



Land Information Memorandum

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

LIM number: LM2601403

Received: 27 Aug 2026

Issued: 28 Aug 2026

Applicant

J K Herdman, A K Howse
4051 Far North Road
RD 4
Kaitaia 0484

Site Information

Property ID: 165557

Street Address: 14 Kauika Road
Whangarei 0110

Legal Description: LOT 1 DP 494949

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: 725314
- Deposited Plan: DP 494949

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

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

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

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

- Water, Wastewater and Stormwater Map

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

- Site Drainage Plan Dated – 20/12/1986

For further information regarding Council Water Supply please refer:

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

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

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

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

A final reading of the water meter will be required.

s44A(2)(d) Any permit, consent, certificate, notice, order or requisition affecting the land or buildings; s44A(2)(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

After an extensive search of Council records, we were unable to locate the building file for the original dwelling.

Copy of a Building Permit issued for this property is attached.

- Extend Kitchen
Dated – 30/01/1962

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

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

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

- Application for Drainage Connection
Dated – 17/12/1986
- Application for Permit for Sanitary Plumbing or Drainage Work
Approved – 30/10/1991

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 Whangarei District Plan is proposed to be updated. The updated layer identifies road centrelines and their classifications, which in turn influence various transport and setback rules in the District Plan. The proposed mapping updates can be viewed by selecting the "District Plan Changes" tile here:

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

This property is located in a Medium Density Residential Zone.

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

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

This property has been the subject of an application under a Town and Country Planning Act, information attached.

- SF-5435 – To construct an additional unit and thereby create an encroachment by the existing dwelling into the 3.0m side yard.
Granted – 20/11/1986

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

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

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

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

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

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

Whangarei District Council recommends that all Whangarei District residents visit the Northland Regional Council website for information on Civil Defence hazard response:

<https://www.nrc.govt.nz>.

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

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

s44B(2) Natural Hazards

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

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

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

District Plan Information about Natural Hazards

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

Building Act Information about Natural Hazards

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

Flooding

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

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

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

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:

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

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

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

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

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

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

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

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

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

Surveyed and observed flood levels

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

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

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

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

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

Flood susceptible lands

Prior to undertaking flood modelling and mapping, Northland Regional Council identified land that could be susceptible to flooding based largely on soil type. This information should only be used where flood hazard modelling and maps are not available (upper Kaihu, upper Kerikeri and upper Rotokakahi and upper Waitangi, Waima and Punakitere catchments).

Flood susceptible land information is available on the Northland Regional Council Natural Hazards Maps viewer.

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

River Flood Hazard Technical Reports

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

1. Scope of report:	Whangarei Catchment (Catchment M01)
2. Report Title:	Design Modelling Whangarei Catchment (M01)
3. Report date:	May 2021
4. Report prepared by:	Water Technology
5. Report commissioned by:	Northland Regional Council
6. Purpose of the report:	This report documents the calibration and design modelling methodology for Whangarei Catchment (M01), noting that this catchment was calibrated to the July 2020 flood event.
7. Where or how to access report:	River modelling technical reports https://www.nrc.govt.nz/resource-library-summary/research-and-reports/river-modelling-technical-reports/

Land Instability

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

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

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

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

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

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

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

Technical report

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

Liquefaction

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

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

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

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

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

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

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

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

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

Acid Sulphate Soils

This property is identified as being in an **Acid Sulphate Soil Risk** area - see map attached.

Acid sulphate soils are naturally occurring. They are caused by sulphate salts that were deposited in the land by the sea. When sulphate soils are disturbed, they react with oxygen and create an acidic environment which can corrode buried infrastructure including concrete and steel. Climate change is expected to cause sea level rise, and in turn an elevation of groundwater levels. This is likely to influence Acid sulphate soils, but the effect of this has not been quantified by the report, nor Whangarei District Council.

Whangarei District Council commissioned Opus International Consultants to produce Acid Sulphate Soil Planning Policy Basic Guide dated 05 August 2015. This District wide document provides guidance to assist in interpreting the Planning Policy for Acid Sulphate Soils. It aims to provide a general overview of acid sulphate soils and common concerns regarding occupying or using land where these soils may be present. The report can be accessed on our website: <https://www.wdc.govt.nz/AcidSoil>

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

Draft subsidence report

Northland Regional Council have commissioned work into subsidence regions. The available report is Northland Region InSAR and Differential LiDAR Study. This report presents an analysis of surface deformation across the Northland region between January 2019 and August 2021 using InSAR (Interferometric Synthetic Aperture Radar), a technique for mapping ground deformation using space-borne radar images of the Earth's surface. This report was prepared in June 2026 by Harvey Geoscience.

Drought

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

Technical Report for Northland Drought Assessment

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

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

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

Volcanic, Geothermal and Earthquake

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

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

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

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

Technical Report for earthquake information

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

Signed for and on behalf of Council:



Sophia Shaw
Property Information Officer

Property Map



New Subdivisions

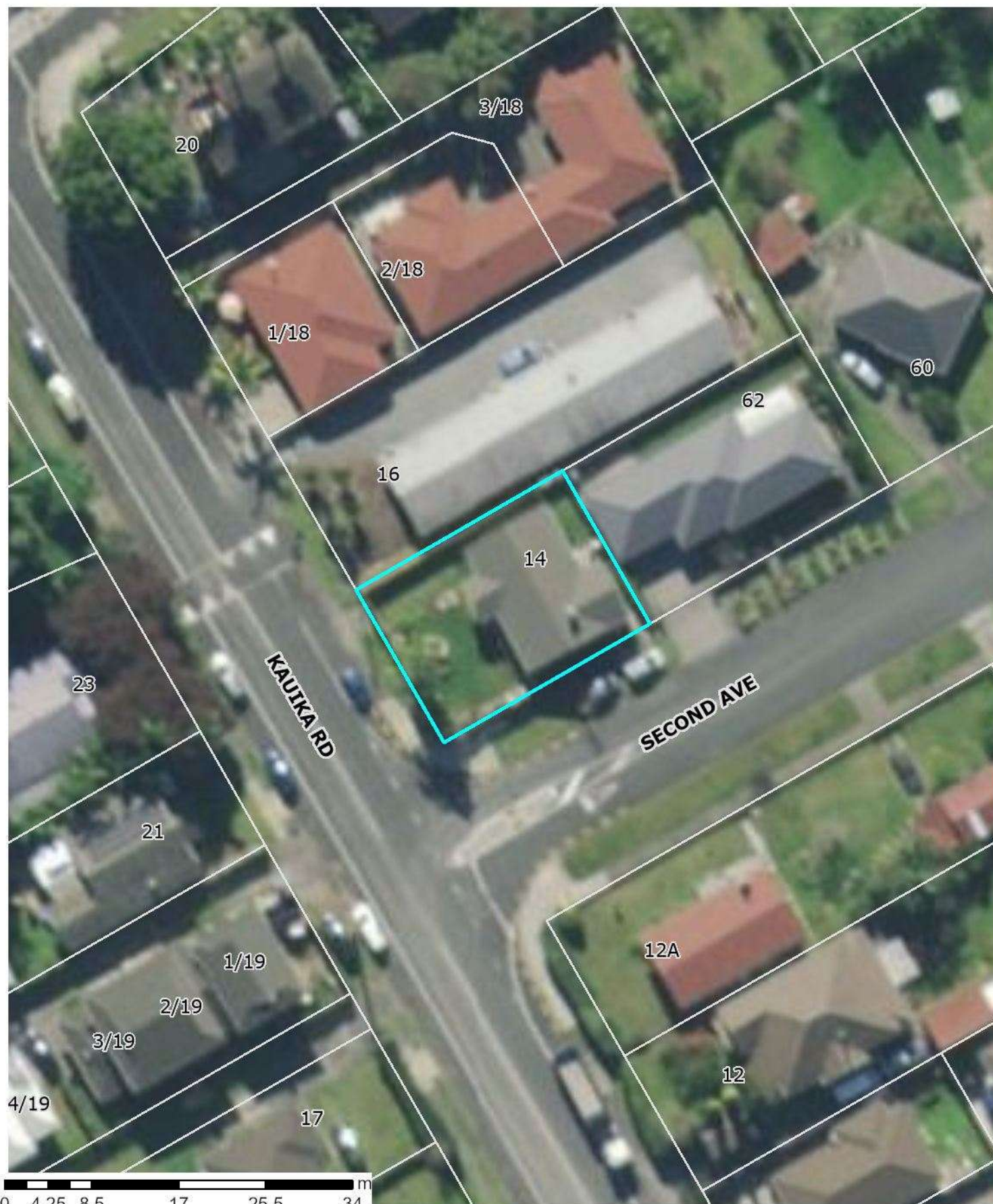
- Proposed Pre-223
- 223 Certificate

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

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

28 August 2026
Scale 1:500





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

28 August 2026

Scale 1:500



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



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

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




R.W. Muir
Registrar-General
of Land

Identifier **725314**
Land Registration District **North Auckland**
Date Issued 27 October 2017

Prior References

89365 NA68C/836

Estate Fee Simple
Area 401 square metres more or less
Legal Description Lot 1 Deposited Plan 494949

Registered Owners

Amy Kate Howse as to a 1/2 share
Jason Kenneth Herdman as to a 1/2 share

Interests

Subject to a right to drain water over parts marked A & B and a right to drain sewage over part marked B, both on DP 494949 created by Easement Instrument 10366217.8 - 27.10.2017 at 3:59 pm
Some of the easements created by Easement Instrument 10366217.8 are subject to Section 243 (a) Resource Management Act 1991 (see DP 494949)
13114028.4 Mortgage to ANZ Bank New Zealand Limited - 4.11.2024 at 2:38 pm



Title Plan - DP 494949

Survey Number	DP 494949
Surveyor Reference	13701 Homeworld
Surveyor	Phillip John Lash
Survey Firm	Reyburn & Bryant 1999 Ltd
Surveyor Declaration	I Phillip John Lash, being a licensed cadastral surveyor, certify that: (a) this dataset provided by me and its related survey are accurate, correct and in accordance with the Cadastral Survey Act 2002 and the Rules for Cadastral Survey 2010, and (b) the survey was undertaken by me or under my personal direction. Declared on 29 Feb 2016 08:03 PM

Survey Details

Dataset Description	Lots 1 and 2 being a Subdivision of Part DP 21999		
Status	Deposited		
Land District	North Auckland	Survey Class	Class A
Submitted Date	29/02/2016	Survey Approval Date	01/03/2016
		Deposit Date	27/10/2017

Territorial Authorities

Whangarei District

Comprised In

CT NA68C/836
CT 89365

Created Parcels

Parcels	Parcel Intent	Area	CT Reference
Lot 1 Deposited Plan 494949	Fee Simple Title	0.0401 Ha	725314
Lot 2 Deposited Plan 494949	Fee Simple Title	0.0465 Ha	725315
Area A Deposited Plan 494949	Easement		
Area B Deposited Plan 494949	Easement		
Total Area		0.0866 Ha	

Schedule / Memorandum

Land Registration District

North Auckland

Plan Number

DP 494949

Territorial Authority (the Council)

Whangarei District

Council Reference

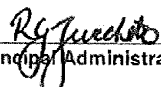
SD1500126 on P52455

Certifications under the Resource Management Act 1991

Pursuant to the Resource Management Act 1991 I hereby certify that:

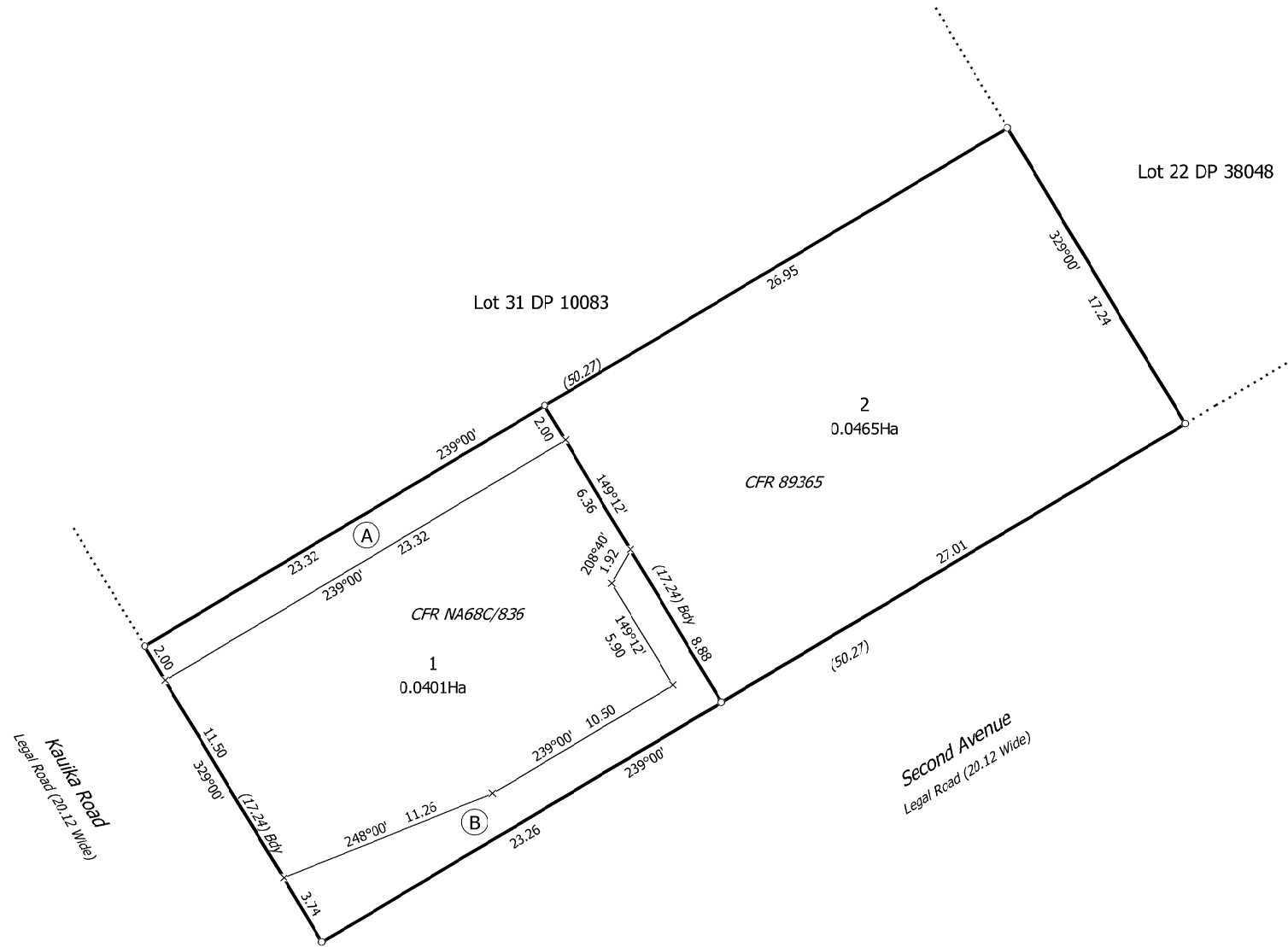
- ☒ the above plan was approved by the Council pursuant to section 223 of the Resource Management Act 1991 on the 13th day of JUNE 2017
- ☒ pursuant to Section 224(c) all the conditions of the subdivision consent have been complied with to the satisfaction of the Council
- ☒ the approval of the Council under section 223 of the Resource Management Act 1991 is subject to the creation of the easement set out in the Memorandum of Easements on the attached Annexure Schedule

Dated this 13th day of JUNE 2017


Principal Administrative Officer/Authorised Officer

Memorandum of Easements (Pursuant to s243 Resource Management Act 1991)			
Purpose	Shown	Servient Tenement	Dominant Tenement
Right to drain Sewage & Water	B	Lot 1 DP 494949	Lot 2 DP 494949

Schedule of Easement			
Purpose	Shown	Servient Tenement	Dominant Tenement
Right to drain Water	A	Lot 1 DP 494949	Lot 2 DP 494949

