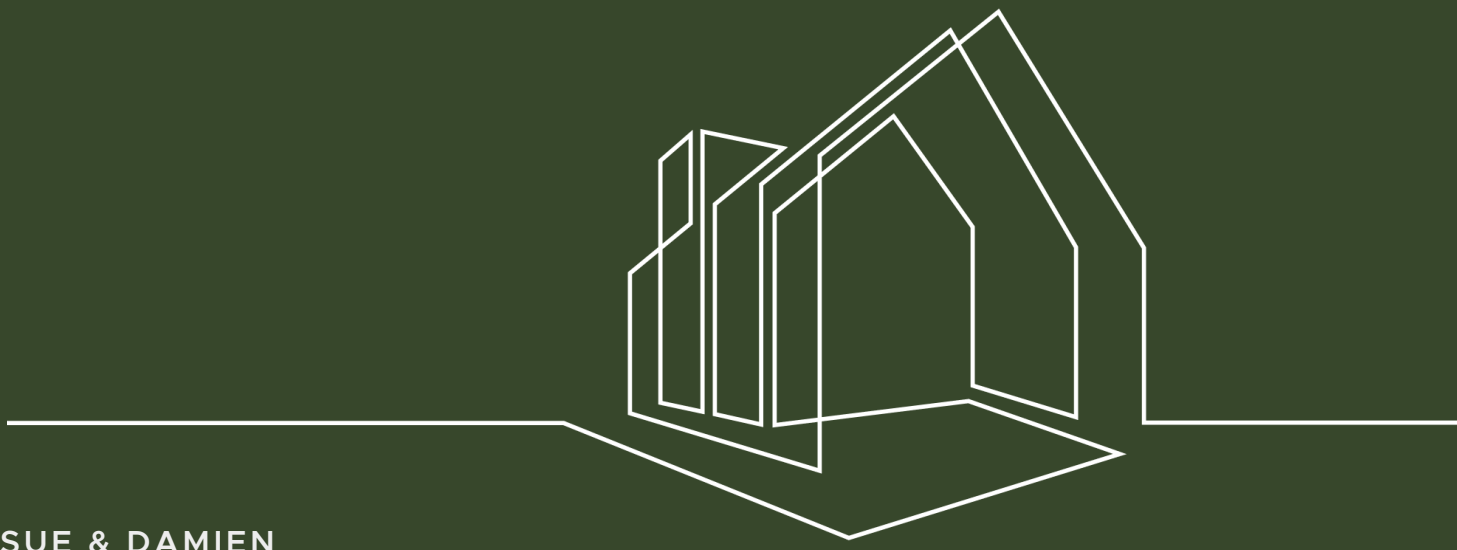
WDC
LIM REPORT



SUE & DAMIEN

021 793 822 | 021 387 345

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OWN
REAL ESTATE

Whangarei District Council
Private Bag 9023, Te Mai, Whangārei 0143, New Zealand
P +64 9 430 4200 | 0800 WDC INFO | 0800 932 463
E mailroom@wdc.govt.nz www.wdc.govt.nz/ContactUs

Land Information Memorandum

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

LIM number: LM2601329

Received: 12 Aug 2026

Issued: 25 Aug 2026

Applicant

Own Real Estate
75 Forest View Road
RD 1
Kamo 0185

Site Information

Property ID: 177060

Street Address: 265 Whatitiri Road
Whangārei 0179

Legal Description: LOT 1 DP 605427

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: 1188821
- Deposited Plan: DP 605427

This property is subject to a Consent Notice, information attached.

- Interest Number 13616370.3 dated 22/05/2026

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.

- Refer to copies of following reports as attached:

    a) Suitability Report prepared by Richardson Stevens Consulting Engineers dated 10/04/2014 reference 12463 from BC1400574

    b) Foundation Report prepared by Richardson Stevens Consulting Engineers dated 07/11/2014 reference 12463 from BC1400574

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 Whangārei District Council services are available in this area.

As-Built, House Connection or Drainage Plans for this property from the building file are attached.

- As-Built Services Plan from BC1400574
- As-Built Services Plan from BC1400856

s44A(2)(c)(ca)(cb) Information relating to any rates owning 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 Consents and Code Compliance Certificates issued for this property are attached as listed below:

- BC1400574 – New Dwelling
  Building Consent – Issued 17/07/2014
  Code Compliance Certificate – Issued 27/11/2014

- BC1400856 – New Shed
  Building Consent – Issued 21/10/2014
  Code Compliance Certificate – Issued 24/11/2014

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

- VC140060 – Residential Vehicle Crossing
  Issued 22/07/2014

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>

As part of Plan Change 4C - Minor Improvements, the Road Hierarchy mapping in the Whangārei 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

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

Whangārei District Council is not aware of any classification attached to the land or buildings.

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

Whangārei District Council recommends that all Whangārei 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 Whangārei District Council, however:

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

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

District Plan Information about Natural Hazards

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

Building Act Information about Natural Hazards

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

Flooding

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

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

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

River flood maps

Modelling by Northland Regional Council does not identify 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:

- Whangārei 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 Whangārei 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/

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 Report

1. Scope of report:	Wairoa Catchment (Catchment M18)
2. Report Title:	Design Modelling Northern Wairoa Catchment (M18)
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 Northern Wairoa Catchment (M18), noting that this catchment was not calibrated however, model parameters reflected regional parameters and assumptions relied upon for Catchments M01, M13, M14 and M15, located within close proximity to Catchment M16 and which were calibrated.
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.

Whangārei 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 Whangārei 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

Whangārei 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. Whangārei 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 Whangārei 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 Whangārei 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 Whangārei District Council
2. Report date:	October 2022
3. Report prepared by:	Tonkin & Taylor Ltd
4. Report commissioned by:	Whangārei 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 Whangārei 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:	Whangārei 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 Whangārei District Council.

Whangārei 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 tsunami. Although climate change does not affect earthquakes, it can make some of the problems earthquakes cause, such as subsidence, liquefaction, and landslides, more likely or more severe. This is because climate change affects rainfall and groundwater, which play roles in these hazards.

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

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

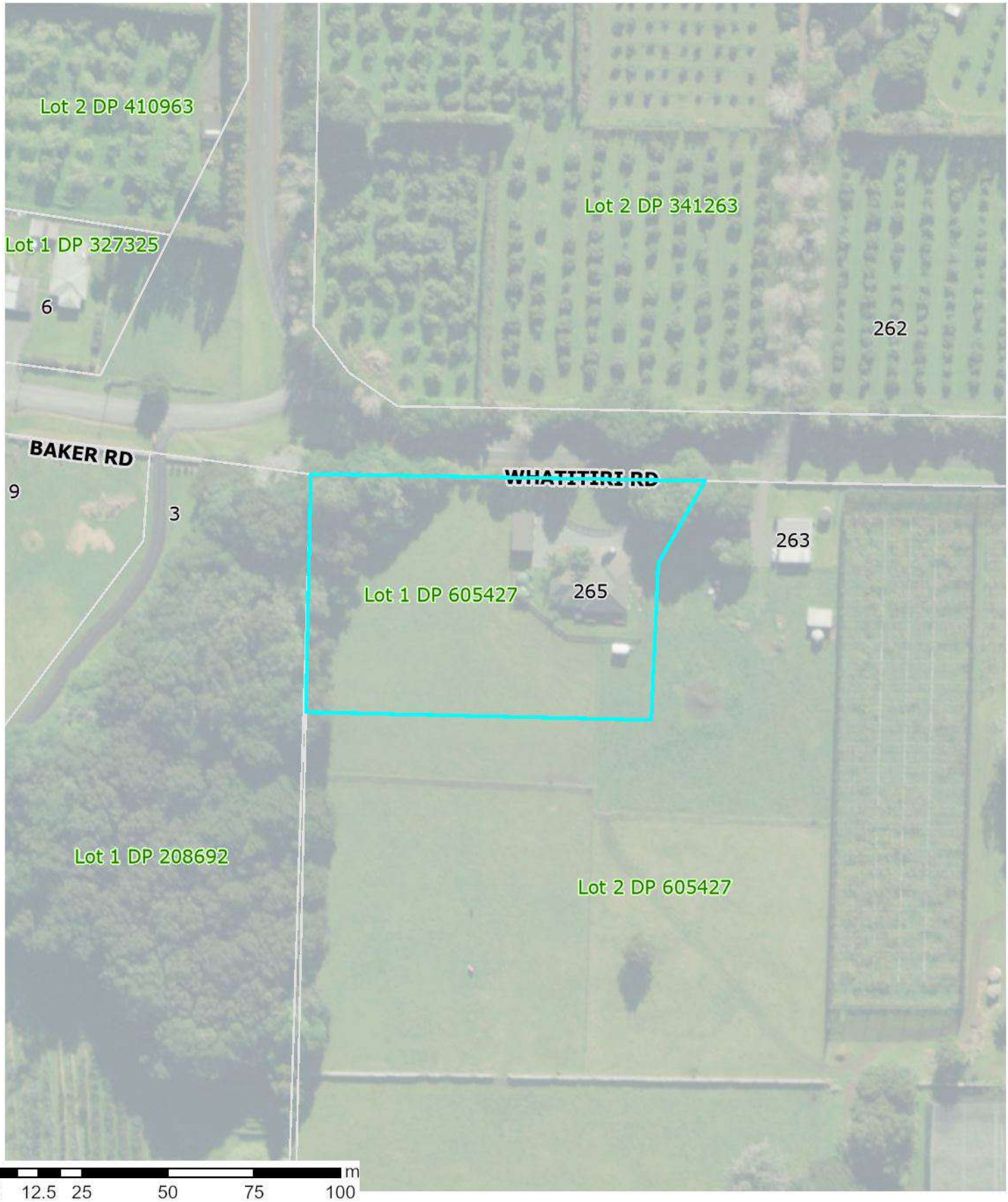
Technical Report for earthquake information

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

Tegan Tinsley
Property Information Officer

Property Map



New Subdivisions

- Proposed Pre-223
- 223 Certificate

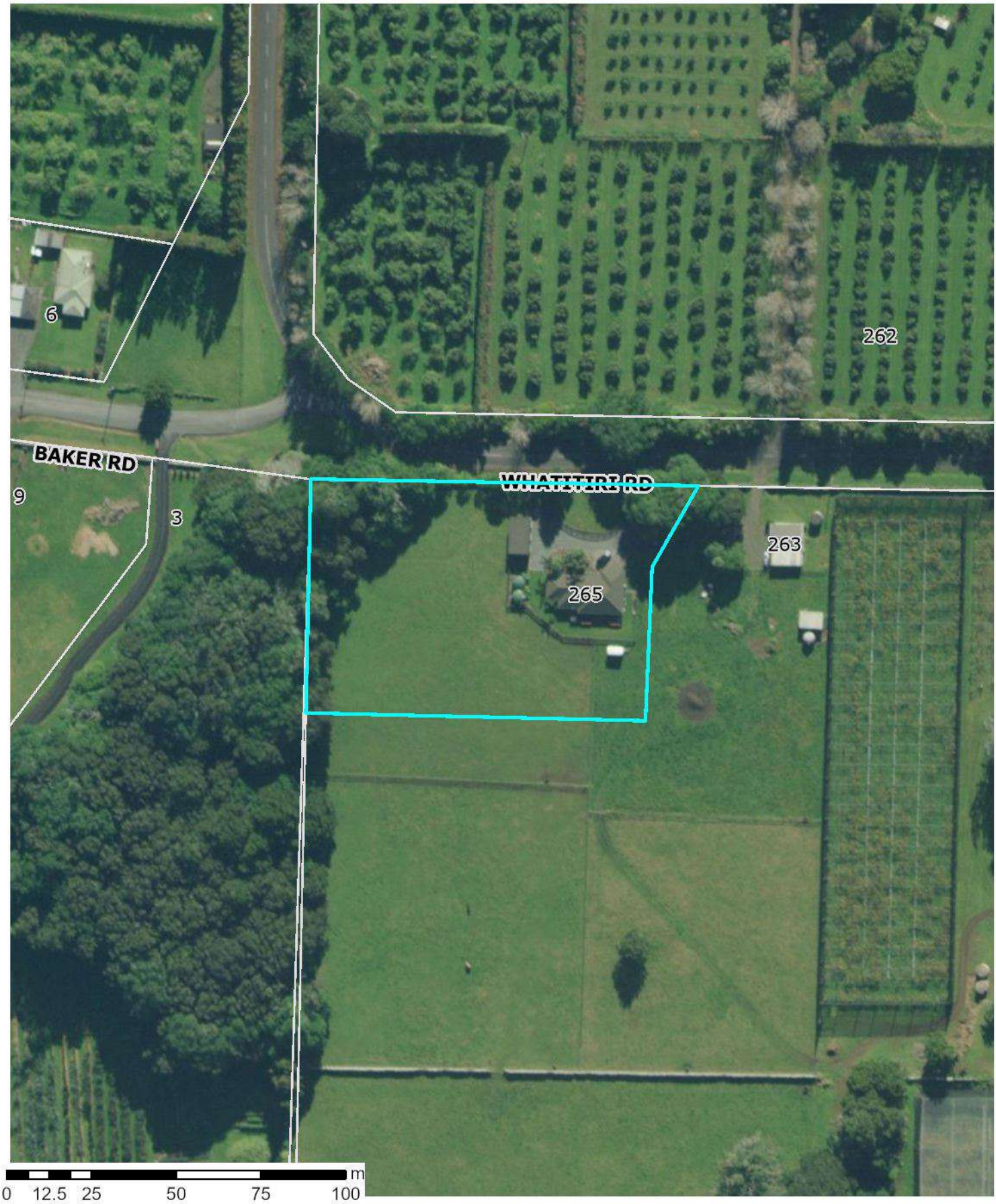
New subdivisions: Proposed as accepted, pre-223 and 223 Certificate with set Conditions.

