

WDC LIM REPORT



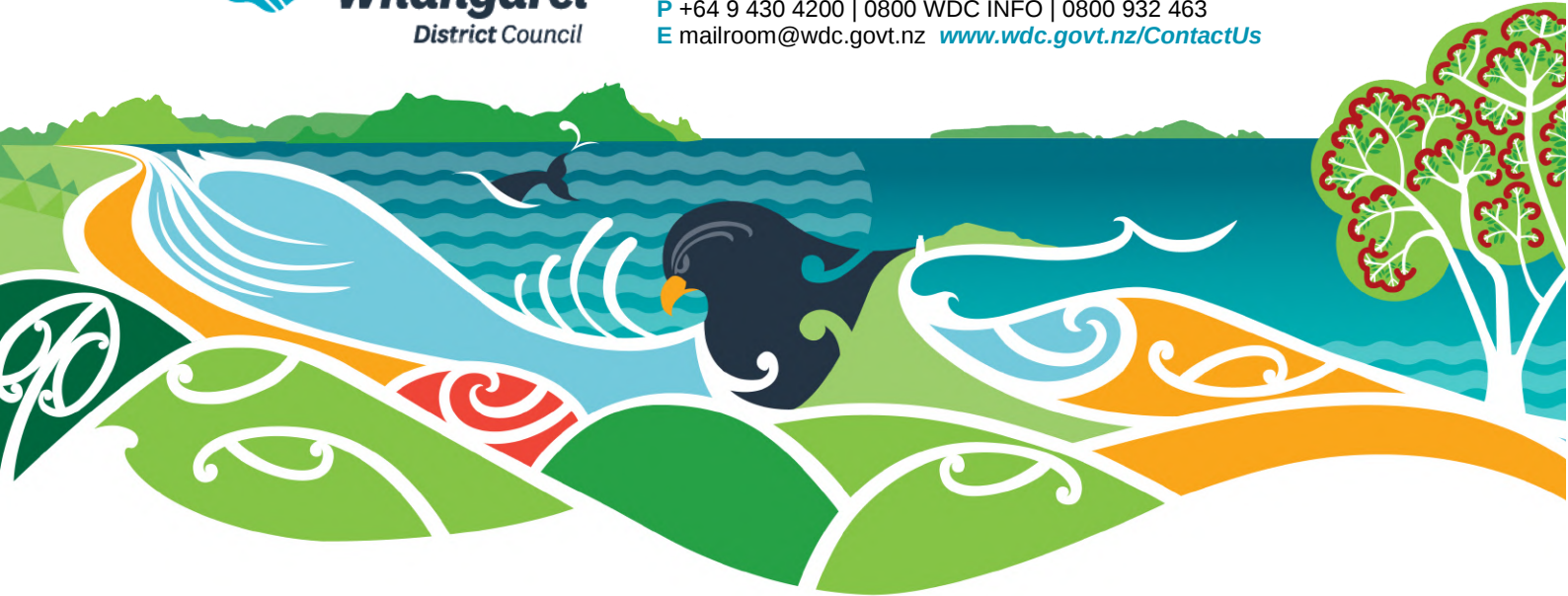
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OWN
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Land Information Memorandum

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

LIM number: LM2601397

Received: 25 Aug 2026

Issued: 08 Sep 2026

Applicant

OWN Real Estate
75 Forest View Road
Kamo 0185

Site Information

Property ID: 168117

Street Address: 725A Otaika Valley Road
Whangarei 0170

Legal Description: LOT 1 DP 507565

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: 771426
- Deposited Plan: DP 507565

This property is subject to Consent Notices, information attached.

- Interest Number 6644973.2 – Dated 30/08/2005
- Interest Number 11075542.3 – Dated 11/04/2018

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

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

1. Refer Consent Notice 6644973.2 dated 30/08/2005 together with Archaeological Assessment Report dated 06/01/2004.
2. Refer also to copy of the following report as attached:
 - a. Suitability Report by Richardson Stevens Consulting Engineers dated 29/05/2017 from BC1700427.

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

No Whangarei District Council services are available in this area.

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

- As-Built Services Plan – From BC1700427

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

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

s44A(2)(d) Any permit, consent, certificate, notice, order or requisition affecting the land or buildings;
s44A(2)(daa) Information relating to non-consented small stand-alone dwellings
s44A(2)(da) Information provided under s362T of the Building Act 2004;
s44A(2)(e) Certificate issued by a building certifier;
s44A(2)(ea) Information notified under s124 of the Weathertight Homes Resolution Services Act 2006

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

- BC1700427 – New Dwelling
Building Consent – Issued 01/06/2017
Code Compliance Certificate – Issued 12/12/2018

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 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

This property is in the vicinity of Archaeological sites, refer map attached.

- Q07/363 – Pit/Terrace
- Q07/362 – Pit/Terrace

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

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

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

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

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

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

Whangarei District Council recommends that all Whangarei District residents visit the Northland Regional Council website for information on Civil Defence hazard response:
<https://www.nrc.govt.nz>.

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

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

s44B(2) Natural Hazards

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

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

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

District Plan Information about Natural Hazards

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

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

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

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

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

Building Act Information about Natural Hazards

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

Flooding

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

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

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

River flood maps

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

A river flood occurs when a river, lake or stream overflows its banks due to excessive rain. The duration and intensity (volume) of rainfall in the catchment area of the river determine the severity of a river flood. Other factors include soil water saturation due to previous rainfall, and the terrain surrounding the river system. In flatter areas, floodwater tends to rise more slowly and be shallower, and it often remains for days. In hilly or mountainous areas, floods can occur within minutes after a heavy rain, drain very quickly, and cause damage due to debris flow.

To determine the probability of river flooding, models consider past precipitation, forecasted precipitation, current river levels, as well as soil and terrain conditions. Flood risk will increase with climate change with the forecast increase in rainfall. Northland Regional Council's flood hazard models include predicted climate change impacts.

Draft river flood reports

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

The following reports are available:

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

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

Stormwater Catchment and Flood Management

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

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

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

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

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

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

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

Refer disclaimer with the mapped OLFP and ponding

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

Land Instability

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

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

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

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

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

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

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

Technical report

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

Liquefaction

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

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

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

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

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

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

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

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

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

Tsunami

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

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

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

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

Technical Report for Tsunami Evacuation Zone and Safe Zone map

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

Erosion and Landslide

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

Northland Regional Council has modelled the region's relative risk of erosion and sediment loss to water and these have been published as Erosion and Sediment Risk at this link - <https://experience.arcgis.com/experience/bf65abc23bc144e2a32cd1efd6094167>.

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

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

Technical Reports for erosion prone land

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

1. Scope of report	Regional
2. Report Title:	The S-PAL Framework: Technical User Guide for Erosion Susceptibility Assessment and Mitigation
3. Report date:	2026
4. Report prepared by:	Land and Water Science
5. Report commissioned by	Northland Regional Council
6. Purpose of the report:	This User Guide explains how to use the S-PAL v 2.0 Framework to identify land that is prone to erosion across Northland. S-PAL stands for Sediment-Process Attribute Layers - a system that combines detailed maps and measurements to show where the land is most likely to erode and shed sediment into waterways.
7. Where or how to access report	Northland Regional Council website: https://www.nrc.govt.nz/media/gkofckd2/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:



Eilish Getty
Property Information Officer

Property Map



New Subdivisions

- Proposed Pre-223
- 223 Certificate

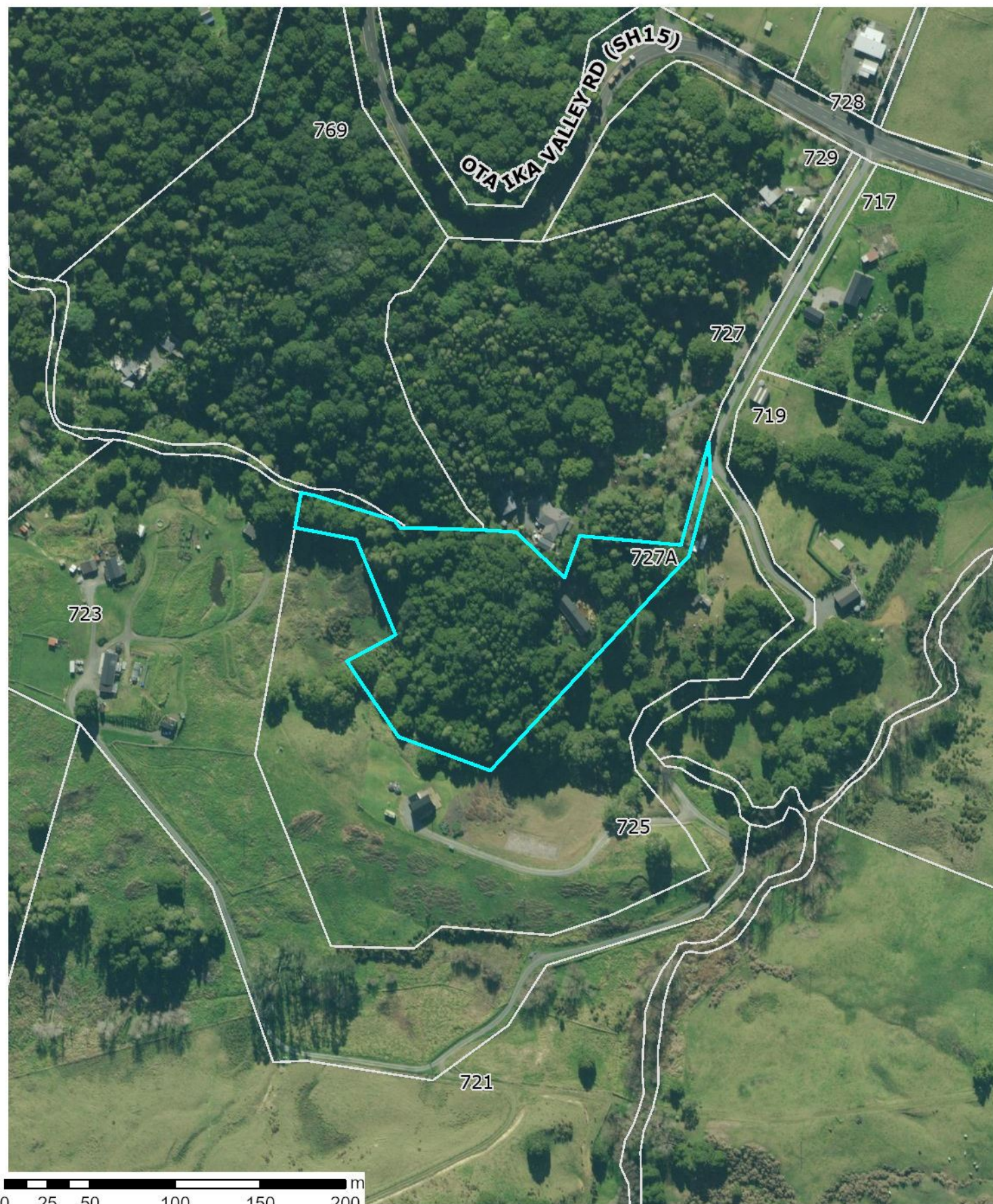
New subdivisions: Proposed as accepted, pre-223 and 223 Certificate with set Conditions.

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

7 September 2026
Scale 1:3,000



Aerial Photography



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

7 September 2026

Scale 1:3,000



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 771426
Land Registration District North Auckland
Date Issued 06 June 2018

Prior References

181842

Estate Fee Simple
Area 1.8300 hectares more or less
Legal Description Lot 1 Deposited Plan 507565
Registered Owners
Bruce Matheson Cooper and Prudence Anne Cooper

Interests

Subject to a right to convey water over part marked A on DP 507565 created by Easement Certificate D340662.3 - 14.12.1998 at 2.29 pm

Subject to a right to transmit electricity over part marked B on DP 507565 created by Transfer D417304.1 - produced 5.8.1999 at 2.54 pm and entered 13.8.1999 at 9.00 am

6644973.2 Consent Notice pursuant to Section 221 Resource Management Act 1991 - 11.11.2005 at 9:00 am

Appurtenant hereto are rights of way and rights to transmit telecommunications and computer media created by Easement Instrument 6644973.5 - 11.11.2005 at 9:00 am

The easements created by Easement Instrument 6644973.5 are subject to Section 243 (a) Resource Management Act 1991

Land Covenant in Easement Instrument 8597544.1 - 21.9.2010 at 3:51 pm

11075542.3 Consent Notice pursuant to Section 221 Resource Management Act 1991 - 6.6.2018 at 10:58 am

Subject to a right (in gross) to convey electricity, telecommunications and computer media over part marked B on DP 507565 in favour of Northpower Limited and Northpower Fibre Limited created by Easement Instrument 11075542.4 - 6.6.2018 at 10:58 am

The easements created by Easement Instrument 11075542.4 are subject to Section 243 (a) Resource Management Act 1991



Title Plan - DP 507565

Survey Number DP 507565
Surveyor Reference 9528 9807 Taylor Brown Beef
Surveyor Ian David Gillespie
Survey Firm Lands & Survey Ltd
Surveyor Declaration I Ian David Gillespie, 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 11 Apr 2018 01:22 PM

Survey Details

Dataset Description Lots 1 and 2 being a subdivision of Lots 2 and 3 DP 344303
Status Deposited
Land District North Auckland
Submitted Date 11/04/2018
Survey Class Class B
Survey Approval Date 18/04/2018
Deposit Date 06/06/2018

Territorial Authorities

Whangarei District

Comprised In

CT 181842
CT 181841

Created Parcels

Parcels	Parcel Intent	Area	CT Reference
Lot 1 Deposited Plan 507565	Fee Simple Title	1.8300 Ha	771426
Lot 2 Deposited Plan 507565	Fee Simple Title	4.0280 Ha	771427
Area A Deposited Plan 507565	Easement		
Area B Deposited Plan 507565	Easement		
Area C Deposited Plan 507565	Easement		
Area D Deposited Plan 507565	Easement		
Area E Deposited Plan 507565	Easement		
Area F Deposited Plan 507565	Easement		
Area G Deposited Plan 507565	Easement		
Area H Deposited Plan 507565	Easement		
Area I Deposited Plan 507565	Easement		
Area J Deposited Plan 507565	Easement		
Area K Deposited Plan 507565	Easement		
Area L Deposited Plan 507565	Easement		
Total Area		5.8580 Ha	

