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Land Information Memorandum

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

LIM number: LM2601621

Received: 01 Oct 2026

Issued: 16 Oct 2026

Applicant

N Nemeth
Level 2, 3 Broadway
Newmarket
Auckland

Site Information

Property ID: 20372

Street Address: 4 - 13 Fifth Avenue
Whangārei 0110

Legal Description: FLAT 4 DP 74759 - HAVING 1/5SH IN LOT 24 DP 27128 BEING 0.1001HA

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: NA30C/862
- Deposited Plans: DP 27128, DP 74759

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 and/or Drainage Plan for this property from the building file is attached.

- House Connection Plan

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 $75.31.

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.

- Erect 4 Flats
  Issued 05/11/1973

- BP91262 – Erect Carport & Garden Shed
  Issued 31/05/1991

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

- Application for Permit for Sanitary Plumbing or Drainage Work
  Dated 20/05/1991

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

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

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

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

This property is located in a Medium Density Residential Zone.

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

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

- SF-20368: Application for variation of bulk and location to erect a four unit apartment house Approved 13/09/1973

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 **River Flood Hazard Zone.** 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 and must be considered in addition to the provisions relating to the flood susceptible area mapping in the Operative District Plan.

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

This property is mapped under PC1 as **Moderate Land Instability.** The 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 identifies a River Flood Hazard for this property.

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

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

Draft river flood reports

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

The following reports are available:

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

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

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

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

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

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

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

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

Surveyed and observed flood levels

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

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

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

Flood susceptible lands

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

River Flood Hazard Technical Reports

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

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

Stormwater Catchment and Flood Management

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

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

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

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

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

Whangārei Stormwater Planning - Overland Flow Paths and Depression Storage Areas district wide report by 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

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

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

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

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

This LIM includes maps which indicate Landslide Susceptibility in relation to this property and its surrounds - is **Low & Moderate.** 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

Acid Sulphate Soils

This property is identified as being in an **Acid Sulphate Soil Risk** area - see map attached.

Acid sulphate soils are naturally occurring. They are caused by sulphate salts that were deposited in the land by the sea. When sulphate soils are disturbed, they react with oxygen and create an acidic environment which can corrode buried infrastructure including concrete and steel. Climate change is expected to cause sea level rise, and in turn an elevation of groundwater levels. This is likely to influence Acid sulphate soils, but the effect of this has not been quantified by the report, nor Whangārei District Council.

Whangārei District Council commissioned Opus International Consultants to produce Acid Sulphate Soil Planning Policy Basic Guide dated 05 August 2015. This District wide document provides guidance to assist in interpreting the Planning Policy for Acid Sulphate Soils.
It aims to provide a general overview of acid sulphate soils and common concerns regarding occupying or using land where these soils may be present. The report can be accessed on our website: https://www.wdc.govt.nz/AcidSoil

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



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

15 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.

15 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 **NA30C/862**

Land Registration District **North Auckland**

Date Issued 01 May 1975

Prior References
NA840/157

Estate Fee Simple - 1/5 share
Area 1001 square metres more or less
Legal Description Lot 24 Deposited Plan 27128
Registered Owners
Vicki Margaret Sadgrove

Estate Leasehold
Instrument L 321595.6
Term 999 years as from and including 1.11.1974

Legal Description Flat 4 Deposited Plan 74759
Registered Owners
Vicki Margaret Sadgrove