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 1:1,500

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 1:1,500

RECORD OF TITLE
UNDER LAND TRANSFER ACT 2017
FREEHOLD

Search Copy

R.W. Muir
Registrar-General
of Land

Identifier **1188821**

Land Registration District **North Auckland**

Date Issued 26 June 2026

Prior References
NA59B/1089

Estate Fee Simple

Area 7155 square metres more or less

Legal Description Lot 1 Deposited Plan 605427

Registered Owners

Stephen John Poole, Donna Marie Crowe and RTT Poole & Crowe Limited

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Interests

Appurtenant hereto are rights to convey water specified in Easement Certificate B485871.4 - 28.11.1985 at 9.22 am

The easements specified in Easement Certificate B485871.4 are subject to Section 309 (1) (a) Local Government Act 1974

11977105.4 Mortgage to Bank of New Zealand - 22.1.2021 at 3:55 pm

13616370.1 Surrender of the right to convey water over Lot 2 DP 106583 marked C on DP 106583 created by Easement Certificate B485871.4 - 26.6.2026 at 3:34 pm

13616370.3 Consent Notice pursuant to Section 221 Resource Management Act 1991 - 26.6.2026 at 3:34 pm

Title Plan - DP 605427

Toitū Te Whenua Land Information New Zealand

Survey Number	DP 605427
Surveyor Reference	3787 Poole
Surveyor	Samuel Donald Beasley
Survey Firm	Terrain Surveying Ltd
Surveyor Declaration	I Samuel Donald Beasley, being a licensed cadastral surveyor, certify that-- (a) this dataset provided by me and its related survey are accurate, correct and in accordance with the Cadastral Survey Act 2002 and Cadastral Survey Rules 2021; and (b) the survey was undertaken by me or under my personal direction. Declared on 28 May 2026 10:03 AM

Survey Details

Dataset Description	LOTS 1 & 2 BEING A SUBDIVISION OF LOTS 1 & 2 DP 106583		
Status	Deposited	**Survey Class**	Class B
Land District	North Auckland	**Survey Approval Date**	29/05/2026
Submitted Date	28/05/2026	**Deposit Date**	26/06/2026

Territorial Authorities

Whangarei District

Comprised In

RT NA59B/1089
RT NA59B/1090

Created Parcels

Parcels	Parcel Intent	Area	RT Reference
Lot 1 Deposited Plan 605427	Fee Simple Title	0.7155 Ha	1188821
Lot 2 Deposited Plan 605427	Fee Simple Title	11.2500 Ha	1188822
Total Area		11.9655 Ha	

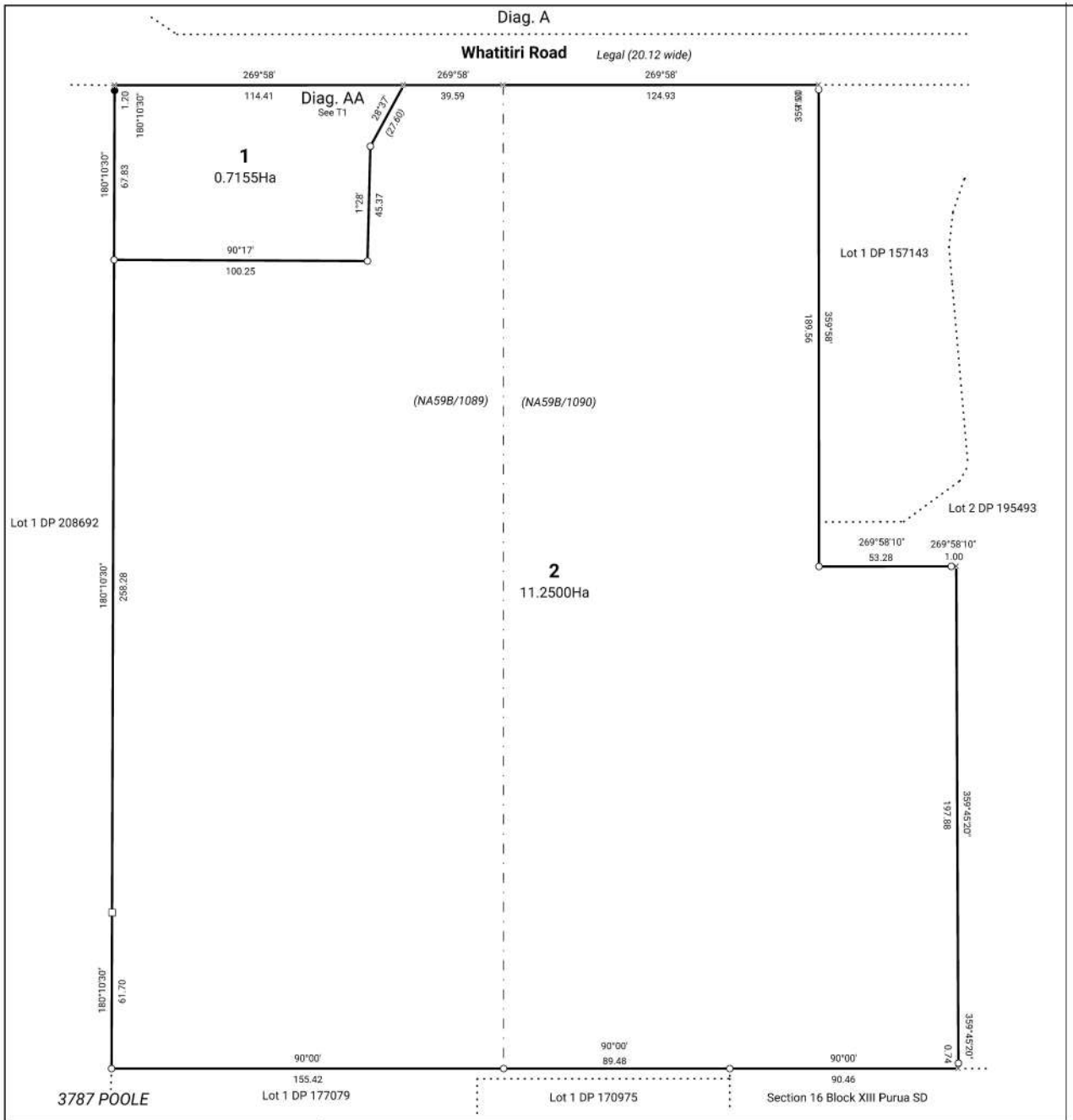
LT 605427 Schedule/Memorandum

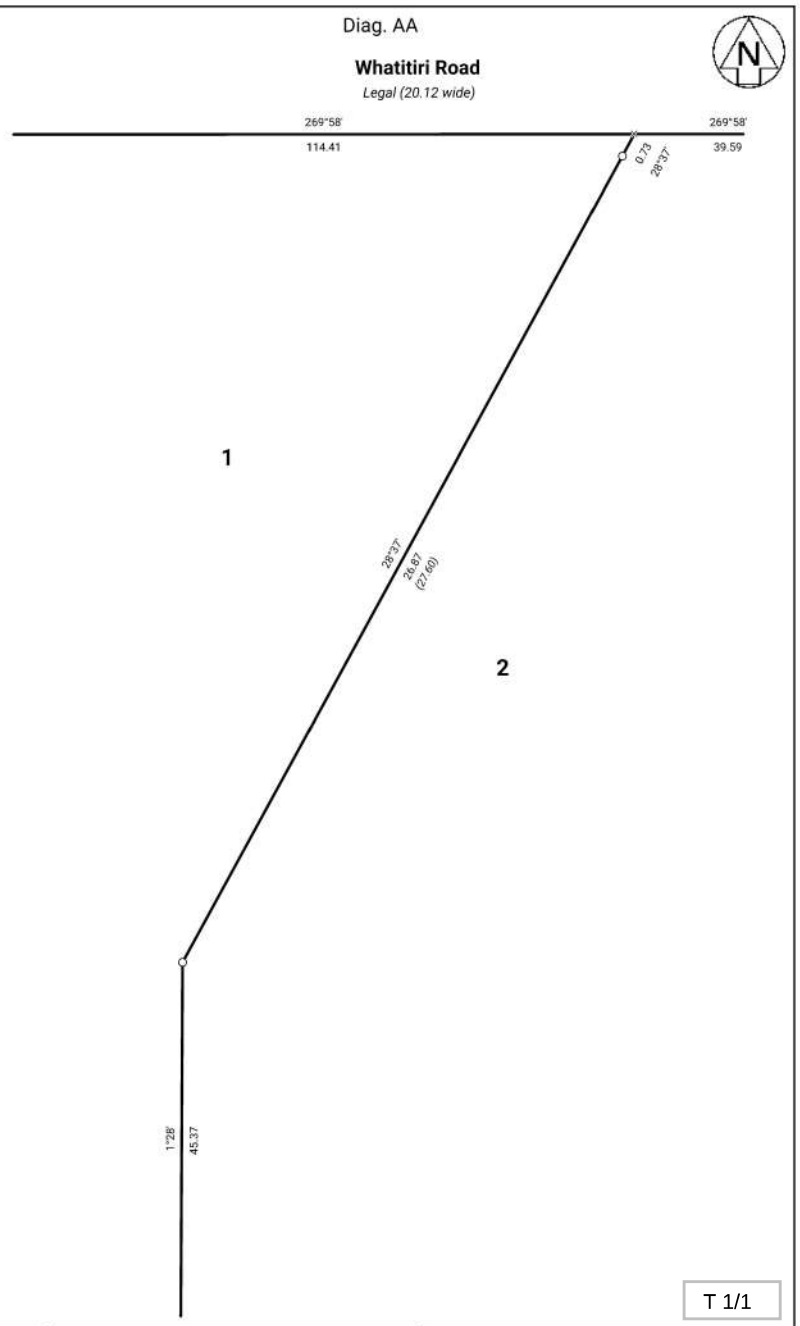
Land registration district	Territorial authority
North Auckland	Whangarei District

Schedule of Existing Easements to be Surrendered

Parcels shown with a prefix of *HL-* include height-limited boundaries

PURPOSE	SHOWN	BURDENED LAND	CREATING DOCUMENT
Right to convey water	C on DP 106583	Lot 2 DP 106583	B485871.4





Land District: North Auckland Generated 08/07/2026 11:35 am, Page 3 of 3	LOTS 1 & 2 BEING A SUBDIVISION OF LOTS 1 & 2 DP 106583	Surveyor: Samuel Donald Beasley Firm: Terrain Surveying Ltd Ref: 3787 Poole	Title Plan DP 605427 Deposited on: 26/06/2026

CONSENT NOTICE PURSUANT TO SECTION 221
RESOURCE MANAGEMENT ACT 1991

IN THE MATTER	of the Resource Management Act 1991 ("the Act")
AND	
IN THE MATTER	a subdivision consent as evidenced by Deposited Plan No 605427
AND	
IN THE MATTER	of a Consent Notice issued pursuant to s221 of the Act by the Whangarei District Council ("the Council")

IT IS HEREBY CERTIFIED that the following conditions, to be complied with on a continuing basis by the subdividing owner and subsequent owners, were imposed as conditions of the subdivision consent ("the consent") as effected by Deposited Plan No 605427("the Plan").

1) The owner of Lot 1 DP 605427 shall:

   i. Ensure the existing overland flow paths are maintained by the property owner. No modification of the existing ground profile, plantings, fencing or structures of any kind will be permitted within the overland flow path unless a specific design has been done by a Chartered Professional Engineer and is approved in writing by Council.

2) The owner of Lot 2 DP 605427 shall:

   i. Ensure the existing overland flow paths are maintained by the property owner. No modification of the existing ground profile, plantings, fencing or structures of any kind will be permitted within the overland flow path unless a specific design has been done by a Chartered Professional Engineer and is approved in writing by Council.

   ii. Comply with following on an on-going basis to the satisfaction of the Team Leader RMA Compliance and Approvals at Council:

      a. The accessory building 'office/tea-room' on the property shall not be used as a self-contained building and must not contain cooking facilities.

      b. The accessory building shall be for the sole use of seasonal workers associated with the operation of the kiwifruit orchard only. This building shall not be tenanted or used by an independent third party or used as visitor accommodation at any time.

Dated the 22nd day of May 2026.

Signed by Whangarei District Council pursuant to the authority of the Council given pursuant to the Local Government Act 2002 and the Resource Management Act 1991:

KT Satherley

KT Satherley (May 22, 2026 13:27:43 GMT+12)