Schedule / Memorandum

Land Registration District

North Auckland

Plan Number

DP 507565

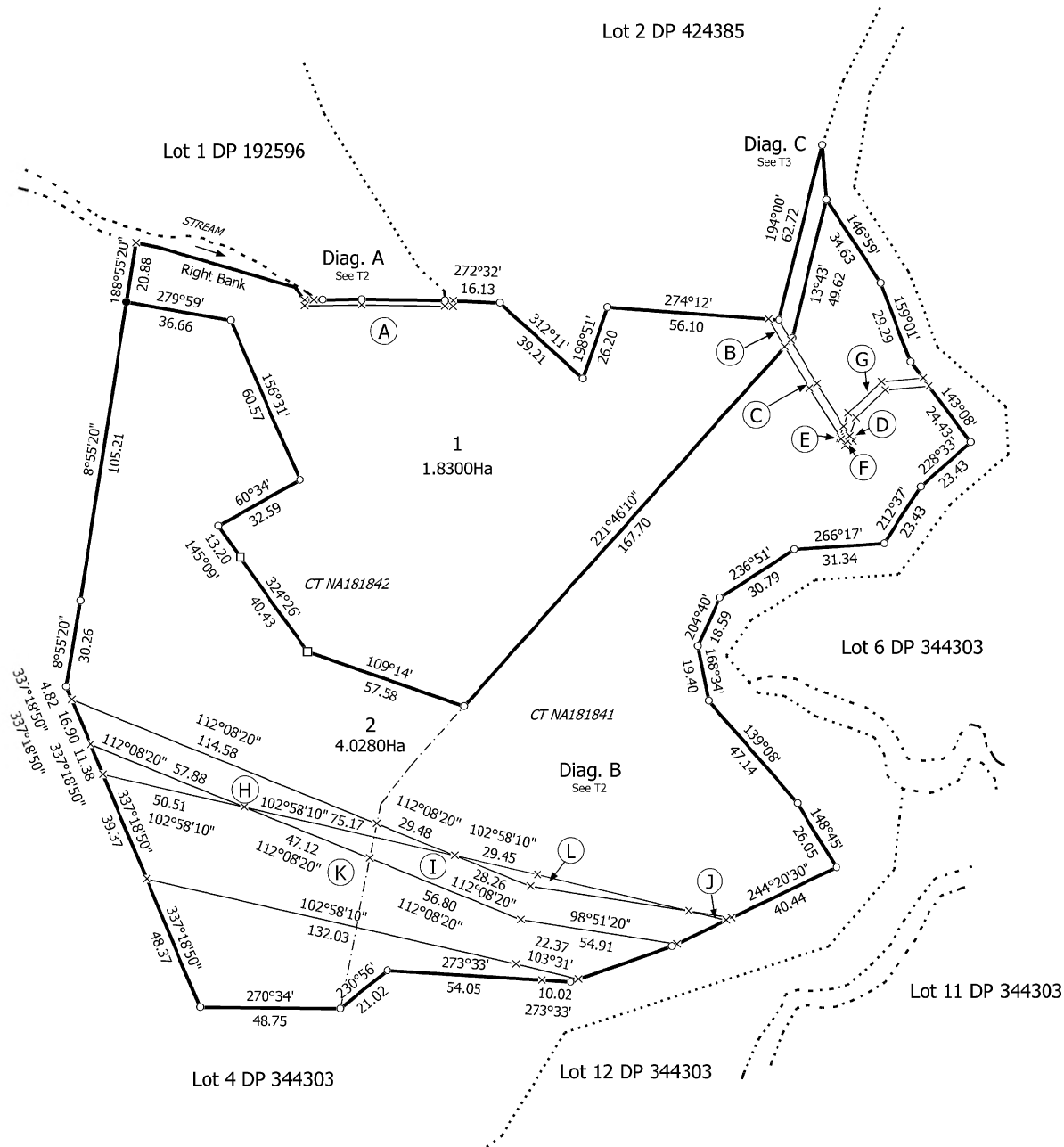
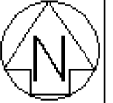
Territorial Authority (the Council)

Whangarei District Council

Memorandum of Easements in Gross (Pursuant to s243 Resource Management Act 1991)			
Purpose	Shown	Servient Tenement	Grantee
Right to convey electricity, telecommunications and computer media	B DP 507565	Lot 1 DP 507565	Northpower Ltd Northpower Fibre Ltd
	C DP 507565 D DP 507565 E DP 507565 F DP 507565 G DP 507565	Lot 2 DP 507565	
Right to convey electricity	K DP 507565 I DP 507565 L DP 507565		

Schedule of Existing Easements			
Purpose	Shown	Servient Tenement	Created By
Right to convey water	A DP 507565	Lot 1 DP 507565	D340662.3
Right to transmit electricity	B DP 507565	Lot 1 DP 507565	D417304.1
	C DP 507565 D DP 507565 F DP 507565	Lot 2 DP 507565	

Schedule of Existing Easements in Gross			
Purpose	Shown	Servient Tenement	Created By
Pipeline right	H DP 507565 I DP 507565 J DP 507565	Lot 2 DP 507565	B352653.1



T 1/3

Land District: North Auckland

Lots 1 and 2 being a subdivision of Lots 2 and 3 DP 344303

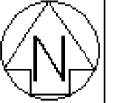
Surveyor: Ian David Gillespie
Firm: Lands & Survey Ltd

Title Plan
DP 507565

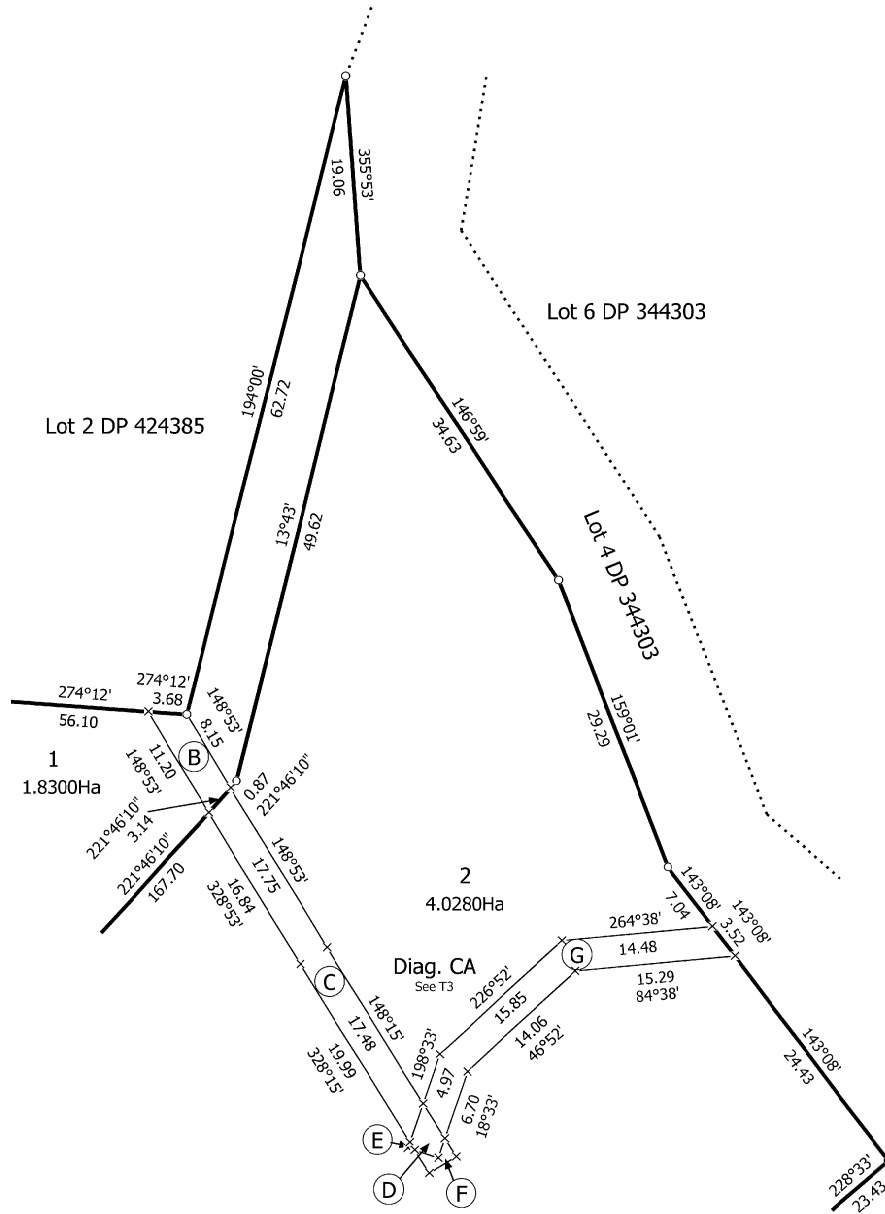
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Generated on: 21/06/2018 10:52am Page 3 of 5

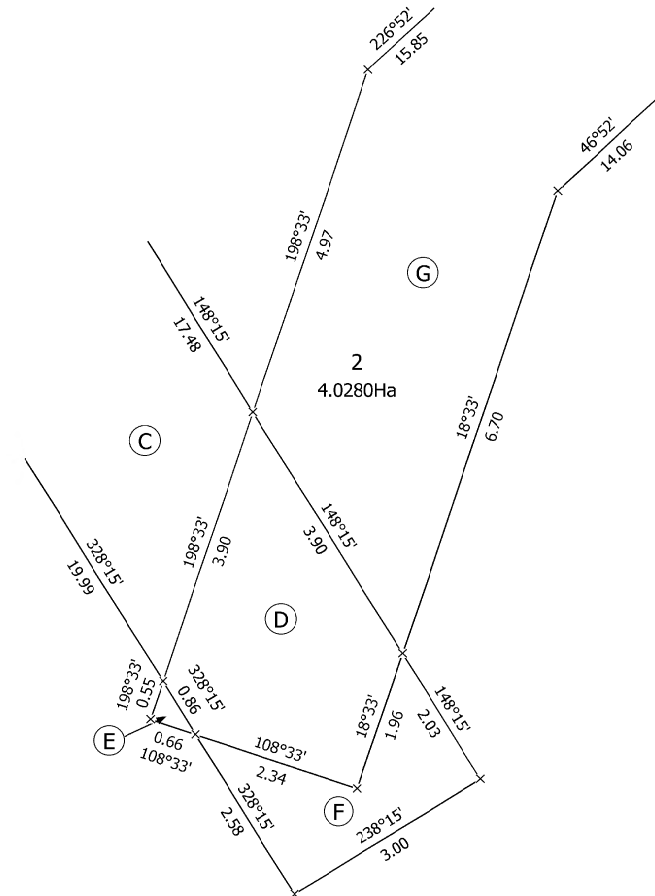
Deposited on: 6/06/2018



Diag. C



Diag. CA



T 3/3

Land District: North Auckland

Lots 1 and 2 being a subdivision of Lots 2 and 3 DP 344303

Surveyor: Ian David Gillespie
Firm: Lands & Survey Ltd

Title Plan
DP 507565

Deposited on: 6/06/2018

Digitally Generated Plan

Generated on: 21/06/2018 10:52am Page 5 of 5

CONO 6644973.2 Consent

Copy - 01/01, Pgs - 016, 10/11/06, 14:36



DocID: 812202016

IN THE MATTER of the Resource Management Act 1991 ("the Act")

A N D

IN THE MATTER of a subdivision consent as evidenced by Land Transfer Plan No. 344303

A N D

IN THE MATTER of a Consent Notice issued pursuant to Section 221 of the Act by THE WHANGAREI DISTRICT COUNCIL ("the Council")

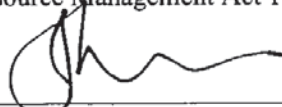
IT IS HEREBY CERTIFIED that the following conditions to be complied with on a continuing basis by the subdividing owner and subsequent owners were imposed by the Council as conditions of approval for the subdivision as effected by Land Transfer Plan No. 344303 ("the plan")

1. Vehicular access to Lot 1 shall only be obtained from the right of way marked "AH" on the plan.
2. Vehicular access to Lots 8 and 9 on the plan shall only be obtained from the right of way marked on the plan with the letter "B".
3. Vehicular access to Lots 17 and 20 on the plan shall only be obtained from the rights of way on the plan shown marked with the letters "AD".
4. Vehicular access to Lot 21 on the plan shall only be obtained from the rights of way on the plan shown marked with the letters "AD" and "AE".
5. Vehicular access to Lots 13, 16 and 18 on the plan shall only be gained from the rights of way shown marked on the plan with the letters "AB" and "AC".
6. The registered proprietors of the properties being Lots 1 through 24 on the plan acknowledge that their properties are located within a horticultural area and may be subject to activities such as pest control (chemical or otherwise), planting, thinning, and harvesting of orchards and that these activities may cause noise and associated air emissions such as dust, smoke and spray drift.

7. All building and access runoff not used for domestic purposes on the properties being Lots 1 through 24 on the plan shall be discharged to on-site soak holes designed by a registered civil engineer to assist recharging the catchment's aquifer.
8. All house platforms and service and access routes constructed on Lot 5 on the plan shall be located outside of the archeological site on that property, such being identified as "QO7/362" in the Clough and Associates Limited report dated 6 January 2004, a copy of which is attached hereto, with this site to be fenced off prior to construction on Lot 5 to ensure it is not damaged by heavy machinery

DATED at Whangarei this 30th day of August 2005

SIGNED for THE WHANGAREI DISTRICT COUNCIL pursuant to the authority of the Council given pursuant to the Local Government Act 2002 and the Resource Management Act 1991



Authorised Signatory

**Blagrove Subdivision
Archaeological Assessment**

*Prepared for
Lands and Survey Ltd*

*By
Simon H. Bickler PhD
Rod Clough PhD*

6 January 2004

*Clough & Associates Ltd
Heritage Consultants
209 Carter Rd, Oratia, Auckland
Tel. (09) 818 1316. Fax (09) 813-0112
Mobile (0274) 850-059 Email: heritage@clough.co.nz
www.clough.co.nz*

Executive Summary

Summary

This archaeological assessment was conducted to assess archaeological values and impacts in relation to the proposed subdivision described in Resource Consent Application P077749.SD RC37641. Three sites had previously been recorded in the area to be developed. An important burial site (Q07/361) was found to be located to the north of the proposed subdivision and will not be impacted on by the proposed development. A pit site (Q07/362) was relocated, but its significance is not clear. Another pit site (Q07/363) could not be relocated during field survey, but is in an area where the surface has been damaged by cattle. No other sites were identified on the property.

Statutory Requirements

In addition to any requirements under the Resource Management Act 1991 the provisions of the Historic Places Act 1993 must be complied with. Under the HPA (1993) all archaeological sites are protected and may not be damaged or destroyed unless an Authority to Modify an archaeological site has first been obtained from the NZ Historic Places Trust.

