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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: LM2601661

Received: 06 Oct 2026

Issued: 13 Oct 2026

Applicant

N Nemeth
3 Broadway
Newmarket
Auckland 1010

Site Information

Property ID: 24509

Street Address: B - 10 Warwick Place
Whangārei 0110

Legal Description: FLAT 2 DP 86674 HAVING 1/2 INT IN 729 SQ METRES BEING LOT 19 DP 82837

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: NA44B/575
- Deposited Plans: DP 86674, DP 82837

This property is subject to a Building Line Restriction, information attached.

- Interest Number K112088 dated 20/02/1963

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

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

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

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

- Water, Wastewater and Stormwater Map

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

- Site Drainage Plan dated 17/07/1978

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 Permits issued for this property are attached.

- Two Townhouses
  Dated 16/02/1978

- Enclosed Glass Terrace
  Issued 13/05/1981

- Install Kent Tile Fire
  Issued 06/05/1986

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

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

Copy of Applications (e.g. Vehicle Crossing Permit or Public Utility Service) for this property are attached as listed below:

- Agreement Regarding Drainage Connection
  Dated 12/07/1978

- Agreement Regarding Drainage Connection
  Dated 16/02/1978

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

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

Plan Change 4A and 4C are currently progressing through the statutory planning process and may affect how the District Plan applies to this property.
Further information is available here:
https://www.wdc.govt.nz/Services/Planning/District-Plan/District-Plan-changes/Current-plan-changes/PC4A-and-PC4C

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

This property is located in a 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

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

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

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

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

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

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

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

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

s44B(2) Natural Hazards

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

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

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

District Plan Information about Natural Hazards

This property is mapped under PC1 as **High Land Instability.** The Whangārei 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 Whangārei Catchment (M01)
3. Report date:	May 2021
4. Report prepared by:	Water Technology
5. Report commissioned by:	Northland Regional Council
6. Purpose of the report:	This report documents the calibration and design modelling methodology for Whangārei Catchment (M01), noting that this catchment was calibrated to the July 2020 flood event.
7. Where or how to access report:	River modelling technical reports https://www.nrc.govt.nz/resource-library-summary/research-and-reports/river-modelling-technical-reports/

Land Instability

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

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

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

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

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

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

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

Technical report

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

Liquefaction

This property is located within an area classified as Liquefaction vulnerability category: **Undetermined** and can be viewed on the Council Hazard viewer: https://www.wdc.govt.nz/HazardsGISMap

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

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

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

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

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

Tsunami

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

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

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

Technical Report for Tsunami Evacuation Zone and Safe Zone map

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

Erosion and Landslide

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

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

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

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

Technical Reports for erosion prone land

1. Scope of report	Regional
2. Report Title:	Northland's Landscape Driven Erosion Map: A Resources for Decision-Makers and Communities
3. Report date:	2025
4. Report prepared by:	Land and Water Science
5. Report commissioned by	Northland Regional Council
6. Purpose of the report:	This report was created for people across Northland-farmers, council staff, iwi and hapū, community leaders, and planners-who want to better understand a new regional tool called the Sediment-Process Attribute Layer, or S-PAL. S-PAL does not replace older soil or geology maps. Instead, it builds on those valuable foundations by adding a new layer of information made possible through modern datasets.
7. Where or how to access report	Northland Regional Council website: https://www.nrc.govt.nz/media/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 Whangārei District Council
6. Purpose of the report:	The aim of this report is to assemble and present a review of existing information on natural hazards, including earthquakes. The report identifies gaps and possible future work. Please note sections on flooding and erosion prone land have been superseded by more recent work and modelling.
7. Where or how to access report:	Northland Regional Council Website https://www.nrc.govt.nz/media/2itixwuo/naturalhazards.pdf

Signed for and on behalf of Council:



Tegan Tinsley
Property Information Officer

Property Map

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 October 2026

Scale 1:500

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

Aerial Photography



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

13 October 2026

Scale 1:500

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RECORD OF TITLE
UNDER LAND TRANSFER ACT 2017
CROSS LEASE

Guaranteed Search Copy issued under Section 60 of the Land Transfer Act 2017

R.W. Muir
Registrar-General of Land

Identifier **NA44B/575**
Land Registration District **North Auckland**
Date Issued 18 October 1978

Prior References
NA39B/671

Estate Fee Simple - 1/2 share
Area 729 square metres more or less
Legal Description Lot 19 Deposited Plan 82837
Registered Owners
Shirley Raewyn Drake and Kelly Anne Drake

Estate Leasehold
Instrument L 729400.4
Term 999 years as from and including 16.5.1978
Legal Description Flat 2 Deposited Plan 86674
Registered Owners
Shirley Raewyn Drake and Kelly Anne Drake

Interests

K112088 Building Line Restriction (Affects Fee Simple)

Land Covenant in Lease 729400.3 (Affects Fee Simple)

729400.3 Lease of Flat 1 Composite CT NA44B/574 issued (Affects Fee Simple)

Land Covenant in Lease 729400.4 (Affects Fee Simple)

729400.4 Lease of Flat 2 DP 86674 Term 999 years as from and including 16.5.1978 Composite CT NA44B/575 issued (Affects Fee Simple)

Appurtenant hereto is a right of way created by Transfer A104662 - 20.9.1965 at 1:55 pm (Affects Fee Simple)

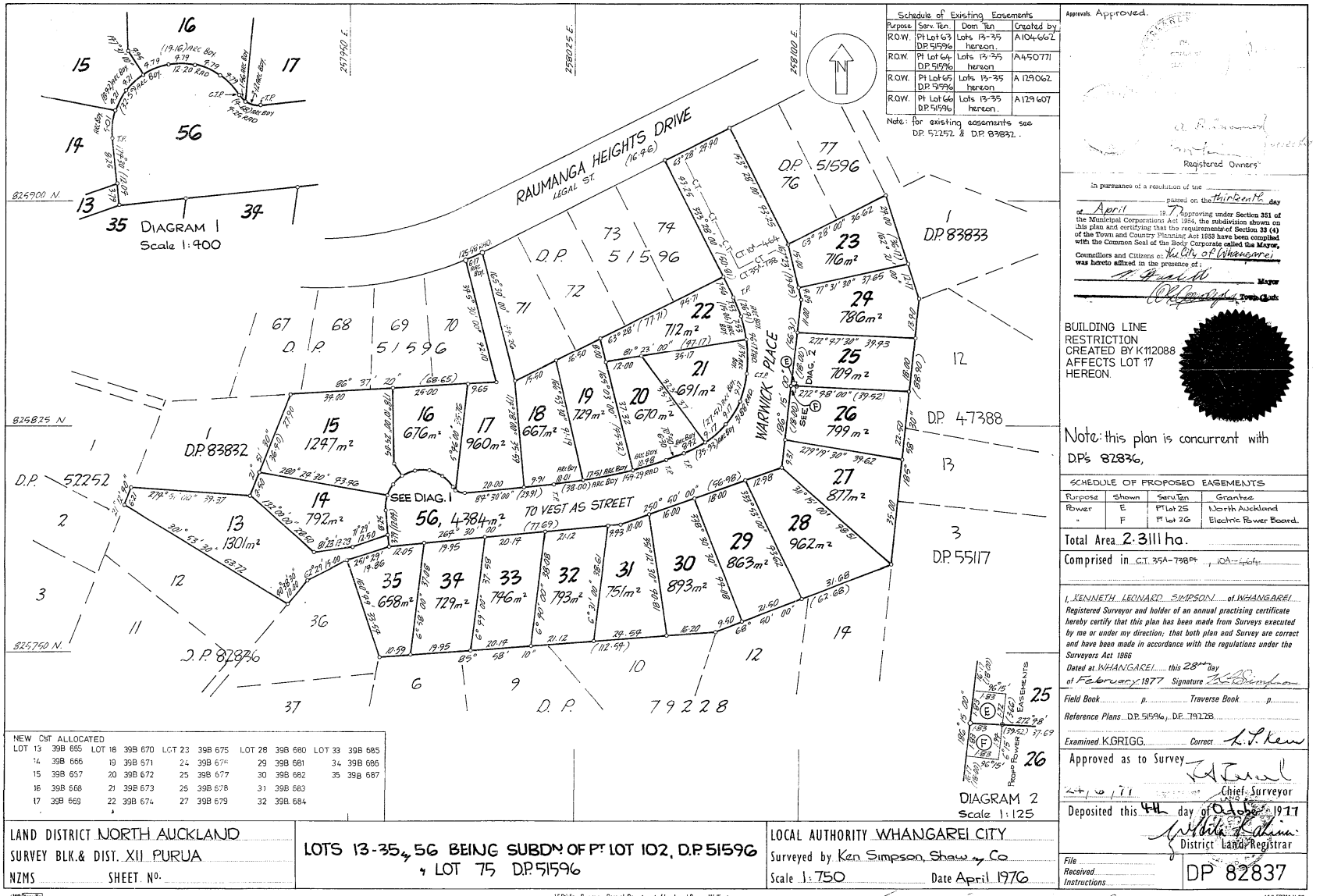
Appurtenant hereto is a right of way created by Transfer A129062 (Affects Fee Simple)

