

WDC LIM REPORT



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Land Information Memorandum

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

LIM number: LM2601330

Received: 12 Aug 2026

Issued: 24 Aug 2026

Applicant

Own Real Estate
75 Forest View Road
RD 1
Kamo 0185

Site Information

Property ID: 170158

Street Address: 29 A Clark Road
Te Kamo 0112

Legal Description: LOT 2 DP 538841

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: 899674
- Deposited Plan: DP 538841

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

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

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

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

- Water, Wastewater and Stormwater Map

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

- Site Drainage Plan dated 22/04/1992

For further information regarding Council Water Supply please refer:

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

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

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

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

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

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

A final reading of the water meter will be required.

s44A(2)(d) Any permit, consent, certificate, notice, order or requisition affecting the land or buildings; s44A(2)(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 Permit issued for this property is attached.

- Building of a Proposed Additional Dwelling
Issued – 12/02/1992

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 Exemption issued for this property is attached.

- BX2000091 – Repair Damage Due to Flooding – Internal Wall Linings, Insulation and Wet Area Lining Replacement
Granted – 16/09/2020

Council holds no records of a swimming pool or spa at this property.

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>](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/>](https://gismaps.wdc.govt.nz/GISMapsGallery/)

This property is located in a Local Centre 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

This property is known to contain/or is in the vicinity of Archaeological site, refer map attached.

- Q06/669 – Military (non-Maori) Camp Home Guard Kamo Hall

Please note, any future development, including building consents, will be notified to Heritage New Zealand.

For further information contact Heritage New Zealand, Northland Area Office on ph. 09 407 0470 or infonorthland@heritage.org.nz.

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:

- Flood Susceptible Area

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 flood susceptible area maps provide a trigger layer for provisions to manage the risk of flooding in the Operative District Plan. These provisions are currently subject to Plan Change 1 - Natural Hazards (PC1).

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

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

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

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

Modelling by Northland Regional Council identifies a River Flood Hazard for this property.

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.

Since 2008, Northland Regional Council has undertaken detailed flood modelling of priority catchments, i.e. those catchments and rivers determined present the highest risk to our communities. The flood extent shown on the maps are produced at a catchment scale and is not intended to depict specific flooding details for individual properties. We recommend obtaining site-specific engineering assessments to assess flood risk. Priority catchment flood maps are available on the Northland Regional Council Natural Hazards Map viewer

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

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

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

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

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

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

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

Surveyed and observed flood levels

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

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

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

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

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

River Flood Hazard Technical Reports

1. Scope of report:	Whangarei Catchments
2. Report Title:	NRC Priority Rivers Modelling Report and Whangarei Modelling Report
3. Report date:	March 2011, October 2013
4. Report prepared by:	URS
5. Report commissioned by:	Northland Regional Council
6. Purpose of the report:	This report explains the technical aspects relating to the development of the Priority Rivers Flood Risk reduction project and specifically rivers in the Whangarei catchment. The 2013 report details the work that was done to merge the Hatea and Wairarohia/Raumanaga models and to recalibrate the new Hatea model.
7. Where or how to access report:	River modelling technical reports https://www.nrc.govt.nz/resource-library-summary/research-and-reports/river-modelling-technical-reports/
1. Scope of report:	Whangarei Catchment (Catchment M01)
2. Report Title:	Design Modelling Whangarei Catchment (M01)
3. Report date:	May 2021
4. Report prepared by:	Water Technology
5. Report commissioned by:	Northland Regional Council
6. Purpose of the report:	This report documents the calibration and design modelling methodology for Whangarei Catchment (M01), noting that this catchment was calibrated to the July 2020 flood event.
7. Where or how to access report:	River modelling technical reports https://www.nrc.govt.nz/resource-library-summary/research-and-reports/river-modelling-technical-reports/

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 Morpium Environmental Ltd, dated 4 October 2019, provided a technical overview of the scope, methodology, issues and limitations of the mapped Overland Flow Paths and indicative extent of surface depression areas.

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

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

Land Instability

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

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

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

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

This LIM includes maps which indicate Landslide Susceptibility in relation to this property and its surrounds - is **low**. 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 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:



P Luwes
Property Information Officer

Property Map



New Subdivisions

- Proposed Pre-223
- 223 Certificate

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

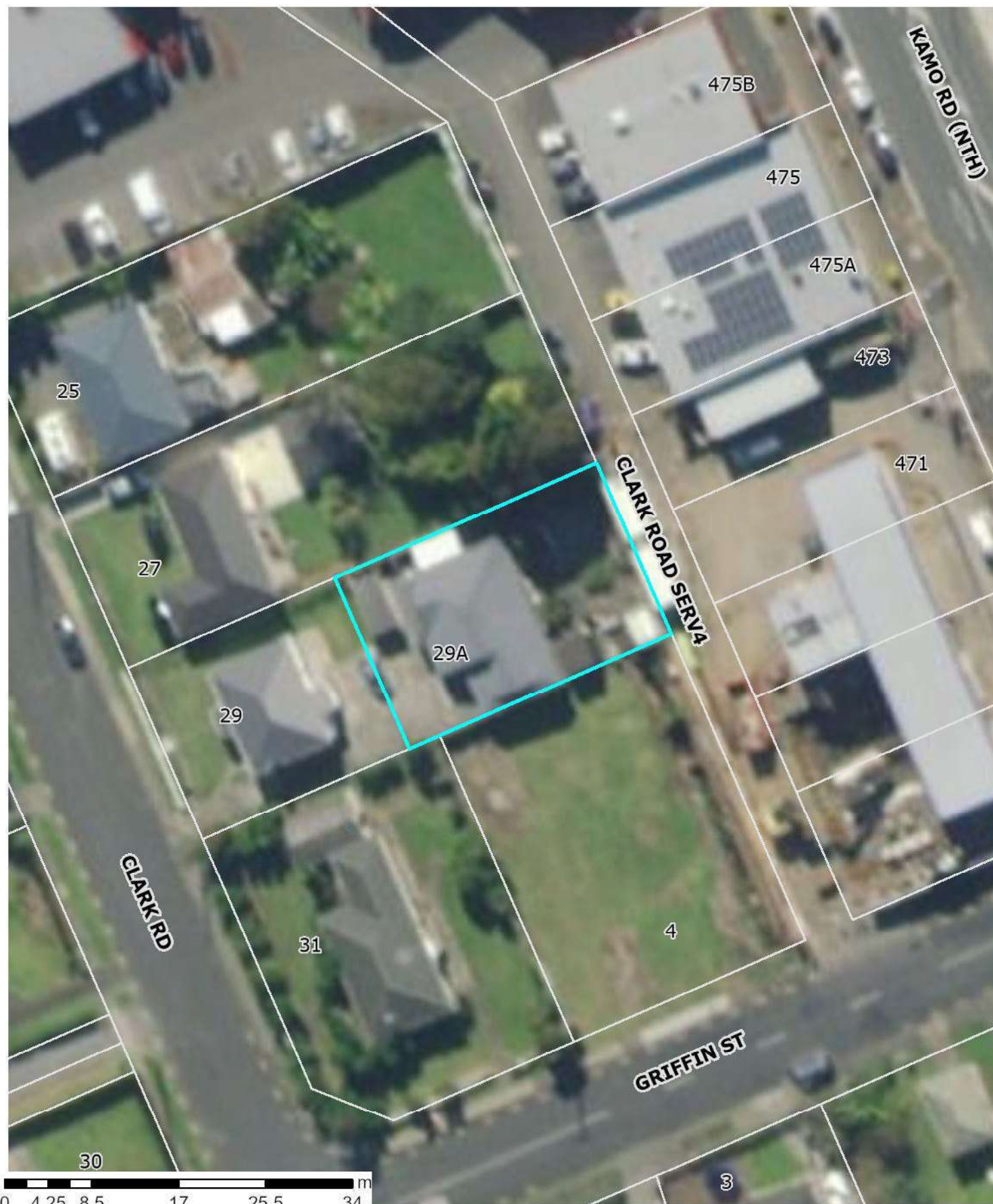
Land Parcel boundaries are indicative only and are not survey accurate. Area measurement is derived from the displayed geometry and is approximate. True accurate boundary dimensions can be obtained from LINZ survey and title plans

21 August 2026

Scale 1:500



Aerial Photography



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

21 August 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 899674
Land Registration District North Auckland
Date Issued 03 March 2020

Prior References

NA1380/16 NA87D/813

Estate Fee Simple
Area 511 square metres more or less
Legal Description Lot 2 Deposited Plan 538841
Registered Owners
Evan Phillip John and Sharon Lee John

Interests

Appurtenant hereto is a water right created by Transfer 482324 - 31.10.1950 at 1:40 pm