Recommendations

- That there is no reason why the proposed subdivision may not proceed on archaeological grounds as there will be no, or limited, impact on archaeological values.
 - That impacts on the possible archaeological site (Q07/362, pit) in Lot 5 are avoided by ensuring that the house platform and service and access routes are not located on it; and by fencing it off prior to construction to ensure that it is not damaged by heavy machinery.
 - That if impacts on site Q07/362 cannot be avoided, an Authority to modify the site under Section 11 of the Historic Places Act 1993 must be obtained prior to earthworks and any conditions complied with. (Note that this is a legal requirement).
 - That if any subsurface archaeological features are exposed during development works (e.g. shell midden, pits, Maori or European artefacts of pre-1900 date), work must cease in the immediate vicinity and the Historic Place Trust must be contacted.
 - In the event of koiwi (human remains) being uncovered, work should cease immediately and the Historic Places Trust, NZ Police and tangata whenua should be contacted so that appropriate arrangements can be made.
-

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Q07/363.....	11

Assessment

Introduction

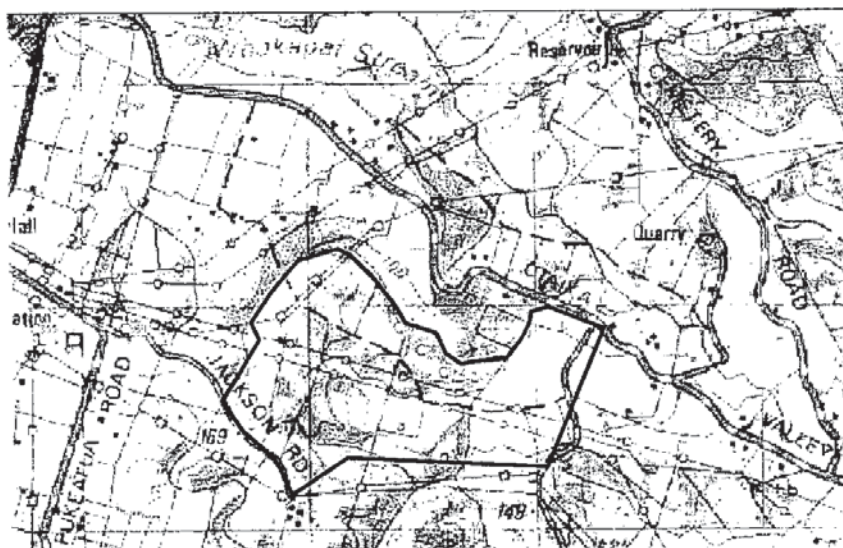
Project Background

The proposed Blagrove subdivision is located between Otaika Valley Rd and Jackson Rd, Maungatapere, south of Whangarei. This archaeological assessment was conducted at the request Lands and Survey Ltd in response to the Historic Places Trust (HPT) submission to the Whangarei District Council regarding Resource Consent Application P077749.SD RC37641.

In that submission the HPT highlighted the presence of three recorded archaeological sites within the boundaries of the proposed subdivision, and the possibility that other unrecorded sites might be present. HPT requested that an assessment of archaeological values be carried out pursuant to sections 88(4)(b), (6) and the Fourth Schedule of the RMA.

This report considers the effects of the development on archaeological values, but does not include an evaluation of effects on Maori values (also required by the HPT), since this can only be provided by the tangata whenua.

Figure 1.
Location of
Subdivision
(approximate
boundary of
subdivision
shown)



Continued on next page

Introduction, Continued

Methodology

The New Zealand Archaeological Association's (NZAA) Site Record File was searched for archaeological sites in the general vicinity of the proposed subdivision.

Two archaeologists conducted a visual inspection over the extent of the property. Some probing and test pitting was also carried out. Most ridgelines were walked and ground cover was light enough for surface features to be visible. Particular attention was paid to the area around the recorded sites.

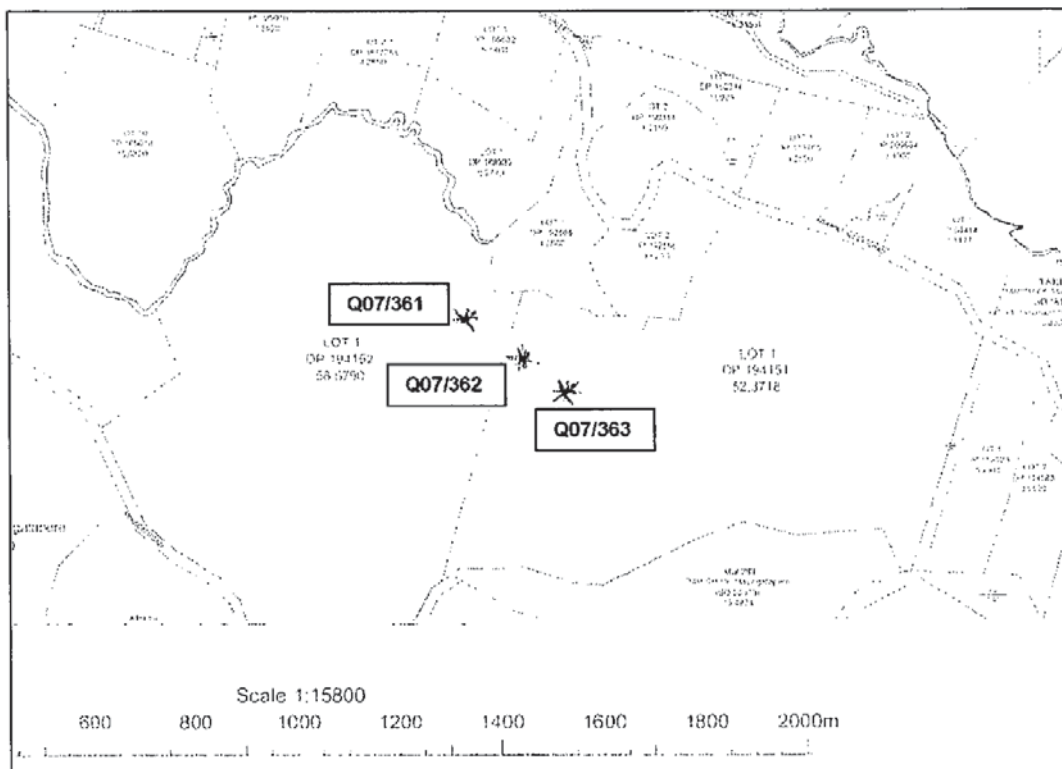


Figure 2. Area of subdivision and approximate location of sites as recorded in the NZAA Site Record File

Results

Background Research

As stated by the HPT, there were three sites recorded within the boundaries of the proposed development (see Figure 1 and Appendix). Q07/361 is a burial ground and Maori track, while Q07/362 and Q07/363 are both pit sites.

It should be noted that the recorded grid references of sites recorded in the NZAA site record file are not precise and sites may be over 100m from their recorded location.

Survey Results

One of the three recorded sites – Q07/362, a pit – was relocated during the survey, but Q07/361 (burial ground and track) and Q07/363 (pit) were not relocated despite good visibility. Examination of the site record for the burial site showed that it was within a huge rock outcrop and adjacent to the Otaika Valley Rd and that some skulls had been removed from it and reburied prior to road widening. The description makes it quite clear that the site was located to the north of the proposed subdivision, between the road and the river (upper reaches of the Otaika Stream?) that bounds the subdivision in the northwest.

Site Q07/363 was, according to the grid reference given, in an area where there was substantial cattle damage to the surface of the landscape (see Figure 3). This damage often extends to a depth of 150-200mm, which would create difficulties in identifying any surface features of sites and destroy any very shallow remains. No indication of a pit was observed anywhere in the vicinity.

No new sites were identified during the survey.

Q07/362

Q07/362 was originally described as a long narrow pit measuring 6m x 1m x 0.45m deep (Figure 4). This feature was relocated during the present survey, but a small testpit did not reveal any evidence to confirm the archaeological nature of the pit in the form of deeper topsoil or different fill material than in the surrounding area. A larger trench would have to be dug to establish whether any archaeology is present. Cattle trampling has probably damaged the definition of the feature during the 20 years since the site was originally recorded.

To the north of this possible pit there is a small stream gully and, as in nearby areas, there is evidence of erosion and slumping (Figure 5). It is possible that this feature is a result of natural processes. Its dimensions are unusual for a Maori storage pit and if it is archaeological in origin it is more likely to relate to historic processes such as a saw pit or a trench for the burial of stock.

The site was located by GPS with corners between:

E26211245 N6602921 and E262227 N6602914 (+/- 5m).

Continued on next page

Results, Continued

Figure 3. Cattle damage on ground surface



Figure 4. Area of pit Q07/362 (looking east)

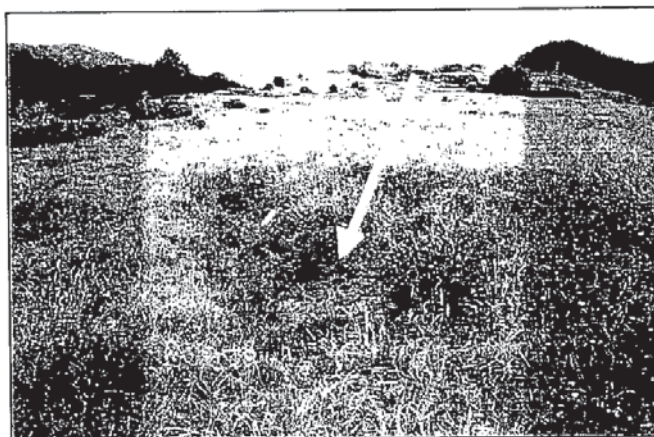


Figure 5. Area north of possible pit Q07/362 (looking northwest)



Discussion and Recommendations

Summary of Results

Only one possible archaeological site (Q07/362, a pit) was relocated during the survey of the subdivision. The important burial site (Q07/361) is located to the north and outside of the property. The third site (Q07/363, another pit) was not relocated, but is in an area where the ground surface has been extensively damaged by cattle.

No new sites were recorded.

Archaeological Significance

The area proposed for subdivision does not have high archaeological significance. The site of most significance, the Maori burial ground (Q07/361), is not located within the property. The significance of the one site that was located (the pit, Q07/362) is unclear, as test pitting failed to confirm its archaeological origin. Its dimensions (very long and narrow) would be unusual for a Maori pit and the test pit showed no difference in fill from the surrounding topsoil. If it is an archaeological feature it may relate to later activities, e.g. a saw pit or trench for burying dead stock. Only if these activities occurred before 1900 would it be defined as an archaeological site within the meaning of the Historic Places Act 1993.

Effects of Subdivision on Archaeological Values

The proposed subdivision will have limited impact on archaeological values. The significant burial ground will not be affected as it is not located on the property. Only one possible archaeological site, of limited significance, was found on the property (on Lot 5), and impacts on this site could presumably be avoided by appropriate siting of the house platform and service and access routes.

While there is always potential for unrecorded subsurface archaeological features to be exposed during development (see below), this would apply equally to any area where archaeological sites have been recorded in the general vicinity.

Historic Places Act

The Historic Places Act (1993) protects all archaeological sites whether recorded or not, and they may not be damaged or destroyed unless an Authority to modify an archaeological site has been issued by the New Zealand Historic Places Trust.

Continued on next page

Discussion and Recommendations, Continued

General Considerations

It should be noted that archaeological survey techniques (visual inspection and minor sub-surface testing) cannot necessarily identify all sub-surface archaeological features, or detect wahi tapu and other sites of traditional significance to Maori, especially where these have no physical remains.

This is an assessment of impact on archaeological values and does not include an assessment of Maori values. Such assessments can only be made by tangata whenua.

In any construction project there is potential for damage to adjacent archaeological sites or features caused by heavy machinery and people, even when the proposed works does not directly affect these. All care must be taken to avoid damage to archaeological features, if necessary by marking them out at the start of construction.

Recommendations

- That there is no reason why the proposed subdivision may not proceed on archaeological grounds as there will be no, or limited, impact on archaeological values.
 - That impacts on the possible archaeological site (Q07/362, pit) in Lot 5 are avoided by ensuring that the house platform and service and access routes are not located on it; and by fencing it off prior to construction to ensure that it is not damaged by heavy machinery.
 - That if impacts on site Q07/362 cannot be avoided, an Authority to modify the site under Section 11 of the Historic Places Act 1993 must be obtained prior to earthworks and any conditions complied with. (Note that this is a legal requirement).
 - That if any subsurface archaeological features are exposed during development works (e.g. shell midden, pits, Maori or European artefacts of pre-1900 date), work must cease in the immediate vicinity and the Historic Place Trust must be contacted.
 - In the event of koiwi (human remains) being uncovered, work should cease immediately and the Historic Places Trust, NZ Police and tangata whenua should be contacted so that appropriate arrangements can be made.
-

Appendix – Site Record Forms

Q07/361

NEW ZEALAND ARCHAEOLOGICAL ASSOCIATION SITE RECORD FORM (NZMS1) NZMS 1 map number N20 NZMS 1 map name Whangarei NZMS 1 map edition 4th edition 1977		NZAA NZMS 1 SITE NUMBER N20 /266 DATE VISITED 14.4.82 Q07/3 SITE TYPE Burial ground and track SITE NAME: MAORI - OTHER	
Grid Reference		Eastings	Northings
		7 3 9	9 1 3
1. Aids to relocation of site (attach a sketch map)			
South beside Otaika Valley Road where it descends steeply through bush, where huge rocks outcrop.			
2. State of site and possible future damage			
The Burial ground and track are situated in bush and in fairly good condition.			
3. Description of site (Supply full details, history, local environment, references, sketches, etc. If extra sheets are attached, include a summary here)			
1. The burial area is covered in bush and huge rock outcrops provide its graves. The bones are said to have been placed down rock fissures. The property owner said the skulls were taken away, and reburied by the city council as they intended to widen the road. This burial area is not within the registered Maori Burial reserve which is North of the road.			
2. According to the property owner, an old Maori track to Whangarei cuts through the top of the burial ground. Evidence of the track is still there, although it has been cut off due to Otaika V. 2c			
4. Owner Faber		Stevens, K.M. n.d. Maungatere - A History and Reminiscence	
Address Otaika Valley Road Whangarei		Pub- Advocate-Northland, page: 13	
5. Nature of information (hearsay, brief or extended visit, etc.) Brief visit/hearsay			
Photographs (reference numbers, and where they are held)		none	
Aerial photographs (reference numbers, and clarity of site)		SN3091 1/30 (1979) in bush 409/20 (1942) in bush	
6. Reported by Phillips, Quigley		Filekeeper S. M. BARTLETT	
Address Whangarei P.E.P. 1982		Date 50 CAIRFIELD RD. 21/9/82 WHANGAREI	
7. Key words Site Evaluation: Burial Reserve.			
Burial ground and track			
8. New Zealand Register of Archaeological Sites (for office use) NZHPT Site Field Code			
☐ Type of site ☐ Local environment today		☐ Present condition and future danger of destruction ☐ Security code	