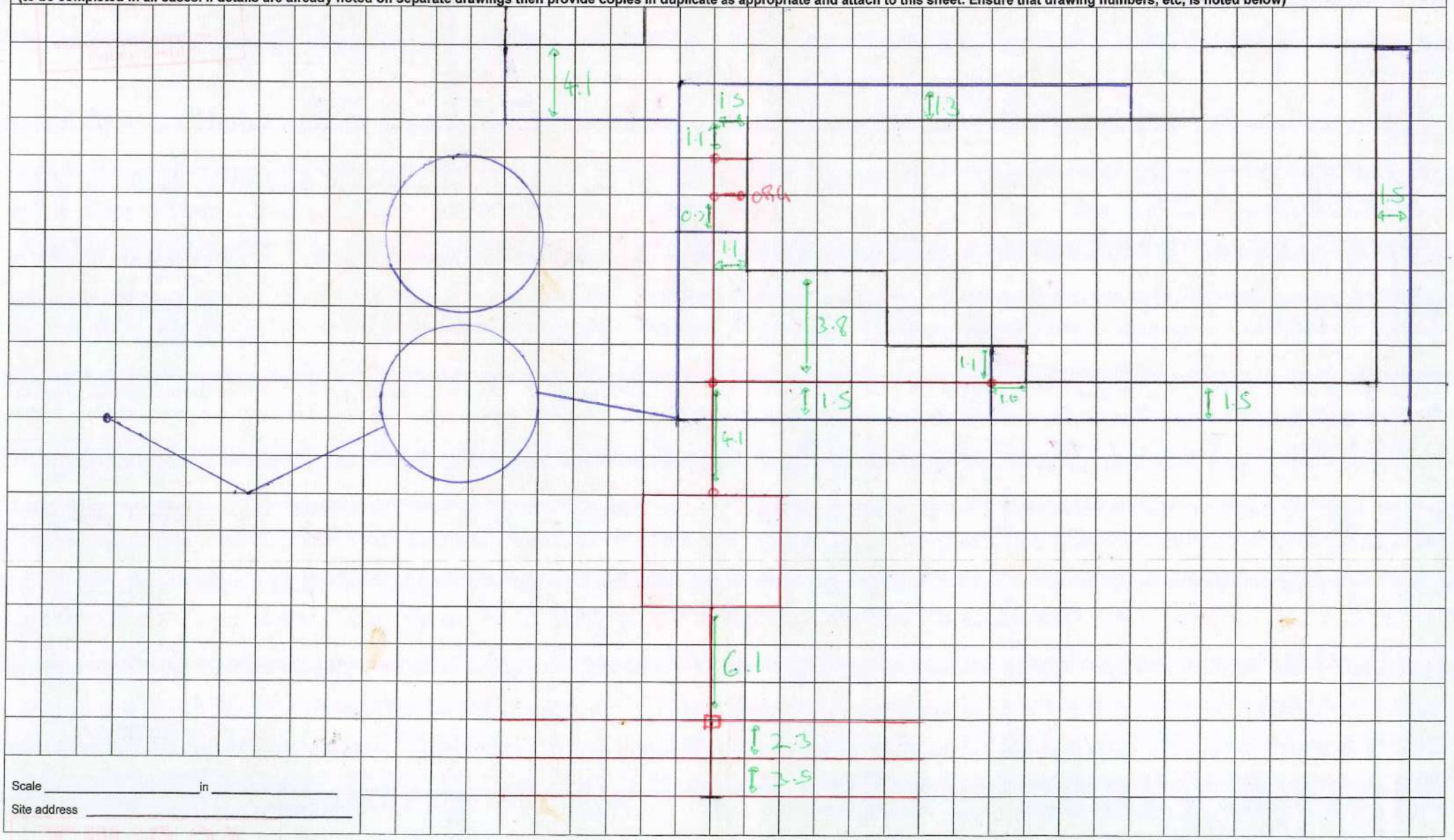
Authorised Signatory

BC1400574

WHANGAREI DISTRICT COUNCIL

PART C As-built services plan

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



Scale _____ in _____

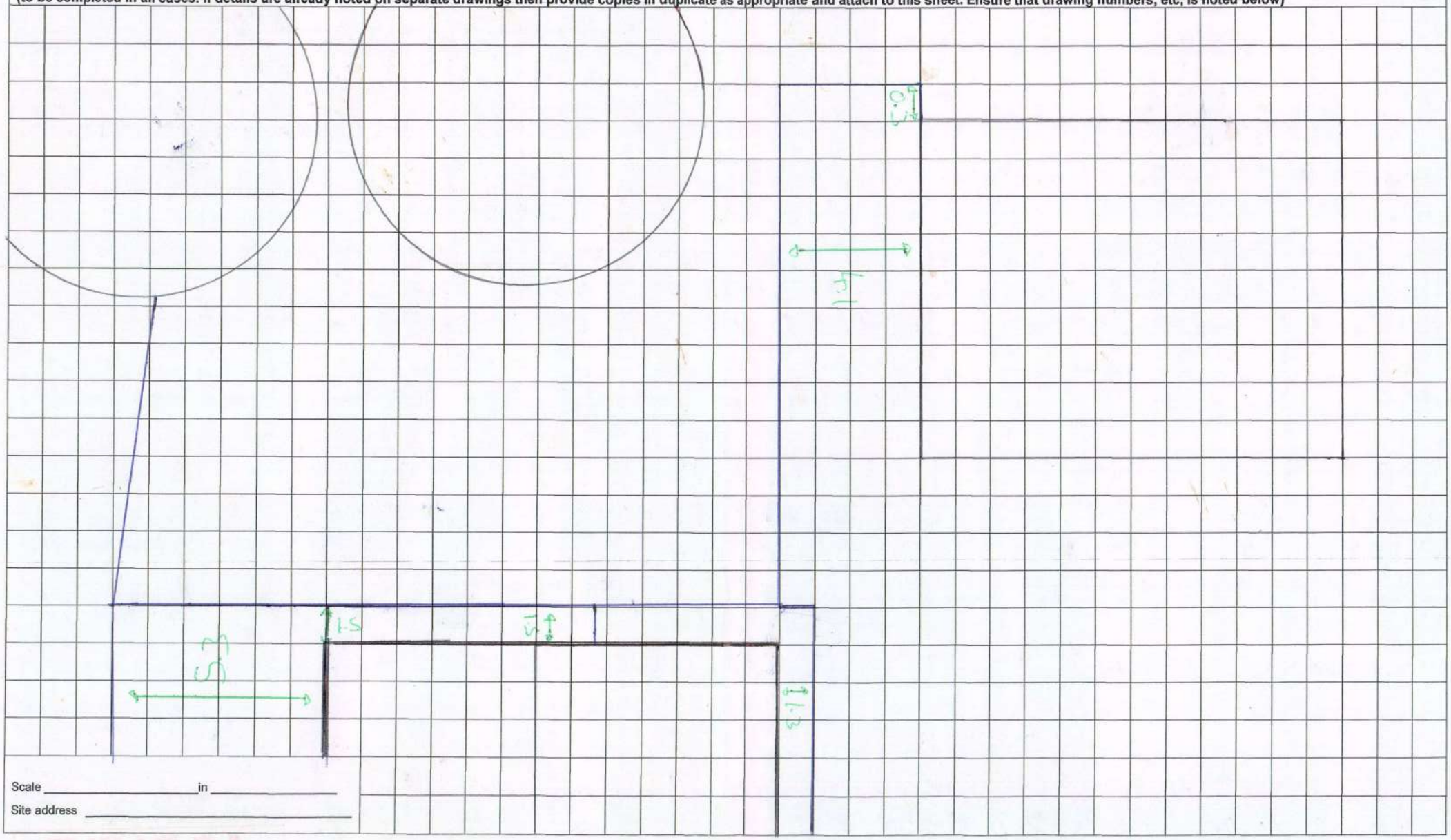
Site address _____

BC1400856

WHANGAREI DISTRICT COUNCIL

PART C As-built services plan

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



Scale _____ in _____

Site address _____

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	177060
Legal Description	LOT 1 DP 605427
Assessment Number	0035036101
Address	265 Whatitiri Road Whangarei 0179
Record of Title(s)	1188821
Land Value	$400,000
Capital Value	$1,075,000
Date of Valuation	01-July-2024
Effective Date (used for rating purposes)	01-July-2026
Meter Location	

Rates Breakdown (up to 30 June 2027)

Rates Charge	Charge Total
General Residential - Lifestyle	1,232.80
Stormwater	124.00
Uniform Annual General Charge	996.00
Regional Emergency & Hazard Management	58.36
Regional Rescue Services	11.09
Regional Council Services	214.35
Regional Flood Infrastructure	43.11
Regional Economic Development	14.08
Regional Land and Freshwater Management	111.84
Regional Pest Management	110.40
Regional Sporting Facilities	7.94
Regional Whangarei Transport Rate	29.70
Annual Charge Total	**$2,953.67**

Opening Balance as at 01/07/2026 $0.00

Rates Instalments	Total
20/07/2026 Instalment	$739.67
20/10/2026 Instalment	$738.00
20/01/2027 Instalment	$738.00
20/04/2027 Instalment	$738.00
Rates Total	**$2,953.67**

Balance to Clear $2,953.67

Private Bag 9023 | Whangarei 0148 | New Zealand
T: 09 430 4200 | 0800 WDC INFO | 0800 932 463 | F: 09 438 7632
W: www.wdc.govt.nz | E: mailroom@wdc.govt.nz

WHANGAREI DISTRICT COUNCIL

Building Consent No: BC1400574

Section 51, Building Act 2004

Issued: 17 July 2014

Project Information Memorandum No: PM1400120

The Building

Street address of building:	265 Whatitiri Road Whangarei 0179
Legal description of land where building is located:	LOT 1 DP 106583 LLP: 38948
Building name:	N/A
Location of building within site/block number:	N/A
Level/unit number:	N/A

The Owner

S J Clark
22 McNamara Street
Red Bank Plains
Queensland 7301
Australia

Phone number:	N/A
Mobile number:	0220829203
Facsimile number:	N/A
Email address:	clarky_48@hotmail.com
Website:	N/A
Street address/registered office:	265 Whatitiri Road Whangarei 0179

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

Contact Person

Harrison Construction Limited
PO Box 4126
Kamo 0141

Phone number:	4377636
Mobile number:	N/A
Facsimile number:	4377639
Email address:	adele.chris@goldenhomes.co.nz
Website:	N/A

Building Work

The following building work is authorised by this consent:

New Dwelling

This building consent is issued under section 51 of the Building Act 2004. This building consent does not relieve the owner of the building (or proposed building) of any duty or responsibility under any other Act relating to or affecting the building (or proposed building).

This building consent also does not permit the construction, alteration, demolition, or removal of the building (or proposed building) if that construction, alteration, demolition, or removal would be in breach of any other Act.

This building consent is subject to the following conditions:

Section 90 Building Act 2004

Under section 90 of the Building Act 2004, agents authorised by Council (acting as a Building Consent Authority) are entitled, at all times during normal working hours or while building work is being done, to inspect:

ii) land on which building work is being or is proposed to be carried out; and

iii) building work that has been or is being carried out on or off that building site; and

iiii) any building.

1. See attached schedule of site requirements for inspections and documentation required.
2. A copy of your Electrical Certificate will be required.

Compliance Schedule

A compliance schedule is not required for the building.

Attachments

The Project Information Memorandum for the building work covered by this building consent.

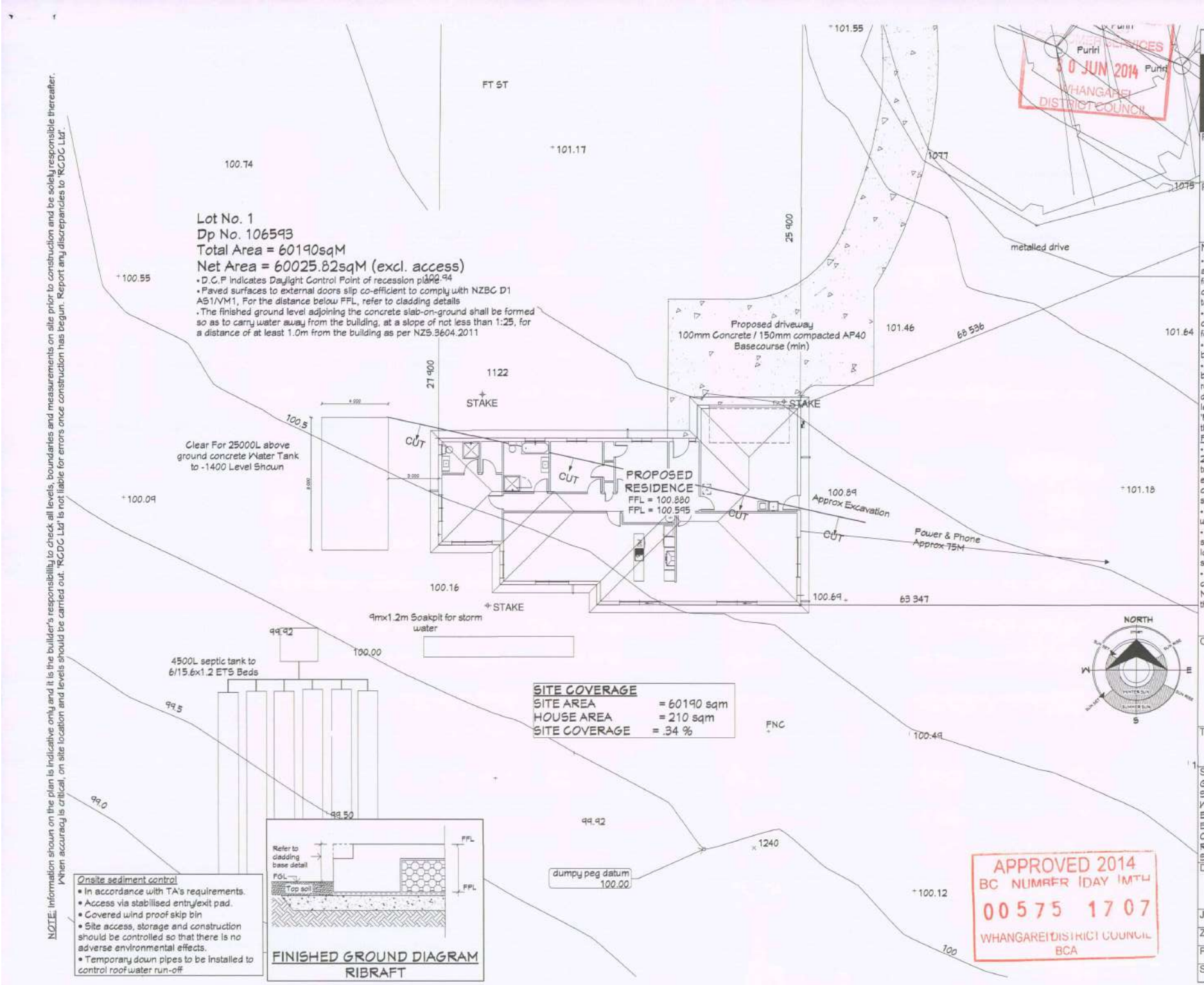
Additional Information

1. The applicant must control dust nuisance created by any site or building works.
2. Toilet facilities must be provided within reasonable distance of the construction site. Ground discharge is no longer acceptable.
3. Lapsing of building consent. For the purposes of S52(b) of the Building Act 2004, the period after which this consent will lapse if the building work to which it relates does not commence will be 24 months from the date of issue.
4. Engineer to inspect site after excavation and prior to filling per Richardson Stevens Suitability Report #12463.
5. At Final Inspection stage the Building Officer will check that the existing building on the site cannot be used as a separate residential unit. If it is found that it can be used as a separate residential unit a Resource Consent application will be required to be applied for and approved, along with payment of Development Contributions before a Code Compliance Certificate can be issued. A Certificate of Acceptance application may also be required for alterations to the existing building.

S Brown

Stephanie Brown
Support Assistant – Building Processing
On behalf of Whangarei District Council

17 July 2014
Date



NOTE: Information shown on the plan is indicative only and it is the builder's responsibility to check all levels, boundaries and measurements on site prior to construction and be solely responsible thereafter. When accuracy is critical, on site location and levels should be carried out. 'RCDC Ltd' is not liable for errors once construction has begun. Report any discrepancies to 'RCDC Ltd'.

Harrison Construction Limited
Phone: (09) 437 7636

GOLDSTAR HOMES

FRAMES BY: ZOG — Real Frames of the Future today

PLAN NAME: Altered/Reversed

Shackleton

NOTES:
- All boundary bearings, lengths & peg locations are to be confirmed on site prior to commencing foundations. The house position is to be confirmed as correct and any discrepancies are to be reported to 'RCDC Ltd' immediately.
- Sewer & stormwater connections are to be confirmed on site prior to commencement of foundations.
- The building platform is to be flat with a soil bearing capacity of no less that 100kPa
- Finished floor level in relation to height to boundary recession plane requirements are the responsibility of the floor layer, any discrepancies between the plan and physical site levels are the responsibility of the floor layer. 'RCDC Ltd' takes no responsibility for any error that may occur.