11255291.2 Settled under the Joint Family Homes Act 1964 - 9.11.2018 at 10:21 am

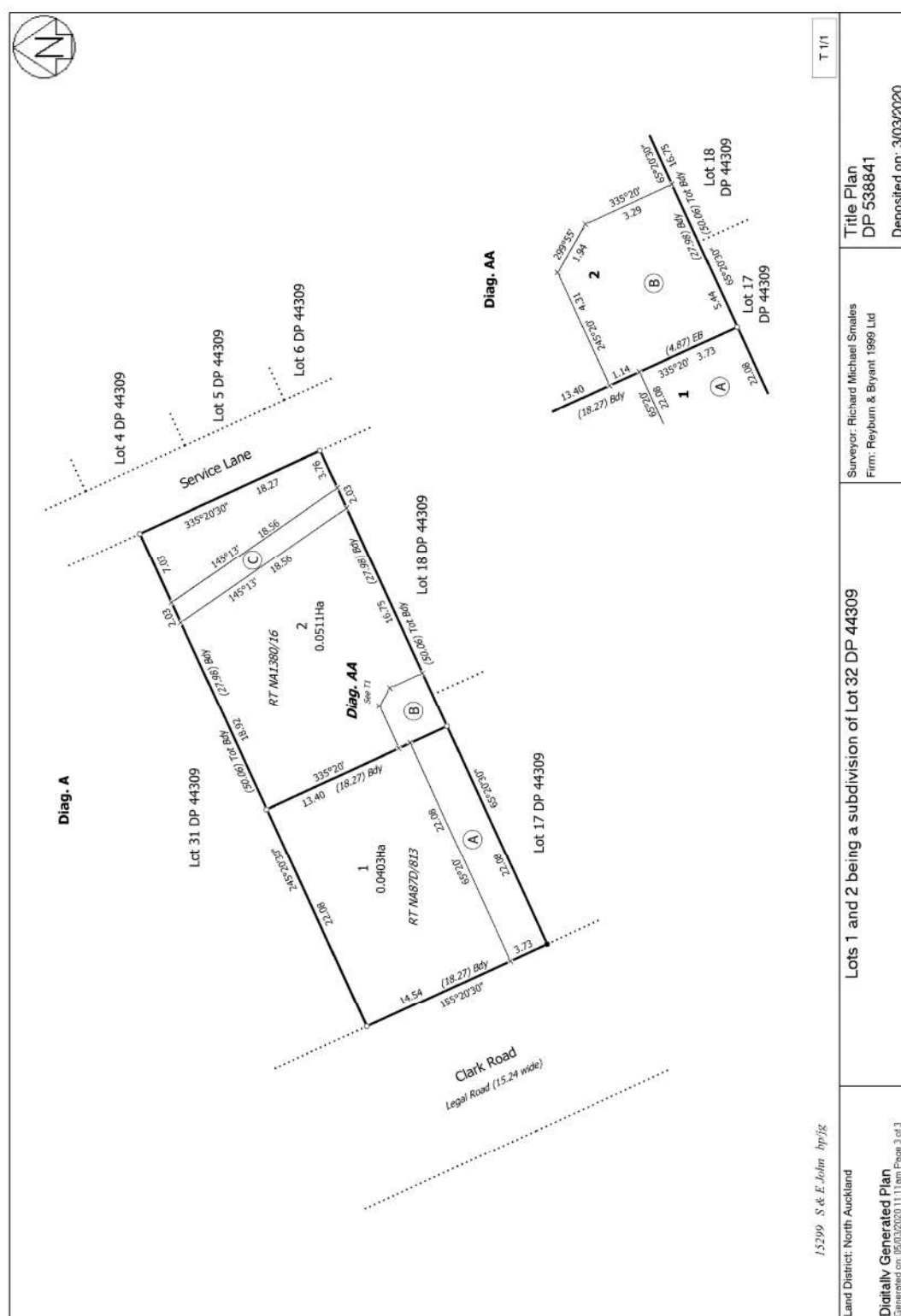
Subject to a right (in gross) to drain water over part marked C on DP 538841 in favour of Whangarei District Council created by Easement Instrument 11552258.4 - 3.3.2020 at 1:36 pm

The easements created by Easement Instrument 11552258.4 are subject to Section 243 (a) Resource Management Act 1991

Subject to a right of way over part marked B on DP 538841 created by Easement Instrument 11552258.5 - 3.3.2020 at 1:36 pm

Appurtenant hereto is a right of way, right to convey water, electricity and telecommunications created by Easement Instrument 11552258.5 - 3.3.2020 at 1:36 pm

The easements created by Easement Instrument 11552258.5 are subject to Section 243 (a) Resource Management Act 1991





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

21 August 2026

Scale 1:500



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

Water, Wastewater and Stormwater – Map Legend

Water

Water Point

Actuator

-  WDC
-  Private

Backflow Device

-  WDC
-  Private

Bore

-  WDC
-  Private

End Structure

-  WDC
-  Private

Fitting Node

-  WDC
-  Private

Hydrant

-  WDC
-  Private

Meter

-  WDC

Meter Manifold

-  WDC
-  Private

Pump

-  WDC
-  Private

Valve

-  WDC
-  RED
-  Private

Water Line

Abandoned Pipe

- 

Raw Water Main

-  WDC
-  Private

Trunk Main

-  WDC
-  Private

Other Main

-  WDC
-  Private

Process Pipework

-  WDC
-  Private

Reticulation

-  WDC
-  Private

Service Line

-  WDC
-  Private

Water Area

Chamber

-  WDC
-  Private

Reservoir

-  WDC
-  Private

Stormwater

Stormwater Point

End Structure

-  WDC
-  Private

Fitting Node

-  WDC
-  Private

GPT

-  WDC
-  Private

Manhole

-  WDC
-  Private

Pump

-  WDC
-  Private

Stormwater Inlet

-  WDC
-  Private

Valve

-  WDC
-  Private

Stormwater Line

Abandoned Pipe

- 

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

SITE DRAINAGE PLAN

DRAINLAYER

Permit No.

Date=

New Foulwater Drains

Stormwater Drains

Old Drains

RFID

DOTTED BLACK

FULL BLACK

Material Used

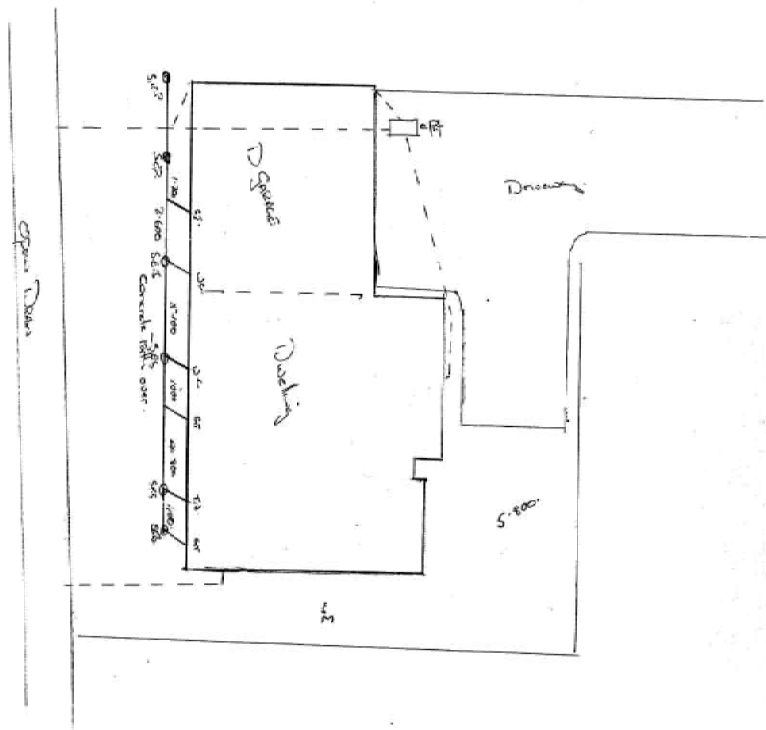
FOULWATER

STORMWATER

PVC/CERAMIC

PyCERAMIC
PyCERAMIC

CELESTE



OWNER: Fran Jones

STREET: 2914. CLARK ROAD KAMO.

LOT No.

DP No.



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

Rates LIM Report

As at: Friday, 21 August, 2026

Property Number 170158
Legal Description LOT 2 DP 538841
Assessment Number 0071116502
Address 29 A Clark Road Te Kamo 0112
Record of Title(s) 899674
Land Value \$295,000
Capital Value \$670,000
Date of Valuation 01-July-2024
Effective Date (used for rating purposes) 01-July-2025
Meter Location 2.2m TO KB RHB @ P/POLE

Rates Breakdown (up to 30 June 2027)

Rates Charge	Charge Total
General Residential	909.19
Regional Emergency & Hazard Management	58.36
Regional Flood Infrastructure	43.11
Regional Economic Development	10.38
Regional Whangarei Transport Rate	29.70
Uniform Annual General Charge	996.00
Regional Sporting Facilities	7.94
Regional Whangarei Urban Riv Mgt Gen Catchment	39.83
Regional Rescue Services	11.09
Regional Council Services	214.35
Regional Land and Freshwater Management	82.48
Sewage Disposal - Residential	991.00
Regional Pest Management	110.40
Stormwater	124.00
Annual Charge Total	\$3,627.83

Opening Balance as at 01/07/2026 **\$-283.41**

Rates Instalments	Total
20/07/2026 Instalment	\$909.83
20/10/2026 Instalment	\$906.00
20/01/2027 Instalment	\$906.00
20/04/2027 Instalment	\$906.00
Rates Total	\$3,627.83

Balance to Clear **\$2,718.00**

1791

10977

WHANGAREI DISTRICT COUNCIL

NO.

