

WDC LIM REPORT



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Land Information Memorandum

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

LIM number: LM2601620

Received: 01 Oct 2026

Issued: 13 Oct 2026

Applicant

Own Real Estate
75 Forest View Road
Kamo 0185

Site Information

Property ID: 18683

Street Address: 83 Hatea Drive
Whangārei 0112

Legal Description: LOT 2 DP 63930

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: NA20B/1071
- Deposited Plan: DP 63930

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

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

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

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

- Water, Wastewater and Stormwater Map

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

- House Connection Plan dated 04/12/1967
- House Connection Plan dated 29/07/1968

For further information regarding Council Water Supply please refer:

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

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

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

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

A final reading of the water meter will be required.

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

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

Copy of Building Permits issued for this property are attached.

- New Fowl House
Dated 20/04/1945
After an extensive search of Council records, we were unable to locate any plans.
- Make Alterations & Renovations
Dated 29/06/1949
- Make Alterations
Dated 14/11/1951
- Erect Proposed Workshop
Dated 04/08/1958
- Alter & Add to Existing Dwelling also Car Garage
Dated 25/10/1967
- New French Doors onto Verandah & Arching Window
Issued 21/09/1984
- Erect a Sign
Issued 16/11/1984
- Erect One Garden Gazebo
Issued 21/12/1987

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

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

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

s44(2)(f) Information relating to the use to which the land may be put and conditions attached to that use

Plan Change 4A and 4C are currently progressing through the statutory planning process and may affect how the District Plan applies to this property.

Further information is available here:

<https://www.wdc.govt.nz/Services/Planning/District-Plan/District-Plan-changes/Current-plan-changes/PC4A-and-PC4C>

As part of Plan Change 4C - Minor Improvements, the Road Hierarchy mapping in the Whangārei District Plan is proposed to be updated. The updated layer identifies road centrelines and their classifications, which in turn influence various transport and setback rules in the District Plan. The proposed mapping updates can be viewed by selecting the "District Plan Changes" tile here:

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

This property is located in a Medium Density Residential Zone.

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

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

This property is subject to a Strategic Road Protection Areas (SRPA).

This is indicative to the property layer.

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

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

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

- SF-18683: Application for variation to erect a garage attached to the rear of the house and built up to a side boundary
Approved 07/11/1967

A Landuse application under the Resource Management Act 1991 has been granted for this property, information attached.

- LU0032622: Application for resource consent to establish & operate a bed and breakfast facility to cater for a maximum of 4 guests at one time
Approved 03/06/1999

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

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

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

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

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

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

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

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

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

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

s44B(2) Natural Hazards

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

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

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

District Plan Information about Natural Hazards

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

Building Act Information about Natural Hazards

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

Flooding

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

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

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

River flood maps

Modelling by Northland Regional Council does not identify a River Flood Hazard for this property.

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

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

Draft river flood reports

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

The following reports are available:

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

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

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

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

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

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

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

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

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

Surveyed and observed flood levels

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

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

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

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

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

Flood susceptible lands

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

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

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

River Flood Hazard Technical Reports

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

1. Scope of report:	Whangārei Catchment (Catchment M01)
2. Report Title:	Design Modelling Whangārei 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 Whangārei 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.

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

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

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

Land Instability

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

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

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

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

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

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

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

Technical report

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

Liquefaction

This property is located within an area classified as Liquefaction vulnerability category: **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 Whangārei District Council.

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

You can find the report under the Liquefaction section on our Natural Hazards web page: <https://www.wdc.govt.nz/NaturalHazards>

Tsunami

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

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

With funding from the Natural Hazards Commission Northland Civil Defence and Emergency Management have modelled the tsunami risk and created Tsunami Evacuation Zone and Safe Zone map: <https://experience.arcgis.com/experience/912cac3d84b64d55abe97b68e4980d94>

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/tr4ng33q/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

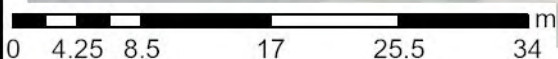
1. Scope of report	Regional
2. Report Title:	A review of natural hazards information for Northland region Section 2.0 Seismic Hazards
3. Report date:	2004
4. Report prepared by:	Institute of Geological & Nuclear Sciences Limited
5. Report commissioned by:	Northland Regional Council and Whangārei District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

Signed for and on behalf of Council:



Tegan Tinsley
Property Information Officer

Property Map



New Subdivisions

- Proposed Pre-223
- 223 Certificate

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

12 October 2026

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

Scale 1:500



Aerial Photography



0 4.25 8.5 17 25.5 34 m

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

12 October 2026

Scale 1:500



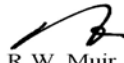
The information displayed is schematic only and serves as a guide. It is made available in good faith but its accuracy or completeness is not guaranteed. Parcel Information is provided by LINZ Data Service, licensed for reuse under CC BY 4.0. Other data sources: Eagle Technology, Land Information New Zealand, GEBCO, Community maps contributors, Whangarei District Council, Sourced from the LINZ Data Service and licensed for reuse under the CC BY



**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

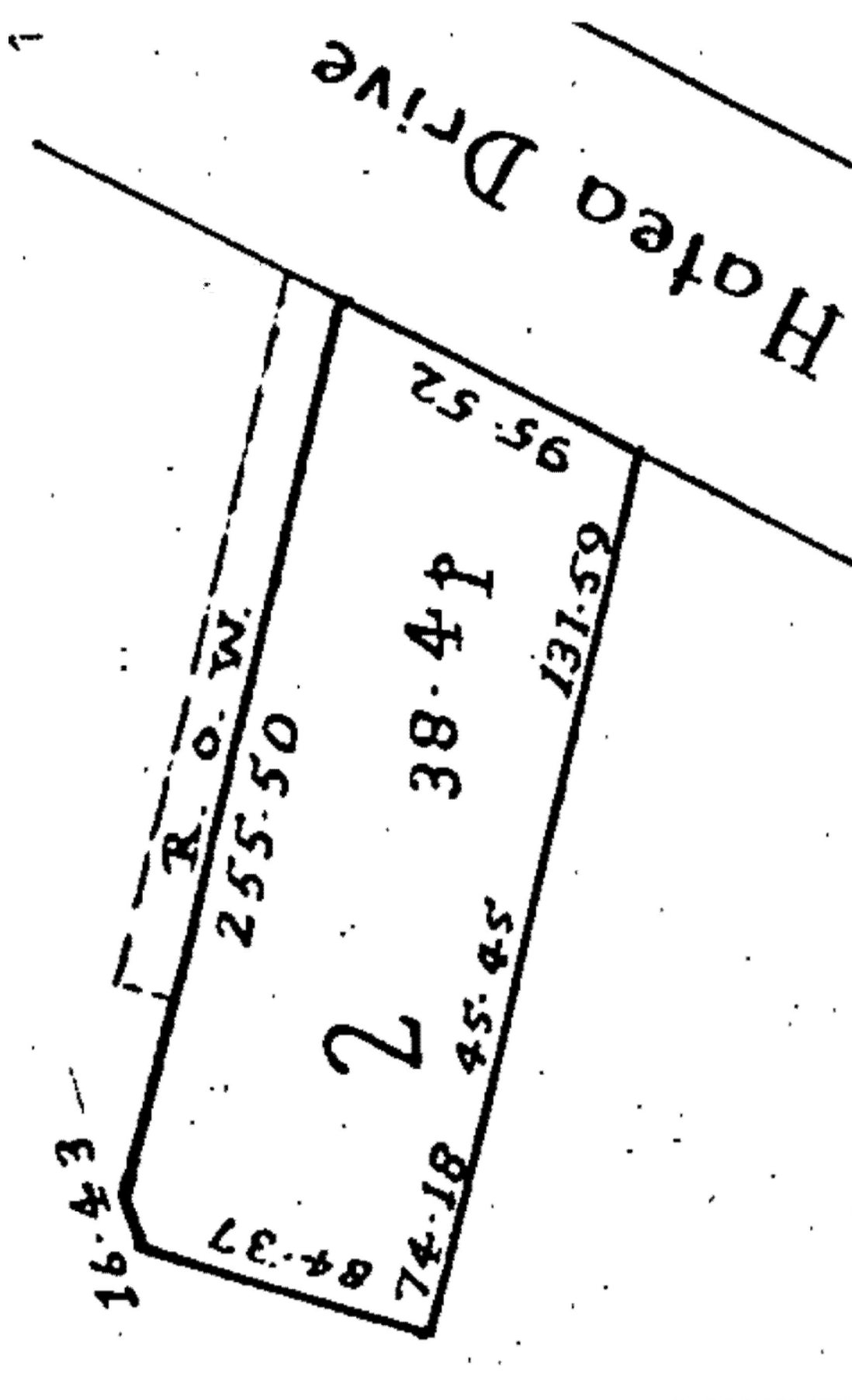
Identifier **NA20B/1071**
Land Registration District **North Auckland**
Date Issued 03 March 1971

Prior References
NA524/252

Estate Fee Simple
Area 971 square metres more or less
Legal Description Lot 2 Deposited Plan 63930
Registered Owners
Anthony John Bender and Jennifer Ann Bender

Interests

Appurtenant hereto is a right of way specified in Easement Certificate A534800
The easement specified in Easement Certificate A534800 is subject to Section 351E (a) Municipal Corporations Act 1954
10887634.2 Mortgage to Bank of New Zealand - 1.9.2017 at 12:34 pm