Continued on next page

Q07/361, Continued

Q07/362

NEW ZEALAND ARCHAEOLOGICAL ASSOCIATION SITE RECORD FORM (NZMS1) NZMS 1 map number N20 NZMS 1 map name Whangarei NZMS 1 map edition 4th edition 1977		NZAA NZMS 1 SITE NUMBER N20 /267 DATE VISITED 14.4.1982 SITE TYPE Pit SITE NAME: MAORI - OTHER									
Grid Reference		Easting <table border="1"><tr><td>7</td><td>4</td><td>1</td></tr></table> Northing <table border="1"><tr><td>9</td><td>1</td><td>1</td></tr></table>		7	4	1	9	1	1		
7	4	1									
9	1	1									
1. Aids to relocation of site (attach a sketch map) situated on a small flat area beside a stream, in bush clad area											
2. State of site and possible future damage Fairly good condition, although the sides of the pit are slightly eroded due to weathering and cattle grazing.											
3. Description of site (Supply full details, history, local environment, references, sketches, etc. If extra sheets are attached, include a summary here). A long narrow pit measuring 6x1mx.45m deep, is situated parallel to the stream. It lies about 30m from pit (N20/268) Site Evaluation: Average condition.											
4. Owner Address Faber Otsika Valley Road Maungatopere		Tenant/Manager Address									
5. Nature of information (Itinerary, brief or extended visit, etc.) Brief visit Photographs (reference numbers, and where they are held) Aerial photographs (reference numbers, and clarity of site) SN 5091 I/30 (1979) in bush 409/23 (1942) in bush											
6. Reported by Phillips, Quigley Address Whangarei P.E.P 1982		Filekeeper S. M. BARTLETT Date 50 CAIRNFIELD RD. 21/4/82 WHANGAREI									
7. Key words Pit											
8. New Zealand Register of Archaeological Sites (for office use) NZHPT Site Field Code											
<table border="1"> <tr><td> </td><td> </td></tr> <tr><td> </td><td> </td></tr> </table> Type of site Local environment today						<table border="1"> <tr><td> </td><td> </td></tr> <tr><td> </td><td> </td></tr> </table> Present condition and future danger of destruction Security code					

Continued on next page

Q07/362, Continued

Q07/363

NEW ZEALAND ARCHAEOLOGICAL ASSOCIATION SITE RECORD FORM (NZMS1) NZMS 1 map number N20 NZMS 1 map name Whangarei NZMS 1 map edition 4th edition 1977		NZAA NZMS 1 SITE NUMBER N20/268 DATE VISITED 14.4.1982 SITE TYPE Pit SITE NAME: MAORI OTHER	
Grid Reference Easting <u>740</u>		Northing <u>912</u>	
1. Aids to relocation of site (attach a sketch map) Situated in bush, on small spur, above stream.			
2. State of site and possible future damage In good condition.			
3. Description of site (Supply full details, history, local environment, references, sketches, etc. If extra sheets are attached, include a summary here) On a small spur, heading in a South-East direction, a rectangular pit, measuring 4x2mx.75m deep, was found. A small stream cuts off the spur. The stream also creates a division between the edge of the volcanic lava flow and the beginning of the clay country. The pit is situated on the end of the lava flow, where huge rocks and bush cover the area. Site Evaluation: Average site.			
4. Owner Address Otaika Valley Road Maungatapu		Tenant/Manager Address	
5. Nature of information (If survey, brief or extended visit, etc.) Photographs (reference numbers, and where they are held) Aerial photographs (reference numbers, and clarity of site) SN 5091 I/30 (1979) in bush 409/23 (1942) in bush			
6. Reported by Address Phillips, Quigley Whangarei P.E.P. 1982		Filekeeper Date S. M. BARTLITT 60 CAIRNFIELD RD. 21/4/82 WHANGAREI	
7. Key words Pit 510 L-37 054			
8. New Zealand Register of Archaeological Sites (for office use) NZHPT Site Field Code			
Type of site Local environment today Land classification		Present condition and future danger of destruction Security code	

**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 507565

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 of lot 1 & 2, were imposed as conditions of the subdivision consent ("the consent") as effected by Deposited Plan No 507565 ("the Plan").

- 1) The location, foundation and access arrangements of any building shall be certified by a suitably experienced Chartered Professional Engineer prior to the issue of any building consent, noting that the site is identified as being medium unsuitability for onsite effluent disposal and site potential instability areas on Council's Geographic Information Systems maps.
- 2) Future owners of the subject lots are advised that there are no telecommunication connections provided. Whangarei District Council will not be responsible for ensuring nor providing telecommunication connections to the proposed lots, upon future development of the site, or at the time of further subdivision.
- 3) Upon construction of any habitable dwelling, sufficient water supply for fire fighting purposes is to be provided by way of tank storage or other approved means, and that this water supply be accessible by fire fighting appliances in accordance with Council's Environmental Engineering Standards 2010 and more particularly with the 'NZFS Fire Fighting Code of Practice SNZ PAS 4509:2008'. Demonstration of achievement of an alternative means of compliance with this standard will be considered to satisfy this requirement but note that written approval from the NZ Fire Service is required.
- 4) The owner shall be responsible to ensure that any further development of the site including building sites, earthworks, drainage works, effluent disposal fields & vehicle access formations will be undertaken in such a manner that will not result in the obstruction or diversion of any existing overland flow path unless a specific design has been done by an IQP or Chartered Professional Engineer which mitigates potential adverse flooding effects on any neighbouring properties created by the obstruction or diversion and is approved in writing by the Council's Development Engineer.

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Note Overland flow paths are to be assessed in accordance with Section 4.9 of Council's Environmental Engineering Standards 2010 Edition and are to be certified by an IQP/CPEng.

Dated the 11th day of APRIL 2018

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;

RG Juchas
Authorised Signatory



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

Rates LIM Report

As at: Monday, 7 September, 2026

Property Number 168117
Legal Description LOT 1 DP 507565
Assessment Number 0035045470
Address 725 A Otaika Valley Road Whangarei 0170
Record of Title(s) 771426
Land Value \$325,000
Capital Value \$910,000
Date of Valuation 01-July-2024
Effective Date (used for rating purposes) 01-July-2025
Meter Location

Rates Breakdown (up to 30 June 2027)

Rates Charge	Charge Total
Stormwater	124.00
Uniform Annual General Charge	996.00
Regional Sporting Facilities	7.94
Regional Rescue Services	11.09
Regional Council Services	214.35
Regional Economic Development	11.44
Regional Pest Management	110.40
Regional Whangarei Transport Rate	29.70
General Residential - Lifestyle	1,001.65
Regional Emergency & Hazard Management	58.36
Regional Flood Infrastructure	43.11
Regional Land and Freshwater Management	90.87
Annual Charge Total	\$2,698.91

Opening Balance as at 01/07/2026 **\$-63.30**

Rates Instalments	Total
20/07/2026 Instalment	\$676.91
20/10/2026 Instalment	\$674.00
20/01/2027 Instalment	\$674.00
20/04/2027 Instalment	\$674.00

Rates Total **\$2,698.91**

Balance to Clear **\$2,022.00**

Building Consent No: BC1700427

Section 51, Building Act 2004

Issued: 1 June 2017

The Building

Street address of building: Otaika Valley Road
Whangarei 0170

Legal description of land where building is located: LOT 3 DP 344303
LLP: 114571

Building name: N/A

Location of building within site/block number: N/A

Level/unit number: N/A

The Owner

B M Cooper
P A Cooper
34 Mackesy Road
Whangarei 0112

Phone number: N/A

Mobile number: 0211564904

Facsimile number: N/A

Email address: pabmcoop@gmail.com

Website: N/A

Street address/registered office: Otaika Valley Road
Whangarei 0170

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

Contact Person

Homeworld Design and Build Limited
PO Box 391
Whangarei 0140

Phone number: 4383779

Mobile number: N/A

Facsimile number: N/A

Email address: andrews@homeworld.co.nz

Website: www.homeworld.co.nz

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.
 3. A copy of your Gas Certificate will be required.
 4. Engineer to confirm with PS4 of ground conditions supporting raft floors.
 5. A Producer Statement PS4 compacted fill added under (over 700mm fill) is required.
 6. A Producer Statement PS4 on-site water system is 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.
4. The owner of the wastewater system shall enter into a service agreement with the installer and a copy of the agreement shall be given to the Inspector prior to issue of Code Compliance Certificate.
5. An archaeological site has been identified within the vicinity of the proposed building site. Please contact Heritage New Zealand to confirm the location of this site.
6. Earthwork Methodology as per Site suitability report added as an advice note.



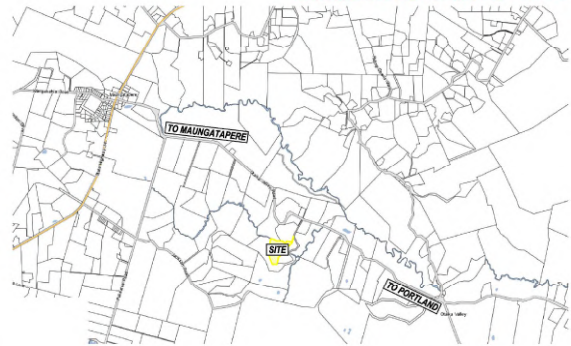
Tilly Selwyn
Support Assistant – Building Processing
On behalf of Whangarei District Council

1 June 2017

Date

SITE SETOUT PLAN

1:500



SITE LOCATION

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 designed in accordance with NZS3604: 2011. These recommendations are outlined as follows:

- Foundations on or within 5m of slopes over 15° will need to account for this shallow surface creep. Foundations and any retaining wall will need to be designed by a Chartered Professional Engineer.
- We recommend foundations (not subject to creep) should be designed for Site Class (M) – Moderate Reactive soils in accordance with the classifications contained in AS2870:2011.
- Cuts or fills exceeding 1.0m or within 1.0m of the boundary should be retained by a wall specifically designed by a Chartered Professional Engineer. Cut and fill batter should not exceed a slope of 1V to 3H (18°). Fill material should not be placed on slopes over 15° with further assessment by a Chartered Professional Engineer.
- A secondary treatment unit disposing wastewater to drip irrigation line is considered suitable for the development.
- Overflows from the rainwater storage tanks should be directed to a dispersal trench situated northeast of the water tanks.
- The gravel access way to the dwelling should be shaped to direct runoff towards the natural depression to the northeast of the proposed dwelling location.

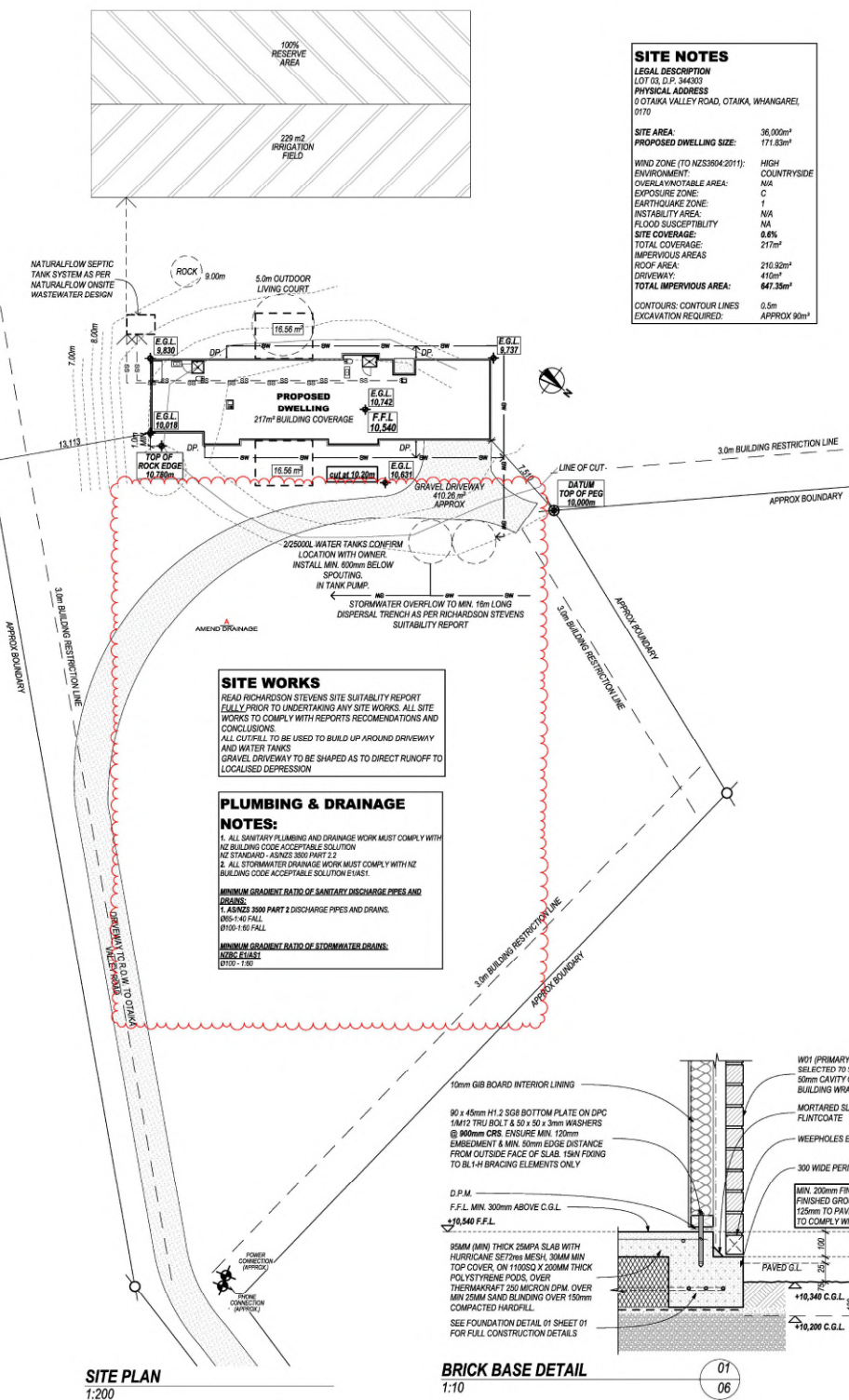
We also conclude that in terms of Section 72 of the Building Act 2004;

- the building work to which an application for a building consent relates will not accelerate, worsen, or result in slippage or subsidence on the land on which the building work is to be carried out or any other property; and
- the land is neither subject to nor likely to be subject to slippage or subsidence.