PERMIT NO. BPHD1791ISSUED 12/2/92

FILE NO. _____

FORUM NORTH, PRIVATE BAG, WHANGAREI
TELEPHONE (09) 438 4879
FAX (09) 438 7632

RECEIVED

20 JAN 1992

WHANGAREI
DISTRICT COUNCIL

BUILDING PERMIT APPLICATION

OWNER	
NAME <u>EVAN JOHN</u>	
MAILING ADDRESS _____	
PHONE _____	

BUILDER	
NAME <u>D + D BUILDER</u>	
MAILING ADDRESS <u>164 MAUNU ROAD</u>	
WHANGAREI	PHONE <u>4382356</u>

PROPERTY ON WHICH BUILDING IS TO BE ERECTED/DEMOLISHED

SITE	
PROPERTY ADDRESS <u>29/2 CLARKE ROAD KAMO</u>	

LEGAL DESCRIPTION	
VAL ROLL NO. <u>711/165</u>	
LOT <u>32</u> DP <u>44309</u>	
BLOCK _____	SEC _____
SURVEY DISTRICT _____	

DESCRIPTION OF PROPOSED WORK AND MAIN PURPOSE OF USE	
<u>BUILDING OF A PROPOSED DWELLING</u>	OFFICE USE ONLY STATS NO. _____

FLOOR AREA DWELLING UNITS	
WHOLE SQ METRES <u>161.70</u>	NUMBER ERECTED <u>1</u>

ESTIMATED VALUE OF WORK	
BUILDING	\$ <u>118,772</u>
PLUMBING	\$ <u>1,500</u>
DRAINAGE	\$ <u>3,500</u>
TOTAL	\$ <u>123,772</u>

PLUMBING & DRAINAGE LABOUR	
PLUMBING	\$ <u>1,500</u>
DRAINAGE	\$ <u>1,500</u>
	<u>3,000</u>

MASTER BUILDERS STREET DAMAGE	
BOND NUMBER _____	

OFFICE USE ONLY	
PLANNING	DANGEROUS GOODS
PLUMBING	ENGINEER
HEALTH	FIRE SAFETY
BUILDING	COMMERCIAL INSP
	SBI
	FINAL APPROVAL

NATURE OF PERMIT (TICK)	
1 NEW BUILDING (NOT NO 4)	☒
2 FOUNDATIONS ONLY	☐
3 RESITED, REPAIRED, ALT, EXT	☐
4 DOM GARAGES & OUTBUILDINGS	☐
5 CHIMNEYS, APPL & FIREPLACES	☐
6 OTHER CONST & DEMOLITIONS	☐

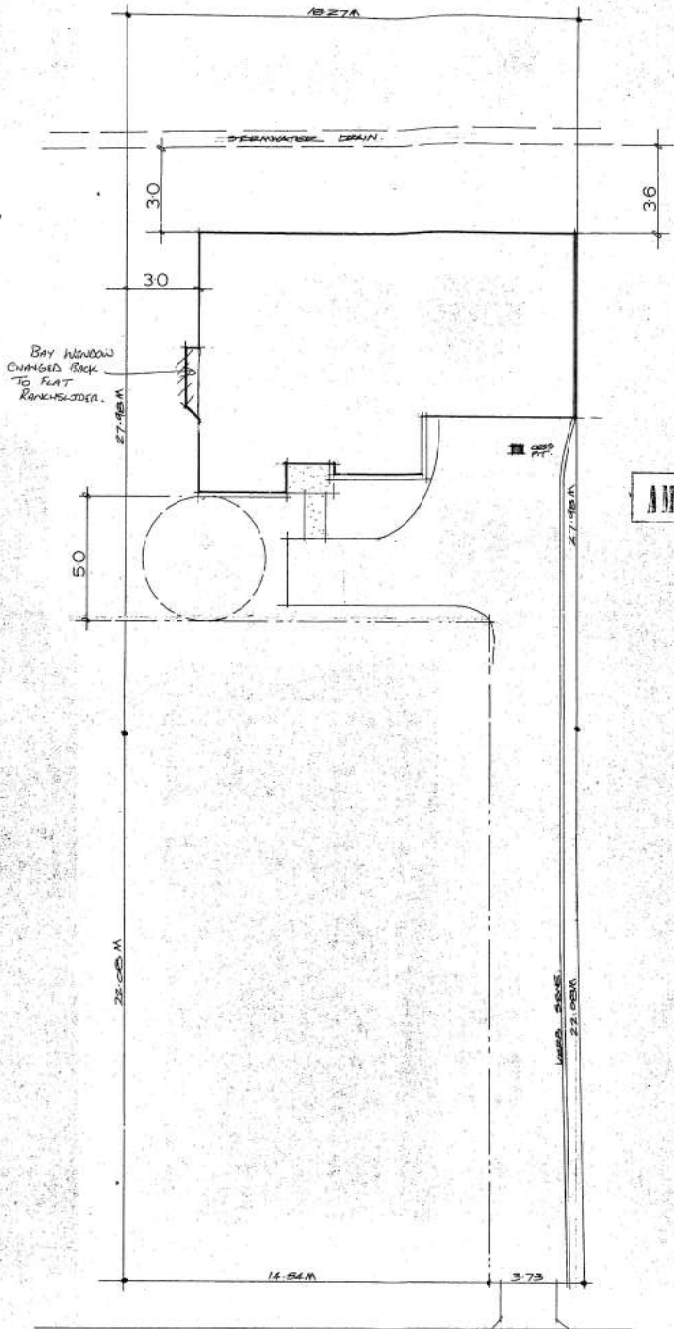
PARTICULARS OF SITE	
AREA OF LAND _____	
NATURE OF SOIL _____	
OTHER BUILDINGS ON SITE _____	

APPLICANT (PLEASE PRINT)	
NAME <u>DEAN MCGONAGLE</u>	
(D + D BUILDERS)	
MAILING ADDRESS <u>164 MAUNU ROAD</u>	
<u>WHANGAREI</u>	
PHONE <u>4382356</u>	
TITLE <u>BUILDER</u>	(OWNER, BUILDER, OWNERS AGENT)
SIGNATURE <u>[Signature]</u>	

[illegible]