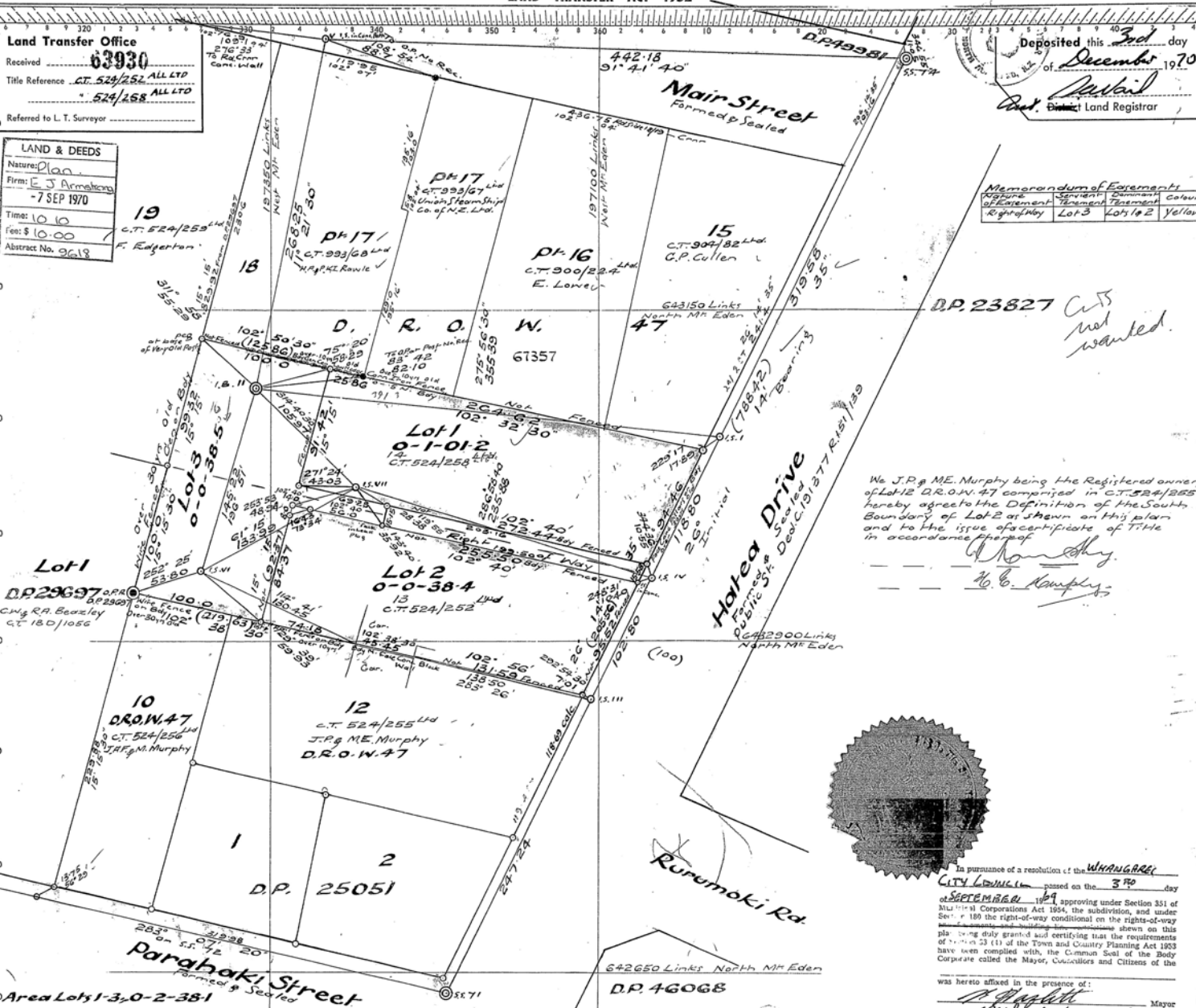
Land Transfer Office

Received **63930**
 Title Reference **CT 524/252 ALL LTD**
 Referred to L.T. Surveyor

LAND & DEEDS
 Nature: **Plan**
 Firm: **E. J. Armstrong**
 Date: **7 SEP 1970**
 Time: **10.10**
 Fee: **10.00**
 Abstract No. **9618**

Deposited this **3rd** day
 of **December** 1970
 By **David**
 District Land Registrar

Memorandum of Agreement
 Signature of Applicant: **John** Colour
 Signature of Registrar: **David** Colour
 Right of Way: **Lot 3** Lot 142 Yellow



We J.P. & M.E. Murphy being the Registered owners of Lot 12 D.R.O.W. 47 comprised in C.T. 524/252 hereby agree to the Definition of the South Boundary of Lot 2 as shown on this plan and to the issue of a certificate of Title in accordance therewith.

John Murphy
M.E. Murphy



In pursuance of a resolution of the **WHANGAREI CITY COUNCIL** passed on the **3rd** day of **SEPTEMBER** 1970, approving under Section 351 of the Municipal Corporations Act 1954, the subdivision, and under Section 189 the right-of-way conditional on the rights-of-way plan being duly granted and certifying that the requirements of Section 23 (1) of the Town and Country Planning Act 1953 have been complied with, the Common Seal of the Body Corporate called the Mayor, Councillors and Citizens of the

was hereto affixed in the presence of:
David Mayor
John Deputy Town Clerk

Approved as to Survey
John
 Chief Surveyor
 Received
 Reference plans **Q.R. 42284, 42697, 25051**
 Field book **517** p. **48-49**
 Examined by **R.D. DEMPSTER**
 Recorded **2302**
 Correct

Plan of Subdiv. of Lots 13 & 14 D.R.O. W. 47 being Part of Allot 2, Parish of Whangarei
 Comprised in **C.T.s 524/252 & 255**
 Survey Block & District **IX Whangarei S.D.**
 Land District **North Auckland** Local Authority **Whangarei City Council**
 Scale **50 Links to an Inch** Surveyed by **Ken Simpson** P.M.S. Date **July 1970**

I, **Ken Simpson** of **Whangarei**, Registered Surveyor and holder of an annual practicing certificate, solemnly and sincerely declare that this plan has been made from surveys executed by me; that both plan and survey are correct, and have been made in accordance with the regulations under the Surveyors Act 1938. And I make this solemn declaration, conscientiously believing the same to be true and by virtue of the Oaths and Declarations Act 1957.

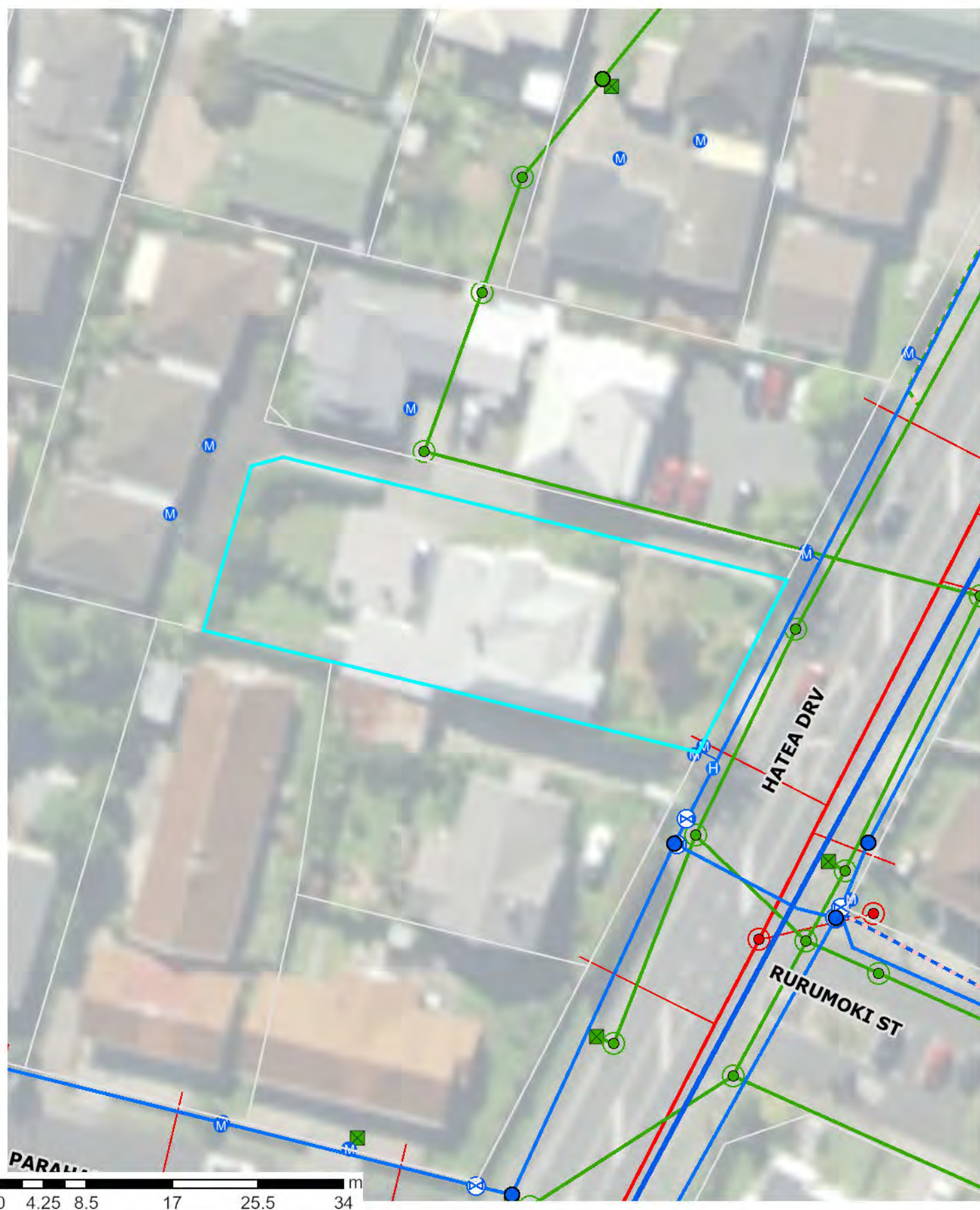
Declared at **Whangarei** this **2nd** day of **September** 1970
 before me **B.P. Kopman**
 Justice of the Peace (or other person authorized to take a statutory declaration).

Ken Simpson
 Registered Surveyor.

Approved
John
John
 Applicant or Registered Owner

This space reserved for plan numbers

63930



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

12 October 2026

Scale 1:500



The information displayed is schematic only and serves as a guide. It is made available in good faith but its accuracy or completeness is not guaranteed.
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Water, Wastewater and Stormwater – Map Legend

Water

Water Point

Actuator

-  WDC
-  Private

Backflow Device

-  WDC
-  Private

Bore

-  WDC
-  Private

End Structure

-  WDC
-  Private

Fitting Node

-  WDC
-  Private

Hydrant

-  WDC
-  Private

Meter

-  WDC

Meter Manifold

-  WDC
-  Private

Pump

-  WDC
-  Private

Valve

-  WDC
-  RED
-  Private

Water Line

Abandoned Pipe

- 

Raw Water Main

-  WDC
-  Private

Trunk Main

-  WDC
-  Private

Other Main

-  WDC
-  Private

Process Pipework

-  WDC
-  Private

Reticulation

-  WDC
-  Private

Service Line

-  WDC
-  Private

Water Area

Chamber

-  WDC
-  Private

Reservoir

-  WDC
-  Private

Stormwater

Stormwater Point

End Structure

-  WDC
-  Private

Fitting Node

-  WDC
-  Private

GPT

-  WDC
-  Private

Manhole

-  WDC
-  Private

Pump

-  WDC
-  Private

Stormwater Inlet

-  WDC
-  Private

Valve

-  WDC
-  Private

Stormwater Line

Abandoned Pipe

- 

Culvert

-  WDC
-  Private

Drainage

-  WDC
-  Private

Main

-  WDC
-  Private

Service Line

-  WDC
-  Private

Surface Drain

-  WDC
-  Private

Stormwater Area

Basin

-  WDC
-  Private

Chamber

-  WDC
-  Private

Wastewater

Wastewater Point

Backflow Device

-  WDC
-  Private

End Structure

-  WDC
-  Private

Fitting Node

-  WDC
-  Private

Manhole

-  WDC
-  Private

Meter

-  WDC
-  Private

Motor Control Centre

-  WDC
-  Private

Pump

-  WDC
-  Private

Valve

-  WDC
-  Private

Wastewater Line

Abandoned Pipe

- 

Main

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

Process Pipework

-  WDC
-  Private

Service Line

-  WDC
-  Private

Wastewater Area

Chamber

-  WDC
-  Private

Pressure Sewer System

-  Public
-  Private

Whangarei Corporation

PERMIT NO. 2212

DATE 14th Dec. 1967

HOUSE CONNECTION PLAN

Scale: 1/8in. to a Foot

New Sewerage Drains: Red.

