - h) Notice that some or all conditions may be reviewed at some time in the future, under section 128 of the Resource Management Act 1991;
 - i) Whether any land use or subdivision consent should attach to the land to which it relates, and be enjoyed by the owners and occupiers for the time being, under section 134 of the Resource Management Act 1991.
 - j) The matters on which conditions can be imposed under section 220 of the Resource Management Act 1991. These include: esplanade reserves and strips, amalgamation of land, holding parcels in same ownership, design of structures, protection against natural hazards, filling and compacting of land, and creation or extinguishing of easements.
 - k) Consent notices to secure compliance with continuing conditions under section 221 of the Resource Management Act 1991.
- (iv) It is submitted that the Respondent has in terms of item (c) in both these provisions reserved the right to require of an applicant for a resource consent which has the status of either controlled or restricted discretionary that matters which would be of concern to the Referrer are addressed. Matters over which discretion is restricted or over which control has been reserved in requiring,

“works or services to ensure the protection, restoration or enhancement of any natural or physical resource” ... or any other works or services necessary to ensure the avoidance, remediation or mitigation of adverse environmental effects”

are wide enough to bring into play the provisions of Part II of the Resource Management Act. Any effect on those matters or areas which the Referrer seeks to address by the identification of sites of significance to Maori can be addressed through this provision.

7. It is submitted that in the circumstances therefore it is open to the Respondent to require of applicants for resource consents that they comply with the matters undertaken to the Referrer as set out in clause 2(i) above.



8. The plan/map which has been attached to this memorandum is one prepared in discussions between representatives of the Referrer and the Respondent. It differs from the documentation presented to the Court in that,
- (i) It excludes areas located in the Living 1 Environment which had previously been included within the areas shown shaded pink on the copy of Map 12 which was attached to the Referrer's submission on the proposed plan; and
 - (ii) Includes areas outside those identified on Map 12 as attached to the submission so as to incorporate the mountains of Hikurangi, Maungarei and Matarau and the Hikurangi Swamp, such being areas identified on the submission (although not described with any degree of specificity) but not shown on Map No. 12, as they are not located within the area encompassed by that map.
9. Both parties acknowledge that this plan is provisional only and has been prepared for interim working purposes. This plan is not to be seen as an acknowledgment either on the part of:
- (i) The Referrer so as to limit its ability to identify sites of significance outside the area shown on this plan; or
 - (ii) The Respondent so as to limit it in its judicial decision making processes.
10. The Respondent respectfully seeks directions from the Court in terms of this memorandum such to record the withdrawal of the reference and the commitments of the Respondent as set out herein.