CLARK ROAD

10977



RECEIVED
11 FEB 1982
WHANGAREI
DISTRICT COUNCIL

AMENDED PLAN

CLARK ROAD

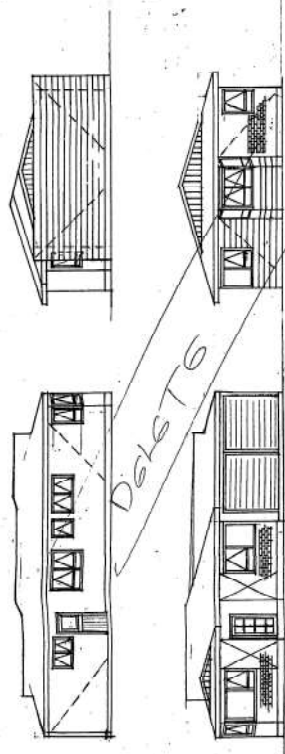
AMENDED SITE PLAN 1:50

LOT 32
DP 44309

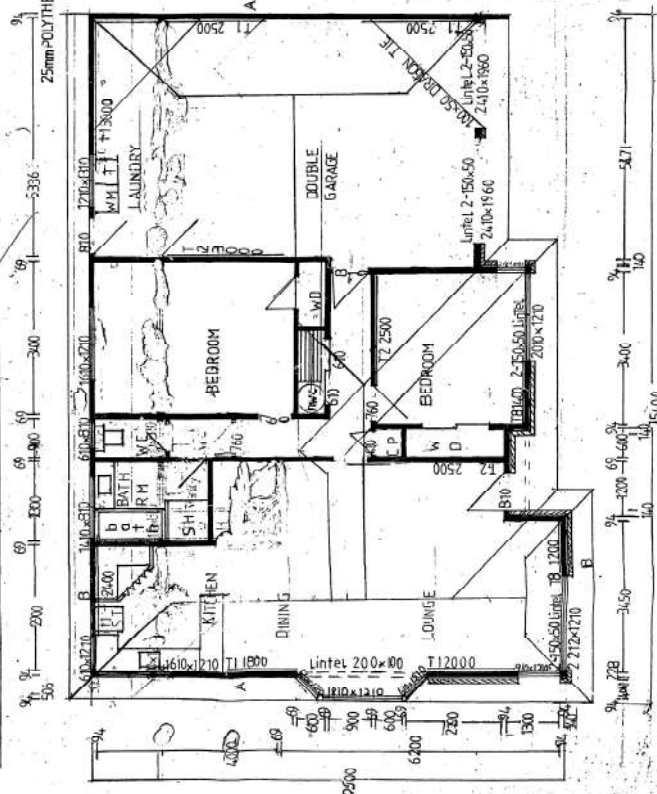
E. JOHNS RESIDENCE

10977

RECEIVED
20 JUN 1982
BANGKOK
BANGKOK OFFICE



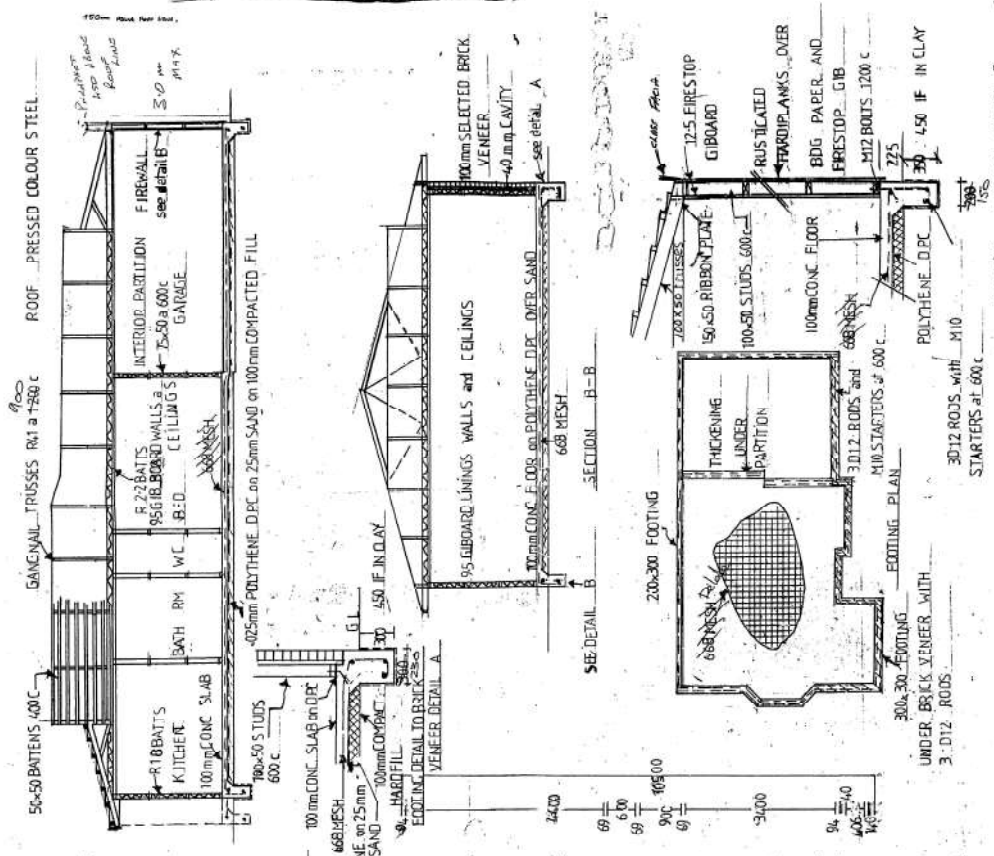
DELETE



Refer to attached sheets
for amended floor plan

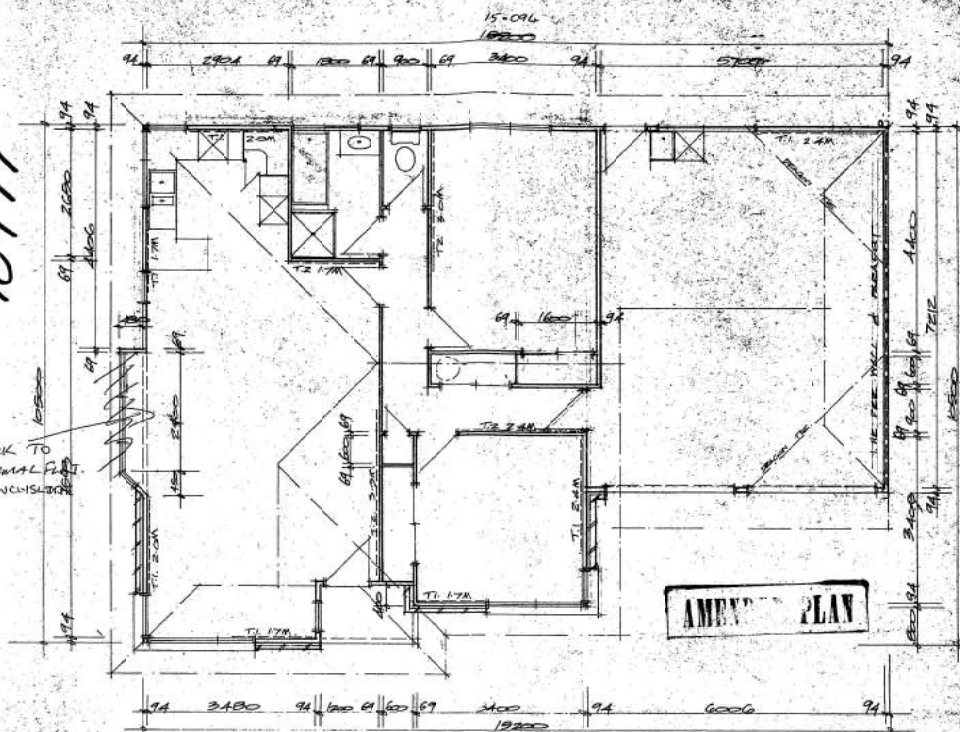
PROPOSED HOME UNIT FOR MR E. JOHN AT 20 CLARK ROAD KAMU LOT 32 D.P. 44,309

SCALE: 1:50 1:100

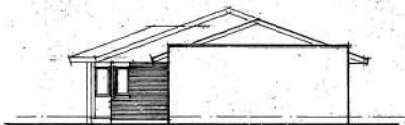


FOOTING AND FIREWALL DETAIL B

BACK TO
NORMAL FLT.
Pneumonia



AMENDED FLOOR PLAN 12/00



AMENDED ELEVATIONS 1:100

E. JOHNS RESIDENCE

GARY D. BEAZLEY
ARCHITECTURAL DESIGNER

In reply please quote BX2000091
Or ask for Paul Tomlinson



Forum North, Private Bag 9023
Whangarei 0148, New Zealand
P +64 9 430 4200
F +64 9 438 7632
E mailroom@wdc.govt.nz
www.wdc.govt.nz

16 September 2020

E P John
29A Clark Road
Kamo 0112

Dear Sir/Madam

Building Consent Exemption No: BX2000091

Building Work: Repair Water Damage Due to Flooding - Internal Wall Linings, Insulation and Wet Area Lining Replacements

Site Address: 29A Clark Road Kamo 0112

I am pleased to advise you that pursuant to Exemption (2) (a) of the First Schedule of the New Zealand Building Act 2004, you have been granted an exemption from obtaining a building consent for the above mentioned building.

The exemption is granted on the condition that the building work is carried out to comply with the New Zealand Building Code and the submitted plans.

Please note that the exemption from having to obtain a building consent does not relieve you, as the property owner, from having to obtain any other authorisation under any other Act, District Plan etc, if such authorisation is required.

A planning check has been undertaken and the building appears to:

- comply with the requirements of the District Plan.

If you commence work in breach of the District Plan, you may be liable to enforcement action pursuant to the provisions of the Resource Management Act, which may include abatement and/or infringement proceedings, or prosecution in the District Court.

Yours faithfully
pp

A handwritten signature in dark ink, appearing to read "P Tomlinson", is written over a faint, circular official stamp.

Paul Tomlinson
Senior Building Control Officer

Scope of Works (updated from inspection 11.8.20)

Insurer:	Vero Insurance New Zealand Limited
Insured:	Sharon John
Address:	29a Clark Road
Suburb:	Kamo
City:	Whangarei
Claim Ref:	N003740349
Loss Type:	Storm
Loss Date:	17/07/20
Sum Insured:	233,858.00
Date:	30/07/20
Project Manager:	Jamie Clark

