Land Information Memorandum

Application

Stephyn St James	No.	L260646
St James + Co	Application date	29/10/2026
27C Kahu Drive	Issue date	4/11/2026
Mangawhai 0505	Phone	021 359 425
	Fax	

Please Note: This LIM report contains information for the entire legal description below.

Property

Valuation No.	0122009404
Location	402 King Road, Mangawhai
Legal Description	LOT 2 DP 343472
Owner	Money Sylvia Elizabeth Carson
Area (hectares)	1.2650

Rates

Government Valuation	
Land	$610,000
Capital Value	$1,280,000
Improvements	$670,000
Current Rates Year 2026 to 2027	
Annual Rates	$3,339.25
Current Instalment	$ 834.81
Current Year - Outstanding Rates	$ 560.27
Arrears for Previous Years	$ 0.00
Next Instalment Due	20/11/2026

Note: Rates are charged in four instalments for the period commencing 1 July and ending 30 June each year.

Please refer to the Kaipara District Council Long Term Plan 2024/2027 and to the Kaipara District Council Development Contribution Policy 2025 which can be found at the Council website www.kaipara.govt.nz.

Planning/Resource Management

Zoning:	**Kaipara District Plan 2013: Rural** – Mangawhai Harbour Overlay. See attached information regarding the District Plan.

Full details of the zone requirements are found in the current District Plan. Relevant zone ordinance can be found at the Council website.

Note: Kaipara District Proposed District Plan was publicly notified Monday 28 April 2025. Submissions on the Proposed District Plan closed Monday June 30, 2025. Please refer to the Kaipara District Plan Review in relation to potential changes that may affect this property.

14/04/04 **RESOURCE CONSENT 030121**: SUBDIVIDE LOT 3 DP 310777 INTO 3 LOTS - **Created DP 343472**: Section 224 Issued 18/02/05.

	RM030121: Consent Notices for Lots 1 and 2 DP 343472 shall: Require that all specimens of plants within the amenity and enhancement planting undertaken on Lots 1 and 2 and as described in the Landscape Enhancement Report prepared by Naja Garden Centre dated 19th December 2003, shall be preserved and protected from destruction and/or removal, and maintained in a healthy state. ii) Require that no buildings be erected within the land proposed for amenity and enhancement planting. iii) Draw attention to the Engineering Report by John Hawley Consulting dated 7th July 2003 (Job No. 319(a). Particular attention shall be drawn to the recommendations of that report with respect to • Stable building sites • Special Drainage Requirements; Design of Foundations; and • On-site wastewater treatment and disposal. **Copy of Reports attached.**
	RM030121: Consent Notice for Lot 3 DP 343472 shall: Draw attention to the Engineering Reports by John Hawley Consulting dated 7 July 2003 and 11 March 2004 (Job No. 319(a). Particular attention shall be drawn to the recommendations of those reports with respect to: • Stable building sites; • Special Drainage Requirements • Design of Foundations; and • On-site wastewater treatment and disposal.
	RM030121: Consent Notices for Lots 1, 2 and 3 DP 343472 shall: i) Require that no part of any dwelling and ancillary buildings be located further than 20 m from the perimeter of the defined building site as shown on the Survey plan.
12/04/02	RESOURCE CONSENT 020025: VARIATION TO RM970179 - Stage One Created DP 310777: Section 224 Issued 28/08/02.
19/02/98	RESOURCE CONSENT 970179: SUBDIVISION OF LOT 1 DP 47398: Section 223 Issued 24/01/01.
No other planning information located.	

Building

4/03/05	BUILDING CONSENT 050131: New Dwelling: Code Compliance Certificate issued 11/04/06.
No other information located.	

Sewer and Water

Sewer	Not available
Stormwater	No information located.
Water	Not available
Copy of drainage plan attached.	
Any on-site wastewater system for the property may need to comply with Council inspection and maintenance regime under the Councils Wastewater Drainage Bylaw 2016. This bylaw is located on KDC website.	
Record on file indicates inspection and clean was undertaken on 18th July 2019.	
No other information located.	

Land and Building Classifications

No information located.
Refer to copy of map from District Plan for other classifications in the immediate vicinity.

Compliance with Swimming Pool Bylaw

No pool registered to this property.

Land Transport Requirements

No information located.

Natural Hazards

A Natural Hazard as defined under the Resource Management Act 1991 as meaning any atmospheric or earth or water related occurrence (including earthquake, tsunami, erosion, volcanic and geothermal activity, landslip, subsidence, sedimentation, wind, drought, fire, or flooding) the action of which adversely affects or may adversely affect human life, property, or other aspects of the environment.

Territorial authorities are required under sections 44A(2)(a) and section 44B of the Local Government Official Information and Meetings Act 1987 to include information that identifies the following, to the extent it is known by the territorial authority;

- natural hazards and potential natural hazards.
- impacts of climate change that exacerbate natural hazards or potential natural hazards; and
- the cumulative or combined effects of natural hazards or potential natural hazards as exacerbated by the impacts of climate change.
- information included in the District Plan identifying natural hazards is no longer excluded from the information to be included in a LIM.

Natural Hazard information for this property, to the extent it is known by the Kaipara District Council, is attached.

Additional site-specific Natural Hazard information may be provided via third parties as part of site development such as subdivision. This information when available will be provided with Planning or Building consent information.

Special Land Features

No information located.

Licences/Environmental Health

No information located.

Network Utility Operators

Information related to the availability of supply, authorisations etc (eg, electricity or gas) can be obtained from the relevant Network Utility Operator.

Other Information

No title search has been done on this property.

Notes

1. Final inspections on buildings were not mandatory prior to 1 January 1993. Should an evaluation of the building be required an independent qualified person should be consulted. In the interests of safety, an inspection of any fireplace within the dwelling may be requested of Council at any time, after paying the appropriate fee.
2. Every care has been taken to ensure that the information supplied by the Council on this form is accurate. The Council relies on information available to it and will not be held responsible for incomplete or inaccurate information provided, or for any errors or omissions made in good faith.
3. Please note that the property was neither inspected nor visited during the preparation of this Land Information Memorandum. Information is based on a search of Council records only and no inspection of the land or any building on it will be undertaken for the purpose of preparing the Report.

4. Other information may be held by other authorities, for example the Northland Regional Council or Heritage New Zealand.
5. This Land Information Memorandum is a disclosure of information (which may be historical) held by the Council at the time of application and is subject to change.
6. Any enquiry not accompanied by a fee will be invoiced separately. (All prices are GST inclusive).
7. No Record of Title was supplied with this application for this Land Information Memorandum. The Council therefore does not warrant that the information supplied is related to the correct property.
8. Any Resource or Building consents run with the land; if the project is incomplete, there may be existing/additional charges to pay for which the new owner will be liable.
9. A Development Contribution and or Financial Contribution may be payable if development is carried out, the effect of which is to require new or additional assets or assets of increased capacity and as a consequence Council incurs capital expenditure to provide appropriately for those assets and that capital expenditure is not otherwise funded or provided for. Future rating policies are outlined in Council's Long Term Plan 2024-2027.

Name: _____ Date: 4/11/2026.

Performance Standards of the Kaipara District Plan 2013

To view the performance standards (rules) for each zone please refer to the relevant chapter of the Kaipara District Plan 2013:

Rural - Chapter 12

Residential - Chapter 13

Business: Commercial and Industrial - Chapter 14

Māori Purposes: Māori Land – Chapter 15A

Māori Purposes: Treaty Settlement Land – Chapter 15B

Estuary Estates – Chapter 16

Estuary Estates - Chapter 16A – Trifecta Development Area

All Zones - Chapter 10 Network Utilities and Chapter 11 Transport Network

How can I view the Kaipara District Plan 2013?

If you have access to the internet and want access to the most up to date information, visit the website **www.kaipara.govt.nz**

If you do not have access to a computer, you can visit one of the following locations to view a hard copy of the Plan:

Venue	Opening Hours	
Kaipara District Council Office – Dargaville 32 Hokianga Road Dargaville Telephone 0800 727 059	Monday – Tuesday Wednesday Thursday - Friday	8.00am to 4.30pm 9.00am to 4.30pm 8.00am to 4.30pm
Kaipara District Council Office – Mangawhai Unit 5, The Hub 6 Molesworth Drive Telephone 0800 727 059	Monday – Friday	9.30am to 3.00pm
Dargaville Library Corner Poto and Normanby Streets Dargaville Telephone 0800 534 542	Monday – Wednesday Thursday Friday Saturday	9.30am to 5.00pm 9.30am to 6.00pm 9.30am to 5.00pm 9.30am to 12.30pm
Mangawhai Library 45 Moir Street Mangawhai Telephone 0800 532 542	Tuesday - Wednesday Thursday Friday Saturday	10.00am to 5.00pm 10.00am to 6.00pm 10.00am to 5.00pm 10.00am to 1.00pm
Kaiwaka Library Corner State Highway 1 and Kaiwaka Mangawhai Road Kaiwaka Telephone (09) 431 2539	Monday Tuesday Wednesday - Saturday	4.00pm to 6.00pm Closed 10.00am to 2.00pm
Maungaturoto Library Centennial Building Hurndall Street Maungaturoto Telephone (09) 431 8811	Monday – Tuesday Wednesday Thursday – Saturday Friday Terms 1 & 4 also	10.30am to 1.00pm 10.30am to 4.00pm 10.30am to 1.00pm 4.00pm to 6.00pm
Paparoa Library Brook House 1980 Paparoa Valley Road State Highway 12 Paparoa Telephone (09) 431 7555	Monday Tuesday Wednesday Thursday Friday Saturday	2.00pm to 4.30pm 10.00am to 1.00pm 2.00pm to 4.30pm 10.00am to 4.00pm 11.00am to 1.30pm 10.00am to 12.00pm

All Maps

- State Highway
- Railway
- Bridge or Causeway
- Unformed Road
- Sea, Lakes and Rivers
- Parcel Boundary

Map Series One - Land Use

- Estuary Estates
- Rural
- 8m Height Restriction
- Business: Commercial
- Business: Industrial
- Residential
- Maori Land
- Treaty Settlement
- Estuary Estates
- East Coast Overlay
- Harbour Overlay
- Kai Iwi Lakes Overlay
- West Coast Overlay

Map Series Two - Sites, Features and Units

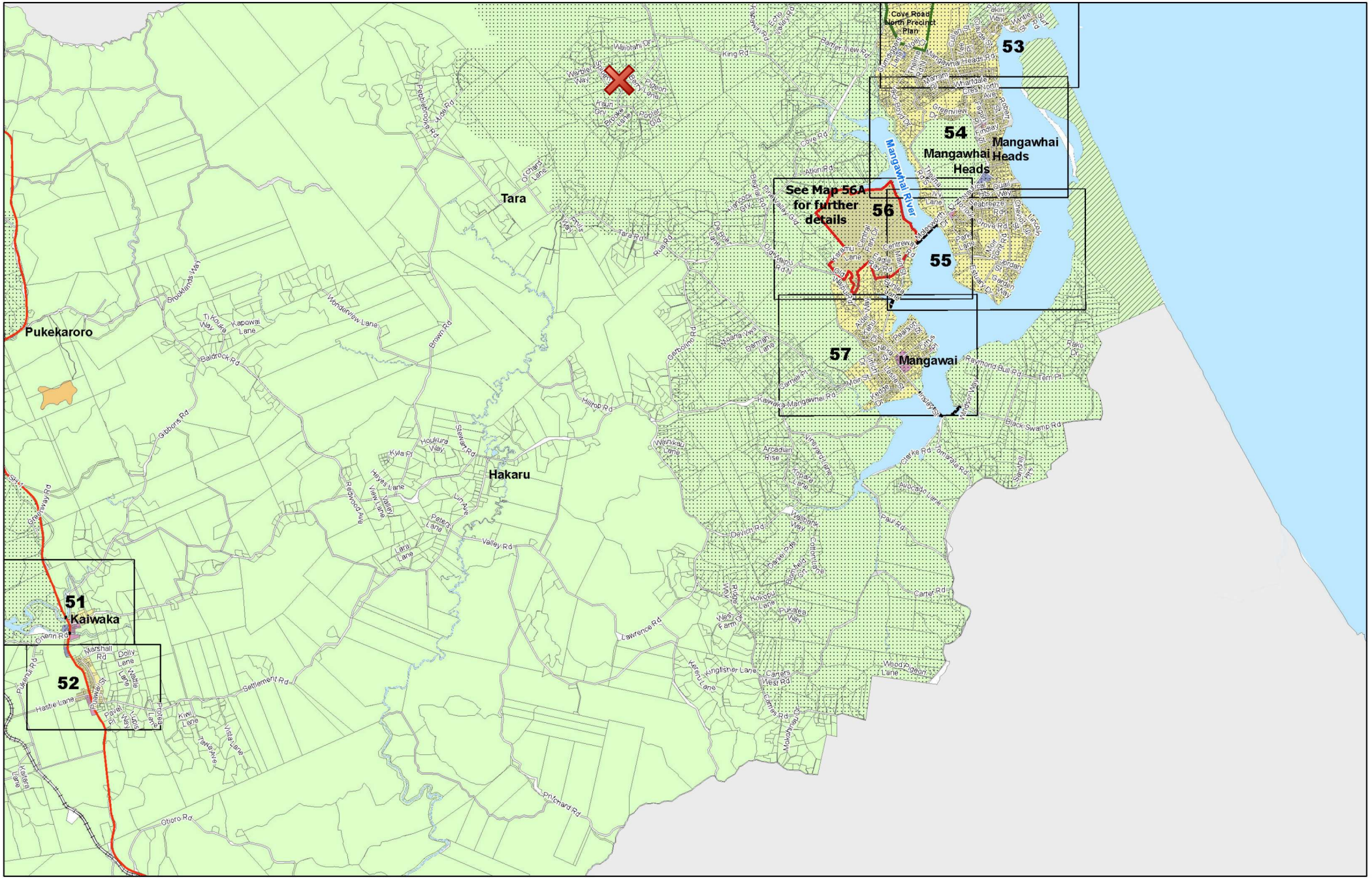
- Heritage Resource
- Notable Tree
- Maungaturoto Dairy Factory Wastewater Pipeline
- 110-220 kV Electricity Transmission Line
- 50 kV Electricity Transmission Line
- Designation Areas
- Outstanding Natural Landscape
- Reserve Management Units
- Areas of Significance to Maori
- Maungaturoto Dairy Factory Noise Contour Boundary (45dBA leq)