Public protection from onsite hazards
- Site safety fencing (when required by T.A), 2.0m(min) to prevent site hazards from harming traffic or passers-by, to restrict unauthorized entry by children - ensure fencing is difficult to be climbed, gates and doors do not project beyond site when open, and encloses the whole site.
- All building sites to have O.S.H compliant warning signs erected.
- Any hazardous equipment or materials will be stored onsite only if secured, by portable building lock up or in the house being built (after lock-up stage)
- Sites to be assessed on a individual basis by construction managers for compliance with NZBC clause F5 and if specific hazards exist then a work-site barrier must be erected.

CLIENT:
Clark Residence
Lot No. 1, DP 106583
265 Whatatiri Road
Maungatapere

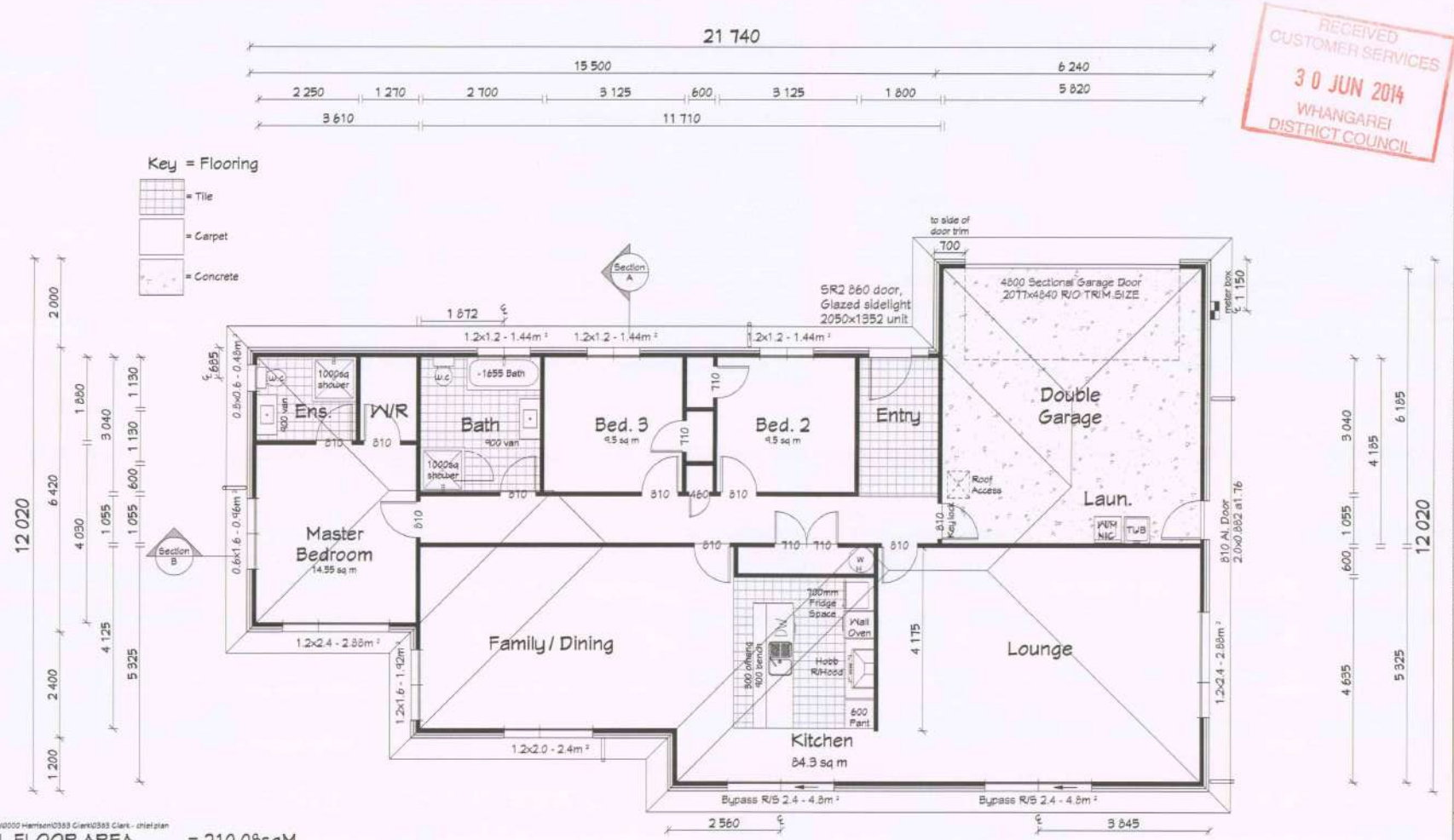
TERRITORIAL AUTHORITY:
Whangarei District Council
Country Side Zone

SITE DATA: *for zones upto & including*

Ground Bearing:	100kPa
Sub-soil Classification:	E
Wind Zone:	High
Earthquake Zone:	1
Exposure Zone:	b
Climate Zone:	1
Rainfall Intensity:	92.4mm/hr
Snowload:	0.0kPa (open ground)

DRAWING TITLE:
Site Plan

JOB No: 0383	SALES: Adele Harrison
ZOG No: Z2537	DRAWN: Sebastion
PLAN DATE: 28/05/2014	
SCALE: 1:200	SHEET No. 3 OF 31

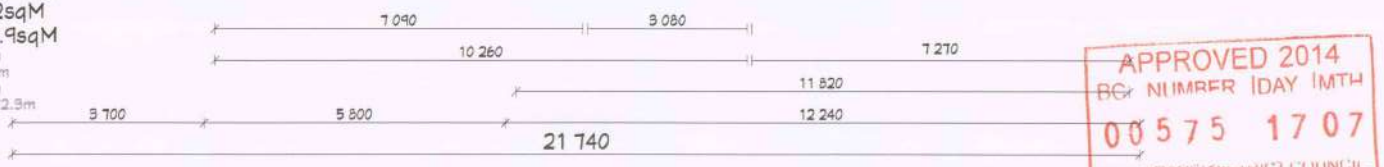


R:\Golden\Jobs\0000 Harrison\0383 Clark\0383 Clark - chief.pln

TOTAL FLOOR AREA	= 210.08sqM
LIVING AREA	= 170.88sqM
GARAGE AREA (incl. Laun)	= 89.2sqM
ROOF PLAN AREA	= 251.9sqM
APPROXIMATE Exterior wall perimeter	= 67.5m
APPROXIMATE Interior wall perimeter	= 66.24m
APPROXIMATE Fascia lineal meters	= 72.9m
APPROXIMATE Gutter lineal meters	= 72.9m

BASIC SPECIFICATION
- 2.42 stud height
- 180ltr mains pressure HWC

- (S.S) = Security stays
- (R.S) = Restrictor stays
- (T) = Tinted windows



Window Code Legend

EG:	1.2x1.6 a1.92 v1.0
1216	= size 1200x1600
a1.9	= natural light = 1.9m2
v1.0	= natural ventilation = 1.0m2

Refer to elevations for safety glazing

RECEIVED CUSTOMER SERVICES 30 JUN 2014 WHANGAREI DISTRICT COUNCIL

APPROVED 2014 BCA NUMBER IDAY IMTH 00575 1707 WHANGAREI DISTRICT COUNCIL BCA

INSTITUTION OF PROFESSIONAL ENGINEERS NEW ZEALAND — PROFESSIONAL ENGINEER — G. N. RUNDLE — 12907

Harrison Construction Limited
Phone: (09) 437 7636

GOLDSTAR HOMES*

FRAMES BY: ZOG — steel frames of the future today

PLAN NAME: Altered/Reversed

Shackleton

NOTES:
- 89x41mm ZOG® framing
Refer engineers PS1 for certification

- R/hood & Extractors vented to soffit or wall
- Pre-Fab roof access, trim 635x535mm
- Meter box width 500mm max
- Kitchen bench finish options; Stainless steel or a decorative high pressure laminate
- Basins/Vanities and benches are to be sealed to the adjacent walls to prevent fungal growth.
- Wet wall sheet linings finished with vinyl coated wall paper, semi-gloss or gloss coating and comply with NZ Building code clause E3-3.1.2
- Wet area floor finishes to be impervious and comply with NZ Building code clauses E3-3.1.1 & D1 AS1/VM1
- Internal and external walking surfaces to comply with NZBC D1/AS1 2.1.1 - 2.1.3, and Table 2

Natural lighting & Ventilation
- Natural lighting is provided via glazing to 10% of floor areas for individual rooms. Ref:G7/AS1, Clause 1.0
- Natural ventilation is provided via exterior openings of no less than 5% of floor area for individual rooms. Ref:G4/AS1, Clause 1.2 Natural ventilation

ELEVATION GUIDE: 1 2 3 4

CLIENT:
Clark Residence
Lot No. 1, DP 106583
265 Whatatiri Road
Maungatapere

TERRITORIAL AUTHORITY:
Whangarei District Council
Country Side Zone

SITE DATA: *for zones upto & including*

Ground Bearing:	100kPa
Sub-soil Classification:	E
Wind Zone:	High
Earthquake Zone:	1
Exposure Zone:	b
Climate Zone:	1
Rainfall Intensity:	92.4mm/hr
Snowload:	0.0kPa (open ground)

DRAWING TITLE: Floor plan

JOB No: 0383	SALES: Adele Harrison
ZOG No: Z2537	DRAWN: Sebastion
PLAN DATE: 12/05/2014	
SCALE: 1:100	SHEET No. 8 OF 31

1.

2.

Table 2	Building envelope risk matrix Paragraph 3.1.2. Figure 1				
All Walls	Risk Severity				
Risk factor	Low	Med	High	Very High	Subtotals for each risk factor
Wind zone (per NZS 3604)	0	0	1	2	1
Number of storeys	0	1	2	4	0
Roof/wall intersection design	0	1	3	5	0
Eaves width	0	1	2	3	1
Envelope complexity	0	1	3	6	0
Deck Design	0	2	4	6	0
				Total Risk Score	=2

Harrison Construction Limited
Phone: (09) 437 7636

GOLDSTAR HOMES*

FRAMES BY: ZOG
actual frames of the future today

PLAN NAME: Altered/Reversed

Shackleton

NOTES:
- All groundlines are indicative only and must be confirmed on site prior to commencement of any site works
- Finished floor levels in relation to height to boundary recession plane requirements are the responsibility of the floor layer. Any discrepancies between the plan and the actual site levels are the responsibility of the floor layer and must be reported to 'RGDG Ltd' immediately
- All claddings fixed as per manufacturers specifications

- EGL = Existing Ground Level
- FFL = Finished Floor Level
- FGL = Finished Ground Level
- GL = Ground Level
- FPL = Finished Platform Level

Safety Glazing
- All glazing is to be in accordance with the NZ Building Code Handbook and NZS 4223, Parts 1, 2, & 3 Code of Practice for Glazing in Buildings.
- All glazing panels to bathrooms and toilets to have safety glazing to the interior panel only
- All gazing to be confirmed by the manufacturer prior to construction

(SG) Indicates safety glass

CLIENT:
Clark Residence
Lot No. 1, DP 106583
265 Whatatiri Road
Maungatapere

TERRITORIAL AUTHORITY:
Whangarei District Council
Country Side Zone

SITE DATA: *for zones upto & including*

Ground Bearing:	100kPa
Sub-soil Classification:	E
Wind Zone:	High
Earthquake Zone:	1
Exposure Zone:	b
Climate Zone:	1
Rainfall Intensity:	92.4mm/hr
Snowload:	0.0kPa (open ground)

DRAWING TITLE:
Elevations .1

JOB No: 0383	SALES: Adele Harrison
ZOG No: Z2537	DRAWN: Sebastion
PLAN DATE: 12/05/2014	
SCALE: 1:100	SHEET No. 6 OF 31

Harrison Construction Limited
Phone: (09) 437 7636

GOLDSTAR HOMES*

FRAMES BY: ZOG steel frames of the future today

PLAN NAME: Altered/Reversed

Shackleton

3.

4.

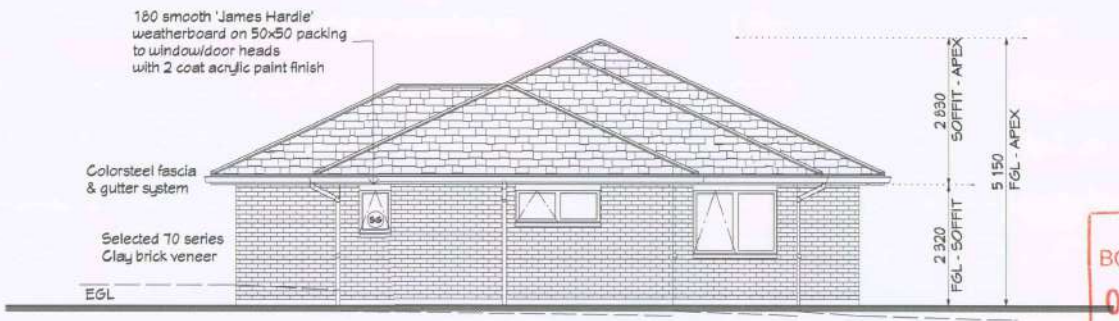


Table 2	Building envelope risk matrix Paragraph 3.1.2, Figure 1				
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Number of storeys	0	1	2	4	0
Roof/wall intersection design	0	1	3	5	0
Eaves width	0	1	2	5	1
Envelope complexity	0	1	3	6	0
Deck Design	0	2	4	6	0
				Total Risk Score	=2

INSTITUTION OF PROFESSIONAL ENGINEERS NEW ZEALAND
G. N. RUNDLE
12907

NOTES:

- All groundlines are indicative only and must be confirmed on site prior to commencement of any site works
- Finished floor levels in relation to height to boundary recession plane requirements are the responsibility of the floor layer. Any discrepancies between the plan and the actual site levels are the responsibility of the floor layer and must be reported to 'RCDC Ltd' immediately
- All claddings fixed as per manufacturers specifications

- EGL = Existing Ground Level
- FFL = Finished Floor Level
- FGL = Finished Ground Level
- GL = Ground Level
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Safety Glazing

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(SG) Indicates safety glass

CLIENT:
Clark Residence
Lot No. 1, DP 106583
265 Whatatiri Road
Maungatapere

TERRITORIAL AUTHORITY:
Whangarei District Council
Country Side Zone

SITE DATA: *for zones upto & including*

Ground Bearing:	100kPa
Sub-soil Classification:	E
Wind Zone:	High
Earthquake Zone:	1
Exposure Zone:	b
Climate Zone:	1
Rainfall Intensity:	92.4mm/hr
Snowload:	0.0kPa (open ground)

DRAWING TITLE:
Elevations .2

JOB No: 0383	SALES: Adele Harrison
ZOG No: Z2537	DRAWN: Sebastion
PLAN DATE: 12/05/2014	
SCALE: 1:100	SHEET No. 7 OF 31

Richardson·Stevens
CONSULTING ENGINEERS

File: 12463
10 April 2014

SUITABILITY REPORT

265 Whatitiri Road, Maungatapere

(Lot 1 DP 106583)

1.0 Introduction

The client proposes to construct a new dwelling on Lot 1 DP 106583. Richardson Stevens Consultants (1996) Ltd has been commissioned to make an assessment of the property for the new dwelling. The assessment will cover the following;

- Natural hazards and the suitability of the site for the dwelling
- Foundation recommendations
- Design of on-site wastewater disposal system
- Stormwater disposal requirements

The property is identified as being within a Natural Hazard area (i.e. flood susceptible) as defined by the Whangarei District Council. Therefore the assessment must provide specific conclusions with respect to Section 72 of the Building Act 2004.