DATED at Whangarei this 26 day of February 2004

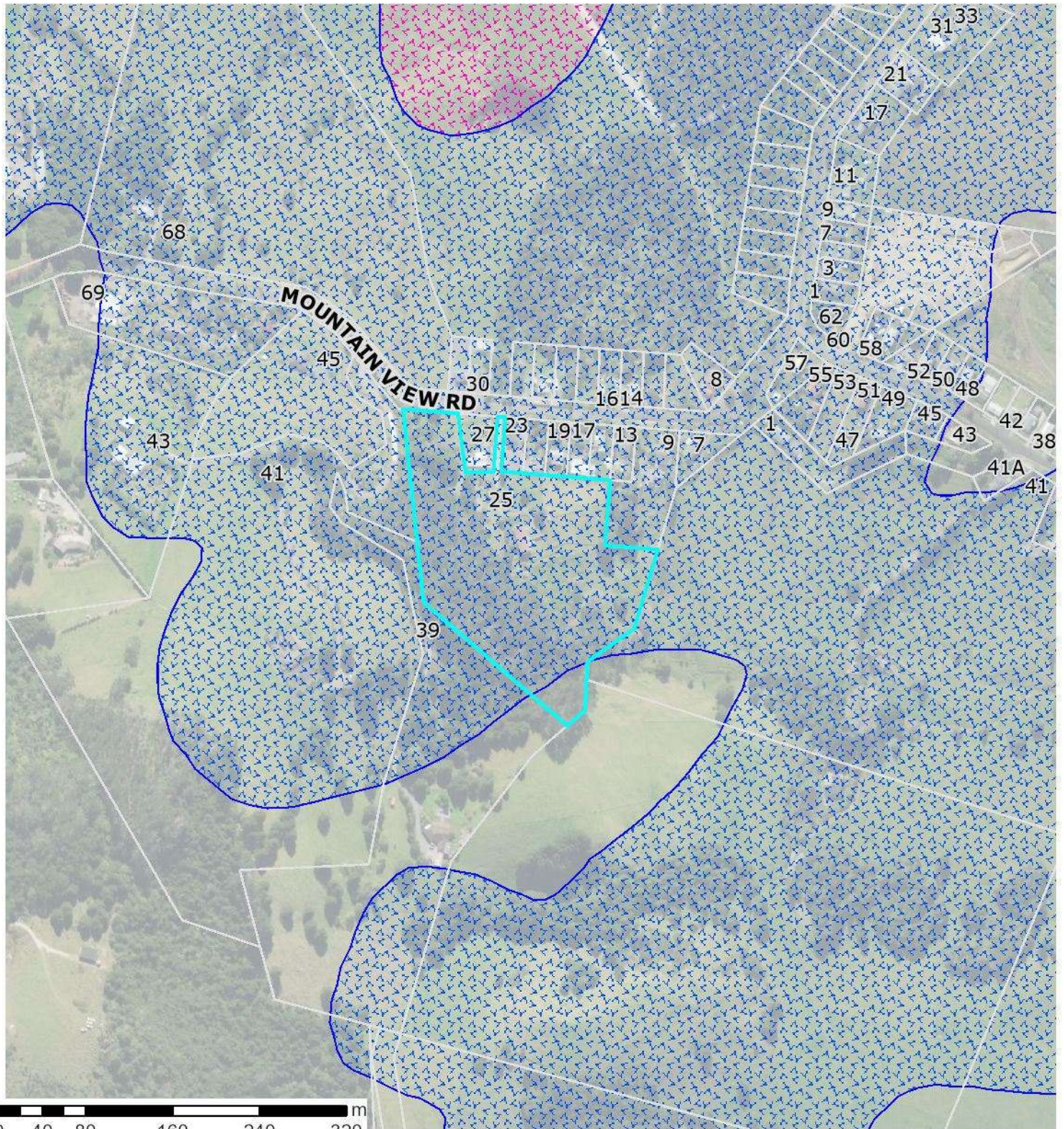




G.J. Mathias
Counsel for the Respondent

District Plan Change 1 - Natural Hazards

Mining Subsidence or Precinct



PC1 - Natural Hazards

Mining Subsidence Hazard Area

-  Mining Hazard Area 1
-  Mining Hazard Area 2
-  Mining Hazard Area 3

Precinct



19 June 2026

Scale 1:5,000



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

Mine Zones



Mine Zones

-  Mine Zone 1
-  Mine Zone 2
-  Mine Zone 3

This Mine Zone hazard information is from a Tonkin & Taylor engineering report Hikurangi: Jan 2001
 Ref No: 18596 and Kamo: July 2013 Ref No: 29269