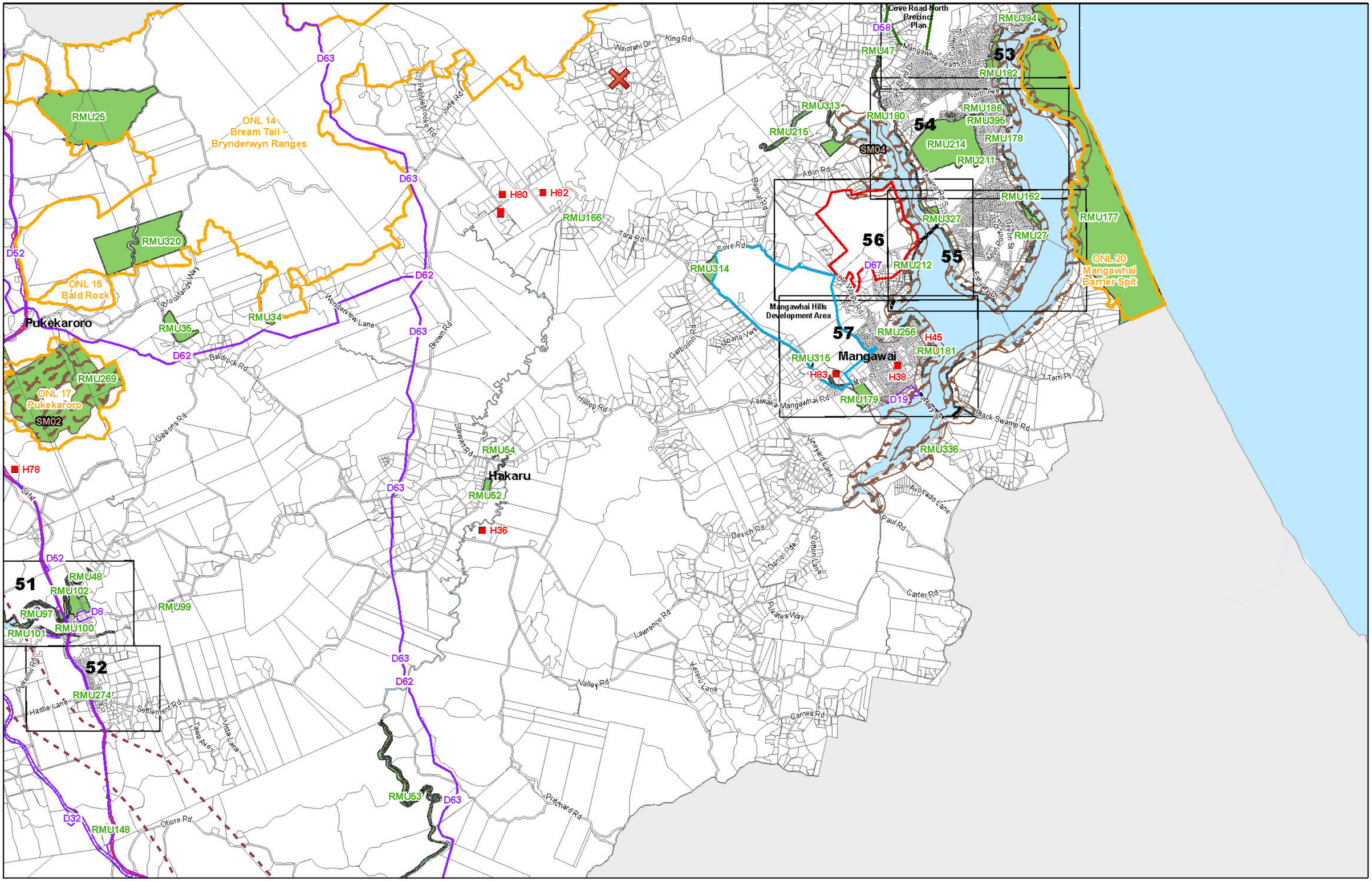
KAIPARA DISTRICT

Kaipara te Oranganui • Two Oceans Two Harbours

Map Legend

Date Updated:4/08/2021


Cove Road North Precinct Plan
53
54
Mangawhai Heads
Mangawhai Heads
See Map 56A for further details
56
55
Mangawhai River
57
Mangawai
Tara
Hakaru
Pukekaroro
51
Kaiwaka
52
Kaiwaka-Mangawhai Rd
Valley Rd
Settlement Rd
Hillcrest Rd
Hillcrest Rd N
Tara Rd
Rua Rd
Brown Rd
Gibbons Rd
Baldrock Rd
Wondarview Lane
Hilltop Rd
Lawrence Rd
Pritchard Rd
Otioro Rd
Carter Rd
Devich Rd
Paul Rd
Black Swamp Rd
Raymond Bull Rd
Clarke Rd
Tomarata Rd
Cove Rd
Alamar Rd
Molesworth Dr
Moir St
Insley St
Mangawhai Heads Rd
Wintle Rd
Wood Pigeon Lane
Kingfisher Lane
Arcadian Rise
Avocado Lane
Sandhill Rise
Pukatea Way
Kokopu Lane
Ridge View
Valley Park Way
Plantation Rise
Wai Farm Dr
Carters West Rd
Carters Rd
Mould Rd
Kauri Lane
Kotare Lane
Kiwi Lane
Vista Lane
Hastie Lane
Marshall Rd
Dolly Lane
Wattle Lane
Poplar Way
Poplar Lane
Poplar Pl
Rimu Pl
Kauri Pl
Totara Ave
Lara Lane
Peter Lane
Redwood Ave
Valley View Lane
Hoyle Lane
Kyla Pl
Houkura Way
Stewart Rd
Lim Ave
Waiwhakaiho Lane
Arcadian Rise
Vineyard Lane
Kapara Lane
Glenmore Rd
Moana Vale
Damian Lane
Carmel Pl
Pearson Dr
Kevin Dr
Nelson Dr
Tern Pl
Rata Dr
Sandhill Rise
Centreway Rd
Centreway Lane
Eagle Lane
Eagle Rise
Kahu Dr
Kahu Lane
Kahu Rise
Kahu Way
Kaka Lane
Kaka Rise
Kaka Way
Kereru Lane
Kereru Rise
Kereru Way
Tui Lane
Tui Rise
Tui Way
Pohutukawa Lane
Pohutukawa Rise
Pohutukawa Way
Seabreeze Rd
Dove Rd
Dove Rise
Dove Way
Parana Lane
Mangawhai Heights Rise
Mangawhai Heights Way
Mangawhai Heights



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Cadastre from 19 March 2021.

KAIPARA DISTRICT
Kaipara te Oranganui • Two Oceans Two Harbours

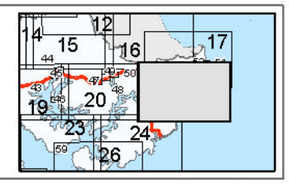
KAIPARA DISTRICT PLAN

Map Series Two
Sites, Features and Units

N

0 10 20 Km

A3 Scale: 1:50,000



Date Updated:2/12/2024

Rates Information - 2026/27

Valuation ID	0122009404	Old Valuation ID	C:0122009403

Property Description

Location (GIS)	402 King Road, Mangawhai
	View in Google Maps
Legal Description	LOT 2 DP 343472
Certificate of Title	178281

Use	21 Lifestyle: Single Unit	Category	LI200
TORAS	111000	Category Group	Lifestyle Improved with Residential Accommodation
Tenure	Property is not leased. Owner is also occupier.	Ward	4
Ownership	Private: Individual	Region	1
Rateability	Rateable	Zone	1A
Apportionment	Std property - Not Applicable, Not apportionment		

Valuations

Area (Hectares)	1.2650	Land Value	610,000
Improvements	670,000	Capital Value	1,280,000
Nature of Improvements	DWG FG OI		
Valuation Date	1/09/23		

Rates for Current Year - 2026/27

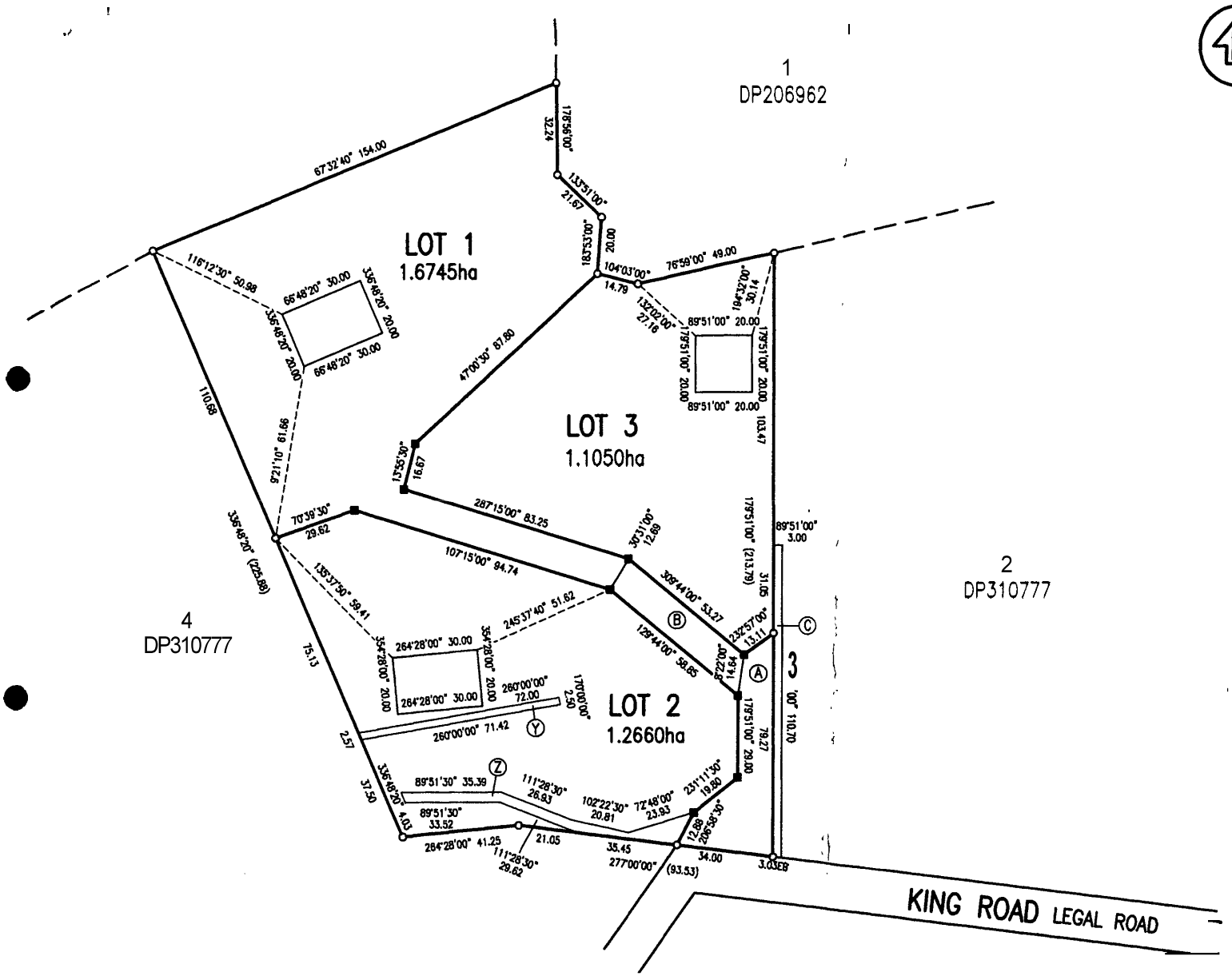
Type	Description (Basis)	Factor	Amount $
002	Uniform Annual General Charge - Rating Unit	1.00	725.00
081	Mangawhai Harbour Restoration (MHR) - Rating Unit	1.00	80.00
233	General Rate Residential & Small Sized Lifestyle - (L)	610,000.00	1,453.20
238	Parks and Libraries Targeted Rate - Rating Unit	1.00	367.65
242	Museums Targeted Rate - Rating Unit	1.00	14.00
	** Kaipara District Council Sub-Total		2,639.85
250	NRC Targeted Council Services Rate - Rating Unit	1.00	249.11
253	NRC Pest Management Rate - Rating Unit	1.00	129.34
254	NRC Targeted Flood Infrastructure Rate - Rating Unit	1.00	43.11
255	NRC Targeted Emergency and Hazard Management Rate - Rating Unit	1.00	68.37
256	NRC Targeted Regional Rescue Services Rate - Rating Unit	1.00	11.09
257	NRC Targeted Regional Sporting Facilities Rate - Rating Unit	1.00	7.94
259	NRC Targeted Land and Freshwater Management Rate - (L)	610,000.00	169.15
260	NRC Targeted Regional Economic Development Rate - (L)	610,000.00	21.29
	** Regional Council Sub-Total		699.40
	Total Rates Levied 2026/27		3,339.25
	(GST on Rates Levied)		435.55
	Rates Last Year 2025/26		3,306.08
	Last Year's Final Instalment		826.52

Rates Last Year 3,306.08 Instalments YTD 1,669.62 Current Instalment 834.81

History

Year	Land Value	Capital Value	Annual Rates
2025/26	610,000	1,280,000	3,306.08
2024/25	610,000	1,280,000	3,022.64
2023/24	430,000	950,000	2,673.12
2022/23	430,000	950,000	2,570.51
2021/22	430,000	950,000	2,468.79
2020/21	370,000	800,000	2,278.16
2019/20	370,000	800,000	2,177.90
2018/19	370,000	800,000	2,046.14
2017/18	205,000	500,000	1,635.16
2016/17	205,000	500,000	1,626.04

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Approvals

I HEREBY CERTIFY THAT THIS PLAN WAS APPROVED BY THE KAIPARA DISTRICT COUNCIL PURSUANT TO SECTION 223 OF THE RESOURCE MANAGEMENT ACT 1991 ON THE 15th DAY OF February 2005
SUBJECT TO THE GRANTING OR RESERVING OF THE EASEMENTS SET OUT IN THE MEMORANDUM HEREON

AUTHORISED OFFICER

MEMORANDUM OF EASEMENTS

PURPOSE	SHOWN	SERVIENT TENEMENT	DOMINANT TENEME
RIGHT OF WAY ELECTRIC POWER AND TELECOMMUNICATIONS SUPPLY	A B	LOT 1 HEREON	LOTS 2 AND 3 HEREON
ELECTRIC POWER AND TELECOMMUNICATIONS SUPPLY	C	LOT 2 DP 310777	LOTS 1 – 3 HEREON

PROPOSED EASEMENTS IN GROSS

PURPOSE	SHOWN	SERVIENT TENEMENT	NAME OF GRANTE
ELECTRIC POWER SUPPLY	A	LOT 1 HEREON	NORTHPOWER LIMITED
TELECOMMUNICATIONS SUPPLY	A	LOT 1 HEREON	TELECOM LIMITED
ELECTRIC POWER SUPPLY	B	LOT 1 HEREON	NORTHPOWER LIMITED
TELECOMMUNICATIONS SUPPLY	B	LOT 1 HEREON	TELECOM LIMITED
ELECTRIC POWER SUPPLY	C	LOT 2 DP 310777	NORTHPOWER LIMITED
TELECOMMUNICATIONS SUPPLY	C	LOT 2 DP 310777	TELECOM LIMITED

AREAS SHOWN A B Y AND Z ARE TO BE SUBJECT TO RESTRICTIVE COVENANTS

NEW C'sT ALLOCATED
LOT 1 – 178280
LOT 2 – 178281
LOT 3 – 178282
CLASS I SURVEY

Total Area ... 4.0455ha

Comprised in.....

I Adam Paul Stanley Booth, being a person entitled to practise as a Licenced Cadastral Surveyor, certify that:
a/ The surveys to which this dataset relates are accurate, and were undertaken by me or under my direction in accordance with the Cadastral Survey Act 2002 and the Surveyor-Generals rules for Cadastral Surveys 2002/1
b/ This dataset is accurate, and has been created in accordance with that Act and those regulations.
Dated at Mangawhai this ..... day of ..... 20.....

..... Licenced Cadastral Surveyor

Field Book .....p ..... Traverse Book .....p .....
Reference Plans .....
.....
Examined ..... Correct .....

Approved as to Survey by Land Information New Zealand on ...../...../ 20.....

Deposited by Land Information New Zealand on ...../...../ 20.....

File TALBOT (3037.2)
Received
Instructions

DP 343472

LAND DISTRICT..... NORTH AUCKLAND .....
SURVEY BLK. & DIST ...II. MANGAWHAI.....
NZMS 261 SHT ..... RECORD MAP No .....

LOTS 1–3 BEING A SUBDIVISION OF LOT 3 DP310777

TERRITORIAL AUTHORITY ... KAIPARA DISTRICT
Surveyed by BT CONSULTANTS LTD
Scale.....1:1000..... Date OCTOBER 2004

L.I.N.Z FORM D15 *APPROVED AKLM 98/04

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

AND

IN THE MATTER of a subdivision consent as evidenced by Land Transfer Plan No. 343472

AND

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

I, ALAN JOHN McKERCHAR, Chief Executive Officer of the Council HEREBY CERTIFY that the following condition to be complied with on a continuing basis was imposed by the Council as a condition of approval for the subdivision as effected by Land Transfer Plan No. 343472

1. The registered proprietor for the time being of Lots 1 and 2 on the Plan will notify any prospective purchaser of each allotment that:
   a) All specimens of plants within the amenity enhancement and planting undertaken on Lots 1 and 2 and as described in the Landscape Enhancement Report prepared by Naja Garden Centre date 19 December 2003, shall be preserved and protected from destruction and/or removal, and maintained in a healthy state.
   b) No buildings may be erected within the land proposed for amenity enhancement and planting.
   c) Attention is drawn to the recommendations of the Engineering Report by John Hawley Consulting dated 7 July 2003 (Job No. 319(a)) with respect to:
      - Stable building sites,
      - Special drainage requirements,
      - Design of foundations, and
      - On-site wastewater treatment and disposal.
2. The registered proprietor for the time being of Lot 3 on the Plan will notify any prospective purchaser of such allotment that attention is drawn to the recommendations of the Engineering Reports by John Hawley Consulting dated 7 July 2003 and 11 March 2004 (Job No. 319(a)) with respect to:
   - Stable building sites,
   - Special drainage requirements,
   - Design of foundations, and
   - On-site wastewater treatment and disposal.