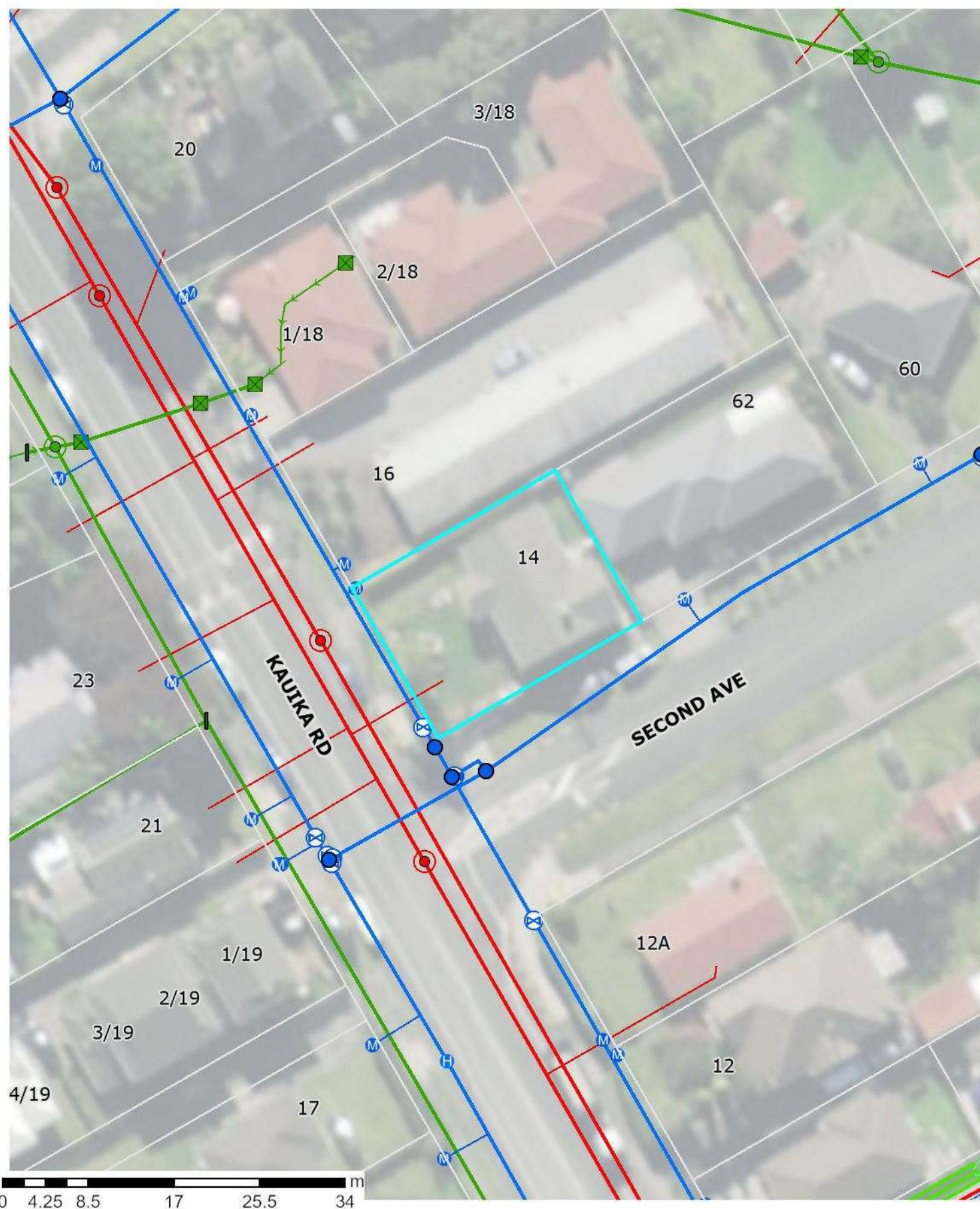


T 1/1

Title Plan
DP 494949

Generated on: 10/11/2017 3:57pm Page 3 of 3

Water, Wastewater and Stormwater



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

28 August 2026

Scale 1:500



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

Water

Water Point

Actuator

-  WDC
-  Private

Backflow Device

-  WDC
-  Private

Bore

-  WDC
-  Private

End Structure

-  WDC
-  Private

Fitting Node

-  WDC
-  Private

Hydrant

-  WDC
-  Private

Meter

-  WDC

Meter Manifold

-  WDC
-  Private

Pump

-  WDC
-  Private

Valve

-  WDC
-  RED
-  Private

Water Line

Abandoned Pipe

- 

Raw Water Main

-  WDC
-  Private

Trunk Main

-  WDC
-  Private

Other Main

-  WDC
-  Private

Process Pipework

-  WDC
-  Private

Reticulation

-  WDC
-  Private

Service Line

-  WDC
-  Private

Water Area

Chamber

-  WDC
-  Private

Reservoir

-  WDC
-  Private

Stormwater

Stormwater Point

End Structure

-  WDC
-  Private

Fitting Node

-  WDC
-  Private

GPT

-  WDC
-  Private

Manhole

-  WDC
-  Private

Pump

-  WDC
-  Private

Stormwater Inlet

-  WDC
-  Private

Valve

-  WDC
-  Private

Stormwater Line

Abandoned Pipe

- 

Culvert

-  WDC
-  Private

Drainage

-  WDC
-  Private

Main

-  WDC
-  Private

Service Line

-  WDC
-  Private

Surface Drain

-  WDC
-  Private

Stormwater Area

Basin

-  WDC
-  Private

Chamber

-  WDC
-  Private

Wastewater

Wastewater Point

Backflow Device

-  WDC
-  Private

End Structure

-  WDC
-  Private

Fitting Node

-  WDC
-  Private

Manhole

-  WDC
-  Private

Meter

-  WDC
-  Private

Motor Control Centre

-  WDC
-  Private

Pump

-  WDC
-  Private

Valve

-  WDC
-  Private

Wastewater Line

Abandoned Pipe

- 

Main

-  Rising Main (Pressure)
-  Sewer Gravity Main
-  Private
-  Other

Process Pipework

-  WDC
-  Private

Service Line

-  WDC
-  Private

Wastewater Area

Chamber

-  WDC
-  Private

Pressure Sewer System

-  Public
-  Private

WHANGAREI CITY

SITE DRAINAGE PLAN

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

DRAIN LAYER SS Middle

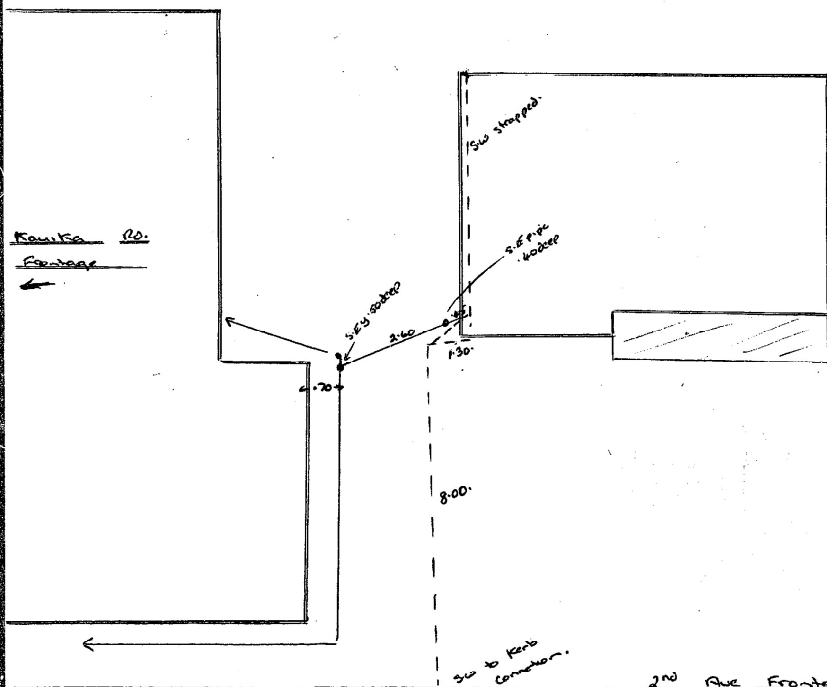
Permit No. SS 97

Date 20 Dec 86

New Sewerdrains	RED
Stormwater	DOTTED BLACK
Old Drains	FULL BLACK
Material Used	
SEWER	PVC/CERAMIC
STORMWATER	PVC/CERAMIC
	DELETE

1/100

20211



6

OWNER: Mr. Ball

STREET: 14 Kauka Road

LOT No.

