Whangarei District Council
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Land Information Memorandum

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

LIM number: LM2601746

Received: 20 Oct 2026

Issued: 04 Nov 2026

Applicant

J M Martin
104 Ngunguru Ford Road
RD 3
Whangarei 0173

Site Information

Property ID: 65553

Street Address: 307 Whananaki North Road
Hikurangi 0181

Legal Description: LOT 2 DP 165991 BLK XII HUKERENUI SD

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: NA100B/854
- Deposited Plan: DP 165991

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

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

1. Refer to copy of following report as attached:

    a. On-Site Effluent Disposal Report by Richardson Stevens Consultants Ltd dated 16/10/1995 from BC9513811.

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

No Whangarei District Council services are available in this area.

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

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

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

Copy of Building Consents and Code Compliance Certificates issued for this property are attached as listed below:

- BC9513811 – New Dwelling
  Building Consent Issued – 17/11/1995
  Code Compliance Certificate Issued – 30/10/2000

- BC0154418 – Garage
  Building Certificate Dated – 28/11/2001
  Building Consent Issued – 29/11/2001
  This Building Consent has **NOT** had a Code Compliance Certificate issued

- BC1100461 – Additions to Existing Dwelling – Ensuite
  Building Consent Issued – 24/06/2011
  Code Compliance Certificate Issued – 29/08/2011

- BC2201143 – New Heating Appliance
  Building Consent Issued – 26/08/2022
  Code Compliance Certificate Issued – 01/11/2022

Copy of Building Consent Exemption granted for this property is attached.

- BX090085 – Residential Sleepout
  Building Consent Exemption Granted – 20/10/2009

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

This property is located in a Rural Production Zone.

See map attached and for more information search the property address on Council's ePlan: https://eplan.wdc.govt.nz/plan

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

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

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

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

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

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

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

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

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

s44B(2) Natural Hazards

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

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

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

District Plan Information about Natural Hazards

The Whangarei Operative District Plan identifies this property as being in the following:

- Flood Susceptible Area

Refer to map attached.

Information about what this means, including District Plan rules that apply to this property, can be found in Part 2 - District-Wide Matters under Hazards and Risks - Natural Hazards: https://www.wdc.govrt.nz/ePlanNaturalHazards

The flood susceptible area maps provide a trigger layer for provisions to manage the risk of flooding in the Operative District Plan. These provisions are currently subject to Plan Change 1 - Natural Hazards (PC1).

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

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

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

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

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

Building Act Information about Natural Hazards

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

Flooding

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

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

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

River flood maps

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

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

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

Draft river flood reports

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

The following reports are available:

- Whangārei Catchment Upgrade and Options Model. Project objectives include providing an appropriate modelling capability for catchment management, asset management and flood risk management. The completed model as well as the Whangārei urban areas detailed level which is closely related to the drainage system management. The report was prepared April 2023 by EWaters and updated in 2025

- Report on the Northern Wairoa Rainfall, Tidal and Storm-Surge Model is designed to simulate rainfall-induced flooding, tidal influences, and storm surge effects for the Northern Wairoa catchment, with a focus on the Dargaville area. The model has been calibrated using multiple flood events at all river gauge locations within the catchment. The report was prepared in September 2025 by Submergent Limited for Northland Regional Council.

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

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

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

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

Surveyed and observed flood levels

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

Surveyed River Flood Levels are available on the Northland Regional Council Natural Hazards Maps viewer.
https://www.nrc.govt.nz/environment/natural-hazards-portal/hazard-maps/advanced-hazard-map-viewer/

Information about observed Coastal Flood Levels is available on the Northland Regional Council's website.
https://www.nrc.govt.nz/media/jtmbbgr1/historicobservedcoastalfloodlevelsnorthland2017.pdf

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:	Lower Purua, Lower Wairua, Mangahahuru, Mangere, Waipao, Waiotu, Whakapara Catchments (Catchment M14)
2. Report Title:	Design Modelling Lower Purua, Lower Wairua Bridge, Mangahahuru, Mangere, Waipao, Waiotu, Whakapara Catchment (M14)
3. Report date:	May 2021
4. Report prepared by:	Water Technology
5. Report commissioned by:	Northland Regional Council
6. Purpose of the report:	This report documents the design modelling methodology for Lower Purua, Lower WairuaBridge, Mangahahuru, Mangere, Waipao, Waiotu, Whakapara Catchment (M14), noting that this catchment was calibrated to the January 2011 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 Morphum Environmental Ltd, dated 4 October 2019, provided a technical overview of the scope, methodology, issues and limitations of the mapped Overland Flow Paths and indicative extent of surface depression areas.

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

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

Land Instability

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

A landslide is defined as the downslope movement of a mass of earth, rock or debris under the influence of gravity. 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/moderate.** These maps are based on a district wide study entitled ‘Landslide Susceptibility Assessment for Whangarei District Council, October 2022.

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

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

Technical report

1. Report Title:	Landslide Susceptibility Assessment for Whangarei District Council
2. Report date:	October 2022
3. Report prepared by:	Tonkin & Taylor Ltd
4. Report commissioned by:	Whangarei District Council
5. Purpose of the report:	The purpose and outcomes of this analysis and mapping is to: Provide a landslide susceptibility assessment and map that covers the 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 Whangarei District Council.

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

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

Tsunami

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

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

With funding from the Natural Hazards Commission Northland Civil Defence and Emergency Management have modelled the tsunami risk and created Tsunami Evacuation Zone and Safe Zone map:
https://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/tr4ng33g/northlands-landscape-driven-erosion-map-lws-2025.pdf

1. Scope of report	Regional
2. Report Title:	The S-PAL Framework: Technical User Guide for Erosion Susceptibility Assessment and Mitigation
3. Report date:	2026
4. Report prepared by:	Land and Water Science
5. Report commissioned by	Northland Regional Council
6. Purpose of the report:	This User Guide explains how to use the S-PAL v 2.0 Framework to identify land that is prone to erosion across Northland. S-PAL stands for Sediment-Process Attribute Layers - a system that combines detailed maps and measurements to show where the land is most likely to erode and shed sediment into waterways.
7. Where or how to access report	Northland Regional Council website: https://www.nrc.govt.nz/media/qkofckd2/northland-erosion-and-sediment-risk-map-technical-user-guide-11jan2026.pdf

Draft subsidence report

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

Drought

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

Technical Report for Northland Drought Assessment

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

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

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

Volcanic, Geothermal and Earthquake

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

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

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

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

Technical Report for earthquake information

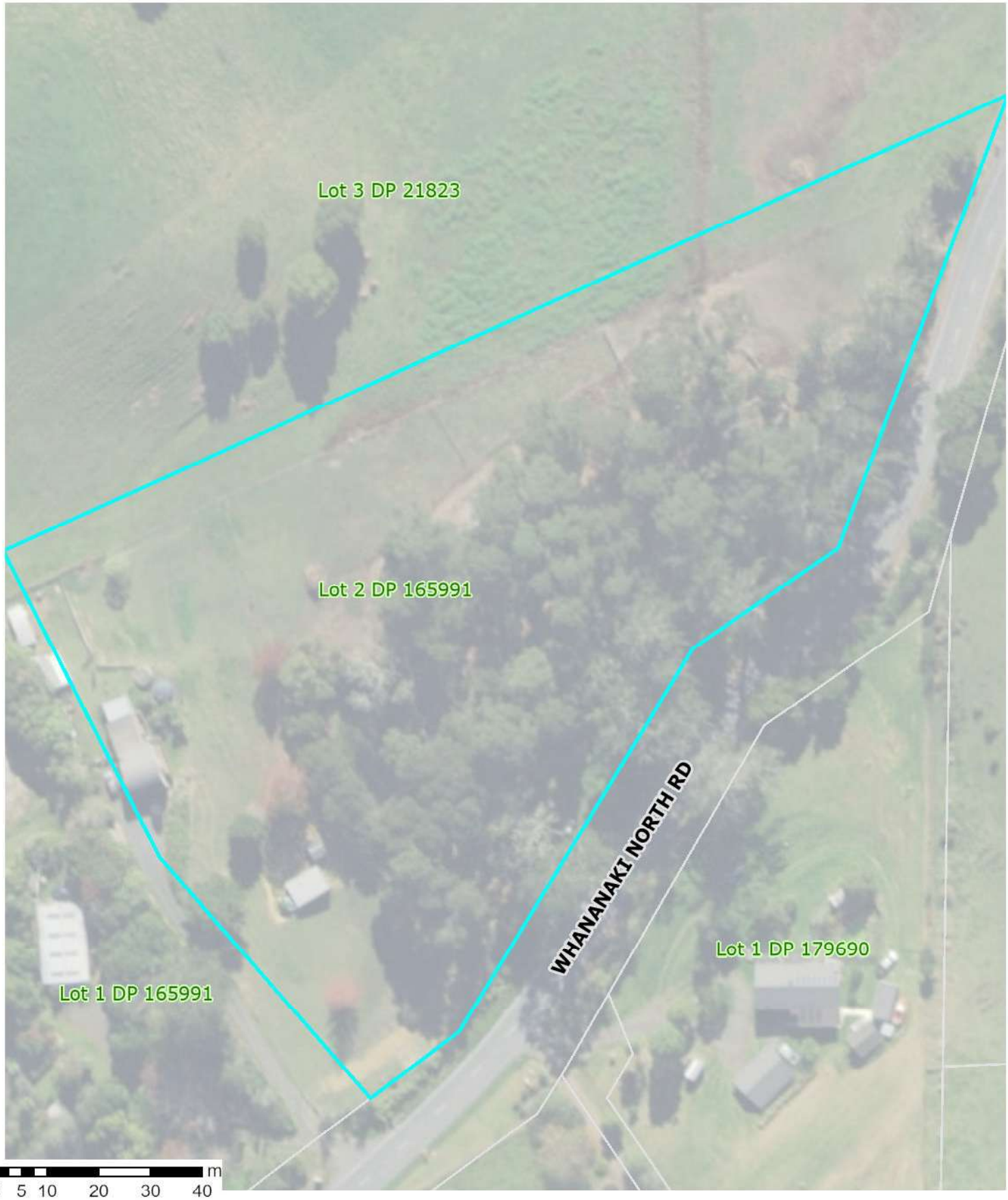
1. Scope of report	Regional
2. Report Title:	A review of natural hazards information for Northland region Section 2.0 Seismic Hazards
3. Report date:	2004
4. Report prepared by:	Institute of Geological & Nuclear Sciences Limited
5. Report commissioned by:	Northland Regional Council and Whangarei District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

Signed for and on behalf of Council:

P Luwes
Property Information Officer

Property Map

Whangarei District Council



New Subdivisions

- Proposed Pre-223
- 223 Certificate

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

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

4 November 2026

Scale 1:1,000

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

Aerial Photography



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

4 November 2026

Scale 1:1,000

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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	**NA100B/854**
Land Registration District	**North Auckland**
Date Issued	21 June 1995

Prior References
NA13C/335 NA54D/1318

Estate	Fee Simple
Area	1.5040 hectares more or less
Legal Description	Lot 2 Deposited Plan 165991

Registered Owners
Avon Paul Gledhill as to a 1/2 share
Sharon Patricia Wyatt as to a 1/2 share

Interests

Subject to Section 59 Land Act 1948 (affects part formerly CT NA13C/335)

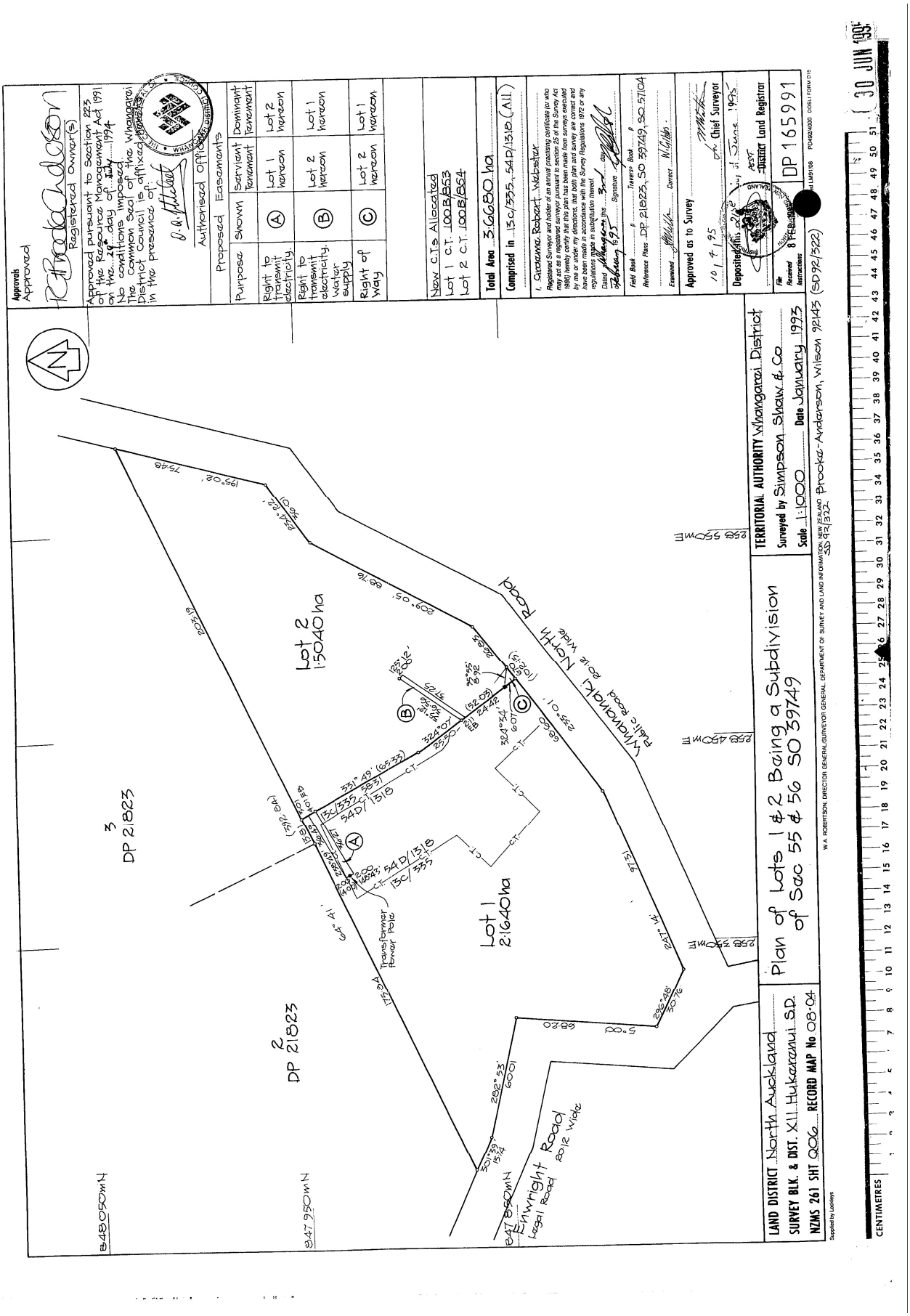
Subject to Section 8 Mining Act 1971 (affects part formerly CT NA54D/1318)

Subject to Section 168A Coal Mines Act 1925 (affects part formerly CT NA54D/1318)

Subject to a right of way over part marked C and a right to transmit electricity and to a water supply right over part marked B on DP 165991 specified in Easement Certificate C856486.2 - 21.6.1995 at 12.38 pm

Appurtenant hereto is a right to transmit electricity specified in Easement Certificate C856486.2 - 21.6.1995 at 12.38 pm