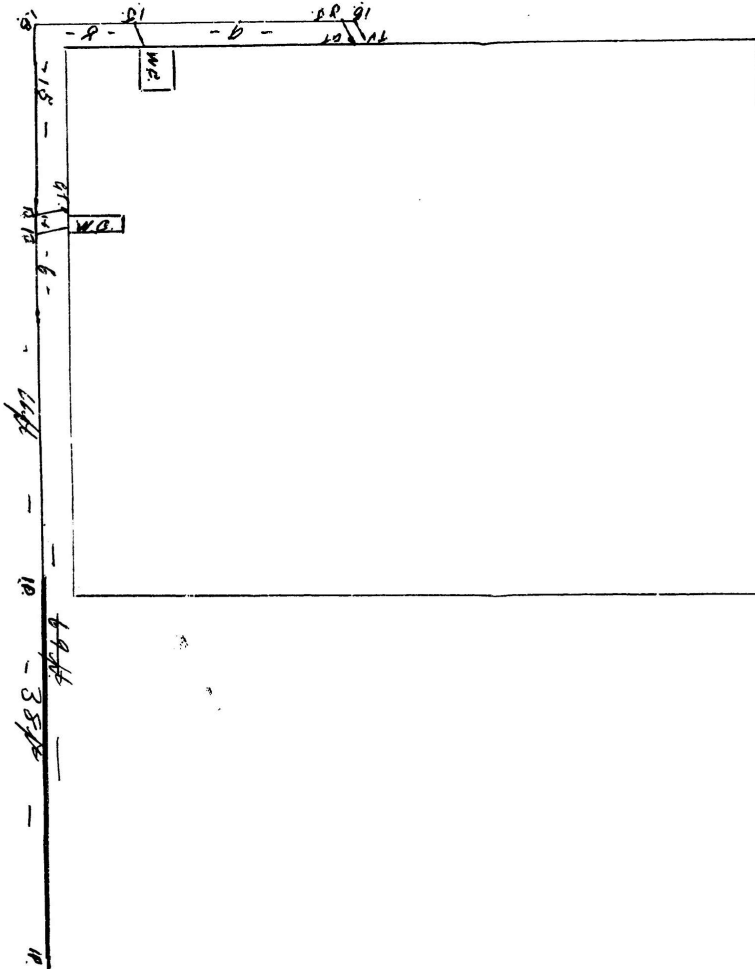
Storm Water: Dotted Black.

Old Drains: — Full Black.

6503

419

18683



Owner B. F. Sinclair

Street 83 Hata Drive

Assessment No.

Plumber

Drainer A. J. Taylor

Whangarei Corporation

PERMIT NO. 3038

DATE 29th July '68

Scale : 1/8in. to a Foot

New Sewerage Drains : Red.

Storm Water : Dotted Black.

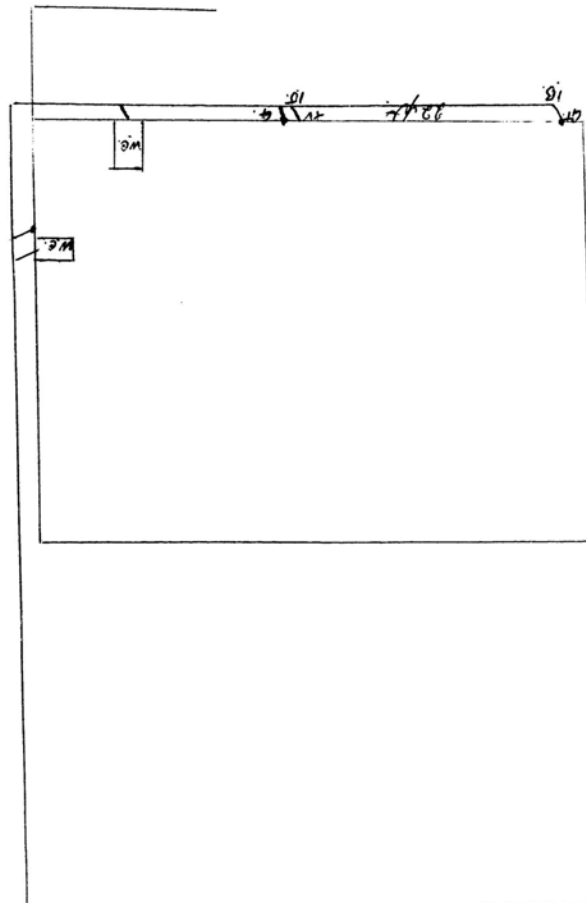
Old Drains : — Full Black.

6583

HOUSE CONNECTION PLAN

18683

419



Owner B. L. Sinclair

Street 83 Hatea Drive

Assessment No.

Plumber

Drainer a. J. Taylor



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, 12 October, 2026

Property Number 18683
Legal Description LOT 2 DP 63930
Assessment Number 0074114500
Address 83 Hatea Drive Whangarei 0112
Record of Title(s) 20B/1071
Land Value \$600,000
Capital Value \$860,000
Date of Valuation 01-July-2024
Effective Date (used for rating purposes) 01-July-2025
Meter Location RH OF P/P LHB TO #81 DR

Rates Breakdown (up to 30 June 2027)

Rates Charge	Charge Total
General Residential	1,849.20
Sewage Disposal - Residential	991.00
Stormwater	124.00
Uniform Annual General Charge	996.00
Regional Emergency & Hazard Management	58.36
Regional Rescue Services	11.09
Regional Council Services	214.35
Regional Flood Infrastructure	43.11
Regional Economic Development	21.12
Regional Land and Freshwater Management	167.76
Regional Pest Management	110.40
Regional Sporting Facilities	7.94
Regional Whangarei Urban Riv Mgt Gen Catchment	39.83
Regional Whangarei Transport Rate	29.70
Annual Charge Total	\$4,663.86

Opening Balance as at 01/07/2026 **\$-431.78**

Rates Instalments	Total
20/07/2026 Instalment	\$1,168.86
20/10/2026 Instalment	\$1,165.00
20/01/2027 Instalment	\$1,165.00
20/04/2027 Instalment	\$1,165.00
Rates Total	\$4,663.86

Balance to Clear **\$3,135.77**

843

18683

Application for Permit to Build

Whangarei, *April 20th* 19*45*.

The Building Inspector,
Whangarei Borough Council, Whangarei.

I hereby apply for a permit to erect for Mrs. *A. A. Corbett*
a new, ~~or alterations to~~ *Yard house* on Section No. *13*
Sub-division..... in *9 Bates Street* Street, Whangarei,
in accordance with the plans and specifications and other documents submitted herewith.

The estimated cost of the work is £ *4* : — : —

Dated this *20th* day of *April* 19*45*.

A. Y. Corbett Applicant

Approved

Whangarei Borough Council

BUILDING APPLICATION FORM

 Date: 29/6/49 19.....

To: The Borough Engineer,

Sir,

85 I hereby apply for permission to Make alterations & renovations
 at 85 Hatea St. for A.R. Cochrane
 (House Number and Street) (Owner)
 of 17 Roslyn Les Devonport, according to locality plan and detailed plans, elevations
 (Address)
 cross-sections and specifications of building deposited herewith in duplicate.

PARTICULARS OF LAND:

Assess. No. 1/1/261
 Lot No. 13
 D.P. W 47
 Allotment No. 2

LENGTH OF BOUNDARIES:

Front: 67' 11"
 Back:
 Side: 245' 4" Area: 1 Road 11 Perches
 Side:

PARTICULARS OF BUILDING:

Foundations: Concrete blocks
 Walls: Wood

Floors: Wood
 Roof: Iron

Area of Ground Floor: square feet.
 Area of Outbuildings: square feet.
 Number of Storeys: Above kerb level One Below kerb level
 Average distance of set-back of front of buildings from street boundary line: 35 ft.

ESTIMATED COST:

Building <u>alterations</u>	£ 150
Sanitary, Plumbing and Drainage	£ 50
Total	<u>200</u>

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

Proposed use or occupancy of other parts of buildings:

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

Yours faithfully

W.K. Davis Tenant x A.R. Cochrane Owner.
W.D. Philpott Builder.

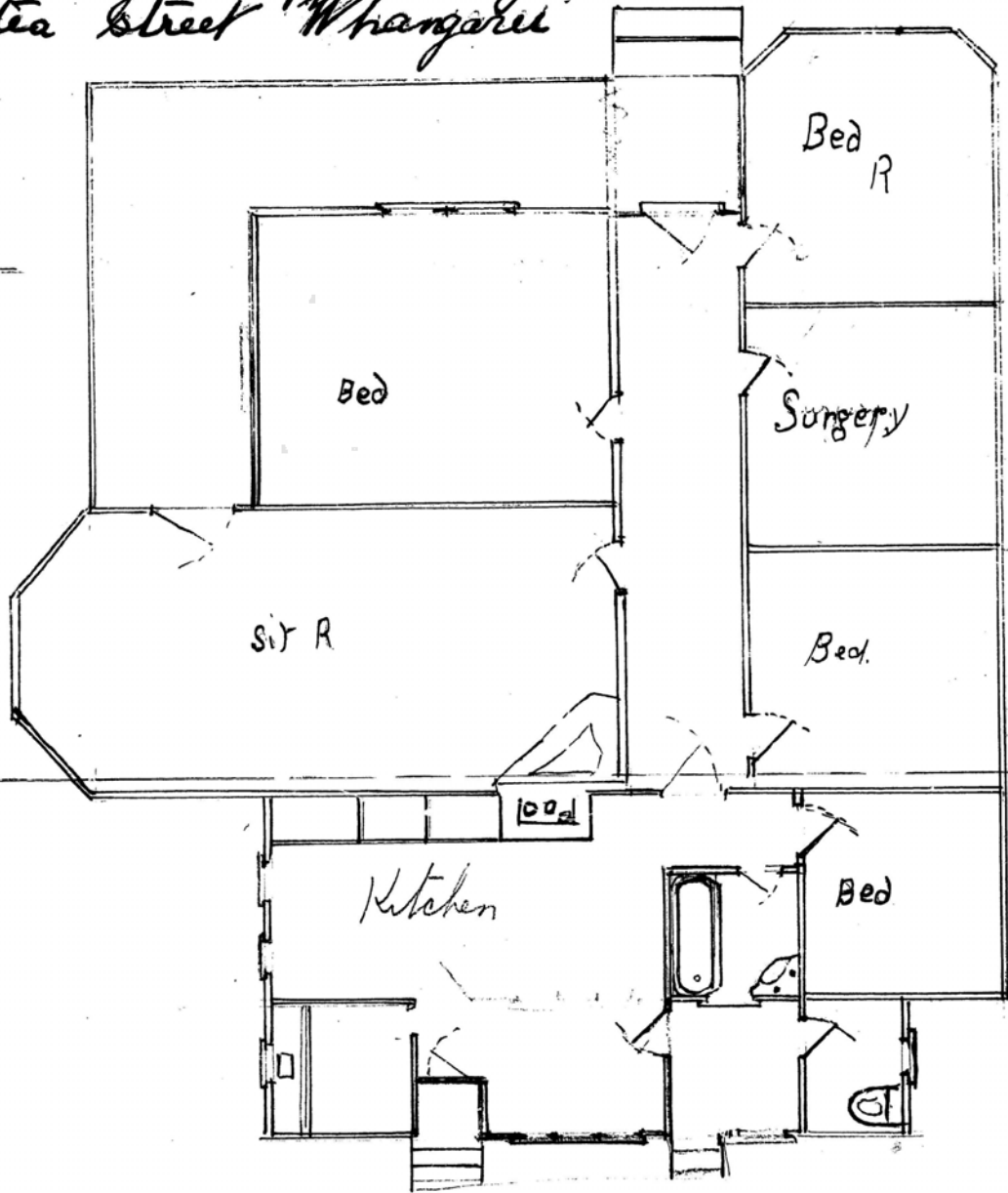
Builder's Postal Address:

Box 198
Whangarei

Proposed Alterations to the Dwelling occupied by Doctor Davis No 9 Hataea Street Whangarei

Scale
 $\frac{1}{8}" = 1 ft$

18683



W.D. Phipps.
 Builder.
 Box 198.
 Whangarei. Phone 6115

2959

Whangarei Borough Council

BUILDING APPLICATION FORM

Date: 14/11/51 19.....