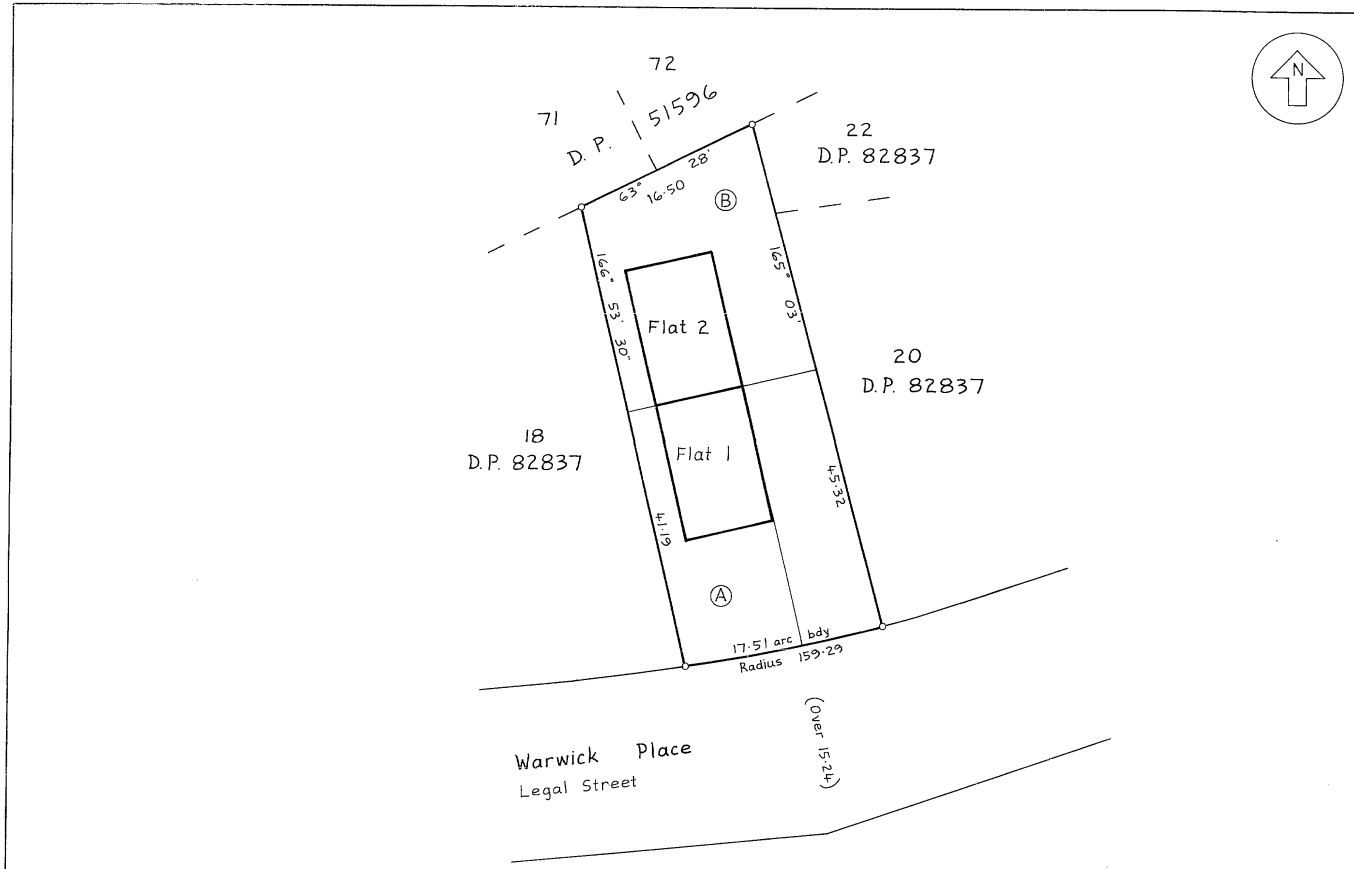
Appurtenant hereto is a right of way created by Transfer A129607 (Affects Fee Simple)

Appurtenant hereto is a right of way created by Transfer A450771 (Affects Fee Simple)

11243181.3 Mortgage to ANZ Bank New Zealand Limited - 23.10.2018 at 3:04 pm

Transaction ID 10415120
Client Reference Quickmap
Guaranteed Search Copy Dated 05/10/26 1:39 pm, Page 2 of 3
Register Only





Approvals.

The Common Seal of Whangarei Lumberyard Ltd was hereto affixed in the presence of :

NEW	C's.T.	ALLOCATED :–
FLAT	1	44B–574
FLAT	2	44B–575

NOTE.

Area shown (A) with Flat 1 subject to the right of user

Area shown (B) with Flat 2 subject to the right of user.

Boundaries of areas to be leased are the centre of internal walls, & the external faces of exterior walls.

Total Area

Comprised in C.T. 39B/671

I, Brian Lloyd Currie of Whangarei Registered Surveyor and holder of an annual practising certificate hereby certify that this plan has been made from Surveys executed by me or under my direction; that both plan and Survey are correct and have been made in accordance with the regulations under the Surveyors Act 1968

Dated at Whangarei this 28th day of April 1978 Signature B.L. Currie

Field Book p. Traverse Book p.

Reference Plans D.P. 51596 D.P. 82837

Examined E. A. DALLEY Correct

Approved as to Survey
FOR THE PURPOSE OF LEASING FLATS ONLY
10/5/78 for Chief Surveyor

Deposited this 24th day of May 1978
FOR THE PURPOSE OF LEASING FLATS ONLY
District Land Registrar

File
Received
Instructions

D.P. 86674

LAND DISTRICT North Auckland.
SURVEY BLK.& DIST. XII Purua S.D.
NZMS SHEET No.

Plan of Flats on Lot 19 D.P. 82837

LOCAL AUTHORITY Whangarei City
Surveyed by B.L. Currie (77/35)
Scale 1 : 250 Date April 1978

L&S FORM N. 33

24 MAY 1978
METRIC

Transaction ID 10415120
Client Reference Quickmap
Guaranteed Search Copy Dated 05/10/26 1:39 pm, Page 3 of 3
Register Only

BLR K112088 Building Li
Cpy - 01/01, Pgs - 002, 09/11/05, 14:16
DocID: 201469695

EXTRACT FROM THE MINUTES OF PROCEEDINGS OF THE WHANGAREI BOROUGH COUNCIL AT A MEETING OF SUCH COUNCIL HELD ON THE 16TH DAY JANUARY, 1963

K112088 BLR

MOVED BY :- COUNCILLOR K. HASLETT.

"THAT IN PURSUANCE OF THE POWERS CONFERRED ON IT BY SECTION 186 OF THE MUNICIPAL CORPORATIONS ACT 1954 THE WHANGAREI BOROUGH COUNCIL HEREBY RESOLVES BY WAY OF SPECIAL ORDER TO PERMIT THE LAYING OFF OF A STREET DESCRIBED IN THE SCHEDULE HERETO AT A WIDTH FOR THE WHOLE OF ITS LENGTH OF LESS THAN 66 FEET BUT NOT LESS THAN 50 FEET SUBJECT TO THE CONDITION THAT NO BUILDING SHALL AT ANY TIME BE ERECTED ON ANY SECTION FRONTING THE PROPOSED STREET (REFERRED TO IN THE SCHEDULE HERETO) WITHIN A DISTANCE OF EIGHT FEET FROM THE SIDELINE OF THE SAID STREET."

SCHEDULE

All that piece of land containing 4 acres 3 roods 31.1 perches more or less being Lot 100 of a plan of subdivision of Part Raumanga No. 2 Block, Block XII Purua Survey District and being part of the land comprised in Certificate of Title Volume 678 Folio 22 Auckland Registry. The area is shown coloured pink on Land Transfer Plan No. 51596.

SECONDED BY: - COUNCILLOR A. WALTERS.

AND CARRIED

THE COMMON SEAL of the MAYOR, COUNCILLORS AND CITIZENS of the BOROUGH OF WHANGAREI.. was hereto affixed at the office of and... pursuant to a resolution of the Whangarei Borough Council at a meeting of such..... Council in the preeence of :-