UPDATE CONCLUSIONS

SITE PLAN

1:200



SITE NOTES

LEGAL DESCRIPTION
LOT 33, D.P. 34403
PHYSICAL ADDRESS
0 OTAKA VALLEY ROAD, OTAKA, WHANGAREI,
0170

SITE AREA: 36,000m²
PROPOSED DWELLING SIZE: 171.83m²
WIND ZONE: (TO NZS3604:2011): HIGH COUNTRY/SIDE
ENVIRONMENT: OVERLAP/NOTABLE AREA: NA
EXPOSURE ZONE: NA
EARTHQUAKE ZONE: 1
INSTABILITY AREA: NA
FLOOD SUSCEPTIBILITY: NA
SITE COVERAGE: 0.8%
TOTAL COVERAGE: 410m²
IMPERVIOUS AREAS: 210.32m²
ROOF AREA: 410m²
DRIVENWAY: 410m²
TOTAL IMPERVIOUS AREA: 447.35m²
CONTOURS: CONTOUR LINES
EXCAVATION REQUIRED: APPROX 30m³

TYPICAL NOTES:

FLOORS
• F1 (RAFT/POD FLOOR SLAB)
90mm (MIN) THICK 25MPA SLAB WITH HURRICANE SET72ms MESH, 30MM MIN TOP COVER
• F2 (DECK)
EX 150x40mm PINE SMOOTH PREMIUM GRADE DECKING, LAD ON H1.2 JOISTS @ CRS. SHOWN ON FLOOR FRAMING PLAN.
WALL CLADDING
• W1 (PRIMARY CLADDING)
SELECTED TO SERIES BRICK OVER 10mm CAVITY ON MASON'S BARRICADE BUILDING WRAP ON H1.2 SGB STUDS.
• W2 (INTERIOR LINING)
10mm GIB LINING STOPPED TO LEVEL 4.
10mm GIB AQUALINE TO WET AREAS
9mm PL WOOD TO GARAGE
R2.3 WALL BATTIS TO EXTERIOR WALLS (EXCLUDING GARAGE).
ROOF
• R1 (PRIMARY CLADDING)
COLORSTEEL ENDURA 18-RB PROFILE ROOFING WITH MAX. 600mm END-SHIM ON THERMAKRAFT 215 ROOFING UNDERLAY ON H1.2 SGB PURLINS
• R2 (GUTTER/FASCIA)
COLORSTEEL CONTINUOUS 14-RB GUTTER ON ENDWALL 143 COLORSTEEL FASCIA WITH 800 MARLEY 40VC ROUND DOWNPIPES (UNPAINTED).
CEILING
• C1 (INTERIOR LINING)
10mm GIB LINING STOPPED TO UNDERSIDE OF CEILING STEEL ROLL-FORMERS @ 900x90x MAX. STOPPED TO LEVEL 4 (10mm GIB AQUALINE TO WET AREAS)
GARAGE TO REMAIN UNLINED (ALLOW FOR 2" BROWNS PARTICLE BOARD)
R2.3 BLANKET INSULATION ON CEILING BATTENS BETWEEN TRUSS
BOTTOM CHORDS
• C2 (SOFFIT)
45mm JAMES HARDIE SKYLITE SOFFIT LINING DIRECT FREED TO UNDERSIDE OF SOFFIT FRAMING
C3 (VERANDAH)
9mm CO GRADE UT PL WOOD TO SCISSOR TRUSS AREA WITH 10mm NEGATIVE DETAIL TO PERIMETER OF ALL SHEET EDGES (BATTENS PAINTED BY OWNER PRIOR TO PL WOOD INSTALLATION)
JOINERY
• J1 (LEADERS)
DOUBLE GLAZED CLEAR, ALUMINUM POWDERCOATED JOINERY.
TIMBER TREATMENT:
TREATMENT LEVELS TO COMPLY WITH NZCC CLAUSE 8/AS1 DURABILITY, NZS3602: TIMBER AND WOOD-BASED PRODUCTS FOR USE IN BUILDING AND NZS3604: CHEMICAL PRESERVATION OF ROUND AND SAWN TIMBER.
H1.2 ALL WALL FRAMING AND ASSOCIATED MEMBERS
ROOF FRAMING, TRUSSES AND CEILING JOISTS
ENCLOSED FRAMING WITHIN SKELTON/FLAT ROOFS
H1.2 CLADDING CAVITY BATTENS
NOTE
ALL BOLTS SHALL HAVE 300 X 3MM WASHERS TO TIMBER FACES
FLASHING AND WRAP SYSTEMS
ALL FLASHINGS, FLASHING TAPES, WRAPS, UNDERLAYS AND ASSOCIATED ACCESSORIES ARE TO BE INSTALLED STRICTLY IN ACCORDANCE WITH THE MANUFACTURERS SPECIFICATIONS.
DURABILITY OF STRUCTURAL FRAMING FOR ZONE 4
FRAMING ARE TO COMPLY WITH AS1 DURABILITY AND NZS 3604:2011 SECTION 4 - DURABILITY.
ALL FRAMING ARE TO BE TYPE 304 OR 316 STAINLESS STEEL IN EXPOSED ENVIRONMENT.

IMPORTANT:

THIS SET OF DRAWINGS MUST BE READ IN CONJUNCTION WITH ATTACHED:
1) ENGINEERING CALCULATIONS/REPORTS.
2) MANUFACTURERS LITERATURE.
3) SPECIFICATIONS.
4) ALL CONSTRUCTION TO COMPLY WITH NZS 3604:2011 AND LOCAL TERRITORIAL AUTHORITY BYLAW.
5) ALL INTERNAL DOOR SIZES SHOWN ARE FOR THE ACTUAL DOOR AND ARE NOT THE TRIM SIZE.
6) ALL DIMENSIONS & UNDERGROUND SERVICES TO BE CHECKED ON SITE BY CONTRACTORS BEFORE COMMENCEMENT OF ANY WORK.
7) CONTRACTORS TO ENSURE ALL GROUND LEVELS & HEIGHT RESTRICTIONS ARE CORRECT AND COMPLY WITH TERRITORIAL AUTHORITY BYLAW THROUGHOUT CONSTRUCTION.
8) DO NOT SCALE FROM DRAWINGS & WORK FROM DIMENSIONS SHOWN.

SHEET INDEX

Layout ID	Layout Name
01	SITE PLAN
02	LOCKER/STORAGE/INTEL PLAN
03	ELEVATIONS & WINDOW SCHEDULE
04	FOUNDATION PLAN
05	ROOF PLAN
06	CROSS SECTIONS
07	INTERNAL ELEVATIONS

REV.	DATE	DESCRIPTION	DRAWN
A	29/05/2017	RPI DATED 22/05/2017	AS
B	11/04/2017	BC ISSUE	AS

homeworld design & build
401 WESTERN HILLS DRIVE
PO BOX 301, WHANGAREI
WWW.HOMEWORLDDESIGN.CO.NZ

COOPER RESIDENCE
0, OTAKA VALLEY ROAD, OTAKA
WHANGAREI 0170

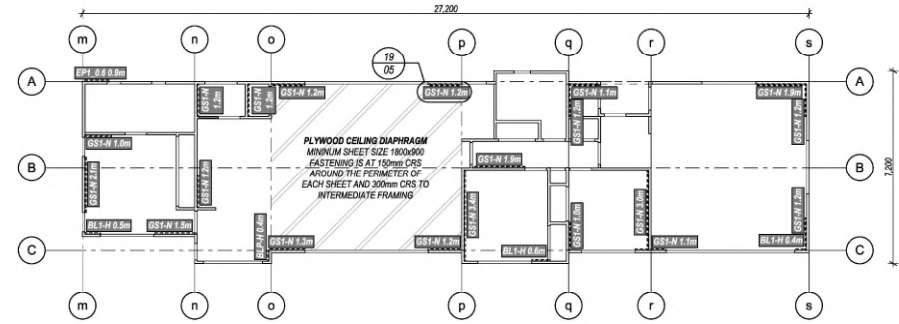
SITE PLAN
"BC SET"

DATE: 29/05/2017
REVISION:
SHEET SIZE: A1
DRAWN: AS

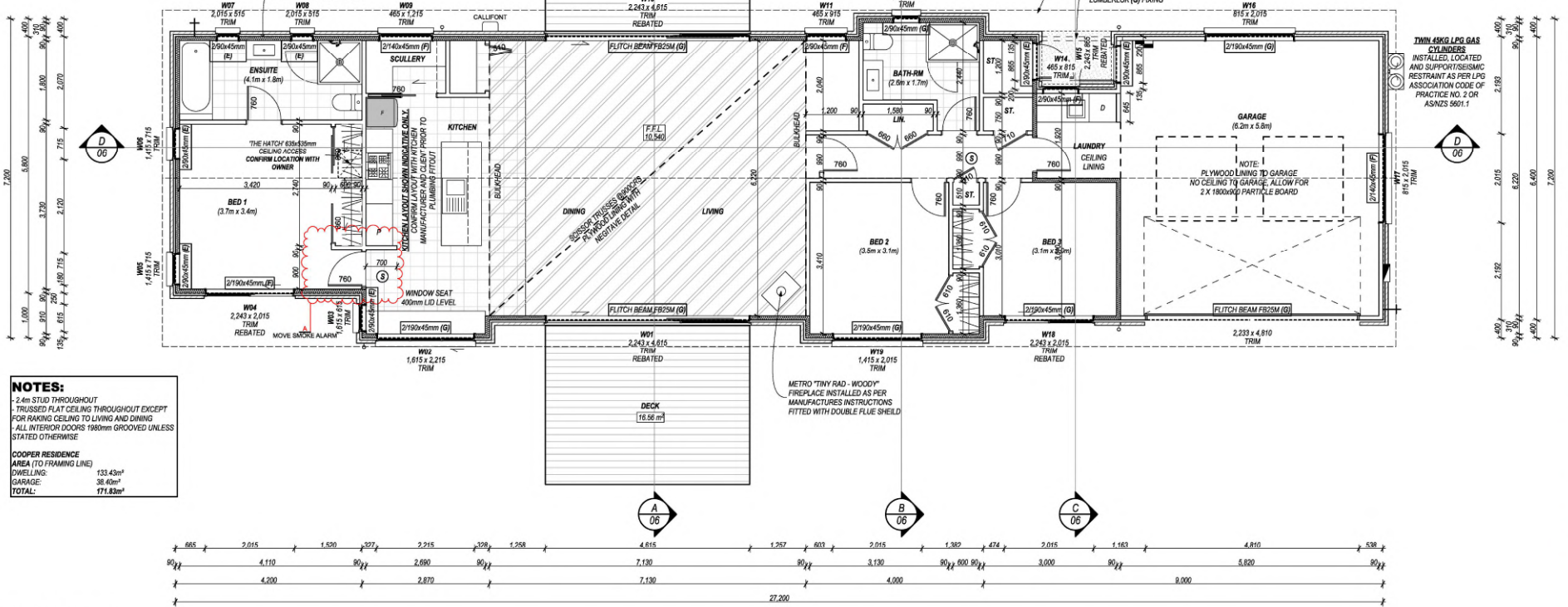
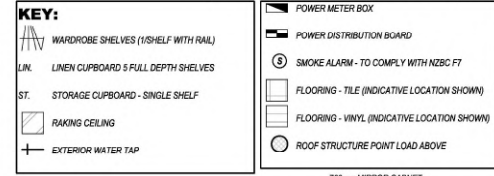
PAGE: 01 OF 07

homeworld design & build
FUTURE-PROOF BUILDING

© COPYRIGHT HOMEWORLD DESIGN & BUILD
4822RL - COOPER - RA - 240817 pm



BRACING
1:100



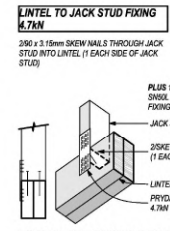
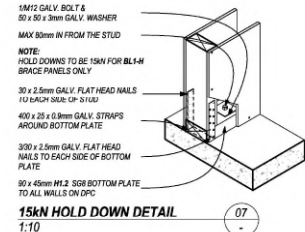
NOTES:

- 2.4m STUD THROUGHOUT
- TRUSSED FLAT CEILING THROUGHOUT EXCEPT FOR RAKING CEILING TO LIVING AND DINING
- ALL INTERIOR DOORS 1980mm GROOVED UNLESS STATED OTHERWISE

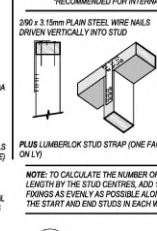
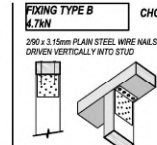
COOPER RESIDENCE
AREA (TO FRAMING LINE)

DWELLING	133.43m²
GARAGE	36.49m²
TOTAL	171.83m²

FLOOR PLAN
1:50



TOP PLATE FIXING DETAIL
1:10



PLUS LUMBERLOK STUD STRAP (ONE FACE ONLY)
1:10

CHOOSE ANY OF THE 4 OPTIONS BELOW TYPICAL NOTES:

FLOORING

- F1 (PVC/FLOOR SLAB)
- 50mm (MIN) THICK 25MPa SLAB WITH HURRICANE SETTING MESH, 30MM MIN TOP COVER
- F2 (DECK)
- EX 100x40mm PINE SMOOTH PREMIUM GRADE DECKING, LAD ON H1.2 JOISTS @ 900mm ON FLOOR FRAMING PLAN

WALL CLADDING

- W1 (PRIMARY CLADDING)
- SELECTED TO SERIES BRICK OVER 100mm CAVITY ON MASON'S BARRICADE BUILDING WRAP ON H1.2 SGR STUDS
- W2 (INTERIOR LINING)
- 19mm GIB LINING STOPPED TO LEVEL 4
- 19mm GIB AQUALINE TO WET AREAS
- 9mm PLWCCD TO GARAGE
- R2.2 BATTENS TO EXTERIOR WALLS (EXCLUDING GARAGE)

ROOFING

- R1 (PRIMARY CLADDING)
- COLORSTEEL ENDURA 18-RIB PROFILE ROOFING WITH MAX. 600mm END-SPAN ON THE BARBOARD 715 ROOFING LINERS, 20MM H1.2 SGR STUDS
- R2 (GUTTER/FASCIA)
- COLORSTEEL CONTINUOUS 14 ROUND ROOFING ON ENDWALL 147 COLORSTEEL FASCIA WITH 600MM RIBS 400mm ROUNDDOWNPINS (UNPAINTED)

CEILING

- C1 (INTERIOR LINING)
- 19mm GIB LINING STOPPED TO UNDERSIDE OF CEILING STEEL ROLLFORMERS @ ROOFERS MAX. STOPPER TO LEVEL 4 (19mm GIB AQUALINE TO WET AREAS)
- GARAGE TO REMAIN UNLINED (ALLOW FOR 200x400mm PARTICLE BOARD)
- R2.2 BLANKET INSULATION ON CEILING BATTENS BETWEEN TRUSS
- BOTTOM CHORDS
- 6.40mm US F.F.L. TO U/S TRUSS
- C2 (ISOFORM)
- 45mm JAMES HARDIE SKULINE SOFFIT LINING DIRECT FIXED TO UNDERSIDE OF SOFFIT FRAMING
- C3 (VERANDAH)
- 9mm CO BRACE UT PLWCCD TO SCISSOR TRUSS AREA WITH 10mm NEGATIVE DETAIL TO PERIMETER OF ALL SHEET EDGES (BATTENS PAINTED BY OWNER PRIOR TO PLWCCD INSTALLATION)

JOINERY

- J1 (LEADERS)
- DOUBLE GLAZED CLEAR, ALUMINUM POWDERCOATED JOINERY

TIMBER TREATMENT:

TREATMENT LEVELS TO COMPLY WITH NZBC CLAUSE 80AS1 DURABILITY, NZS3601:2011 SECTION 4 - DURABILITY, AND NZS3604:2011 SECTION 4 - DURABILITY.

ALL CLADDING CAVITY BATTENS

NOTE

ALL BOLTS SHALL HAVE 900x3.15mm WASHERS TO TIMBER FACES

DURABILITY OF STRUCTURAL FIXINGS FOR ZONE C

FIXINGS ARE TO COMPLY WITH NZBC CLAUSE 80AS1 DURABILITY, AND NZS 3604:2011 SECTION 4 - DURABILITY.

ALL FIXINGS ARE TO BE TYPE 304 OR 316 STAINLESS STEEL IN EXPOSED ENVIRONMENT.

