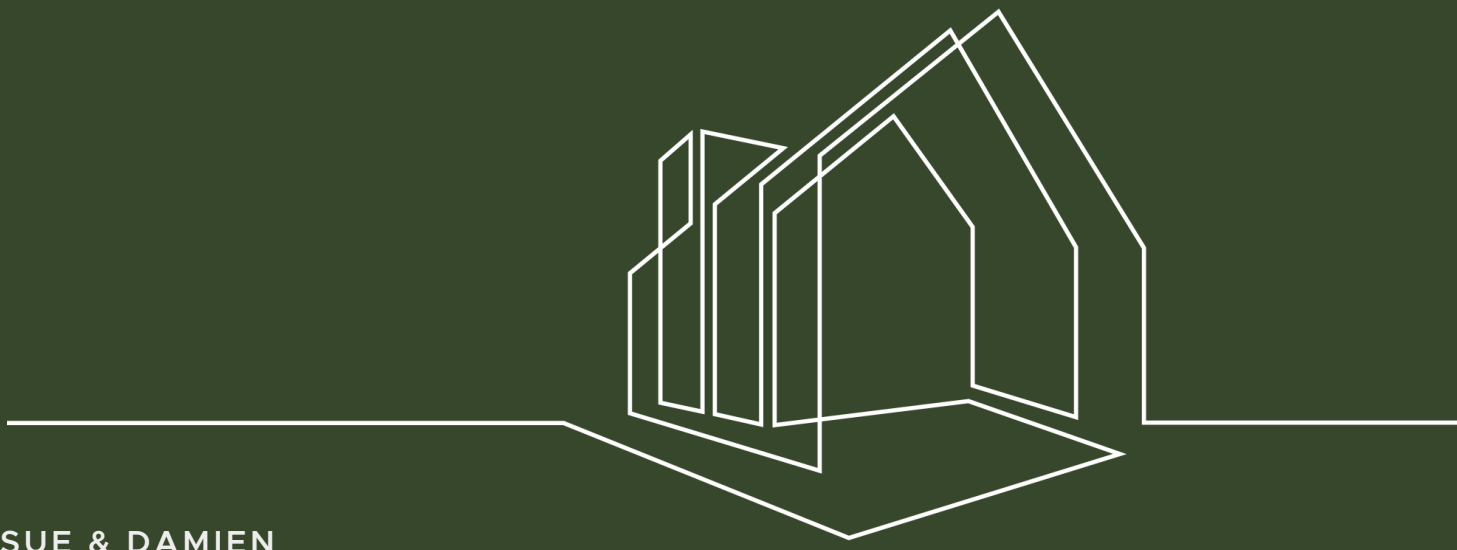
WDC
LIM REPORT



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P +64 9 430 4200 | 0800 WDC INFO | 0800 932 463
E mailroom@wdc.govt.nz www.wdc.govt.nz/ContactUs



Land Information Memorandum

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

LIM number: LM2601827

Received: 03 Nov 2026

Issued: 16 Nov 2026

Applicant

M J Morresey, G S Morresey
31 Magnolia Avenue
Te Kamo
Whangarei 0112

Site Information

Property ID: 102233

Street Address: 31 Magnolia Avenue
Te Kamo 0112

Legal Description: LOT 6 DP 167007 - HAVING 1/8SH IN LOT 15 DP 167007 BEING 898M2

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: NA101B/468
- Deposited Plan: DP 167007

This property is subject to a Consent Notice, information attached.

- Interest Number C950492.3 Dated – 13/12/1995

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 copies of the following reports as attached:

    a. Report prepared by Hawthorn Geddes engineers & architects ltd dated 05/09/2001 from BC0255600 reference 3796.

    b. Report prepared by Richardson Stevens Consultants (1996) Ltd dated 31/01/2002 from BC0255600 reference 2025.

    c. Letter prepared by Richardson Stevens Consultants (1996) Ltd dated 13/02/2002 from BC0255600 reference 2025.

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

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

- Water, Wastewater and Stormwater Map

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

- As-Built Services Plan From BC0255600

For further information regarding Council Water Supply please refer:
<https://www.wdc.govt.nz/WaterSupply>

Pursuant to Section 51 of the Building Act 2004 and Section 451 of the Local Government Act 1974, any future building work that encroaches upon any Council Pipe or Utility must obtain written consent from the Waste and Drainage and / or Water Services Manager(s) prior to works commencing.

For information refer: https://www.wdc.govt.nz/BuildOverPipesPolicy

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

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

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

A final reading of the water meter will be required.

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

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

- BC0255600 – New Dwelling
  Building Certificate Issued – 11/02/2002
  Building Consent Issued – 14/02/2002
  Building Certificate Issued – 31/05/2002
  Building Certificate Issued – 02/03/2004
  Code Compliance Certificate Issued – 11/03/2004

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

- PU0255965 – Water Meter Only
  Issued – 04/03/2002
  Poor reproduction due to quality of archival image.

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 General Residential Zone.

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

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

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

- Q06/380 – CHIEFS MEETING PL
- Q06/382 – Pit/Terrace

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

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

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

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

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

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

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

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

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

s44B(2) Natural Hazards

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

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

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

District Plan Information about Natural Hazards

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

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

Building Act Information about Natural Hazards

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

Flooding

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

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

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

River flood maps

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

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

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

Draft river flood reports

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

The following reports are available:

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

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

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

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

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

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

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

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

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

Surveyed and observed flood levels

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

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

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

Flood susceptible lands

Prior to undertaking flood modelling and mapping, Northland Regional Council identified land that could be susceptible to flooding based largely on soil type. This information should only be used where flood hazard modelling and maps are not available (upper Kaihu, upper Kerikeri and upper Rotokakahi and upper Waitangi, Waima and Punakitere catchments).
Flood susceptible land information is available on the Northland Regional Council Natural Hazards Maps viewer.
https://www.nrc.govt.nz/environment/natural-hazards-portal/hazard-maps/advanced-hazard-map-viewer/

River Flood Hazard Technical Reports

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

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

Stormwater Catchment and Flood Management

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

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

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

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

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

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 **High.** These maps are based on a district wide study entitled 'Landslide Susceptibility Assessment for Whangarei District Council, October 2022.

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

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

Technical report

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

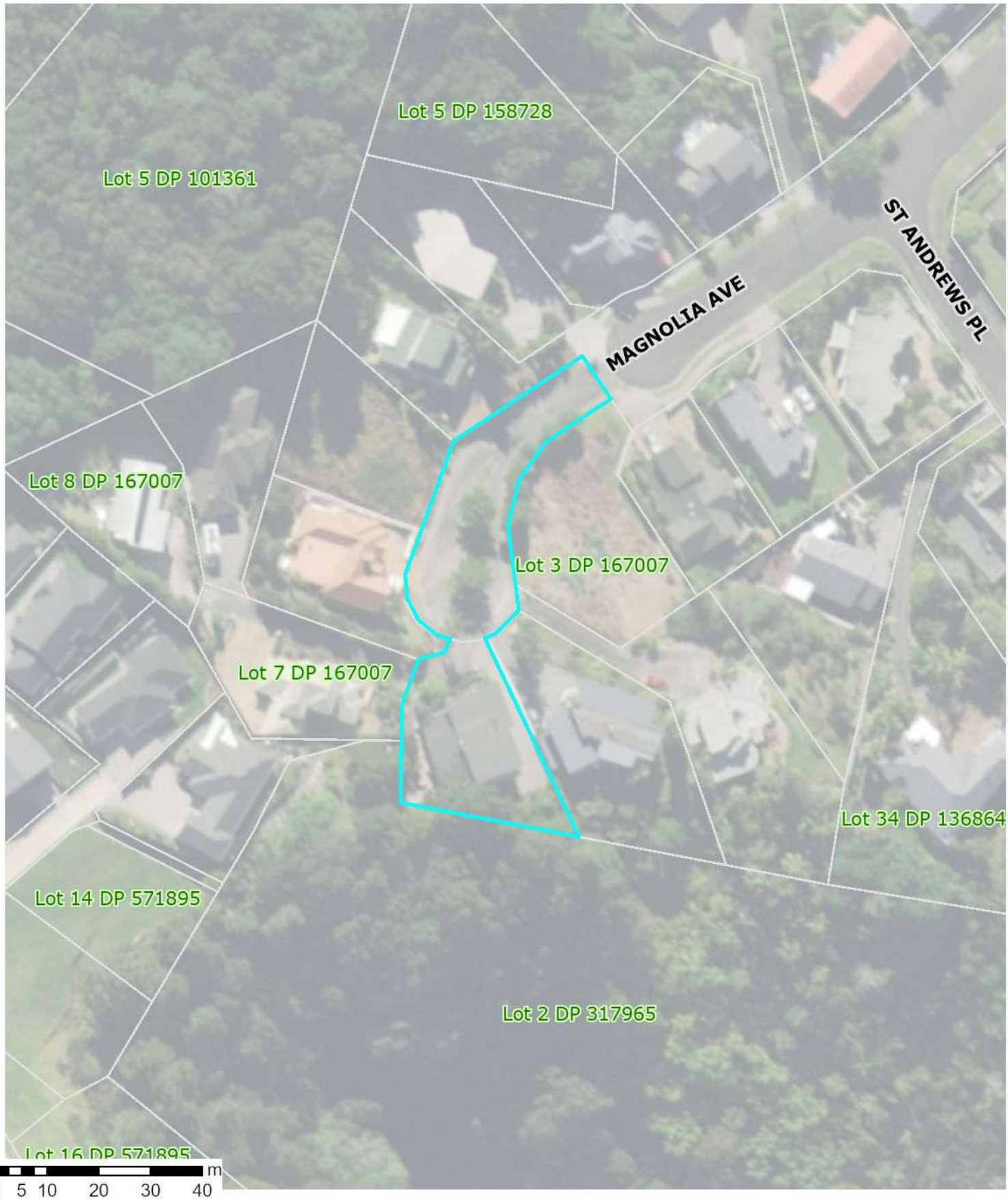
1. Scope of report	Regional
2. Report Title:	A review of natural hazards information for Northland region Section 2.0 Seismic Hazards
3. Report date:	2004
4. Report prepared by:	Institute of Geological & Nuclear Sciences Limited
5. Report commissioned by:	Northland Regional Council and Whangarei District 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:

Sophia Shaw
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

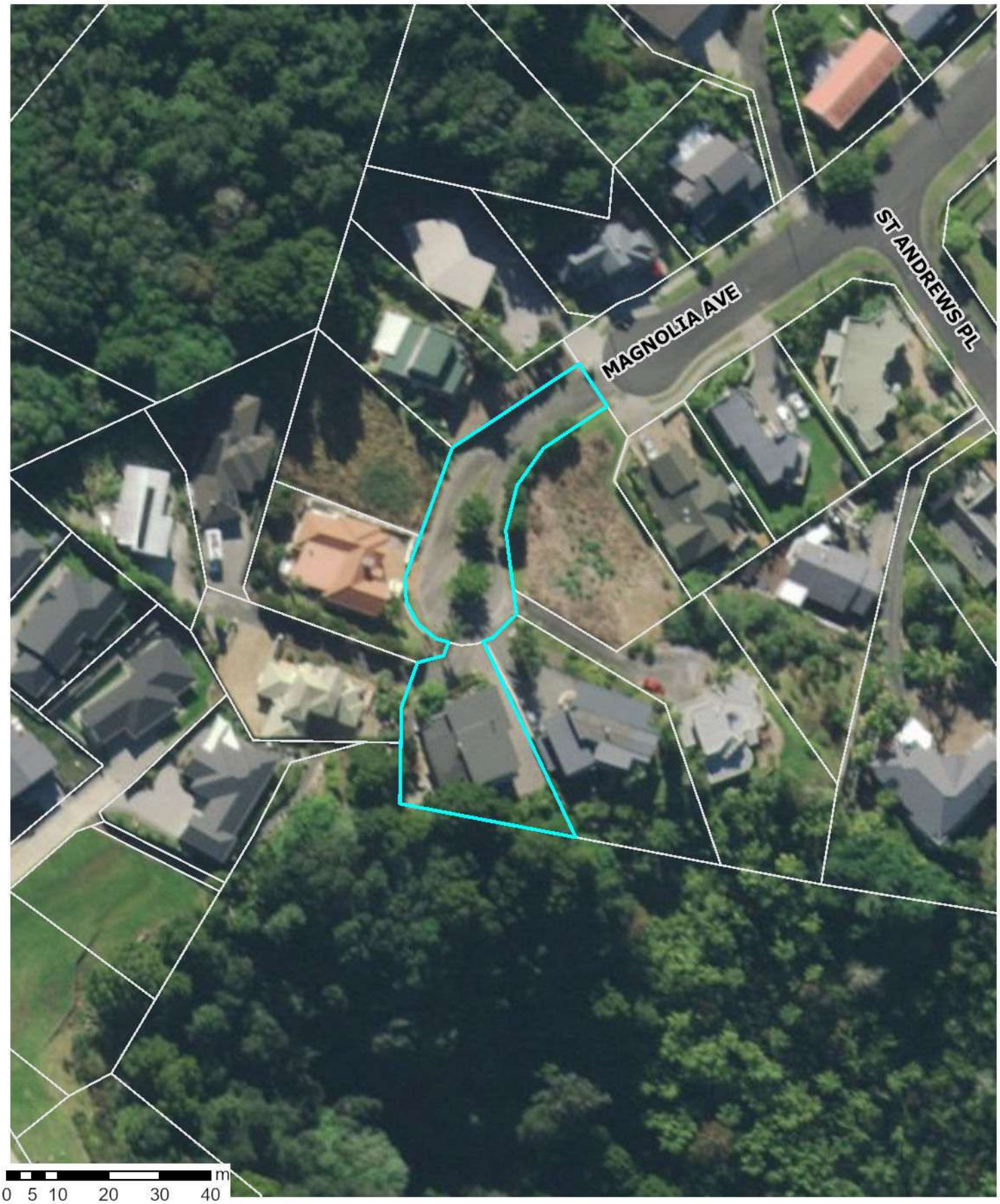
13 November 2026

Scale 1:1,000

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Aerial Photography

Whangarei District Council



This map includes New Zealand's most current publicly owned aerial imagery and is sourced from the LINZ Data Service. 13 November 2026

Scale 1:1,000

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RECORD OF TITLE
UNDER LAND TRANSFER ACT 2017
FREEHOLD

Search Copy

R.W. Muir
Registrar-General
of Land

Identifier **NA101B/468**
Land Registration District **North Auckland**
Date Issued 05 February 1996

Prior References
NA61D/687 NA74C/301

Estate Fee Simple
Area 808 square metres more or less
Legal Description Lot 6 Deposited Plan 167007
Registered Owners
Michael John Morresey and Glynne Shirley Morresey

Estate Fee Simple - 1/8 share
Area 898 square metres more or less
Legal Description Lot 15 Deposited Plan 167007
Registered Owners
Michael John Morresey and Glynne Shirley Morresey

Interests

Subject to Section 241(2) Resource Management Act 1991

C950492.3 Consent Notice pursuant to Section 221(1) Resource Management Act 1991 - 5.2.1996 at 12.55 pm

C950492.4 Certificate pursuant to Section 321(3)(c) Local Government Act 1974 - 5.2.1996 at 12.55 pm

Subject to rights of way and rights to transmit electricity, convey water and gas over part marked A on DP 167007 specified in Easement Certificate C950492.7 - 5.2.1996 at 12.55 pm

The easements specified in Easement Certificate C950492.7 are subject to Section 243 (a) Resource Management Act 1991

Subject to a walkway right (in gross) over parts marked A and C (affects Lot 6 DP 167007) and over part marked D (affects Lot 15 DP 167007) in favour of the Whangarei District Council created by Transfer C950492.8 - 5.2.1996 at 12.55 pm

The easements created by Transfer C950492.8 are subject to Section 243 (a) Resource Management Act 1991

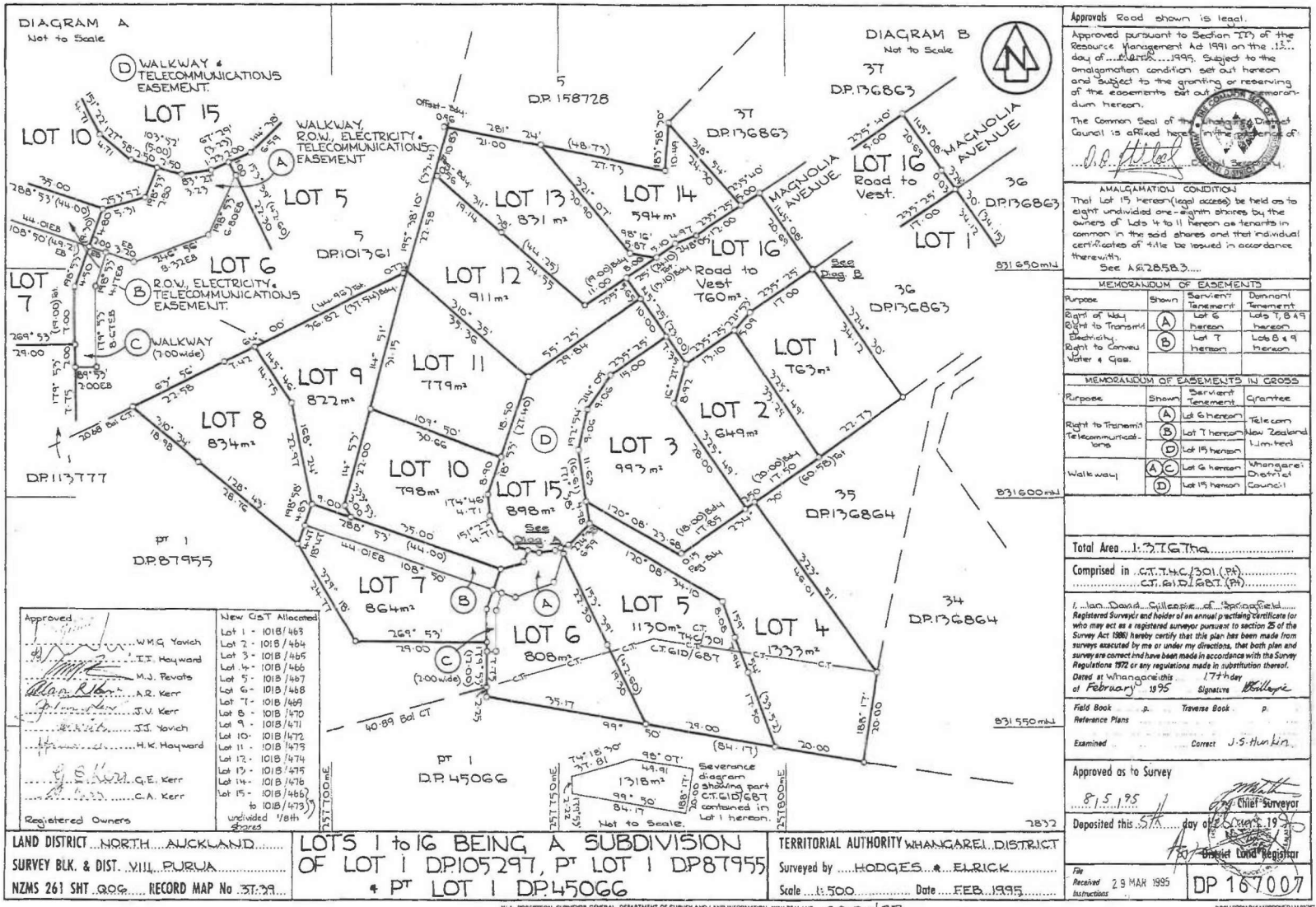
Subject to a telecommunications right (in gross) over part marked A (affects Lot 6 DP 167007) and over part marked D (affects Lot 15 DP 167007) in favour of Telecom New Zealand Limited created by Transfer C950492.9 - 5.2.1996 at 12.55 pm

The easements created by Transfer C950492.9 are subject to Section 243 (a) Resource Management Act 1991

Land Covenant in Transfer D627202.1 - 1.8.2001 at 12.22 pm

11172242.4 Mortgage to ASB Bank Limited - 25.7.2018 at 12:20 pm

Transaction ID 10675937
Client Reference
Search Copy Dated 02/11/26 9:34 am, Page 2 of 2
Register Only



Approvals Road shown is legal.

Approved pursuant to Section 77 of the Resource Management Act 1991 on the 13th day of March 1995. Subject to the amalgamation condition set out hereon and subject to the granting or reserving of the easements set out in the memorandum hereon.

The Common Seal of the Whangarei District Council is affixed hereto in the presence of

D.O. Hilal

AMALGAMATION CONDITION

That Lot 15 hereon (legal access) be held as to eight undivided one-eighth shares by the owners of Lots 4 to 11 hereon as tenants in common in the said shares and that individual certificates of title be issued in accordance therewith.

See A628583.

MEMORANDUM OF EASEMENTS

Purpose	Shown	Servient Tenement	Dominant Tenement
Right of Way Right to Transmit Electricity. Right to Convey Water & Gas.	A	Lot 6 hereon	Lots 7, 8 & 9 hereon
	B	Lot 7 hereon	Lots 8 & 9 hereon

MEMORANDUM OF EASEMENTS IN GROSS

Purpose	Shown	Servient Tenement	Grantee
Right to Transmit Telecommunications	A	Lot 6 hereon	Telecom New Zealand Limited
	B	Lot 7 hereon	
	D	Lot 15 hereon	
Walkway	A C	Lot 6 hereon	Whangarei District Council
	D	Lot 15 hereon	

Total Area 1.3767ha

Comprised in C.T.T4C/301 (Pt) and C.T.G1D/687 (Pt)

I, Ian David Gillespie of Springfield, 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 at Whangarei this 17th day of February 1995 Signature

Field Book p. Traverse Book p.