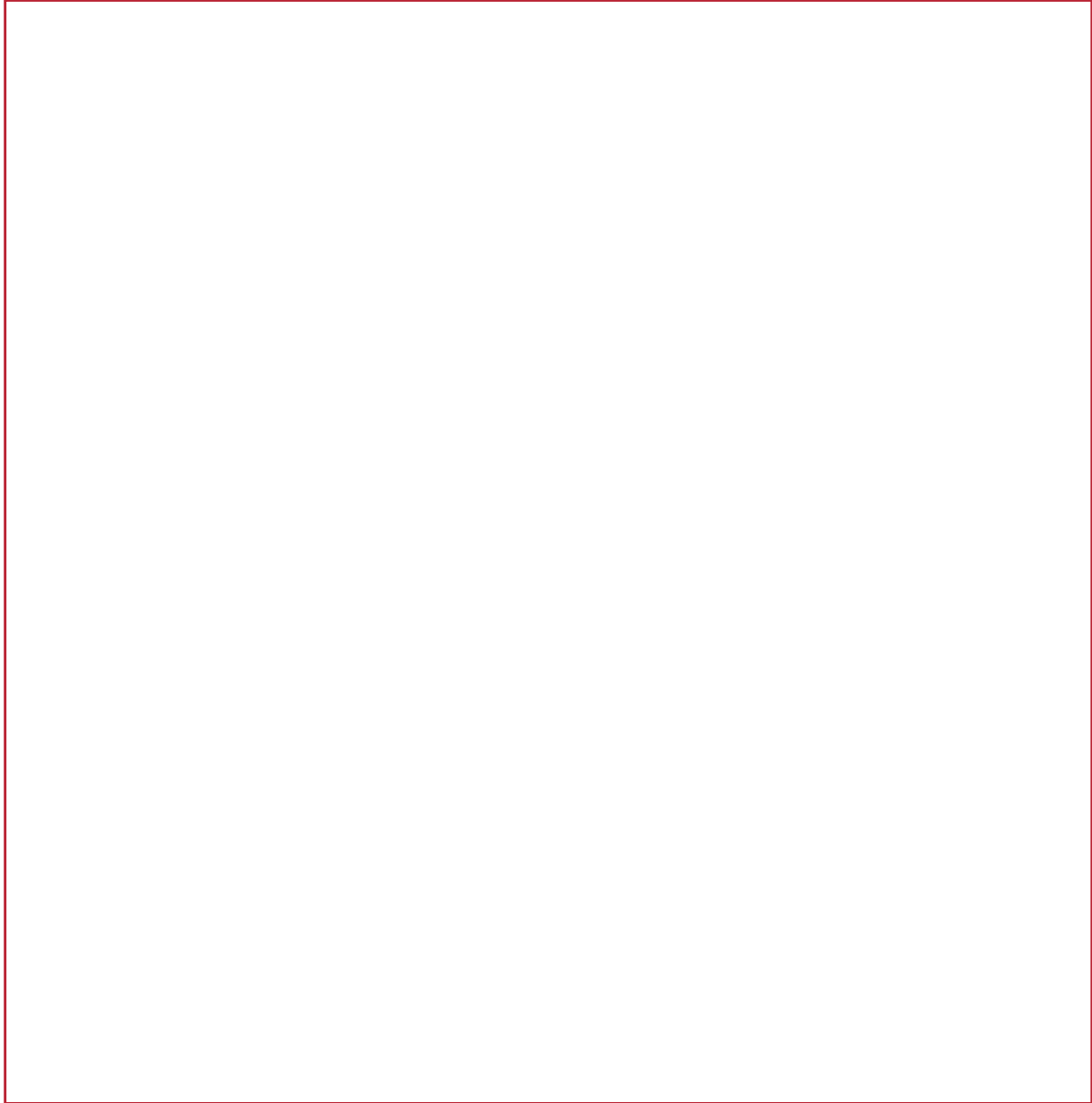
Site View



Scope of Works

Scope of works to be read in conjunction with plans and engineering. Any discrepancies are to be notified to the Project Manager.

Floor Plan



Element – External

Description:

Wall Cladding: Brick
Windows: Aluminium
Soffits: Fibre Cement
Roof Cladding: Tile
Spouting: PVC
Downpipes: PVC
Electrical:
Other fixture/fittings: TV satellite, washing line, corrugated iron garden shed x 2
Asbestos?

Damage:

- N/A

Repair:

- N/A

Insured Comments/Notes:

Element – Structural

Description:

Foundations: Concrete Slab
Wall Framing: One Story Timber frame
Roof Framing: Timber framing

Damage:

- N/A

Repair:

- N/A

Insured Comments/Notes:

Element – Lounge

Description:

Ceiling height/room dimensions: 4.4 X 5.8m 2.4m
Wall linings: Painted plasterboard with lining paper, Wall Paper
Ceiling linings: Painted plasterboard
Windows/Doors: Aluminium window x2, Aluminium Rach Slider, Solid Wood external door
Finishing Lines/Trims: Rimu 60mm X 10mm skirtings, Rebated Rimu reveals, Pinex Coving,
Floor Coverings: Tiled/Carpet
Electrical:

Other fixtures/fittings: Heat Pump

Damage:

- Water damage to plasterboard wall linings

Repair:

- Remove, dispose and replace plasterboard wall linings to 400mm high
- Remove, dispose and replace Rimu 60x10mm skirtings
- Plaster and paint plasterboard and lining paper/wallpaper
- Remove, dispose and replace carpet (Carpet court arranged by MPS)
- Remove all floor tiles as will be replaced with Carpet.
- Replace insulation to exterior walls
- Paint entry door and slider reveals

Insured Comments/Notes:

Element – Kitchen

Description:

Ceiling height/room dimensions: 3.1 X 4.6m - 2.25m

Wall linings: Tile Kick Boards, Joinery, Painted Plasterboard and lining paper

Ceiling linings: Painted plasterboard

Windows/Doors: Aluminium window x2,

Finishing Lines/Trims: Rebated Rimu Reveals, Pinex Coving,

Floor Coverings: Tiled

Electrical:

Other fixtures/fittings: Kitchen joinery bench, Freestanding oven, Fridge

Damage:

- Water damage to insulation

Repair:

- Remove dispose and replace tiled floor.
- Remove, store and reinstate kitchen joinery. Remove, dispose and replace mdf feet with plastic, replace toe boards, replace x3 full height end panels, retiling toe boards
- Remove, dispose and replace plasterboard wall linings to 400mm high to all walls, incl insulation
- Remove 6x wall tiles behind oven, replace to best match
- Prep and paint walls to match lounge.
- Pinex coving to be replaced where built in cupboards removed and reinstalled
- Prepare and paint ceiling and coving

Insured Comments/Notes:

Element – Hallway

Description:

Ceiling height/room dimensions: 6.35 X 0.86 – 2.4 m

Wall linings: Painted plasterboard and lining paper

Ceiling linings: Pinex Tiles

Windows/Doors: 2x Veneer hollow wooden doors.

Finishing Lines/Trims: Rimu 60mm X 10mm skirtings, Rebated Rimu Reveals, Pinex Coving,

Floor Coverings: Carpet

Electrical:

Other fixtures/fittings:

Damage:

- Water damage to plasterboard wall linings and skirtings
- Water damage to carpet

Repair:

- Remove, dispose and replace plasterboard wall linings to 400mm high
- Remove, dispose and replace Rimu 60x10mm skirtings
- Plaster and paint plasterboard walls
- Remove, dispose and replace carpet (Carpet court arranged by MPS)
- Polyurethane door reveals, door to bedroom on right damaged by carpet removal only

Insured Comments/Notes:

Element – Hallway Cupboard X 2

Description:

Ceiling height/room dimensions: Cupboard 1: 1.5 X 0.6m Cupboard 2: .97 X .6 - 2.4 m

Wall linings: N/A

Ceiling linings: Pinex Tiles

Windows/Doors: 4x Veneer hollow wooden door.

Finishing Lines/Trims: Rebated Rimu reviles, Pinex Coving,

Floor Coverings: Carpet

Electrical:

Other fixtures/fittings: Hot water cylinder in cupboard 1

Damage:

- Water damage to carpet

Repair:

- Remove, dispose and replace carpet (Carpet court arranged by MPS)
- Remove, dispose and replace plasterboard wall linings to 400mm high
- Remove, dispose and replace Rimu 60x10mm skirtings

Insured Comments/Notes:

Element – Bedroom 1 and Cupboard

Description:

Ceiling height/room dimensions: 6.35 X 0.86m - 2.4 m Cupboard: 1.7 X 0.6m
Wall linings: Painted plasterboard and lining paper
Ceiling linings: Pinex Tiles
Windows/Doors: 1x Veneer hollow wooden internal door . 1x Aluminium Window, 2x Veneer hollow wooden cupboard doors
Finishing Lines/Trims: Rimu 60mm X 10mm skirtings, Rebated Rimu Reveals, Pinex Coving,
Floor Coverings: Carpet
Electrical:
Other fixtures/fittings:

Damage:

- Water damage to plasterboard wall linings and skirtings
- Water damage to carpet

Repair:

- Remove, dispose and replace plasterboard and paper linings to 400mm high, blocking and insulation
- Remove, dispose and replace Rimu 60x10mm skirtings
- Plaster and paint plasterboard walls
- Remove, dispose and replace carpet (Carpet court arranged by MPS)

Insured Comments/Notes:

Element – Bathroom

Description:

Ceiling height/room dimensions: 3.1 X 2.65
Wall linings: Tiled to 1200mm, Plasterboard beyond.
Ceiling linings: Painted Plasterboard
Windows/Doors: Hollow core door x1
Finishing Lines/Trims: Pinex Coving
Floor Coverings: Tiled
Electrical:
Other fixtures/fittings: Bath, Show, Vanity

Damage:

- No damage observed.

Repair:

- No damage observed.
- Toilet is leaking when cistern is filling, not claim related.