19 June 2026

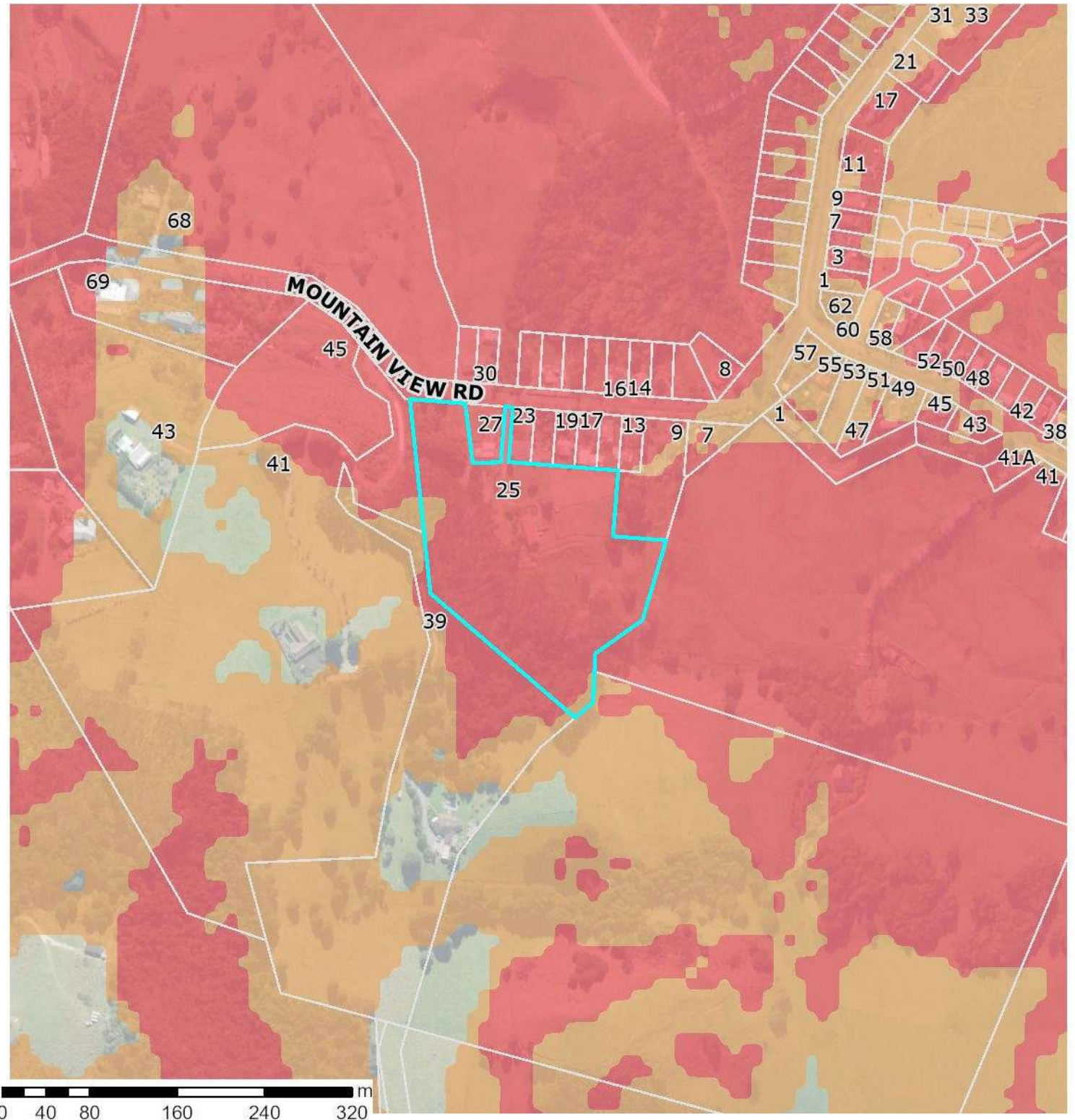
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Hazard information as shown is approximate and should not be used as a replacement for site specific investigation and assessments. The absence of hazard information shown does not mean that there is none, only that the information may not yet have been collected.