Reference Plans

Examined Correct J.S. Hunkin

Approved as to Survey

8.5.95

Chief Surveyor

Deposited this 5th day of October 1995

District Land Registrar

File Received 29 MAR 1995 Instructions

DP 167007

Approved	New CoT Allocated
W.M.G. Yovich	Lot 1 - 1018/463
T.T. Hayward	Lot 2 - 1018/464
M.J. Pevats	Lot 3 - 1018/465
A.R. Kerr	Lot 4 - 1018/466
J.V. Kerr	Lot 5 - 1018/467
J.J. Yovich	Lot 6 - 1018/468
H.K. Hayward	Lot 7 - 1018/469
G.E. Kerr	Lot 8 - 1018/470
C.A. Kerr	Lot 9 - 1018/471
Registered Owners	Lot 10 - 1018/472
	Lot 11 - 1018/473
	Lot 12 - 1018/474
	Lot 13 - 1018/475
	Lot 14 - 1018/476
	Lot 15 - 1018/466 to 1018/473 undivided 1/8th shares

LAND DISTRICT NORTH AUCKLAND
SURVEY BLK. & DIST. VIII, PURUA
NZMS 261 SHT 006 RECORD MAP No 37.39

LOTS 1 to 16 BEING A SUBDIVISION OF LOT 1 DP105297, PT LOT 1 DP87955 & PT LOT 1 DP45066

TERRITORIAL AUTHORITY WHANGAREI DISTRICT
Surveyed by HODGES & ELRICK
Scale 1:500 Date FEB 1995

W.A. ROBERTSON, SURVEYOR GENERAL, DEPARTMENT OF SURVEY AND LAND INFORMATION, NEW ZEALAND SD 90/27

DOSLI FORM D15 "APPROVED LM 82/36"

CENTIMETRES 1 2 3 4 5 6 7 8 9 10 11 12 13 14 15 16 17 18 19 20 21 22 23 24 25 26 27 28 29 30 31 32 33 34 35 36 37 38 39 40 41 42 43 44 45 46 47 48 49 50

20 FEB 1996

C950492-3 CONO

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

A N D

IN THE MATTER of a subdivision consent as evidenced by Land Transfer Plan No. 167007

A N D

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

I, PATRICK JOHN KILLALEA District Planner for the Council HEREBY CERTIFY that the following conditions to be complied with on a continuing basis were imposed by the Council as conditions of approval for the subdivision as effected by Land Transfer Plan No. 167007 ("the plan")

1. The registered proprietors for the time being of the properties being Lots 1 to 14 on the plan shall in developing such properties undertake such development so that:

   (a) Cut batters are not to exceed 2 horizontal to 1 vertical

   (b) Filled batters are not to exceed 3 horizontal to 1 vertical

   (c) All ground surfaces are to be shaped to prevent the ponding of surface water

   (d) All fill shall be placed under controlled conditions and certified by a suitably experienced Registered Engineer

   (e) Cuts and fill shall be avoided on all slopes exceeding 15° unless certified by a suitably experienced Registered Engineer.

2. The registered proprietors for the time being of the properties being Lots 1 and 2 on the plan shall prior to the placing of any fill on such properties ensure that the area on which such fill is to be placed is benched with the fill to be compacted in a controlled manner. All unsuitable soil which is presently on these lots to be removed prior to the compaction of controlled fill with all fill to be tested and approved by a Registered Engineer and laid at the optimum density and with moisture conditions from tests carried out on borrow material to be to the New Zealand Standard compaction.

3. The registered proprietors for the time being of Lots 3 and 4 on the plan should avoid any cutting or filling on such properties with the foundations for any buildings on such properties being subject to specific engineering design by a Registered Engineer. Such cuttings or fillings made on such properties in excess of 300mm shall be subject to specific engineering design by a Registered Engineer and in any event subject to the requirements of the Council.

4. The registered proprietors for the time being of the properties being Lots 5 and 6 on the plan shall in undertaking any building/construction on such properties ensure that such building/construction is undertaken with foundations which are specifically designed because of their proximity to cut batters downslope to the north and the instability on the southern slopes of such properties.

5. The registered proprietors for the time being of any of the lots on the plan shall take into account the influence of foundations on constructed batters. Foundations shall be terminated below the influence line from the base of any excavation or retaining walls downslope unless it can be demonstrated by specific engineering design that retaining walls are adequate to resist the superimposed levels.

6. The registered proprietors for the time being of the properties being Lots 5, 6 and 7 on the plan shall in forming any cut batters on such properties ensure that such do not exceed 2 horizontal to 1 vertical and shall be topsoiled and grassed over after construction PROVIDED ALWAYS that if such cutting is less than .5 metres in height the batter slopes can be increased to 1 horizontal to 1 vertical.

7. The registered proprietors for the time being of the properties being Lots 4, 5 and 6 on the plan shall not build/construct any building/construction thereon without site specific investigation and design being undertaken so as to determine the stability of the proposal in relation to the property in question and the neighbouring properties PROVIDED ALWAYS that such building does not extend to include decks constructed separately from dwellings.

8. The registered proprietors for the time being of the properties being Lots 4, 5 and 6 on the plan shall in undertaking any building/construction thereon ensure that existing trees are not removed from the southern slopes without a stability assessment being undertaken.

9. The registered proprietors for the time being of the properties being Lots 4, 5 and 6 on the plan shall in providing for stormwater disposal on such properties ensure that stormwater shall not be concentrated and discharged on to the southern slopes of any of such properties.

DATED at Whangarei this 13th day of December 1995

SIGNED by the said PATRICK JOHN KILLALEA District Planner for THE WHANGAREI DISTRICT COUNCIL pursuant to the authority of the Council given pursuant to Sections 252(1)(a) and 715 of the Local Government Act 1974

P.J. Killalea.

P.J. Killalea

12.55 05.FEB96 C 950492

PARTICULARS ENTERED IN REGISTER
LAND REGISTRY NORTH AUCKLAND
ASST. LAND REGISTRAR

Water, Wastewater and Stormwater

Whangarei District Council



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

13 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

Water, Wastewater and Stormwater – Map Legend

Whangarei District Council

Water

Water Point

- Actuator: WDC, Private
- Backflow Device: WDC, Private
- Bore: WDC, Private
- End Structure: WDC, Private
- Fitting Node: WDC, Private
- Hydrant: WDC, Private
- Meter: WDC
- Meter Manifold: WDC, Private
- Pump: WDC, Private
- Valve: WDC, RED, Private

Water Line

- Abandoned Pipe
- Raw Water Main: WDC, Private
- Trunk Main: WDC, Private
- Other Main: WDC, Private
- Process Pipework: WDC, Private
- Reticulation: WDC, Private
- Service Line: WDC, Private

Water Area

- Chamber: WDC, Private
- Reservoir: WDC, Private

Stormwater

Stormwater Point

- End Structure: WDC, Private
- Fitting Node: WDC, Private
- GPT: WDC, Private
- Manhole: WDC, Private
- Pump: WDC, Private
- Stormwater Inlet: WDC, Private
- Valve: WDC, Private

Stormwater Line

- Abandoned Pipe
- Culvert: WDC, Private
- Drainage: WDC, Private
- Main: WDC, Private
- Service Line: WDC, Private
- Surface Drain: WDC, Private

Stormwater Area

- Basin: WDC, Private
- Chamber: WDC, Private

Wastewater

Wastewater Point

- Backflow Device: WDC, Private
- End Structure: WDC, Private
- Fitting Node: WDC, Private
- Manhole: WDC, Private
- Meter: WDC, Private
- Motor Control Centre: WDC, Private
- Pump: WDC, Private
- Valve: WDC, Private

Wastewater Line

- Abandoned Pipe
- Main: Rising Main (Pressure), Sewer Gravity Main, Private, Other
- Process Pipework: WDC, Private
- Service Line: WDC, Private

Wastewater Area

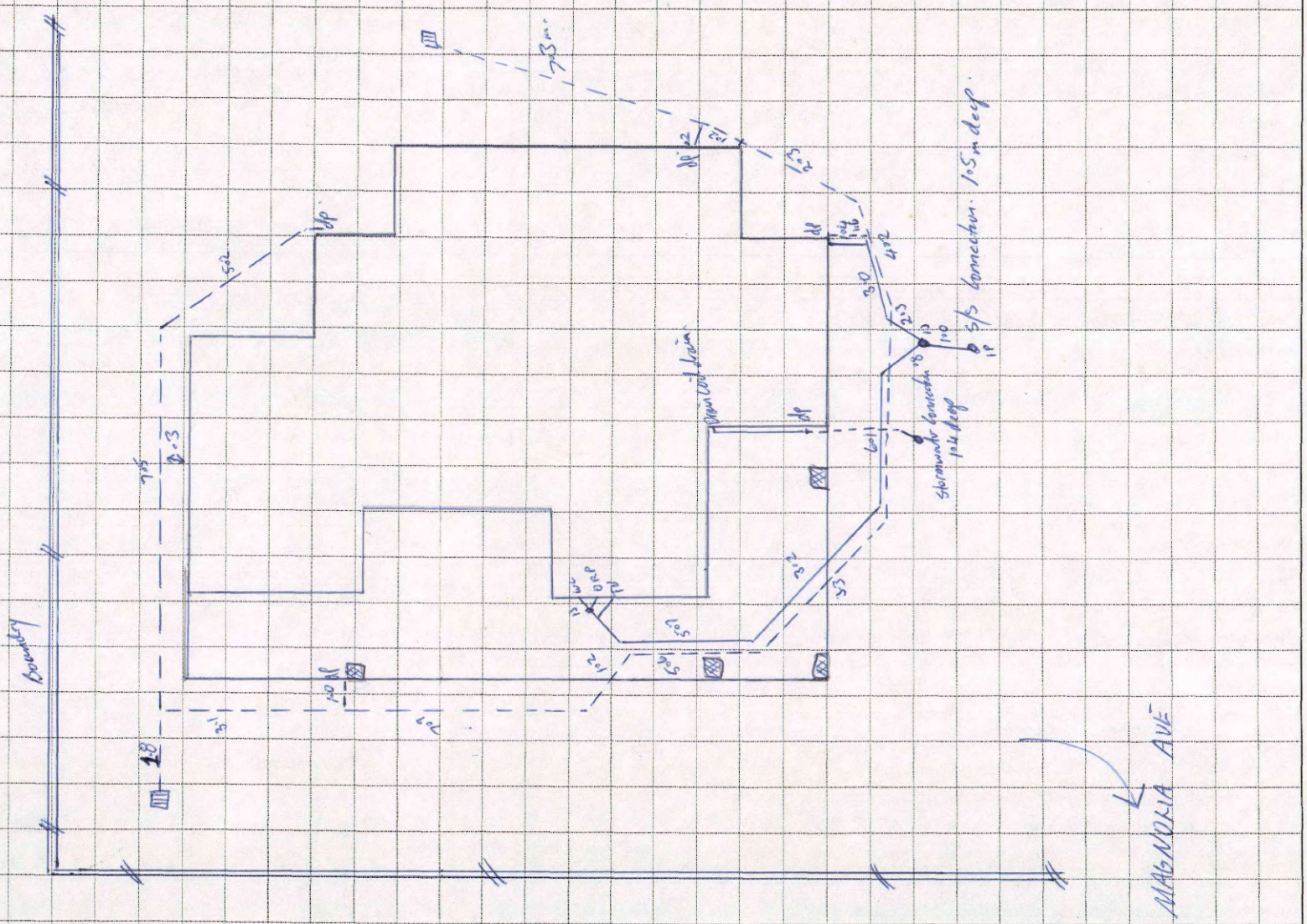
- Chamber: WDC, Private

Pressure Sewer System

- Public
- Private

PART C: AS BUILT SERVICES PLAN

(To be completed in all cases. If details are already noted on separate drawings then provide copies in duplicate as appropriate and attach to this sheet. Ensure that drawing numbers, etc, is noted below)



Scale: _____ in _____

Site Address: _____

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

Rates LIM Report

As at: Friday, 13 November, 2026

Property Number	102233
Legal Description	LOT 6 DP 167007 - HAVING 1/8SH IN LOT 15 DP 167007 BEING 898M2
Assessment Number	0071172600
Address	31 Magnolia Avenue Te Kamo 0112
Record of Title(s)	101B/468
Land Value	$385,000
Capital Value	$1,075,000
Date of Valuation	01-July-2024
Effective Date (used for rating purposes)	01-July-2025
Meter Location	1m LHB, 5m RHB, #31 - mullti bx IN ROW LHM

Rates Breakdown (up to 30 June 2027)

Rates Charge	**Charge Total**
General Residential	1,186.57
Sewage Disposal - Residential	991.00
Stormwater	124.00
Uniform Annual General Charge	996.00
Regional Emergency & Hazard Management	58.36
Regional Rescue Services	11.09
Regional Council Services	214.35
Regional Flood Infrastructure	43.11
Regional Economic Development	13.55
Regional Land and Freshwater Management	107.65
Regional Pest Management	110.40
Regional Sporting Facilities	7.94
Regional Whangarei Urban Riv Mgt Gen Catchment	39.83
Regional Whangarei Transport Rate	29.70
Annual Charge Total	**$3,933.55**

Opening Balance as at 01/07/2026 $0.00

Rates Instalments	**Total**
20/07/2026 Instalment	$984.55
20/10/2026 Instalment	$983.00
20/01/2027 Instalment	$983.00
20/04/2027 Instalment	$983.00
Rates Total	**$3,933.55**

Balance to Clear $2,949.00

BUILDING CERTIFICATE: 55600

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: 55600
Project Information Memorandum No: 55432
PID: 082451

PROJECT		PROJECT LOCATION
New or relocated building	(x)	
Alteration	( )	Applicant: **Glen & Margaret Pierce**
Intended use(s) *(in detail);* **Dwelling**		Street address *(if any):* **31 Magnolia Avenue Kamo**
Intended life:		
Indefinite but not less than 50 years	(x)	
Specified as ..... Years		
Demolition	( )	Legal description: **Lot 6 DP 167007**
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.