Insured Comments/Notes:

Element – Bedroom 2 and Cupboard

Description:

Ceiling height/room dimensions: 5.4 X 3.4m Cupboard: 2.32 X 0.6m
Wall linings: Painted plasterboard and lining paper
Ceiling linings: Pinex Tiles
Windows/Doors: 1x Veneer hollow wooden door . 2x Aluminium window, 2x Veneer Hollow wooden cupboard doors
Finishing Lines/Trims: Rimu 60mm X 10mm skirtings, Pinex Coving,
Floor Coverings: Carpet
Electrical:
Other fixtures/fittings:

Damage:

- Water damage to plasterboard wall linings and skirtings
- Water damage to carpet

Repair:

- Remove, dispose and replace plasterboard wall linings to 400mm high, include blocking and insulation to exterior walls
- Remove, dispose and replace 60x10mm Rimu skirtings
- Plaster and paint plasterboard walls
- Remove, dispose and replace carpet (Carpet court arranged by MPS)
- Replace Rimu Door to bedroom entry
- Remove wallpaper to wardrobe, prepare and paint
- Remove shelving, store and refit

Insured Comments/Notes:

Element – Toilet

Description:

Ceiling height/room dimensions: 1.9 x 1.0m
Wall linings: Painted plasterboard and lining paper
Ceiling linings: painted gib
Windows/Doors: Aluminium window x1, Veneer Wooden hollow door x1

Finishing Lines/Trims: 60x10mm Rimu Skirting and Rimu Revels

Floor Coverings: Tiled

Electrical:

Other fixtures/fittings: Toilet

Damage:

- Water damage to plasterboard wall linings and skirtings

Repair:

- Remove, dispose and replace plasterboard and tiling to 400mm high, include blocking and insulation to exterior wall
- Remove and reinstate toilet if required
- Replace painted door, salvage hardware for reuse
- Remove and replace wallpaper
- Replace skirting and polyurethane
- Remove, store and refit wall fittings
- Seal skirting to tiles

Insured Comments/Notes:

Element – Laundry

Description:

Ceiling height/room dimensions: 1.8x1.9 m

Wall linings: Half Painted plasterboard and lining paper

Ceiling linings: painted gib

Windows/Doors: Aluminium external door x1

Finishing Lines/Trims: 60x10mm Rimu Skirting and Rimu Revels

Floor Coverings: Tiled

Electrical:

Other fixtures/fittings: shub and washing machine

Damage:

- Water damage to plasterboard wall linings and skirtings

Repair:

- Remove, dispose and replace plasterboard cerotone to 1200mm high with capping rail, include blocking and insulation
- Remove and reinstate laundry tub
- Seal new skirting to tiles
- Replace skirting and polyurethane
- Remove wallpaper, prepare and replace
- Remove wall cupboards, store and refit
- Prepare and paint external door reveal

Element – Garage

Description:

Ceiling height/room dimensions: 7.1 X 6.0m
 Wall linings: Painted plasterboard and lining paper
 Ceiling linings: Painted plasterboard
 Windows/Doors: Garage Door, 1x Aluminium window, Aluminium external door.
 Finishing Lines/Trims: Rimu 60X10mm architraves,
 Floor Coverings: Concrete/Tiles
 Electrical:
 Other fixtures/fittings: Fridge, Deep Freeze, Washing machine, Sink

Damage:

- Water damage to plasterboard wall and lining paper

Repair:

- Remove, dispose and replace plasterboard wall (fire-line) linings to 400mm high, include blocking and insulation to exterior walls
- Remove, dispose and replace 60x10 Rimu skirting.
- Remove wallpaper, prepare and replace
- Allowance to remove garage door running gear to complete linings work

Note mould growth is due to non-related flood event damage.

Insured Comments/Notes:

Garage internal gutter appears to be leaking at boundary wall

Prime Costs:

Item	Value	Sum Per Item Inc GST
EG. Tiles	M2	\$65

Preliminary and General:

Remove curtains and blinds, store and refit
 Doorstops throughout to be replaced

General Notes:

Vulnerable, Husband has early onset dementia and struggling with temporary accommodation.

Health and safety:

SSSP will be required prior to the contract being signed. Pre-start meeting is to be completed with the customer, builder and Project Manager

Variations:

To minimise variations during construction the builder is to use the scope of works as a guide on what is required, provide a quote broken down into trades categories, and cost additional items separately to what has been identified in the scope to be reviewed by the Project Manager.

24 July 2020

Northland Floods 17 to 19 July 2020 Insurance Reinstatement

Building Control Requirements & Recommendations from Whangarei District Council

1. Flood damage reinstatement work will largely be considered as exempt from requiring a building consent (repairs & maintenance under schedule 1)
2. The Whangarei District Council strongly recommends that property owners including insurers undertaking flood damage repairs obtain an exemption from a building consent. Prior to the work commencing.
3. The Whangarei District Council did undertake inspections on many flooded properties. Were it undertook inspections, the Council is required to lodge details of the damage against the property files and the application for an exemption would ensure the record of closing out this event is completed.
4. When the flood reinstatement work is completed the licence building practitioner (LBP) will provide a record of work (RoW) to sign the work off. This will be the last step in the exemption process and needs to be submitted to Council. This mainly relates to dry wall bracing elements, correct moisture levels of framing timber and checking structural fixings before linings are reinstated & wet area water proofing is reinstated. If electrical inspection or work is completed a certificate of compliance (CoC) will also need to be supplied.
5. This process does provide everyone involved with the flood reinstatement work some degree of protection and protects the future resale value of properties. Additionally, it allows licensed practitioners to record and provide a RoW for the work that they have completed.

The application form for the Exemption can be found in the link below.

Web link to application form (fee \$358.00 incl gst)

<http://www.wdc.govt.nz/BuildingandProperty/BuildingConsents/Documents/Building-Exemption-Application.pdf>

Scope of works identified by LBP (Sample attached)

Statement by LBP that the following methodology will apply for compliance Copy of relevant page from Gib technical manual for repairing damaged gib

Retrofit Wall Insulation (this would need to be additional when approved)

If retro insulation is to be fitted, then the only compliance path Council will accept is attached "Record of Works" from LBP completing the works Certificate of compliance from electrician

The following methodology needs to be applied to meet the grounds of an exemption under the Building Act as outlined above. (as mentioned above a sample has been provided)

- Building work is to be performed by an LBP in their area of competence (as sheet bracing relates to primary structure)
- All bottom plate fixings and stud to plate fixings must be inspected and if damaged replaced or repaired
- Any areas where timber degradation is established need either replacement or a framesaver coating
- Any plaster board repairs must be in accordance with the Gib specifications to ensure bracing demand is met
- Any other wall lining repairs will need to be designed to meet the building code requirements via a LBP or engineer
- Any wet insulation will need to be replaced
- Recommend disinfectant spray is applied to cavity
- Moisture content of timber must be established at 18% using a long-prong moisture meter sensor.
- Finish will need to be specified including plaster paint and finishing line (skirting /architrave)
- Any bathroom or tiled, wet areas must be repaired by a licensed or approved membrane applicator.
- Electrical work completed will need certification via the CoC
- Anti-microbial agents dispersed on the ground under suspended timber floor structures.

Homeowner exemptions.

It's possible some customers may want to undertake the reinstatement work themselves, in which case insurers may cash settle the claim. It will be important for the insurer to point out in writing to the customer the obligations to comply with the building code and a recommendation to obtain any exemptions before work is undertaken. This information could be provided to the customer as part of the claims discharge. They will need to understand that as a homeowner they must still meet the provisions of the building code and that this responsibility sits with them. They will need to provide sufficient information to attain an exemption and provide a declaration or statement that it complies with the building code. (perhaps direct them to the link below)

Web link to the guidance notes

<http://www.wdc.govt.nz/BuildingandProperty/BuildingConsents/Pages/Exemptions.aspx>

Dangerous Building Notices (DBN)

The Council has issued a DBN to several properties that have suffered land slip that has resulted in structural damage to the building rendering it an unsafe structure (dangerous building) in terms of the building legislation.

Anyone needing to enter one of these red stickered properties will need to obtain clearance from Whangarei District Council (Paul Cook paul.cook@wdc.govt.nz 021 539 625 marc.donaldson@wdc.govt.nz or kevin.crocombe@wdc.govt.nz) A detailed safety plan will need to be in place and this is detailed below.

Limited access provision to access properties with DBNs providing the following provisions met:

All access must be managed by an appropriately qualified person to allow the Assessor, Geo tech engineer or valuer access to the property to perform their function.

For external and internal access to the property a visual examination of the hazards must be undertaken, and onsite safety plan made for the site inspection noting time date and duration. This will need to identify the hazards at the time of inspection including the risk from collapse of the structure onsite.

Please note that Council will only permit access to the properties that have a DBN notice when an email is received that confirms that the appropriate precautions have taken place. The email will serve as notification that the onsite responsibility and safety precautions have been understood and appropriate measures have been put in place to ensure the safety for the Assessor, Geo tech engineer or valuer. It is not to be considered as access for any other parties unless agreed by Council.

Landslip Claims Generally

EQC are dealing with landslip property claims that have been notified to them so far. Insurers should notify EQC directly info@eqc.govt.nz for new EQC claim lodgements. If you have any technical questions on land claims already notified to EQC you can contact either Neil Tyson 027 504 2499 NTyson2@eqc.govt.nz or Chris Ewens on 027 646 6854.