Interests

321595.3 Lease of Flat 1 Composite CT NA30C/859 issued - 1.5.1975 (Affects Fee Simple)

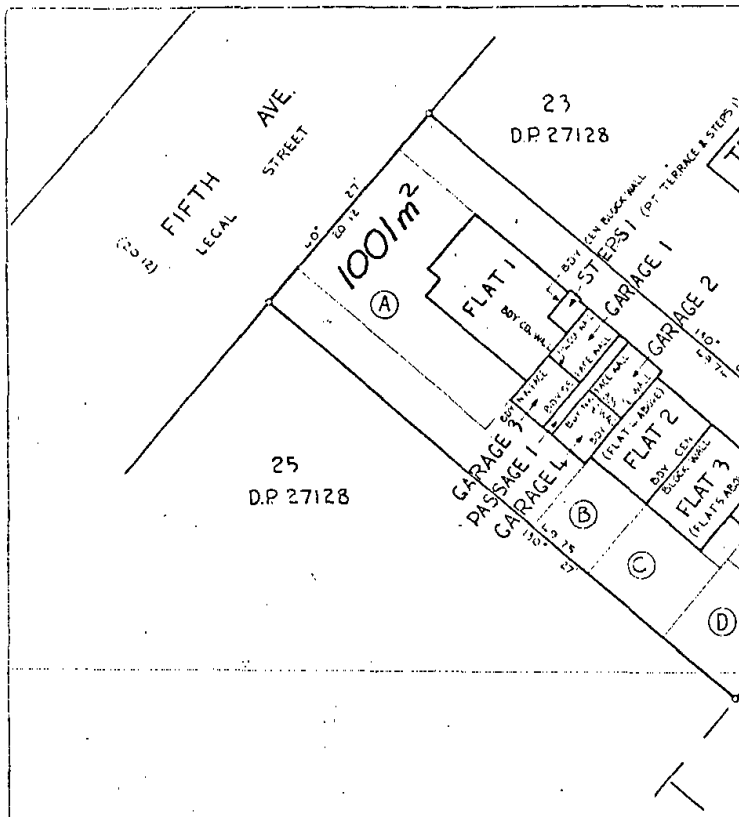
321595.4 Lease of Flat 2 Composite CT NA30C/860 issued - 1.5.1975 (Affects Fee Simple)

321595.5 Lease of Flat 3 Composite CT NA30C/861 issued - 1.5.1975 (Affects Fee Simple)

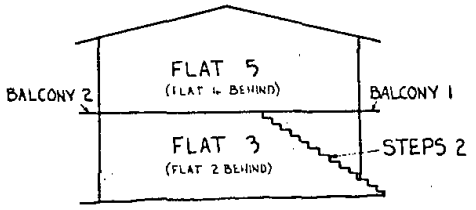
321595.6 Lease of Flat 4 DP 74759 Term 999 years as from and including 1.11.1974 Composite CT NA30C/862 issued - 1.5.1975 (Affects Fee Simple)

321595.7 Lease of Flat 5 Composite CT NA30C/863 issued - 1.5.1975 (Affects Fee Simple)

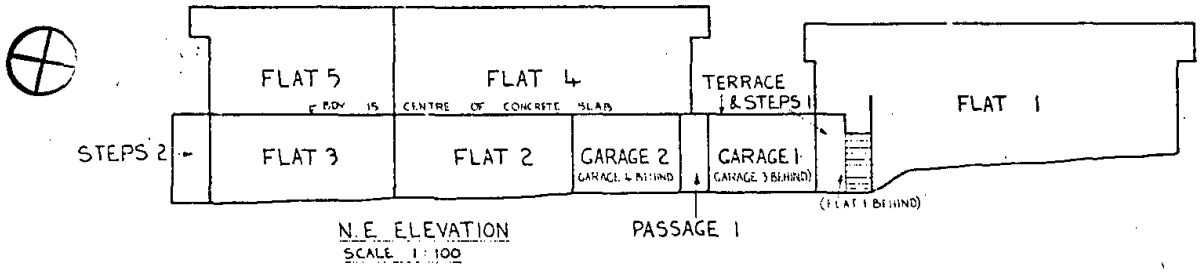
12292918.3 Mortgage to Bank of New Zealand - 19.11.2021 at 1:37 pm



PLAN OF FIRST FLOOR



END ELEVATION
SCALE 1 : 100



N.E. ELEVATION
SCALE 1 : 100

APPROVED
M. J. Black
R. Black
REGISTERED OWNERS.