Condition : Construction details for Unispan floor system required before slab installed

Signed on behalf of Building Certifiers (Whangarei) Ltd

Name: .....

February 11, 2002

WHANGAREI DISTRICT COUNCIL

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

Issue Document

BUILDING CONSENT No:55600 55600
Section 35, Building Act 1991
Issued:13Feb02
Project Information Memorandum No: 55432

Applicant

GLEN MCKENZIE PIERCE
97 CRAWFORD CRES
WHANGAREI

Agent

GLEN MCKENZIE PIERCE
97 CRAWFORD CRES
WHANGAREI

Site Information

PROPERTY ID: 082451
STREET ADDRESS: 31 MAGNOLIA AVE, WHANGAREI 0101
LEGAL DESCRIPTION: LOT 6 DP 167007

Project Information

PROJECT IS FOR: New Building
INTENDED USE(S): NEW DWELLING
INTENDED LIFE: Indefinite but not less than 50 years
VALUE OF WORK: $220,000.00
NUMBER OF STAGES: 1

Fees

COUNCIL'S TOTAL CHARGES FOR THIS BUILDING CONSENT ARE: $603.00
PAYMENTS RECEIVED TO DATE:
Receipt number: 2136701 Date: 05Feb02 Amount: $603.00

See attached page(s) for any other conditions.

This Consent is issued subject to the following conditions:

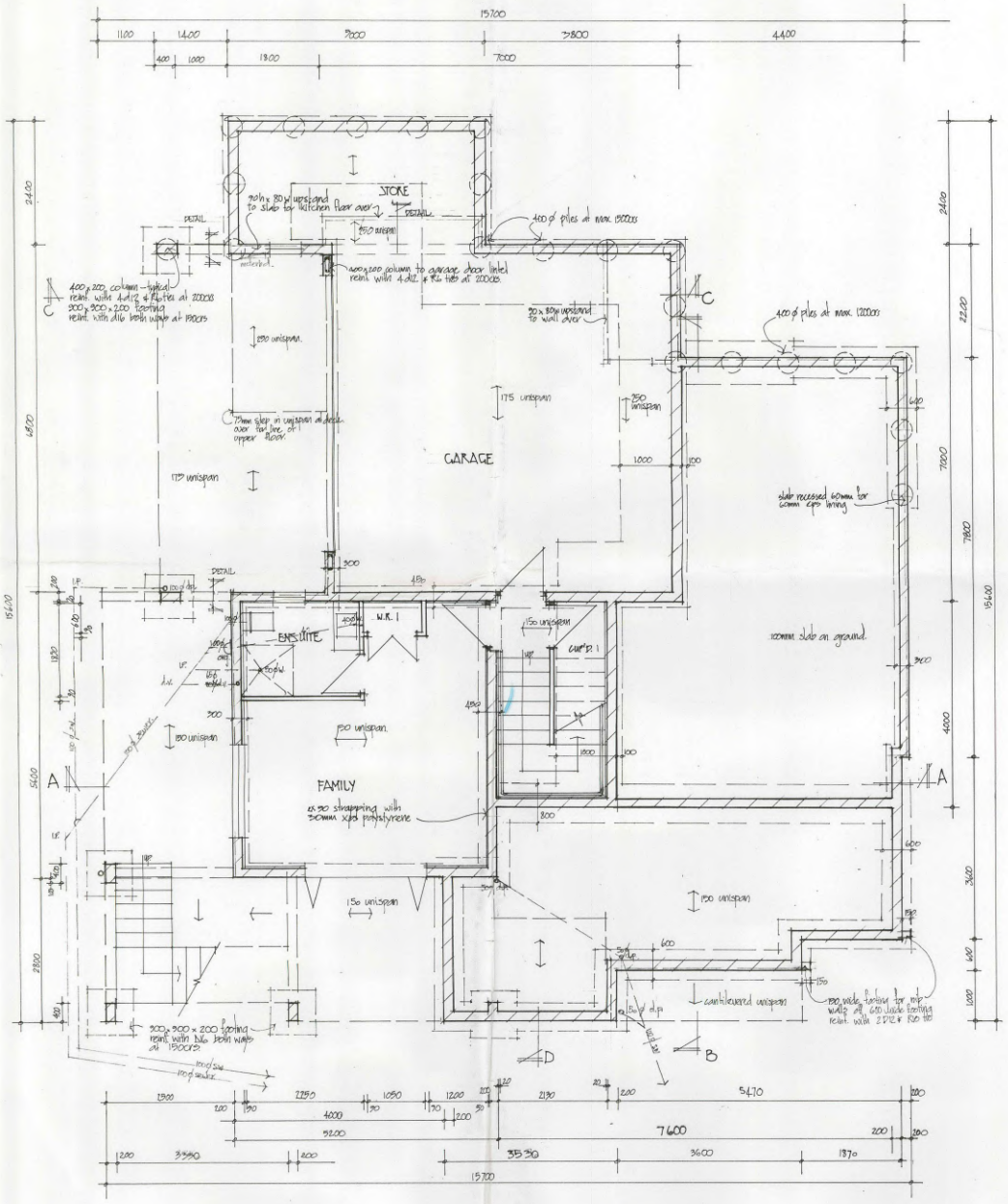
1: General

No Requirements.

Signed for and on behalf of the Council

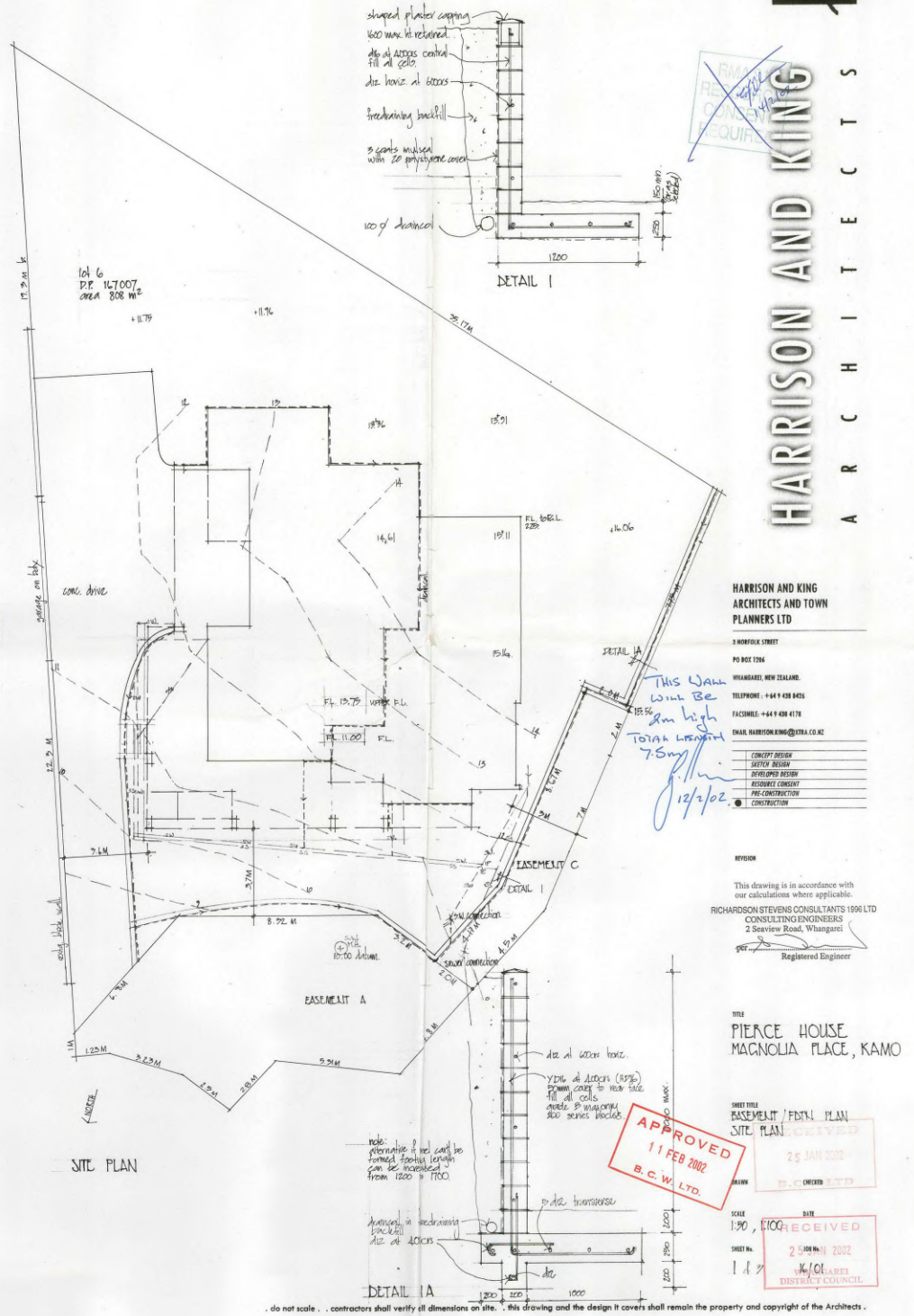
Name:.....G. Byers.....

Signature:.....G Byers..... Date:14./.2./02.