MAYOR

COUNCILLOR

TOWN CLERK

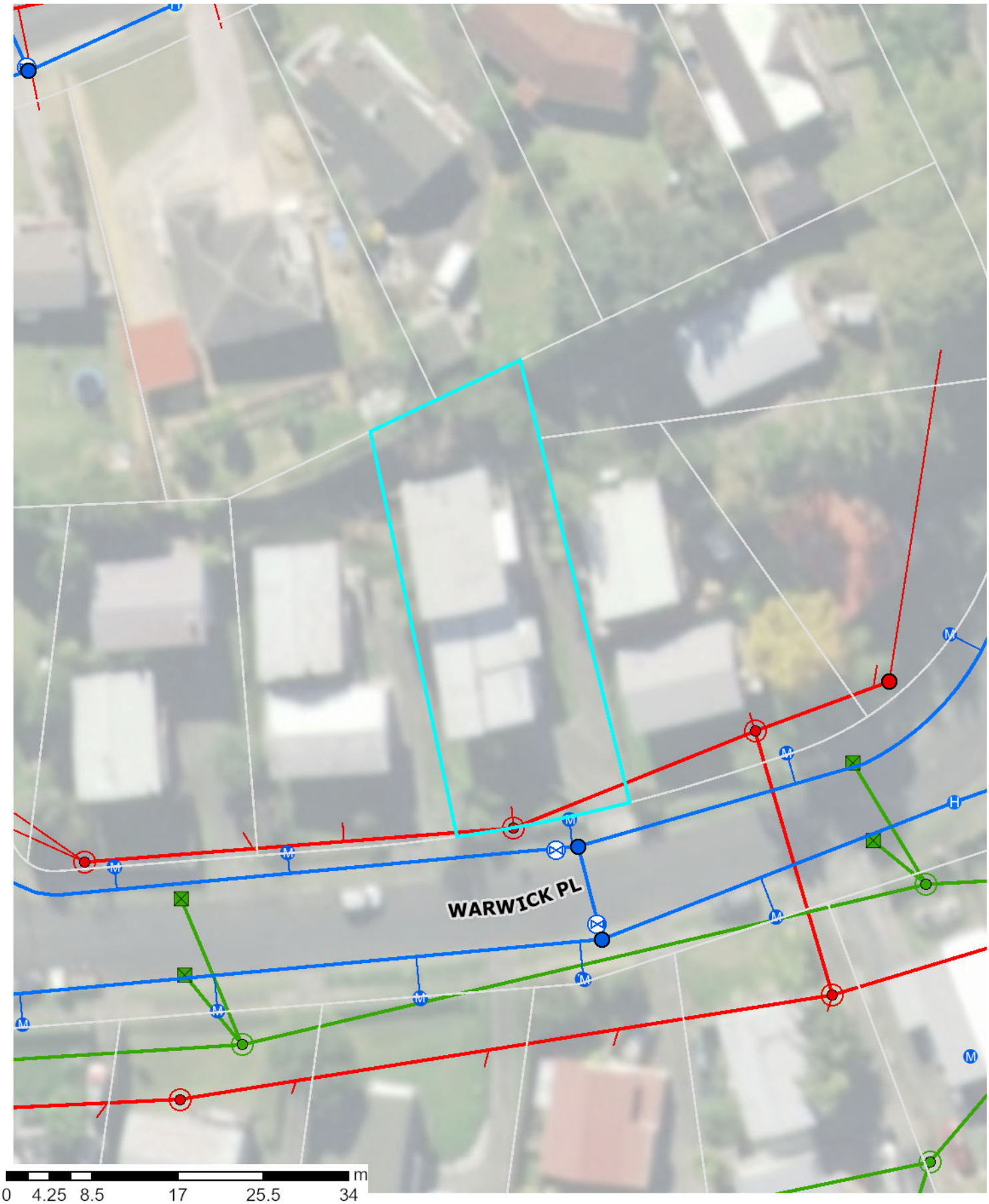
We hereby certify that the above is a true copy of and a correct extract from the Minutes of proceedings of the Whangarei Borough Council at the meeting above mentioned and that the resolution was confirmed by the Council at its meeting on the 20th February, 1963.

MAYOR TOWN CLERK

ORDER FOR NEW CERTIFICATE OF TITLE.

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 October 2026

Scale 1:500

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

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

WHANGAREI CITY

SITE DRAINAGE PLAN

DRAINLAYER J. R. Maddren

Permit No. 14560

Date 17th July 1978

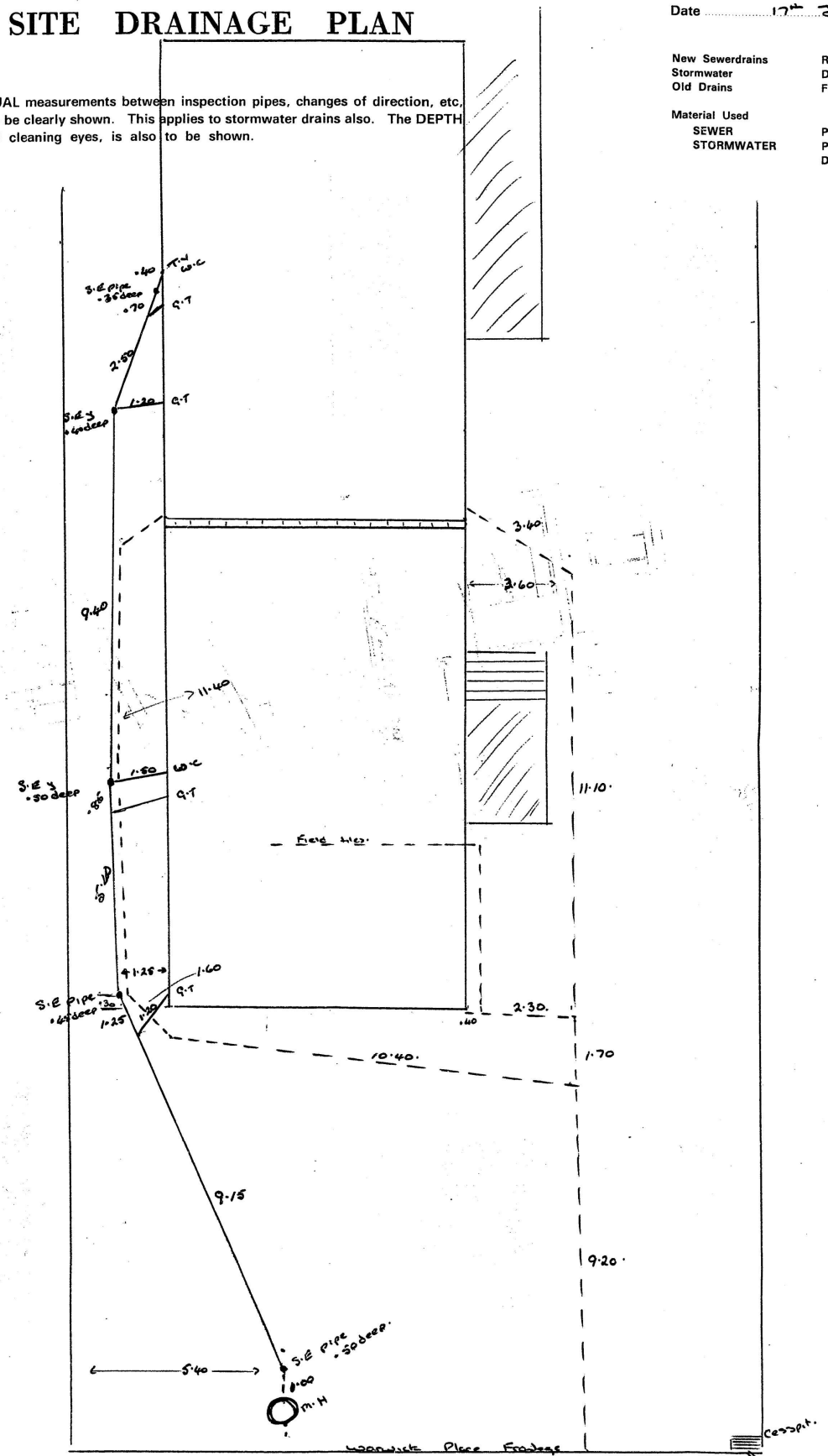
New Sewerdrains	RED
Stormwater	DOTTED BLACK
Old Drains	FULL BLACK

Material Used

SEWER	PVC/~~CERAMIC~~
STORMWATER	PVC/~~CERAMIC~~
DELETE	

1/100.

ACTUAL measurements between inspection pipes, changes of direction, etc, are to be clearly shown. This applies to stormwater drains also. The DEPTH of all cleaning eyes, is also to be shown.



OWNER: Provan Homes Ltd.

STREET: 10 Warwick Place.

LOT No.

DP No.

24507

4

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: Tuesday, 13 October, 2026

Property Number	24509
Legal Description	FLAT 2 DP 86674 HAVING 1/2 INT IN 729 SQ METRES BEING LOT 19 DP 82837
Assessment Number	0076230200B
Address	B - 10 Warwick Place Whangarei 0110
Record of Title(s)	44B/575
Land Value	$130,000
Capital Value	$350,000
Date of Valuation	01-July-2024
Effective Date (used for rating purposes)	01-July-2025
Meter Location	RHM

Rates Breakdown (up to 30 June 2027)

Rates Charge	**Charge Total**
General Residential	400.66
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	4.58
Regional Land and Freshwater Management	36.35
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	**$3,067.37**

Opening Balance as at 01/07/2026 $-341.78

Rates Instalments	**Total**
20/07/2026 Instalment	$769.37
20/10/2026 Instalment	$766.00
20/01/2027 Instalment	$766.00
20/04/2027 Instalment	$766.00
Rates Total	**$3,067.37**

Balance to Clear $1,816.03

H92462

WHANGAREI CITY COUNCIL

11447

24507
RECEIVED
15 FEB 19
WHANGAREI
CITY COUNCIL

BUILDING APPLICATION FORM

Date 16/2 1975

Please Note that any person wishing to take a vehicle over footpath, other than a proper crossing constructed for such purpose, shall apply to Council for a permit to do so and shall pay a fee of $100.00

To: The Director of Engineering,

Sir,

I hereby apply for permission to five Townhouses

at 10 Warwick Place (House Number and Street) for Provan Homes (Owner)

of Box 438 Whangarei (Address), according to locality plan and detail plans, elevations cross-sections and specifications of building deposited herewith in duplicate.

PARTICULARS OF LAND:

Assess. No. PT-15/1661/2 75/7410

Lot No. 19

D.P. 82837

Allotment No.

LENGTH OF BOUNDARIES:

Front 17.51 (Arc)

Back 16.50

Side 41.19 Area

Side 45.52

PARTICULARS OF BUILDING:

Foundations Concrete Pile & Slab Floors Particle Board

Walls Weatherboard & Fibrolite Roofs Corrugated Iron

Area of Ground Floor 96.90 (each) square feet (metres)

Area of Outbuildings square feet (metres)

Number of Storeys: Above kerb level 1½ Below kerb level —

Average distance of set back of front of buildings from street boundary line 11.1

ESTIMATED VALUE:

Building	$ 40,000:00
Sanitary Plumbing Drainage	$ 4000:00
Total	$ 44,000:00

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

Proposed use or occupancy of other parts of buildings —

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

Yours faithfully,

Builder's Postal Address: (Please Print)

Provan Homes
Box 438 Whangarei

Builder's Phone 82510

Owner

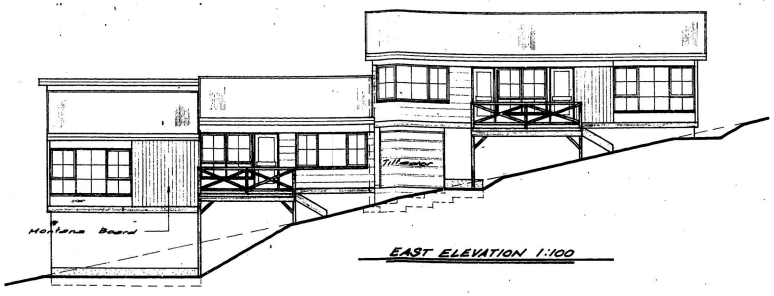
Provan Homes Builder

D W Provan Signature

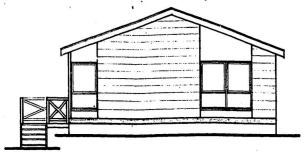
CALDER & MACDONALD 12.76.