11419079.3 Mortgage to Westpac New Zealand Limited - 3.5.2019 at 4:34 pm


Approved
Registered Owners
Approved pursuant to Section 226 of the Resource Management Act 1991 on the 28th day of July 1994
No conditions imposed
The common Seal of the Whangarei District Council is affixed hereto in the presence of:
Authorised Officer
Proposed Easements
Purpose
Shown
Servient tenement
Dominant tenement
Right to transmit electricity
A
Lot 1 Hereon
Lot 2 Hereon
Right to transmit electricity, water supply
B
Lot 2 Hereon
Lot 1 Hereon
Right of Way
C
Lot 2 Hereon
Lot 1 Hereon
New C.T.s Allocated
Lot 1 C.T. 100B/853
Lot 2 C.T. 100B/854
Total Area 3.6680 ha
Comprised in 15C/335, 54D/1518 (All)
I, Suzanne Robert Webster
Registered Surveyor and holder of an annual practising certificate (or who may act as a registered surveyor pursuant to section 25 of the Survey Act 1986) hereby certify that this plan has been made from surveys executed by me or under my directions, that both plan and survey are correct and have been made in accordance with the Survey Regulations 1972 or any regulations made in substitution thereof
Dated this 3rd day of February 1995
Signature
Field Book p Traverse Book p
Reference Plans DP 21823, SO 39749, SO 57104
Easement Correct
Approved as to Survey
10/4/95
Chief Surveyor
Deposited this 2nd day of June 1995
Assistant District Land Registrar
File Reference
Received 8 FEB 1995
Instructions
DP 165991
PD482/4000 DOSLI FORM D15
LMS106
30 JUN 1995
Lot 2 1.5040 ha
Lot 1 2.1640 ha
DP 21823
3
2
Whangarai North Road
Public road 20.12 wide
Emwright Road
Legal Road 20.12 wide
Transformer Power Pole
Plan of Lots 1 & 2 Being a Subdivision of Sec 55 & 56 SO 39749
TERRITORIAL AUTHORITY Whangarei District
Surveyed by Simpson Shaw & Co
Scale 1:1000
Date January 1995
W.A. ROBERTSON, DIRECTOR GENERAL/SURVEYOR GENERAL, DEPARTMENT OF SURVEY AND LAND INFORMATION, NEW ZEALAND
SD 94/352
Brooks-Anderson, Wilson 98145 (SD92/322)
LAND DISTRICT North Auckland
SURVEY BLK. & DIST. XII Hukaramui S.D.
NZMS 261 SHT Q06
RECORD MAP No 08-04
Supplied by Lockleys
CENTIMETRES

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: Wednesday, 4 November, 2026

Property Number	65553
Legal Description	LOT 2 DP 165991 BLK XII HUKERENUI SD
Assessment Number	0030047002
Address	307 Whananaki North Road Hikurangi 0181
Record of Title(s)	100B/854
Land Value	$355,000
Capital Value	$760,000
Date of Valuation	01-July-2024
Effective Date (used for rating purposes)	01-July-2025
Meter Location	

Rates Breakdown (up to 30 June 2027)

Rates Charge	Charge Total
General Residential - Lifestyle	1,094.11
Stormwater	124.00
Hikurangi Swamp Major Scheme - Class F	7.46
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	12.50
Regional Land and Freshwater Management	99.26
Regional Pest Management	110.40
Regional Sporting Facilities	7.94
Regional Whangarei Transport Rate	29.70
Annual Charge Total	**$2,808.28**

Opening Balance as at 01/07/2026 $-254.38

Rates Instalments	Total
20/07/2026 Instalment	$702.28
20/10/2026 Instalment	$702.00
20/01/2027 Instalment	$702.00
20/04/2027 Instalment	$702.00
Rates Total	**$2,808.28**

Balance to Clear $1,642.22

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WHANGAREI DISTRICT COUNCIL

FORUM NORTH • PRIVATE BAG 9023, WHANGAREI, NEW ZEALAND. TELEPHONE 09 438 4879. FAX 09 438 7632

Issue Document

BUILDING CONSENT No:13811
Section 35, Building Act 1991
Issued:17Nov95
Project Information Memorandum No: 13693

13811

Applicant

BENJAMIN JOHN KNOWLES
P O BOX 78
MAUNGATAPERE

Agent

ROUND HOUSE COMPANY
P O Box 11009
PORT WHANGAREI

Site Information

PROPERTY ID: 65553
ASSESSMENT NO: 00300/470.02
STREET ADDRESS: WHANANAKI NORTH RD, R D 1, HIKURANGI
LEGAL DESCRIPTION: Lot 2 DP 165991

Project Information

PROJECT IS FOR: New Building
INTENDED USE(S): NEW DWELLING
INTENDED LIFE: Indefinite but not less than 50 years
VALUE OF WORK: $99,500.00
NUMBER OF STAGES: 1

Fees

COUNCIL'S TOTAL CHARGES FOR THIS BUILDING CONSENT ARE: $965.00
PAYMENTS RECEIVED TO DATE:
Receipt number: 730853 Date: 13Nov95 Amount: $965.00

See attached page(s) for any other conditions.

This Consent is issued subject to the following conditions:

1: General

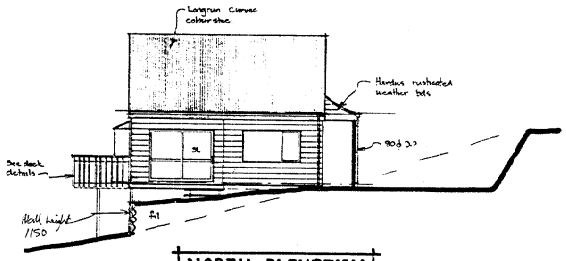
No Requirements.

11851

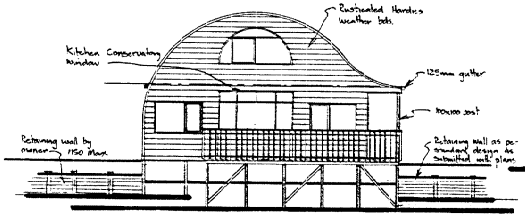
Signed for and on behalf of the Council

Name: G.Byers

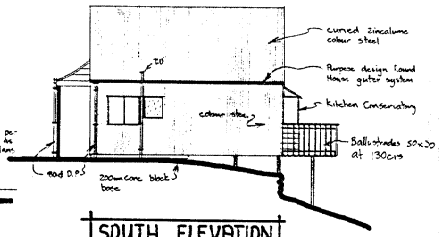
Signature: ..... Date: 17./11../95.



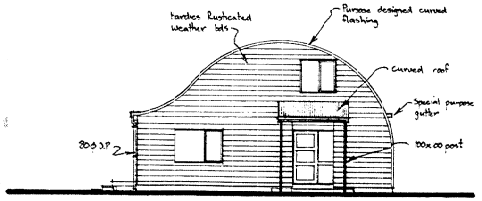
NORTH ELEVATION



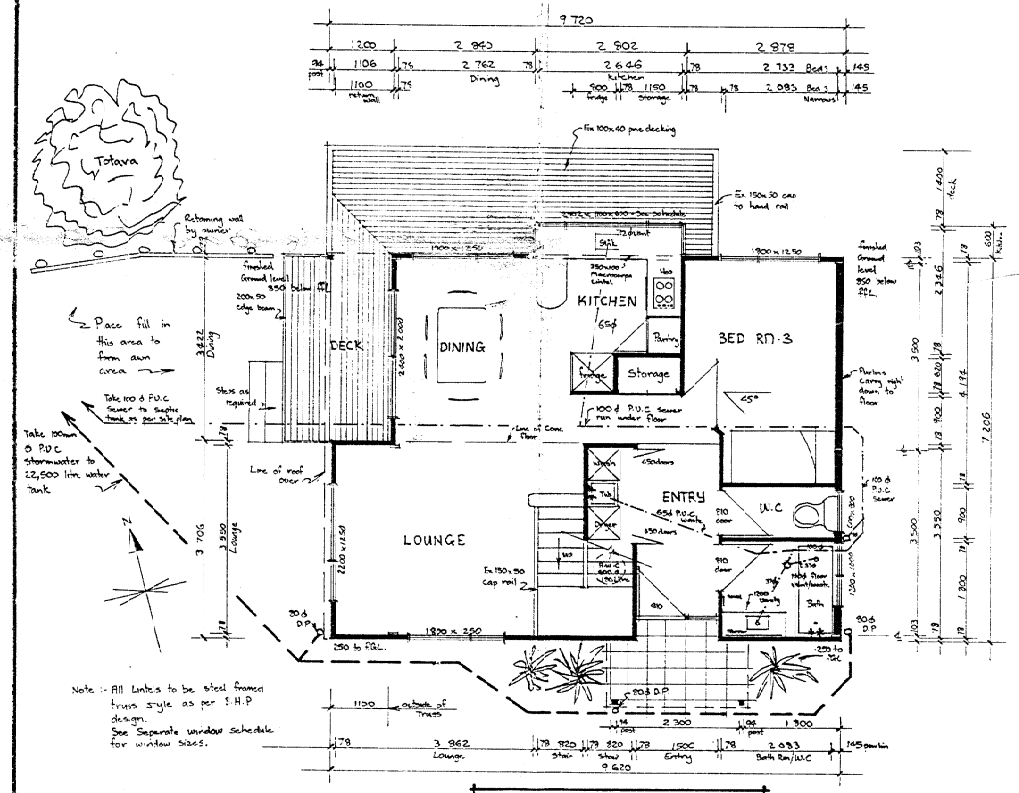
EAST ELEVATION



SOUTH ELEVATION

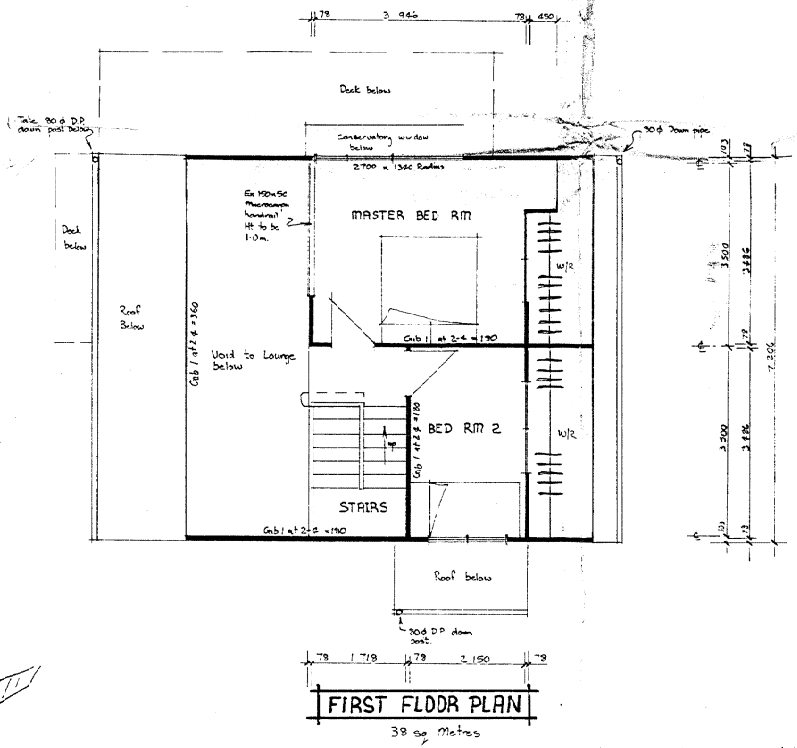


WEST ELEVATION



FLOOR PLAN & STORMWATER

67 sq Metres



FIRST FLOOR PLAN

38 sq Metres

Note - All dimensions to be checked on site by contractor

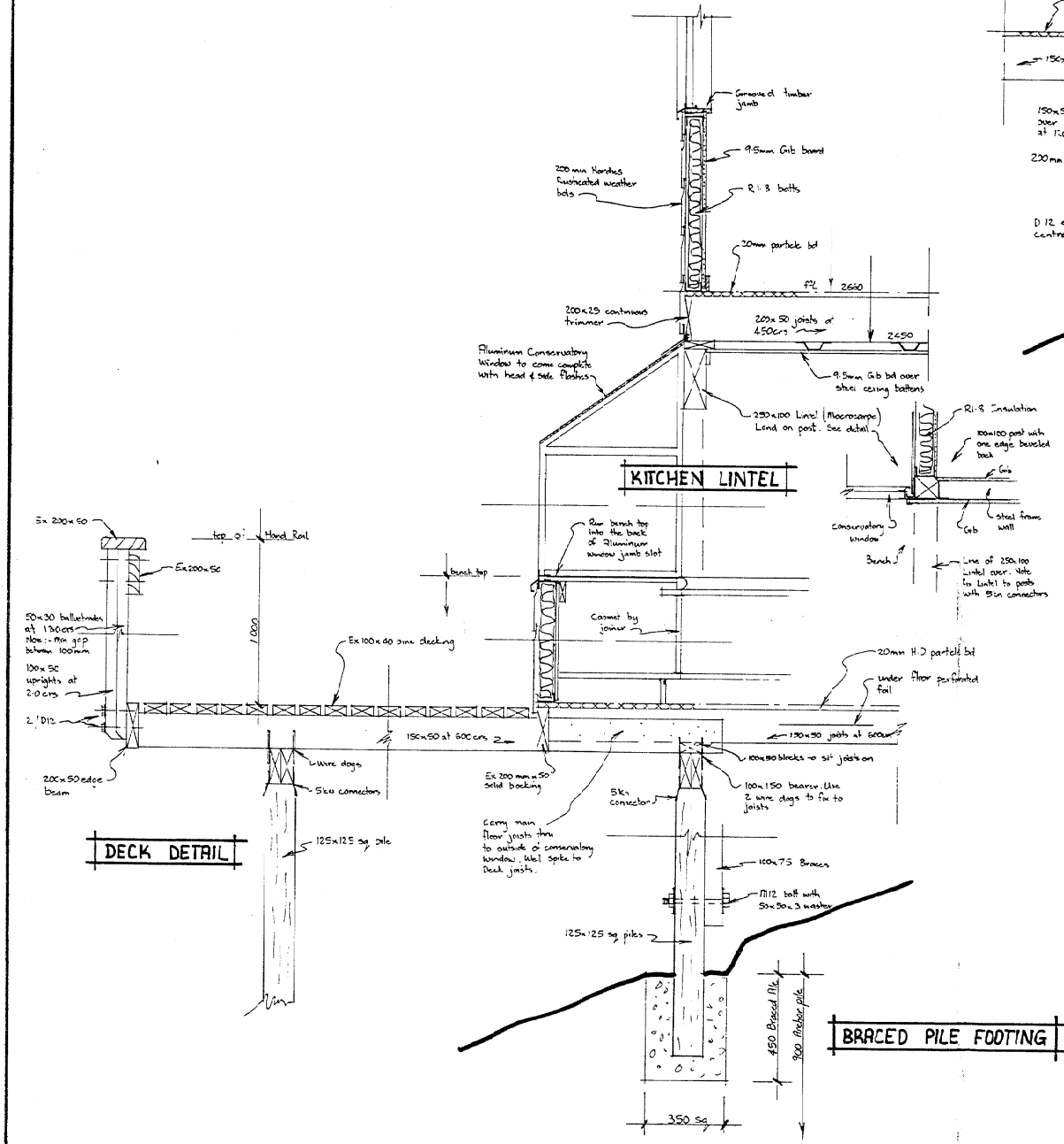
RECEIVED
16 NOV 1995
Whangarei District Council

AMENDED PLAN

NEW HOME for B. KNOWLES & L. HOBBS - WHANANAKI NTH. RD.

NORTHLAND DESIGN

DRAWN Peter Ferguson	CHECKED Amended Plans	SCALES 1 to 50	SHEET 1
TRACED	DATE October 95		SERIES OF 3
			REF



RECEIVED
16 NOV 1995
Whangarei District Council
AMENDED PLAN

NEW HOME for B. KNOWLES & L. HOBBS - WHANANAKI NTH. RD.