BASEMENT FLOOR PLAN & FOUNDATION PLAN

1:100 @ A1 99.32



HARRISON AND KING
ARCHITECTS

HARRISON AND KING
ARCHITECTS AND TOWN PLANNERS LTD
3 NORFOLK STREET
PO BOX 1206
WHANGAREI, NEW ZEALAND.
TELEPHONE: +64 9 438 8426
FACSIMILE: +64 9 438 4178
EMAIL HARRISON.KING@XTRA.CO.NZ

CONCEPT DESIGN
SKETCH DESIGN
DEVELOPED DESIGN
RESOURCE CONSENT
PRE-CONSTRUCTION
CONSTRUCTION

REVISION

This drawing is in accordance with our calculations where applicable.
RICHARDSON STEVENS CONSULTANTS 1996 LTD
CONSULTING ENGINEERS
2 Seaview Road, Whangarei
Registered Engineer

TITLE
PIERCE HOUSE
MAGNOLIA PLACE, KAMO

SHEET TITLE
BASEMENT / FOUND. PLAN
SITE PLAN

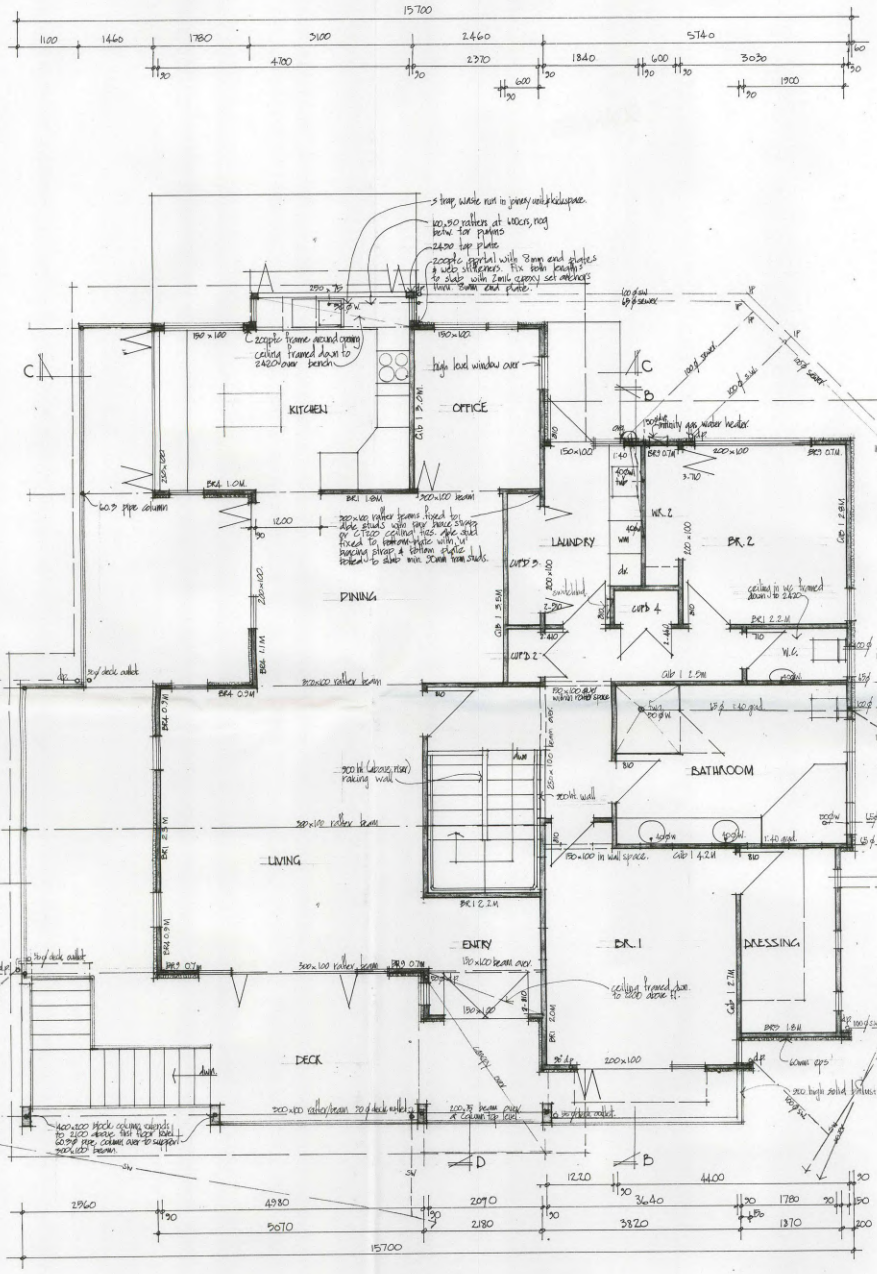
DRAWN
CHECKED

SCALE 1:90, 1:100
DATE
SHEET No. 1 of 3
JOB No. 16/01

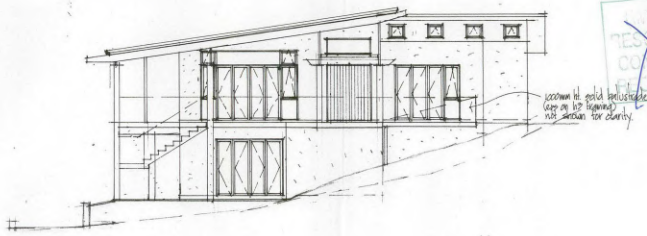
APPROVED
11 FEB 2002
B. C. W. LTD.

RECEIVED
25 JAN 2002
WHANGAREI DISTRICT COUNCIL

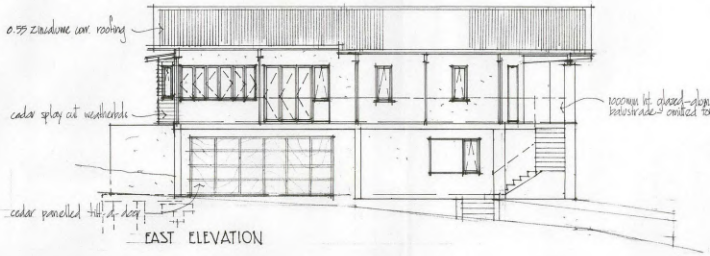
. do not scale . . contractors shall verify all dimensions on site. . this drawing and the design it covers shall remain the property and copyright of the Architects .



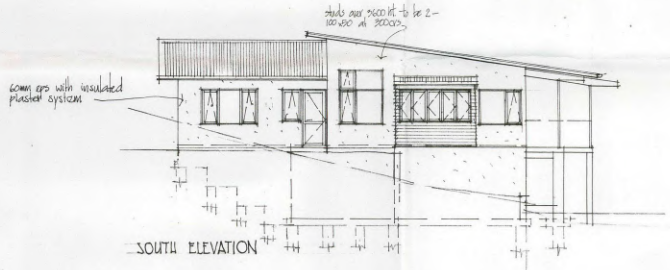
FIRST FLOOR PLAN area 173.m²



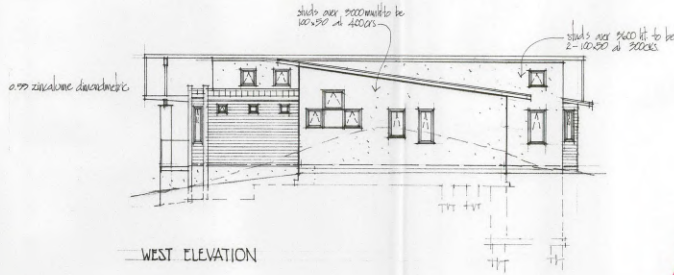
NORTH ELEVATION



EAST ELEVATION



SOUTH ELEVATION



WEST ELEVATION

HARRISON AND KING
ARCHITECTS

HARRISON AND KING
ARCHITECTS AND TOWN PLANNERS LTD
3 NORFOLK STREET
PO BOX 1206
WHANGAREI, NEW ZEALAND.
TELEPHONE : +64 9 438 8426
FACSIMILE: +64 9 438 4178
EMAIL HARRISON.KING@XTRA.CO.NZ

- CONCEPT DESIGN
- SKETCH DESIGN
- DEVELOPED DESIGN
- RESOURCE CONSENT
- PRE-CONSTRUCTION
- ● CONSTRUCTION

REVISION

This drawing is in accordance with our calculations where applicable.
RICHARDSON STEVENS CONSULTANTS 1996 LTD
CONSULTING ENGINEERS
2 Seaview Road, Whangarei
per .....
Registered Engineer

TITLE
PIERCE HOUSE
MAGNOLIA PLACE, KAMO

SHEET TITLE
FIRST FLOOR PLAN
ELEVATIONS

APPROVED
11 FEB 2002
B.C. W. LTD.

RECEIVED
25 JAN 2002
WHANGAREI DISTRICT COUNCIL

DRAWN W. CHECKED

SCALE 1:50, 1:100

DATE

SHEET No. 2 of 3

JOB No. 16/01

. do not scale . . contractors shall verify all dimensions on site. . this drawing and the design it covers shall remain the property and copyright of the Architects .

BUILDING CERTIFICATE: 55600/2

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: 55600
Project Information Memorandum No: 55432
PID: 082451

PROJECT		PROJECT LOCATION
New or relocated building	( )	
Alteration	(x)	Applicant: **G & M Pierce**
Intended use(s) *(in detail);* **Amended internal concrete stairs and kitchen wall bracing**		Street address *(if any)*: **31 Magnolia Avenue**
Intended life:		
Indefinite but not less than 50 years	(x)	Legal description: **Lot 6 DP 167007**
Specified as ..... Years		
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.

( ) The building work complied with the listed provisions of the building code on the date of certification.

Signed on behalf of Building Certifiers (Whangarei) Ltd

Name: .....

May 31, 2002

Approved Building Certifiers Northland Ltd

Building Certificate 'B' No H143

Section 56. Building Act 1991 ISO Ref 7.5.1 CS-03F3 Issue 04

Issued by Approved Building Certifiers Northland Ltd currently approved and registered as a building certifier in New Zealand.

To: **Whangarei Council**

Building Consent No: **55600**
PIM No: **55432**

Project Information		Project Location		
New or Relocated Building	**Yes**	Street Address:		
Alteration	**No**	**31 Magnolia Ave**		
Type of Project		**Kamo**		
Dwelling		**Whangarei**		
Intended Use(s):		Legal:	Lot	**6**
Residential		Description:	DP	**167007**
Intended Life:			CT	
Indefinite but not less than 50 years				
Demolition	**No**			
Being stage of an intended stages.				

This is to certify that:
The building certifier has been engaged to certify specified building work in relation to listed provisions of the building code as detailed in the page headed "Scope of Building Certifier's Engagement No H143" attached to this notice.

The building certifier is satisfied on reasonable grounds that:

The building work complied with the listed provisions of the building code on the date of certification.

Signed by or for and on behalf of the building certifier

Signature:

Name: Neil Boler

Position: Director

Date: Mar 2, 2004

10 Rust Ave, , Whangarei Phone: **(09) 438 0401**, Fax: **(09) 438 9587** Email: **abc.northland.buildingcertifier@xtra.co.nz**

Exract Copy

COPY

Hawthorn Geddes
engineers & architects ltd

Reference: 3796

5 September 2001

Mr G Pierce
97 Crawford Crescent
Kamo
WHANGAREI

Dear Sir

PROPOSED DEVELOPMENT AT
31 MAGNOLIA AVENUE, KAMO
POLE RETAINING WALL PROPOSAL

Purpose

The purpose of this report is to investigate and advise on the feasibility of a new proposed pole retaining wall located at the top of the steep bank to the rear of the proposed building site in terms of geotechnical/stability aspects. The possibility of building over the Building Line Restriction has also been investigated.

Previous Reports /Background

A geotechnical report on the subdivision, which included Lot 6 was prepared on 14 December 1990 by Dunning Hawthorn Geddes. A "Building Line Restriction" (BLR) was designated for Lots 4,5 and 6 and specific foundation design for the building sites was specified on Lots 5 and 6.

The "Building Line Restriction" was reassessed for Lots 4 – 6 at the request of Wajim Properties and this was the subject of a letter prepared by Hawthorn Geddes on 30 June 1995.

This letter concluded that "once a specific building proposal is known it is possible that building beyond the specified BLR may be permitted if the proposal

- Did not increase the risk of instability of the southern slopes and
- Foundations can be designed to minimise the risk of a natural, but extreme event causing instability which could affect the dwelling.