S+S.

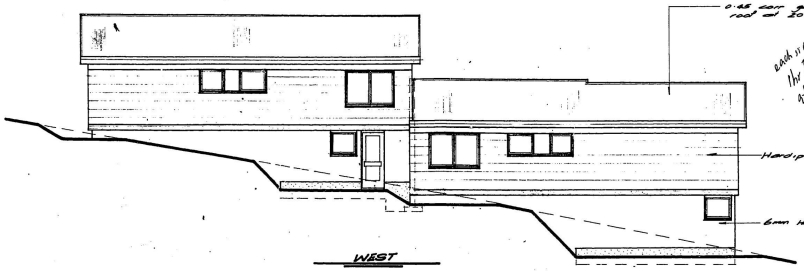
24507



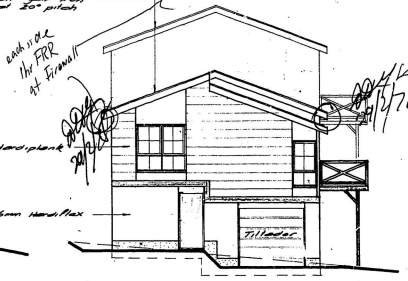
EAST ELEVATION 1:100



NORTH



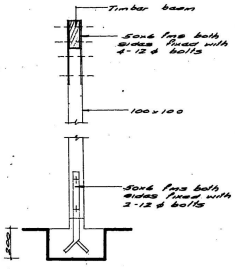
WEST



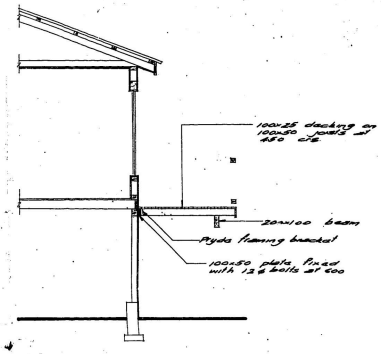
SOUTH

12mm Firestop sealed with Sonex adhesive 1/3/78

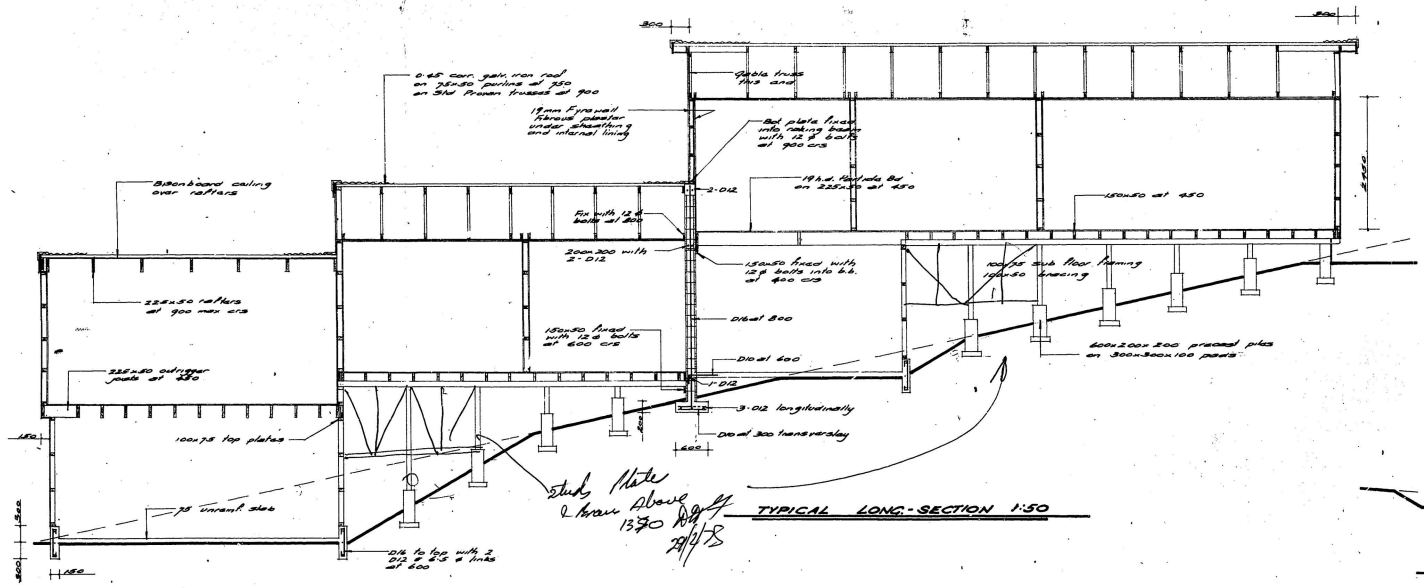
RECEIVED
2 7 FEB 1978
WHANGAREI CITY COUNCIL



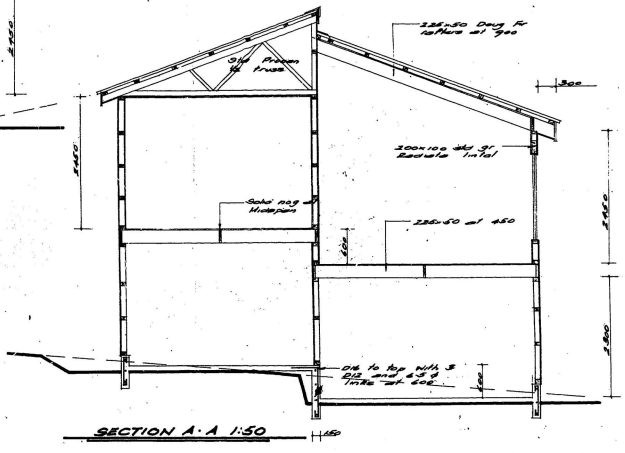
POST FIXING 1:20



SECTION B-B 1:50



TYPICAL LONG.-SECTION 1:50



SECTION A-A 1:50

P. B. CAINS
BUILDING DESIGN CONSULTANT
1ST FLOOR 189 BANK ST., PH. 89-606.
P.O. BOX 760, WHANGAREI

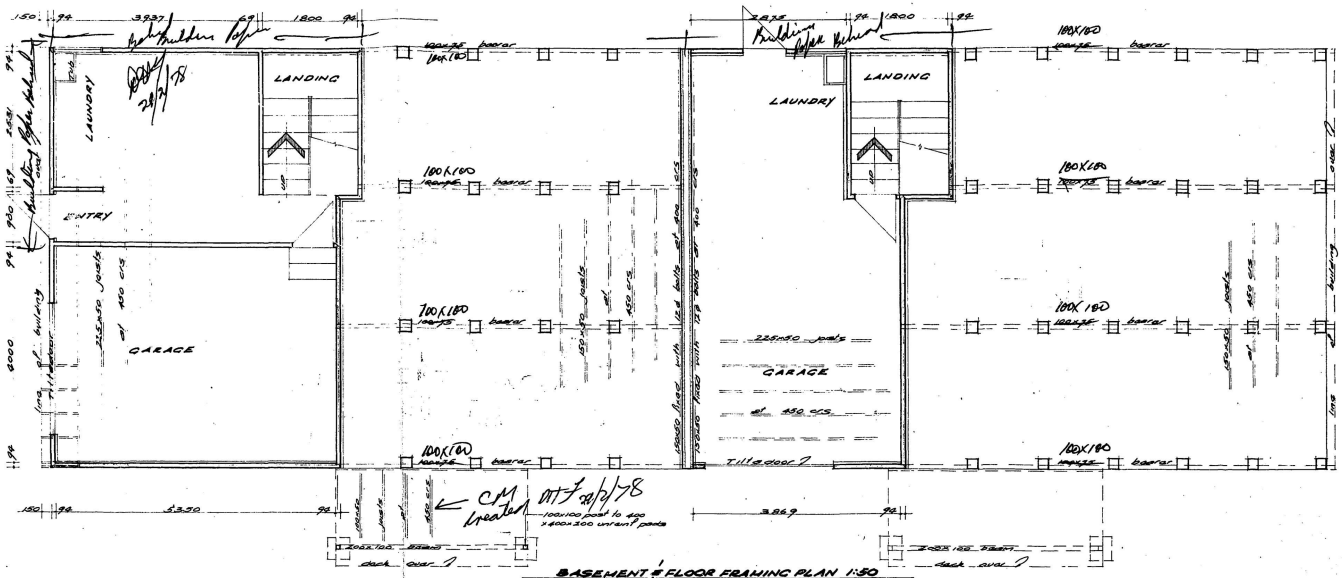
PROVAN HOMES LTD
TWO TOWNHOUSES - LOT 19 WARWICK PLACE