NORTHLAND DESIGN

DRAWN Peter Ferguson	CHECKED	SCALES 1:10	SHEET 3
TRACED	DATE October 95		SERIES OF 3
			REF

Richardson, Stevens Consultants Ltd.
CONSULTING CIVIL & STRUCTURAL ENGINEERS
2 SEAVIEW ROAD, WHANGAREI. PH (09) 438-3273. FAX (09) 438-5734.

File No. ETS 1197
Plan Ref. No. .....
Calculated by GERALD.
Checked by .....
Date 16-10-95

Refers to ON-SITE EFFLUENT DISPOSAL.

Client KNOWLES – WHANANAKI NORTH RD.

PROPOSAL :

MR KNOWLES PLANS TO BUILD A NEW HOME ON HIS PROPERTY, JUST OFF WHANANAKI NORTH ROAD. ON-SITE EFFLUENT DISPOSAL WILL BE REQUIRED.

THE HOUSE SITE IS ON SLOPING GROUND. NATURAL FALL IS AVAILABLE TOWARDS ONE SIDE OF THE HOUSE TO WHERE A CONVENTIONAL LAND DISPOSAL EFFLUENT SYSTEM IS PROPOSED. PREDOMINANT SOIL TYPE IS CLAY.

SOIL PROFILE : (BORE DUG TO 1.6 m ; 75 mm Ø).



BROWN - GREY FRIABLE TOPSOIL.

YELLOW - BROWN CLAYS. STICKY IN PLACE WITH GENERAL BLOCK STRUCTURE.

YELLOW - GREY TO LIGHT GREY CLAY. NO MOTTLING INDICATING LEACHING OR GLEYING. FRIABLE BUT FIRM STRUCTURE.

NO INDICATION OF GROUND WATER AT ANY DEPTH.

LEGAL DESCRIPTION :

LOT
D.P.

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Plan Ref. No. .....
Calculated by GERALD.
Checked by .....
Date 16-10-95.

Refers to .....

Client .....

PERCOLATION TEST :

A 1-HOUR PERCOLATION TEST WAS CARRIED OUT ON-SITE USING 2 / 400 mm DEEP BY 200 mm SQUARE HOLES. THE GROUND AND SOIL WERE IN A WETTED CONDITION FROM WEEKEND AND EARLY MORNING RAIN.

THE FOLLOWING RESULTS WERE RECORDED :

HOLE 1 = 130 mm / HR.
HOLE 2 = 80 mm / HR.

MAKING ALLOWANCES FOR THE HIGH CLAY CONTENT OF THE SOIL, A LONG TERM ACCEPTANCE RATE OF 10 $\ell / m^2 /$ DAY IS RECOMMENDED.

EFFLUENT LOADING AND DESIGN :

3-BEDROOM HOUSE ; TANK WATER SUPPLY.

DESIGN FOR 5 PERSONS USING 140 ℓ / PERSON / d.

i.e. $5 \times 140 = 700\ \ell$ / DAY.

$\Rightarrow$ REQUIRE $\frac{700}{10} = 70\ m^2$ DISPOSAL AREA.

$\Rightarrow$ USE 3 / 1.5 m WIDE x 18 m LONG

EVAPOTRANSPIRATION BEDS.

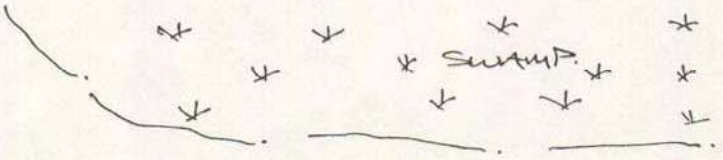
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CONSULTING CIVIL & STRUCTURAL ENGINEERS
2 SEAVIEW ROAD, WHANGAREI. PH (09) 438-3273. FAX (09) 438-5734.

File No. ETS1197
Plan Ref. No.
Calculated by GERALD.
Checked by
Date 16-10-95.

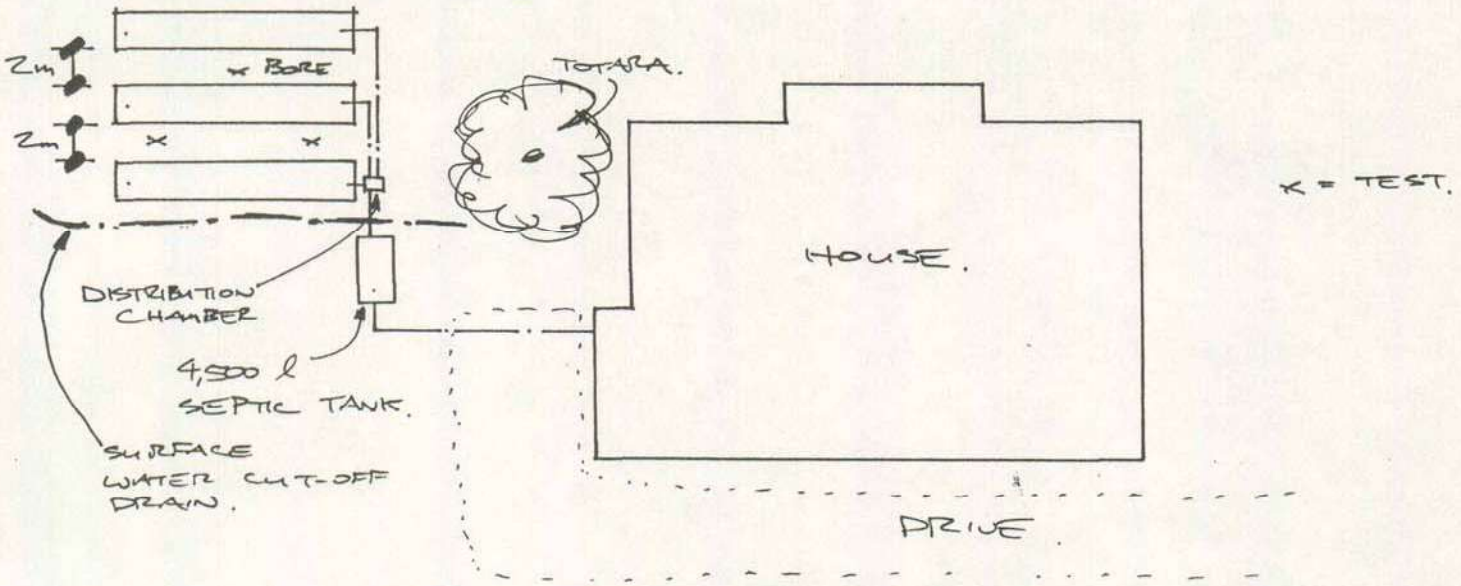
Refers to
Client

FIELD LAYOUT :



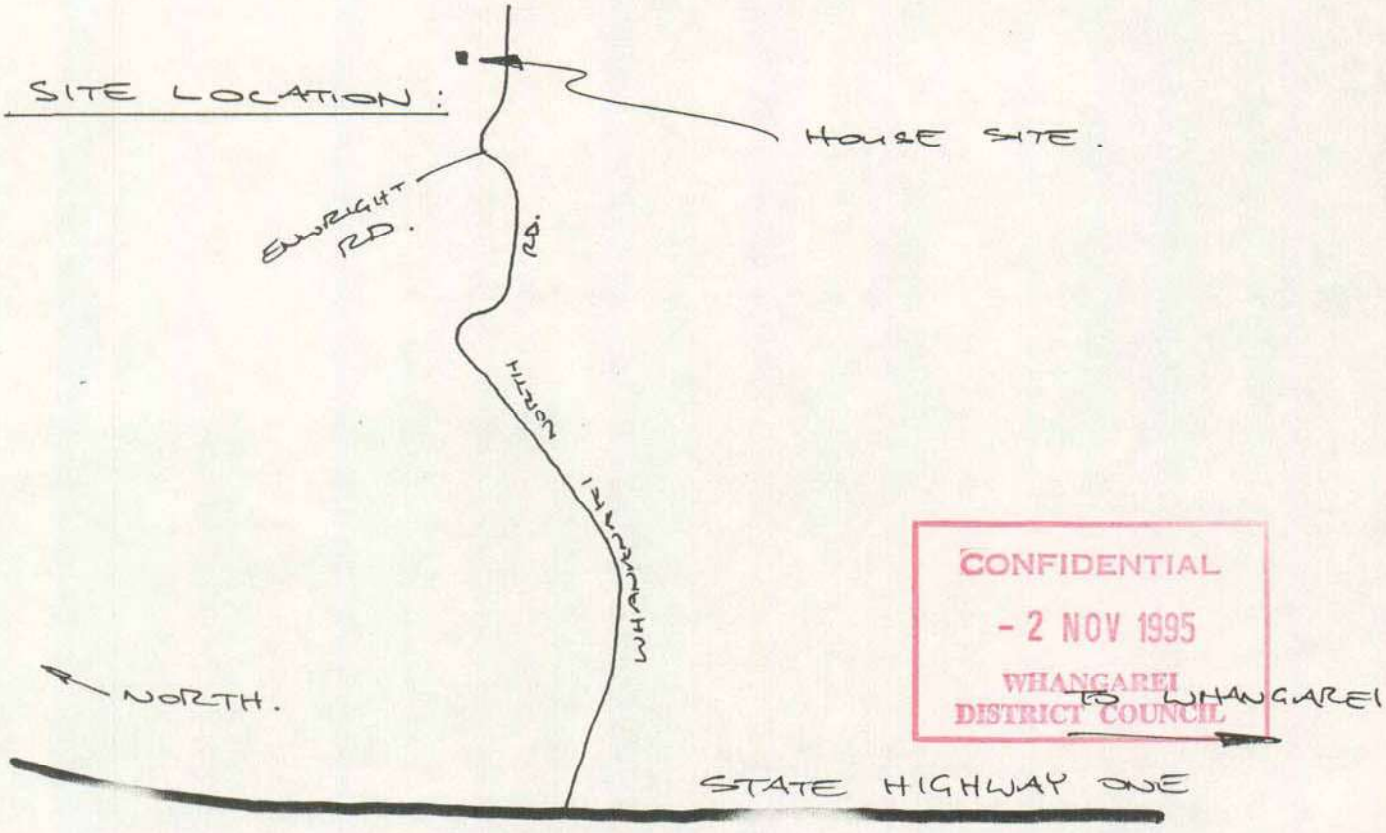
SLOPE / FALL.

3/18 m LONG BEDS PARALLEL WITH SLOPE.



x = TEST.

SITE LOCATION :



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2 SEAVIEW ROAD, WHANGAREI. PH (09) 438-3273. FAX (09) 438-5734.

File No. ETS1197
Plan Ref. No. .....
Calculated by GERALD
Checked by .....
Date 16-10-95

Refers to .....

Client .....

SUMMARY AND RECOMMENDATIONS:

1). RECOMMEND 2-STAGE 4,500 ℓ SEPTIC TANK.

2). BED FINISHING DETAIL WILL GIVE A GARDEN APPEARANCE. PLANTING IS HIGHLY RECOMMENDED AS CLAY SOILS CAN BE LIMITING FOR SOAKAGE ALONE. SHALLOW ROOTING PLANTS SHOULD BE PLANTED IN TOPSOIL MOUND TO PERFORM EVAPORATION. THESE SHOULD BE PLANTED AT 1 PLANT / m^2.

SUGGESTED SHALLOW ROOTING PLANTS:

- RHUBARB
- ARUM LILY
- CANNA LILY
- FLAX
- KAKA BEAK
- GERANIUMS
- BEGONIAS.

PLANTING OF THE BED IS IMPORTANT, FUNCTIONAL, AND GIVES AN ATTRACTIVE FINISH.

3). 3 / 18 x 1.5 m BEDS TO DISPOSE OF WASTE. EACH BED HAS A 17.5 m LONG DISTRIBUTION PIPE WITH A 90° BEND TO A VENT / INSPECTION CAP.

4) SURFACE WATER CUT-OFF DRAIN WILL PREVENT WATER FROM FLOWING OVER BED. WATER CAN BE DIVERTED AWAY FROM THE DISPOSAL AREA. (DOWN TO DRAIN).

5) PIPE WORK TO BE LEVEL THROUGHOUT BED. THIS WILL AVOID PONDING AND UTILISE ENTIRE TRANSPIRATION / SOAKAGE CAPABILITY OF BED.

6). REFER TO "LOOKING AFTER YOUR SEPTIC TANK" WHEN PROTECTING THE DISPOSAL AREA.

SIGNED : DATE : 16-10-95.

REGISTERED ENGINEER.

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RICHARDSON, STEVENS CONSULTANTS LTD.
CONSULTING ENGINEERS
2 Seaview Road, Whangarei

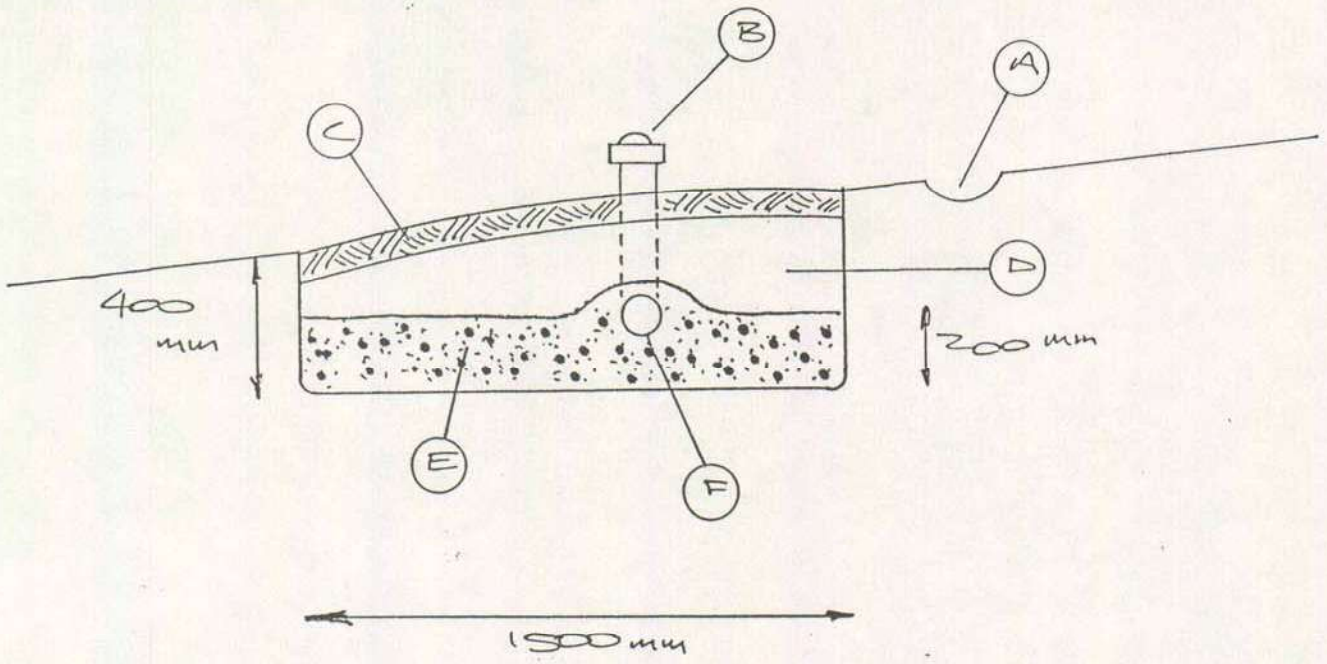
Richardson, Stevens Consultants Ltd.
CONSULTING CIVIL & STRUCTURAL ENGINEERS
SEAVIEW ROAD, WHANGAREI. PH (09) 438-3273. FAX (09) 438-5734.