To: The Borough Engineer,

Sir,

I hereby apply for permission to.....

make alterations

at No 9, Hatai st.
(House Number and Street)for Dr. William Peter Davis
(Owner)of No 9 Hatai st.
(Address), according to locality plan and detailed plans, elevations

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

PARTICULARS OF LAND:

LENGTH OF BOUNDARIES:

Assess. No. 1/1/1468

Front: 67' 11"

Lot No. 13

Back

D.P. N. 47

Side: 245' 4" Area: 0-1-11

Allotment No. 2

Side: 44' 6"

PARTICULARS OF BUILDING:

Foundations: concrete block

Floors: Wood

Walls: Wood

Roof: Iron

Area of Ground Floor: 200. 20 addition to existing area. square feet.

Area of Outbuildings: square feet.

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

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

ESTIMATED COST:

Building	250	£	350
Sanitary, Plumbing and Drainage		£	25
Total			375

Proposed purposes for which every part of building is to be used or occupied (describing separately each part intended for use or occupation for a separate purpose) close in open veranda to be

used as sleeping porch and waiting room.

Proposed use or occupancy of other parts of buildings: Dwelling

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

Yours faithfully

W H Davis Owner.

Builder's Postal Address:

W D Phelps Builder.

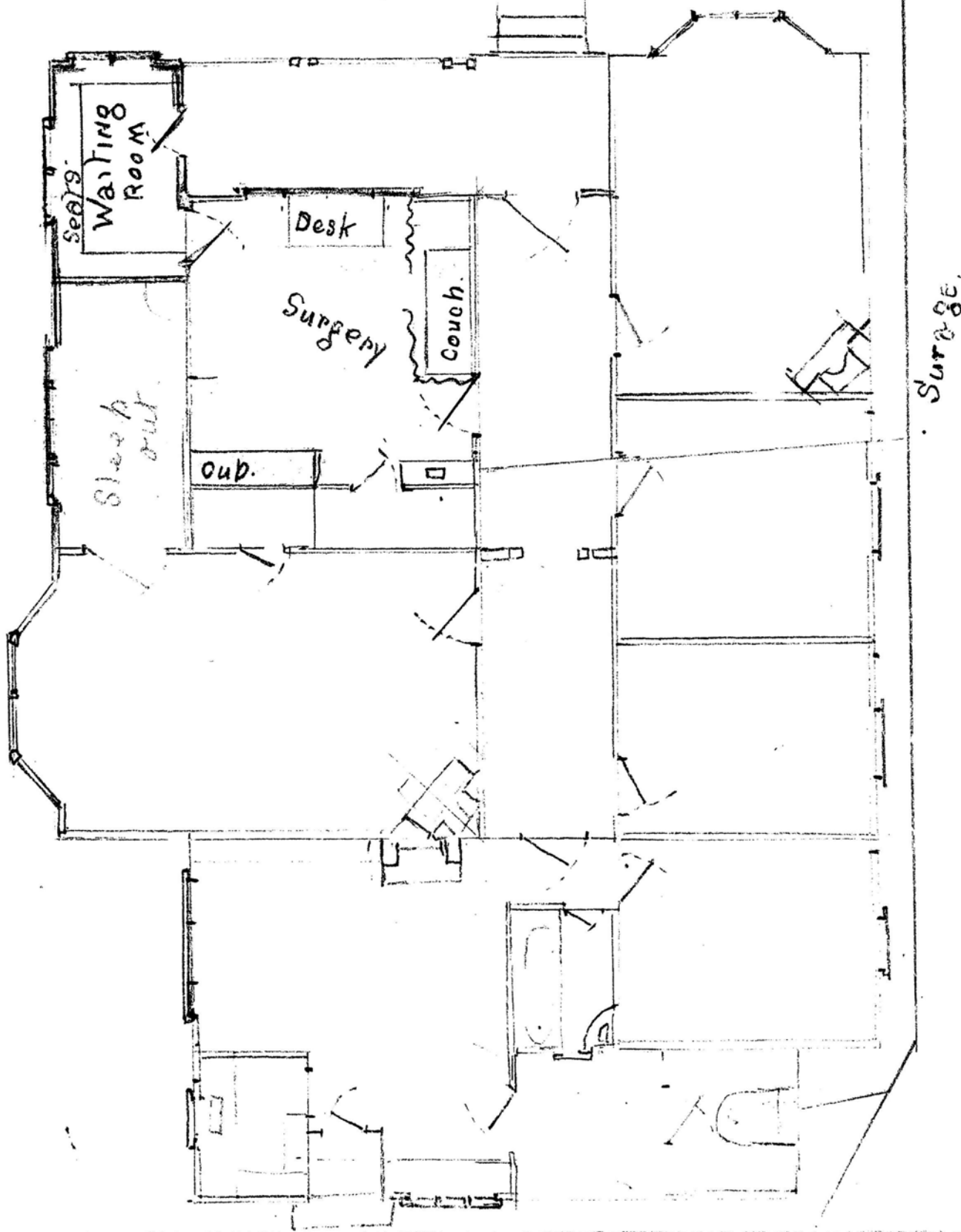
Box 198
Whangarei

18683

9

Doctor Davis.
Hates of Whayard

W.D. Phigott
Builder



5297

Whangarei Borough Council

BUILDING APPLICATION FORM

Date: 4-8-1958

To: The Borough Engineer,

Sir,

I hereby apply for permission to erect
 at 9 Mata St Whg. for M.H. Davis & G.P. Davis
 (House Number and Street) (Owner)
 of 9 Mata St. Whg. according to locality plan and detail plans, elevations
 (Address)

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

PARTICULARS OF LAND:

LENGTH OF BOUNDARIES:

Assess. No.: 73/128
 Lot No.: 13
 D.P.: W. 47
 Allotment No.: # 2

Front:
 Back:
 Side: Area: 0-1-11
 Side:

PARTICULARS OF BUILDING:

Foundations: Concrete
 Walls: X wood

Floors: Concrete
 Roofs: Iron

Area of Ground Floor: square feet.

Area of Outbuildings: < 220 sq. ft. square feet.

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

Average distance of set back of front of buildings from street boundary line: < 5 ft.

ESTIMATED COST:

Building - - - - - £ X 130
 Sanitary, Plumbing and Drainage - - - - - £
 Total < 130

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

Proposed use or occupancy of other parts of buildings:

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

Yours faithfully,

M.H. & G.P. Davis Owner.

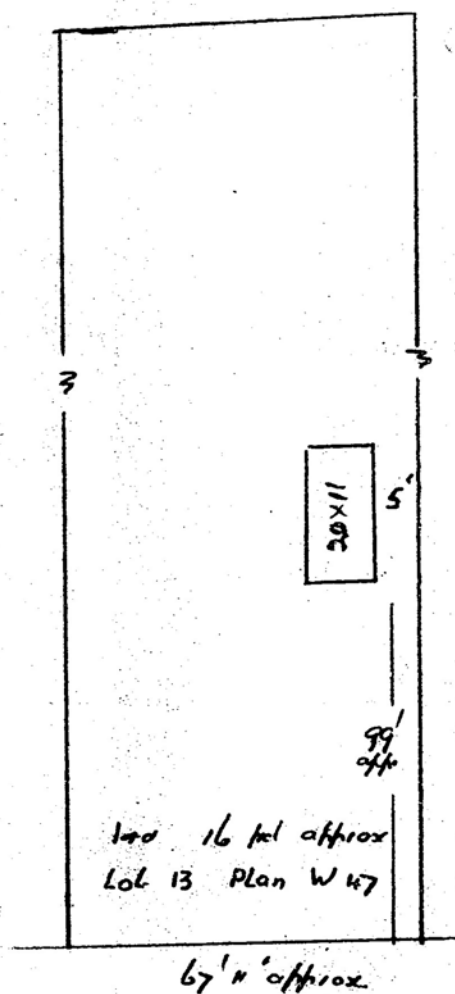
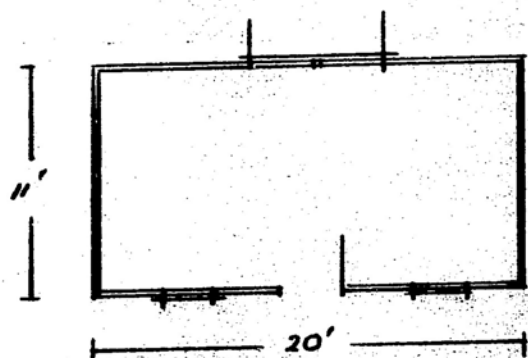
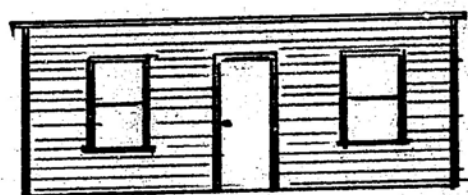
Builder's Postal Address:

9 Mata St. &
Whangarei

J. M. Davis Builder.

Specifications.

Floor. 3" Concrete Slab with rib wall
 Framing 4x2 & 3x2 20" centres
 Sheathing Weatherboards
 Roofing Cor Iron.



Proposed Workshop for M^{rs} H DAVIES 9 Hataa St. Whangarei

WHANGAREI CITY COUNCIL

file 658

BUILDING APPLICATION FORM

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

Date 25 Oct. 1967

To: The City Engineer,

Sir,

I hereby apply for permission to Alter and add to existing dwelling also car garage.
 at 83 HATEA DRIVE for BRIAN FINDLAY SINCLAIR
 (House Number and Street) (Owner)
 of 83 HATEA DRIVE. according to locality plan and detail plans, elevations
 (Address)

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

PARTICULARS OF LAND:

Assess. No. 73/128
 Lot No. 13
 D.P. W47
 Allotment No. _____

LENGTH OF BOUNDARIES:

Front _____
 Back _____
 Side _____ Area _____
 Side _____

PARTICULARS OF BUILDING:

Foundations Concrete Block.
 Walls Weather board.

Floors Wood.
 Roofs Iron

Area of Ground Floor _____ square feet
 Area of Outbuildings 18' x 24' = _____ square feet

Number of Storeys: Above kerb level 1 Below kerb level _____

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

ESTIMATED COST:

Building _____ \$1800.
 Sanitary Plumbing and Drainage _____ \$510.
 Total _____ \$2310

PERMIT FEE : 12:00
 WATER : 12
 \$ 12:12
 WAB. Inspector
 Receipt No. 1315 Date 25 Oct 67

Proposed purposes for which every part of building is to be used or occupied (describing separately each part intended for use or occupation for a separate purpose) Garage & Kitchen

Proposed use or occupancy of other parts of buildings _____

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

This permit is issued subject to the additional installation of conveniences, etc., not being used for the subdivision of an existing dwelling into separate apartments or flats.