THIS PLAN ACCORDS WITH NZ SAA CP 34 WHERE APPLICABLE
COOK MUNZIE Reg
COOK · MULDOWNEY · COSTELLO
CONSULTING ENGINEERS

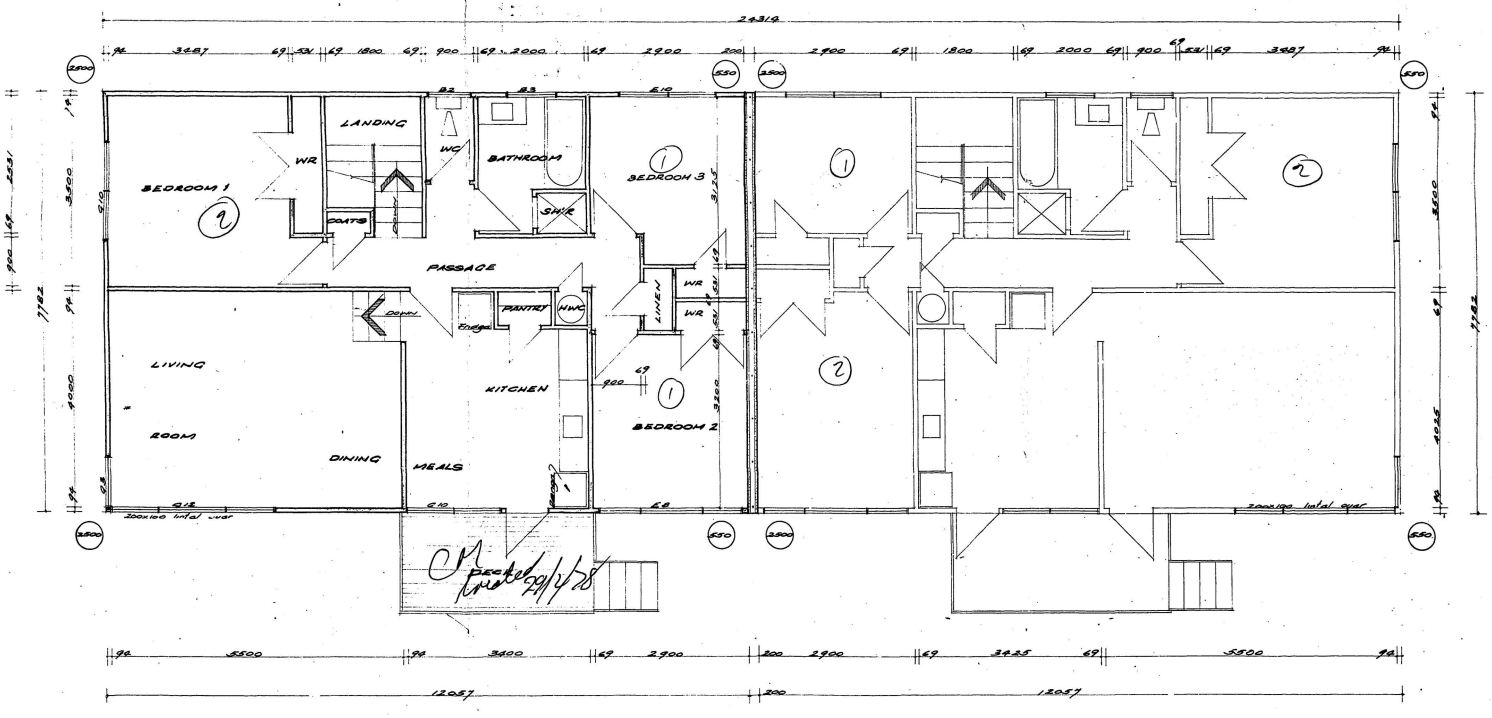
DRAWN	CHECKED	SCALES	SHEET 1353-2
TRACED	DATE FEB 78	AS SHOWN	SERIES OF TWO
			REF. A 5/75

24507

(17500) (21500)



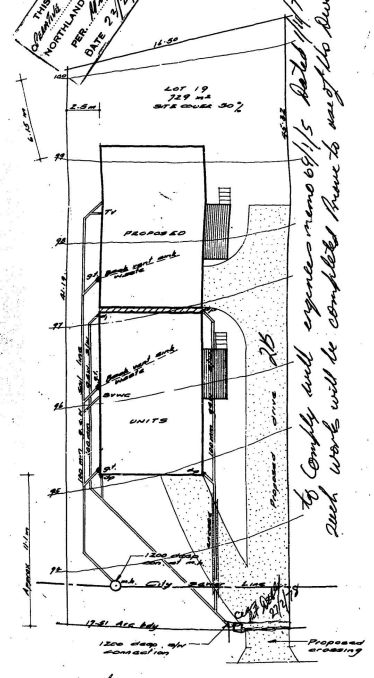
BASEMENT & FLOOR FRAMING PLAN 1:50



FLOOR PLAN 1:50

RECEIVED
22 FEB 1978
WHANGAREI CITY COUNCIL

THIS PLAN COMPLIES WITH THE NORTHLAND REGIONAL PLANNING AUTHORITY.
PER.
DATE 23/2/78



To comply with engineers memo 6/11/77 dated 14/11/77 such work will be completed prior to use of the dwellings

SITE & DRAINAGE PLAN 1:200

P. B. CAINS
BUILDING DESIGN CONSULTANT
1ST FLOOR 189 BANK ST., PH. 89-609,
P.O. BOX 760, WHANGAREI

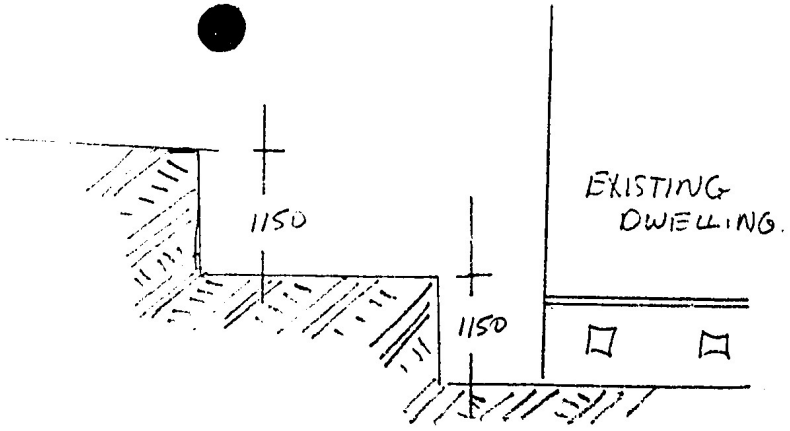
PROVAN HOMES LTD
TWO TOWNHOUSES - LOT 19 WARWICK PLACE

THIS PLAN ACCORDS WITH NZ.S.C.P. 1203/81 WHERE APPLICABLE
BROOK, MNZIE Reg.
COOK. HULDOWNEY. COSTELLO
CONSULTING ENGINEERS

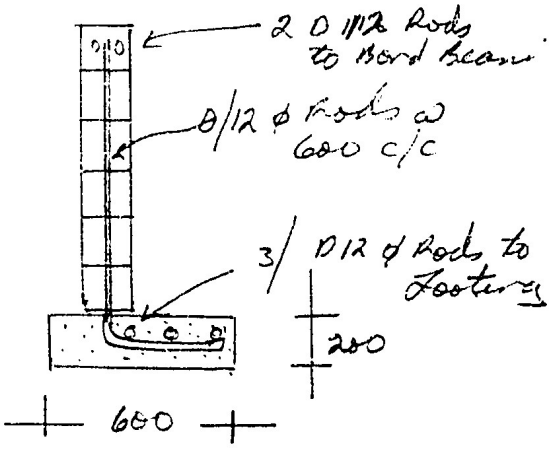
DRAWN	CHECKED	SCALES	SERIES OF TWO
TRACED	DATE FEB 78	AS SHOWN	REF. 1575

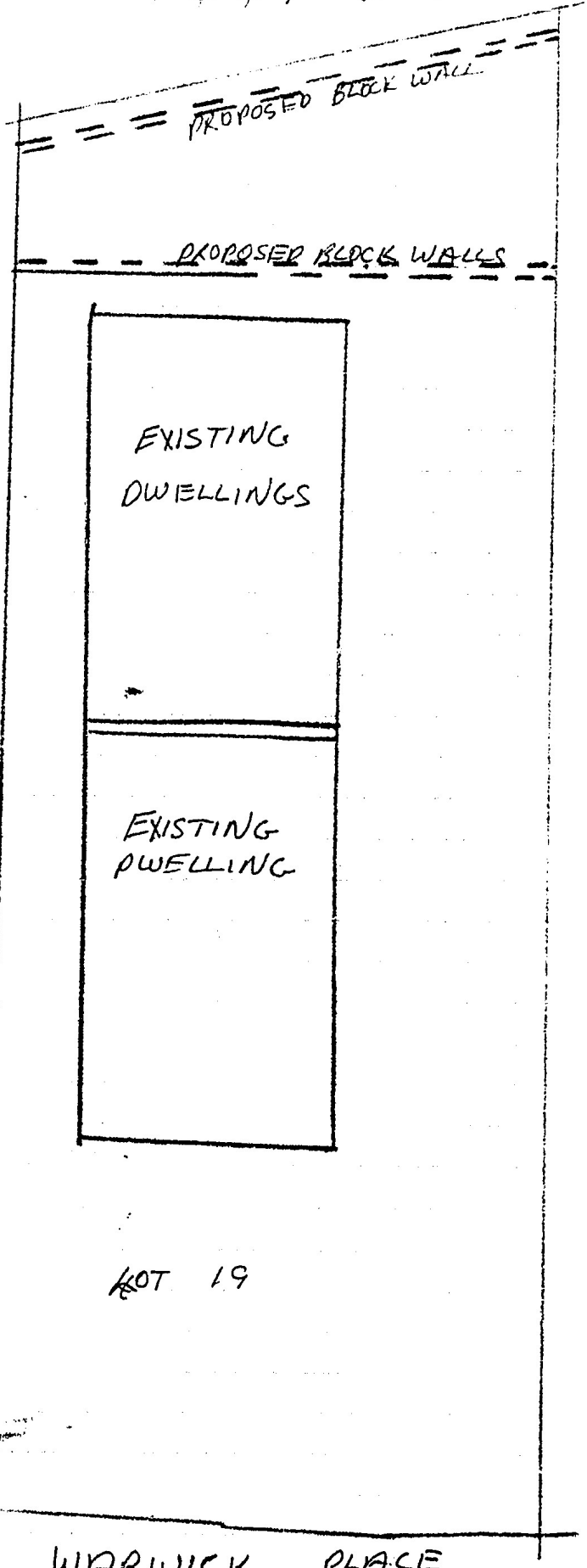
SHEET 1353-1

1147 24507



CROSS SECTION





Lot 19 DP 82837

10 Warwick Place

ED
176
COUNCIL

(19)75

24507

K04364D

13-5-41

WHANGAREI CITY COUNCIL

11447

BUILDING APPLICATION FORM

WHANGAREI CITY COUNCIL

Date 19

To: The Director of Engineering,

Sir.