3. The registered proprietor for the time being of Lots 1, 2 and 3 on the Plan will notify any prospective purchaser of each allotment that no part of any dwelling and ancillary buildings shall be located further than 20 metres from the perimeter of the defined building sites as shown on the Survey Plan.

DATED at Dargaville this 7th day of February 2005

SIGNED by the said ALAN JOHN McKERCHAR, Chief Executive Officer for the KAIPARA DISTRICT COUNCIL pursuant to the authority of the Council given pursuant to Sections 252(1)(a) and 715 of the Local Government Act 1974.

.....

A J McKerchar

JOHN HAWLEY CONSULTING

John Hawley, MIPENZ, MA, PhD, BE, Reg Eng.

Geotechnical Reports – On-site Wastewater Systems – Producer Statements

4 Gordon Craig Place
Algies Bay
WARKWORTH

Tel: 09-425 6949
jghawley@xtra.co.nz
Bar: 09-425 6946

7 July 2003

Job No: 319a

GEOTECHNICAL REPORT RE THREE HOUSE SITES

for

LIANNAME PAMTLY TRUST
(Mr Lindsay Talbot)
at

KING ROAD. MANGAWHAI

In response to your instructions we have examined the property at King Road Mangawhai (Lot 3 DP 310 777) which you wish to subdivide into 3 Lots. There being no **houses,** or recognised house sites on the property the purposes of our investigation were (a) to confirm the existence of three stable building sites, each with stable access, (b) to confirm that the three Lots which would be formed in the subdivision would each have sufficient area of soils suitable for on-site treatment/disposal of wastewater from 4-bedroom houses, and (c) comment on any other matters which could require engineering input.

The proposal is to subdivide the existing 4.06 ha Lot into a Lot 1 of 1.60 ha, a Lot 2 of 1.26 ha, and a Lot 3 of 1.17 ha, see plan.

We are pleased to report as follows:-

Property Description

The property (Lot 3 DP 310 777) comprises approximately 4.06 ha of moderately steep pastoral hill country, almost all of which has been grazed as "high producing pasture" for many decades.

The property is well-fenced with much of the fencing less than two years old.

The existing access to the Lot is from King Road, and this is to be used as a shared entry point to the three new Lots, see plan.

Geological Setting

On the Geological Map of New Zealand 1 : 250,000 (1 961) the property **is** shown as being near the junction of patches of Waitemnta sandstones/siltstones, Parahaki Volcanics nnd marine mudstones of Arnold age.

No patches of the grey/white lightly-cemented silt noted on nearby properties immediately below the topsoil were encountered on this property. No signs of the very major shrinkage cracking observed in some Arnold age mudstones were seen. It is likely that the soils are almost entirely the products of weathering of Arnold mudstones and Waitemata sandstones/siltstones with some minor additions of Parihaki volcanic ash incorporated in them. Although h o l d mudstones are very much older than Waitemata materials and can therefore be expected to be found underneath them, cases exist in Northland where the reverse is true. This may well be the result of h o l d materials which had been lifted tectonically to higher levels sliding down onto younger Waitemata materials. However this may be, no signs of extreme cracking or of the creeping earthflows which can appear in mudstones were seen on the property.

Soil Strengths

Hand vane shear strengths measured in boreholes put down on the stable sites identified on Lots 1, 2 and 3 were -

	Site A	Site B	Site C	Site A	Site B	Site C	Site A	Site B	Site C	Site A	Site B	Site C
Depth (mm)	500			1000			1500			2100		
Peak (kPa)	**140**	**184**		**130**	**120**		**140**	**164**		**156**	**166**	
Remoulded (kPa)	*92*	*90*		96	**74**		**108**	**106**		**112**	*92*	

Efforts to measure shear strengths on Site C were confused by the presence of stumps of very large old trees and some variability in the ground. These conditions call for "specific design" of house foundations. The nature of the soils is such as should allow specific foundation designs to be very similar to those defined in NZS **3604.**

The subsoils at Site **A** had virtually zero silt content, ie they were pure clays and are probably derived from weathering of Arnold age marine mudstones. The subsoils at Site B included some silt and also some pink colouring both of which suggest Waitemata origin. The subsoils at Site C included some materials with a probable Arnold origin and some with a probable Waitemata origin.

The soil strengths (see table) at Sites **A** and **B** are comfortably adequate for foundations designed in accordance with ***NZS*** 3604, and make the development of slope failure conditions within the **soil** extremely unlikely, see also below.

Previous Habitation

No signs of pre-European occupation or activities were seen on the properly.
No signs of European activities of historic interest were seen on the properly.

Water Supply

Water supply for houses on all three sites would be by collection of rainwater from roofs.

Site Locations and Dimensions

These are shown on the plan. Site A on Lot 1, Site B on Lot 2 and Site C on Lot 3. Sites A and B are rectangular with sides 30m and 20m, while Site C is rectangular with sides 20m and 15m. It is likely that with further geotechnical investigation a larger stable site could be defined on Lot 3. Such investigation is best done at the Building Consent stage when attention may be focussed on a particular area.

Access

The proposal is that the three Lots will be served by the existing access point from King Road. The portion of Area A from King Road to the ridge-line will be the steepest part of the access routes with a gradient of 1 in 7.5. It is therefore significantly less steep than the 1 in 5 usually regarded as a maximum for driveways.

The remainder of the driveway to Site B is along the ridge at comparatively gentle gradients. The remainder of the driveways to Sites A and C is at a gradient of 1 in 8 to 1 in 9 for much of their length. This is well within the 1 in 5 limit. They are close to straight for much of their lengths and at the corners gradients can be made "easy" with minor earthworks.

A culvert will be required on the driveway to Site A near the Site itself The condition of the stream at this point suggests that a 600mm Ø pipe should be sufficient [The catchment above is difficult to define because of slight convexity dividing runoff between several streams.]

Stormwater

Runoff from water tanks and low permeability surfaces such as driveways and parking/turning areas should be taken to safe outfalls in a controlled manner.

Foundstions

On Sites A and B house foundations may be designed in accordance with NZS 3604. On Site C specific design of foundations will be required, taking into account the existence of major ancient tree stumps (up to 800mm deep) the variability in soil strengths and the proximity of the slope above the Site on its South side.

Soil Strengths for Earthworks Design

Safe bearing stress for foundations of 100 kPa, and soil strength components for retaining wall design of $c' = 10$ kPa and $\phi' = 20^0$ would be appropriate.

Wastewater Treatment/Disposal

All three of the proposed new Lots are large 1.60 ha, 1.26ha and 1.17 ha) and all three are virtually covered with black organic topsoils to depths of 120mm to 200mm. On-site

wastewater treatment/disposal is therefore feasible with secondary (aerobic) treatment accomplished in the topsoils. Specific designs for such systems should be prepared when the sizes, positions and levels of each of the proposed houses are **known,** ie at the Building Consent stage. Such systems cost approximately $5,500 incl installation and gst.

Geotechnical Hazards

Volcanism, Seismic Acceleration, Flooding and Fault Line Displacement are not significant hazards on any of the three sites. Clay Dispersion, High Compressibility and Delayed Compressibility are not of significance in the soils on any of the three sites.

Slopes BELOW house sites (and within site themselves) are protected from the effects of heavy rainstorms and prolonged wet weather by the "umbrella effect" of the houses themselves. The slopes below all three of the identified sites will enjoy this protection and as a result will be less at **risk** from slope instability than they are at present, -provided all overflows from water tanks and runoff from driveway and parking areas are taken to safe outfalls in a controlled manner.

Site **A** has a significant area of sloping ground above it. However the slope steepness is only 5^0 to 7^0 and there are no signs of recent instability on the slope. This site should be protected by an open Vee drain 600mm deep parallel to (and close to) the boundary to divert surface runoff in both directions mound the Site. Secondly, the existing wet ground approximately 47m from the property corner peg (see "W" on plan) should be excavated to form *an* open drainage ditch/dish approximately 400mm deep leading downslope to the existing stream, see plan.

Site B has no sloping ground above it and does not call for any special drainage measures to enhance its stability or to prevent wetness appearing in its immediate surroundings.

Site C has a significant 17^0 slope above it This slope shows no signs of recent instability. The construction of the driveway across it will enhance its stability by intercepting rainfall which must be collected and taken in a controlled manner *to* the stream below the Site. There me no proposed changes which will tend todecrease the current stable nature of this slope. **A** surface water diversion swale and an 800mm deep groundwater cutoff drain should be run across the base of the slope on the South side of this Site and the runoff and seepage taken to the stream below the Site.

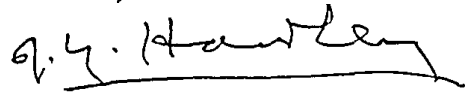
Conclusions

I give it as my professional opinion that, -

- the identified building sites (see plan) are not subject to instability' or any other geotechnical hazard, and
- the three sites are not likely to become subject to instability, and
- the building of a-house on any or all of the sites is not likely to lead to instability of the sites themselves or of any other property, and
- all three sites are on "good ground" in the sense in which that term is used in NZS 3604, and
- Sites A and B are suitable for foundations designed in accordance with NZS 3604, while Site C calls for specific foundation design taking into account the tree stump remains, the variable nature of the soils and the steep slope on its South side, and
- overflows from water tanks and runoff from significant low permeability surfaces (driveways etc) shall be taken to safe outfalls in a controlled manner, and
- Site A shall be protected from water coming from the slope above it (on the neighbouring property) by an open Vee drain 600mm deep placed to divert water either side of the Site (see plan) and a 400mm deep open drain/dish shall be constructed on the alignment labelled "Y" on the plan to lead an existing minor concentration of surface water to the existing stream/wetland, and
- Site C shall be protected by a surface water diversion swale and an 800mm deep groundwater cutoff drain run across the base of the slope on its South side, and
- All three of the proposed new Lots have sufficient area with suitable soils to allow on-site wastewater treatment/disposal with secondary treatment accomplished in the topsoils. Each such system should be designed when the precise size, position and level of the proposed house is known. Designs should conform with Technical Publication 58 of the Auckland Regional Council. with AS/NZS 1547 and with other Northland Regional Council requirements.

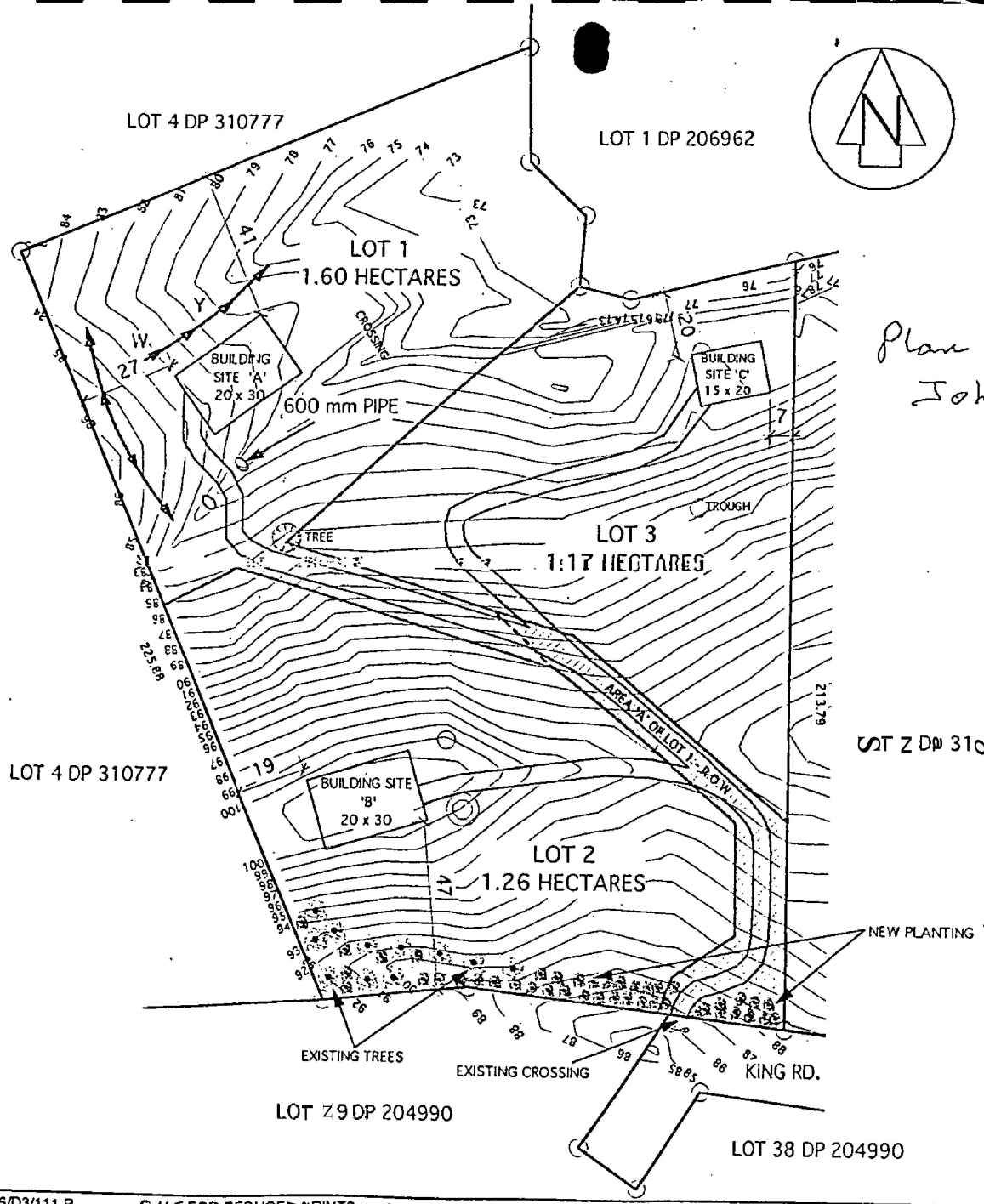
If you wish for any clarification of points raised above, or any other geotechnical matters, please do not hesitate to telephone or Fax this office.

Yours faithfully



J G Hawley
MA, BE, PhD, MIPENZ, Reg Eng.

[1] "Instability" may be taken here to mean "erosion, avulsion, alluvion, falling debris, subsidence. inundation or slippage" as those terms are used in the Building Act 7991.



Plan adopted by
John Hawley Consulting
J.G. Hawley
7-7-03

REFERENCE DRAWINGS

NOTES

REV No		BY	DATES
A	HAWLEY GEO REQMNTS ADDED	LT	07/07/03
A	ISSUED FOR COMMENT	LT	07/07/03

SCALES	DESIGN: - L TALBOT	JULY 03
1:1200	DRAWN: - L.D.T	JULY 03
	CHECK: -	-

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LIANNAME FAMILY TRUST
King Road
R.D.2
Kaiwaka 582
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Phone: (09) 431 5058
Fax: (09) 431 5044
Mobile: 025 926 371
email: ltalbot@xtra.co.nz

PROJECT
PROPOSED SUBDIVISION OF LOT 3, DP310777, MANGAWHAI

TITLE
PRELIMINARY SCHEME PLAN

DRAWING No. 1736/D3/111

REV B

1736/D3/111-B

SCALES FOR REDUCED PRINTS - 10 mm DIVISIONS

Vectorworks 8.5.1

JOHN HAWLEY CONSULTING

John Hawley. MIPENZ, MA, PhD, BE.

Geotechnical Reports – Onsite Wastewater Systems – Producer statements

4 Gordon Craig Place
Algies Bay
WARKWORTH

[redacted]
Fax: 09-425 6946

11 March 2004

Job No 319a

The Manager
Kaipara District Council
DARGAVILLE

RM 030121 Lianname Family Trust

Since drafting our Geotechnical Report dated 3 February 2003 we have re-examined this property and in particular seen soils and subsoils exposed by earthworks undertaken to form the three sites and access to them The tree stumps *noted* as existing on Site 3 have been removed and the Site cut down to firm ground. The soils on the slope above the Site, as revealed in the cur for the access drivcway. have given us confidence that that slope does not threaten the Site.

As a result we are able to remove the qualification re Site 3, *noted* in our Geotechnical Report - that foundations for a house built on Site 3 should be to "specific design". We are confident that foundations designed in accordance with NZS 3604 would be appropriate on Site 3 as on Sites 1 and 2 in this subdivision.