As confirmed previously the "Protocol 7 Agreement" between insurers & EQC has been activated. This will mean that for flood damage dwellings that the insurer is managing the repairs for when there is silt & debris on the land (within 8 metres of the dwelling) and or silt & debris under the dwelling, the insurer will manage this clean up on behalf of EQC.

It has since been agreed that if there is no damage to the dwelling but there is silt & debris on the land (within 8 metres of the dwelling) and the insurer is notified by their customer, the insurer will formally notify EQC info@eqc.govt.nz by providing EQC with the details. EQC will then manage the cash settlement with the property owner. This will assist with providing the customer with needed assistance.

Waste Disposal

Requests about skip bins & hazardous waste disposal should be directed to Northland GECC - Intelligence <intelligence@nrc.govt.nz>.

=====

Exemption from building consent application

Under Clause (2) of the First Schedule of the Building Act 2004

Name Evan and Sharon John

Mailing address 29a Clark Rd, Kamo

Contact phone Rob Littlejohn Builders 09 4300851 or owner 020 407 30896

Site address 29a Clark Rd, Kamo

Legal description Lot 2 DP 538841

Full description and intended use of project

17-18 July event damage repairs by LBP to this property will involve the following methodology. Some of the internal wall linings have been removed in accordance with the Gib guidance document attached. All wet building materials will either be removed and replaced or dried sufficiently before reinstatement. Noting that the exposed framing, fixings and connections will be checked to ensure no damage has been sustained and if so these will be remedied appropriately. All exposed cavities will be disinfected appropriately and timber moisture content will be confirmed via a long probe meter reading at 18% before any wall lining is attached. Any retro fitted insulation will be carried out to the Branz document and standard attached. All electrical work will be carried out by a registered electrician and certified. Any membrane repairs to wet areas will be carried out by a licensed applicator and a PS 3 provided. There are no plans provided for this exemption as the house is an existing house receiving repairs. The record of work will serve as confirmation that all building work performed will meet the performance requirements of the building code. (attached gib guidance, retro fitting insulation)

Estimated value of project \$59,200.00

Two copies of the site plan and construction drawings must accompany this application

This is not a guarantee of being exempt. A building consent may still be required

Fees – See Council's Schedule of Fees and Charges

Planning review required

☐ Residential

☐ Commercial

Office use

Property ID _____

LLP _____

Receipt number _____

Date _____

Customer services representative name _____

WHANGAREI DISTRICT COUNCIL

APPLICATION FOR PERMIT FOR SANITARY PLUMBING OR DRAINAGE WORK

RECEIVED
26 JAN 1992
WHANGAREI
DISTRICT COUNCIL

TO: The Engineer

I, the undersigned (Full name(s)) DEAN MCGOWAGLE (DID BETHERS)
of (Address) 164 MAUNU ROAD WHANGAREI Phone 4382356

hereby apply for a permit for the work described herein, and set out in the plans attached hereto, to be carried out in the premises situated in (give full official legal description of land from rate demand or title deeds).

Lot No 32 DP 44309 Section Block

Survey District

Street or Road CLARKE ROAD Township or Rural KAMO
District

Rating Assessment No.

Name and address of person for whom work is to be carried out:

Name EVAN JOHN

Address

Brief Description of Proposed Work is: CONSTRUCTION OF
PROPOSED DWELLING

Name and address of Craftsman, Plumber or Registered Drainlayer or other person entitled to do the work:

Plumber SMYTHE - DAVID Drainlayer DAVID SMITH
Name Name

Address Address OTAIKA ROAD

Phone No Phone No 438 7168

Estimated Value of:

a) Plumbing/Total Value \$ 4500 Material Value \$ 3000 Nett Value 1500
b) Drainage/Total Value \$ 3500 Material Value \$ 2000 Nett Value 1500

Signature [Signature] Date 20-1-92

FOR OFFICE USE ONLY

Examined and approved: Signature [Signature] Date 21/1/92

Plumbing Fee \$ 135.00 Receipt No.
Drain Laying Fee \$ 135.00 Receipt No.

Date Permit No.

Code 510002-114

Paid by

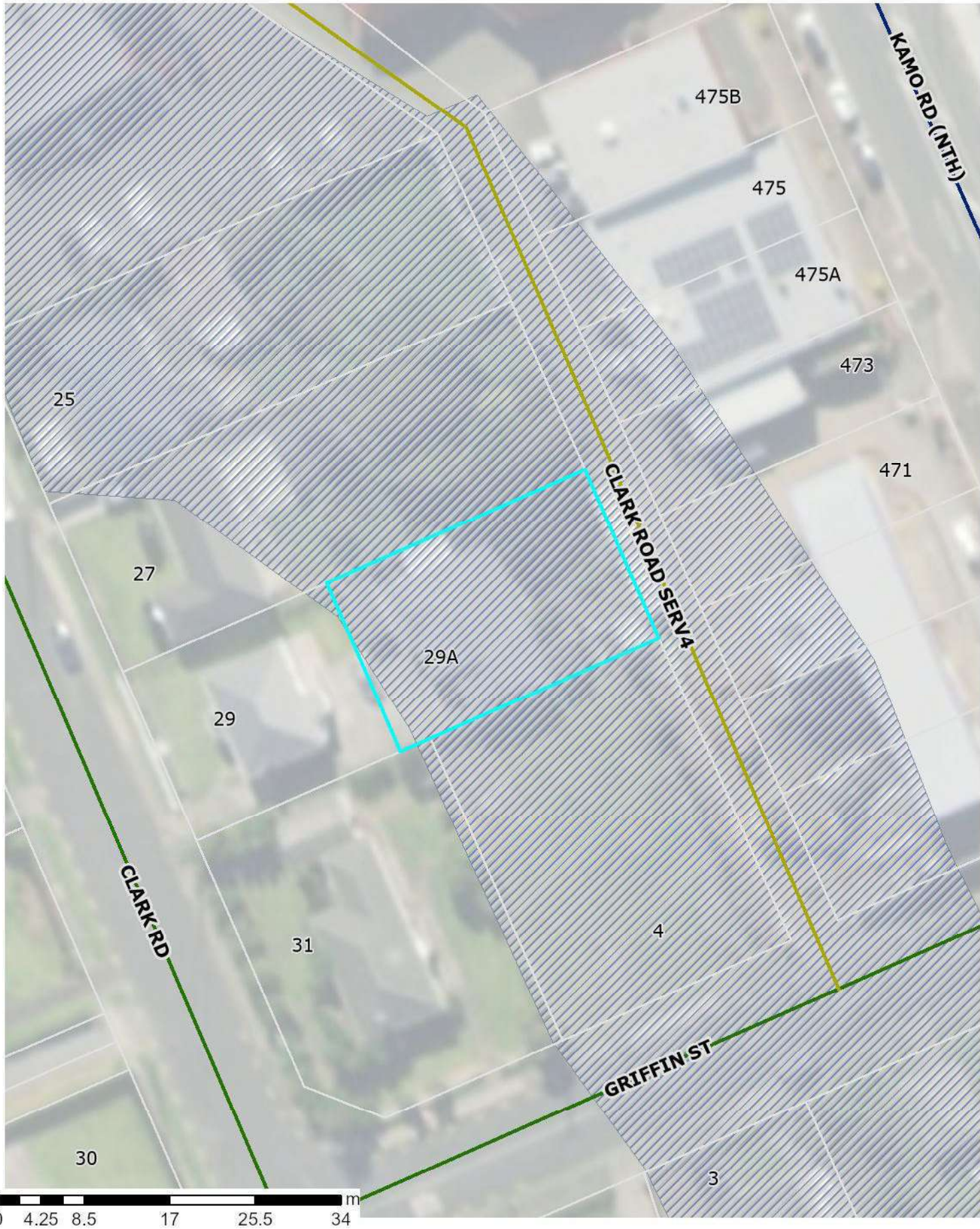


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Scale 1:500

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Operative District Plan – Map Legend

District-Wide Matters

Energy, Infrastructure and Transport

-  National Grid Tower
-  Northpower Tower CEL-Cat1
-  National Grid Line
-  Northpower Overhead Critical Line Cel-Cat1
-  Northpower Critical Overhead Lines CEL
-  Northpower Critical Underground Lines CEL
-  Airport Runway
-  Indicative Road
-  National Road
-  Regional Road
-  Arterial Road
-  Primary Collector Road
-  Secondary Collector Road
-  Low Volume Road
-  Access Road
-  Strategic Road Protection Area
-  Strategic Railway Protection Line

Hazards and Risks

-  Coastal Hazard Area 1
-  Coastal Hazard Area 2
-  Flood Susceptible Areas
-  Mining Hazard Area 1
-  Mining Hazard Area 2
-  Mining Hazard Area 3

Historical and Cultural Values

-  Notable Tree Overlay
-  Heritage Item Overlay
-  Sites of Significance to Maori
-  Heritage Area Overlay
-  Areas of Significance to Maori

Natural Environment Values

-  Esplanade Priority Area
-  Coastal Marine Area (CMA) boundary
-  Goat Control Areas
-  Outstanding Natural Feature
-  Outstanding Natural Landscape

General District-Wide Matters

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

Area Specific Matters

-  Designation
-  Precinct
-  Development Area

Residential Zones

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

Rural Zones

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

Commercial and Mixed Use Zones

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

Industrial Zones

-  Light Industrial Zone
-  Heavy Industrial Zone

Open Space and Recreation Zones

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

Special Purpose Zones

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

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

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

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Archaeological and Historical Sites



Archaeological and Historical Sites

Heritage New Zealand
Pouhere Taonga

The historic places data is sourced from Heritage New Zealand Pouhere Taonga.
<https://www.heritage.org.nz/>

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NZAA Sites

NZAA sites is sourced from the New Zealand Archaeological Association ArchSite.