BRACING/INTEL/FRAMING NOTES

TOP PLATES:

TOP PLATE FIXINGS TO BE TYPE B TO ALL EXTERIOR WALLS AND LOAD BEARING INTERIOR WALLS, AS PER DETAIL ON THIS SHEET.

INTERIOR NON-LOAD BEARING WALLS TO BE TYPE A FIXING WITH 280x3.15mm PLAIN STEEL WIRE NAILS DRIVEN VERTICALLY INTO STUD, AS PER DETAIL (3) ON SHEET 02.

LINTEL FRAMING/INTEL:

FIX LINTELS AS DETAILED BY LUMBERLOK LINTEL FRAMING DETAIL ON THIS SHEET AS REFERENCED FROM BRACING/LINTEL PLAN. ALL LINTELS TO BE H1.2 SGR UNLESS STATED OTHERWISE.

STUD SIZES:

UNLESS NOTED ON THE PLAN

EXTERIOR WALLS:

- 90x45mm H1.2 SGR STUDS @ 800mm CRS. NOGS @ 800mm CRS.

ALL INTERIOR WALLS:

- 90x45mm H1.2 SGR STUDS @ 800mm CRS. NOGS @ 800mm CRS. UNLESS OTHERWISE STATED.

INTERNAL WET AREAS:

- ALL TIMBER TO WALLS IN WET AREAS TO BE LINED WITH 10mm GIB AQUALINE.

BRACING:

- INSTALL & FIX ALL BRACING IN ACCORDANCE WITH W18 BRACING SYSTEMS TECHNICAL SPECIFICATION JUNE 2011
- BOTTOM PLATE TO BE FIXED TO STUDS FOR BRACING ELEMENTS IN ACCORDANCE WITH GIB BRACING MANUAL.

REV.	DATE	DESCRIPTION	DRAWN
A	29/05/2017	RPI DATED 22/05/2017	AS
B	11/04/2017	BC ISSUE	AS

homeworld design & build

401 WESTERN HILLS DRIVE
PO BOX 391, WHANGAREI
WWW.HOMEWORLD.CO.NZ

PH: (09) 438 3776
FX: (09) 438 3778

COOPER RESIDENCE

0, OTAKA VALLEY ROAD, OTAKA
WHANGAREI, 0170

FLOOR BRACING/LINTEL PLAN

BC SET

DATE: 29/05/2017
REVISION:
SHEET SIZE: A1
DRAWN:
PAGE: 02 OF 07





Richardson·Stevens
CONSULTING ENGINEERS

File: 14544

29 May 2017

SUITABILITY REPORT

Otaika Valley Road, Otaika Valley

(Lot 3 DP 344303)

1.0 Introduction

The client proposes to construct a new dwelling on Lot 3 DP 344303. Richardson Stevens Consultants (1996) Ltd has been commissioned to make an assessment of the property for the new dwelling.

2.0 Site Description / Development

The 3.6ha property is located down a ROW which comes off Otaika Valley Road. The entrance to the ROW is approximately 1.7km from the Cemetery Road and Otaika Valley Road intersection. The proposed development area generally consists of a broad south facing volcanic knoll. The building platform is located in a cleared area of mature bush. A flat building platform has been created. Slopes to the southwest and northeast are moderate and the slope to the southeast is steep ($<20^\circ$).

3.0 Whangarei District Council Zonings

The Whangarei District Council (WDC) hazard maps do not cover the lot.

Refer attached site map from WDC GIS web site.

4.0 Site Investigations

On the 27 September 2016 subsoil investigations and a walkover inspection of the property was undertaken. Two hand augered boreholes were excavated in the southwest corner of the proposed dwelling location and at the proposed wastewater location to the west. In-situ undrained shear strengths were taken at regular intervals within the boreholes. The two boreholes found a similar soil profile consisting of very stiff silt with minor clay content followed by firm silt to a maximum tested depth of 1.5m. Shear strengths within the boreholes ranged from 110kPa to greater than 225kPa. No groundwater was encountered in the boreholes.

Subsoil investigations are appended.

5.0 Geology

The New Zealand Geological Institute of Geological and Nuclear Sciences Maps outlined the geology as Melange of Northland Allochthon. However, the site has large basalt rocks at the surface down to the stream to the south indicating that the geology is Kerikeri Volcanic Group Pleistocene basalt of Puhipuhi - Whangarei Volcanic Field which is defined immediately to the west of the site. This geology is described as follows *"Basalt lava and volcanic plugs."*

From inspection of the site and surrounding area, and the borehole data, it is concluded that the above description is consistent with the soils encountered on site.

6.0 Stability

The proposed dwelling location is on top of a broad knoll with moderate to steep surrounding slopes. No signs of recent instability were found at the time of the inspection. Signs of shallow surface creep was present to the south of the property on slopes over 15° by tiers in the slope and young trees with bows at the base of the trunks. Foundations adjacent to slopes over 15° will need to be designed to account for shallow surface creep in the top 1.0m of soil adjacent to slopes over 15°.

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

7.0 Foundations

Based on our inspection of the soils present on site, we recommend foundations should be designed for Site Class (M) – Moderately Reactive soils in accordance with the classifications contained in AS2870:2011. We recommend isolated timber piles extend a minimum depth of 500mm below original ground level to minimise the effects of any seasonal shrinking/swelling of the soils. If a concrete flooring system is proposed, we recommend a stiffened waffle raft foundation system is utilised. A minimum 150mm depth of hardfill should be used for the building platform and extend a minimum of 1.0m outside the building envelope of two times the hardfill depth (whichever is the greater).

Foundations on or within 5m of slopes over 15° will need to account for this shallow surface creep. From subsoil testing this expansive layer is approximately 1.0m below original ground level.

Foundation parameters for the dwelling should use the following:

Original ground level to 1.0m depth	
Undrained Shear Strength (Su)	60kPa
Effective Stress Angle (ϕ)	25°
Ultimate Bearing Capacity	300kPa
Pressure Coefficient	Ko

Material 1.0m below original ground level	
Undrained Shear Strength (Su)	80kPa
Effective Stress Angle (ϕ)	30°
Ultimate Bearing Capacity	400kPa
Pressure Coefficient	Ka

In addition to this, foundations and any retaining wall will need to be designed by a Chartered Professional Engineer.

8.0 Earthworks

It is envisaged that the site will need to be cut down further to accommodate the proposed dwelling. To suitably develop the property, we make the following recommendations:

- Cuts or fills exceeding 1.0m or within 1.0m of the boundary should be retained by a wall specifically designed by a Chartered Professional Engineer.
- Cut and fill batter should not exceed a slope of 1V to 3H (18°).

- Fill material should not be placed on slopes over 15° with further assessment by a Chartered Professional Engineer.

We also recommend that the following methodology be adopted: Topsoil should be stripped from all cut and fill areas, stripping operations extending well beyond cut and fill extents to avoid peripheral (outer boundary) fill contamination. Site investigations encountered up to 200mm of topsoil at the test locations. Stockpiles of topsoil and unsuitable material should be sited well clear of the works on suitable areas of natural ground. All sloping ground should be benched prior to the placement of any fills or drainage works and be inspected by a suitably qualified engineer. Any cut batters that are to be battered or retained should not be left open for extended periods of time. Once filling is completed it should be tested for its compaction by a suitably qualified engineer generally in accordance with NZS4431:1981 (Earthfill for Residential Development).

We consider it imperative that a flat platform of such dimensions be graded to aid runoff and to avoid increased surface water ingress.

Note, testing has not been undertaken to assess the suitability of the site material for earthfilling. We recommend that the earthmoving contractor should make their own assessment based on soils, experience and plant availability. We do note however that the silty underlying soils are sensitive to moisture content and are likely to be difficult to place and compact in wet conditions.

The potential for seasonal shrinkage and swelling within the subsoils is important with respect to floor slabs especially with regard to potential slab cracking. We recommend particular care should be taken following removal of the drier surface soils to protect the exposed moist soils forming the slab subgrade from drying out. Should these soils regain moisture following construction they may swell. Maintaining the natural moisture content of the subgrade soils may be achieved by fine spraying with a hose. If this is not practical then similar heavy spraying of the compacted slab base course, before laying the impermeable membrane, a day or two before pouring the slab will allow some of the recovery swelling.

9.0 Wastewater Management

The proposed dwelling has three bedrooms. This gives a design occupancy of five persons for the dwelling. The resulting wastewater flows for rainwater storage tanks from AS/NZS 1547:2012 is 180litres/person/day, with the total daily wastewater flow being 900 litres/day.

The soil type is Category 5 and the land surface shape waxing divergent as per AS/NZS 1547:2012. Based on this assessment and the performance of systems in similar geology a secondary treatment unit discharging to drip irrigation line is the most suitable disposal method. Primary treatment will be difficult due to slope of the site and large basalt rocks. A suitable area exists on-site to accommodate this system to the west of the dwelling on top of the ridgeline with clearances complying with Northland Regional Council Regional Water and Soil Plan. The secondary treatment system has low soil application rates and relies on evapo-transpiration. Plants lower the subsoil infiltration which during high loading times and wet conditions is essential. From the topography and subsoil investigations it is our estimate that the winter groundwater level is greater than 2.0m below the surface. The drip line can be laid in the existing bush area on slopes less than 25°.

Appended are the design calculations, installation details, plans and plant list.

10.0 Stormwater Management

The consent notice from subdivision stage contains the following condition relating to stormwater disposal; *"All building and access runoff not used for domestic purposes on the properties Lots 1 through 24 on the plan shall be discharged to on-site soak holes designed by a registered civil engineer to assist recharging the catchment's aquifer."*

The stormwater flow from the 211m² roof area will be stored in rainwater storage tanks. Overflows from the rainwater storage tanks should be directed to a dispersal trench situated northeast of the water tanks. A natural depression exists within the bush area to the northeast of the proposed dwelling location. In a storm event, this depression will provide storage and soakage to ground. Though a gravel surface is not strictly considered to be impervious, the gravel access way to the dwelling should be shaped to direct runoff towards this natural depression. Based on the existing profile of the driveway, it is reasonable to expect that this can be achieved for the majority of the gravelled area.

See attached Appendix E and Appendix G for the site plan and dispersal trench details.

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 designed in accordance with NZS3604: 2011. These recommendations are outlined as follows:

- Foundations on or within 5m of slopes over 15° will need to account for this shallow surface creep. Foundations and any retaining wall will need to be designed by a Chartered Professional Engineer.
- We recommend foundations (not subject to creep) should be designed for Site Class (M) – Moderately Reactive soils in accordance with the classifications contained in AS2870:2011.
- Cuts or fills exceeding 1.0m or within 1.0m of the boundary should be retained by a wall specifically designed by a Chartered Professional Engineer. Cut and fill batter should not exceed a slope of 1V to 3H (18°). Fill material should not be placed on slopes over 15° with further assessment by a Chartered Professional Engineer.
- A secondary treatment unit disposing wastewater to drip irrigation line is considered suitable for the development.
- Overflows from the rainwater storage tanks should be directed to a dispersal trench situated northeast of the water tanks.
- The gravel access way to the dwelling should be shaped to direct runoff towards the natural depression to the northeast of the proposed dwelling location.

We also conclude that in terms of Section 72 of the Building Act 2004;

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

(b) the land is neither subject to nor likely to be subject to slippage or subsidence.

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 proposed 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.

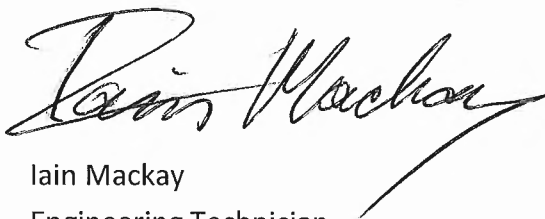
This report does not address matters relating to the National Environmental Standard for Contaminated Sites, and if applicable separate advice should be sought on this matter from a suitably qualified person.

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.

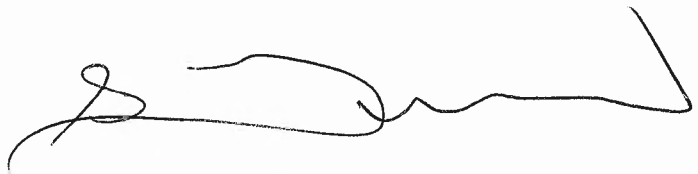
Prepared by:

Approved by:



Iain Mackay
Engineering Technician

Richardson Stevens Consultants (1996) Ltd



Steven Turner
Chartered Professional Engineer

BC1700427
APPROVED
01 JUNE 2017
WHANGAREI DISTRICT COUNCIL BCA



WDC GIS Site Map

BC1700427
APPROVED
01 JUNE 2017
WHANGAREI DISTRICT COUNCIL BCA

Wastewater Management Design

System Brief

Proprietary secondary treated unit, discharging to pressure compensating drip irrigation line.

Wastewater Management Area and Constraints

Topography: Moderate Slope: <25°
Aspect: South
Land Surface Shape: Waxing Divergent (Best water shedding surface, accelerates and spread run-off)
(AS/NZS 1547:2012)

Existing Ground Cover: Bush

	Required Clearances:	Available Clearances:
Boundaries:	1.5m min	>1.5 m
Waterways:	15m min	>15 m
Well/Bore/Spring:	20m min	>20 m
Buildings:	3m min	>3 m
Groundwater:	0.6m min from base of field	>2.0 m

Groundwater Level Based on Subsoil Investigations

Winter Groundwater Level: >2.0 m
Summer Groundwater Level: N/A m

Soil Category (AS/NZS 1547:2012) : 5

Need for Surface Water Cut-off Drains: No

Intended Water Supply: Rainwater storage tanks

DIR Slope Reduction: 10%

Reserve Area Required: 30%

BC1700427
APPROVED
01 JUNE 2017
WHANGAREI DISTRICT COUNCIL BCA

Wastewater Loading and Design

Type of Structure:	Residential	
Number of Bedrooms:	3	
Number of Persons:	5	
Primary Tank Capacity:	As per manufacutres specification	
Wastewater Flow Allowance: (AS/NZS: 1547)	180	litres/person/day
Total daily wastewater flows:	900	litres/day
Design Loading Rate (including DIR reduction): (AS/NZS: 1547)	2.7	litres/m ² /day
Irrigation area required:	333	m ²
Drip line spacing:	1	m

Use 333 metres (minimum) irrigation line to dispose of treated wastewater.
30% reserve area is required, therefore the total wastewater management
area left undeveloped is 434 m². Recommended plant list is appended.

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Wastewater Management Installation Details

- Use an secondary wastewater treatment system to provide primary and secondary treatment of wastewater.
- **Use 333m (minimum) of irrigation line**, with Arkal filters, flushing and air release valves fitted.
- Effluent field to be located within the existing bush area to the south of the platform. Where effluent field is not located in bush area planting is essential as the clay soils on the property can be limiting for soakage alone over the wetter periods of the year. Shallow rooting plants are to be planted in the topsoil mound to perform transpiration. These should be planted at 1 - 2 plants/m². Suitable plant species should be established within 2 weeks of construction of the beds. A plant list is attached in the appendices.
- Distribution is to be via drip irrigation line with self-compensating pressure drip emitters.
- Irrigation line is to be laid with the contour.
- Irrigation line is to be laid in the bush area of the property and covered with 50-100mm of topsoil or mulch.
- System to be installed and maintained as per manufacturer's recommendations including regular de-sludging of the primary treatment tank.
- Disposal area to be protected from stock and vehicles where applicable.
- Refer to "How to look after your septic tank" (published by the Northland Regional Council) when protecting the disposal area.
- **The system will benefit on using standard water reduction fixtures.** This includes dual flush 11/5.5 litre water closets, shower-flow restrictors, aerator tap fittings and water conserving automatic washing machines.