We are therefore able to support Mr Lindsay's rquest to us that we recommend that the third "bullet Point" under clause 2ri which reads "Design of Foundations" be removed

We suggest that this note be attached as an appendix to our Geotechnical Report of 3" February 2003

Yours faithfully

J G Hawley

Cc L Talbot Fax 09 431 5044
BT Consultants Ltd 09 4311 5398

PS Our Job No for this Geotech Report was 319a not 288 as shown on KDC's document

NAIA GARDEN CENTRE

5 MOLESWORTU DRIVE ~ MANGAWHAI ~ NORTHLAND ~ NEW ZEALAND
Phone 09 431 4374 ~ Fax 09 4315366

19th. December 2003

Landscape Enhancement Report for **Lianname Family Trust, King** Rd. **Mangawhai.**

In response to your instructions, I have examined your property *on* King Road which you wish to subdivide. This having been grazing land until recently, the purpose of this report is to;

(a) Confirm suitability of House sites in the Landscape.

(b) Study existing Flora and Fauna

(c) Make recommendations re-enhancement ofthe Landscape.

I am pleased to report;

Property Description;

An area of 4.03 Hectares being subdivided into 3 blocks of 1.6 Hectares, 1.17 Hectares and 1.26 Hectares. The land lies to the North with a moderate slope down to the lower boundary. Soil type *is* loam over clay. A watercourse flows through lots 1 and 2.

House Sites;

These are positioned well to give privacy from *each* other and maximise sun and views.

Existing Flom and **Fauna;**

The *predominant* cover *on* the land at the moment is pasture grass, there are nominal noxious weeds amongs *it* There are *good* patches of bush, which have been fenced to keep stock out, on lot 1 and some large existing Manuka dotted along tho roadside of Lot 2. Native h i and pasture birds were sighted *on* visit.
There was no obvious rabbits signs but possums and rodents would be present in the bush area In general this is a reasonably sterile and barren Landscape *in* terms of native birdlife and vegetation, as is typical of most farm land

General;

It has been my experience that most people will plant trees *on their new* property, thus adding diversity to the Landscape of the area and increasing the Habitat for bird life in an area that was previously devoid of Flor and Fauna, such as a farm paddock. The area will over a period of time become a haven *once again fur* many species.

To coupliment what private owners do to their property and to enhance the overall landscape I recommend that;

(A) To hide house site B from the only visible position *on* King Road, a double row planting of Pittosporum at 1metre centres should be undertaken.

(B) To enhance the *site* from King Road, the existing Manuka should be fenced as *shown on* Plan. Planting details. Dwg. No. 1736/D3.115 Rev, A This should then he under planted with a mix of the following plants *a* 1 metre centres.

Myrsine australis,	*20%*
Pseudopanax sp.	*20%*
Geniostoma	10%
Podocarpus totara	10%

RECEIVED: 28 Sep 2010 SCANNED: 28 Sep 2010 BOX: 5 BATCH: 62468 DOC: KDCAALEK

NAJA GARDEN CENTRE

5 MOLESWORTH DRIVE ~ MANGAWHAI ~ NORTHLAND ~ NEW ZEALAND
Phone 09 431 4374 ~ Fax 09 4315366

13th. May 2004.

Landscape Enhancement Report for Liannane Family Trust, King Rd, Mangawhai.

In response to your instructions, I have examined your property on King Road which you wish to subdivide. This having been grazing land until recently, the purpose of this report is to;

(a) Confirm suitability of House sites in the Landscape.

(b) Study existing Flora and Fauna

(c) Make recommendations re-enhancement of the Landscape.

I am pleased to report;

Property Description;

An area of 4 Hectares being subdivided into 3 blocks of 1.29 Hectares, 1.3 Hectares and 1.4 Hectares. The land lies to the North with a moderate slope down to the lower boundary. Soil type is loam over clay.

House Sites;

These are positioned well to give privacy from each other and maximise sun and views.

Existing Flora and Fauna;

The predominant cover on the land at the moment is pasture grass, there are nominal noxious weeds amongs it. There is a good patche of bush, which has been fenced to keep stock out, on lot 6. Native birds and pasture birds were sighted on visit.
There was no obvious rabbits signs but possums and rodents would be present in the bush area adjacent. In general this is a reasonably sterile and barren Landscape in terms of native birdlife and vegetation, as is typical of most farm land.

General;

It has been my experience that most people will plant trees on their new property, thus adding diversity to the Landscape of the area and increasing the Habitat for bird life in an area that was previously devoid of Flora and Fauna, such as a farm paddock. The area will over a period of time become a haven once again for many species.
The current and previous owners have made extensive plantings of Natives over this property which is already enhancing the Landscape. The plantings as shown on the accompanying plan around the house and shed sites have created a private sheltered area. In another 3 years these buildings will be hidden by the Landscaping.
To compliment what private owners do to their property after subdivision and to further enhance the overall landscape I recommend that;

(A) To hide house site A from the only visible position on King Road, a double row planting of Pittosporum at 1metre centres should be undertaken as shown on accompanying plan.
(B) A new planting to run along the South boundary of Metrosideros excellsa and 8 metre centres.
(C) A new planting on the South Boundary of Lot 6 to hide this house site. Planting to be a double row of Pittosporum. The North East Boundary of Lot 6 should have Speciman trees @ 8 metre centres.

RECEIVED: 28 Sep 2010 SCANNED: 28 Sep 2010 BOX: 5 BATCH: 62468 DOC: KDCAALEK

Conclusion;

Any planting done here will increase the diversity of Flora thus creating a habitat for Fauna.

Planting Specifications;

All areas sprayed with Round Up prior to planting.
All plants planted with 50grams slow release fertilizer.
All plants mulched with 100mm post peelings where practical.
All plants spaced at 1 metre centres unless otherwise stated.

Maintenance Schedule;

1. Mulched areas, spot sprayed as needed, 6 weeks, 6 months, 12 months, 24 months.

2. Unmulched areas, weed eat and spray as required, 6 weeks, 4 months, 8 months, 12 months, 16 months, 20months, 24 months.

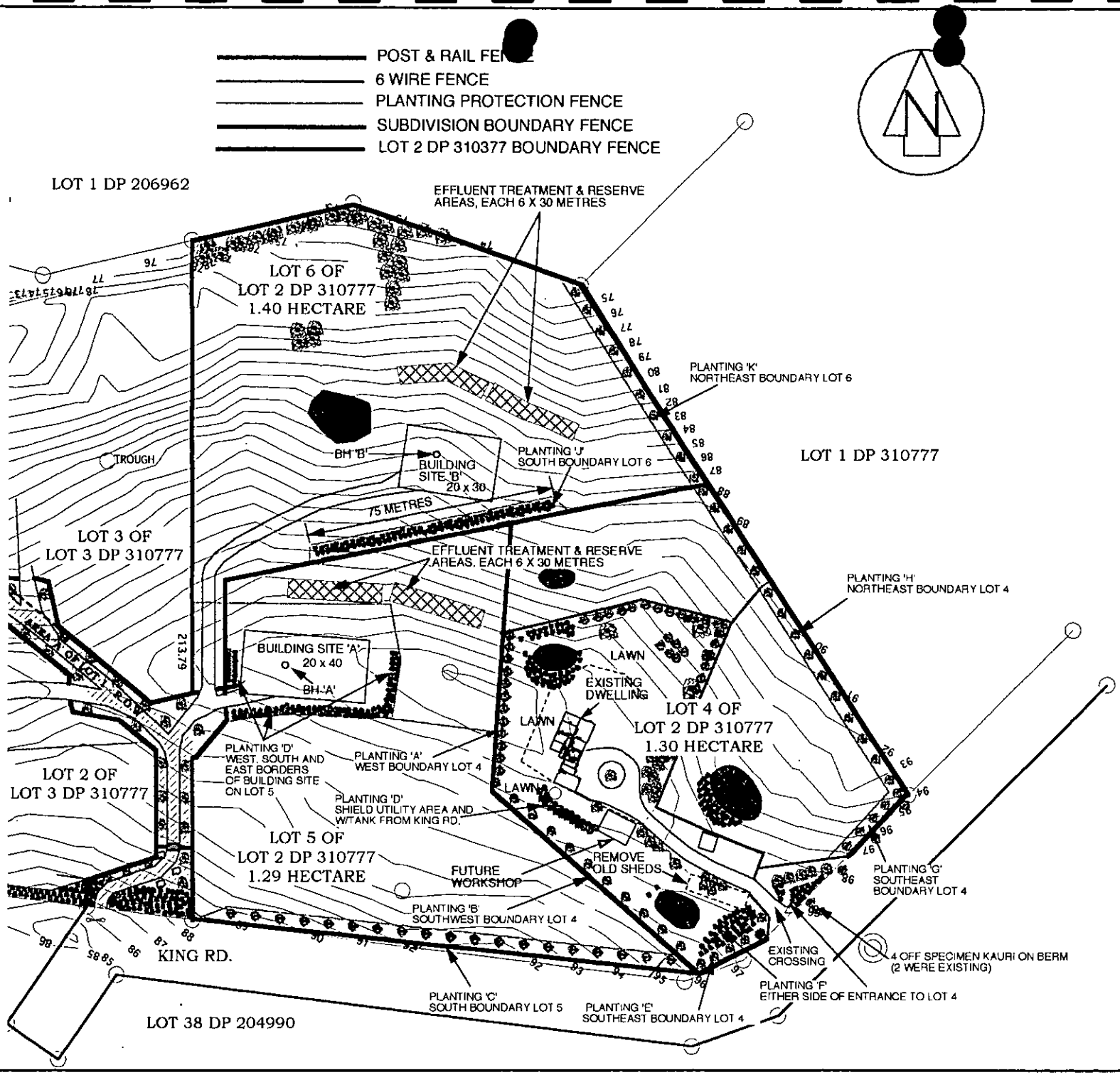
3. Speciman trees keep mown around.

Jac Spyksma,

Naja Landscapes

021 270 5816

13/5/04.



REFERENCE DRAWINGS

NOTES

LOT AREAS APPROX ONLY - SUBJECT TO SURVEY

REV No		BY	DATES
A	ISSUED FOR COMMENT	LT	29/04/04

SCALES		
1:1200	DESIGN - L TALBOT	APR 04
	DRAWN - L D T	APR 04
	CHECK -	-

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LIANNAME FAMILY TRUST

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Kaiwaka 582
New Zealand

Phone (09) 431 5066
Fax (09) 431 5044
Mobile 025 926 371
email. ltalbot@xtra.co.nz

PROJECT
PROPOSED SUBDIVISION OF LOT 2, DP310777, MANGAWHAI (378 KING ROAD)

TITLE
PROPOSED SCHEME/ENHANCEMENT PLAN

DRAWING No **1727/D3/116** | REV **A**

1727/D3/116-A SCALE FOR REDUCED PRINTS - 10 mm DIVISIONS

VectorWORKS 8.5.1

RECEIVED: 28 Sep 2010 SCANNED: 28 Sep 2010 BOX: 5 BATCH: 62468 DOC: KDCAALEK

Code Compliance Certificate

Section 43(3), Building Act 1991

Application

EJ & SA Thomas c/- Harrison Construction PO Box 4126 Kamo	No. Issue date	050131 11/04/06

Project

Description	1100 - NEW (& PREBUILT) HOUSE, UNIT, BACH, CRIB, TOWN HOUSE Being Stage 1 of an intended 1 Stages New Dwelling
Intended Life	Indefinite, but not less than 50 years
Intended Use	Private
Estimated Value	$197,800
Location	KING ROAD, MOLESWORTH
Legal Description	Subdivision of Lot 3 DP 310777
Valuation No.	0122009403

This is a final Code Compliance Certificate issued in respect of all the building work under the above building consent.

Signed for and on behalf of the Council:

Name: Derek Lee **Date:** 11.4.06

DRAINAGE SOLUTIONS MANGAWHAI LIMITED

C/- Postal Delivery Centre, Mangawhai, Northian

ark Wharfe
'ainlayer
egistered NO: 17721
ione: (09) 431-4907
ellphone: 027-477-8678

Glen Bowmar
Drainlayer
Registered No: 10740
Phone: (09) 431-4071
Cellphone: 027-272-7315

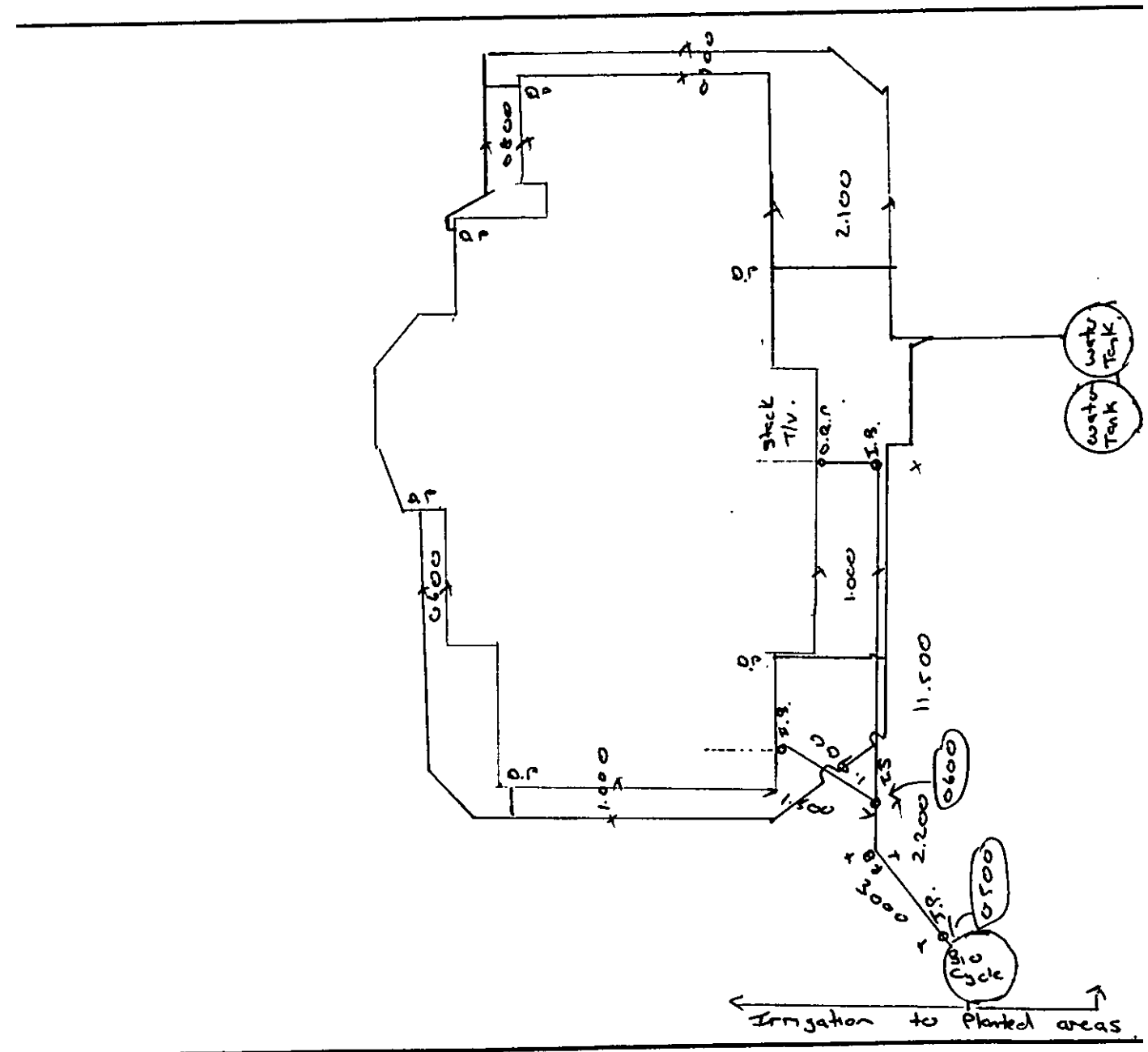
AS BUILT PLAN TO KAIPARA DISTRICT COUNCIL

WNER: E. Thomas.