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

I hereby apply for permission to Erect Garage Terrace

at 10A Warick Place (House Number and Street) for P W Bryant (Owner)

of 10A Warick Place (Address) according to locality plan and detail plans, elevations cross-sections and specifications of building deposited herewith in duplicate

PARTICULARS OF LAND:

Assess. No. PT 75/740

Lot No. 19

D.P. 82837

Allotment No. .....

LENGTH OF BOUNDARIES:

Front .....

Back .....

Side ..... Area .....

Side .....

PARTICULARS OF BUILDING:

Foundations ..... Floors .....

Walls ..... Roofs .....

Area of Ground Floor ..... (Metres)

Area of Basement ..... (Metres)

Area of First Floor or Mezzanine ..... (Metres)

Area of Outbuildings ..... (Metres)

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

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

ESTIMATED VALUE:

Building .... $:

Sanitary Plumbing Drainage .... $:

Total .... $ 500 : 00

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

Proposed use or occupancy of other parts of buildings Weather Protection

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

PLEASE PRINT

Yours faithfully,

Builder's Postal Address. (Please print) P W BRYANT Owner

C G BRYANT Builder

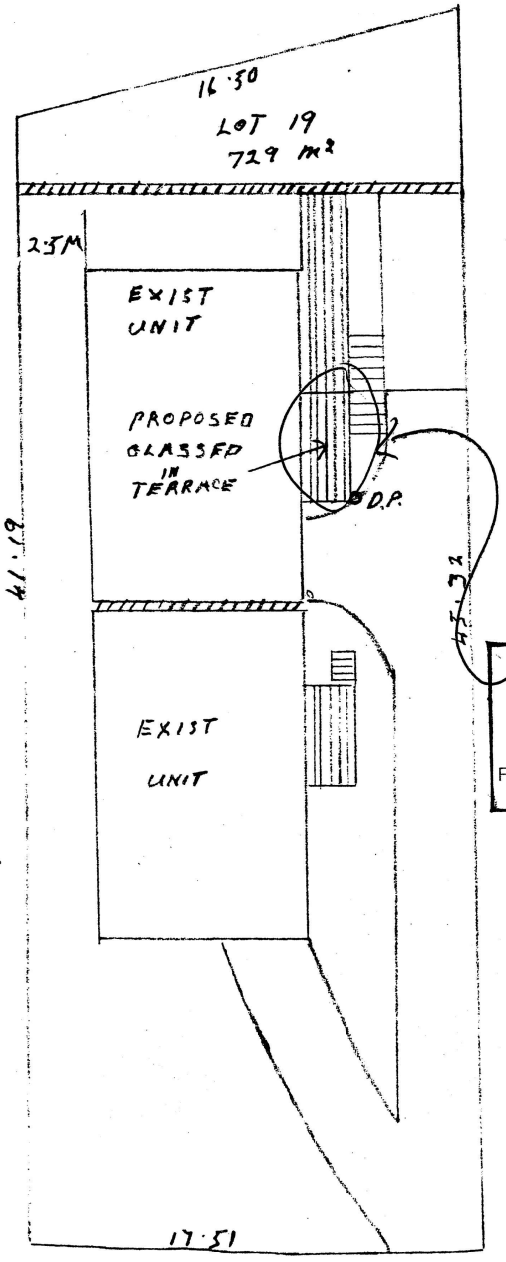
62 STATION ROAD

KAMO

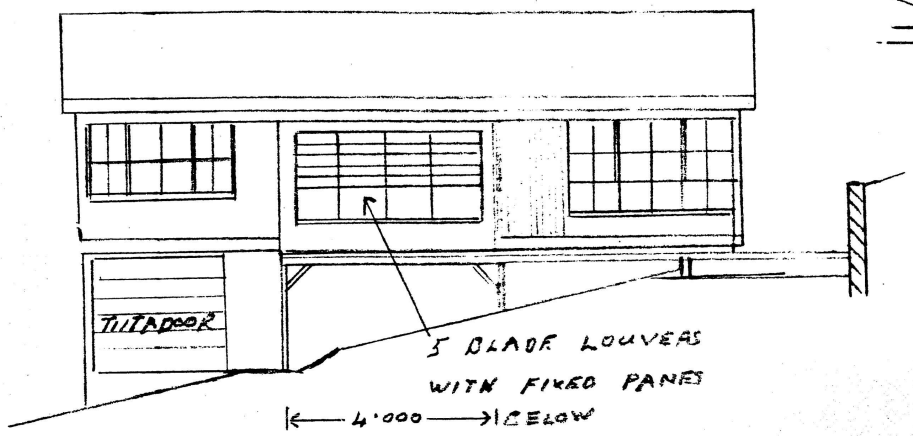
Builder's Phone 50495 ..... Signature

CALDER & MACDONALD 12.67.

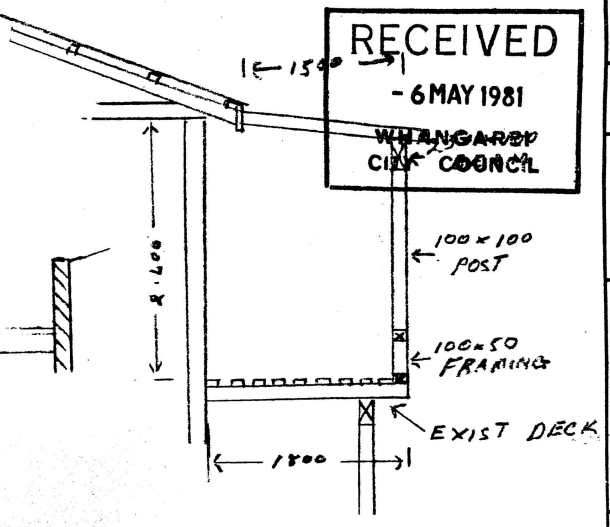
24507



SITE PLAN 1:200



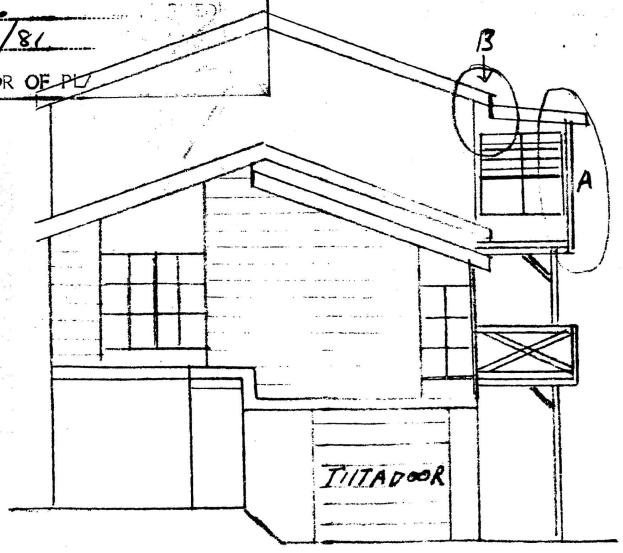
EAST ELEVATION 1:100



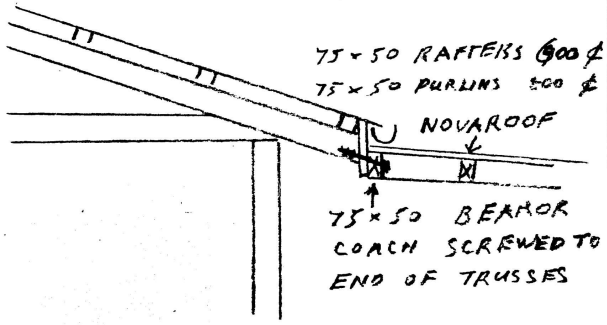
SECTION A·A 1:50

RECEIVED
- 6 MAY 1981
WHANGAREI
CITY COUNCIL

THIS PLAN COMPLIES
WHANGAREI CITY DISTRICT
8/5/81
FOR
DIRECTOR OF PLANNING



SOUTH ELEVATION 1:100



SECTION B·B 1:10

PROPOSED GLASSED IN TERRACE 10A WARICK PLACE
OWNER P W BRYANT BUILDER C G BRYANT

DRAWN:
APPROVED:
SCALE: AS SHOWN
DATE: 4/5/81

WHANGAREI CITY COUNCIL 24507

11447
FILE NUMBER

D050112
PERMIT NUMBER
6-5-86

BUILDING APPLICATION FORM

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

To: The CITY Engineer

I hereby apply for permission to ~~Instal~~ Kent Tilefire

at 10B Warwick Place (House Number and Street) for mrs Lemanze (Owner)

of Whangarei (Address) according to locality plan and detail plans, elevations cross-sections and specifications of building deposited herewith in duplicate.