Proposed Development

APPROVED
11 FEB 2002
B. C. W. LTD.

The development proposal will incorporate we understand, a split-level structure of concrete slab and masonry wall type construction. Approximately 1.0 metres of excavation is proposed over the top half of the ridge.

We also understand that the building envelope will extend beyond the "Building Restriction Line" designated by the 1990 Geotechnical Report, by 1 – 2 metres.

It is also proposed to install a pole retaining wall, extending approximately from the south-eastern corner boundary to the eastern side boundary, approximately 4 – 5 metres below the end of the existing masonry boundary retaining wall. The proposed maximum retaining height is 2.0 to 2.5 metres, but will reduce to less than 1.0 m at each end.

Geology/Subsurface Investigation

The New Zealand Land Inventory Map for the Hukerenui - Whangarei area (NZMS 290 Sheet Q06/07-1:100,000 scale) indicates the geology of the area to be "basalt with scoria; flows and cones of glassy and very fine to medium grained crystalline basalt, dense or vesicular, interbedded with scoria (B1) in places, moderately fractured; hard to very hard, weathers to soft brown clay to depths of 10 metres. The mapping unit is $F6_1$ and is part of the extrusive rock group.

One hand augered borehole was drilled by the south-western boundary corner to a depth of 5.0 metres and shear vane measurements of the "undrained" shear strength were carried out using a Pilcon hand shear vane.

The subsoil's generally comprised multi-coloured volcanic silty clays and clay silts, which appeared to be rhyolitic in origin.

The insitu shear strength of the material was moderately firm to firm (119 kPa and greater) and "hard" material was only noted at a significant depth of 5.0 metres.

Slope Stability

The slopes to the south of the BLR have a maximum slope of 30 degrees but are typically around 7 – 20 degrees.

Our site appraisal indicates surficial instability of the residual soils has occurred in the past and is still actively recurring. The previous original report stated "on the southern slopes of Lots 5 and 6 is an area of significant past instability". This was the major reason for the Building Line Restriction on these lots.

An unretained excavated face of around 0.7 – 0.8 metres high is located adjacent to the south-west corner and extends 10 metres inside the lot, where the face height reduces to around 0.2 metres. This appears to be the cutting to an old farm track around 4 - 5 metres wide that has been formed around the topside of the ridge.

A significant slump is however located around 5 – 7 metres further down the slope. The head scarp of this slip is around 1.5 – 2.0 metres in height and appears to be regressing upslope, despite the slopes being well vegetated.

Under certain conditions the regressing/instability may be exacerbated.

These conditions include:

- Surcharging surficial ground
- Increasing ground water levels e.g. emergence of springs during development is a possibility, although unlikely given the elevated nature of the site.
- Increased surface run-off due to the development.

It will therefore be important that no additional fill surcharge (weight) is placed at the top of the slopes, unless adequately retained. We understand that up to 1.0 metres of excavation is proposed over the top half of the building area. This will be beneficial in terms of slope stability in that the surcharge forces trying to initiate soil failure will be reduced. Control of the potential for ingress of water is vital however as the excavation will tend to remove the upper clay seal.

Our site inspection indicated that some fill has already been placed at the top of the slopes at the eastern end. This fill appears to have come from the excavation for the boundary wall to Lot 5/Lot 6.

Conclusions/Recommendations

1. It is our professional opinion, not to be construed as a guarantee, that building beyond the Building Line Restriction can be permitted provided the following measures are implemented.

    - Excavation over the top half of the site to a depth of 1.0 - 1.5 metres is carried out. This may partially remove the excavated face at the western end.

    - Installation of an "in-ground" or palisade wall that extends from approximately the south-western boundary corner peg to the end of the masonry boundary wall to Lot 5/Lot 6. This will provide additional protection to the house site from downhill soil creep and surficial slumping.

Note that the wall can be used to provide some levelling of the section to the rear above the steep south slopes. However, we would recommend that the wall follow the old cut face to the track as much as possible. I.e. retain the cut face (where it has not been removed by site excavation) and fill heights be limited to 1.5 - 2.0 metres (including existing fill).

The wall is to be designed for an effective retained height of 2.5 - 3.5 metres (which includes a "creep" depth of 1.5 metres), over a maximum width of three pile diameters, to allow the development of arch action in the soil behind the piles. The design should allow for "at-rest" earth pressures.

As hard material was not noted until 5.0 metres depth, we would recommend that the wall extend into this material and that the wall be tied back at the top into the top of the ridge.

Preliminary designs for two alternative "in-ground" wall pile types have been considered. The first incorporates a timber pole retaining wall using tanapoles in 500 mm diameter concrete footings at 1.35 metre centres. The second option involves 450 mm diameter reinforced concrete piles at 1.35 metre centres. Both options should incorporate tiebacks and a reinforced ground beam to provide sufficient lateral ground restraint. The design will need to be finalised once final building proposals have been decided.

2. It will be important that all stormwater is discharged to the Council stormwater system well clear of the slopes to the south.

3. Although the installation of the "in-ground" pole retaining wall will help to reduce creep pressures on the house foundation, specific foundation design will still be required (for all foundations). The design should allow for a creep depth of 1.0 metres.

4. All vegetation on the south slopes must remain such that existing stability is not compromised.

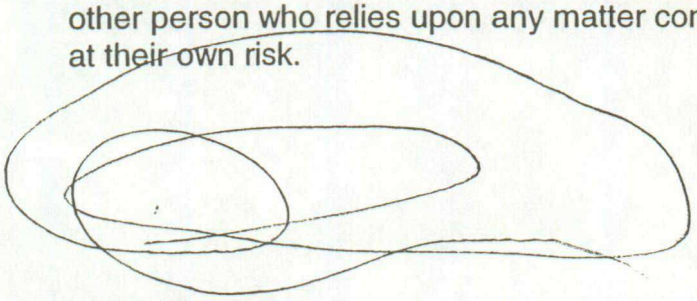
5. The existing masonry retaining wall along the Lot 5/6 boundary must be properly back filled with free draining material and draincoil installed.

Provided the above recommendations are implemented we believe that the 1 – 2 metre building proposed beyond the Building Restriction Line us acceptable as the risk of instability on the southern slopes will not be increased. Any building proposal including earthworks, foundations and stormwater control will need to be reviewed by Hawthorn Geddes, Engineers and Architects Ltd, prior to Building Consent application. The retaining wall design can be finalised at this stage.

Limitation

This report has been prepared solely for the benefit of the owner Mr G Pearce and the Whangarei District Council in relation to the building consent application for which this report has been prepared. The comments in it are limited to the purpose stated in this report. No liability is accepted by Hawthorn Geddes Engineers & Architects Ltd in respect of its use by any other person, and any other person who relies upon any matter contained in this report does so entirely at their own risk.

APPROVED
1 FEB 2002
B. C. W. LTD.



Peter Geddes
B.E., I.P E N Z, M.A.C.E.N.Z., Regd. Engr.
Hawthorn Geddes
engineers & architects ltd

Report prepared by:
Rod McLean
B.E., I.P.E.N.Z., Regd. Engr.

Encl: (13 pages – A4) in total
Column design chart (1 page – A4)
Retaining wall location plan (1 page – A4)

Extract Copy

ACENZ

Email: rscltd@clear.net.nz

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Consultants (1996) Ltd

Grant Stevens
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Registered Engineer

Tim Pike
N.Z.C.E., B.E. (Hons), M.I.P.E.N.Z.
Registered Engineer

Steve Turner
B.E., M.I.P.E.N.Z.
Registered Engineer

CIVIL & STRUCTURAL ENGINEERS, 2 SEAVIEW RD, WHANGAREI. PH: 09 438 3273, FAX: 09 438 5734

File: 2025

31 January 2002

APPROVED
11 FEB 2002
B. C. W. LTD.

Pierce Builders
97 Crawford Crescent
Kamo
WHANGAREI

Dear Sir

PROPOSED DWELLING 31 MAGNOLIA AVE

As requested, we have investigated the suitability of the above property for the proposed dwelling construction and site works and report as follows.

The Proposal

The proposed dwelling incorporates a part basement, cut into the ridge and various retaining walls to create flat lawn/paved areas.

The property was the subject of a geotechnical report by Dunning Hawthorn Geddes at the time of subdivision. Their report, dated 14 December 1990, recommended a Building Line Restriction. The Building Line Restriction was reassessed in June 1995 by Hawthorn Geddes and the conclusion reached that *"once a specific building proposal is known it is possible that building beyond the specified BLR may be permitted if the proposal:*

- *Did not increase the risk of instability of the southern slopes, and*
- *Foundations can be designed to minimise the risk of a natural, but extreme event causing instability which would affect the dwelling."*

Hawthorn Geddes were commissioned again to advise on the particular proposal the subject of this report. A copy of their report dated 5 September 2001 is attached. We will not repeat contents of their report here regarding geology and slope stability. It was Hawthorn Geddes recommendation that, together with the proposed site excavation, an 'in-ground' wall be constructed to protect the house site from downhill soil creep and surficial slumping. Subsequent to their report, we were commissioned to investigate alternatives to the in-ground wall.

Further Investigation

A series of boreholes were put down along the proposed southern building line. At these locations weathered rock was encountered at varying depths between 1.6 and 2.1 m below the surface. The borelogs are attached.

APPROVED
11 FEB 2002
R.C.W. Ltd.

Discussion/Recommendation

The basement is to be cut to approximately 1.6 m below the surface, and the remainder a minimum of 0.5 m along the southern wall. A concrete slab is to be adopted which will effectively tie the top of this wall back clear of the building line restriction. As an alternative to the in-ground wall in front of the dwelling, we propose that the front wall foundations be piled to the underlying weathered rock. The pile spacing has been set to provide soil arching action between piles. Should soil creep or slumping occur, the piles will terminate the movement in front of the dwelling rendering the dwelling site safe and stable. Refer to our calculations included with the Building Consent Application.

Conclusions

Upon consideration of previous geotechnical reports noted above, and subject to the recommendations of this report, we conclude that the building can extend over the Building Line Restriction as shown on Harrison & King's plans. Further, in terms of Section 36(1) of the Building Act we conclude that:

(i) The land on which the building work is to take place is neither subject to, nor likely to be subject to, subsidence or slippage; and

(ii) The building work itself is not likely to accelerate or worsen or result in subsidence or slippage of that land or any other property.

Yours faithfully

S. Turner
RICHARDSON STEVENS CONSULTANTS (1996) LTD

Enclosures:
Hawthorn Geddes report 5 September 2001
Borelogs

ACENZ

Email: rscltd@clear.net.nz

Richardson Stevens
Consultants (1996) Ltd

Grant Stevens
B.E., M.I.P.E.N.Z.
Registered Engineer

Tim Pike
N.Z.C.E., B.E. (Hons), M.I.P.E.N.Z.
Registered Engineer

Steve Turner
B.E., M.I.P.E.N.Z.
Registered Engineer

CIVIL & STRUCTURAL ENGINEERS, 2 SEAVIEW RD, WHANGAREI. PH: 09 438 3273, FAX: 09 438 5734

File: 2025

13 February 2002

Pierce Builders
97 Crawford Crescent
Kamo
WHANGAREI

Dear Sir

PROPOSED DWELLING 31 MAGNOLIA AVE

Further to our suitability report dated 31 January 2002, and Council's letter to you dated 8 February 2002, we confirm that Conditions 4, 6, 7, 8 and 9 of the Consent Notice have been complied with. More specifically:

Condition 4: Foundations have been specifically designed to account for potential instability as per our calculations and abovementioned report.