File No. ETS 1197
Plan Ref. No. .....
Calculated by GERALD
Checked by .....
Date 16-10-95

Refers to .....

Client .....

BED DETAIL :



(A) SURFACE WATER CUT-OFF DRAIN.

(B) P.U.C. VENT PIPE / INSPECTION CAP.

(C) MOUNDED TOPSOIL (100 mm) PLANTED WITH BROADLEAF PLANTS.

(D) PAPA, FINES GRAVELS TO FILL SPACE BETWEEN TOPSOIL / SUBGRADE.

(E) 20 – 40 mm NO FINES DRAIN ROCK (200mm)

(F) 100 mm Ø CORRUGATED PERFORATED PIPE.

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BC13811

NGAREI DISTRICT COUNCIL

FORUM NORTH • PRIVATE BAG 9023, WHANGAREI, NEW ZEALAND. TELEPHONE 09 438 4879. FAX 09 438 7632

Issue Document

CODE COMPLIANCE CERTIFICATE No:13811

Section 43(3), Building Act 1991

DEC

Issued: 17/11/1995
Building Consent No: 13811

Applicant

BENJAMIN JOHN KNOWLES
P O BOX 78
MAUNGATAPERE

Agent

ROUND HOUSE COMPANY
P O Box 11009
PORT WHANGAREI

Site Information

PROPERTY ID: 65553
ASSESSMENT NO: 00300/470.02
STREET ADDRESS: WHANANAKI NORTH RD, R D 1, HIKURANGI
LEGAL DESCRIPT: LOT 2 DP 165991 BLK XII HUKERENUI SD

Project Information

PROJECT IS FOR: New Building
INTENDED USE(S): NEW DWELLING
INTENDED LIFE: Indefinite but not less than 50 years

NUMBER OF STAGES: 1

Fees

There are no outstanding fees.

See attached page(s) for any other conditions.

This is a final code compliance certificate issued in respect of all of the building work under the above building consent.

Signed for and on behalf of the Council

Name:.....

B.C.W. Ltd
Reg Building Certifiers No. 8
10 Rust Ave, Whangarei
Ph: 438-0401 Fax: 438-9587

Signature:..... Date: 30.10.00

See attached page(s) for any other conditions.

BUILDING CERTIFICATE: 54418

Section 56 Building Act 1991

Issued by: ...Building Certifiers (Whangarei)Ltd No 8 currently approved and registered as a Building Certifier

To: WHANGAREI DISTRICT COUNCIL

Building Consent No: 54418
Project Information Memorandum No: 54322
PID: 065554

SPEC

PROJECT		PROJECT LOCATION
New or relocated building	(x)	
Alteration	( )	
Intended use(s) *(in detail):*		Applicant : B Knowles and L Hobbs
single garage		Street address *(if any):* Whananaki North Rd
Intended life:		
Indefinite but not less than 50 years	(x)	
☐ Specified as ..... Years		Legal description: Lot 2 D P 165991
Demolition	( )	
Being stage ..... of an intended ..... stages		

This is to certify that BCW Ltd has been engaged to check plans and specifications and to carry out site inspections to ensure compliance with the NZ Building Code. in accordance with their general limitations as set by the Building Industry Authority.

The Building Certifier is satisfied on reasonable grounds that:

(x) The proposed building work would comply with the provisions of the building code if properly completed in accordance with the plans and specifications.

Signed on behalf of Building Certifiers (Whangarei) Ltd

Name .....

November 28, 2001

WHANGAREI DISTRICT COUNCIL

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

Issue Document

BUILDING CONSENT No:54418 54418
Section 35, Building Act 1991
Issued:29Nov01
Project Information Memorandum No: 54322

Applicant

BENJAMIN JOHN KNOWLES
P O BOX 1152
WHANGAREI

Agent

IDEAL BUILDINGS
P O BOX 1436
WHANGAREI

Site Information

PROPERTY ID: 065554 65553
STREET ADDRESS: WHANANAKI NORTH RD, R D 1, HIKURANGI 0251
LEGAL DESCRIPTION: LOT 2 DP 165991

Project Information

PROJECT IS FOR: Other & Demolition
INTENDED USE(S): GARAGE
INTENDED LIFE: Indefinite but not less than 50 years
VALUE OF WORK: $5,900.00
NUMBER OF STAGES: 1

Fees

COUNCIL'S TOTAL CHARGES FOR THIS BUILDING CONSENT ARE: $109.00
PAYMENTS RECEIVED TO DATE:
Receipt number: 2105729 Date: 28Nov01 Amount: $109.00

DEC

See attached page(s) for any other conditions.

This Consent is issued subject to the following conditions:

1: General

No Requirements.

Signed for and on behalf of the Council

Name: G. Byers

Signature: ..... Date: 29./11../01..

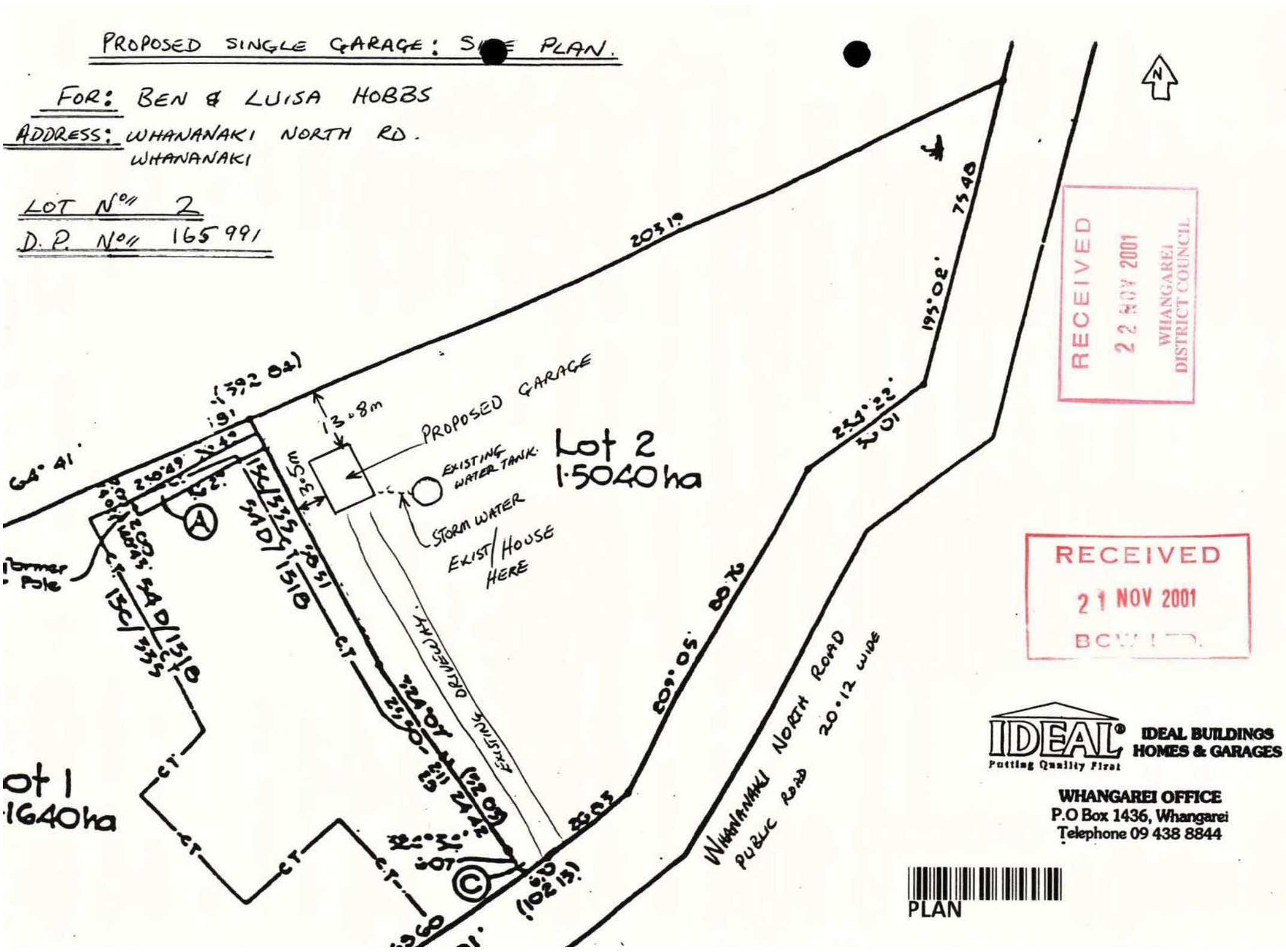
PROPOSED SINGLE GARAGE: SITE PLAN.

FOR: BEN & LUISA HOBBS

ADDRESS: WHANANAKI NORTH RD.
WHANANAKI

LOT N°// 2

D.P. N°// 165991



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22 NOV 2001
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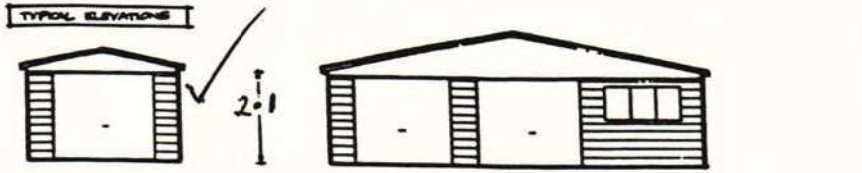
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21 NOV 2001
BCW

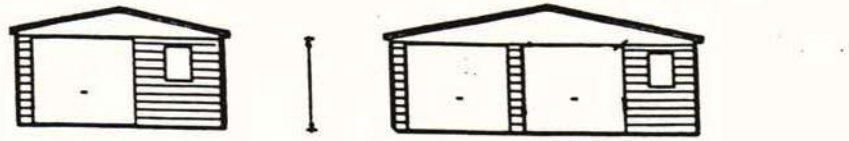
IDEAL® IDEAL BUILDINGS HOMES & GARAGES
Putting Quality First

WHANGAREI OFFICE
P.O Box 1436, Whangarei
Telephone 09 438 8844

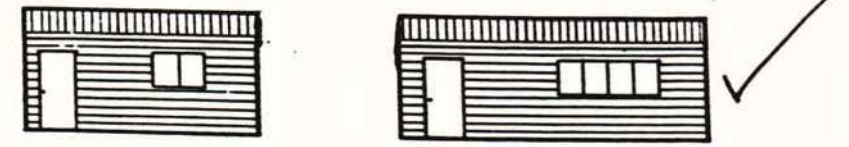
PLAN

TYPICAL ELEVATIONS

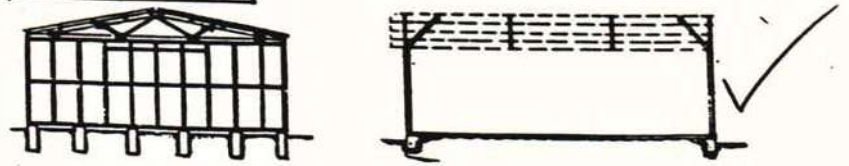


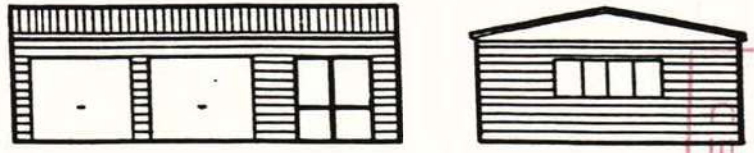






TYPICAL CROSS-SECTIONS





PLAN



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WHANGAREI OFFICE
P.O Box 1436, Whangarei
Telephone 09 438 8844

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APPROVED
28 NOV 2001
B.C.W. LTD.

SPECIFICATIONS

FOUNDATIONS - [redacted]
(delete n/a) - Concrete slab w/ footings & [redacted] reinf. D12
- Other (specify)

FRAMING
PLATES - 90 x 30mm H1 Pinus rad. 150mm clear of ground.
STUDS - 90x35 mm H1 Pinus rad. @ 600mm crs.
NOGS - 90x35 mm H1 Pinus rad. 1 row / 2 rows
PURLINS - 90x45mm H1 Pinus rad. on edge. Checked 25mm over truss cords. Installed @ 900 max crs.

ROOF TRUSSES
Pryda nail plate trusses (ref. A2962) by IDEAL GARAGES LTD. Installed @ 2400mm maximum centres

CLADDING
(delete n/a)
ROOF - .4 BMT Galvanised steel/ [redacted] Corrugated profile/ [redacted]
WALLS - .4 BMT Galvanised steel/ [redacted] Traditional 100mm w/b, [redacted]

RECEIVED
21 NOV 2001
BCW LTD.

IDEAL

1100461.

WHANGAREI DISTRICT COUNCIL

Forum North, Private Bag 9023
Whangarei 0148, New Zealand
Telephone: +64 9 430 4200
Facsimile: +64 9 438 7632
Email: mailroom@wdc.govt.nz
Website: www.wdc.govt.nz

BUILDING CONSENT No: BC1100461
Section 51, Building Act 2004

Issued: 24 June 2011
Project Assessment No: PA1100125

The Building

Street address of building:	307 Whananaki North Road Hikurangi 0181
Legal description of land where building is located:	LOT 2 DP 165991 LLP: 65554
Building name:	N/A
Location of building within site/block number:	N/A
Level/unit number:	N/A

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

The Owner

N M Hoban
307 Whananaki North Road
RD 1
Hikurangi 0181

Phone number:	N/A
Mobile number:	021518190
Facsimile number:	N/A
Email address:	nikki4kings@hotmail.com
Website:	N/A
Street address/registered office:	307 Whananaki North Road Hikurangi 0181

Building Work

The following building work is authorised by this consent:

Addition to Existing Dwelling - Ensuite

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

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

This building consent is subject to the following conditions:

Section 90 Building Act 2004
Under section 90 of the Building Act 2004, agents authorised by the Council (acting as a Building Consent Authority) are entitled, at all times during normal working hours or while building work is being done, to inspect-
ii) land on which building work is being or is proposed to be carried out; and
iii) building work that has been or is being carried out on or off that building site; and
iiii) any building

See attached list of required inspections.

Compliance Schedule
A compliance schedule is not required for the building.

Attachments
No attachments.

Additional Information
1. Dust Nuisance
   The applicant must control dust nuisance created by any site or building works.

2. Toilet Facilities
   Toilet facilities must be provided within reasonable distance of the construction site. Ground discharge is no longer acceptable.