PARTICULARS OF LAND:

Assess. No. 762/302

Lot No. 19

D.P. 82837

LENGTH OF BOUNDARIES:

Front ..... Area .....

Back .....

Side ..... Side .....

PARTICULARS OF BUILDINGS:

Foundations ..... Floors .....

Walls ..... Roofs .....

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

Area of Basement ..... (Metres) Area of Outbuildings ..... (Metres)

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

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

ESTIMATED VALUE:

Buildings ..... $ .....

Sanitary Plumbing ... $ .....

Sanitary Drainage .... $ .....

Total ..... $ 1167 : 00

OFFICE USE ONLY

FEES PAID BY OWNER/BUILDER/OWNER'S AGENT

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

.....

Proposed use or occupancy of other parts of buildings .....

.....

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

PLEASE PRINT		
OWNER	**BUILDER**	**OWNER'S AGENT**
NAME	NAME	NAME
mrs Lemanze	D.a.m. Heating	
POSTAL ADDRESS	POSTAL ADDRESS	POSTAL ADDRESS
10B Warwick Pl.	P.O. Box 1602	
Whangarei	Whangarei	
PHONE 480541	PHONE 52656	PHONE

..... Signature Date 29/4/86

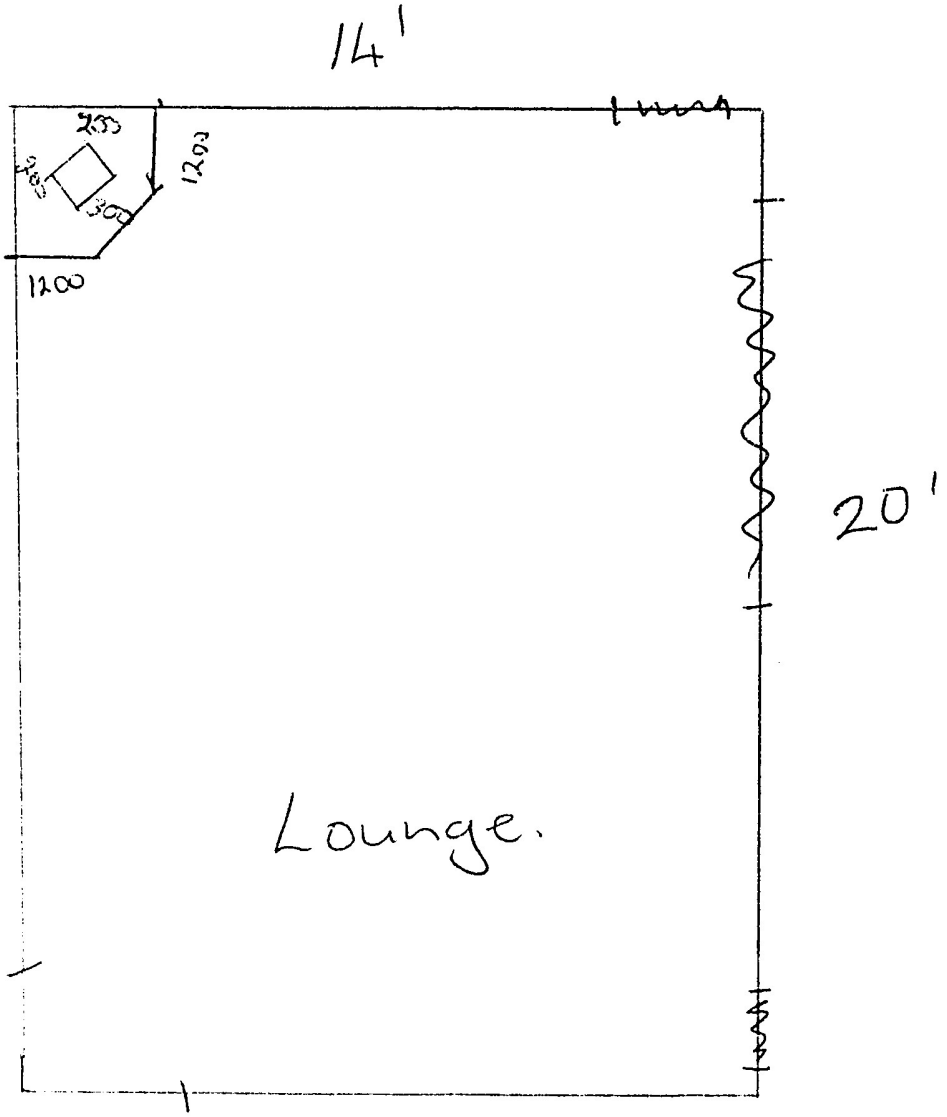
Whangarei Print

TAGS

.24507

RECEIVED
2 MAY 1986
WHANGAREI
CITY COUNCIL

Lanauze Floor Plan for installation Kent Tile Fire



The General Manager,
Whangarei City Council,
WHANGAREI.

24507
No 2961

AGREEMENT REGARDING DRAINAGE CONNECTION

I hereby apply for a sewer/stormwater connection to be made to the property at ..... being Lot 19 Deposited Plan 82837 owned by Pacific Homes Ltd. and in consideration of the Council undertaking to construct and provide such drainage connection to the said land I agree to pay for such service, the charge set out hereunder and such charge to be paid prior to the council commencing work.

Sanitary sewer — No. ..... Size ..... Type ..... Charge .....

Stormwater sewer — No. 1 Size 100mm Type F Charge $4.00

Dated this 14 day of July 1978.

.....
Owner/Authorised agent for owner.

In consideration of and on receipt of payment of the above charge the Whangarei City Council hereby undertakes to construct and provide the above drainage connection.

C R Calder
For Whangarei City Council

To Director of Engineering,

Please give effect to above application.

Paid $ [illegible] Receipt No. 1395

C R A Calder
For City Inspector

Valuation Roll No. [illegible]

CALDER & MACDONALD 1.77.

The General Manager,
Whangarei City Council,
WHANGAREI.

24507

№ 2759

AGREEMENT REGARDING DRAINAGE CONNECTION

I hereby apply for a sewer/stormwater connection to be made to the property at 10 WARWICK PLACE being Lot 19 Deposited Plan 82837 owned by PROVAN HOMES and in consideration of the Council undertaking to construct and provide such drainage connection to the said land I agree to pay for such service, the charge set out hereunder and such charge to be paid prior to the council commencing work.

Sanitary sewer — No. 1 Size 100 Type E Charge 14-00

Stormwater sewer — No. 1 Size 100 Type S Charge 6-00

Dated this 16 day of FEB 19 78

W. Dickie for D. FAITHFUL
Owner/Authorised agent for owner.

In consideration of and on receipt of payment of the above charge the Whangarei City Council hereby undertakes to construct and provide the above drainage connection.

W. Dickie
For Whangarei City Council

To Director of Engineering,

Please give effect to above application.

Paid $ 20-00 Receipt No. 9649

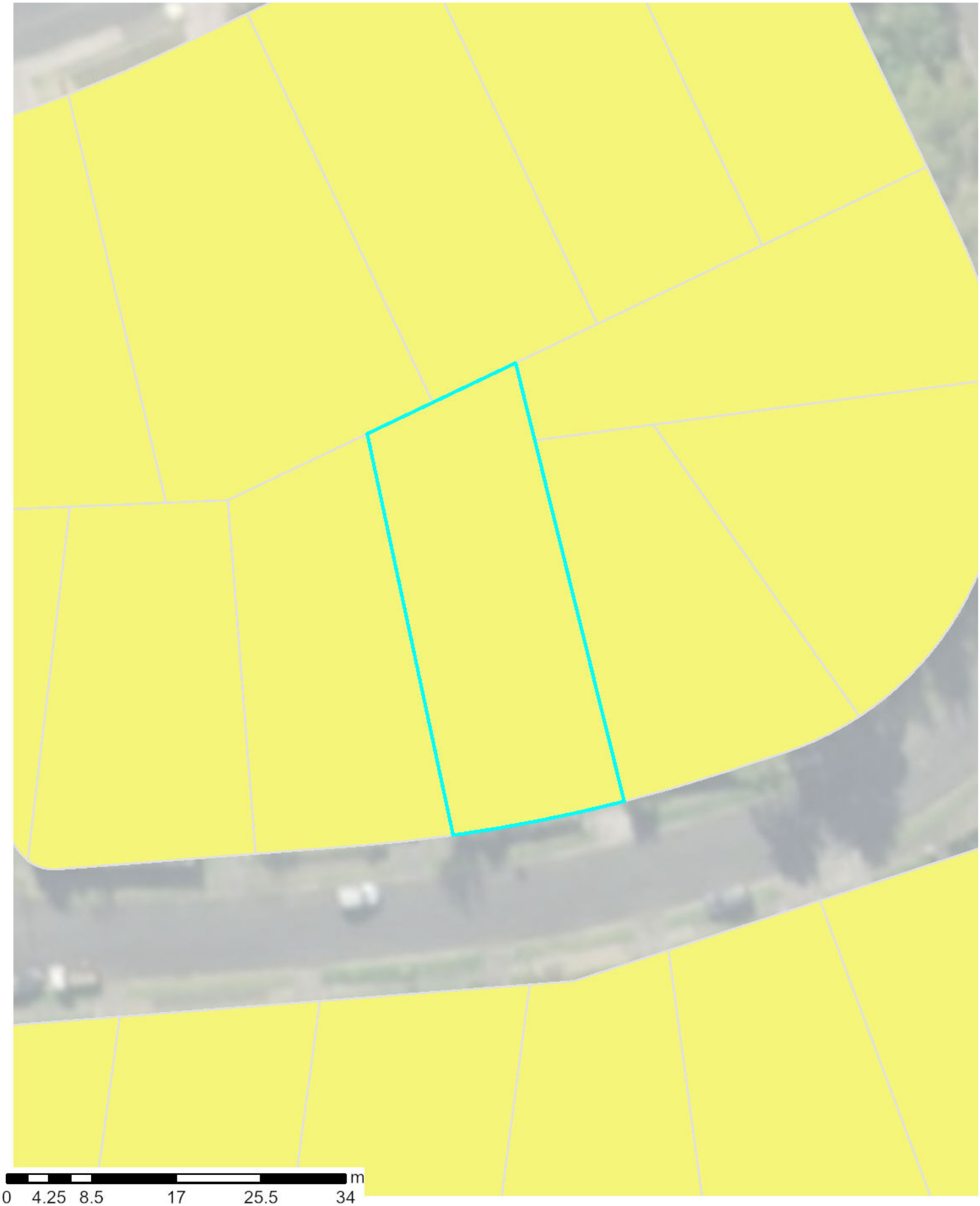
Valuation Roll No. PT 75/740

W. Dickie
For City Inspector

CALDER & MACDONALD 1.77.