DP No.



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

Rates LIM Report

As at: Friday, 28 August, 2026

Property Number 165557
Legal Description LOT 1 DP 494949
Assessment Number 0074316401
Address 14 Kauika Road Whangarei 0110
Record of Title(s) 725314
Land Value \$280,000
Capital Value \$530,000
Date of Valuation 01-July-2024
Effective Date (used for rating purposes) 01-July-2025
Meter Location 1M BH P/POLE LHB, #14

Rates Breakdown (up to 30 June 2027)

Rates Charge	Charge Total
General Residential	862.96
Sewage Disposal - Residential	991.00
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	9.86
Regional Land and Freshwater Management	78.29
Regional Pest Management	110.40
Regional Sporting Facilities	7.94
Regional Whangarei Urban Riv Mgt Gen Catchment	39.83
Regional Whangarei Transport Rate	29.70
Annual Charge Total	\$3,576.89

Opening Balance as at 01/07/2026 **\$0.00**

Rates Instalments	Total
20/07/2026 Instalment	\$894.89
20/10/2026 Instalment	\$894.00
20/01/2027 Instalment	\$894.00
20/04/2027 Instalment	\$894.00
Rates Total	\$3,576.89

Balance to Clear **\$2,682.00**

Whangarei Borough Council

80908

BUILDING APPLICATION FORM

Date: 30/1/1962

To: The Borough Engineer, Please Note that any person wishing to take a vehicle over footpath, other than a proper crossing constructed for such purpose, shall apply to Council for a permit to do so and shall pay a fee of £10.

Sir,

I hereby apply for permission to.....

Extend Kitchen

16. Kauike Road.

for

P.E. WOBBOYS

(House Number and Street)

(Owner)

16 Kauike Road

(Address)

Whangarei

according to locality plan and detail plans, elevations

cross-sections and specifications of building deposited herewith in duplicate.

PARTICULARS OF LAND:

LENGTH OF BOUNDARIES:

Assess. No.: 74/100

Front:

Lot No. 30

Back:

D.P.: 10083

Side: Area:

Allotment No. N°3 BLK KIRIKIRI & WHAROHIAO

Side:

PARTICULARS OF BUILDING:

Foundations: 16 x 6 x 6 concrete blocks

Floors:

Walls: weather board.

Roofs: iron

Area of Ground Floor: 96 sq. ft. square feet.

Area of Outbuildings: square feet.

Number of Storeys: Above kerb level: Below kerb level:

Average distance of set back of front of buildings from street boundary line:

ESTIMATED COST:

Building £ 290

Sanitary, Plumbing and Drainage £

Total 290

RECEIVED

30 JAN 1962

WHANGAREI
BOROUGH COUNCIL

Proposed purposes for which every part of building is to be used or occupied (describing separately each part intend for use or occupation for a separate purpose): To extend Kitchen

alter inside Kitchen

Proposed use or occupancy of other parts of buildings: Kitchen

Nature of ground on which building is to be placed and on the subjacent strata: Level

Receipt No. 368

30/1/62

See 1-10-0

Yours faithfully,

P.E. Wobboys Owner

Builder's Postal Address:

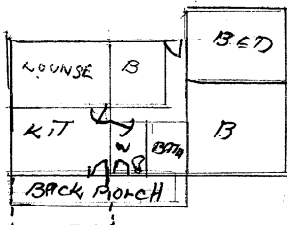
15 Tarewa Rd.
Whangarei

H.C. Blundell Builder

PROPOSED ALTERATION

for D.E. worBOYS

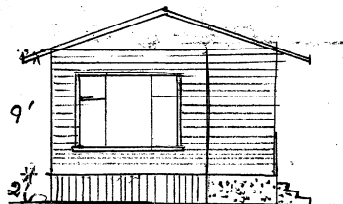
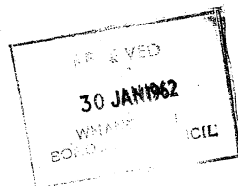
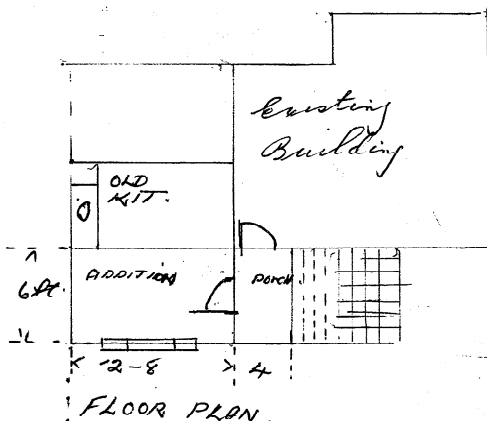
20211



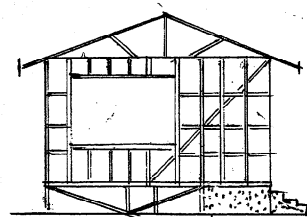
TAKE DOWN BACK PORCH
& EXTEND KITCHEN

Kauika Rd.

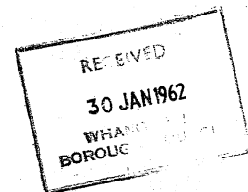
Second AVE



FRONT ELEVATION



CROSS SECTION



BUILDER H.C. BLUNDELL

WHANGAREI CITY COUNCIL

20211 3840

APPLICATION FOR: **DRAINAGE CONNECTION**
WATER CONNECTION
PERMIT TO CROSS FOOTWAY

Date. 17.12.1986

Address and Legal Description of Property which is the subject of this Application

Please print clearly and firmly

Address. 14 Kauraka Rd Lot No. 30 D.P. No. 10023
 Whangarei Assess No. 743/164
 Legal Owner. Mr. Mrs. A. Belfit Inspector's Signature. J. McKelvey
 Name of Applicant. J. McKelvey Receipt No.
 Applicant's Postal Address. 11 Moana View Date
 Whangarei Cashier's Signature.
 Applicant's Signature. J. McKelvey

DRAINAGE CONNECTIONS

In consideration of the Council undertaking to construct and provide a sewer/stormwater connection to the above said land, I agree to pay for such service the charge set out hereunder, and such charge is to be paid prior to the Council commencing work. Seven days notice shall be given to Services Engineer before connection is required.