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Irrigation Line Specification

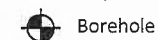
- Install an Arkal disc filter at the outlet of the treatment system. Install pressure checkpoints on either side of the filter to allow for gauges to check for blockages. Install pressure checkpoints at the end of each lateral.
- Install either manual or automatic flushing valves at the end of each lateral. Install air release valves in the high points of the irrigation field.
- Allow 5m head loss from semi-blocked filter and ensure 12m of end pressure for the lowest emitter in the field.
- Ensure there is laminar flow through all lines in the field. Ensure flushing velocity is greater than 0.5m/s.
- Ensure the treatment plant manufacturer's outlet pump will meet the pressure/discharge requirements for the irrigation field.
- Should the supplier/installer require us to specify the pump and design irrigation network please contact this office. There will be additional charges on a time disbursement basis for this service.

Use drip irrigation line with 1.0m dripper spacing and 1.0m spacing between lateral.

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- NOTES:
- All services should be located on-site prior to commencement of works.
 - All works to be constructed to WDC Environmental Engineering Standards.
 - Locations of feature shown approximate only.
 - All dimensions should be confirmed on-site.
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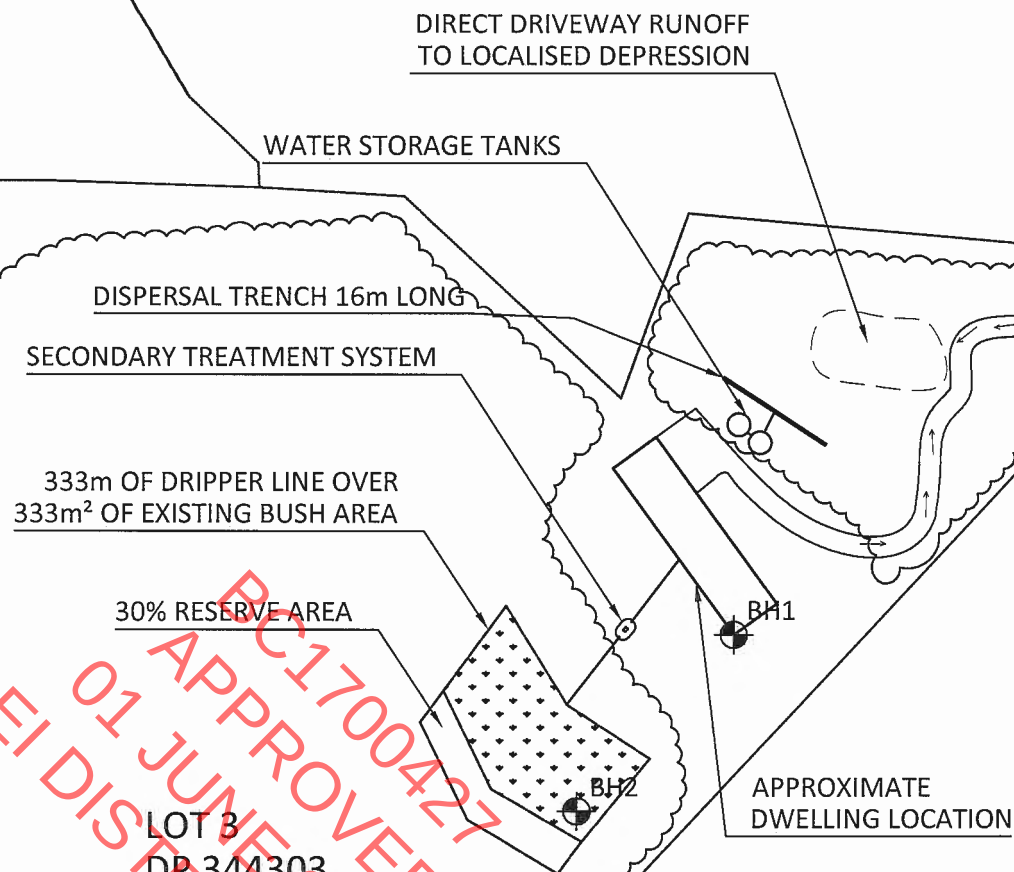
Key:



Borehole



Scala Penetrometer



Richardson Stevens CONSULTING ENGINEERS 2 Seaview Road Whangarei 0110 T: 09 438 3273 F: 09 438 5734 engineers@richardsonstevens.co.nz			
Title			
SITE PLAN WASTEWATER MANAGEMENT LAYOUT			
Client			
Homeworld			
Location			
Otaika Valley Road, Otaika Valley			
24/05/17 A Report Issue			
Date	Rev	Notes	
File	Scale	Rev	A
14544	1:1000	Sheet	1/1
Drawn by	Original		
IM	A4		

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 (*Leptospermum 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

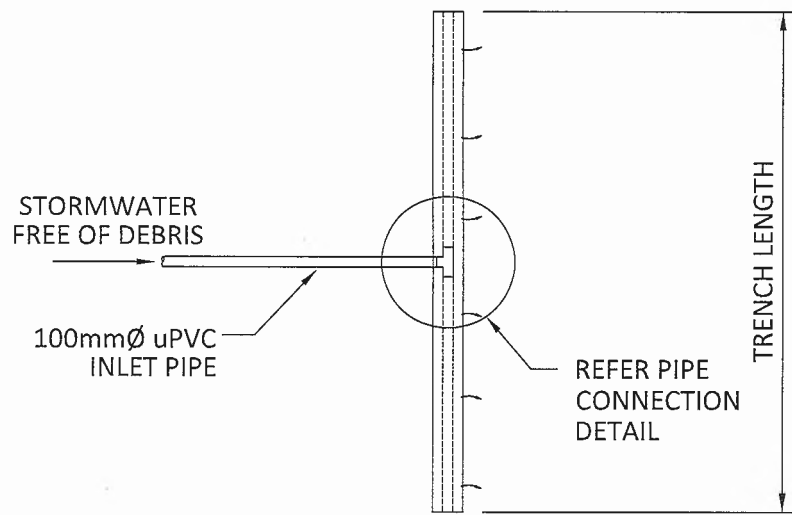
KEY

** Native

^ Shaded areas

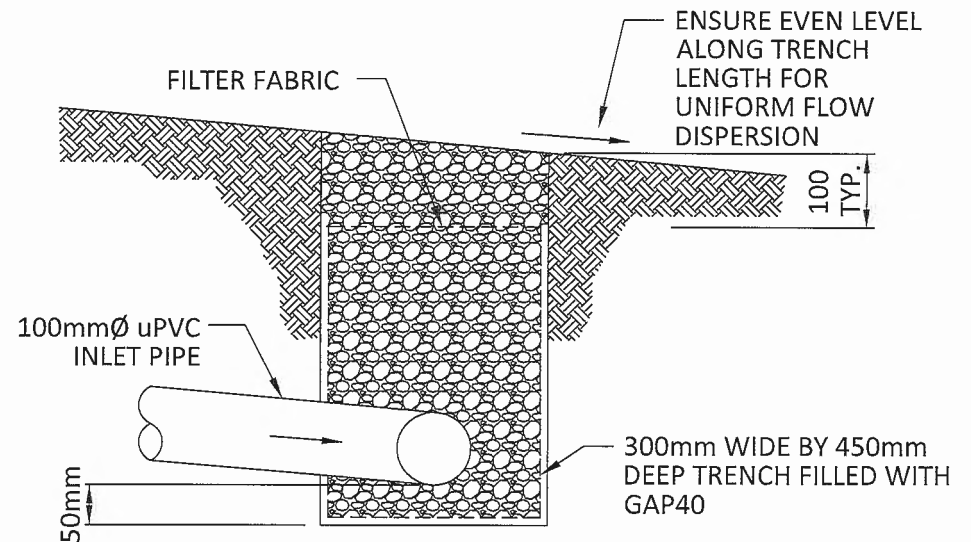
#Frost tender

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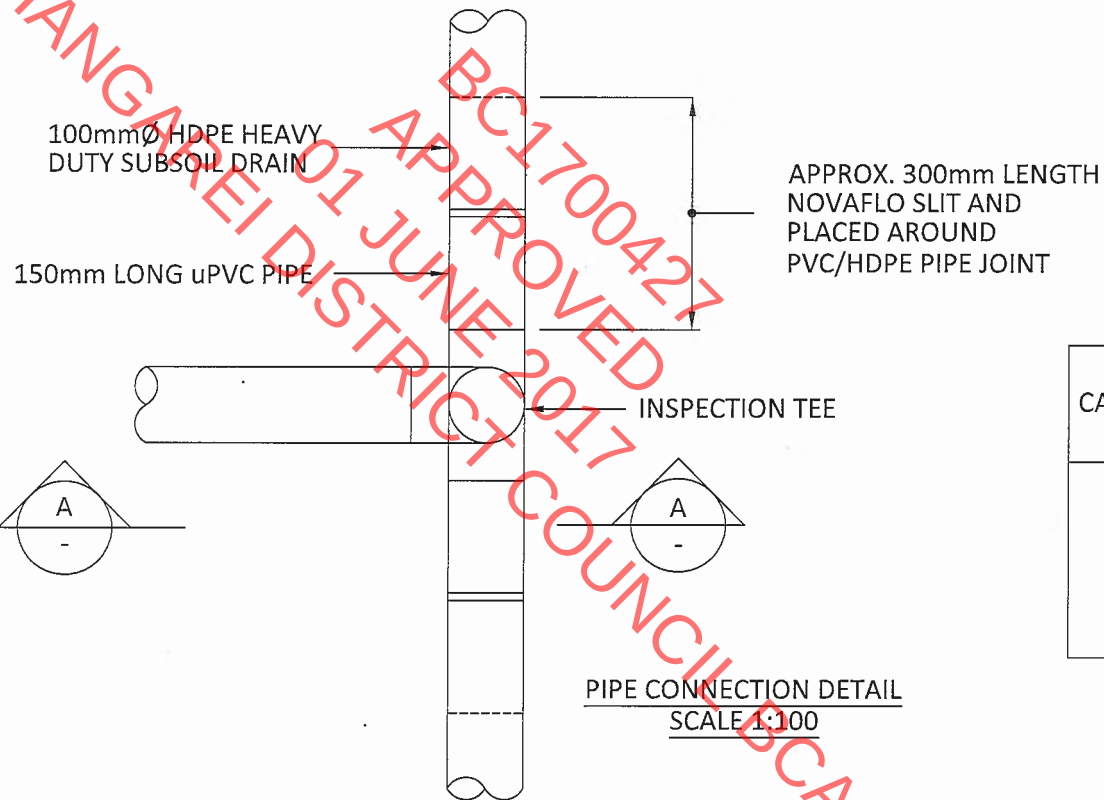


PLAN SCALE: 1:75

(KEEP DISPERSAL TRENCH 30m CLEAR OF PROPERTY BOUNDARY)



A SECTION SCALE 1:100



PIPE CONNECTION DETAIL
SCALE 1:100

DESIGN PARAMETERS

EFFECTIVE CATCHMENT AREA DRAINED (m ²)	TRENCH LENGTH (m)
100	11
200	16
300	19
400	22
500	24
600	27

Richardson Stevens CONSULTING ENGINEERS 2 Seaview Road Whangarei 0110 T: 09 438 3273 F: 09 438 5734 engineers@richardsonstevens.co.nz			
Title			
STANDARD DISPERSAL DRAIN DETAIL			
10/02/17 A Report issue			
Date	Rev	Notes	
File	RSC	Scale	Rev A
Drawn by	Original	A4	Sheet 1/1

Form 7

Code Compliance Certificate BC1700427

Section 95, Building Act 2004

Issued: 12 December 2018

The Building

Street address of building: 725A Otaika Valley Road
Whangarei 0170

Legal description of land where building is located: LOT 1 DP 507565

LLP: 129735

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: 2017

The Owner

B M Cooper
P A Cooper
34 Mackesy Road
Whangarei 0112

Phone number: N/A

Mobile number: 0211564904

Facsimile number: N/A

Email address: pabmcoop@gmail.com

Website: N/A

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

Contact Person

Homeworld Design and Build Limited
PO Box 391
Whangarei 0140

Phone number: 4383779

Mobile number: 0274419444

Facsimile number: N/A

Email address: robb@homeworld.co.nz

Website: www.homeworld.co.nz

Street address/registered office: 725A Otaika Valley Road
Whangarei 0170



Building Work

Building Consent Number:

Issued by:

New Dwelling

BC1700427

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.



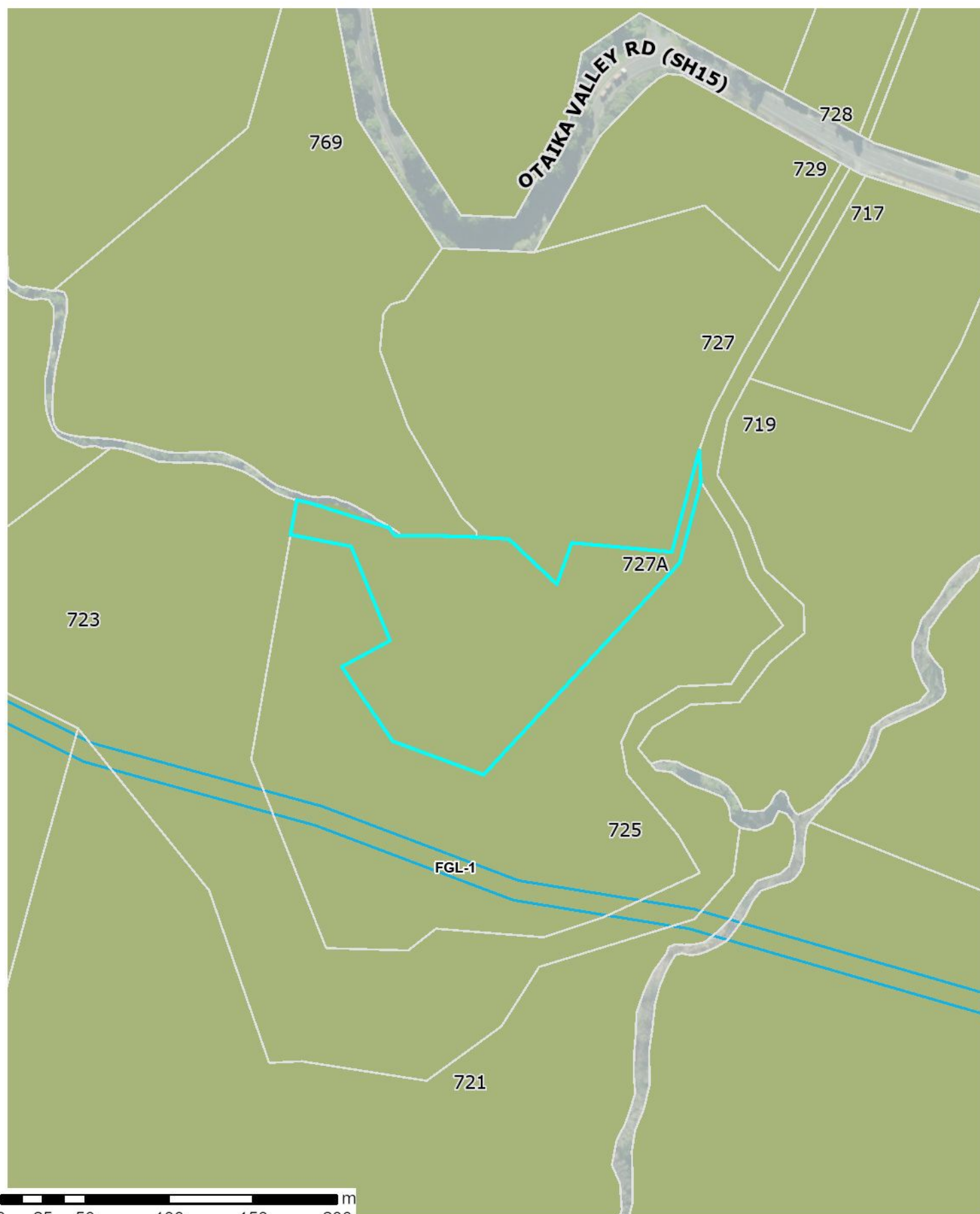
Stephanie Brown

Support Assistant – Building Processing
On behalf of Whangarei District Council

12 December 2018

Date

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.