District Plan Change 1 - Natural Hazards

Land Instability



PC1 - Natural Hazards

Land Instability

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

19 June 2026

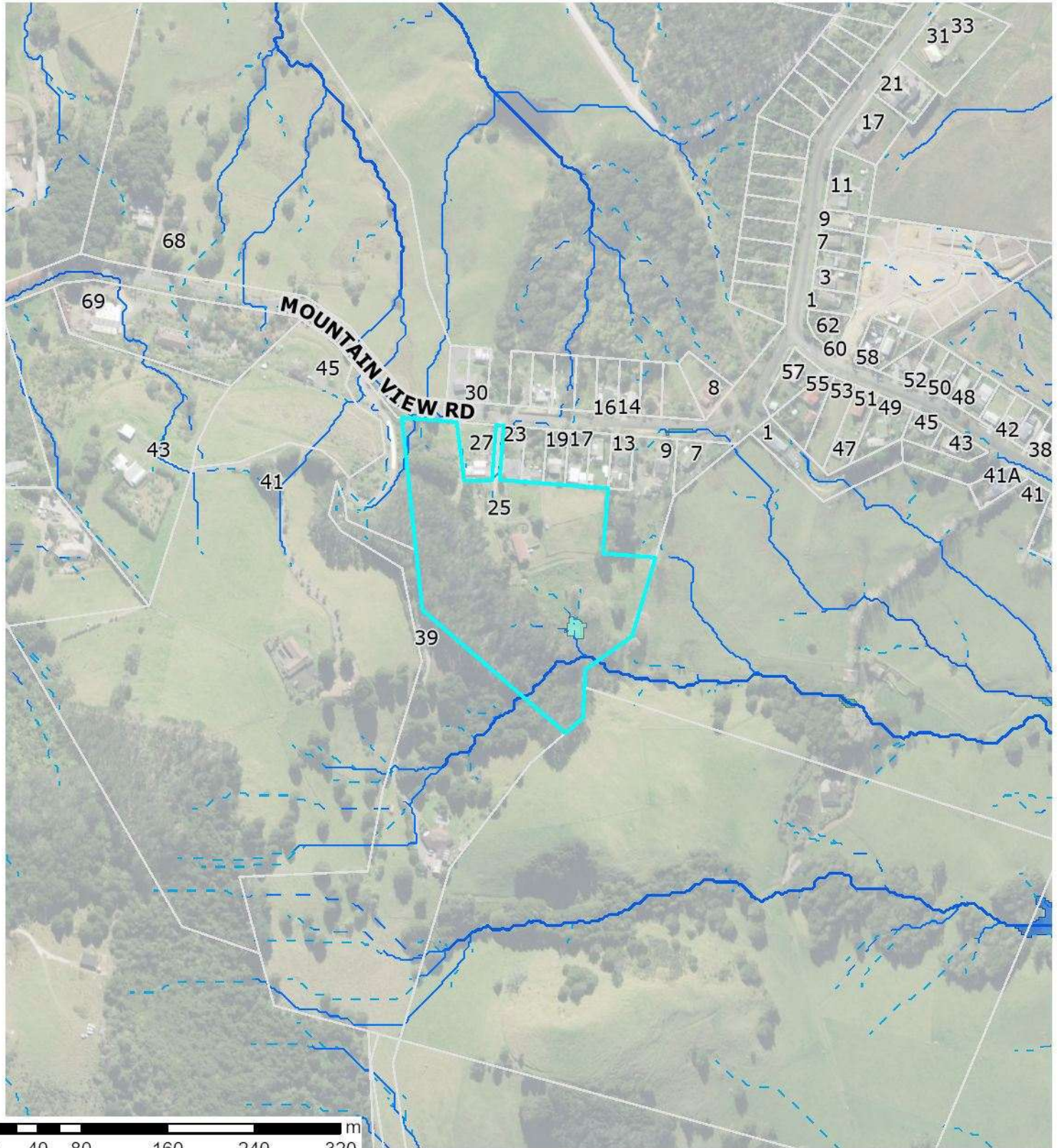
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Information provided on this map forms part of Plan Change 1 – Natural Hazards.
 To view the maps and see how the changes may affect the property please visit:
<https://www.wdc.govt.nz/Services/Planning/District-Plan-changes/Current-plan-changes>.