STORMWATER SEWER No. 1 Size. 100 Type. to Kerb Depth. Charge. \$192.50
SANITARY SEWER No. Size. Type. Depth. Charge.

Tick when required: To be advised As soon as possible. ☒ Urgent.

In consideration of and on receipt of the above charge, the Whangarei City Council hereby undertakes to construct and provide the above drainage connection. (NOTE "DEPTH" Means Depth From Ground Level, To Invert Level Of Proposed Private Drain Where It Reaches Council Connection.)

Water Connection

Size of connection required. mm to service. (subdivision, section, dwelling, factory, etc.)

Fee \$.

NOTE 1. Where no fee has been paid at the time of application and subsequently, no connection is available, the standard charge will be debited against the applicant for the installation of the appropriate sized connection.

NOTE 2. Where the size of the connection applied for is deemed by the City Engineer to be unsuitable, the appropriate sized connection will be installed, and any adjustment in costs will be debited or credited to the applicant.

PERMIT TO CROSS FOOTWAY

I hereby make application under Clause 111 Whangarei C.C. By-law No.2 1964 for a permit to take a vehicle over the footway to the property owned by.

at. Permit Fee \$.

I hereby pay a deposit of \$.....for the purpose of repairing any damage that may be done to the footway during the currency of the permit and pursuant to the licence granted by the permit. If the repairs cost less than the deposit a refund shall be made to me by the Council and if the repairs cost more than the deposit I will pay the Council the extra cost. I hereby absolutely accept that the footway which is the subject of this application is at this date hereof undamaged/damaged, and I request that the damage be assessed.

Dated...../...../19.....

Signature of Applicant.....

TO CITY TREASURER I hereby apply for the refund of deposit

3840

Name of Applicant (block letters).....

Signature of Applicant..... Dated...../...../19.....

For Office Use Only

Footway inspected and refund approved.

For Operations Engineer..... Dated...../...../19.....

13973

20211

4753

WHANGAREI DISTRICT COUNCIL

APPLICATION FOR PERMIT FOR SANITARY PLUMBING OR DRAINAGE WORK

TO: The Engineer

I, the undersigned (Full name(s)) W. SMITHof (Address) 13 SILVERSTREAM RD Phone 4384920

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

Lot No 7 DP 49340 Section Block

Survey District

Street or Road CLARKSON CRES Township or Rural District MAUNURating Assessment No. 761/905

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

Name P. TONKSAddress 1 CLARKSON CRES MAUNU

Brief Description of Proposed Work is:

CONNECTION TO SEWER

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

Plumber Drainlayer W. SMITHName Name W. SMITHAddress Address 13 SILVERSTREAM RDPhone No Phone No 4384920Estimated Value of:

a) Plumbing/Total Value\$.....Material Value\$.....Nett Value.....

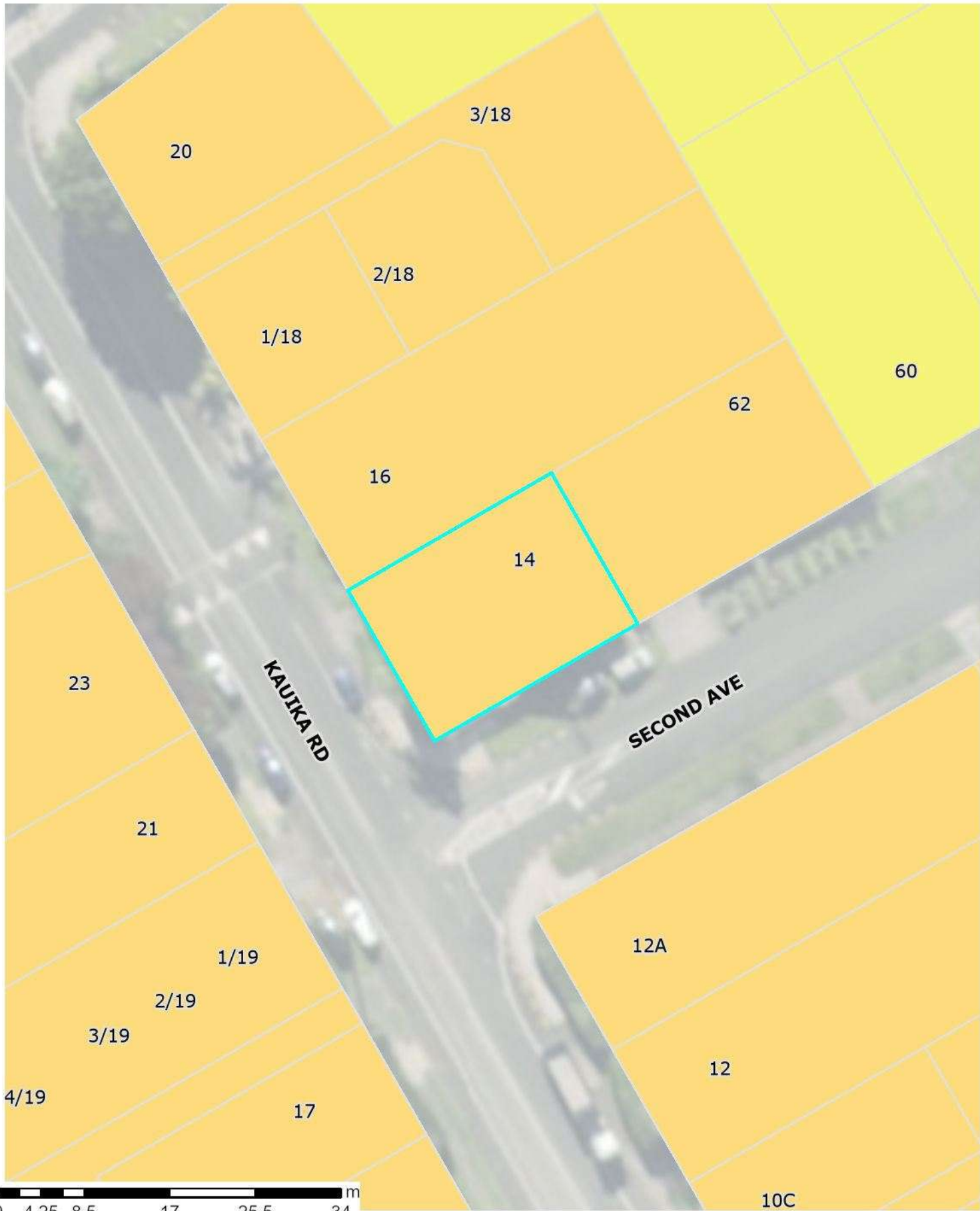
b) Drainage/Total Value\$200..Material Value\$110..Nett Value.90..Signature W. Smith Date 30-10-91FOR OFFICE USE ONLYExamined and approved: Signature B. A. Brown Date 30-10-91

Plumbing Fee \$ Receipt No. 107548
 Drain Laying Fee \$ 37.00 Receipt No. 30/10/91

Date Permit No.