2.0 Site Description/Proposal

The 6.019ha property is located on the south side of Whatitiri Road, near the intersection with Baker Road and approximately 2.7km from the intersection with State Highway 14. The property has a slight slope to the south. The location of the proposed dwelling is approximately 30m from the northern boundary. A three bedroom dwelling consisting of lightweight construction with brick veneer walls and steel roofing is proposed. A RibRaft® foundation is indicated on the plans.

2 Seaview Rd, Whangarei 0110, Ph 09 438 3273, Fax 09 438 5734, email engineers@richardsonstevens.co.nz

3.0 Property Summary

Below is a summary of the properties characteristics and proposed outcomes covered by this report.

General Site Information

Legal Description:	Lot 1 DP 106583
Area:	6.019 Ha or 60190m^2.
WDC Environment:	Countryside
Aspect:	South.
Slope:	Slight
Existing Site Cover:	Grass pasture.
Geology:	Rock: Basalt with Scoria
	Soil: Kiripaka Bouldery Silt Loam
	Site Class (M) – Moderately Reactive, AS2870:2011.
	Subsoil Classification Class (C) for Earthquake Bracing demand from NZS 3604 and NZS1170
WDC Hazard Zones:	Instability Area – None (not covered by WDC GIS)
	Mine Zone – None
	Flood Zone – A small portion of the property is zoned 'flood suseptible'
Council Services	Water Reticulation – None
	Stormwater Reticulation – None
	Sewer Reticulation – None

Stormwater (see Section 8.0)

Water Supply:	Rainwater storage tanks
Attenuation Reqd:	No
Disposal:	Overflow from tanks piped to soakage pit

Wastewater (See Section 9.0)

WDC Zoning:	Effluent Unsuitability – Medium
	Effluent Disposal Potential – Not covered by WDC GIS
Soil:	Volcanic Clay Loam – NZS1547 Soil Category 4
Slope:	Linear Planar
Groundwater:	Estimated at >1.6m below surface
Proposed System:	Primary treated
	Shallow soakage beds

4.0 Whangarei District Council Zonings

The Whangarei District Council (WDC) hazard maps indicate that a small portion of the property is zoned 'Flood Susceptible'. Aside from his no other hazards are indicated on the property.

Refer attached hazard maps from WDC GIS web site.

5.0 Site Investigations

A site inspection including a walkover of the section and subsoil investigations were conducted on 4 April 2014. The site of the proposed dwelling has a slight slope and the existing ground coverage is pasture. Three boreholes were excavated on site with in-situ undrained shear strengths taken at regular intervals within the boreholes.

The first borehole was located at the eastern end of the proposed dwelling location, the second on the western end of the proposed dwelling. The third borehole was located in the approximate location of the proposed wastewater disposal area.

All three boreholes have a similar soil profile of very stiff clay volcanic loam overlying a silty loam. Gravel and fine silt and some rocks were encountered in the boreholes. A hard silt layer was encountered between 1.0m-1.5m on each of the boreholes which could not be penetrated.

Shear vane strengths ranged from 201kPa to greater than 226kPa. Groundwater was not encountered in any of the three boreholes.

Subsoil investigations are appended.

6.0 Geology

The Institute of Geology and Nuclear Sciences 2009 Maps describe the geology as *"Basalt lava flows and scoria cones."*

From inspection of the site and surrounding area, it is concluded that the site is consistent with the above description.

7.0 Flood Susceptibility

The Whangarei District Council (WDC) hazard maps indicate that a small portion of the property is zoned 'Flood Susceptible'. The flood susceptible area is located approximately 300m south of the building site and is at an elevation approximately 10-12m lower than the building site.

Richardson Stevens Consultants (1996) Ltd considers the risk of flooding to the proposed development will be low.

8.0 Foundations / Stability

The proposed location of the dwelling is approximately 30m from the northern boundary of the property on a slight slope. No slips, scarps or signs of ground creep were evident near the building site. The subsoil investigations encountered firm soils with good indicative bearing strength. The risk of instability at the building site is therefore considered low.

The building platform will be created by cut/fill excavation of the site. Richardson Stevens recommends the following for the preparation/levelling of the site;

- The filling below the dwelling is to extend a minimum of 1.5m beyond the dwelling and to be a minimum slope of 1 in 3.
- A site inspection following excavation and stripping/benching to check capacity of soils and site preparation for filling.
- An examination of excavated material for suitability as compacted fill if required.
- Filling to be constructed in accordance with an approved earthworks/ fill construction specification

The dwelling construction will consist of lightweight construction with brick veneer walls and steel roofing. A RibRaft® foundation is indicated on the plans.

The subsoils have the bearing capacity for NZS3604:2011 type foundations, the subsoils are however considered moderately reactive and outside NZS3604 definition of "good ground".

Reactive soils seasonal shrink/swell behaviour causes shallow founded structures to move in response to varying soil moisture contents through the year. In many cases, this movement can lead to deformation in a structure with resulting jamming of doors or windows and, in extreme circumstances, cracking. We therefore recommend foundations and floor slabs should be designed for Site Class (M) – Moderately Reactive soils in accordance with the classifications contained in AS2870:2011.

The following is recommended for RibRaft® foundations on moderately reactive soils;

- Following the stripping of topsoil, the standard 'Rib-raft' flooring system is constructed on a minimum of 100mm of compacted hardfill, which is to extend a minimum of 500mm beyond the building footprint.
- Mesh type to be upgraded to SE72, and an additional HD12 bar be placed in the base of the perimeter footing (i.e. 3 / HD12 total).

Alternately if a standard concrete strip foundation is considered, to minimise the effects of seasonal soil shrink/swell behaviour it is recommended that all perimeter foundations extend to a depth of at least 500mm below cleared ground level.

In terms of earthquake bracing demand, the site subsoil classification is Class (C), Shallow Soil from either NZS 3604:2011 or NZS 1170:2002.

Provided the above recommendations are followed Richardson Stevens Consultants (1996) Ltd considers the risk of instability to the proposed development will be low.

9.0 Stormwater Management

With the water supply being from the rainwater storage tank all stormwater from the roof will be directed to this.

The WDC Environmental Engineering Standards, Section 4.11.1 states;
'All stormwater run-off arising from new residential development within the Whangarei District shall be attenuated so that peak flow discharge from the post developed site(s) is limited to 80% of the predevelopment levels for both primary and secondary flows unless:

- *The development has individual lot sizes larger than 10,000m² (1 ha) with a proposed created impervious area such as roofs, hardstanding and driveways not exceeding 5% of the total site.'*

In this case stormwater attenuation is not required for this development. However there are no stable overland flowpaths near the proposed dwelling for stormwater disposal. It is therefore recommended that overflow from the rainwater storage tanks is be directed to either a soakage trench designed to NZBC E1/VM1 or to a stormwater dispersal trench. Details of either option are appended.

10.0 Wastewater Management

The property is located in an area not served by the Whangarei District Council sewer reticulation and as a result on-site wastewater management is required. A new system designed to Australian and New Zealand Standard 1547:2012 On-site Wastewater Management (AS/NZS 1547) is required for the building. The documents relevant to designing a complying on-site wastewater system in the Whangarei region are;

- The WDC District Plan
- The WDC Environmental Engineering Standards (WDC EES)
- AS/NZS 1547:2012 On-Site Wastewater Management
- The Northland Regional Council (NRC) Regional Water and Soil Plan Section 15; Rules for sewage discharges.

10.1 Soil Assessment

Site inspection and subsoil investigations were undertaken as required by AS/NZS 1547. Three hand augered boreholes were located around the site, see Appendix B. These investigations encountered topsoil overlying silty volcanic clay and silt. From these tests Richardson Stevens Consultants (1996) Ltd concludes that the soil type Soil Category 4 – Clay loam, as per Table E1 of AS/NZS 1547.

10.2 Design Loading Rate

A three bedroom dwelling is intended for the site with rainwater storage tanks. In accordance with Table J1 of AS/NZS 1547 for three bedrooms the design number of people is 5 persons. With standard water fixtures a design flow allowance of 180L/person/day is applicable.

The total design flow is therefore 900 litres per day. See Appendix C for the wastewater management design calculations.

10.3 Northland Regional Compliance

The Northland Regional Council Regional Water and Soil Plan is the guidance document controlling the sewage discharges to land. Rule 15.3 of the plan covers discharge of primary treated sewage effluent to or into land. The rules requiring consideration are as follows,

- Groundwater clearance from the lowest point of the disposal field is 1.2m
- 20m clearance from the disposal field to any surface water
- Discharge results in no more than minor contamination of ground or surface water beyond the property boundary
- Reserve area equivalent to 100% of the design disposal area is set aside

The client has indicated a preference for having a primary treatment system. Groundwater was not encountered in the subsoil investigations to a maximum depth of 1.60m and therefore a bed system complying with this rule can be achieved.

No surface water drains are located near the building site and therefore the system with a clearance of 20m or greater can be achieved on-site. The proposed wastewater management area is located well within the property and therefore no more than minor contamination at the boundary will be achieved. 100% reserve area is available. Based on this, the wastewater management system will be a permitted activity system as per the Regional Water and Soil Plan.

10.4 System Design

In accordance with AS/NZS 1547 based on the soil structure and category Richardson Stevens Consultants (1996) Ltd recommends a primary treatment system with effluent filter discharging to shallow soakage beds. Primary treatment should be achieved through a 4,500L standard septic tank with a complying outlet filter. As per Table L1 of AS/NZS 1547 and the performance of systems in similar geology we recommend a design loading rate of 8mm/day. Based on this, six 1.2m wide by 15.6m long beds will be required. These should be equally loaded via a distribution box and laid level with the contour.

See Appendix A for the layout of the system and details and Appendix C for design calculations.

Given the soil type and the geology shallow soakage beds are expected to have the capacity for flows from the proposed dwelling. However if there are any concerns in the future regarding the capacity of the soakage beds, the management area can be planted to reduce stormwater infiltration and for the uptake of wastewater during high load periods. A list of plants suitable for over the beds is included in Appendix E.

Alternatively a secondary treatment system discharging to drip irrigation line could be designed for the site. This system is favourable to some clients as the drip line can be incorporated within a landscaped area near the dwelling. If required please contact Richardson Stevens Consultants (1996) Ltd for a design.

All due care has been taken in the design of this system to ensure that it is fit for the intended purpose, however it should be realised that the success of the system is dependent on many factors. Some of these factors can be controlled by the owner/occupier,

- Excessive water usage (daily flows)
- Prevention of stormwater discharge and flows to management area
- Maintenance of planting where required for systems utilising evapo-transpiration
- Care in placing amenity planting with deep and/or aggressive root systems
- Protection of pipe work from vehicle/stock and landscape loads
- Excessive use of chemicals

In addition, we recommend reading the booklet entitled "Looking after your Household Sewerage System" prepared by the Northland Regional Council.

11.0 Conclusions

It is the conclusion of Richardson Stevens Consultants (1996) Ltd that subject to the recommendations of this report the site is suitable for the proposed dwelling.

Richardson Stevens recommends the following for the preparation/levelling of the site;

- The filling below the dwelling is to extend a minimum of 1.5m beyond the dwelling and to be a minimum slope of 1 in 3.
- A site inspection following excavation and stripping/benching to check capacity of soils and site preparation for filling.
- An examination of excavated material for suitability as compacted fill if required.
- Filling to be constructed in accordance with an approved earthworks/ fill construction specification

A standard 'Rib-raft' flooring system is suitable for the proposed dwelling provided;

- Following the stripping of topsoil, the standard 'Rib-raft' flooring system is constructed on a minimum of 100mm of compacted hardfill, which is to extend a minimum of 500mm beyond the building footprint.
- Mesh type is upgraded to SE72, and an additional HD12 bar be placed in the base of the perimeter footing (i.e. 3 / HD12 total).

Stormwater attenuation is not required for this development. However there are no stable overland flowpaths near the proposed dwelling for stormwater disposal. It is therefore recommended that overflow from the rainwater storage tanks is to be directed to either a soakage trench designed to NZBC E1/VM1 or to a stormwater dispersal trench.

A primary treatment system with effluent filter discharging to six 1.2m wide by 15.6m long shallow soakage beds is recommended for on-site wastewater disposal. See the appended

location plan and details for construction. There is enough area on site to accommodate the disposal area and reserve areas as per AS/NZS 1547:2012. The intended disposal system complies with the 'permitted activity' groundwater and surface water clearances in the NRC Regional Water and Soil Plan. A resource consent is therefore not required for this system.

Subject to the recommendations of this report, in terms of Section 72 of the Building Act 2004, it is our opinion that;

(a) The building work to which an application for a building consent relates will not accelerate, worsen, or result in inundation on the land on which the building work is to be carried out or any other property: and

(b) The land on which the building work is to be constructed is not subject or is not likely to be subject to inundation.

12.0 Limitations

This report has been prepared solely for the benefit of our client and the Whangarei District Council. The purpose is to determine the engineering suitability of the new residential building, in relation to the material covered by the report. The reliance by other parties on the information or opinions contained therein shall, without our prior review and agreement in writing, do so at their own risk.

This report does not address matters relating to the National Environmental Standard for Contaminated Sites, and if applicable separate advice should be sought on this matter from a suitably qualified person.

Recommendations and opinions in this report are based on data obtained as previously detailed. The nature and continuity of subsoil conditions away from the test locations are inferred and it should be appreciated that actual conditions could vary from those assumed.