ITE ADDRESS: Puriri Place Kings Road

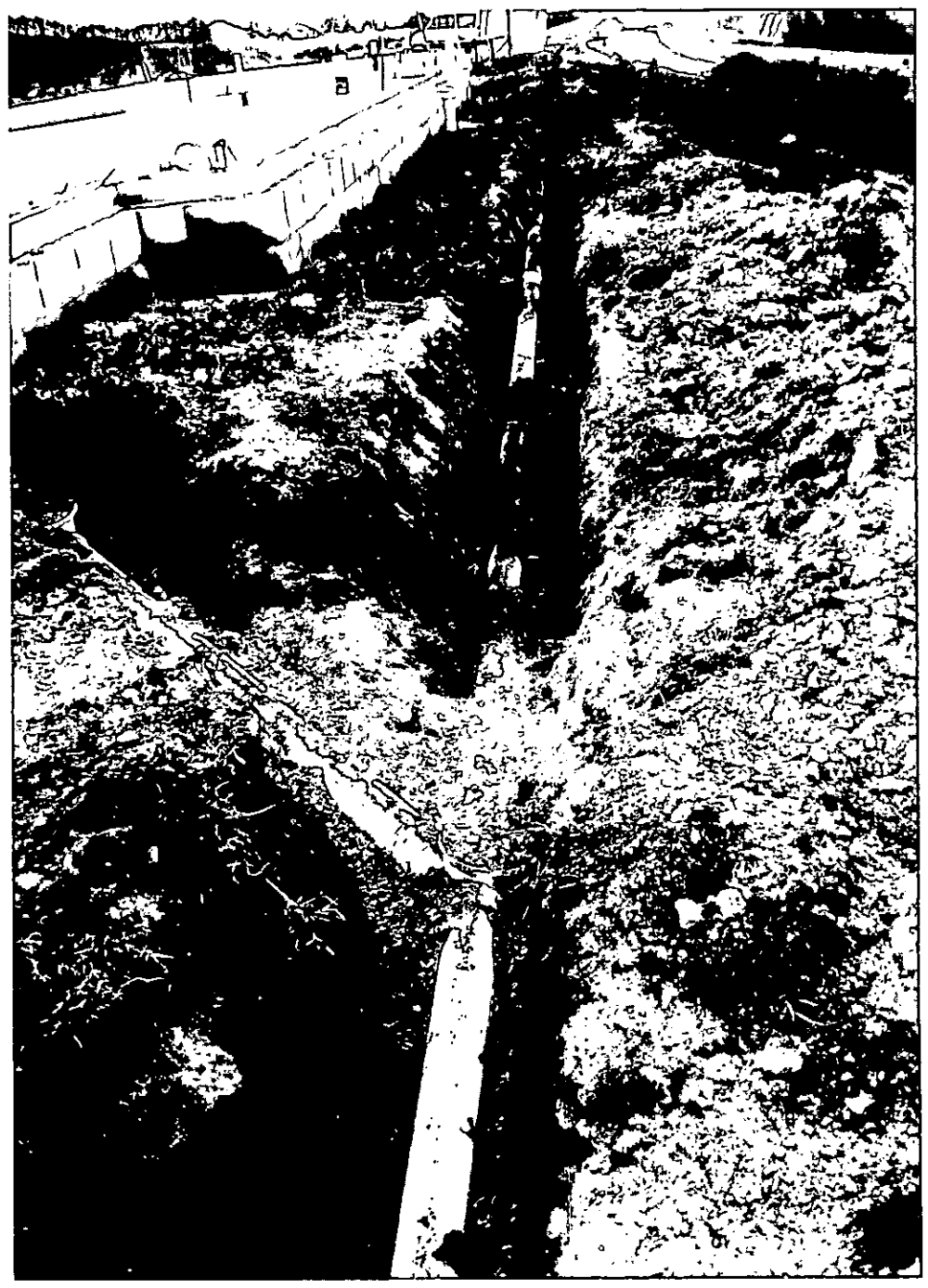
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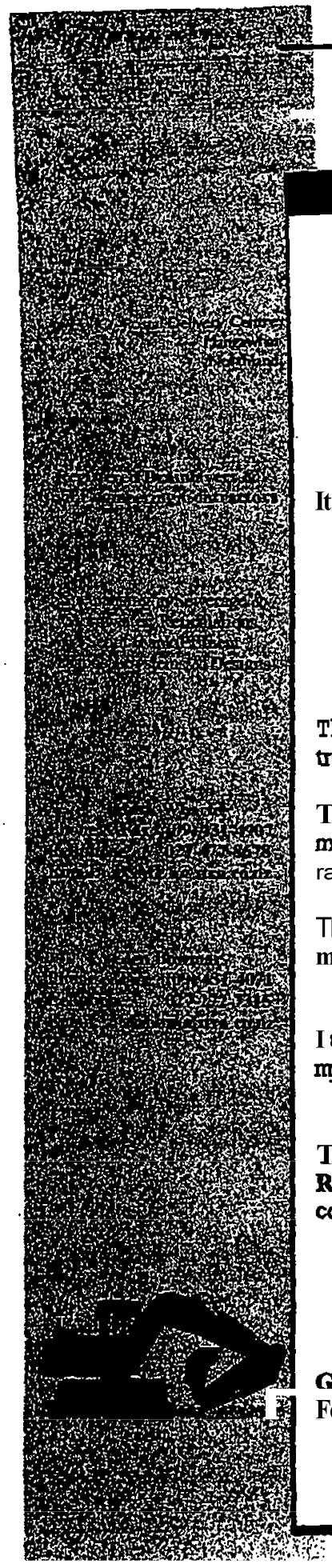
NOT TO SCALE:



Signed:







DRAINAGE SOLUTIONS MANGAWHAI LIMITED

PROPOSED SEPTIC TANK EFFLUENT DISPOSAL SYSTEM
FOR MR & MRS THOMAS
AT KING ROAD, MANGAWHAI
LOT 2 DP310777

It is proposed to build a 4 bedroom house on this Site.

Allow for 6 People
Water Supply by Tank
Usage 140 litres per person per day

Total daily effluent discharge will be 140 x 6 = 840 litres per day

The owners wish to install an effluent disposal system with secondary treatment. This shall be a *"bioCycle"* Wastewater Treatment System.

The discharge will be through 250 lm of Raam dripper lines surface laid aad mulched over and planted out by the owner. The dripper lines shall incorporate a flushing valve and air release valve.

The owners Shall enter into a Maintenance Contract for 6 monthly checks for maintenance and quality of effluent discharge.

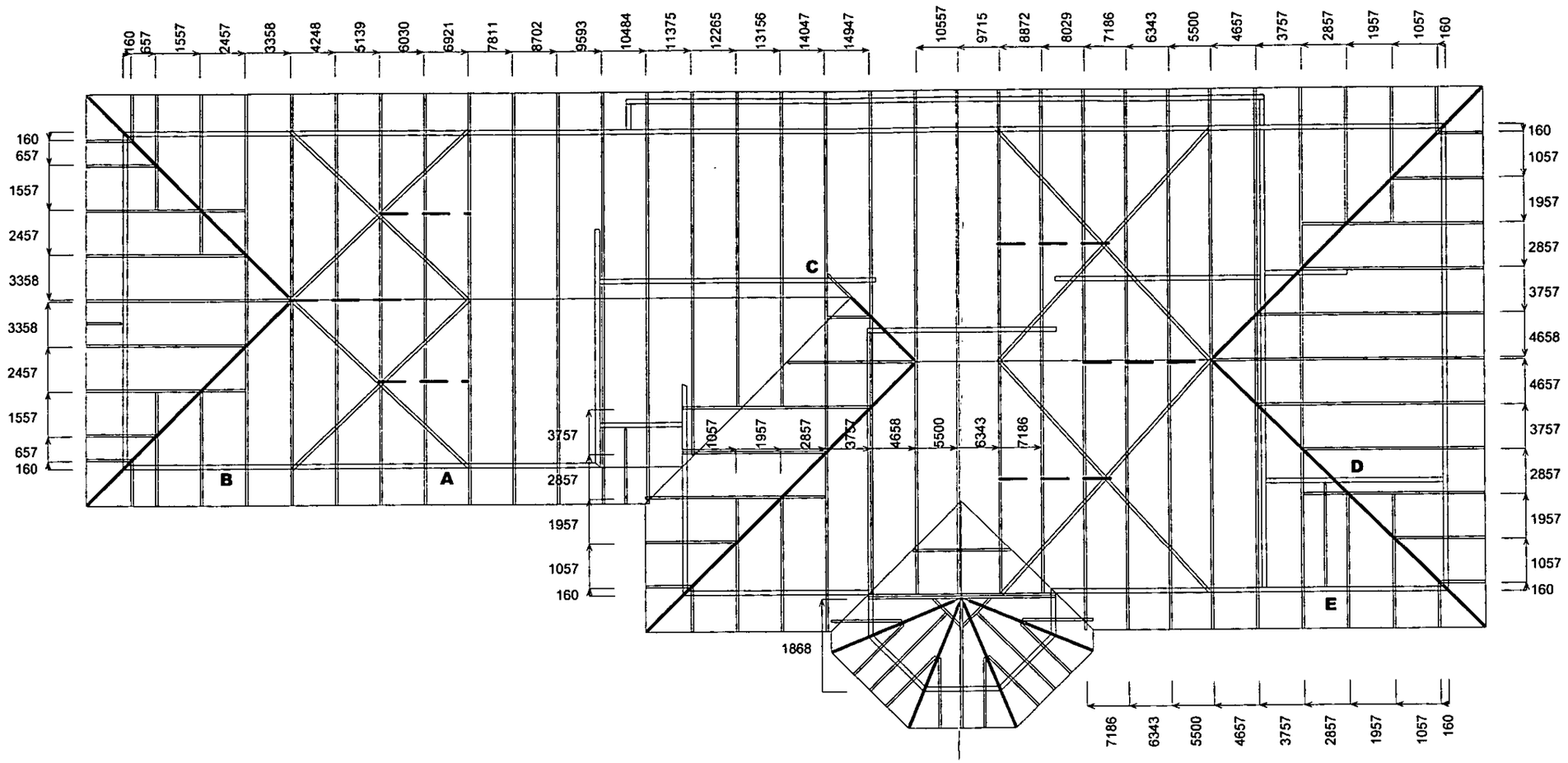
I accept no responsibility for this design unless the work is carried out under my supervision.

This design has been prepared by GC Bowmar, Registered Drainlayer, Registered No 10740, accredited designer to the Kaipara District Council and complies with the Northland Regional Council Soil and Water Plan.

GC Bowmar
For DRAINAGE SOLUTXONS MANGAWHAI LIMITED

Dated: 21 February 2005

FROM :GLEN&BEV BOWMAR FAX NO. :0943140721 Feb. 21 2005 08:58PM P1



DIAGONAL ROOF SPACE BRACE
as per
NZS3604:1999 10.4.3 & fig. 10.26

LUMEERLOK STRIP BRACE
WITH TENSIONERS

NO SLAB THICKENING REQUIRED FOR REINFORCED FLOOR SLAB

the
TRUSS & FRAME DETAILING SERVICES

18 MacDonald St
Mt Maunganui
Ph (07) 574 0138

JOB No **XB0957**

GOLDEN HOMES

Client: Harrison Construction Ltd

Job Name: 0066 Thomas

Address: Lot 2 King Rd
Managawhai Heads

Roof Material: 22deg Concrete Tile
Soffit Overhang: 740
Wind Area: High
Snow Load: 0 kPa

Trusses And Rafters At 900 Centres Unless Stated Otherwise

All walls shown on this Layout are considered to be load bearing

This Layout is to be read in conjunction with Architectural plans

These lintels have been sized as per the GANGLAM and FLITCH BEAM selection manuals as ...

HYSPAN lintels have been sized as per the HYSPAN selection ...

Unless otherwise stated all lintels are as per NZS3604 1999.

LINTEL	SIZE	LENGTH
A	FB30H Flitch Beam	5020mm
B	300x100	2530mm
C	150x100	875mm
D	300x100	2800mm
E	FB25H Flitch Beam	3690mm

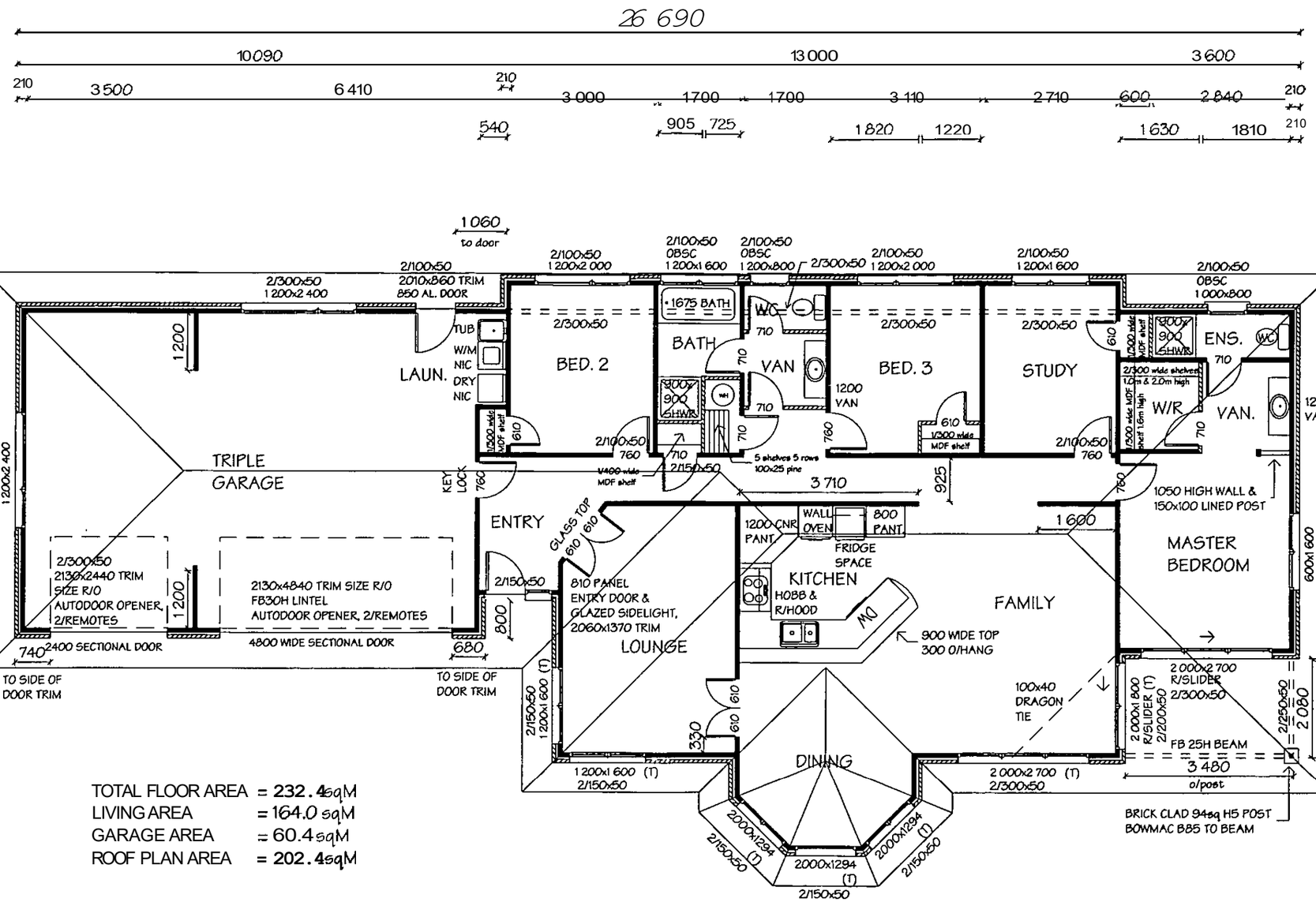
See Page 1 for **Truss** Layout and Fixings

DRAWN BY Warren
DATE 17/11/04 PAGE 2 of 2

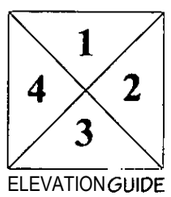
ALTERED

MARIE

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TOTAL FLOOR AREA = 232.4sqM
LIVING AREA = 164.0 sqM
GARAGE AREA = 60.4 sqM
ROOF PLAN AREA = 202.4sqM



ELEVATION GUIDE

GOLDEN HOMES
HARRISON CONSTRUCTION LTD

NOTES:
90x45 LASERFRAME - ALL LINTEL AND BEAM SIZES CALCULATED BY THE DETAILER
70x45 LASERFRAME -WALL FRAMING - EXTERNAL H1.2 TREATED
- INTERNAL CHEMICAL FREE
- H3 JAM LINERS
SD SMOKE DETECTOR .SHOWER TRIM SIZE 905x925 WO
- ALL WARDROBE SHELWNG TO BE 1.6m HIGH (NOG TO SUIT)
.(T) = TINTED WINDOWS .R/HOOD VENTED TO SOFFIT