Condition 6: The design does not involve unretained excavations. All retaining walls have been specifically designed.

Condition 7: On site soils investigations have been undertaken and results used to determine foundation design. Our report of 31 January 2002 addresses the issue of stability in relation to this and neighbouring properties.

Condition 8: The proposal does not require existing trees on the southern slopes to be removed.

Condition 9: The proposal includes piping of stormwater to the Council stormwater system. Therefore stormwater will not be concentrated and discharged on the southern slope.

I trust the above satisfactorily addresses Council's outstanding concerns.

Yours faithfully

S. Turner
RICHARDSON STEVENS CONSULTANTS (1996) LTD

DEC

WHANGAREI DISTRICT COUNCIL

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

Issue Document

CODE COMPLIANCE CERTIFICATE No:55600

Section 43(3), Building Act 1991

Issued: 13/02/2002
Building Consent No: 55600

Applicant

GLEN MCKENZIE PIERCE
97 CRAWFORD CRES
WHANGAREI

Agent

GLEN MCKENZIE PIERCE
97 CRAWFORD CRES
WHANGAREI

Site Information

PROPERTY ID: 082451
ASSESSMENT NO:
STREET ADDRESS: 31 MAGNOLIA AVE, WHANGAREI 0101
LEGAL DESCRIPT: LOT 6 DP 167007

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.

FINAL CODE COMPLIANCE CERTIFICATE: 55600
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: P.M. VAN DER SLUIS

Signature: ..... Date: 11/3/04

This Final Code Compliance Certificate comes with the condition that the exterior cladding must be maintained to manufacturers requirements, plus any bruising or cracking in the exterior finish must be repaired immediately.

Name: P.M van der Sluis

Signature: ..... Date: 11.3.04

WA

WHANGAREI DISTRICT COUNCIL

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

Issue Document

Public Utility Services Application No:55965
W.D.C. Policy M.B.5309
Received:22Feb02
Issued:04Mar02

Applicant

GLEN MCKENZIE PIERCE
97 CRAWFORD CRES
WHANGAREI

Agent

WATCO PLUMBING LTD
PO BOX 10 045
TE MAI
WHANGAREI

Site Information

PROPERTY ID: 082451 (102233).
STREET ADDRESS: 31 MAGNOLIA AVE, WHANGAREI 0101
LEGAL DESCRIPTION: LOT 6 DP 167007

Project Information

THIS IS A PUBLIC UTILITY SERVICES APPLICATION ONLY

Fees

COUNCIL'S TOTAL CHARGES FOR THIS PUBLIC UTILITY SERVICES APPLICATION ARE: $88.00
PAYMENTS RECEIVED TO DATE:
Receipt number: ******* Date: 22Feb02 Amount: $88.00

See attached page(s) for any other conditions.

1: **The following Public Utility Services are approved for installation:**

Water Meter Only.

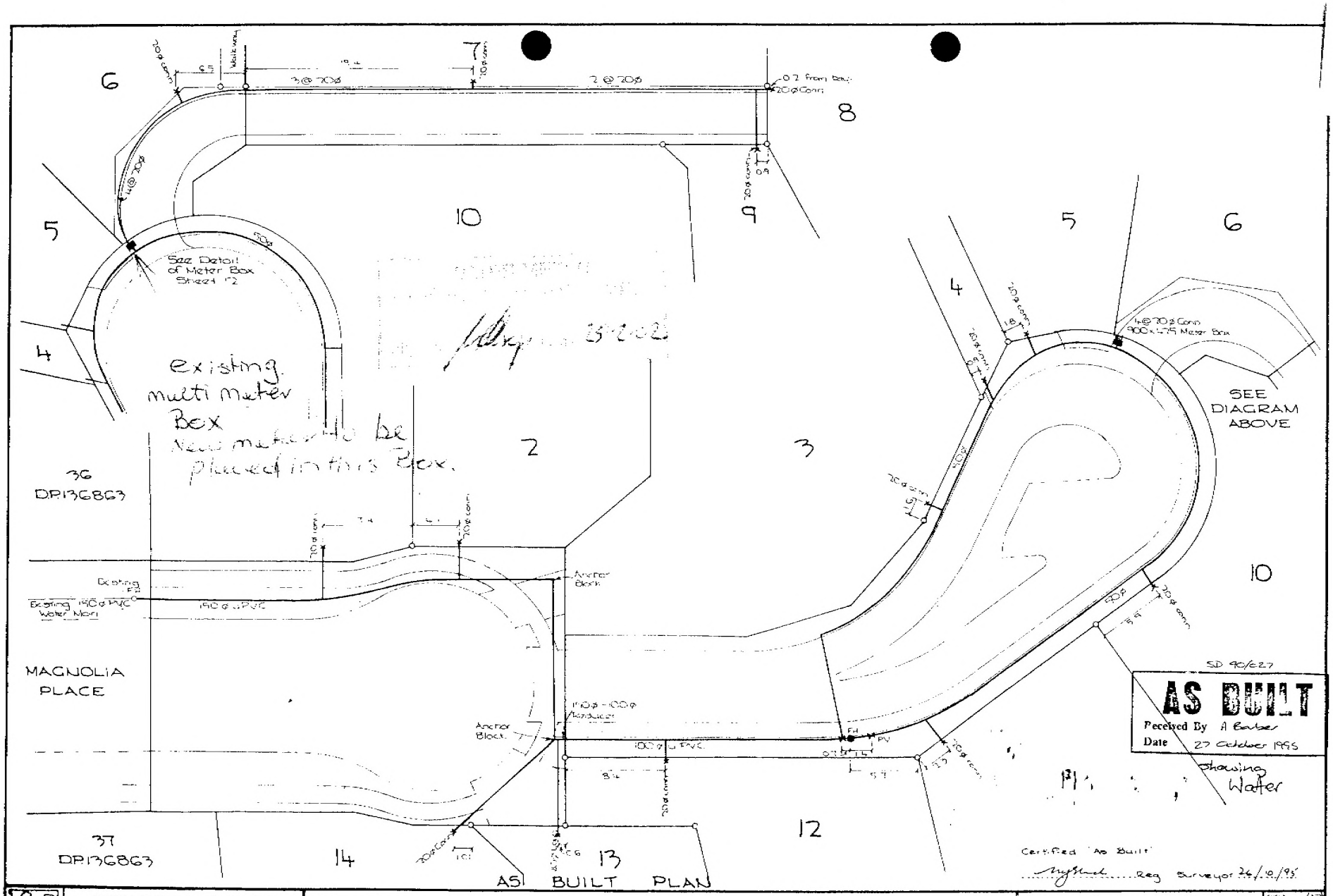
2: **Conditions of approval for Utility Services:**

No work to be covered up until inspected and approved.

Signed for and on behalf of the Council

Name: P Reyburn

Signature: _____ Date: 6 / 3 / 02



HODGES & ELRICK
REGISTERED LAND & ENGINEERING SURVEYORS
LAND PLANNING CONSULTANTS

MAGNOLIA PLACE EXTENSION
WATER RETICULATION.

Prepared for Magnolia Place Ltd
by R.C. Hodges — Reg Surveyor

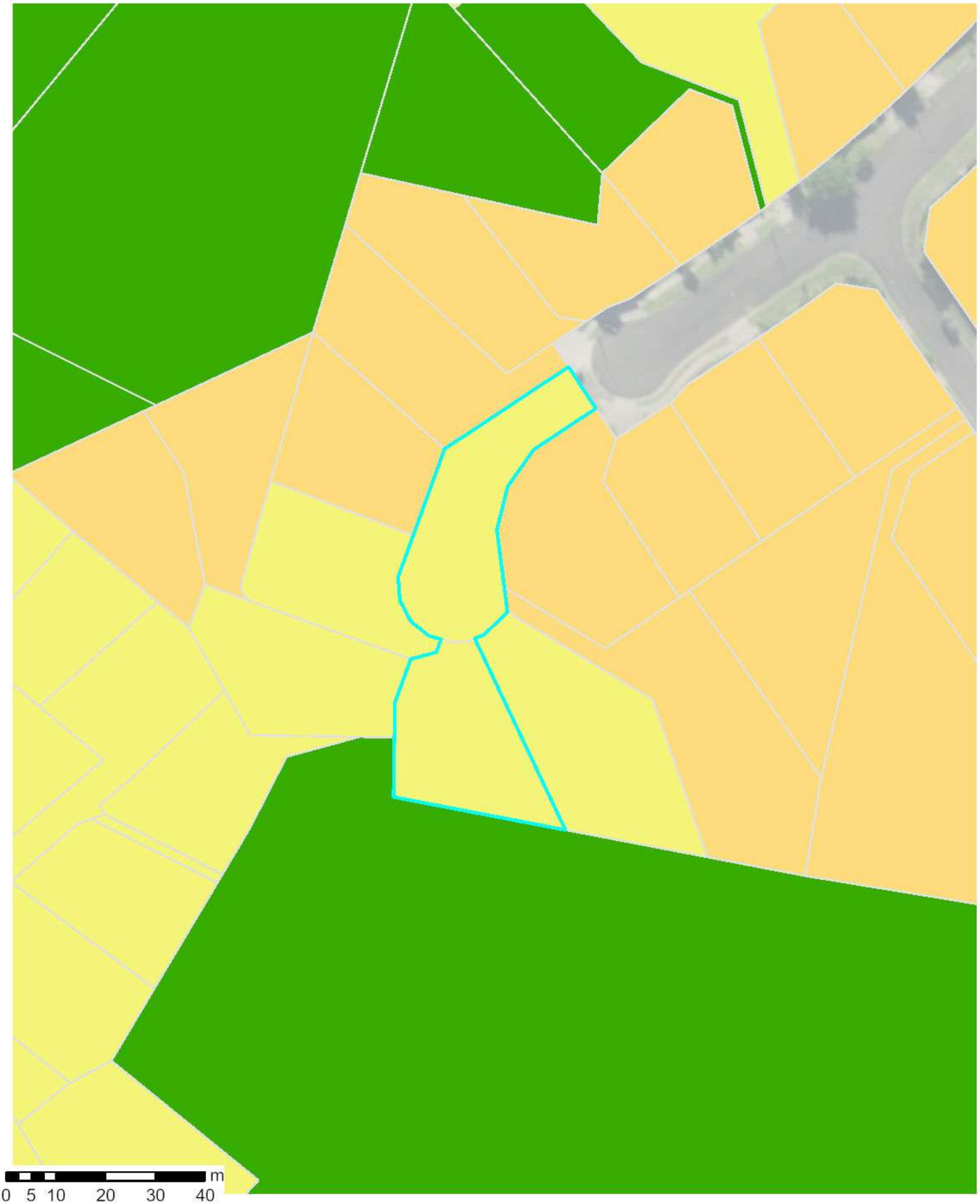
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Operative District Plan - Area Specific Matters

Whangarei District Council



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13 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