If during the construction process, conditions are encountered that differ from the inferred conditions on which the report has been based, the site should be examined by a suitably qualified engineer to determine if any modification of the design based upon this report is required.

Prepared by:

Matthew Murray
Engineer
Richardson Stevens Consultants (1996) Ltd

Approved by:

Grant Stevens
Chartered Professional Engineer

Wastewater Management Design

System Brief

Primary treated septic tank with effluent filter, discharging to shallow soakage beds. Beds are to be loaded via a distribution chamber.

Wastewater Management Area and Constraints

Topography:	Slight	Slope:	<5°
Aspect:	West		
Land Surface Shape: (AS/NZS 1547:2012)	Linear planear		

Existing Ground Cover: Pasture

Required Design Clearances:		Available Clearances:	
Boundaries:	1.0m min	>2	m
Waterways:	20m min	>20	m
Wells/Bores/Springs:	20m min	>20	m
Buildings:	2.0m min	>5	m
Groundwater:	1.2m min from base of bed	>3.0	m

Groundwater Level Based on Subsoil Investigations

Winter Groundwater Level (Est):	>2.0	m
Summer Groundwater Level:	N/A	m

Soil Category, (AS/NZS 1547): 4

Need for Surface Water Cut-off Drains: Yes

Intended Water Supply: Rainwater

Reserve Area Required: 100%

Wastewater Loading and Design

Number of People:	5	
Septic Tank Capacity with Outlet Filter: (AS/NZS 1547:2012, Note 4500 litre typical)	4,500	litres
Wastewater Flow Allowance: (AS/NZS: 1547)	180	litres/person/day
Total Daily Wastewater Flows:	900	litres/day
Design Loading Rate: (AS/NZS: 1547)	8	litres/m^2/day
Require Wastewater Disposal Area:	112.5	m^2
Width of Trench:	1.2	m
Total Length Of Trench Required:	94	m
Minimum Required Wastewater Managment Area: (Based on an areal loading rate 3mm/day, TP58)	300	m^2

Use 4500L minimum septic tank discharging via a distribution chamber to 6/15.6m long by 1.2m wide Evapo-Transpiration Seepage (ETS) Beds. ETS Beds to be planted with suitable plant species as per appended list. 100% reserve area equalling 300m^2 is required.

Wastewater Management Installation Details

- Use 4,500-litre septic tank with outlet effluent filter. The outlet filter must screen the effluent to less than 3.5mm. This will reduce the risk of suspended solids carryover into the soakage field.
- Septic tank should be positioned so that access for de-sludging is not restricted. Access and inspection openings to have watertight extensions fitted to ground level.
- Septic tanks shall comply with AS/NZS 1546.1:2008
- In clay soils, allow extra 50mm on depth for thin layer of sand or PAP 7 fines in bottom of bed. This will prevent smearing of the clay soil from placement of the drainage rock.
- Pipe to have a 90° elbow at end to a vent or inspection cap.
- Pipe work to be level throughout the bed. This will avoid ponding and utilize the entire transpiration/soakage capability of the bed. Each perforated pipe to be equally loaded from a distribution chamber. All work to be done in accordance with the New Zealand Building Code.
- Disposal area to be protected from stock and vehicles.
- Surface water cut-off drain to be installed directly above the disposal bed. Cut-off drains to catch and direct surface water away from disposal area.
- The system will benefit from the use of water reduction fixtures, i.e. dual flush 11/5.5 litre water closets, shower-flow restrictors, aerator tap fittings and water conserving automatic washing machines.

Appendix E

Plant List – If Required

Suitable Plant Species for Wastewater Management Areas

Shallow Rooted Plants (Suitable for All Management Areas)

- NZ Blueberry/Turutu (*Dianella nigra*) **
- Begonias
- Canna lily (*Canna* sp.) #
- Flax (Phormium tenax), (Phormium cookianum) **
- Fuchsia
- Geraniums
- Koromiko (*Hebe stricta*) **
- Philodendrons
- Rangiora (Brachyglottis repanda) **
- Rhubarb
- Astelia (Astelia grandis)**
- Manuka (Leptospernum scoparium)**
- Taro (Colocasia esculenta, C. niue)#
- Black Taro (Xanthosma violacea)
- Alocasia sp.
- Coprosma sp. (C.popinqua, C.tenicaulis, C. rhamnoides, C. rigida, C. robusta, c. lucida, C. macrocarpa)**

Grasses/Sedges/Rushes

- Yorkshire fog
- Red clover
- Gahnia/Tupari maunga (Gahnia xanthocarpa), (Gahnia setifolia)**
- Purei/Makura (Carex secta, C. flagellifera, C. germinata, C. lessoniana, C. virgata) **
- Giant umbrella sedge/Toetoe upoko-tangata (*Cyperus ustulatus*) **
- Sharp spike sedge (*Eleocharis acuta*) **
- Toetoe (Cortaderia fulvida) **
- Oioi or Jointed wire rush (*Apodasmia similis*)**
- Machaerina sinclairii**

Larger Deeper Rooted Plants (Suited to Drip Irrigation Fields)

- Mamaku (Cyathea medullaris)^**
- Wheki (Dicksonia squarrosa)^**
- Karaka (Corynocarpus laevigatus)**
- Kowhai (Sophora microphylla)**
- Pukatea (Laurelia novae-zealandiae)**
- Ribbonwood or Manatu (*Plagianthus regius*)**
- Cabbage tree or Ti Kouka (*Cordyline australis*)**
- Kahikatea (Dacrycarpus dacrydioides)**
- Swamp maire (*Syzygium maire*)**
- Banana species (Musa paradisiacal, M. zebrine, M. cochineu)#
- Ensete maurellii #
- Shell Ginger [non-invasive] *(Alpinia zerumbet)*
- Gunnera Tinctoria
- Cyperus Papyrus

KEY ** Native ^ Shaded areas #Frost tender

Richardson·Stevens
CONSULTING ENGINEERS

File: 12463
7 November 2014

FOUNDATION REPORT

265 Whatatiri Road, Maungatapere

(Lot 1 DP 106583)

Introduction

As requested by Golden Homes, Richardson Stevens Consultants (1996) Ltd has carried site inspections and testing of the filling operation for the new dwelling on Lot 1 DP 106583, being 265 Whatatiri Road, Maungatapere.

An engineering report prepared by this consultancy titled *"Suitability Report, 265 Whatatiri Road, Maungatapere"* dated 10 April 2014 has been reviewed.

Site Inspections / Proposed Development

The client proposes to construct a new dwelling approximately 30m from the northern property boundary. To create a flat building platform a cut and fill operation has been undertaken.

A site inspection was carried out on the 12 June 2014. At the time of the inspection the site had been cut and benches created for the placing of the compacted earthfill. A second site inspection was carried out on 16 June 2014, the compacted fill was completed at this time. Scala Penetrometer testing was completed within the fill area. Results from testing revealed indicative ultimate bearing capacities all over 300kPa.

Conclusions

It is the conclusion of Richardson Stevens Consultants (1996) Ltd that the filling operation has been satisfactorily completed and is suitable for the proposed dwelling.

2 Seaview Rd, Whangarei 0110, Ph 09 438 3273, Fax 09 438 5734, email engineers@richardsonstevens.co.nz

Limitations

This report has been prepared solely for the benefit of the client and Whangarei District Council with respect to the brief, which was to carry out foundation assessment at the client's property. The reliance by other parties on the information or opinions contained in the report shall, without our prior review and agreement in writing, be at such party's sole risk.

This report does not address matters relating to the National Environmental Standard for Contaminated Sites, and if applicable separate advice should be sought on this matter from a suitably qualified person.

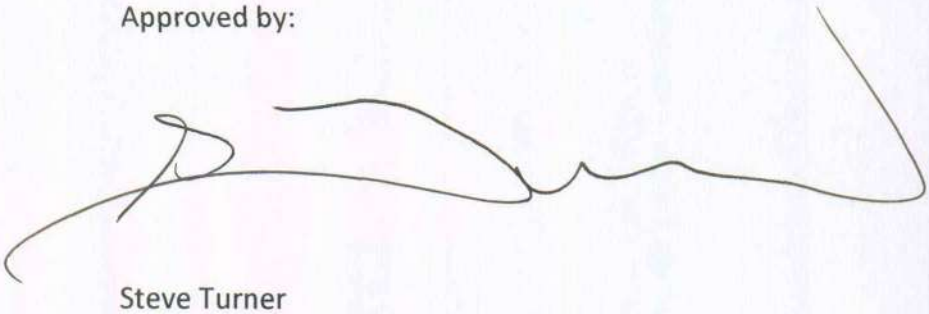
Recommendations and opinions in this report are based on data obtained as previously detailed. The nature and continuity of subsoil conditions away from the test locations are inferred and it should be appreciated that actual conditions could vary from those assumed.

If during excavation and construction conditions are encountered that differ from the inferred conditions on which the report has been based, the site should be examined by a suitably qualified engineer to determine if any modification of the design based upon this report is required.

Prepared by:

Gareth Turner
Senior Technical Engineer
Richardson Stevens Consultants (1996) Ltd

Approved by:



Steve Turner
Chartered Professional Engineer

DEC

Private Bag 9023 | Whangarei 0148 | New Zealand
T: 09 430 4200 | 0800 WDC INFO | 0800 932 463 | F: 09 438 7632
W: www.wdc.govt.nz | E: mailroom@wdc.govt.nz

WHANGAREI DISTRICT COUNCIL

Code Compliance Certificate BC1400574

Section 95, Building Act 2004

Issued: 27 November 2014

The Building

Street Address of building:	265 Whatitiri Road Whangarei 0179
Legal Description of land where building is located:	LOT 1 DP 106583 LLP: 38948
Building name:	N/A
Location of building within site/block number:	N/A
Level unit number:	N/A
Current, lawfully established use:	Detached Dwelling
Year first constructed:	2014

The Owner

S J Clark
22 McNamara Street
Red Bank Plains
Queensland 7301
Australia

Phone number:	4347753
Mobile number:	0220829303
Facsimile number:	N/A
Email address:	48@hotmail.com
Website:	N/A

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

Contact Person

Harrison Construction Limited
PO Box 4126
Kamo 0141

Phone number:	4377636
Mobile number:	021635571
Facsimile number:	4377639
Email address:	cathy.marinkovich@goldenhomes.co.nz
Website:	N/A
Street address/registered office:	265 Whatitiri Road Whangarei 0179

Building Work **New Dwelling**

Building Consent number: BC1400574

Issued by: Whangarei District Council

Code Compliance

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

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

Jennie Thomas
Support Assistant – Building Processing
On behalf of Whangarei District Council

27 November 2014
Date

Private Bag 9023 | Whangarei 0148 | New Zealand
T: 09 430 4200 | 0800 WDC INFO | 0800 932 463 | F: 09 438 7632
W: www.wdc.govt.nz | E: mailroom@wdc.govt.nz

WHANGAREI DISTRICT COUNCIL

Building Consent No: BC1400856

COPY

Section 51, Building Act 2004

Issued: 21 October 2014

Project Assessment No: PA1400600

The Building

Street address of building:	265 Whatitiri Road Whangarei 0179
Legal description of land where building is located:	LOT 1 DP 106583 LLP: 38948
Building name:	N/A
Location of building within site/block number:	N/A
Level/unit number:	N/A

The Owner

S J Clark
22 McNamara Street
Red Bank Plains
Queensland 7301
Australia

Phone number:	N/A
Mobile number:	N/A
Facsimile number:	N/A
Email address:	N/A
Website:	N/A
Street address/registered office:	265 Whatitiri Road Whangarei 0179

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

Contact Person

J J Burton
PO Box 1838
Whangarei 0140

Phone number:	4347753
Mobile number:	0278400508
Facsimile number:	N/A
Email address:	jjburton69@gmail.com
Website:	N/A

Building Work

The following building work is authorised by this consent:

New Shed

This building consent is issued under section 51 of the Building Act 2004. This building consent does not relieve the owner of the building (or proposed building) of any duty or responsibility under any other Act relating to or affecting the building (or proposed building).

This building consent also does not permit the construction, alteration, demolition, or removal of the building (or proposed building) if that construction, alteration, demolition, or removal would be in breach of any other Act.

This building consent is subject to the following conditions:

Section 90 Building Act 2004

Under section 90 of the Building Act 2004, agents authorised by Council (acting as a Building Consent Authority) are entitled, at all times during normal working hours or while building work is being done, to inspect:

ii) land on which building work is being or is proposed to be carried out; and

iii) building work that has been or is being carried out on or off that building site; and

iiii) any building.

See attached schedule of site requirements for inspections and documentation required.

Compliance Schedule

A compliance schedule is not required for the building.