JOB TITLE
E&S THOMAS RESIDENCE
LOT No, 2 / DP 31077
KING ROAD,
MANAGAWHAI HEADS

DRAWING TITLE
FLOOR PLAN

SALES SUZANNE
DRAWN KARL
CHECKED

JOB NO. 0066
SCALE 1:100
SHEET NO. 4 OF 12
DATE 23/11/04

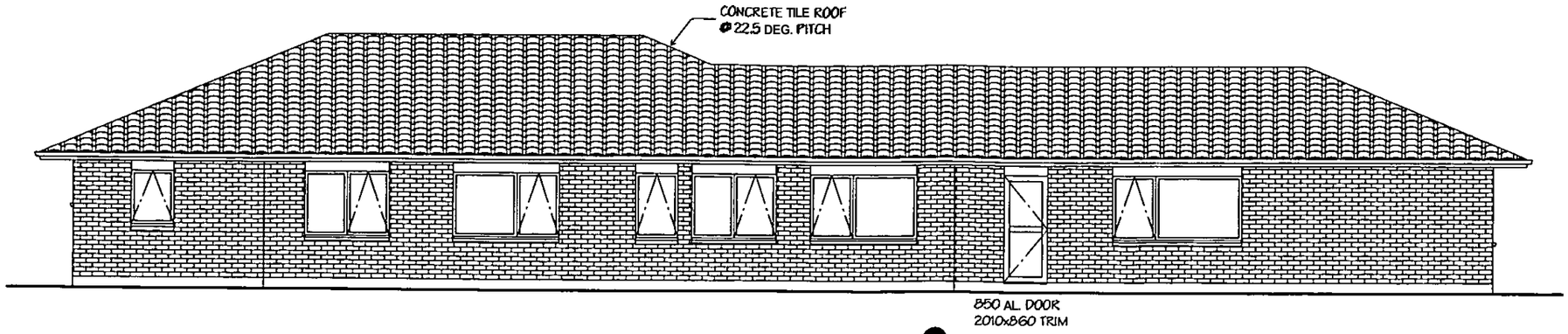
WIND ZONE HIGH
CORROSION ZONE 1

ALTERED

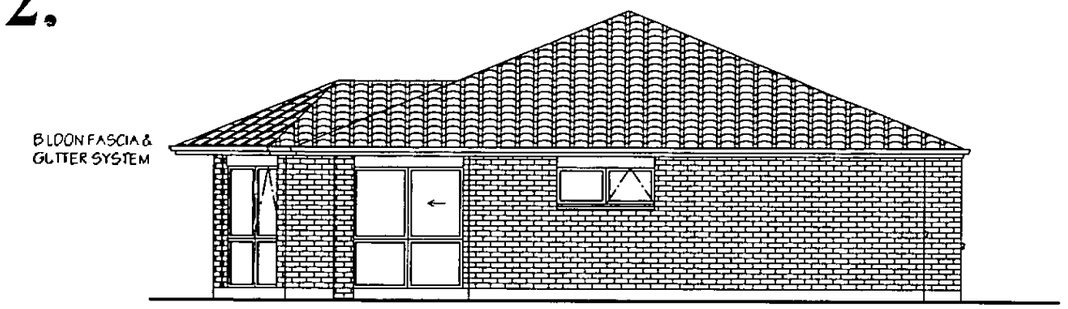
MARIE

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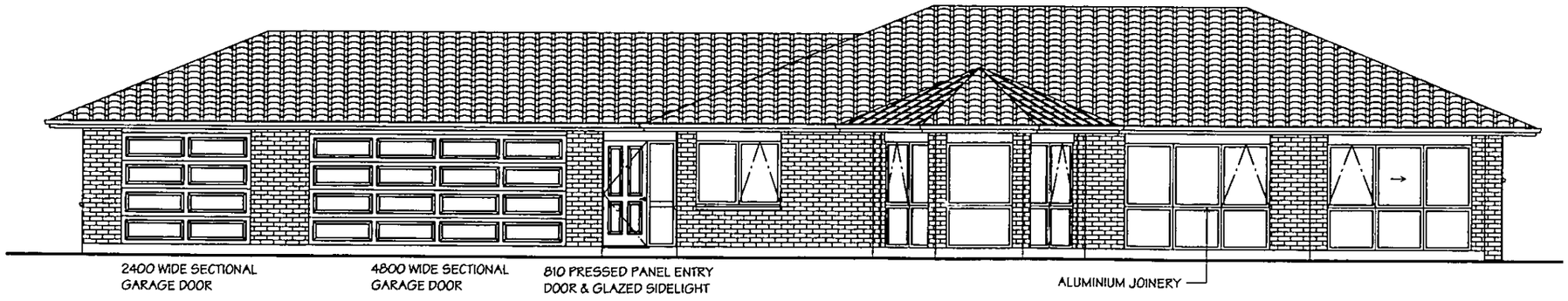
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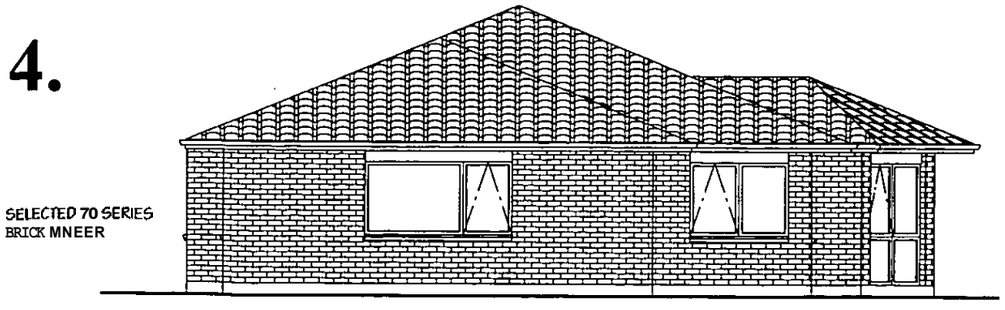
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3.



4.



WIND ZONE HIGH
EARTHQUAKE ZONE C
CORROSION ZONE 1

GOLDEN HOMES
HARRISON CONSTRUCTION LTD

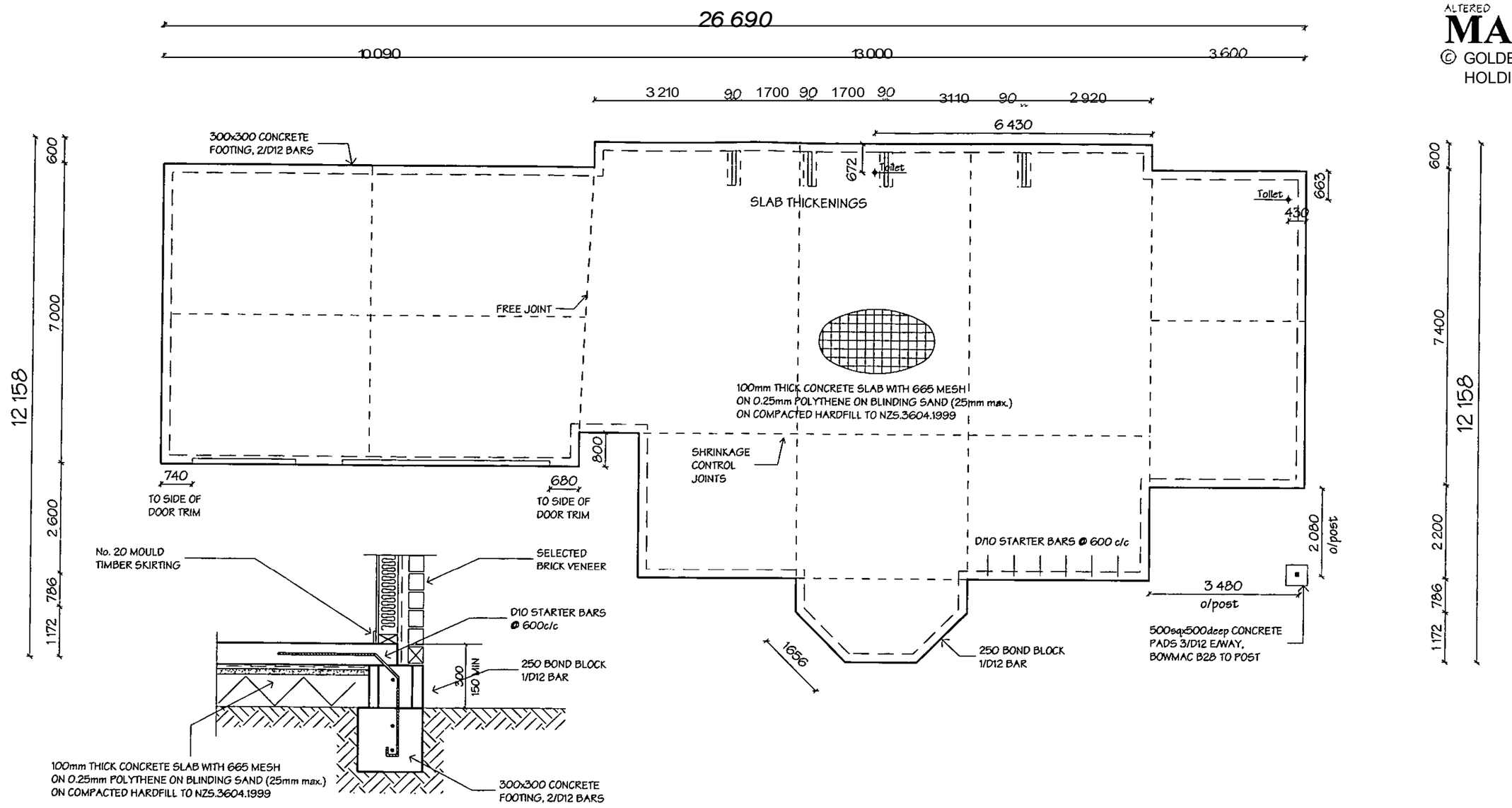
NOTES:

JOB TITLE
E&S THOMAS RESIDENCE
LOT No. 2 / DP 31077
KING ROAD,
MANAGAWHAI HEADS

DRAWING TITLE
ELEVATIONS

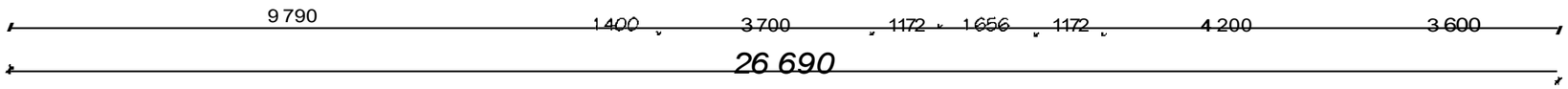
SALES	JOB NO.	SHEET NO.
SUZANNE	0066	1 OF 12
DRAWN: KARL	SCALE: 1 : 100	DATE: 23/11/04
CHECKED		

ALTERED
MARIE
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FOOTING DETAIL

SCALE 1:20



REINFORCED CONCRETE SLAB TO BE IN ACCORDANCE WITH SECTION 7.5.8.6.4 OF NZS.3604.1999

SHRINKAGE CONTROL JOINTS IN SLAB SHALL COMPLY WITH THE FOLLOWING CRITERIA:

(a) SHRINKAGE CONTROL JOINTS SHALL BE POSITIONED TO COINCIDE WITH MINOR CHANGES OF PLAN
(b) SUPPLEMENTARY STEEL (2 D/10 BARS 1.2 LONG) AT EACH INTERNAL CORNER EXCEPT ACROSS SHRINKAGE CONTROL JOINTS
(c) MEBAY DIMENSIONS SHALL BE FORMED BY CONSTRUCTION OR SHRINKAGE CONTROL JOINTS SHALL HAVE A MAXIMUM RATIO OF LENGTH:WIDTH OF 21

WIND ZONE HIGH
EARTHQUAKE ZONE C
CORROSION ZONE 1

GOLDEN HOMES
HARRISON CONSTRUCTION LTD

NOTES: THE DIMENSIONS ON THIS FOUNDATION PLAN ARE TO BE CHECKED BY ALL TRADES PRIOR TO COMMENCEMENT OF ANY WORKS AS THEY ARE AN INDICATION ONLY AND HAVE BEEN SHOWN TO HELP VERIFY EACH TRADES OWN CALCULATION FROM THE FLOOR PLAN. THE DESIGNER TAKES NO RESPONSIBILITY FOR ANY ERRORS IN THE DIMENSIONS SHOWN. BECAUSE OF THE POSSIBILITY OF CRACKS DEVELOPING IN THE CONCRETE FLOOR DUE TO SHRINKAGE DURING THE CURING PROCESS, HARRISON CONSTRUCTION LTD. CANNOT GUARANTEE AGAINST FLOOR TILES BREAKING

JOB TITLE
E&S THOMAS RESIDENCE
LOT No. 2 / DP 31077
KING ROAD,
MANAGAWHAI HEADS

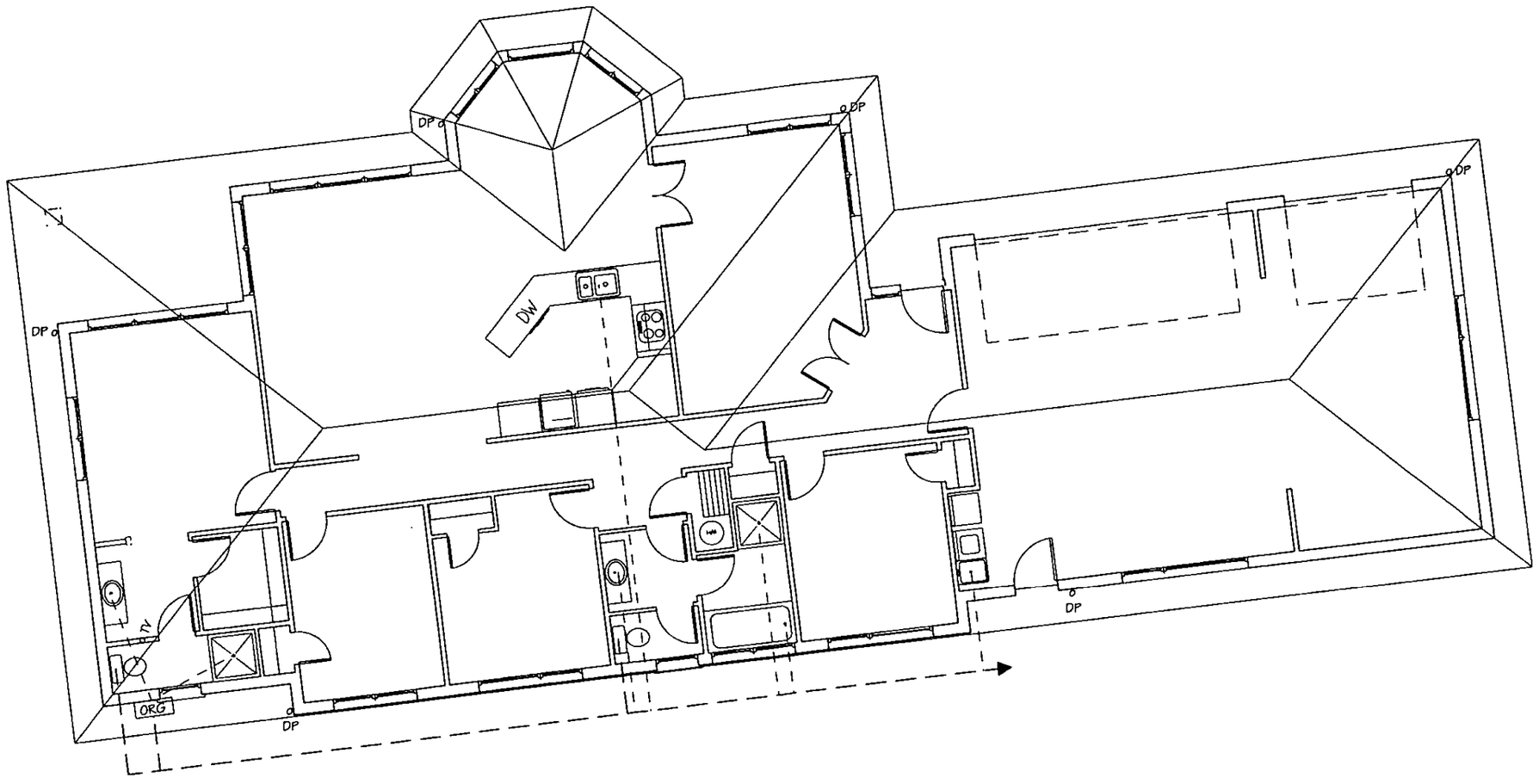
DRAWING TITLE
FOUNDATION PLAN

SALES SUZANNE	JOB NO. 0066	SHEET NO. 5 OF 12
DRAWN KARL	SCALE 1:100	DATE 23/11/04
CHECKED		

ALTERED

MARIE

© GOLDEN HOMES HOLDING5 LTD 1994



KEY

— — —	100mm PVC STORMWATER DRAIN
— — —	100mm PVC SOIL DRAIN
— — —	65mm WASTE PIPES
oTV	TERMINAL VENT
oIP	INSPECTION POINT
ORG	OVERFLOW RELIEF GULLY
oDP	DOWNPIPES