 Approved

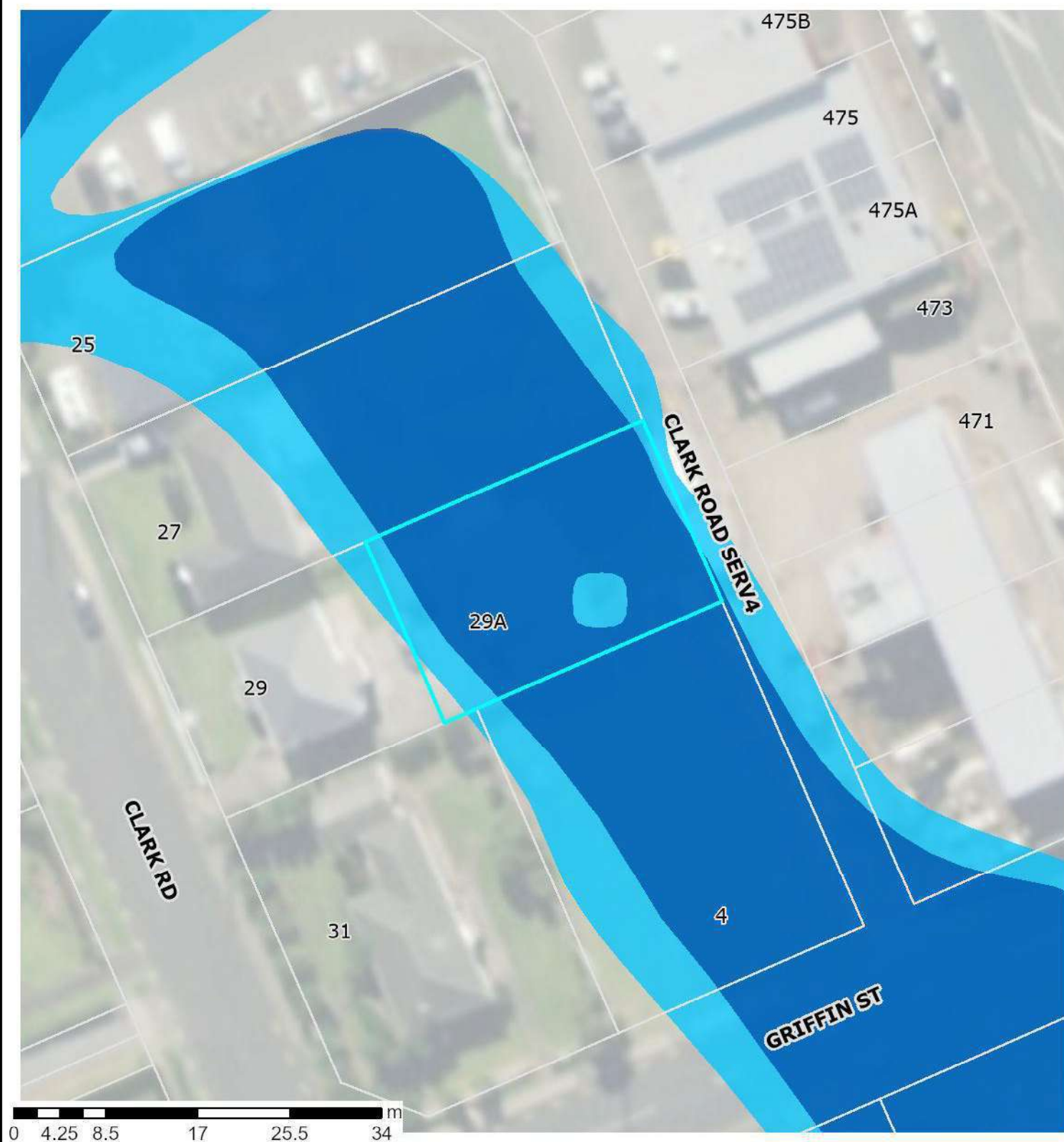
Terms of use refer <https://nzaa-archsite.hub.arcgis.com/pages/terms-use>

 Pending - Edit

To interpret the data refer <https://nzaa-archsite.hub.arcgis.com/pages/help#:~:text=Interpreting%20ArchSite%20data>

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District Plan Change 1 - Natural Hazards Flooding



PC1 - Natural Hazards

Flood Hazard Area

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

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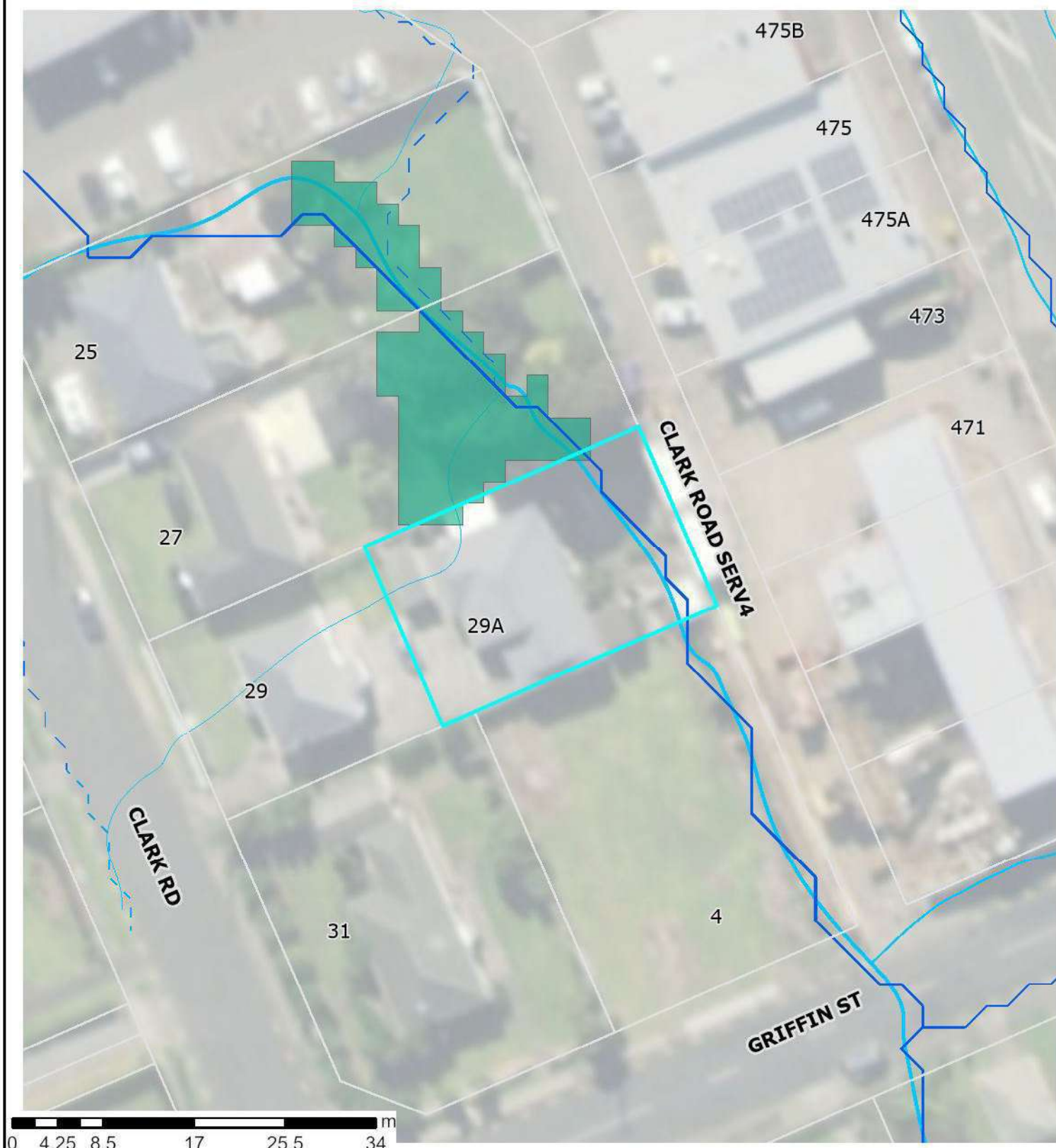
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Information provided on this map forms part of Plan Change 1 – Natural Hazards.
To view the maps and see how the changes may affect the property please visit:
<https://www.wdc.govt.nz/Services/Planning/District-Plan-changes/Current-plan-changes>

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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

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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>

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