Code 510002-14

Paid by



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28 August 2026
Scale 1:500

Parcel Information is sourced from the Land Information New Zealand (LINZ) Data Service.
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Operative District Plan – Map Legend

District-Wide Matters

Energy, Infrastructure and Transport

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

Hazards and Risks

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

Historical and Cultural Values

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

Natural Environment Values

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

General District-Wide Matters

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

Area Specific Matters

-  Designation
-  Precinct
-  Development Area

Residential Zones

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

Rural Zones

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

Commercial and Mixed Use Zones

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

Industrial Zones

-  Light Industrial Zone
-  Heavy Industrial Zone

Open Space and Recreation Zones

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

Special Purpose Zones

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

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

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

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

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

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APPLICATION FOR WAIVER OR DISPENSATION

APPLICANT: Nu-Way Homes Ltd

SITE FILE: 77/2/16

LOCATION: 14 Kauika Road (Lot 30 DP 10083)

SF 5435

DATE: 13 November 1986

PROPOSAL: To construct an additional unit and thereby create and encroachment by the existing dwelling into the 3.0m side yard.

INSPECTING OFFICER'S REPORT:

The property is a flat corner site in a Residential 3 zone of the Operative District Scheme. The dwelling that presently exists on the site complies with the bulk and location requirements in relation to the side yard set backs for single dwellings in this zone. There is also a front yard intrusion adjoining Second Avenue. The proposed new single storied unit complies with all bulk and location requirements pertaining to multi unit developments in this zone but creates an encroachment of approximately 1.5m into the Northern side yard by the existing dwelling.

In my opinion, as the proposed new unit is situated in a complying position it is not increasing the degree of non-conformity of the existing dwelling and will have little or no affect on the amenities of the adjoining site to the North. For this reason I do not consider it reasonable to require neighbours consent. Furthermore, it would not be reasonable nor practicle to enforce the requirements of the Scheme. In relation to Ordinance 9.14 of the Operative District Scheme I consider that circumstances (c) and (d) exists in respect of this particular application.

RECOMMENDATION

Pursuant to Ordinance 9.14 of the Operative District Scheme and Section 76 of the Town and County Planning Act Act 1977 that Council grants consent to Nu-Way Homes Ltd to construct an additional unit on the above mentioned site on the corner of Second Avenue and Kauika Road subject to:

- a) Compliance with all relevant Acts, Bylaws and Regulations.

P/D-1

J. Manson Jill Manson PLANNING FIELD OFFICER

COUNCIL DECISION:

The applicant be advised, that pursuant to the provisions of Section 76 of the Town & Country Planning Act 1977 and for the reasons given in the foregoing report:

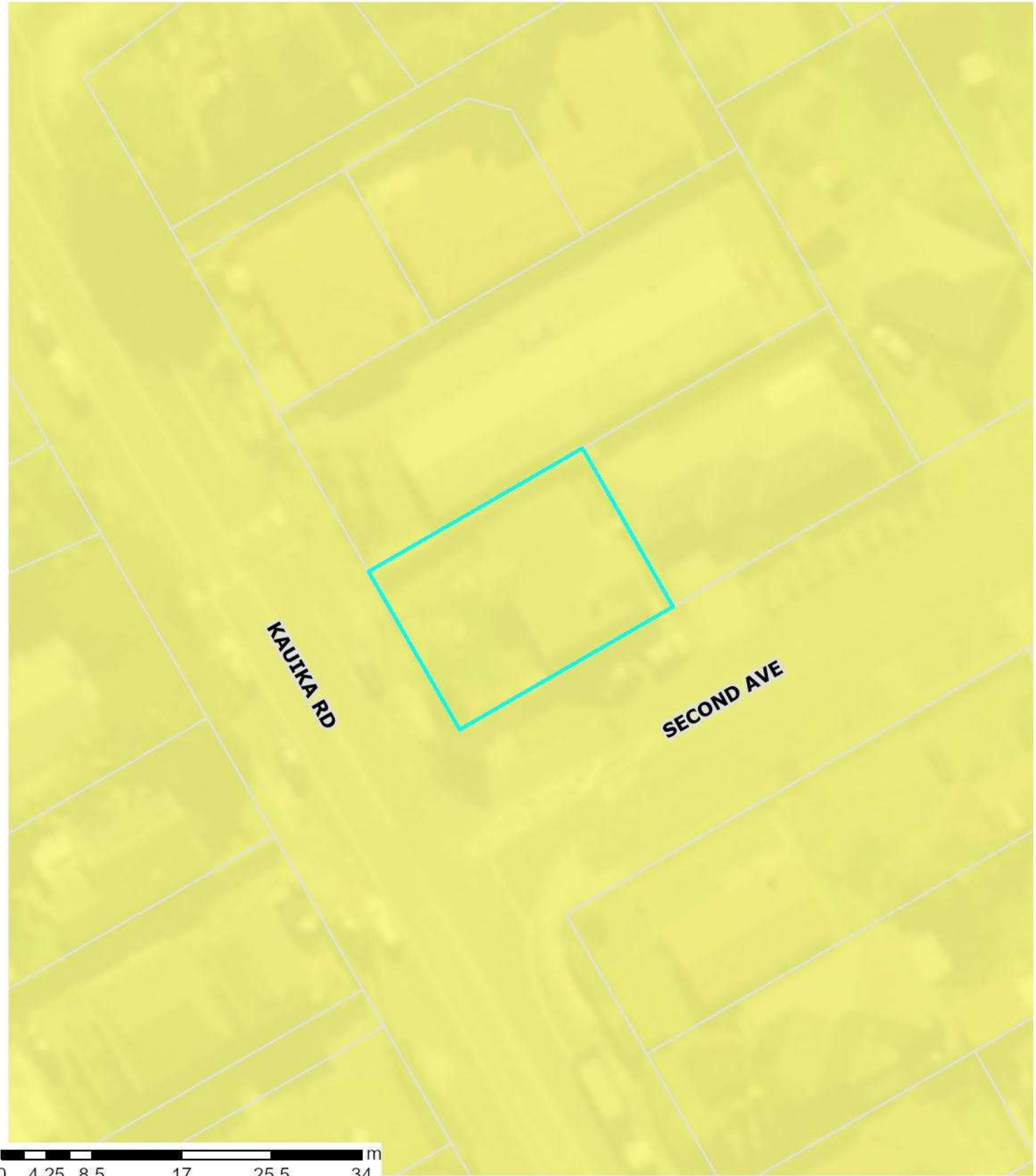
EITHER:	(a)	Council's consent has been GRANTED SUBJECT TO THE CONDITIONS OF THE FOREGOING RECOMMENDATION.
	(b)	Council's CONSENT HAS NOT BEEN GRANTED.
	(c)	The Council has decided in the circumstances that it cannot "exercise its powers" on this application which has been made without notice. Consequently, it is necessary the applicant request the Council to "notify" the application as prescribed in Section 37 of the Town & Country Planning Act 1977 if the applicant wishes to proceed.