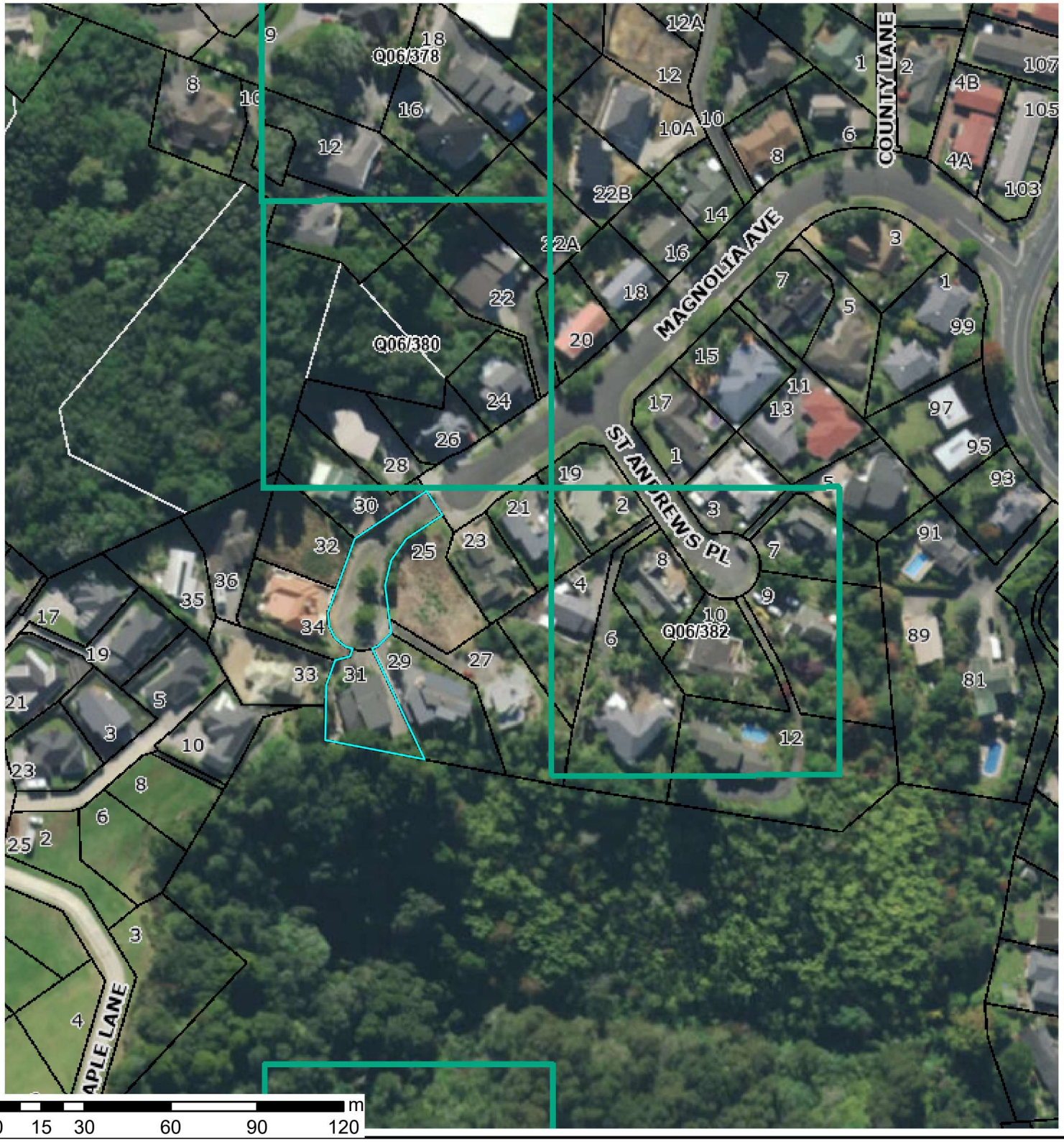
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Archaeological and Historical Sites

Whangarei District Council



Archaeological and Historical Sites

Heritage New Zealand Pouhere Taonga

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

16 November 2026
Scale 1:1,890

NZAA Sites

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

Approved

Pending - Edit

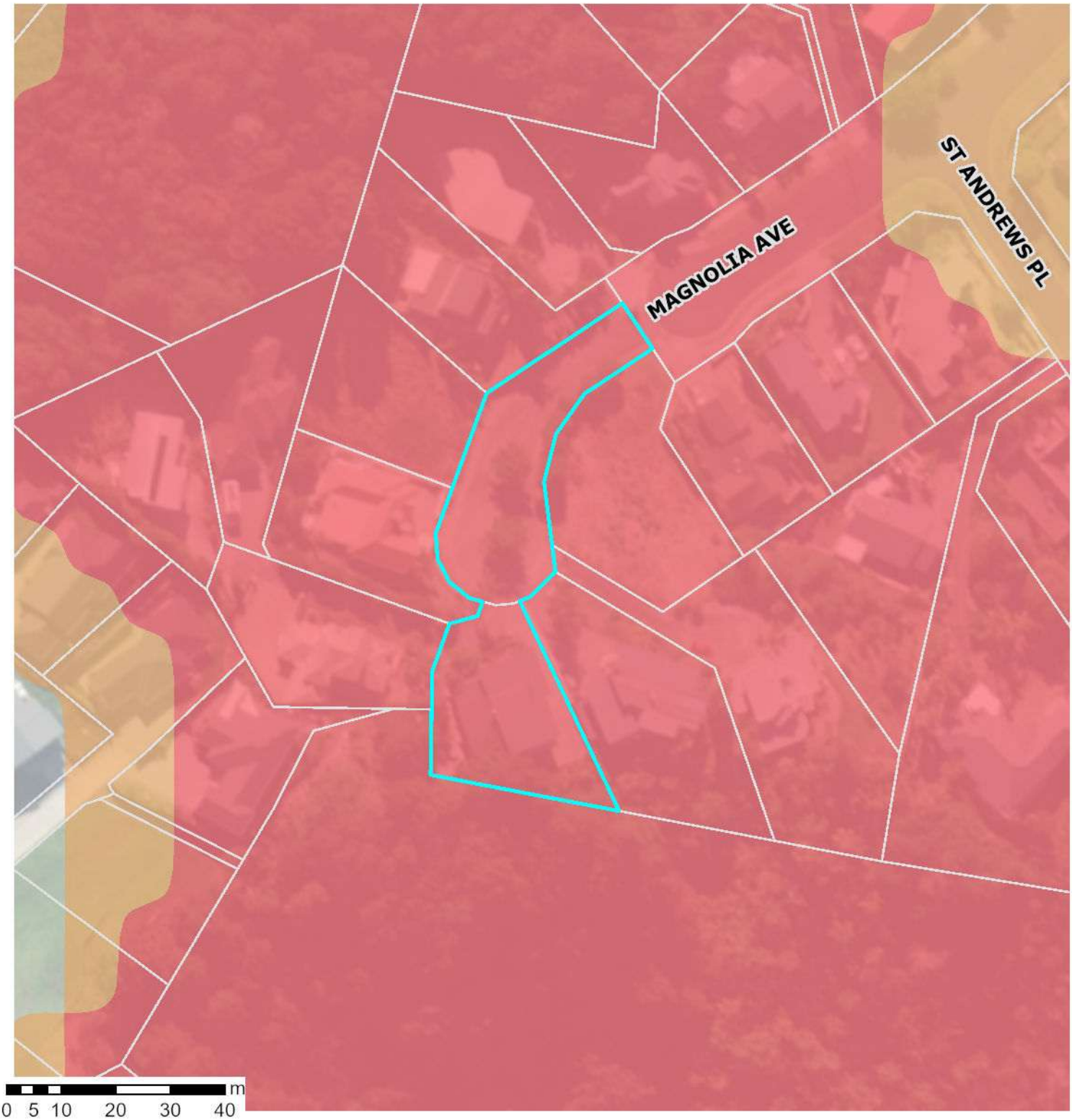
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District Plan Change 1 - Natural Hazards
Land Instability

Whangarei District Council



PC1 - Natural Hazards
Land Instability

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

13 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

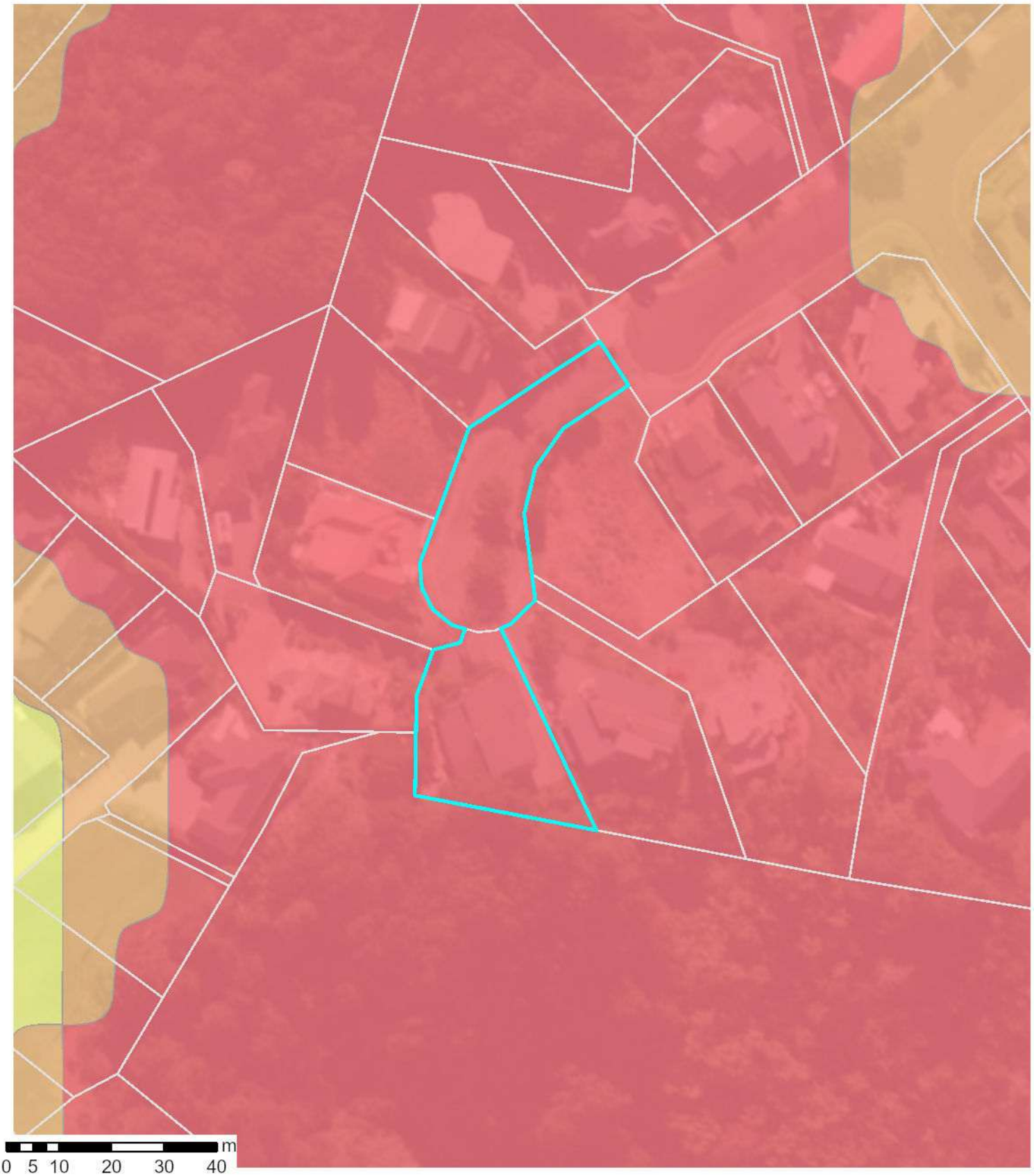
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Land Instability

Whangarei District Council



Landslide Susceptibility Zone

- High
- Moderate
- Low

13 November 2026

Scale 1:1,000

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/v2/documents/council/reports/hazard-reports/land-stability/landslide-susceptibility-technical-report.pdf

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