Operative District Plan - Area Specific Matters

Whangarei District Council



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13 October 2026

Scale 1:500

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

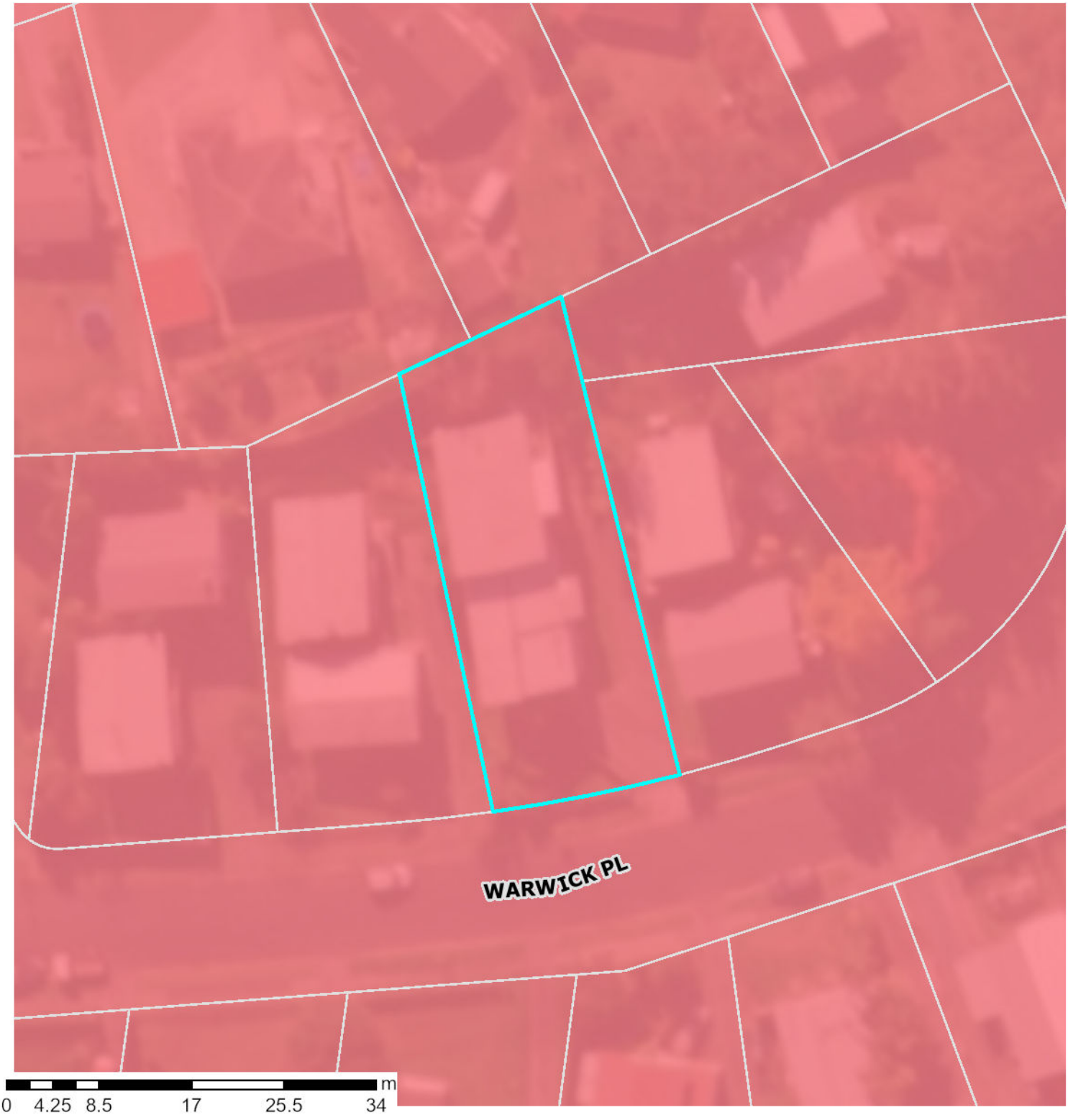
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The Whangarei District Council district plan GIS data was created at a specific point in time.
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District Plan Change 1 - Natural Hazards
Land Instability

Whangarei District Council



PC1 - Natural Hazards
Land Instability

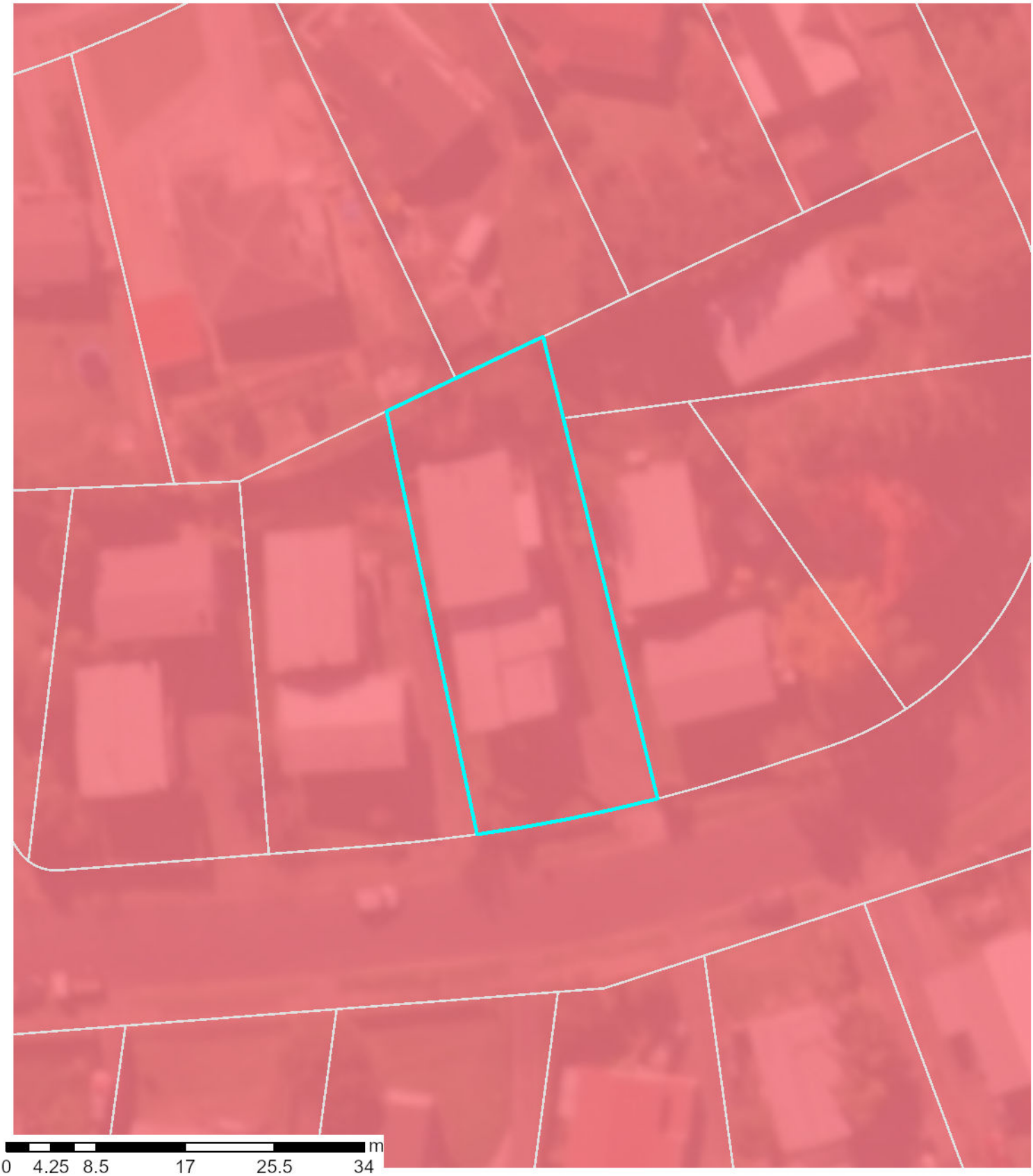
- High Susceptibility to Land Instability
- Moderate Susceptibility to Land Instability

13 October 2026
Scale 1:500

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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Land Instability



Landslide Susceptibility Zone

- High
- Moderate
- Low

13 October 2026

Scale 1:500

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

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