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Stormwater Catchment and Flood Management



Overland Flow Paths 2021

Modelled Catchment Flowpaths 2021

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

Surface Depression Ponding Areas 2021

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

Overland Flow Paths 2017

Catchment Area 2017

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

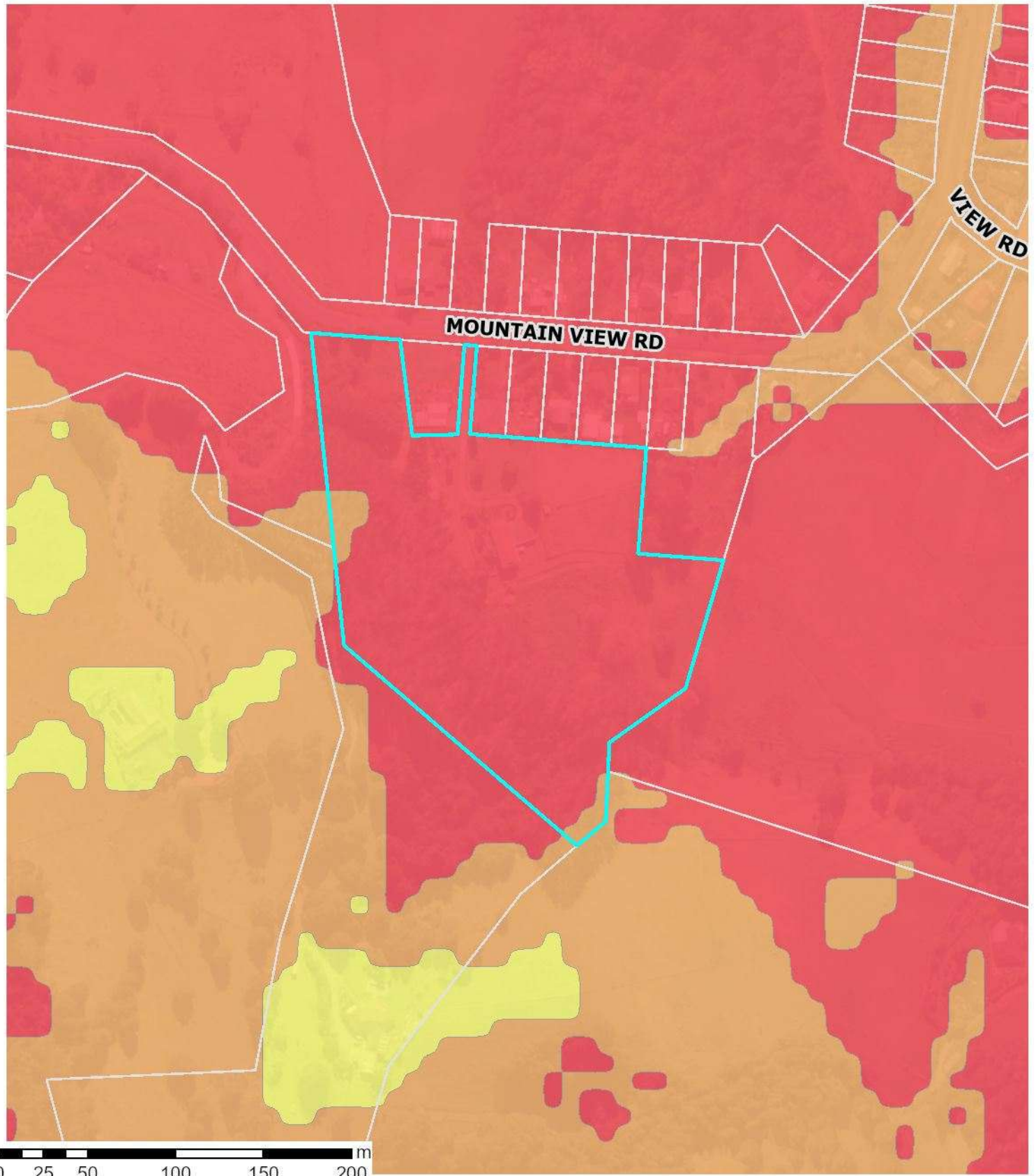
Depression Storage Areas 2017

- Depression Storage Areas

19 June 2026

Scale 1:5,000

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>

19 June 2026
Scale 1:3,000



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