Yours faithfully,

Brian Sinclair Owner

Builder's Postal Address:

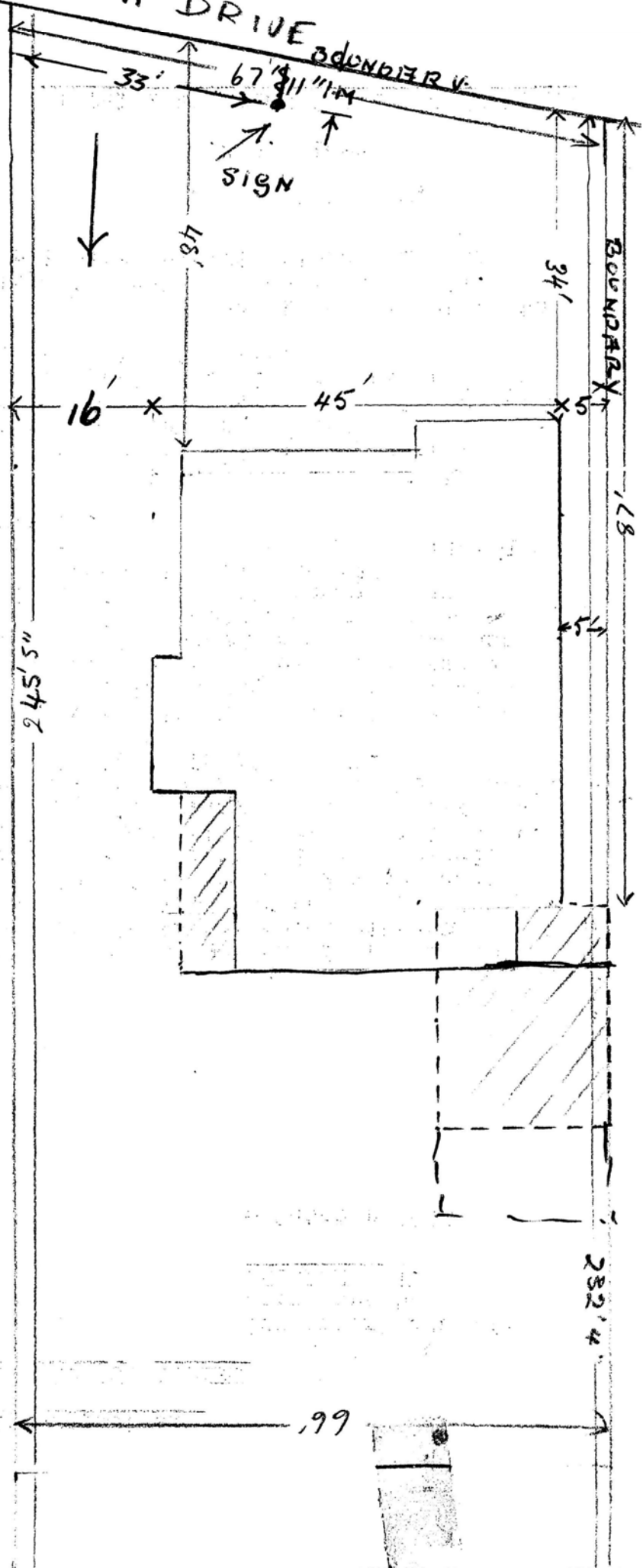
A.H. MOSLEN.48 Mackesy Rd.Builder's Phone 60468.A.H. MOSLEN

Builder

26 OCT 1967

18683

HATEA DRIVE



Scale 1" = 16'

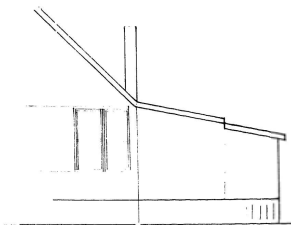
2 OCT 1967

Site plan for proposed alterations to B.F. Sullivan House

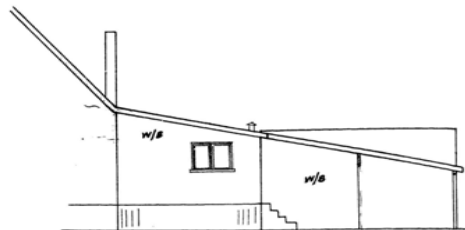
83 Hatea Drive

1/16"

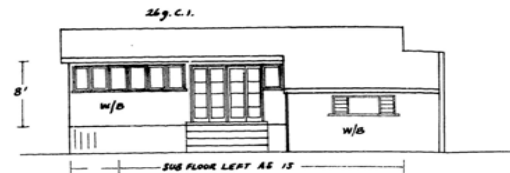
18683



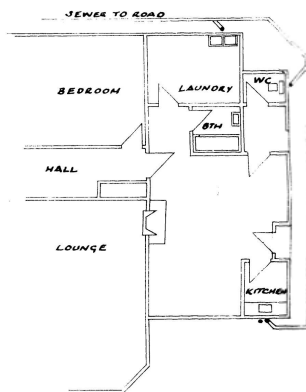
EXISTING SIDE ELEVATION



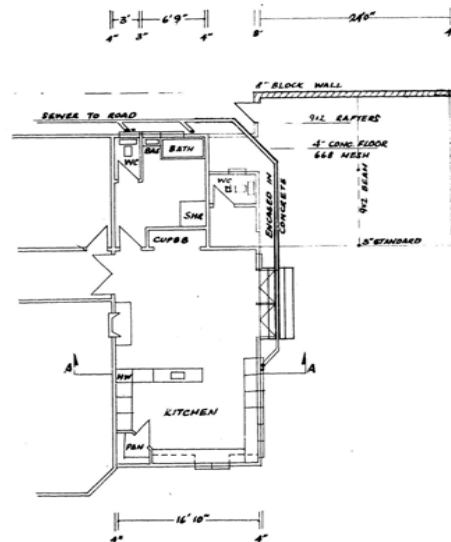
PROPOSED SIDE ELEVATION



PROPOSED BACK ELEVATION



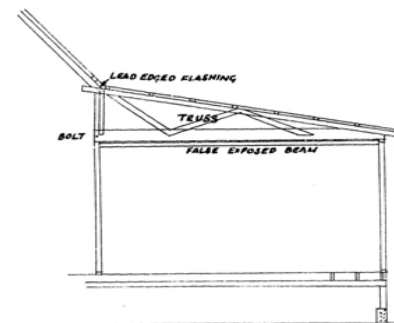
EXISTING FLOOR PLAN



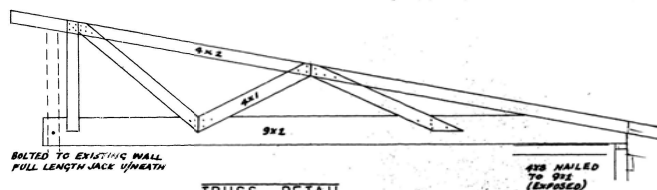
PROPOSED FLOOR PLAN



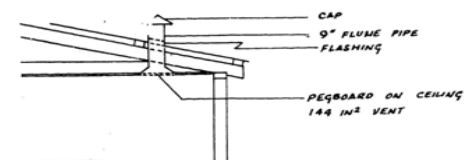
CROSS SECTION A-A



GARAGE BEAM DETAIL



TRUSS DETAIL



W.C. VENT DETAIL

18683

WHANGAREI CITY COUNCIL

RECEIVED

12 SEP 1984

WHANGAREI
CITY COUNCIL3084948
PERMIT NUMBER
21-9-84419
FILE NUMBER

BUILDING APPLICATION FORM

Please Note that any person wishing to take a vehicle over footway other than a proper crossing constructed for such purpose, shall apply to the Council for a permit to do so and shall pay the appropriate deposit.

To: The CITY Engineer

I hereby apply for permission to have new french doors into verandah & archway
at 83 Hatea Drive for C.M. & D.J. ARNEIL ^{in trust} Kitchen
(House Number and Street) (Owner)
of Whangarei according to locality plan and detail plans, elevations
(Address)

cross-sections and specifications of building deposited herewith in duplicate

PARTICULARS OF LAND:

Assess. No. 741/145Lot No. 2D.P. 63930

LENGTH OF BOUNDARIES:

Front _____ Area _____

Back _____

Side _____ Side _____

PARTICULARS OF BUILDING:

Foundations _____ Floors _____

Walls _____ Roofs _____

Area of Ground Floor _____ (Metres) Area of First Floor or Mezzanine _____ (Metres)

Area of Basement _____ (Metres) Area of Outbuildings _____ (Metres)

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

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

ESTIMATED VALUE:

Building \$ 500.00

Sanitary Plumbing \$ _____

Sanitary Drainage \$ _____

Total \$ 500.00

OFFICE USE ONLY

FEE'S PAID BY OWNER/BUILDER/OWNER'S AGENT

Proposed purpose for which every part of building is to be used or occupied (describing separately each part intended for use or occupation for a separate purpose) PROPOSED NEW KITCHEN (DEVONSHIRE TEAS)

Proposed use or occupancy of other parts of buildings _____

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

PLEASE PRINT

OWNER
NAMEARNEIL

POSTAL ADDRESS

83 Hatea Drive
Whangarei.

PHONE

88-398BUILDER
NAME

POSTAL ADDRESS

PHONE

OWNER'S AGENT
NAME

POSTAL ADDRESS

PHONE

Signature

Date

11th September 84.