ALL DRAINAGE TO ASNZ.3500.2.2

WIND ZONE HIGH
EARTHQUAKE ZONE C
CORROSION ZONE 1

GOLDEN HOMES
HARRISON CONSTRUCTION LTD

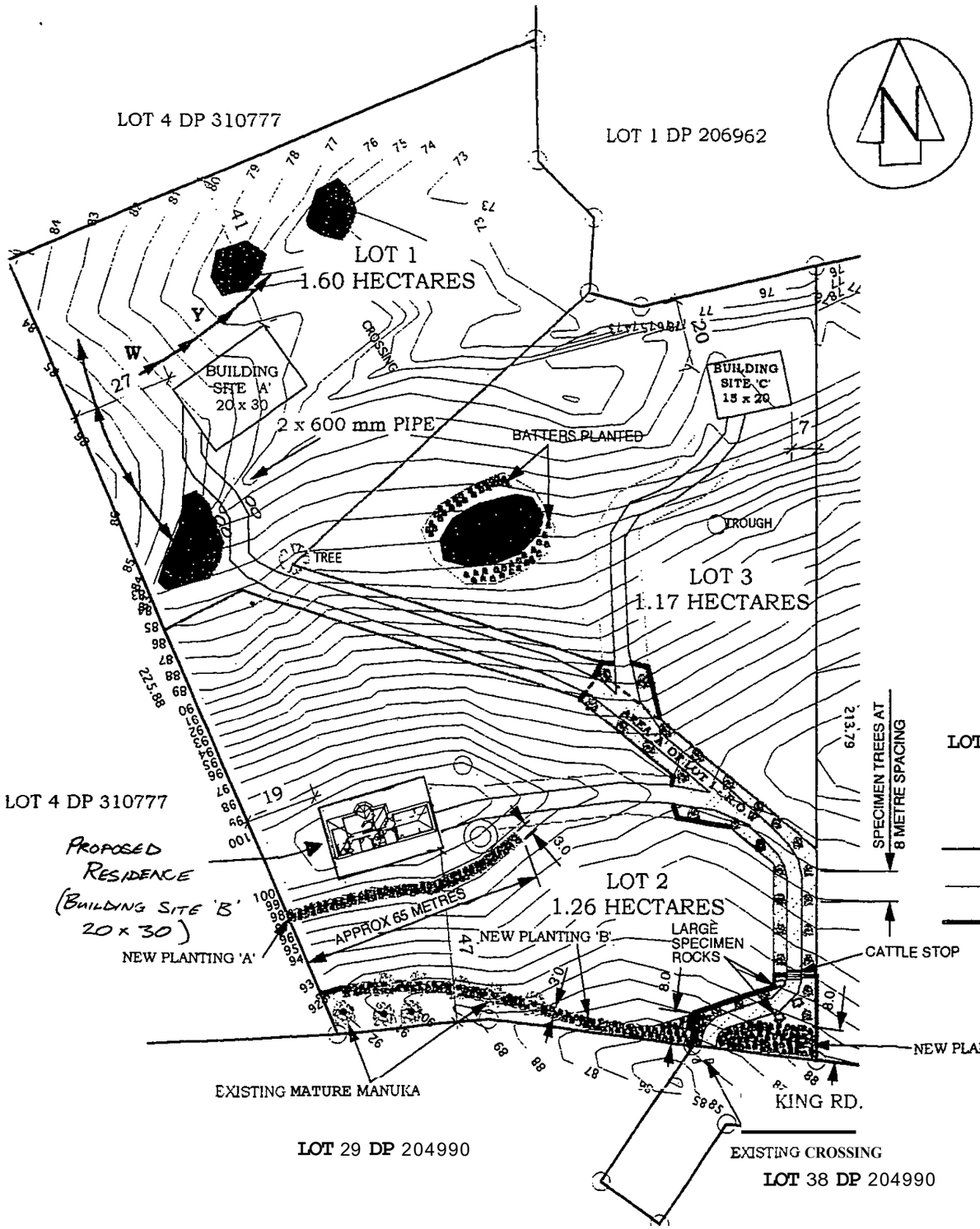
NOTES:

JOB TITLE
E&S THOMAS RESIDENCE
LOT No. 2 / DP 31077
KING ROAD,
MANAGAWHAI HEADS

DRAWING TITLE
DRAINAGE PLAN

SALES: SUZANNE	JOB NO.: 0066	SHEET NO.: 3 OF 12
DRAWN: KARL	SCALE: 1 : 100	DATE: 23/11/04
CHECKED:		

ALTERED
MARIE
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GOLDEN HOMES
HARRISON CONSTRUCTION LTD

NOTES:
ALL BOUNARY BEARINGS, LENGTHS AND PEG LOCATIONS TO BE CONFIRMED ON SITE PRIOR TO COMMENCING FOUNDATIONS, TO ENSURE HOUSE POSITION IS CORRECT, ANY DISCREPANCIES TO BE REPORTED TO THE DESIGNER IMMEDIATELY
SEWER & STORMWATER DRAINS & CONNECTIONS TO BE CONFIRMED ON SITE PRIOR TO COMMENCEMENT OF FOUNDATIONS
BUILDING PLATFORM TO BE FLAT WITH A SOIL BEARING CAPACITY OF NO LESS THAN 100kpa

JOB TITLE
E&S THOMAS RESIDENCE
LOT No, 2 / DP 31077
KING ROAD,
MANAGAWHAI HEADS

DRAWING TITLE
SITE PLAN

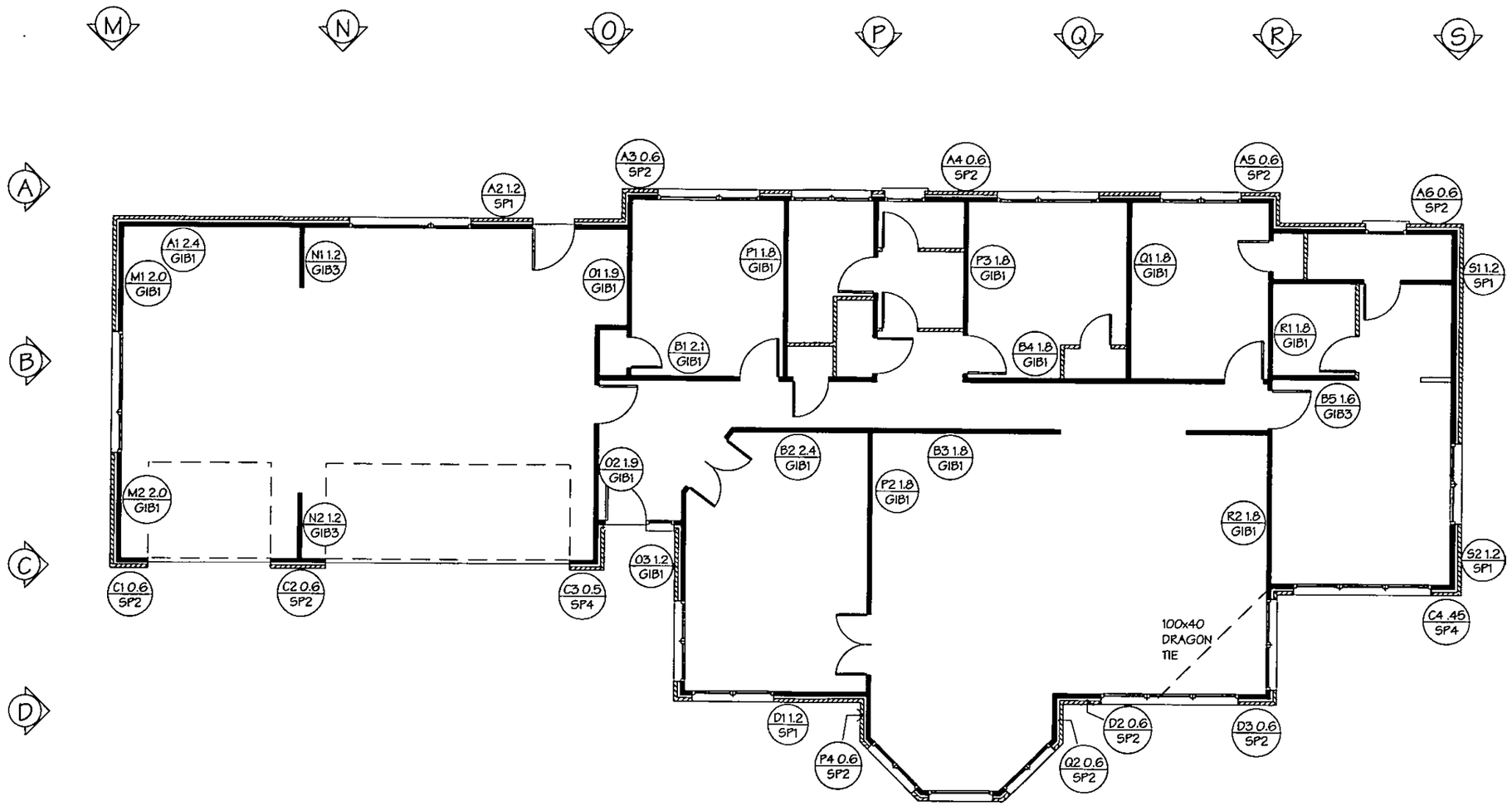
WIND ZONE HIGH
EARTHQUAKE ZONE C
CORROSION ZONE 1

JOB NO.
SHEET NO. 2 OF 12
KARL
CHECKED
SCALE NOT TO SCALE
DATE 23/11/04

ALTERED

MARIE

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WIND ZONE HIGH
EARTHQUAKE ZONE 2
CORROSION ZONE 1

GOLDEN HOMES
HARRISON CONSTRUCTION LTD

NOTES:

A1 / GIB1 — BRACE LABEL AND LENGTH

BRACE MPE

SYSTEMS MANUAL
GIB BRACES FIXED IN ACCORDANCE WITH GIB BRACING
PLY BRACES FIXED IN ACCORDANCE WITH CARTER HOLT HARVEY ECOPLY PLYBRACE HOUSE BRACING SYSTEM MANUAL

JOB TITLE

E&S THOMAS RESIDENCE
LOT No. 21 DP 51077
KING ROAD,
MANAGAWHAI HEAD5

DRAWING TITLE

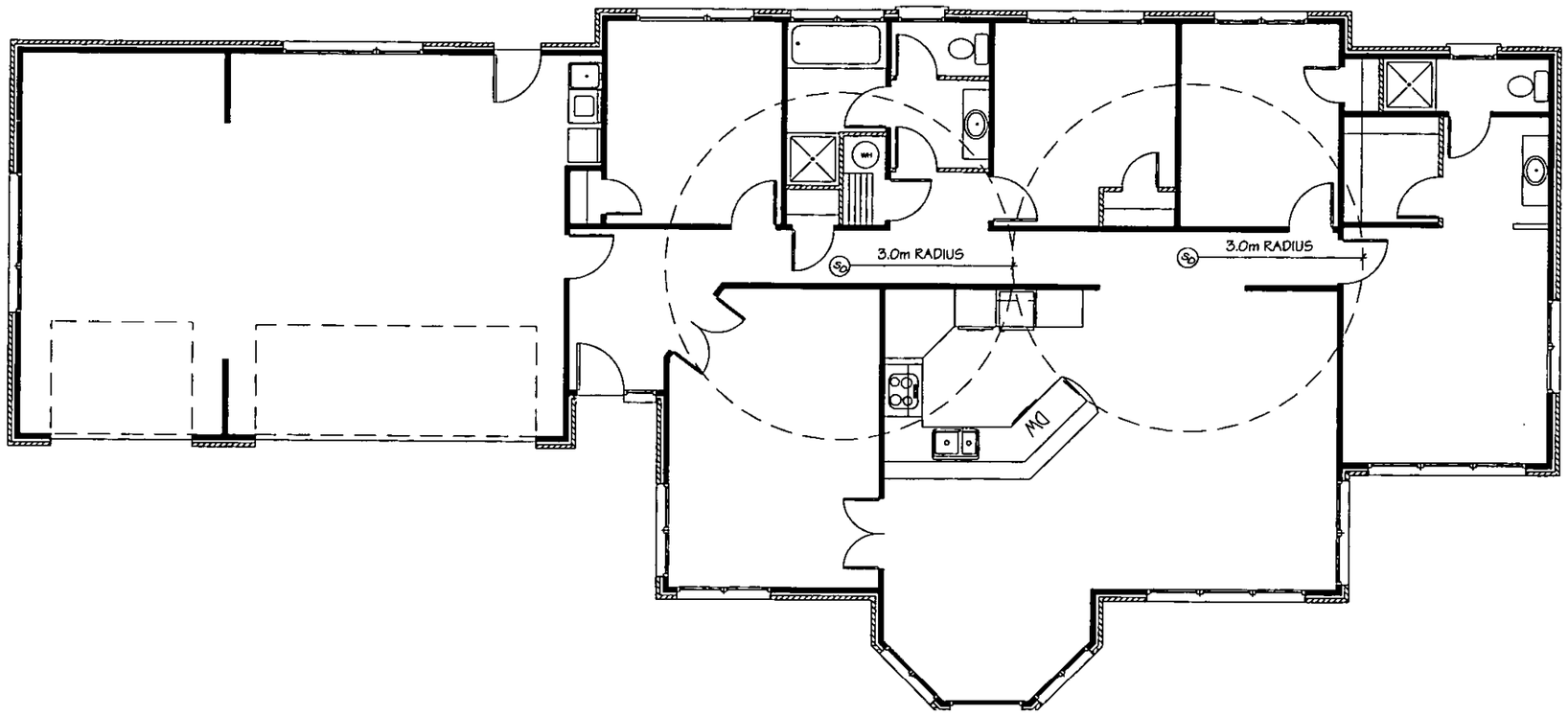
BRACING PLAN

SALES	JOB NO.	SHEET NO.
DRAWN SUZANNE KARL	0066	6 OF 12
CHECKED	SCALE 1:100	DATE 23/11/04

ALTERED

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ELECTRICAL KEY

○	RECESSED LIGHTS	21 No.
	3 in 1 HEAT LAMP & DUCTING	2 No.
	SINGLE P/POINT	4 No.
	DOUBLE P/POINT	12 No.
RCD	RCD POINT	2 No.
OHTR	HEATED TOWEL RAIL	2 No.
TV	TV NOUTLET	1 No.
PH	TELEPHONE JACK	2 No.
2W	2 WAY LIGHT CIRCUIT	1 No.
RH	RANGEHOOD DUCTING	1 No.
SD	SMOKE DETECTORS	2 No.
	AUTO PANTRY LIGHT	1 No.
	AUTO GARAGE D W R POINT	1 No.
	MAINS	O/C
	METER BOX	1 No.

HOBB, OVEN, & HWC WRING
BUILDERS TEMPORARY SUPPLY
INSPECTION & CONNECTION FEES

- POSITION OF ELECTRICAL FIXTURES TO BE CONFIRMED WITH OWNER ON SITE

WIND ZONE HIGH
EARTHQUAKE ZONE C
CORROSION ZONE 1

GOLDEN HOMES
HARRISON CONSTRUCTION LTD

NOTES:

AN AUTOMATIC SMOKE DETECTION AND ALARM SYSTEM IS REQUIRED WITHIN 3.0m OF EACH SLEEPING ROOM DOOR AND BE ABLE TO BE HEARD FROM THE OTHERSIDE OF THE CLOSED DOOR. ONLY WHERE ONE IS REQUIRED BY THE TABLE 4.1 OF C/AS1. REFER APPROVED DOCUMENT F7 NZBC. SMOKE ALARMS SHALL BE LISTED OR APPROVED BY A RECOGNIZED AUTHORITY AS COMPLYING WITH LEAST ONE, (1) OF: UL 217, ULC S531, AS 3786, BS 5446 PART 1.