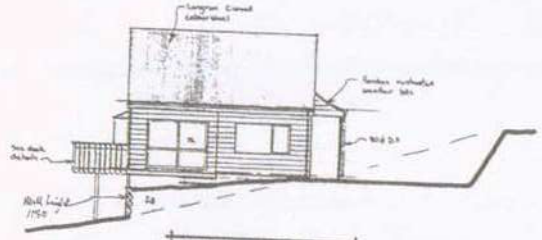
K Akast

Signature — Kylee Akast

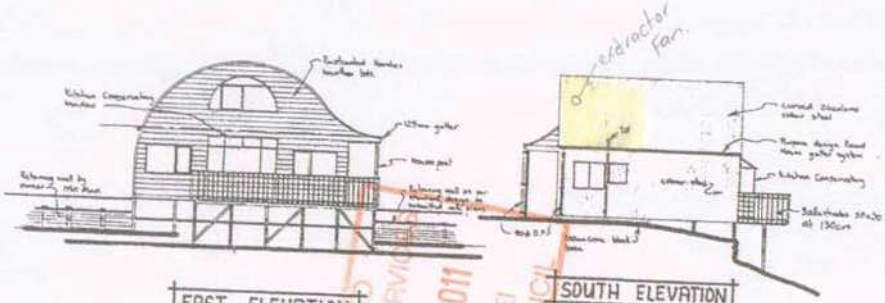
Support Assistant – Building Consent Issuing
Position

On behalf of: Whangarei District Council

24 June 2011

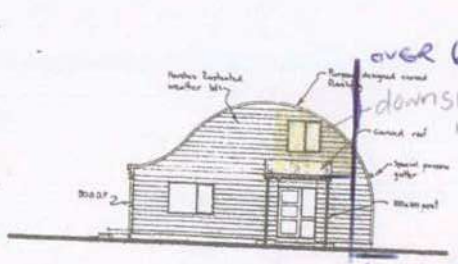


NORTH ELEVATION



EAST ELEVATION

SOUTH ELEVATION

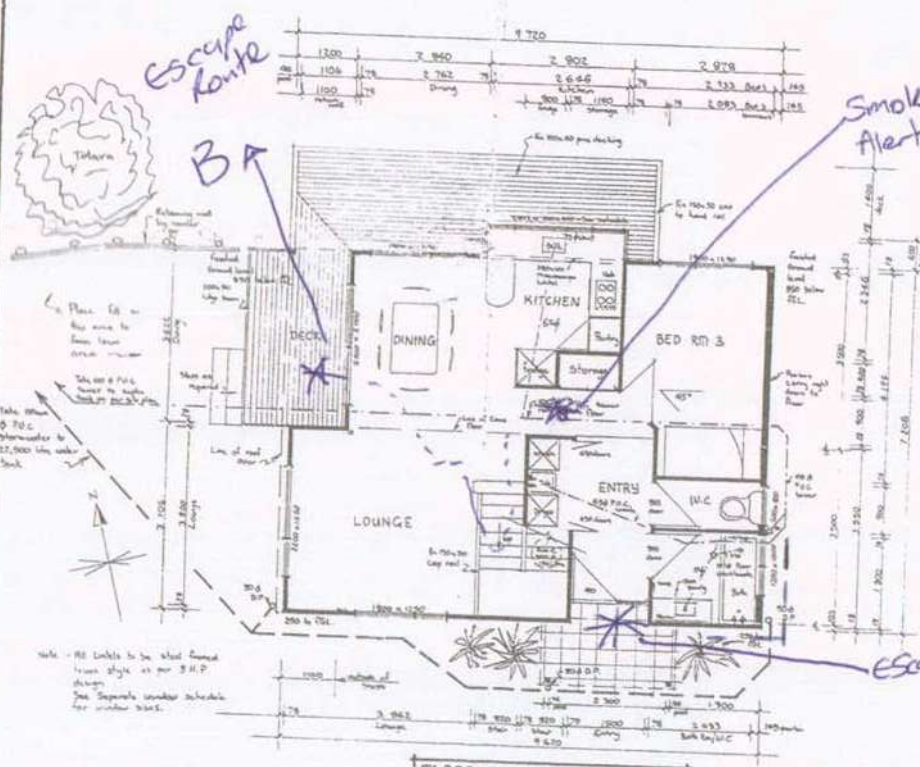


WEST ELEVATION

over 600mm overhang downstream window

NEW EXTERNAL STACK WORK

RECEIVED CUSTOMER SERVICES 01 JUN 2011 WHANGAREI DISTRICT COUNCIL



FLOOR PLAN & STORMWATER

FIRST FLOOR PLAN

APPROVED 2011 BC NUMBER 1 DAY 1 MTH 00461 2006 WHANGAREI DISTRICT COUNCIL BCA

RECEIVED 16 NOV 2005 Whangarei District Council

AMENDED PLAN

NEW HOME for B. KNOWLES & L. HOBBS - WHANANAKI NTH. RD.

NORTHLAND DESIGN

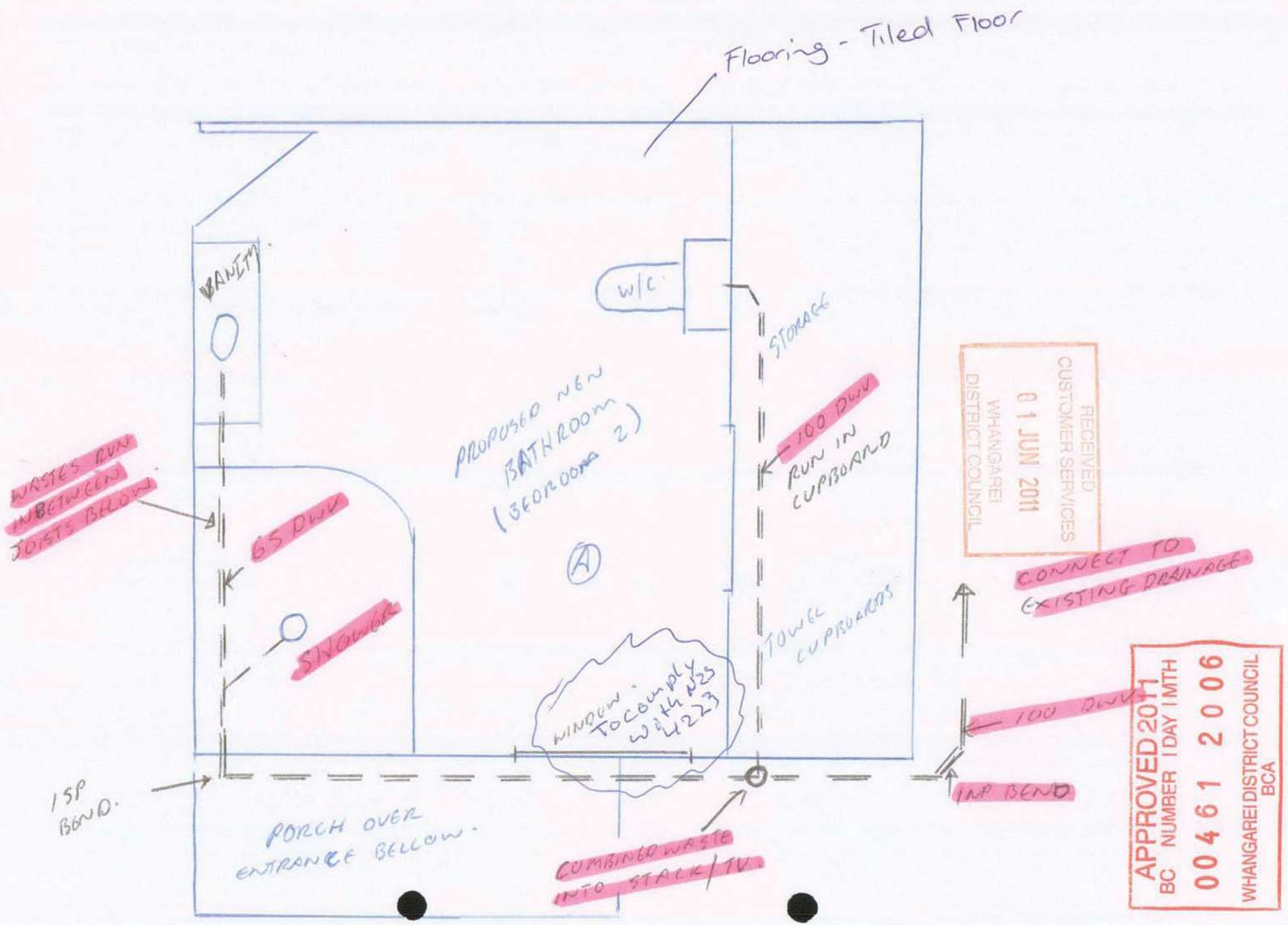
SHEET 1

DRAWN [illegible] CHECKED [illegible] SCALES 1 to 50

TRACED DATE October 05 SERIES OF 3

REF

PLAN


Flooring - Tiled Floor
VANITY
W/C
STORAGE
PROPOSED NEW BATHROOM (BEDROOM 2)
100 DWV RUN IN CUPBOARD
WASTES RUN INBETWEEN JOISTS BELOW
65 DWV
SINK WASTE
TOWEL CUPBOARDS
WINDOW TO COMPLY WITH NZS 4223
CONNECT TO EXISTING DRAINAGE
100 DWV
INP BEND
ISP BEND.
PORCH OVER ENTRANCE BELOW.
COMBINED WASTE INTO STACK/TV.
RECEIVED CUSTOMER SERVICES 01 JUN 2011 WHANGAREI DISTRICT COUNCIL
APPROVED 2011 BC NUMBER 1 DAY 1 MTH 00461 2006 WHANGAREI DISTRICT COUNCIL BCA

WHANGAREI DISTRICT COUNCIL
Forum North, Private Bag 9023
Whangarei 0148, New Zealand
Telephone: +64 9 430 4200
Facsimile: +64 9 438 7632
Email: mailroom@wdc.govt.nz
Website: www.wdc.govt.nz

DEC

Code Compliance Certificate BC1100461
Section 95, Building Act 2004
Issued: 29 August 2011

The Building

Street Address of building:	307 Whananaki North Road Hikurangi 0181
Legal Description of land where building is located:	LOT 2 DP 165991 LLP 65554
Building name:	N/A
Location of building within site/block number:	N/A
Level unit number:	N/A
Current, lawfully established use:	N/A
Year first constructed:	N/A

The Owner

N M Hoban
307 Whananaki North Road
RD 1
Hikurangi 0181

Phone number:	N/A
Mobile number:	021518190
Facsimile number:	N/A
Email address:	nikki4kings@hotmail.com
Website:	N/A

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

Contact Person

N M Hoban
307 Whananaki North Road
RD 1
Hikurangi 0181

Phone number:	N/A
Mobile number:	021518190
Facsimile number:	N/A
Email address:	nikki4kings@hotmail.com
Website:	N/A
Street address/registered office:	307 Whananaki North Road Hikurangi 0181

Building Work	**Addition to Existing Dwelling - Ensuite**
Building Consent number	BC1100461
Issued by:	Whangarei District Council

Code Compliance

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

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

Stephanie Johnsen
Support Assistant – Code Compliance

On behalf of: Whangarei District Council

29 August 2011

Whangarei District Council

Forum North, Private Bag 9023
Whangarei 0148, New Zealand
P +64 430 4200
E mailroom@wdc.govt.nz
www.wdc.govt.nz

Form 5
Building Consent - BC2201143

Section 51, Building Act 2004

The Building

Street address of building:	307 Whananaki North Road RD 1 Hikurangi 0181
Legal description of land where building is located:	LOT 2 DP 165991
Building name:	N/A
Location of building within site/block number:	N/A
Level/unit number:	N/A

The Owner

Name of owner:	Avon Paul Gledhill and Sharon Patricia Wyatt
Contact person:	N/A
Mailing address:	307 Whananaki North Road RD 1 Hikurangi 0181
Street address/registered office:	N/A
Phone number:	Landline: N/A Mobile: 0226872485
Daytime:	N/A
After hours:	N/A
Facsimile number:	N/A
Email address:	N/A
Website:	N/A

First point of contact for communications with the building consent authority:
Sue Williams (Flaming Fires Limited); Mailing Address: 26 Commerce Street Whangarei 0110; Phone: 099727932; Email: bookings@flamingfires.co.nz

Building Work

The following building work is authorised by this building consent:
New Heating Appliance

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

construction, alteration, demolition, or removal of the building (or proposed building) if that construction, alteration, demolition, or removal would be in breach of any other Act.

Conditions

This building consent is subject to the following conditions:

Section 90 - Inspections by Building Consent Authorities: (1) Every building consent is subject to the condition that agents authorised by the building consent authority for the purposes of this section are entitled, at all times during normal working hours or while building work is being done, to inspect-
(a) land on which building work is being or is proposed to be carried out; and
(b) building work that has been or is being carried out on or off the building site; and
(c) any building.

(2) The provisions (if any) that are endorsed on a building consent in relation to inspection during the carrying out of building work must be taken to include the provisions of this section.

(3) In this section, inspection means the taking of all reasonable steps to ensure that building work is being carried out in accordance with a building consent.

Inspections
The following inspections are required:
- Final

Documents Required
Final
- C: Solid fuel heater - Installers Declaration

Compliance Schedule

A compliance schedule is not required for this building.

Attachments

Copies of the following documents are attached to this building consent:
Information page: Now you have your Building Consent

- Advice notes

Signature: Ross Ford
Position: Building Control Officer
On behalf of: Whangarei District Council
Issue Date: 26 August 2022



North

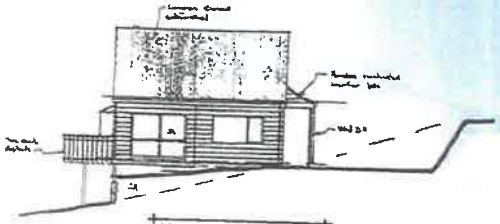
Approved Documents - WDC
BC 2201143
24/08/2022

Approved Documents - WDC
BC 2201143
24/08/2022

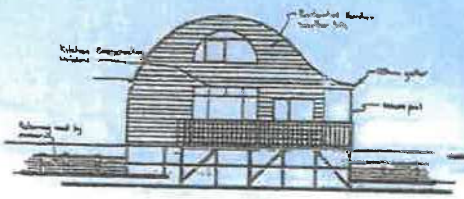
307 Whananaki North Road.

Roof Pitch 8°

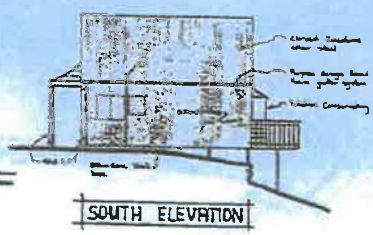
⊛ - Smoke Alarms



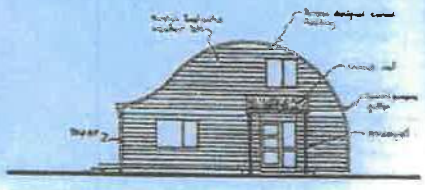
NORTH ELEVATION



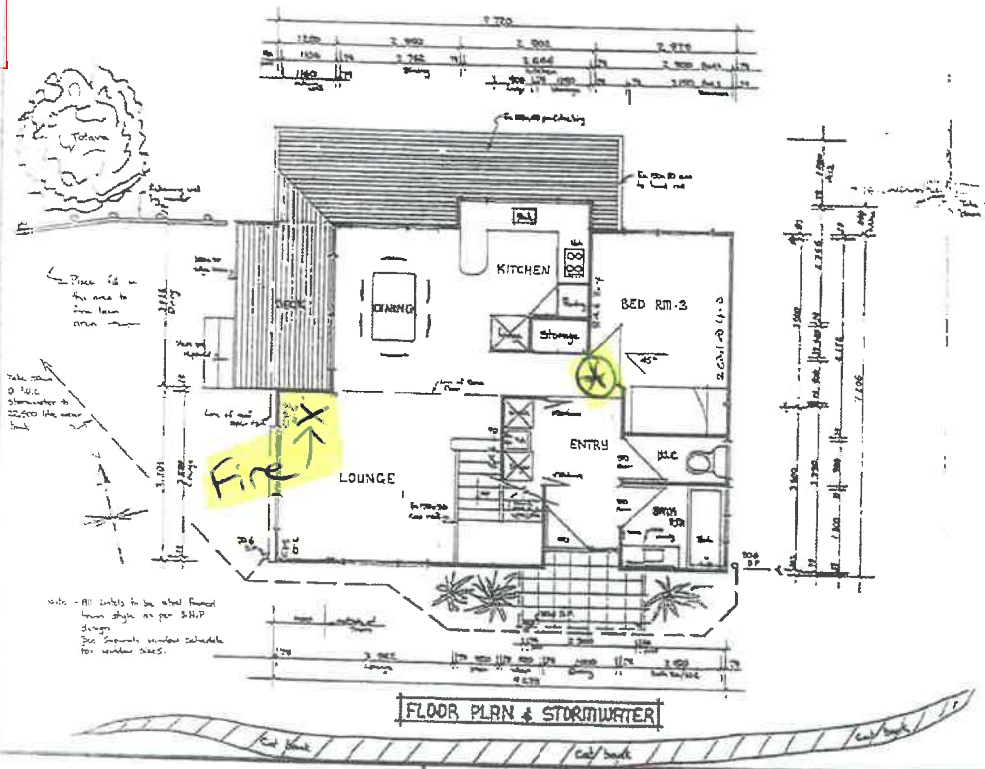
EAST ELEVATION



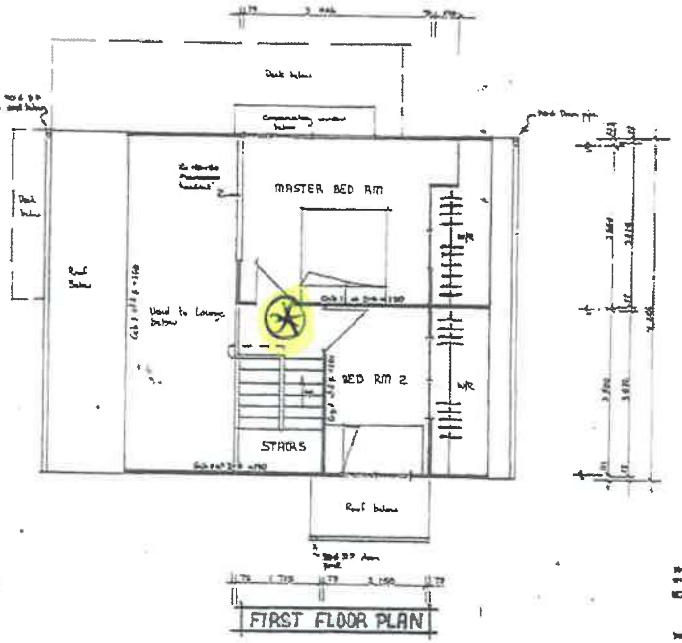
SOUTH ELEVATION



WEST ELEVATION



FLOOR PLAN & STORMWATER



FIRST FLOOR PLAN

NEW HOME for B. KNOWLES & L. HOBBS - WHANANAKI NTH. RD.