PRESENT SUN ROOM TO BE CONVERTED
TO A NEW KITCHEN

RECEIVED

12 SEP 1984

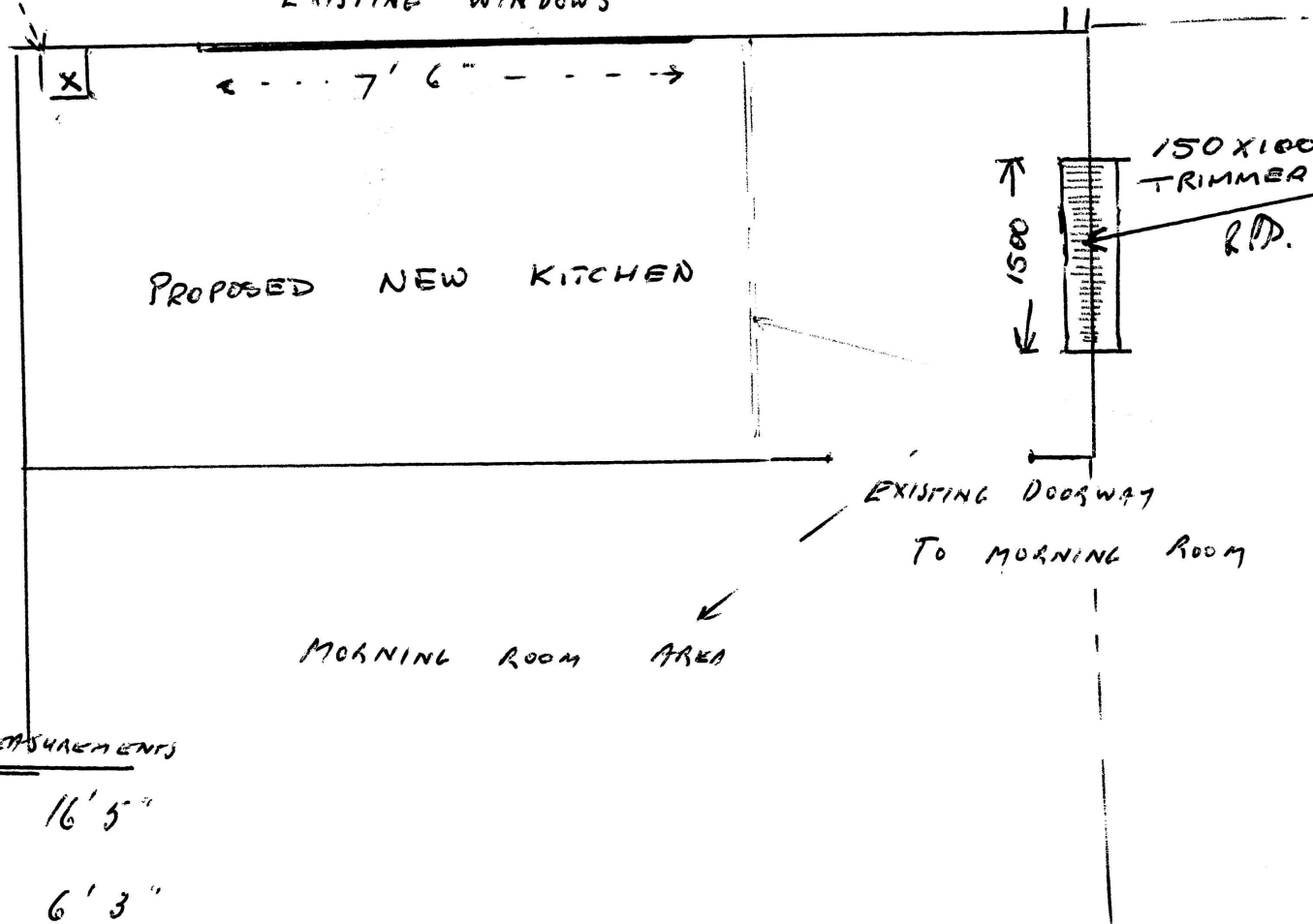
WHANGAREI
CITY COUNCIL

ALTERATIONS REQUIRED

EXISTING HAND BASIN

VANITY UNIT

EXISTING WINDOWS



① PROPOSED
NEW FRENCH
DOORS ONTO
VERANDA

② ~~PROPOSED~~
~~DOORWAY~~
~~TO VERANDA~~

MORNING ROOM AREA

SUN ROOM MEASUREMENTS

LENGTH 16' 5"
WIDTH 6' 3"
HEIGHT 8' 0"

18683

13/11

WHANGAREI CITY COUNCIL

0004595
PERMIT NUMBER
16-11-84

419

FILE NUMBER

RECEIVED

5 NOV 1984

WHANGAREI
CITY COUNCIL

BUILDING APPLICATION FORM

Please Note that any person wishing to take a vehicle over footway other than a proper crossing constructed for such purpose, shall apply to the Council for a permit to do so and shall pay the appropriate deposit.

To: The CITY Engineer

I hereby apply for permission to Erect a sign
at 83. Hates Drive for Mr & Mrs C. Drneil
(House Number and Street) (Owner)
of 83 Hates Drive according to locality plan and detail plans, elevations
(Address)

cross-sections and specifications of building deposited herewith in duplicate

PARTICULARS OF LAND:

LENGTH OF BOUNDARIES:

Assess. No. 73/128 Front Area
Lot No. 13 Back
D.P. W47 Side Side

PARTICULARS OF BUILDING:

Foundations Floors
Walls Roofs
Area of Ground Floor (Metres) Area of First Floor or Mezzanine (Metres)
Area of Basement (Metres) Area of Outbuildings (Metres)
Number of Storeys: Above kerb level Below kerb level
Average distance of set back of front of buildings from street boundary line

ESTIMATED VALUE:

Building \$
Sanitary Plumbing \$
Sanitary Drainage \$
Total \$

OFFICE USE ONLY

FEES PAID BY OWNER/BUILDER/OWNER'S AGENT

Proposed purpose for which every part of building is to be used or occupied (describing separately each part intended for use or occupation for a separate purpose)

Proposed use or occupancy of other parts of buildings

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

PLEASE PRINT

OWNER

NAME

Mr & Mrs C. Drneil

POSTAL ADDRESS

83. Hates Drive

PHONE

88398

BUILDER

NAME

POSTAL ADDRESS

PHONE

Signature

Date

OWNER'S AGENT

NAME

POSTAL ADDRESS

PHONE

1 2 3 4 5

WILKINGAREI
CITY COUNCIL

Sign

PROPOSED
S/S

$$94^{\circ} \times 94^{\circ}$$

SIGN

1.2 m:

BOUNDARY

Send me Home
83 N. 1st Ave.

人
之
本

99

F020863
PERMIT NUMBER
2/12/87

24/12
WHANGAREI CITY COUNCIL

449
FILE NUMBER

RECEIVED

15 DEC 1987

WHANGAREI
CITY COUNCIL

BUILDING APPLICATION FORM

Please Note that any person wishing to take a vehicle over footway other than a proper crossing constructed for such purpose, shall apply to the Council for a permit to do so and shall pay the appropriate deposit.

To: The CITY Engineer

I hereby apply for permission to ERECT ONE GARDEN GAZEBO
at 83 HATEA DRIVE - WHANGAREI for C.M. ARNEIL
(House Number and Street) (Owner)
of 83 HATEA DRIVE - WHANGAREI according to locality plan and detail plans, elevations
(Address)

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

PARTICULARS OF LAND:

Assess. No. 741/0145/001
Lot No. 2
D.P. 63930

LENGTH OF BOUNDARIES:

Front (66') 20.12m Area 971 sq.m.
Back 66'
Side (242') 70.72m Side 66' 245' 74.67m

PARTICULARS OF BUILDINGS:

Foundations WOOD ON BRICK BASE Floors BRICK
Walls TIMBER Roofs WOODEN SHINGLES
Area of Ground Floor 7 (Metres) Area of First Floor or Mezzanine - (Metres)
Area of Basement - (Metres) Area of Outbuildings - (Metres)
Number of Storeys: Above kerb level ONE Below kerb level -
Average distance of set back of front of buildings from street boundary line (240') 73.1m.

ESTIMATED VALUE:

Buildings \$ 990.00
Sanitary Plumbing \$ -
Sanitary Drainage \$ -
Total \$ 990.00

OFFICE USE ONLY

FEES PAID BY OWNER/BUILDER/OWNER'S AGENT

Proposed purpose for which every part of building is to be used or occupied (describing separately each part intended for use or occupation for a separate purpose) GARDEN GAZEBO = FILLING SPACE

PREVIOUSLY TAKEN BY LARGE TREE = INTENDED FOR PRIVATE

Proposed use or occupancy of other parts of buildings RELAXATION AND SUPPORT FOR

CLIMBING ROSES - CLEMATIS - SIMILAR PLANTS.

Nature of ground on which building is to be placed and on the subjacent strata VOLCANIC - ROCK

PLEASE PRINT OWNER	BUILDER	OWNER'S AGENT
NAME <u>C.M. ARNEIL</u>	NAME <u>C.M. ARNEIL</u>	NAME <u>C.M. ARNEIL</u>
POSTAL ADDRESS <u>83 HATEA DRIVE</u> <u>WHANGAREI</u>	POSTAL ADDRESS <u>83 HATEA DRIVE</u> <u>WHANGAREI</u>	POSTAL ADDRESS <u>83 HATEA DRIVE</u> <u>WHANGAREI</u>
PHONE <u>448398</u>	PHONE <u>448398</u>	PHONE <u>448398</u>
<u>C.M. Arneil</u> Signature	Date <u>15-12-87</u>	<u>15-12-87</u> Date

Calder Print

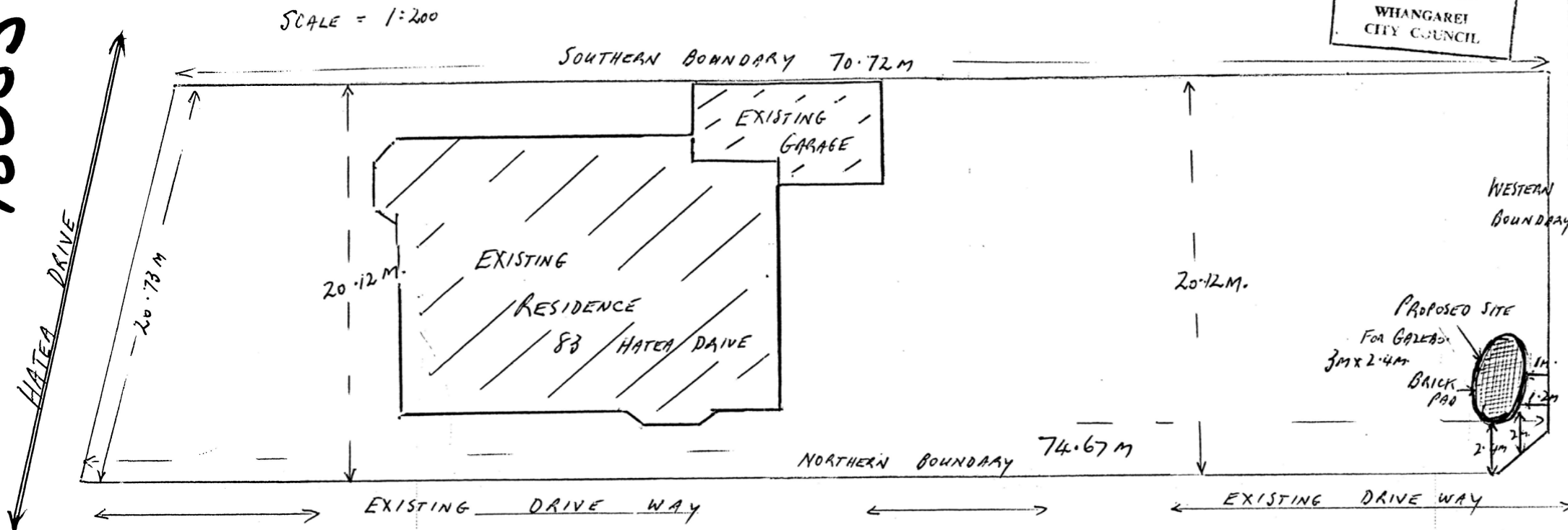
AMBOND

No. _____

TAGS

18683

RECEIVED
16 DEC 1987
WHANGAREI
CITY COUNCIL



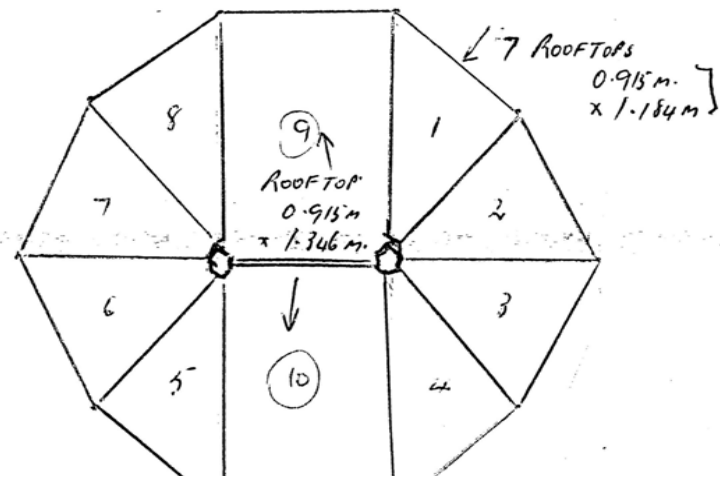
SITE PLAN FOR PROPOSED "GAZEBO - SHADE HOUSE" (3m x 2.4m) →

GAZEBO SITE SET BACK 73.1m from (73.1m) front street boundary.