Attachments

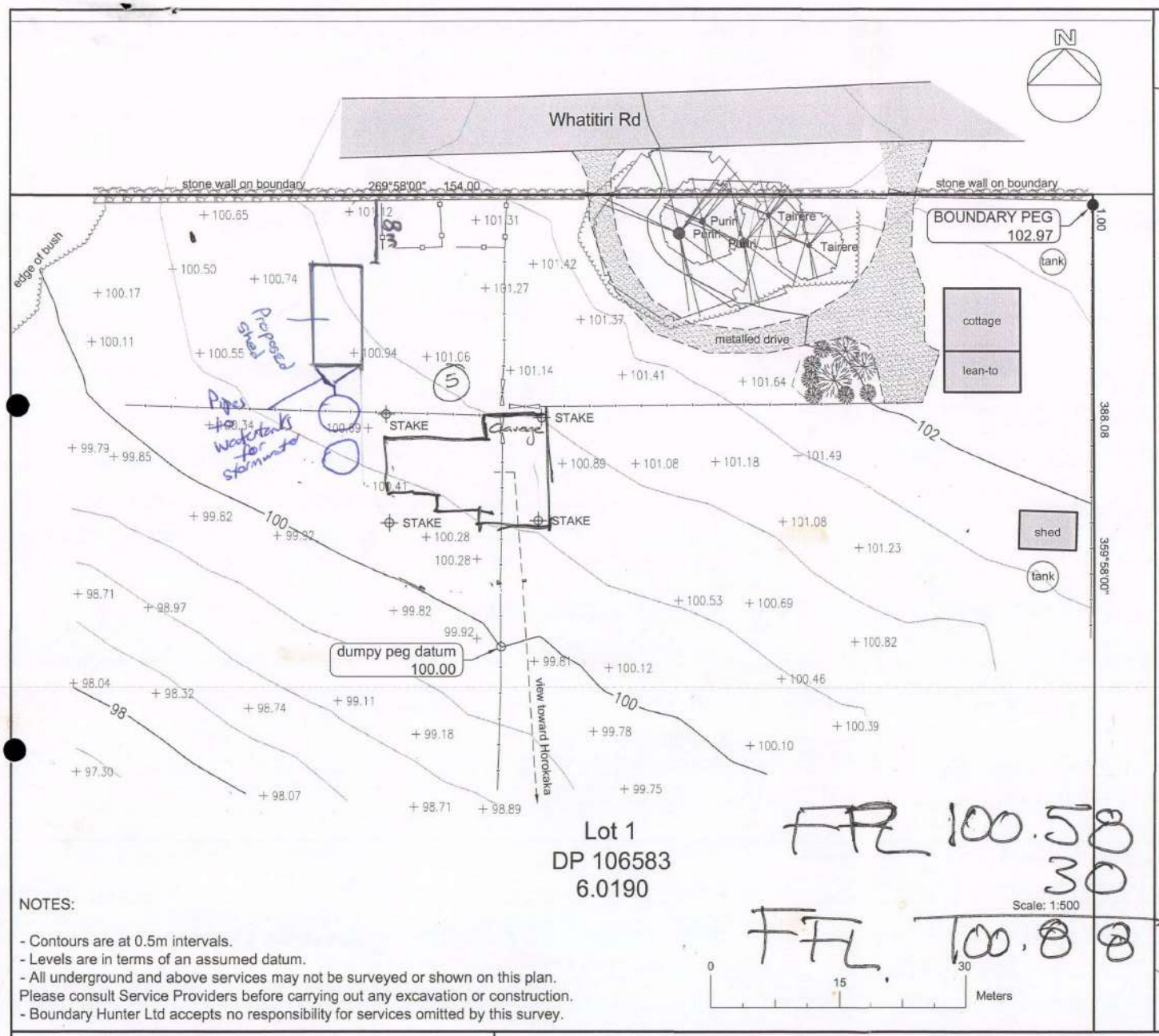
No attachments.

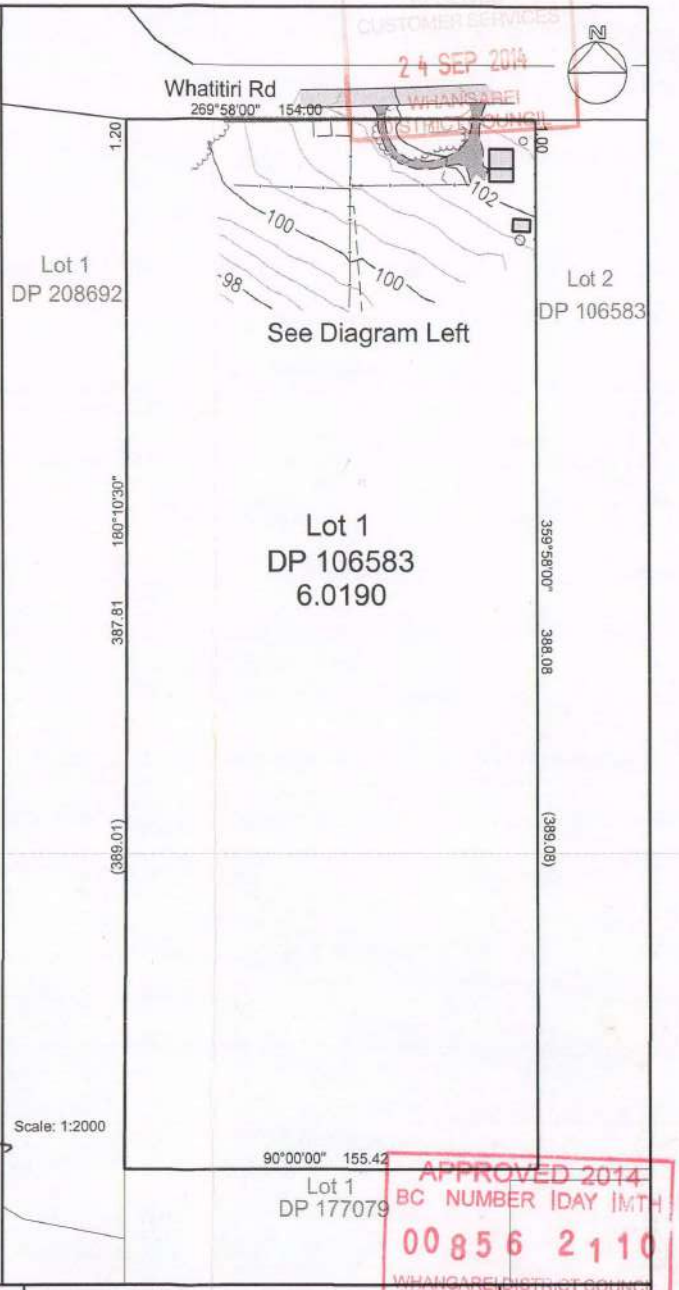
Additional Information

1. The applicant must control dust nuisance created by any site or building works.
2. Toilet facilities must be provided within reasonable distance of the construction site. Ground discharge is no longer acceptable.
3. Lapsing of building consent. For the purposes of S52(b) of the Building Act 2004, the period after which this consent will lapse if the building work to which it relates does not commence will be 12 months from the date of issue.

Jennie Thomas
Support Assistant – Building Processing
On behalf of Whangarei District Council

21 October 2014
Date





RECEIVED
CUSTOMER SERVICES
24 SEP 2014
WHANGAREI DISTRICT COUNCIL

APPROVED 2014
BC NUMBER IDAY IMTH
00856 2110
WHANGAREI DISTRICT COUNCIL

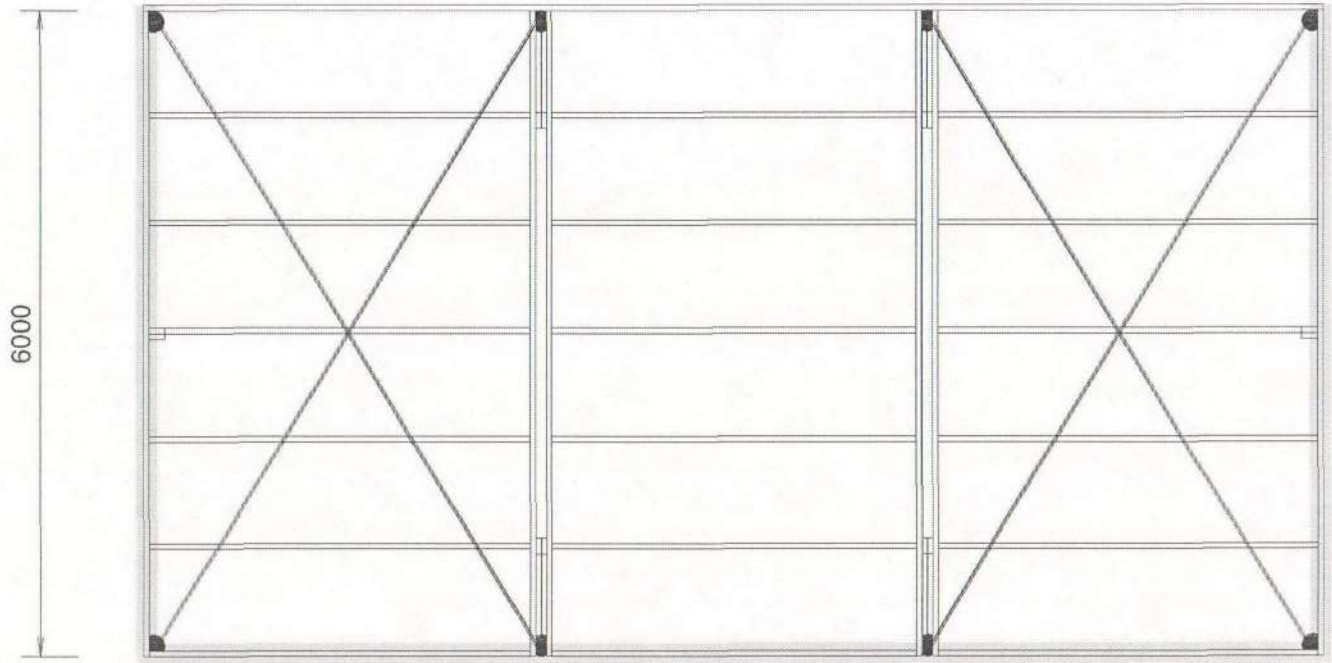
NOTES:

- Contours are at 0.5m intervals.
- Levels are in terms of an assumed datum.
- All underground and above services may not be surveyed or shown on this plan. Please consult Service Providers before carrying out any excavation or construction.
- Boundary Hunter Ltd accepts no responsibility for services omitted by this survey.

Surveyed & Drawn by:
BOUNDARY HUNTER LTD
Ph. 09 435 5387
Email. bruce@boundaryhunter.co.nz

0383 Stephen Clark, 265 Whatatiri Rd, Whatatiri
Lot 1 DP 106583
Contour Survey

Prepared for: Golden Homes		Sheet: 1 of 1
Surveyed: B.Kidd	Checked. B Smith	
Date: 08/04/14	Scale: as shown @ A3	Ref: 4071



Pitch = 5.71 deg. by others.

Regarding any future alterations to this shed:
If at any time the cladding (internal or external) needs to be removed from a wall along a rafter, rafter props must be added.
If this is the case please contact MiTek Farm Buildings for further information.

= CLAD WALLS

Single row of tensioned Multibrace laid over purlins. Fix at each end with 11x30x3.15 nails and 3 at each purlin crossing.

POLE ☐ COLUMN

Wind Load: High	Girt Size: 150 x 50mm	Pole Size: 175mm SED	Max. Pole Height: 4200mm
Sg = 0.9 kPa	Girt Centres: 1100mm	Pole Embedment Depth: 1100mm	Lower Pole Height: 3600mm
Earthquake Zone: 1	Purlin Size: 150 x 50mm	Column Type: Rough Sawn	Floor Type: Earth
Rafter Span: 6000mm	Purlin Centres: 1000mm	Column Size: 2/ 200 x 50mm	Rough Sawn VSG8
Pole/Bay Spacing: 3600mm	Rafter Size: 200 x 50mm	Props Required: 2 per span	

MiTek New Zealand Ltd.
AUCKLAND
CHRISTCHURCH
MiTek
HOME OF GANG-NAIL® BUILDING SYSTEMS

Job Name: Steven Clark
Job Site: 235 Whatatiri Road, Maungatapere

Client Name: Whangarei ITM
Client Reference Number: 50231

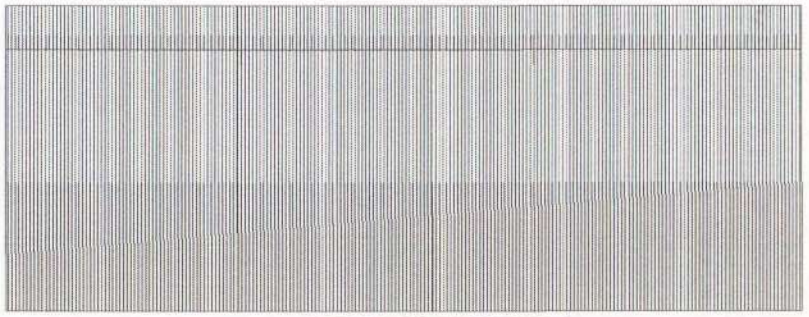
PLAN

Detailed by: C Richards
Date: 18 / 09 / 14
Checked by:
Scale: Drawings to scale

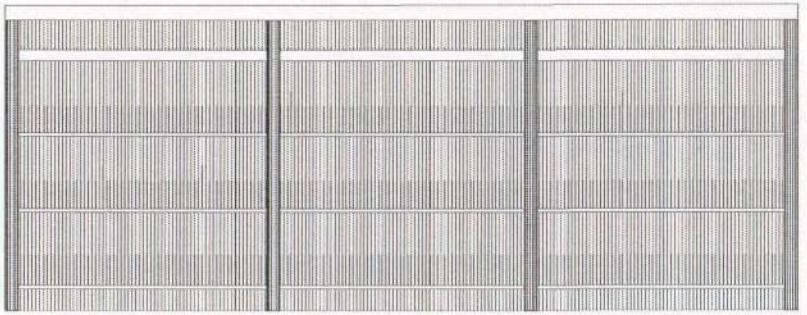
Job Number: LT30870
Sheet Number: 1

NOTES:

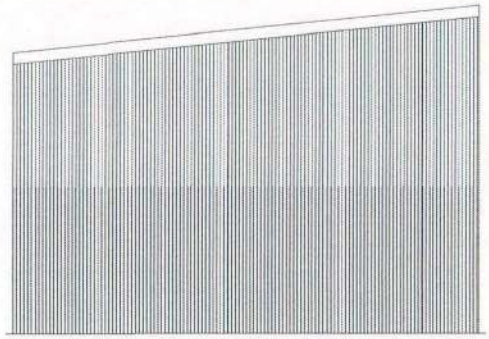
N.B. This design does not include any design or detail of flashing requirements.