NORTHLAND DESIGN

SHEET 1

Whangarei District Council

Forum North, Private Bag 9023
Whangarei 0148, New Zealand
P +64 430 4200
E mailroom@wdc.govt.nz
www.wdc.govt.nz

Form 7
Code Compliance Certificate

Section 95, Building Act 2004

The Building

Street address of building:	307 Whananaki North Road, RD 1, Hikurangi 0181
Legal description of land where building is located:	LOT 2 DP 165991
Building name:	N/A
Location of building within site/block number:	N/A
Level/unit number:	N/A
Current, lawfully established, use:	2.0 Housing: 2.0.2 Detached Dwelling
Year first constructed:	1990

The Owner

Name of owner:	Avon Paul Gledhill and Sharon Patricia Wyatt
Contact person:	N/A
Mailing address:	307 Whananaki North Road, RD 1, Hikurangi
Street address/registered office:	N/A
Phone number:	Landline: N/A Mobile: 0226872485
Daytime:	Landline: N/A Mobile: 0226872485
After hours:	Landline: N/A Mobile: 0226872485
Facsimile number:	N/A
Email address:	shazzyathm@gmail.com

First point of contact for communications with the council/building consent authority:
Sue Williams (Flaming Fires Limited); Mailing Address: 26 Commerce Street
Whangarei 0110; Phone: 099727932; Email: bookings@flamingfires.co.nz

Building Work

Building consent number:	BC2201143
Description:	New Heating Appliance
Issued by:	Whangarei District Council

Code Compliance

The building consent authority named below is satisfied, on reasonable grounds, that -
the building work complies with the building consent.

Signature: Mike Broeshart
Position: Building Control Officer - Snr - Inspections
On behalf of: Whangarei District Council

Date: 01 November 2022

In reply please quote: BX0900085 P065554

Or ask for:

20 October 2009

Tracey Bradley
Andrea Bradley
Montay Family Trust
307 Whananaki North Road
RD 1
Hikurangi 0181

Dear Sir/Madam

Building Consent Exemption No:	**BX0900085**
Building Work:	**Building Consent Exemption - Residential Sleepout**
Site Address:	**307 Whananaki North Rd Hikurangi 0181**

I am pleased to advise you that pursuant to Clause (K) (ii) of the First Schedule of the New Zealand Building Act 2004, you have been granted an exemption from obtaining a building consent for the above mentioned building.

Please note that the exemption from having to obtain a building consent does not relieve you, as the property owner, from having to obtain any other authorisation under any other Act, District Plan etc, if such authorisation is required.

A planning check is not required.

If you commence work in breach of the District Plan, you may be liable to enforcement action pursuant to the provisions of the Resource Management Act, which may include abatement and/or infringement proceedings, or prosecution in the District Court.

Yours faithfully

Paul Reyburn
Senior Building Officer

VJW:PR 09/97951

WHANGAREI DISTRICT COUNCIL
Forum North • Private Bag 9023 • Whangarei 0148 • New Zealand
Telephone: (09) 430 4200 • 0800 WDC INFO • 0800 932 463 • Facsimile: (09) 438 7632
Website: http://www.wdc.govt.nz • E-mail: mailroom@wdc.govt.nz

RECEIVED 14 OCT 2009 W.D.C.

BX090008S

DOC ID

Creating the ultimate living environment

Attention: Paul Reyburn

Application for...

Exemption from Building Consent
Under Clause (K) of the First Schedule of the Building Act 2004

Name Montay Family Trust - Tracey Bradley & Andrea Kim

Mailing Address 307 Whananaki North Road, RD1, Hikurangi, 0181

Contact Phone (09) 4338090

Site Address as per mailing address

RECEIVED
CUSTOMER SERVICES
13 OCT 2009
WHANGAREI
DISTRICT COUNCIL

Legal Description Lot 2 DP 165991

Full Description and Intended Use of Project

Request an exemption for say 22 months to put transportable room on property as shown on site plan, photos & drawing attached.
As the existing house is very small & I do not anticipate being in a position to apply for/do extensions to the house for at least another year. Just require a bit more space in the meantime for the children & I. The room would be used as either a sleepout for my teenage daughter or for a rumpus room.

Estimated Value of Project $8,000 –

Two copies of the site plan and construction drawings must accompany this application

This is not a guarantee of being exempt. A Building Consent may still be required

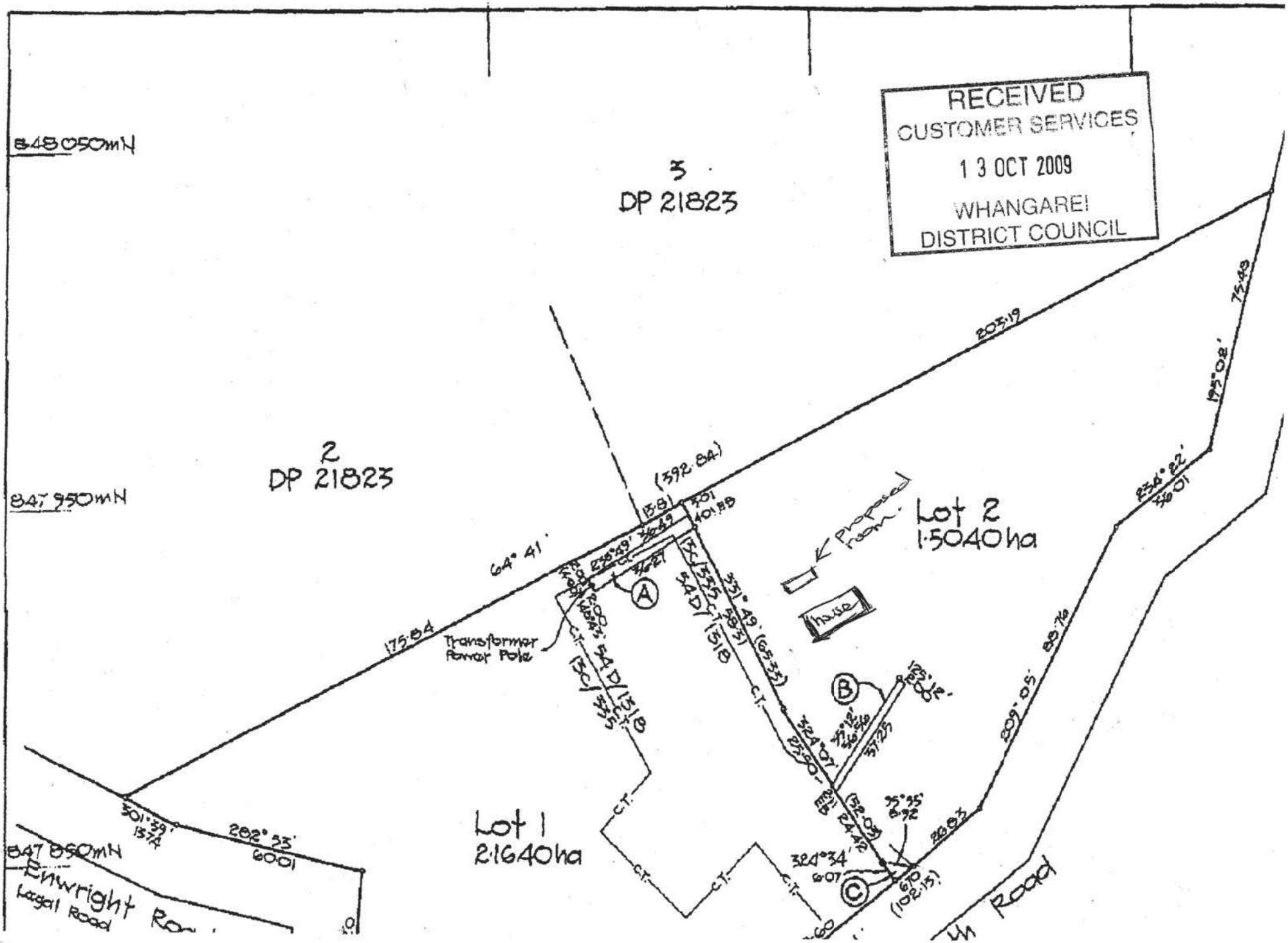
Planning Review Required

☑ Residential
☐ Commercial

Office Use Only	
Property ID	65553
LLP	65554
Receipt Number	106970
Date	13/10/09.

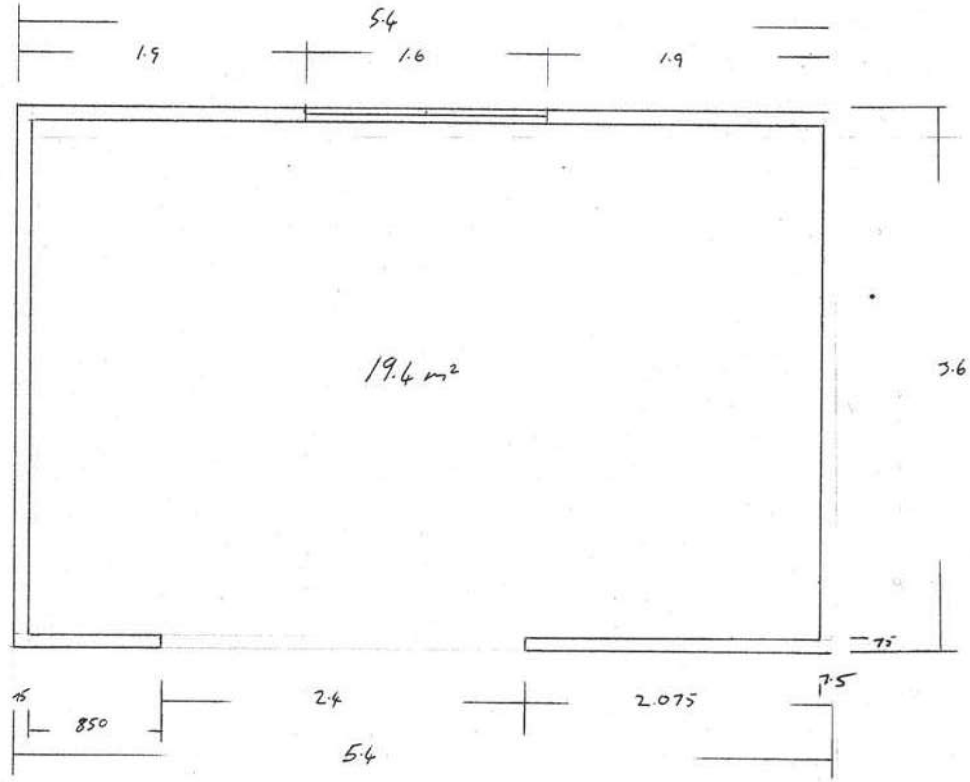
Whitney.
Customer Services Representative Name

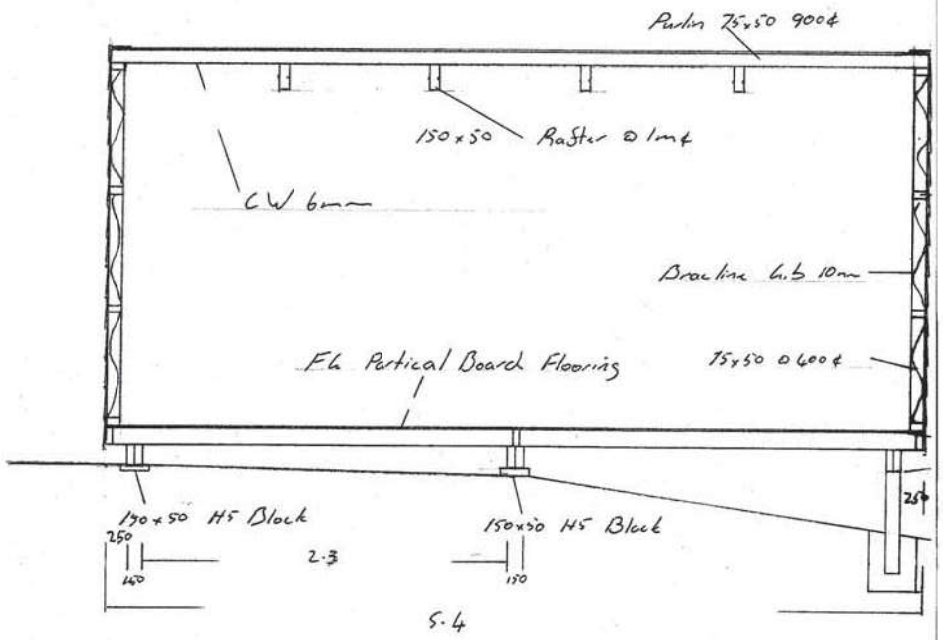
Administration Fee VG 510032 - 167
Planning Fee VG 510035 - 1503