FOR C.M. AANEIL
83 HATEA DRIVE
WHANGAREI.

LOT 2
D.P. 63930
[GROUND PLAN OF SITE
SCALE = 1:200]

DISPOSAL OF SEWERAGE = NIL. = NO SEWERAGE
DISPOSAL OF STORMWATER = NIL. = NATURAL DRAINAGE
SITE COVERAGE - BRICK PAD (DOUBLE BRICK) 3.5m. x 2.5m.
GAZEBO SIZE = 3m x 2.4m



PROPOSED GAZEBO - SHADE HOUSE For:- C.M. ARNEIL, 83 HATEA DRIVE - WHANGAREI

Purchase as KITSET from SUNDOWNER PRODUCTS - 52 PORANA RD - TAKAPUNA a division of SANDERS FENCING & CHALETs. All timber [ex KAHU TIMBER CO] Laminated to standards for exterior use - {EXTERIOR GRADE} - HAZARD 3 - INTERLOCKING ASSEMBLY - DOUBLE NAILED - AND USING ADDITIONAL NAIL PLATES. BASE REINFORCED WITH 83mm x 28mm. TIMBER AND ANCHORED TO BRICK PADS WITH FISH TAIL BRACKETS 50mm x 350mm. SET IN CONCRETE.

Comprises:-
 9 TRELLIS PANELS - 1.83m HEIGHT x 0.915m WIDTH. ALL EXPOSED TIMBER TO BE TREATED H3
 1 DOORWAY FRAME - 1.83m " x 0.915m "
 10 WALL STUDS - 1.78m HEIGHT x 82mm x 25mm.
 10 ROOF RAFTERS - 1.473m. x 82mm x 25mm.
 10 ROOF TOPS.
 2 CENTRE KNOBS - 100mm x 100mm x 508mm DEPTH.
 EXTRA OVERLAP ROOF SHINGLES. 100mm x 254mm. + 1 RIDGE BOARD.

SPECIFICATIONS:-

18683

9 - TRELLIS PANELS 1.83m. HEIGHT
0.915m. WIDTH.

Framing 30mm x 9mm.

1 DOORWAY FRAME 1.83m HEIGHT
0.915m. WIDTH.

Framing 50mm x 25.4mm.

10 WALL STUDS. 1.83m HEIGHT
0.915m. WIDTH.
82mm. x 25.4mm.

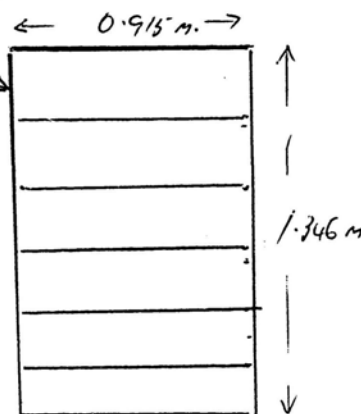
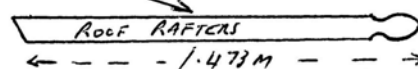
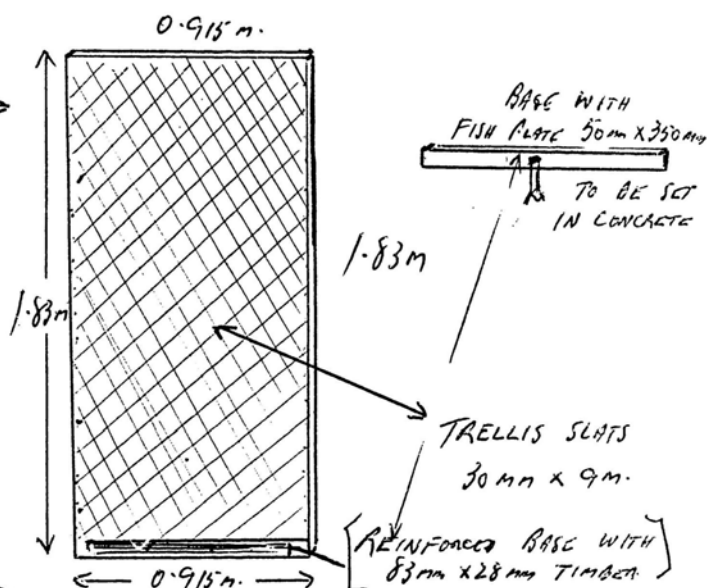
10 ROOF RAFTERS 1.473m x 82mm x 25.4mm.

1 RIDGE BOARD 0.84m x 82mm x 25.4mm.

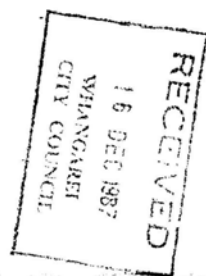
2 CENTRE KNOBS 508mm. DEPTH x 100mm x 100mm

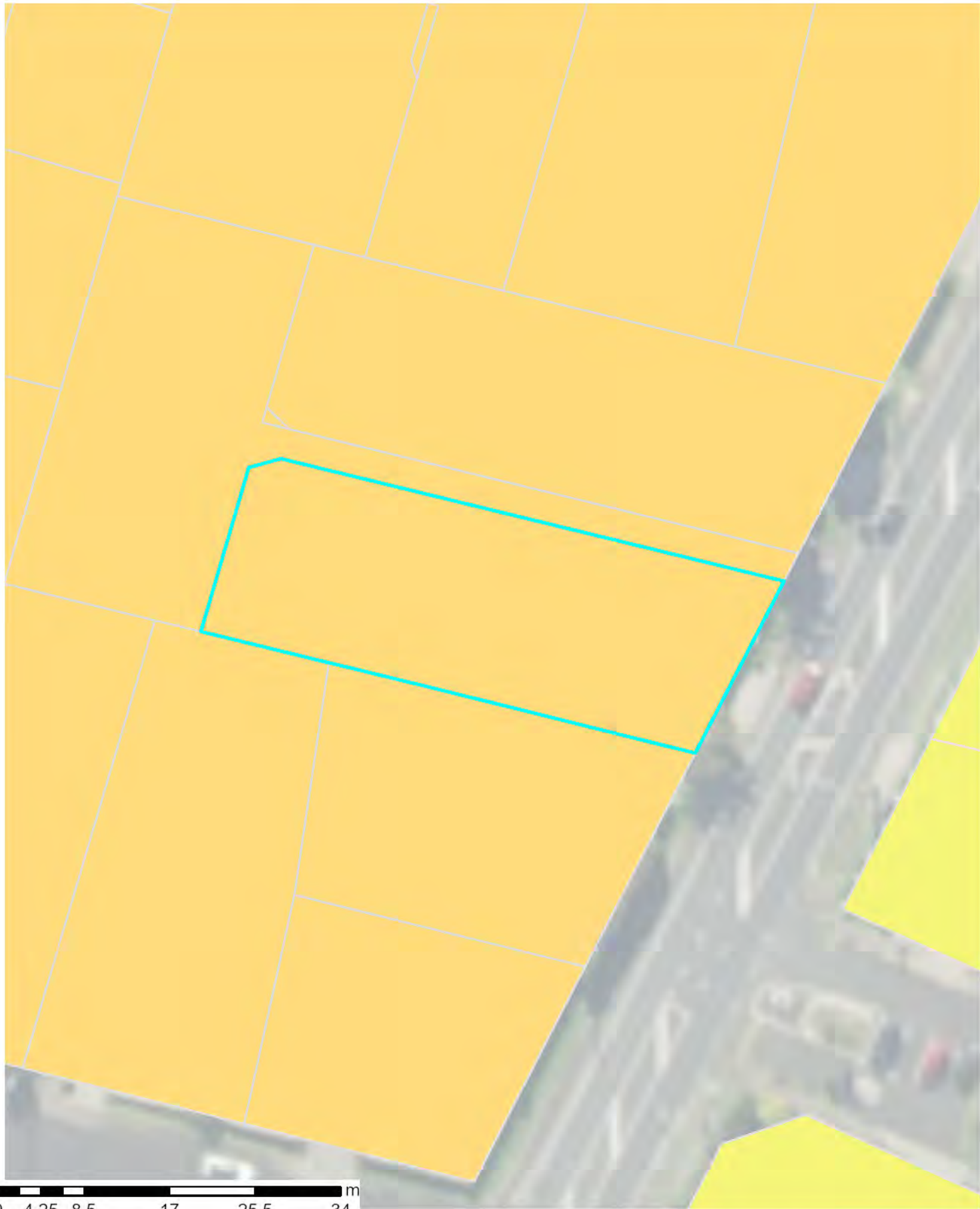
8 ROOF TOPS

2 ROOF TOPS



FRAMING FOR ROOF TOPS
 38mm x 25mm
 7 SECTIONS TO EACH
 WITH SHINGLES
 100mm x 250mm
 PLUS OVERLAP
 SHINGLES.