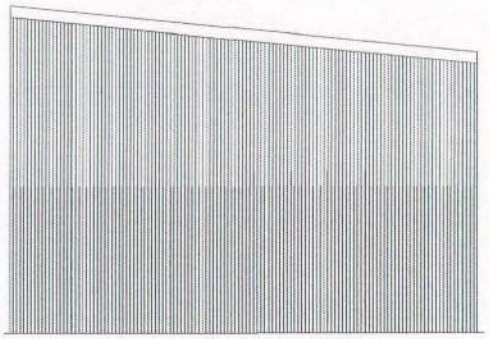
REAR ELEVATION



FRONT ELEVATION



LEFT END ELEVATION



RIGHT END ELEVATION

APPROVED 2014
BC NUMBER IDAY IMTH
00 856 2110
WHANGAREI DISTRICT COUNCIL
BCA

RECEIVED
CUSTOMER SERVICES
24 SEP 2014
WHANGAREI
DISTRICT COUNCIL

MiTek New Zealand Ltd.
AUCKLAND
CHRISTCHURCH
MiTek
HOME OF GANG-NAIL® BUILDING SYSTEMS

Job Name: Steven Clark
Job Site: 235 Whatatiri Road, Maungatapere

Client Name: Whangarei ITM
Client Reference Number: 50231

ELEVATIONS

Detailed by: C Richards
Date: 18 / 09 / 14
Checked by:
Scale: Drawings to scale

Job Number: LT30870
Sheet Number: 2

DEC

Private Bag 9023 | Whangarei 0148 | New Zealand
T: 09 430 4200 | 0800 WDC INFO | 0800 932 463 | F: 09 438 7632
W: www.wdc.govt.nz | E: mailroom@wdc.govt.nz

WHANGAREI DISTRICT COUNCIL

Code Compliance Certificate BC1400856

Section 95, Building Act 2004

Issued: 24 November 2014

The Building

Street Address of building:	265 Whatitiri Road Whangarei 0179
Legal Description of land where building is located:	LOT 1 DP 106583 LLP: 38948
Building name:	N/A
Location of building within site/block number:	N/A
Level unit number:	N/A
Current, lawfully established use:	Outbuilding
Year first constructed:	2014

The Owner

S J Clark
265 Whatitiri Road
RD 9
Whangarei 0179

Phone number:	4347753
Mobile number:	0278400508
Facsimile number:	N/A
Email address:	48@hotmail.com
Website:	N/A

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

Contact Person

J J Burton
PO Box 1838
Whangarei 0140

Phone number:	4347753
Mobile number:	0278400508
Facsimile number:	N/A
Email address:	jjburton69@gmail.com
Website:	N/A
Street address/registered office:	265 Whatitiri Road Whangarei 0179

Building Work **New Shed**

Building Consent number: BC1400856

Issued by: Whangarei District Council

Code Compliance

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

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

Jennie Thomas
Support Assistant – Building Processing
On behalf of Whangarei District Council

24 November 2014
Date

WHANGAREI DISTRICT COUNCIL

FORUM NORTH PRIVATE BAG 9023, WHANGAREI, NEW ZEALAND TELEPHONE 09 430 4200 FAX 09 438 7632

Issue Document

VEHICLE CROSSING PERMIT APPLICATION NO: VC140060
Whangarei District Council Public Places ByLaw
Received: 10 July 2014
Issued: 22 July 2014

Applicant

S J Clark
22 McNamara Street
Red Bank Plains
Queensland 7301
Australia

Agent

Harrison Construction Limited
PO Box 4126
Kamo 0141

Site Information

Property ID: 6704
Street Address: 265 Whatitiri Road
Whangarei 0179
Legal Description: LOT 1 DP 106583

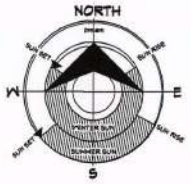
Project Information

THIS IS A VEHICLE CROSSING PERMIT APPLICATION ONLY

Fees

COUNCIL'S TOTAL CHARGES FOR THIS VEHICLE CROSSING PERMIT ARE:
PAYMENTS RECEIVED TO DATE:
RECEIPT NUMBER: 47855 DATE: 22 July 2014 AMOUNT: $270

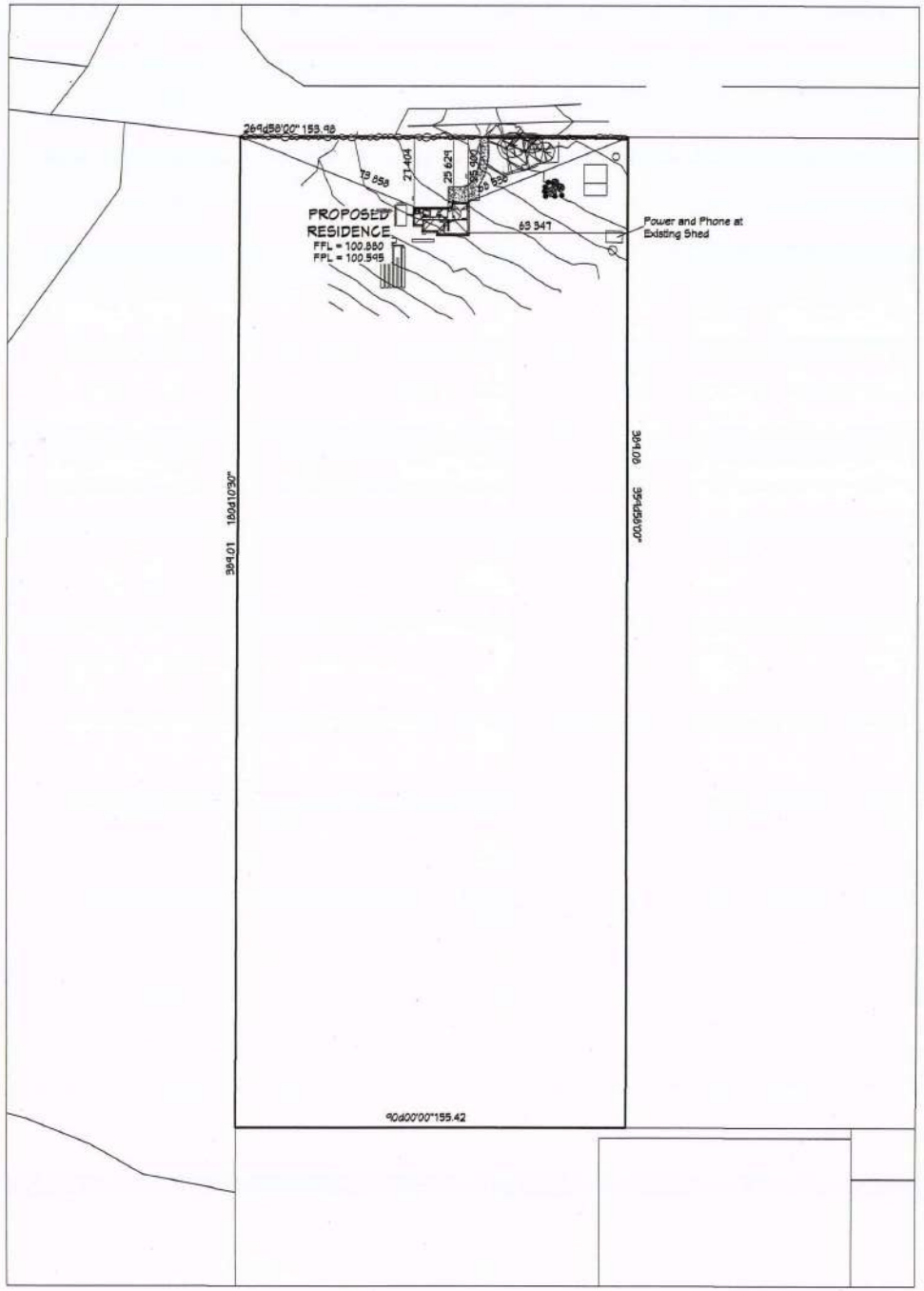
NOTE: Information shown on the plan is indicative only and it is the builder's responsibility to check all levels, boundaries and measurements on site prior to construction and be solely responsible thereafter. When accuracy is critical, on site location and levels should be carried out. 'RCDC Ltd' is not liable for errors once construction has begun. Report any discrepancies to 'RCDC Ltd'.



SITE COVERAGE	
SITE AREA	= 60190 sqm
HOUSE AREA	= 210 sqm
SITE COVERAGE	= .34 %

Lot No. 1
Dp No. 106593
Total Area = 60190sqM
Net Area = 60025.82sqM (excl. access)

- D.C.P indicates Daylight Control Point of recession plane
- Paved surfaces to external doors slip co-efficient to comply with NZBC D1 AS1/VM1. For the distance below FFL, refer to cladding details
- The finished ground level adjoining the concrete slab-on-ground shall be formed so as to carry water away from the building, at a slope of not less than 1:25, for a distance of at least 1.0m from the building as per NZS.3604.2011



RECEIVED
CUSTOMER SERVICES
10 JUL 2014
WHANGAREI
DISTRICT COUNCIL

APPROVED
21/7/14

Onsite sediment control
- In accordance with TA's requirements.
- Access via stabilised entry/exit pad.
- Covered wind proof skip bin
- Site access, storage and construction should be controlled so that there is no adverse environmental effects.
- Temporary down pipes to be installed to control roof water run-off

Harrison Construction Limited
Phone: (09) 437 1696

GOLDSTAR HOMES

FRAMES BY: ZOG steel frames of the future today

PLAN NAME: Altered/Reversed

Shackleton

NOTES:
- All boundary bearings, lengths & peg locations are to be confirmed on site prior to commencing foundations. The house position is to be confirmed as correct and any discrepancies are to be reported to 'RCDC Ltd' immediately.
- Sewer & stormwater connections are to be confirmed on site prior to commencement of foundations.
- The building platform is to be flat with a soil bearing capacity of no less that 100kPa
- Finished floor level in relation to height to boundary recession plane requirements are the responsibility of the floor layer, any discrepancies between the plan and physical site levels are the responsibility of the floor layer. 'RCDC Ltd' takes no responsibility for any error that may occur.

Public protection from onsite hazards
- Site safety fencing (when required by T.A), 2.0m(min) to prevent site hazards from harming traffic or passers-by, to restrict unauthorized entry by children - ensure fencing is difficult to be climbed, gates and doors do not project beyond site when open, and encloses the whole site.
- All building sites to have O.S.H compliant warning signs erected.
- Any hazardous equipment or materials will be stored onsite only if secured, by portable building lock up or in the house being built (after lock-up stage)
- Sites to be assessed on a individual basis by construction managers for compliance with NZBC clause F5 and if specific hazards exist then a work-site barrier must be erected.

CLIENT:
Clark Residence
Lot No. 1, DP 106583
265 Whatatiri Road
Maungatapere

TERRITORIAL AUTHORITY:
Whangarei District Council
Country Side Zone

SITE DATA: *for zones upto & including*

Ground Bearing:	100kPa
Sub-soil Classification:	E
Wind Zone:	High
Earthquake Zone:	1
Exposure Zone:	b
Climate Zone:	1
Rainfall Intensity:	92.4mm/hr
Snowload:	0.0kPa (open ground)

DRAWING TITLE:
Location Plan

JOB No: 0383	SALES: Adele Harrison
ZOG No: Z2537	DRAWN: Sebastion
PLAN DATE: 28/05/2014	
SCALE: 1:2000	SHEET No. 2 OF 31

Operative District Plan - Area Specific Matters

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

21 August 2026
Scale 1:1,500

Operative District Plan – Map Legend

Whangarei District Council

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.

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

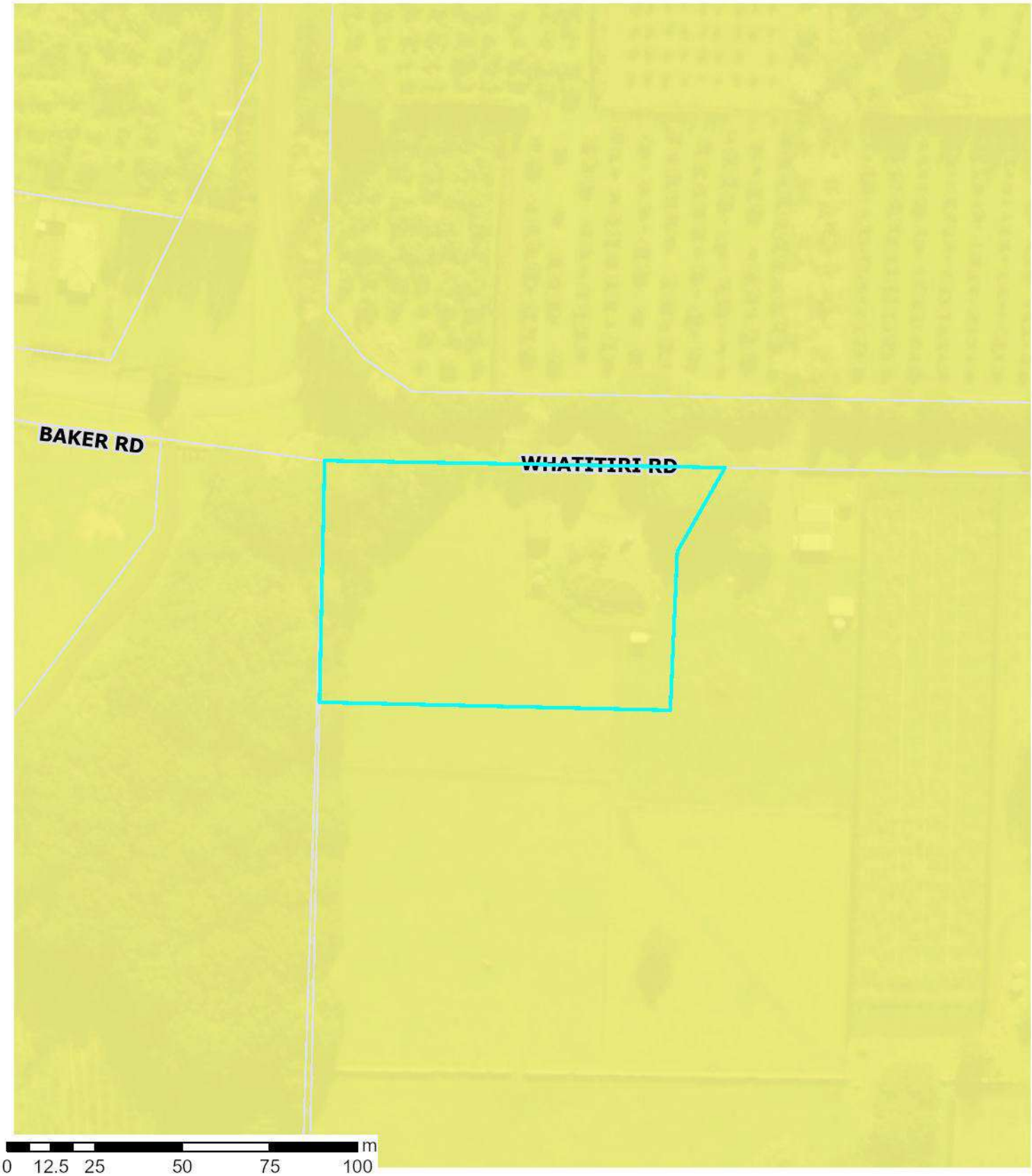
Depression Storage Areas 2017

- Depression Storage Areas

21 August 2026

Scale 1:1,500

Land Instability



Landslide Susceptibility Zone

- High
- Moderate
- Low

21 August 2026

Scale 1:1,500

Whangārei District Council holds indicative information on land stability hazard for Whangārei. The Whangarei 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/v/2/documents/council/reports/hazard-reports/land-stability/landslide-susceptibility-technical-report.pdf

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