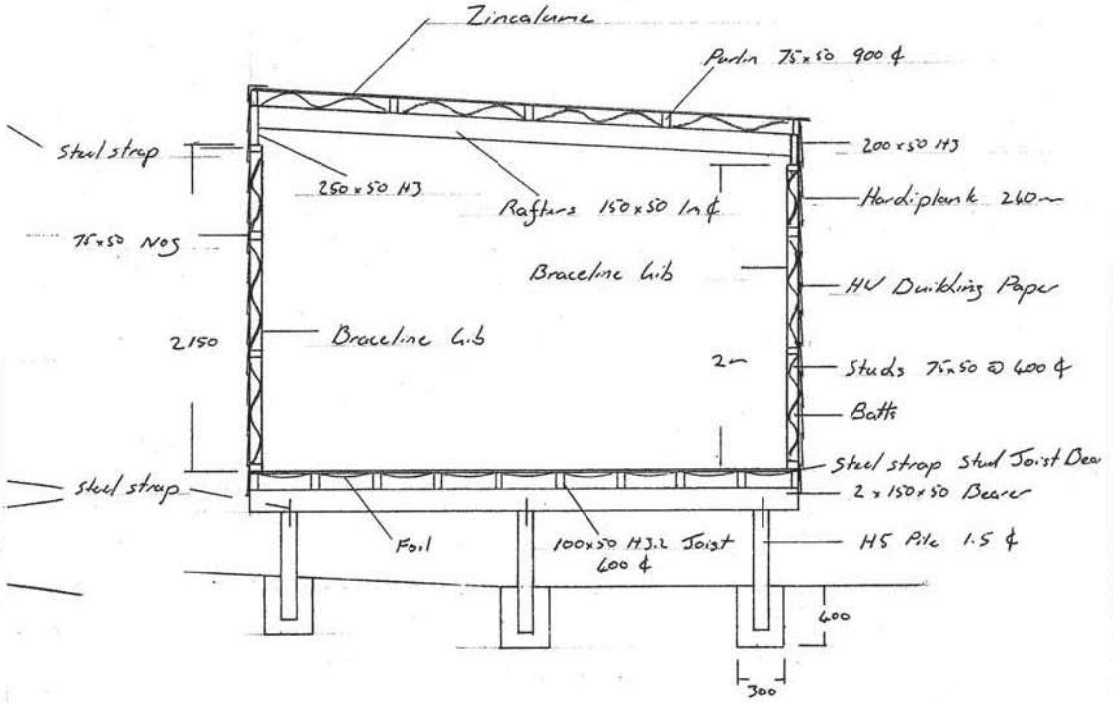

RECEIVED
CUSTOMER SERVICES
13 OCT 2009
WHANGAREI
DISTRICT COUNCIL
6480 50mN
3
DP 21823
2
DP 21823
6479 50mN
(392.8A)
203.19
64° 41'
175.84
Transformer
Power Pole
Proposed room
House
Lot 2
1.5040ha
Lot 1
2.1640ha
331° 49'
324° 07'
209.05
89.76
175° 08'
75.43
236° 22'
320° 34'
6479 50mN
Kinwright Rd
Legal Road
Road

RECEIVED
CUSTOMER SERVICES
13 OCT 2009
WHANGAREI
DISTRICT COUNCIL

Temporary Transportable Sleepout For
Montay Family Trust
Lot 2 DP 165991 Scale 1:25





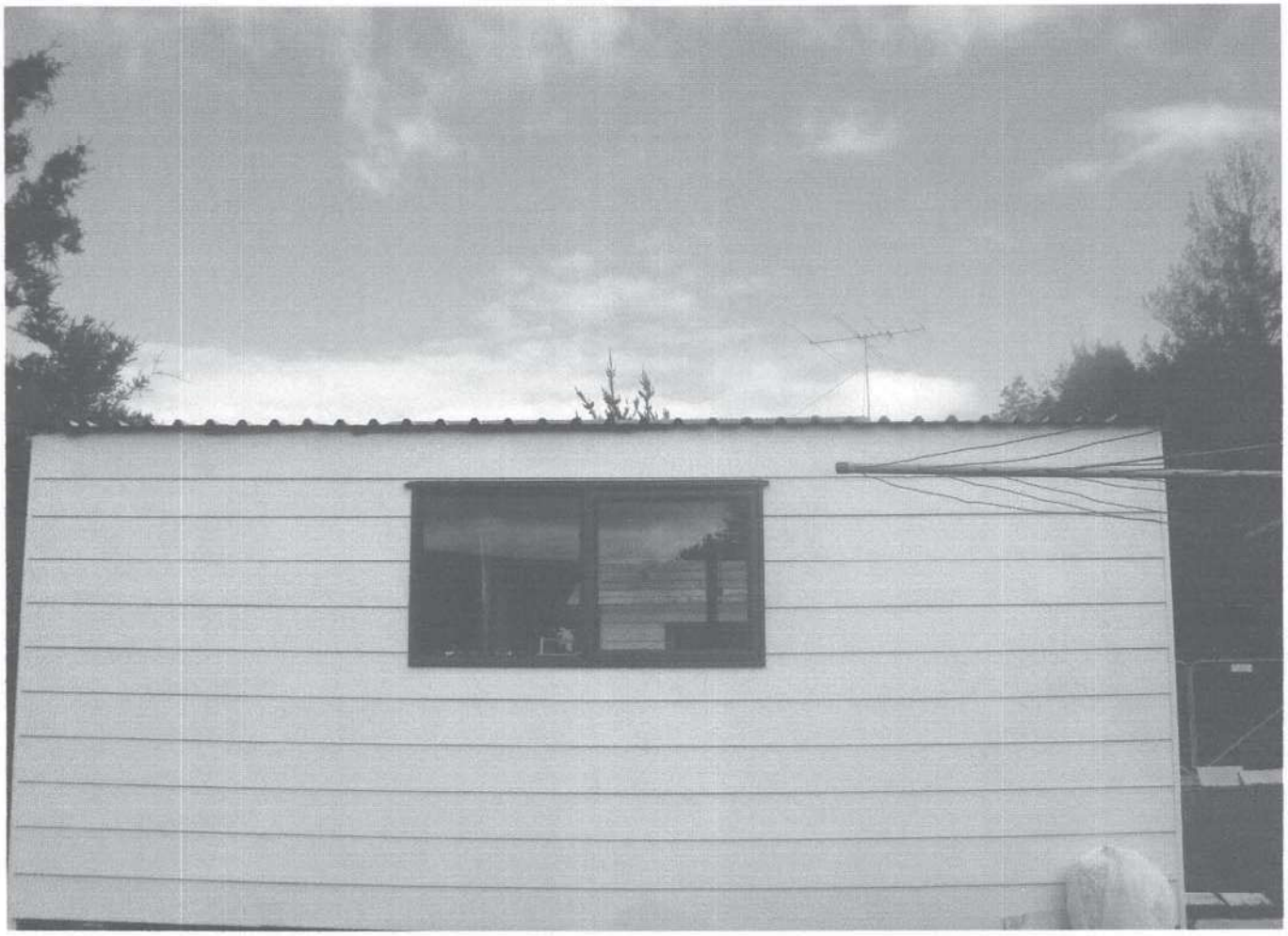




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CUSTOMER SERVICES
13 OCT 2009
WHANGAREI
DISTRICT COUNCIL



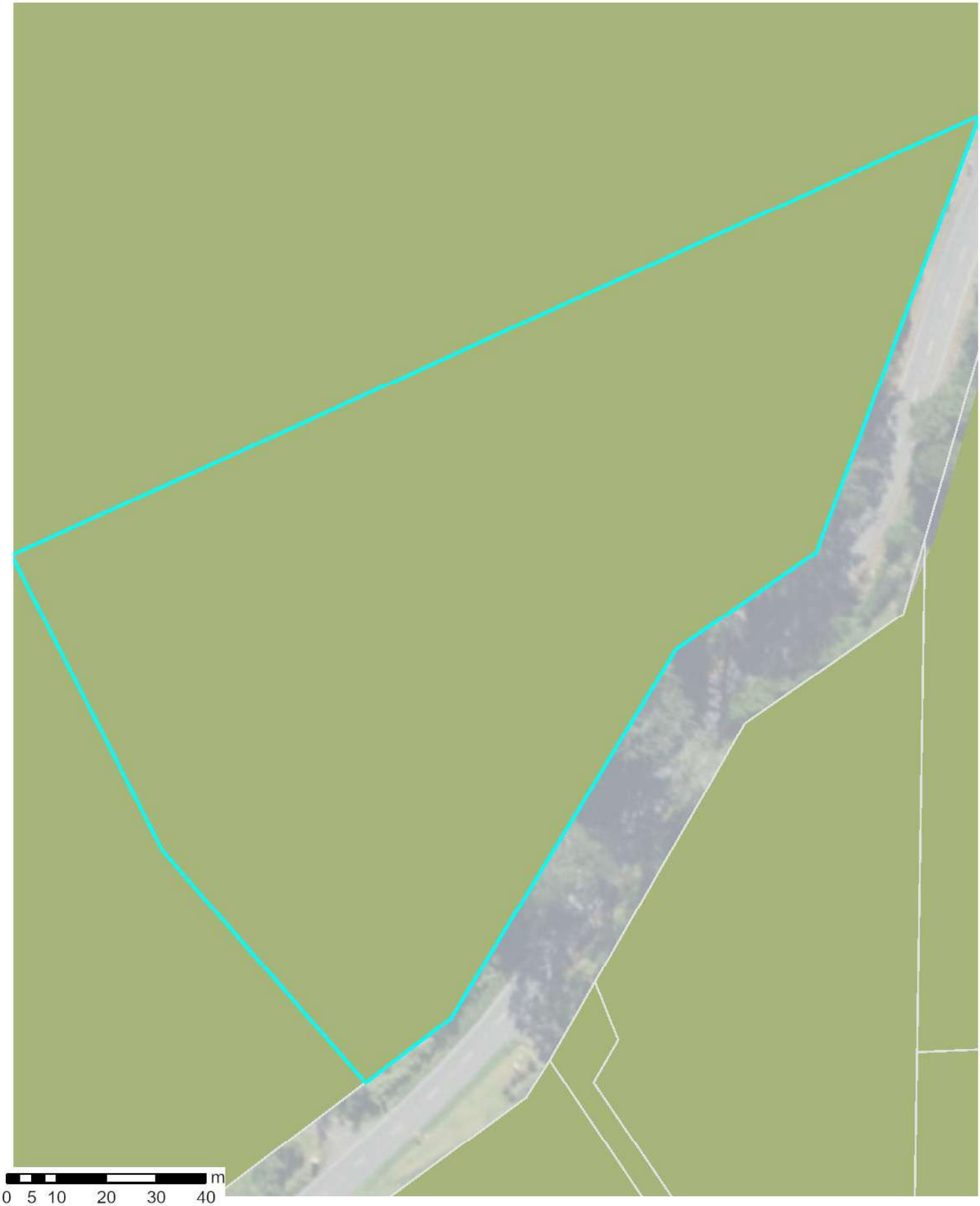
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13 OCT 2009
WHANGAREI
DISTRICT COUNCIL



RECEIVED
CUSTOMER SERVICES
13 OCT 2009
WHANGAREI
DISTRICT COUNCIL

Operative District Plan - Area Specific Matters

Whangarei District Council



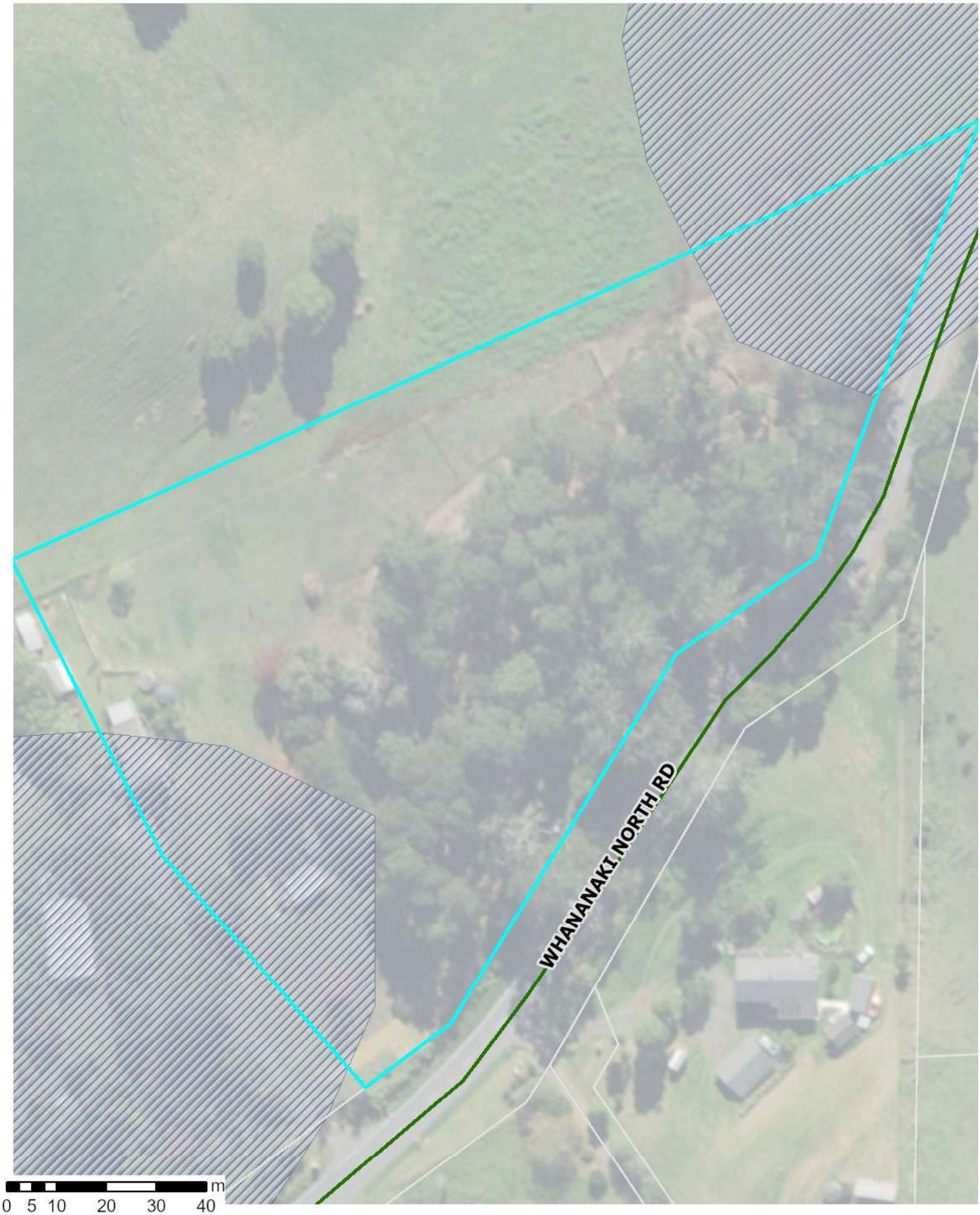
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4 November 2026