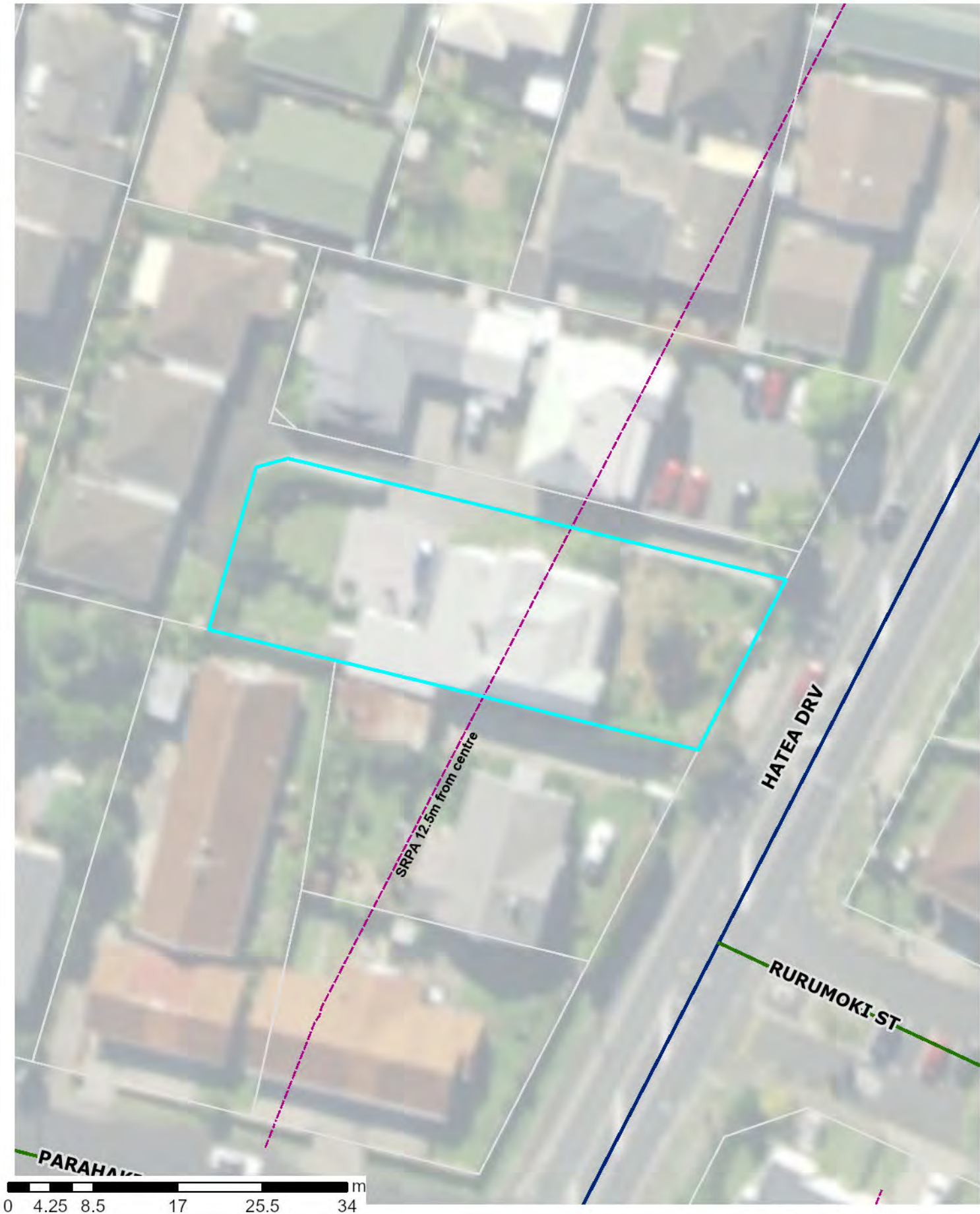




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12 October 2026
Scale 1:500





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Operative District Plan – Map Legend

District-Wide Matters

Energy, Infrastructure and Transport

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

Hazards and Risks

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

Historical and Cultural Values

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

Natural Environment Values

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

General District-Wide Matters

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

Area Specific Matters

- Designation
- Precinct
- Development Area

Residential Zones

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

Rural Zones

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

Commercial and Mixed Use Zones

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

Industrial Zones

- Light Industrial Zone
- Heavy Industrial Zone

Open Space and Recreation Zones

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

Special Purpose Zones

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

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

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1868'3

APPLICATION for VARIATION of BULK and
LOCATION and OFF-STREET PARKING REQUIREMENTS

Site file 1066

Owner: B.F. Simclair

Address: 83 Hatea Drive

Date: 6th. November, 1967.

Proposal:

To erect a garage attached to the rear of the house and built up to a side boundary.

Inspecting Officer's Report:

The applicant wishes to build his garage attached to the rear of his house and built up to a side boundary. The next door neighbour's garage is built up to the side boundary and from the plans submitted it appears that the neighbour intends to use the 8 inch block wall to be erected on the boundary as a party wall for the reconstruction of his garage at some future date.

The next door neighbour has signified in writing that he has no objection to the proposal and in view of this approval may be granted as being unlikely to affect the neighbouring amenities.

Recommendation:

That the application be approved subject to compliance with the relevant bylaws.

W. TAYLOR
Regional Planning Officer
Northland Regional Planning Authority

Per:

J. Blank

Council Decision:

APPROVED

~~NOT APPROVED~~

Signed *[Signature]* Date *7.11.67*
(Acting under Delegated Authority)

Applicant's plans and original copy of this decision forwarded to local authority.

Date

Whangarei District CouncilNotice of Decision on Application for Resource Consent

IN THE MATTER of the Resource Management Act 1991

AND

IN THE MATTER of an application under Section 88 of the Act by M & C Clarke

Application

Application for Resource Consent to establish & operate a bed and breakfast facility to cater for a maximum of 4 guests at one time

The property in respect of which the application is made is situated at 83 Hatea Drive, Whangarei.

Delegation

The application was considered and decided under authority delegated pursuant to Section 34 of the Act to the Senior Environmental Planner (Consents) of the Whangarei District Council.

Decision

THAT pursuant to Section 94 of the Resource Management Act 1991 Council determines that the application need not be notified as it is satisfied that any adverse effect on the environment will be minor and that written approval has been obtained from every person that may be adversely affected by granting of the land use consent.

THAT pursuant to Section 105 & 108 of the Resource Management Act 1991, Council grants consent to the application being LU 99/316 by M & C Clarke to establish & operate a bed and breakfast facility to cater for a maximum of 4 guests at one time being situated at 83 Hatea Drive, Whangarei (Lot 2 DP 63930 Pt Allot 2 Psh of Whangarei), subject to compliance with the following conditions:

CONDITIONS

1. That the proposed development proceeds in general accordance with the site plan, elevations and accompanying details submitted with this application as prepared by R Mortimer, dated 29 April 1999 & 17 May 1999.

2. Prior to the operation of the facility the applicant shall construct on-site parking facilities for two vehicles with an all weather surface and associated marking in accordance with Council's Transitional District Plan (City Section) and Environmental Engineering Standards, clear of the necessary manoeuvring areas required by two on-site garaged vehicles, to the satisfaction of the Senior Environmental Engineering Officer.
3. All fees are to have been paid

Advice Notes:

1. The consent holder needs to obtain all other necessary consents and permits required by other legislation, including those under the Building Act 1991, and comply with all relevant Council Bylaws.
2. This resource consent will expire two years after the date of commencement of consent unless: (a) it is given effect to before the end of that period; or, (b) Upon an application made up to 3 months after the expiry of that period (or such longer period as is fixed under Section 37 of the Resource Management Act 1991), the Council fixes a longer period. The statutory considerations which apply to extensions are set out in Section 125(1)(b) of the Resource Management Act 1991.
3. A copy of this consent should be held on site at all times during the establishment and construction phase of the activity.
4. The consent holder shall pay all charges set by Council under Section 36 of the Resource Management Act 1991.
5. The consent holder is requested to notify Council, in writing, of their intention to begin works, a minimum of seven days prior to commencement. Such notification should be sent to the Senior Monitoring Officer and include the following details:
 - a) name and telephone number of the project manager and site owner
 - b) site address to which the consent relates
 - c) activity to which the consent relates
 - d) expected duration of works

Reasons for the Decision

Pursuant to Section 113 of the Act the reasons for the decision are:

1. The proposal would not generate more than minor adverse environmental effects.
2. The proposal would not compromise the character of the surrounding neighbourhood.
3. The proposal is considered to be consistent with the objective and policies of the Transitional District Plan.

DATED at Whangarei this

3

day of

June 1999



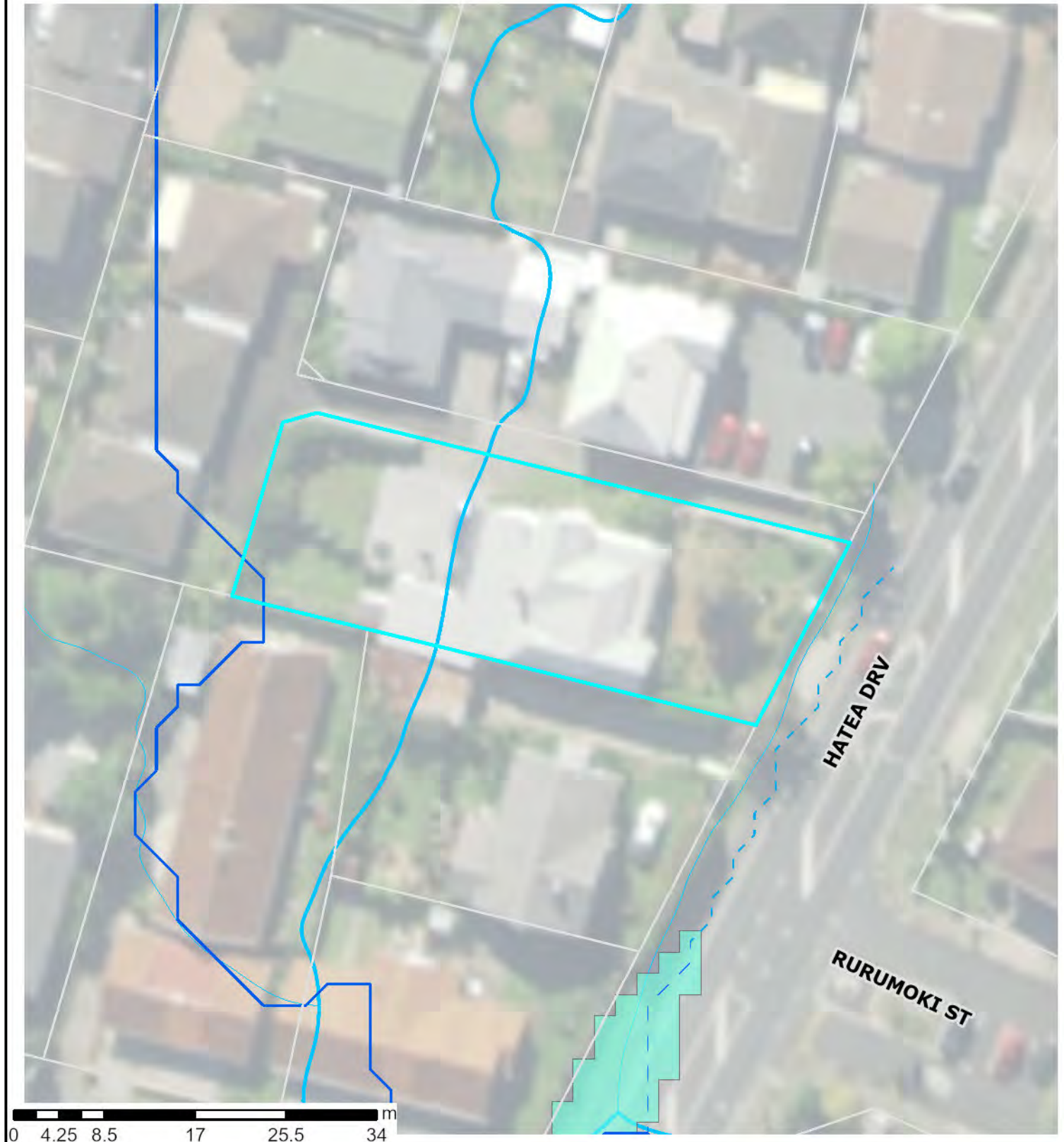
SENIOR ENVIRONMENTAL PLANNER (CONSENTS)

WHANGAREI DISTRICT COUNCIL

Right of Objection

Section 357 of the Act provides a right of objection to this decision. Objection must be in writing, setting out the reasons for the objection, delivered to Council within 15 working days after the decision has been notified to you. A fee may be payable to cover the costs of processing any objection.

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

12 October 2026
Scale 1:500





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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