JOB TITLE

E&S THOMAS RESIDENCE
LOT No. 2 / DP 31077
KING ROAD,
MANAGAWHAI HEADS

DRAWING TITLE

ELECTRICAL PLAN

SALES: SUZANNE	JOB NO.: 0066	SHEET NO.: 7 OF 12
DRAWN: KARL	SCALE: 1:100	DATE: 23/11/04
CHECKED:		

Natural Hazards S44B(2)(a)

Drought

The Council has no known information about this natural hazard, including as exacerbated by climate change, that would affect the property. Please consult the Northland Regional Council Hazard attachment for further information, provided by the Northland Regional Council, in relation to this natural hazard.

Earthquake, Geothermal and Volcanic

Kaipara District Council commissioned ENGEO Limited to undertake an assessment of engineering geology and geotechnical hazards and their associated risk for development within certain growth areas of the Kaipara District. ENGEO Limited summarized its findings on these matters in a report to the Council dated 16th April 2019 and 17th June 2019 (**ENGEO Report**).

The Council is providing the ENGEO Report as it is information relating to natural hazards that is known to the Council.

The information contained in the ENGEO Report was current as at the date of the report and has been provided in good faith. The Kaipara District Council makes no representation, warranty or undertaking as to the accuracy, completeness, quality or fitness for any particular purpose of the information contained in the ENGEO Report.

The information contained in the ENGEO Report is provided on a regional/catchment basis and in most cases is not site specific. Any users of the information must obtain advice from suitably qualified practitioners if site specific information is required.

Users must also note that natural hazards outlined in the ENGEO Report do not consider any interventions that may modify the natural hazard risks to a specific site.

Mangawhai Technical Report

Scope of report	*This report presents a geotechnical assessment and hazard mapping for the Mangawhai Area*
Report Title:	*Geotechnical Assessment Mangawhai*
Report date:	*16.04.2019*
Entity/Person who prepared the report:	*Engeo Limited*
Entity/person who commissioned the report:	*Kaipara District Council*
Purpose of the report:	*The purpose of this geotechnical assessment is to provide the Kaipara District Council (KDC) with information on land stability and other geotechnical hazards that could constrain development of the area defined by KDC as 'Future Residential and Business Growth Area' and 'Greater Structure Plan Policy Area' of Mangawhai*
Where or how to access report	*Engeo Reports*

Kaipara District Technical Report

Scope of report	*This report presents a geotechnical assessment and hazard mapping for the Kaipara District*
Report Title:	*Geotechnical Assessment Kaipara District*
Report date:	*17.06.2019*
Entity/Person who prepared the report:	*Engeo Limited*
Entity/person who commissioned the report:	*Kaipara District Council*
Purpose of the report:	*The purpose of this geotechnical assessment is to provide the Kaipara District Council (KDC) with information on land stability and other geotechnical hazards that could constrain development of the area defined by KDC as 'Future Residential and Business Growth Area' and 'Greater Structure Plan Policy Area' of Kaipara District.*
Where or how to access report	*Engeo Reports*

Northland Regional Council may provide further data regarding this Natural Hazard. Please refer to the Northland Regional Council attachment for any applicable information.

Erosion and Landslide

Kaipara District Council commissioned ENGEO Limited to undertake an assessment of engineering geology and geotechnical hazards and their associated risk for development within certain growth areas of the Kaipara District. ENGEO Limited summarized its findings on these matters in a report to the Council dated 16th April 2019 and 17th June 2019 (ENGEO Report).

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Natural Hazards

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Where or how to access report	*Engeo Reports*

Kaipara District Technical Report

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Where or how to access report	*Engeo Reports*

Northland Regional Council may provide further data regarding this Natural Hazard. Please refer to the Northland Regional Council attachment for any applicable information.

Flooding

Kaipara District Council relies on flooding information provided by the Northland Regional Council. Please consult the Northland Regional Council Hazard attachment, for information provided by the Northland Regional Council, relating to this hazard.

Fire

Kaipara District Council has no known information about this natural hazard, including as exacerbated by climate change, that would affect the property.

Wind

Kaipara District Council has no known information about this natural hazard, including as exacerbated by climate change, that would affect the property.

S44B(2)(a) Natural Hazards

Dated 20 August 2026 v3.0

The information in this report has been prepared by the Northland Regional Council for the purposes of providing information to the Territorial Authorities in Northland in accordance with Part 6A of the Local Government Official Information and Meetings Act 1987.

The information contained in this report is current as at the date of the report and has been provided in good faith. Best efforts have been made to ensure the accuracy and completeness of the information however Northland Regional Council makes no representation, warranty or undertaking as to the accuracy, completeness, quality or fitness for any particular purpose. Where information is provided in draft form, that information may not have been peer reviewed or accepted by Northland Regional Council as correct.

The information is provided on a regional/catchment basis and in most cases is not site specific. Any users of the information must obtain advice from suitably qualified practitioners if site specific information is required.

Users must also note that natural hazards outlined in this report do not take into account any interventions that may modify the natural hazard risks to a specific site.

Flooding
Not Applicable.

River flood maps
Not Applicable.

Draft river flood reports
Not Applicable.

Coastal inundation hazard maps
Not Applicable.

Surveyed and observed flood levels
Not Applicable.

Flood susceptible lands
Not Applicable.

Erosion and Landslide
Not Applicable.

Coastal erosion
Not Applicable.

Tsunami
Not Applicable.

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

Scope of report	*Regional*
Report Title:	*Droughts in Northland: A Local and Regional Analysis*
Report date:	*2024*
Report prepared by:	*National Institute of Water and Atmosphere*
Report commissioned by	*Northland Regional Council*
Purpose of the report:	*Analysis of the development, occurrence and severity of droughts in Northland Region.*
Where or how to access report	*Envirolink website* Droughts in Northland: A local and regional analysis

In September 2024 the Ministry for the Environment and NIWA published national climate projections. Droughts are expected to become more frequent and more severe in Te Taitokerau Northland by 2090.

Volcanic, Geothermal and Earthquake

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

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

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

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

Technical Report for earthquake information

Scope of report	*Regional*
Report Title:	*A review of natural hazards information for Northland region* *Section 2.0 Seismic Hazards*
Report date:	*2004*
Report prepared by:	*Institute of Geological & Nuclear Sciences Limited*
Report commissioned by	*Northland Regional Council and Whangarei District Council*
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.*
Where or how to access report	*Northland Regional Council Website* https://www.nrc.govt.nz/media/2itixwuo/naturalhazards.pdf

Print Date: 10/29/2026
Print Time: 4:00 PM

Asset Map 0122009404

KAIPARA DISTRICT
Kaipara te Oranganui • Two Oceans Two Harbours



Scale: 1:946
Original Sheet Size: A4

Projection: NZGD 2000 New Zealand Transverse Mercator
Bounds: 1737537.808028E 6005116.886478N
1737807.658669E 6004955.35803N

The information provided is an indication only and needs to be validated in the field. Kaipara District Council accepts no responsibility for errors or omissions for loss or damage resulting from the reliance or use of this information. Cadastral information is derived from LINZ's Digital Cadastral Record System (CRS) CROWN COPYRIGHT RESERVED.

Print Date: 10/29/2026
Print Time: 3:57 PM

Asset Map 0122009404

KAIPARA DISTRICT
Kaipara te Oranganui • Two Oceans Two Harbours



Scale: 1:946
Original Sheet Size: A4

Projection: NZGD 2000 New Zealand Transverse Mercator
Bounds: 1737537.808028E 6005116.886478N
1737807.658669E 6004955.35803N

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Roads and driveways

District councils are responsible for local roads and Transit New Zealand is responsible for state highways. Private driveways are the responsibility of private landowners.

Check whether the access driveway from the public road is part of the property or crosses other land.

Make sure any right of way is recorded on the title.

Check that any right of way shown on paper matches up with the formed access.

Check the location of any dwelling in relation to other people's or shared driveways – vehicles using driveways can cause dust.

Will my green rural outlook change?

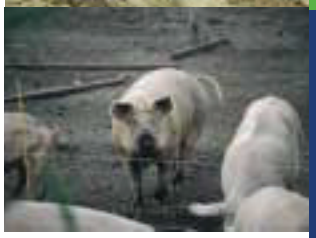
The rural landscape is constantly changing. Change is a necessary and inevitable part of living in the country -

- farming methods change
- new types of rural production will occur
- crops (including trees) will be harvested
- land may be subdivided
- new people and new ideas will come

The council's rules are not intended to preserve things as they are now but to manage the environmental effects of ongoing changes.

Ask the council about its rules for rural subdivision and the location of buildings on adjoining land.





Other things to check:

- Requirements for controlling serious weeds
- Responsibilities to control dogs and livestock
- The use of chemical sprays
- The location of emergency services (doctor, rural fire service)
- Power connection to the property



How can I find out about all of that?

Visit your district council – they will be able to answer many of your questions.

The district council can give you a Land Information Memorandum (a 'LIM') which describes important details about any property. There will usually be a small fee – but it is a small price to pay for accurate information.

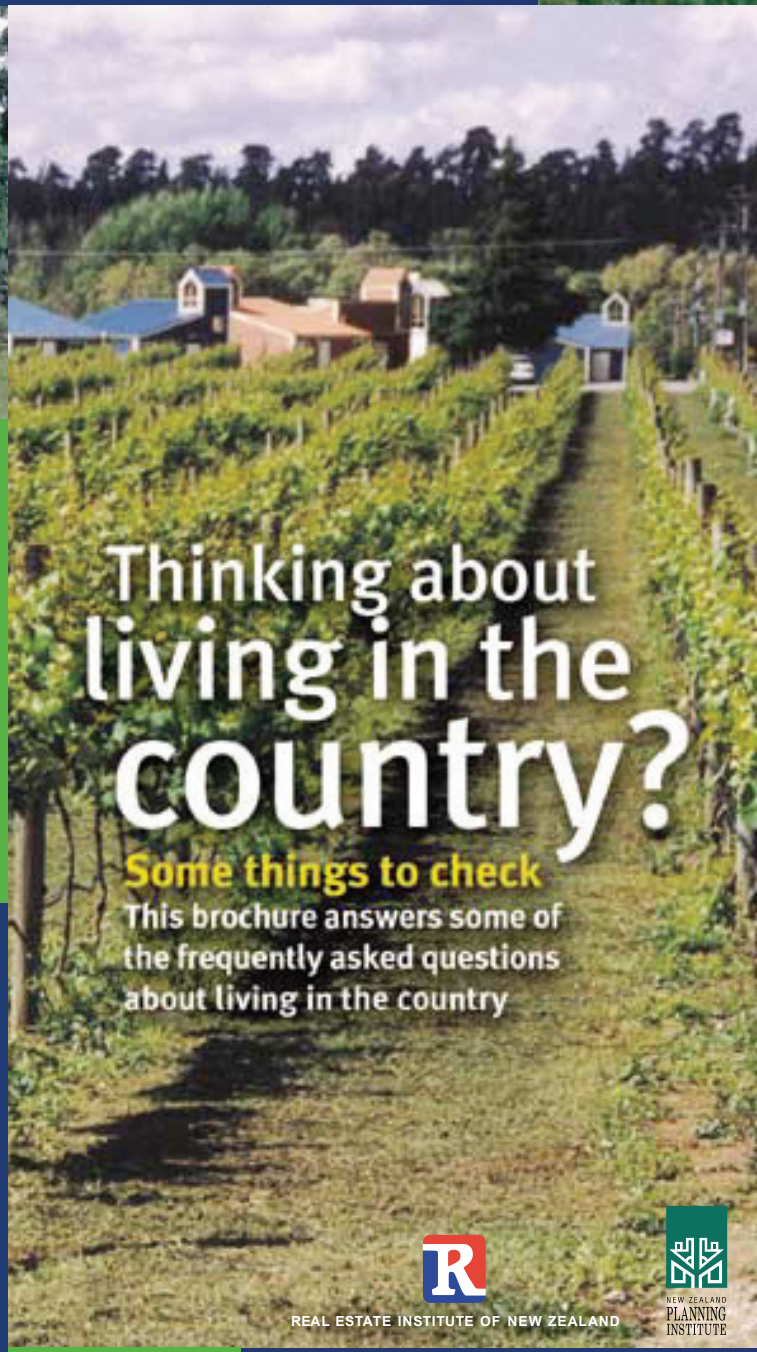
You might also like to talk to the regional council.

Published by the
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Manatū Mō Te Taiao
PO Box 10362, Wellington
Tel: (04) 917 7400, www.mfe.govt.nz

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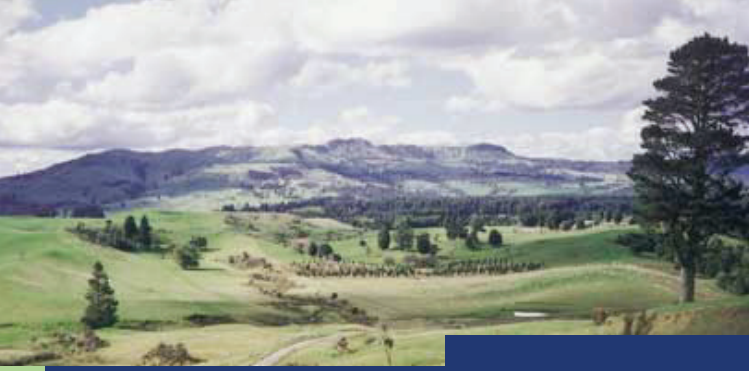
Thinking about living in the country?

Some things to check

This brochure answers some of the frequently asked questions about living in the country

REAL ESTATE INSTITUTE OF NEW ZEALAND

NEW ZEALAND PLANNING INSTITUTE



it's paradise – right?

It can be but remember - the rural environment is where people live and work. That means it's both a beautiful landscape and a place of production.

Some production activities create effects that are noticeable on adjoining properties. Many of these effects are a necessary and legitimate part of rural production. Maybe not all day or all year – but sometimes, depending on the season, there might be:

Noise Dogs barking, farm machinery operating, planting or harvesting activities, stock being moved, bird scaring devices, truck movements in the early or late hours, stock noise at weaning time, helicopters

Smell Animal enclosures, silage, effluent disposal

Smoke Stubble burn-off or other fires

Dust Cultivation, planting and harvesting, vehicles on unsealed roads and driveways

Spray Agrichemical spraying of crops and paddocks

Look around the rural neighbourhood and see what's there. Think about how established activities might affect you.

Ask around – find out what day-to-day life is like in that rural area in all seasons.

Spend some time there – check it out in good weather and bad weather days and all wind directions.

Can I do anything I want on my land?

It might pay to check. Usually you can – provided your activities don't cause adverse environmental effects.

Councils are responsible for managing the effects of activities and may have rules and bylaws controlling things like:

- house location and number of houses
- location of farm buildings and stock yards
- disposal of household sewage and stock effluent
- taking water from the ground or rivers
- discharges to ground and water
- burning of open fires
- distance of shelter belts and plantation forestry from boundaries
- noise
- removal of scrub or trees
- earthworks to build access tracks

There may be particular or additional controls in areas that have special landscape or ecological importance.

Ask the council for a copy of the rules applying to your property and rural neighbourhood.

Just as in town, it's important to get on with neighbours. The council can set basic guidelines or standards but, when it comes to managing minor matters, it's up to you and your neighbours.

Make sure you can get hold of your neighbours if anything happens on their property that might affect you.

Why not tell your neighbours about anything you plan to do that might affect them?





Water and sewerage

Most rural properties have to provide for their own water supply and sewage disposal.

This usually means rain water has to be collected in tanks or water has to be pumped from waterways or an underground bore. If water is already piped onto the property from elsewhere, find out where it comes from and check that there is an easement or permission that allows this to continue – even in summer dry periods.

Sewage disposal is often to a septic tank. Septic tanks need to be emptied periodically.

It may be that you will need to install a new water supply or sewage disposal system – especially if the property is bare land.

water supply and sewage disposal systems meet required standards and actually work.

Rural landowners are responsible for the ongoing maintenance of water supply and sewage disposal systems – you'll need to know how to maintain pumps and clear blocked drains.