7 September 2026
Scale 1:3,000

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Operative District Plan – Map Legend

District-Wide Matters

Energy, Infrastructure and Transport

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

Hazards and Risks

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

Historical and Cultural Values

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

Natural Environment Values

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

General District-Wide Matters

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

Area Specific Matters

-  Designation
-  Precinct
-  Development Area

Residential Zones

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

Rural Zones

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

Commercial and Mixed Use Zones

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

Industrial Zones

-  Light Industrial
Zone
-  Heavy Industrial
Zone

Open Space and Recreation Zones

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

Special Purpose Zones

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

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

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Archaeological and Historical Sites



Archaeological and Historical Sites

Heritage New Zealand
Pouhere Taonga

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

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NZAA Sites

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

 Approved

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

 Pending - Edit

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

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District Plan Change 1 - Natural Hazards Flooding



PC1 - Natural Hazards

Flood Hazard Area

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

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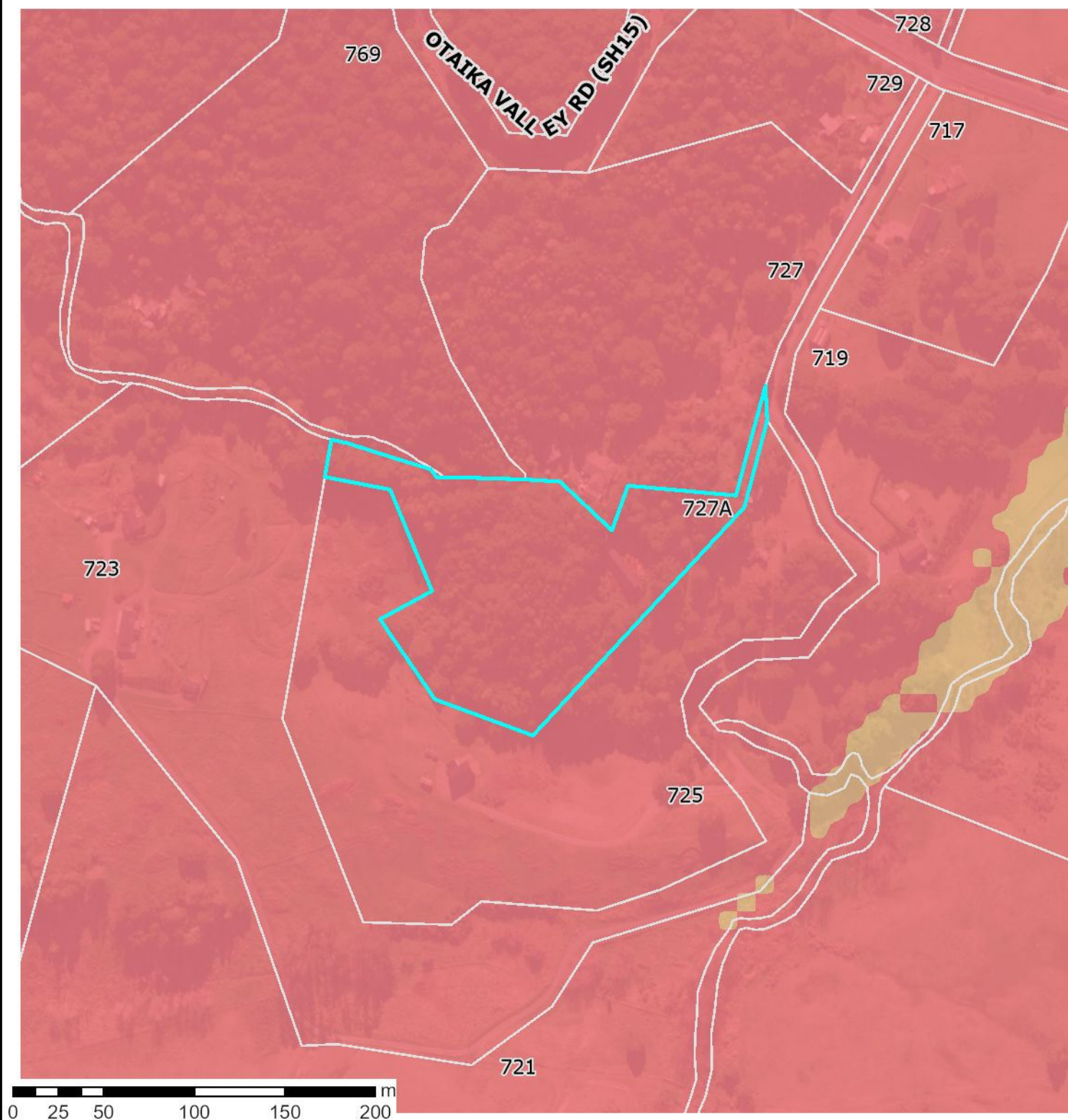


Information provided on this map forms part of Plan Change 1 – Natural Hazards.
To view the maps and see how the changes may affect the property please visit:
<https://www.wdc.govt.nz/Services/Planning/District-Plan-changes/Current-plan-changes>.

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District Plan Change 1 - Natural Hazards

Land Instability



PC1 - Natural Hazards

Land Instability

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

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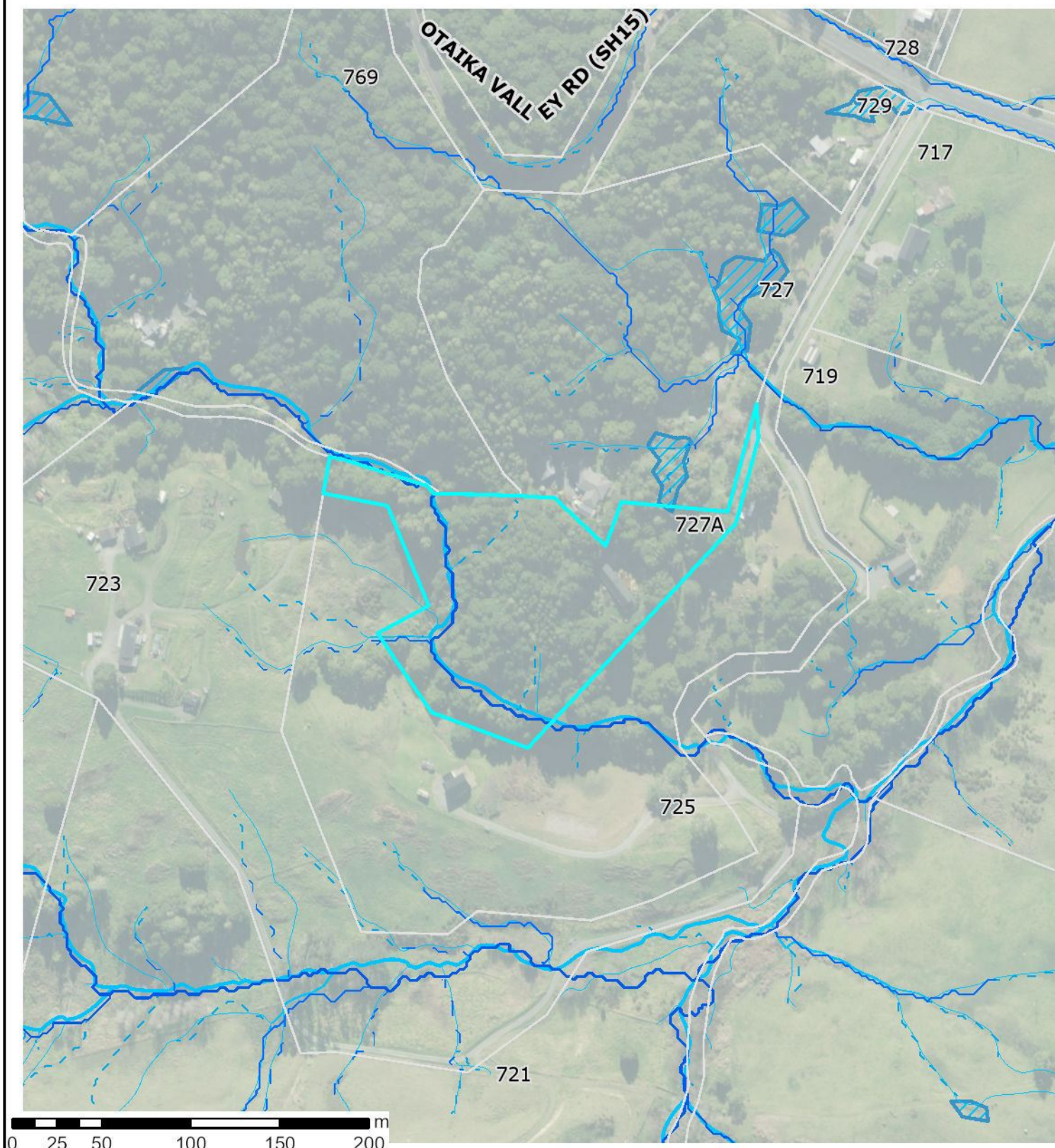
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Stormwater Catchment and Flood Management



Overland Flow Paths 2021

Modelled Catchment Flowpaths 2021

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

Surface Depression Ponding Areas 2021

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

Overland Flow Paths 2017

Catchment Area 2017

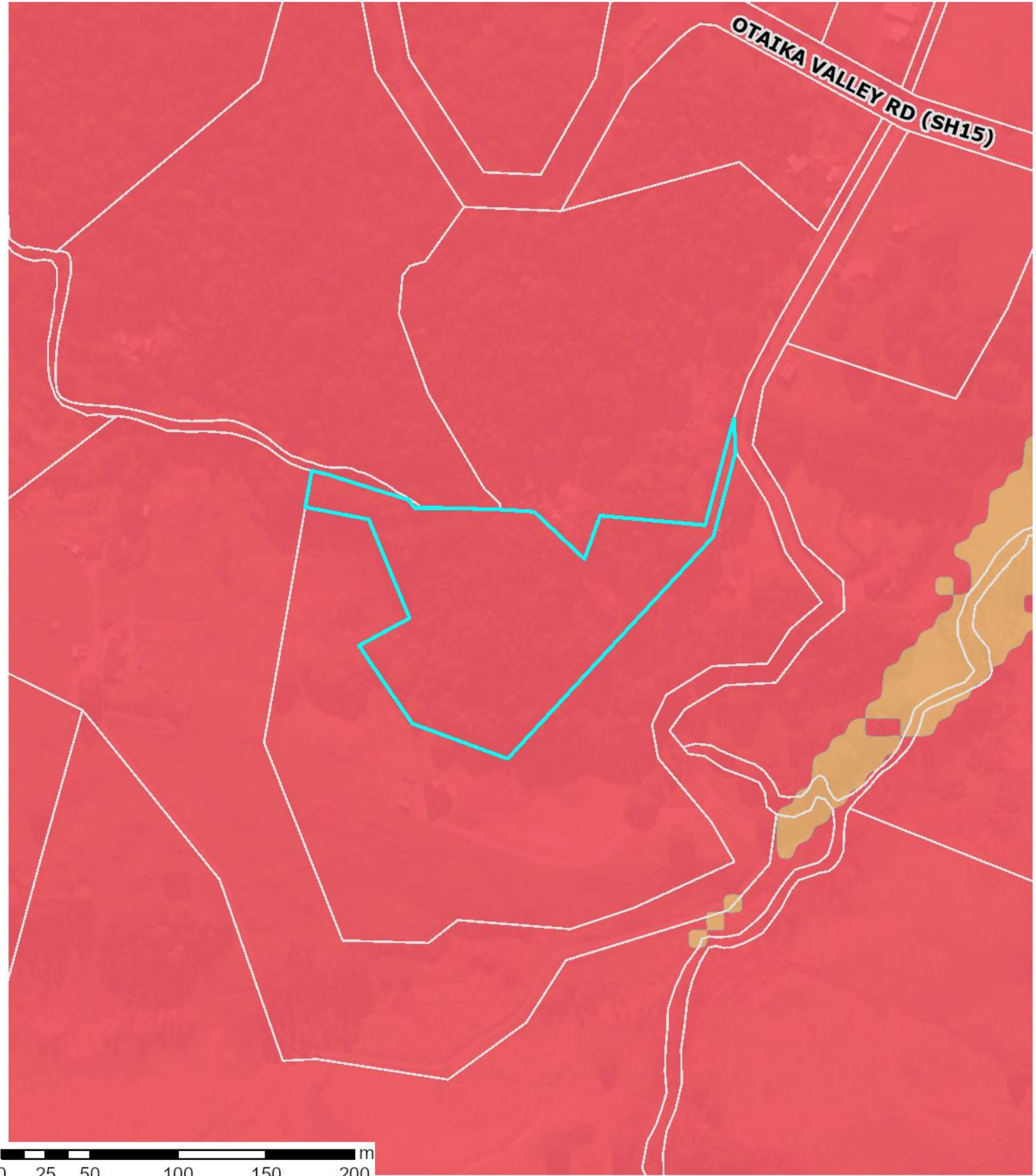
- 0.2 - 1.0 Ha
- 1.0 - 2.0 Ha
- 2.0 - 5.0 Ha
- > 5.0 Ha

Depression Storage Areas 2017

- Depression Storage Areas

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Scale 1:3,000





Landslide Susceptibility Zone

- High
- Moderate
- Low

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

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