Scale 1:1,000

Operative District Plan - District-Wide Matters

Whangarei District Council



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4 November 2026

Scale 1:1,000

Operative District Plan – Map Legend

Whangarei District Council

District-Wide Matters

Energy, Infrastructure and Transport

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

Hazards and Risks

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

Historical and Cultural Values

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

Natural Environment Values

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

General District-Wide Matters

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

Area Specific Matters

- Designation
- Precinct
- Development Area

Residential Zones

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

Rural Zones

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

Commercial and Mixed Use Zones

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

Industrial Zones

- Light Industrial Zone
- Heavy Industrial Zone

Open Space and Recreation Zones

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

Special Purpose Zones

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

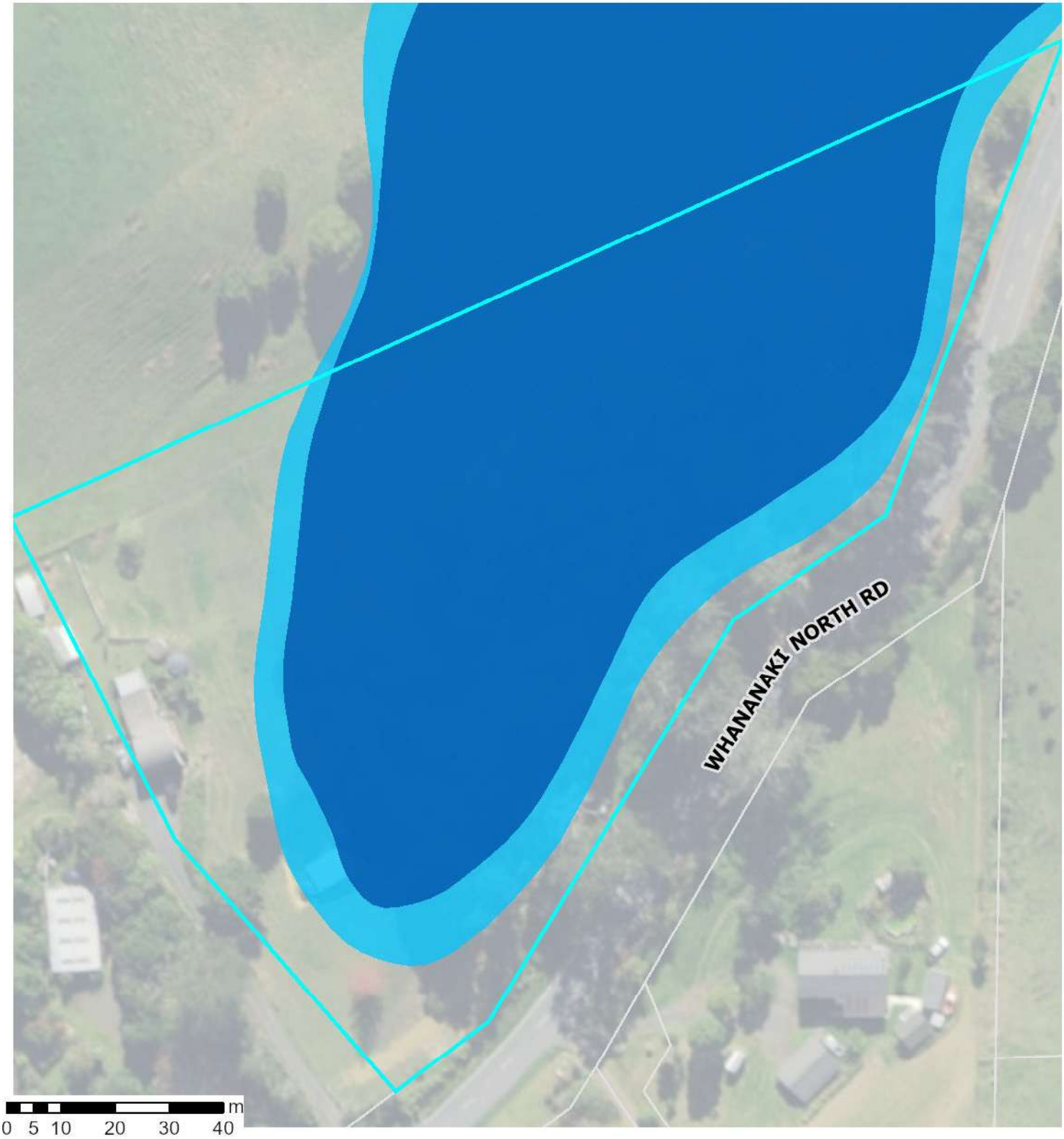
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The Whangarei District Council district plan GIS data was created at a specific point in time.
Land parcel Information is sourced from the Land Information New Zealand (LINZ) Data Service. The LINZ land parcel information may be updated by LINZ at any time from that time, which may result in misalignments with Whangarei District Council information.

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District Plan Change 1 - Natural Hazards Flooding

Whangarei District Council



PC1 - Natural Hazards

Flood Hazard Area

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

4 November 2026

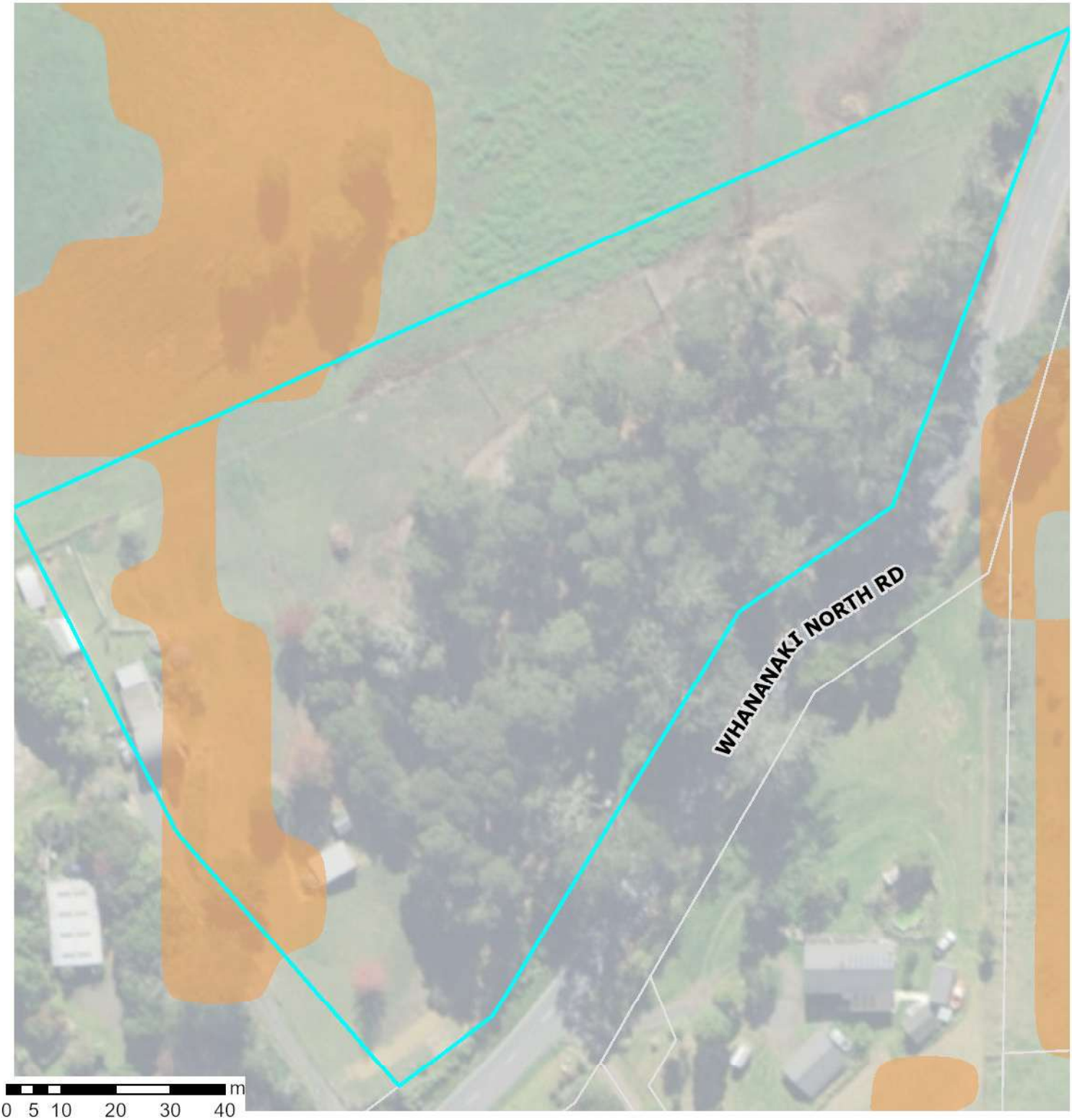
Scale 1:1,000

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

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District Plan Change 1 - Natural Hazards
Land Instability

Whangarei District Council



PC1 - Natural Hazards
Land Instability

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

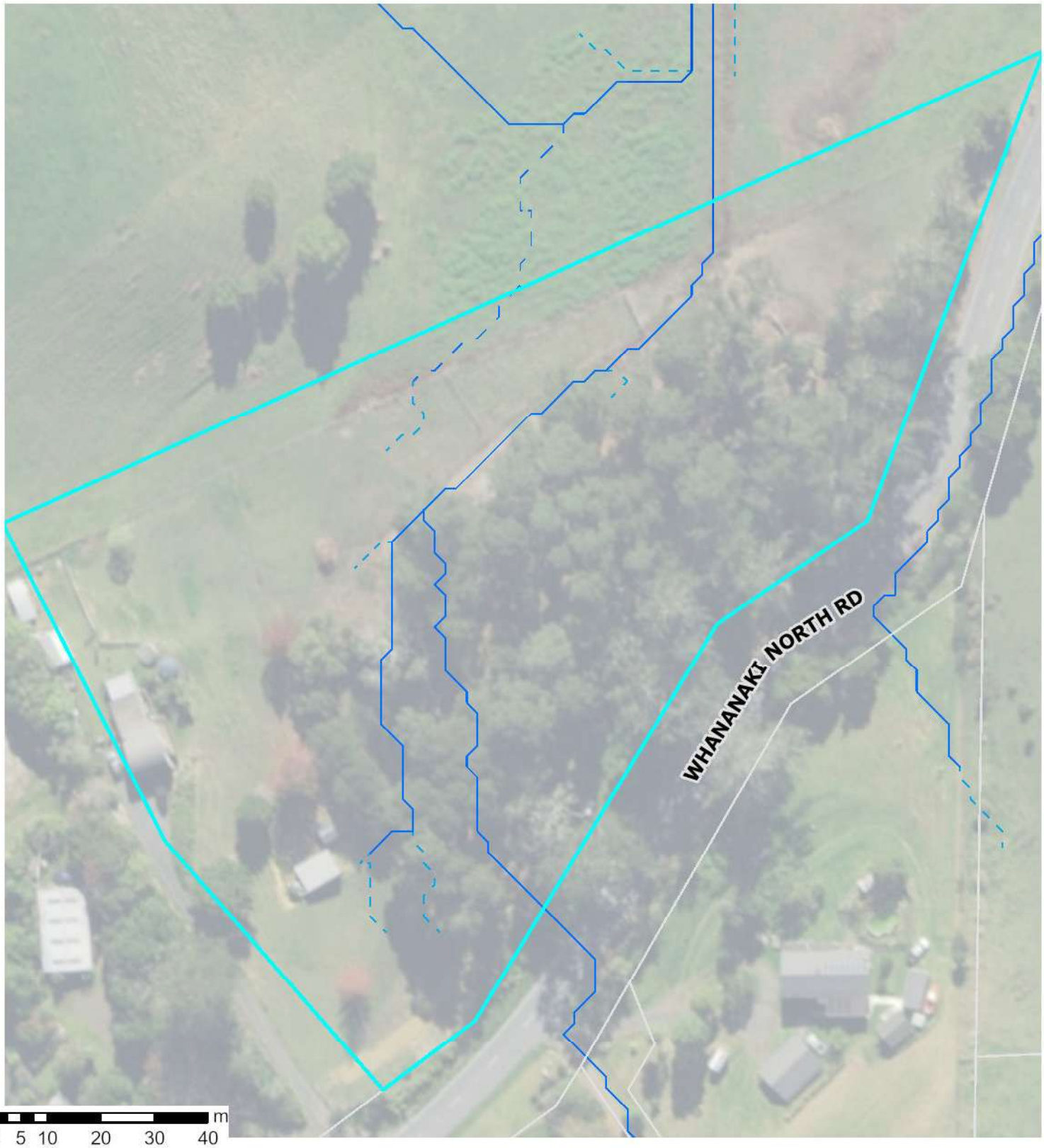
4 November 2026
Scale 1:1,000

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

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Stormwater Catchment and Flood Management

Whangarei District Council



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

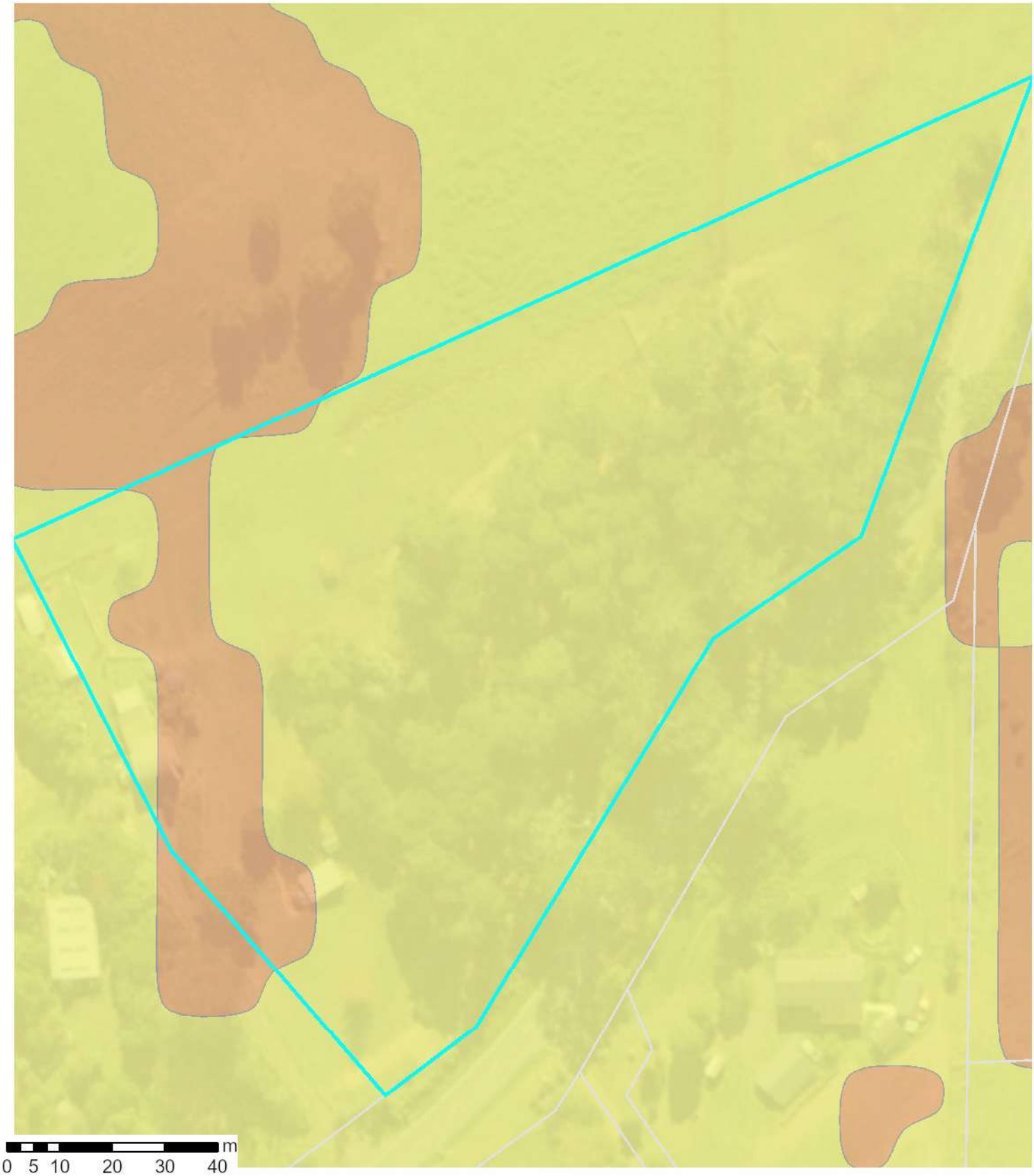
4 November 2026

Scale 1:1,000

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Land Instability

Whangarei District Council



Landslide Susceptibility Zone

- High
- Moderate
- Low

Whangārei District Council holds indicative information on land stability hazard for Whangārei. The Whangarei District Council may require site-specific investigations before granting future subdivision or building consent for the property, depending on the level of stability risk of the area the property is in. Tonkin + Taylor Ltd Landslide Susceptibility assessment report: https://www.wdc.govt.nz/files/assets/public/v/2/documents/council/reports/hazard-reports/land-stability/landslide-susceptibility-technical-report.pdf

1 November 2026

Scale 1:1,000

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