SIGNED:

G. B. Morgan
(Acting under delegated authority)

DATE: 20-11-86

APPLICANT'S PLANS AND ORIGINAL COPY OF THIS DECISION FORWARDED TO THE DIRECTOR OF ENGINEERING.



Landslide Susceptibility
Zone

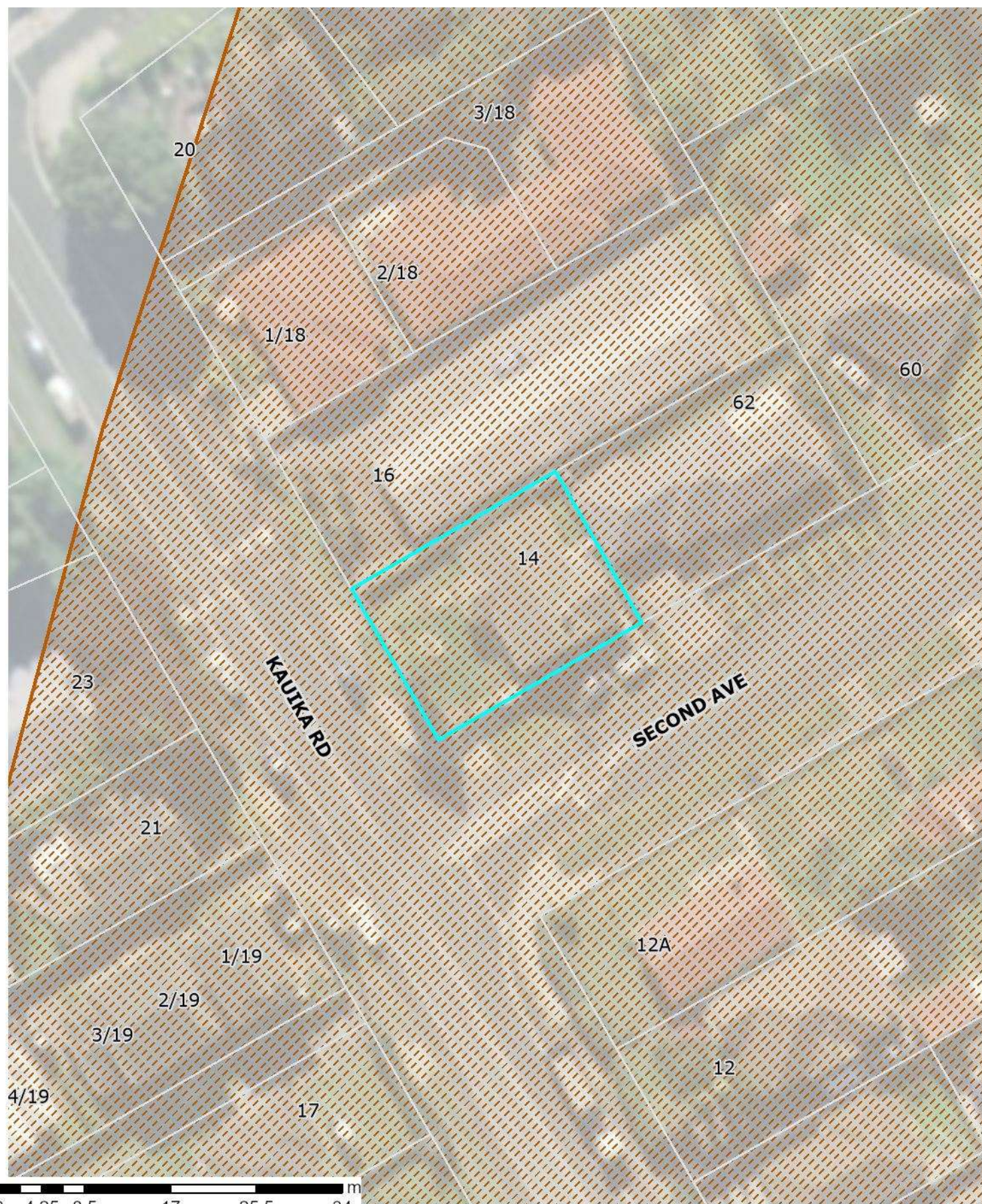
- High
- Moderate
- Low

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

28 August 2026
Scale 1:500



Acid Sulphate Soil (Risk/Confirmed)



-  Confirmed Acid Sulphate Soil
-  Acid Sulphate Soil Risk

These soils, where present, can generate acidic groundwater and may require consideration with regard to land drainage and selection of building materials for buried structures.

28 August 2026
Scale 1:500