NOTE BOILS OF AREAS TO BE LEASED ARE THE EXTERNAL FACES OF WALLS AND STRUCTURALS UNLESS SHOWN OTHERWISE

AREAS HEREUNDER SUBJECT TO RIGHT OF USER

AREA MARKED	A	WITH FLAT 1
	B	2
	C	3
	D	5
	E	4

NEW C.T. ALLOCATED:
FLAT 1 = 30C/859 FLAT 4 = 30C/862
2 = 30C/860 5 = 30C/863
3 = 30C/861

Total Area

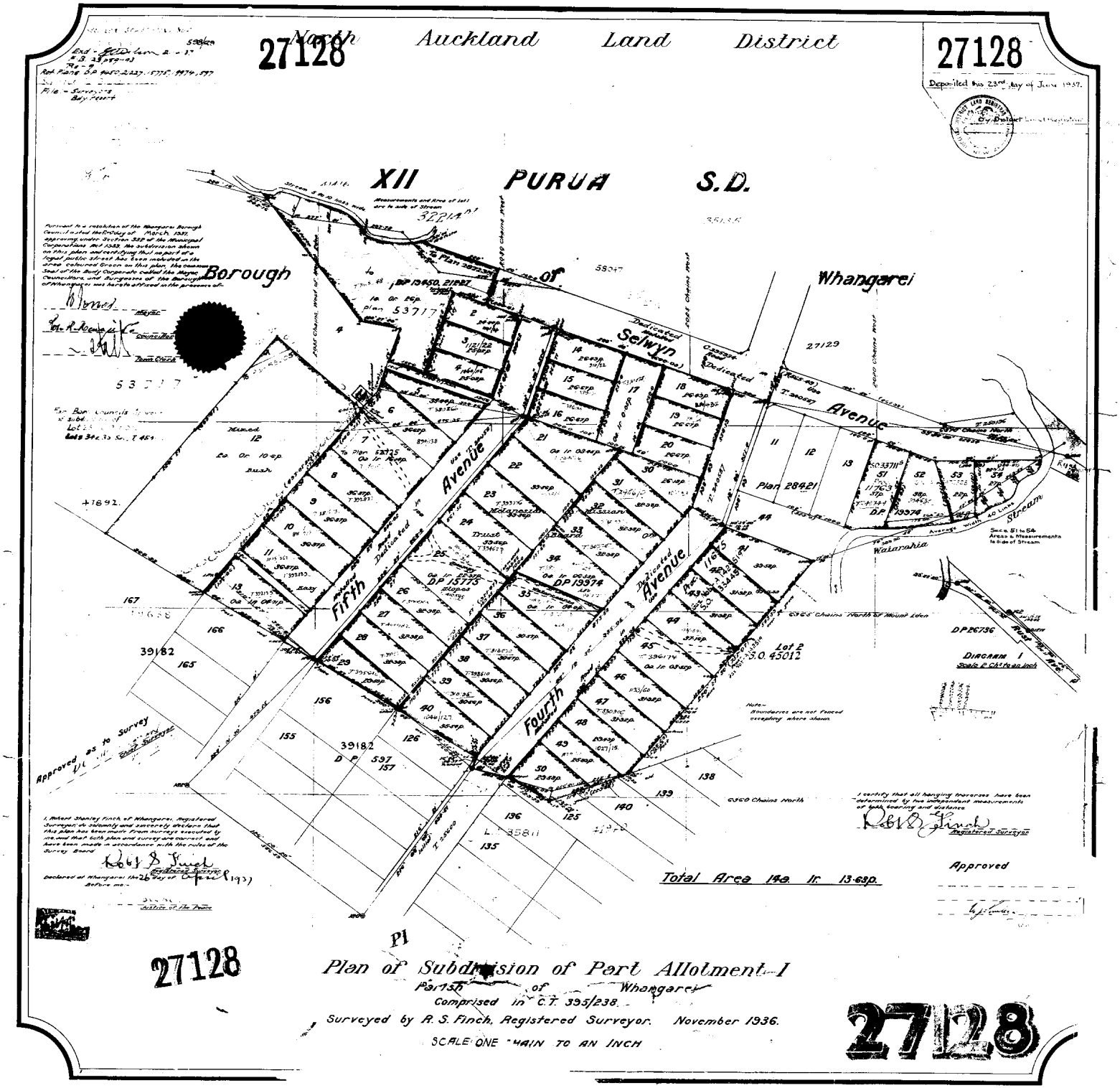
Comprised in C.T 840/157

I PETER T. HOSKING 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 1908
Dated at Whangarei this 24th day of September 1974 Signature P.T. Hosking

Field Book — p. — Traverse Book — p. —
Reference Plans
Examined C. Long Correct
Approved as to Survey For the purpose of leasing flats only. K.H. Surveyor
5-10-74
Deposited this day of 19
For the purpose of leasing flats only.
District Land Registrar
File Reference 25 SEP 1974 DP 74759
Instructions

LAND DISTRICT NTH AUCKLAND SURVEY BLK. & DIST. XII PURUA NZMS SHEET No.	A FLATS ON LOT 24 D.P 27128	LOCAL AUTHORITY WHANGAREI CITY Surveyed by P.T. HOSKING Scale 1 : 250 Date SEPT. 1974

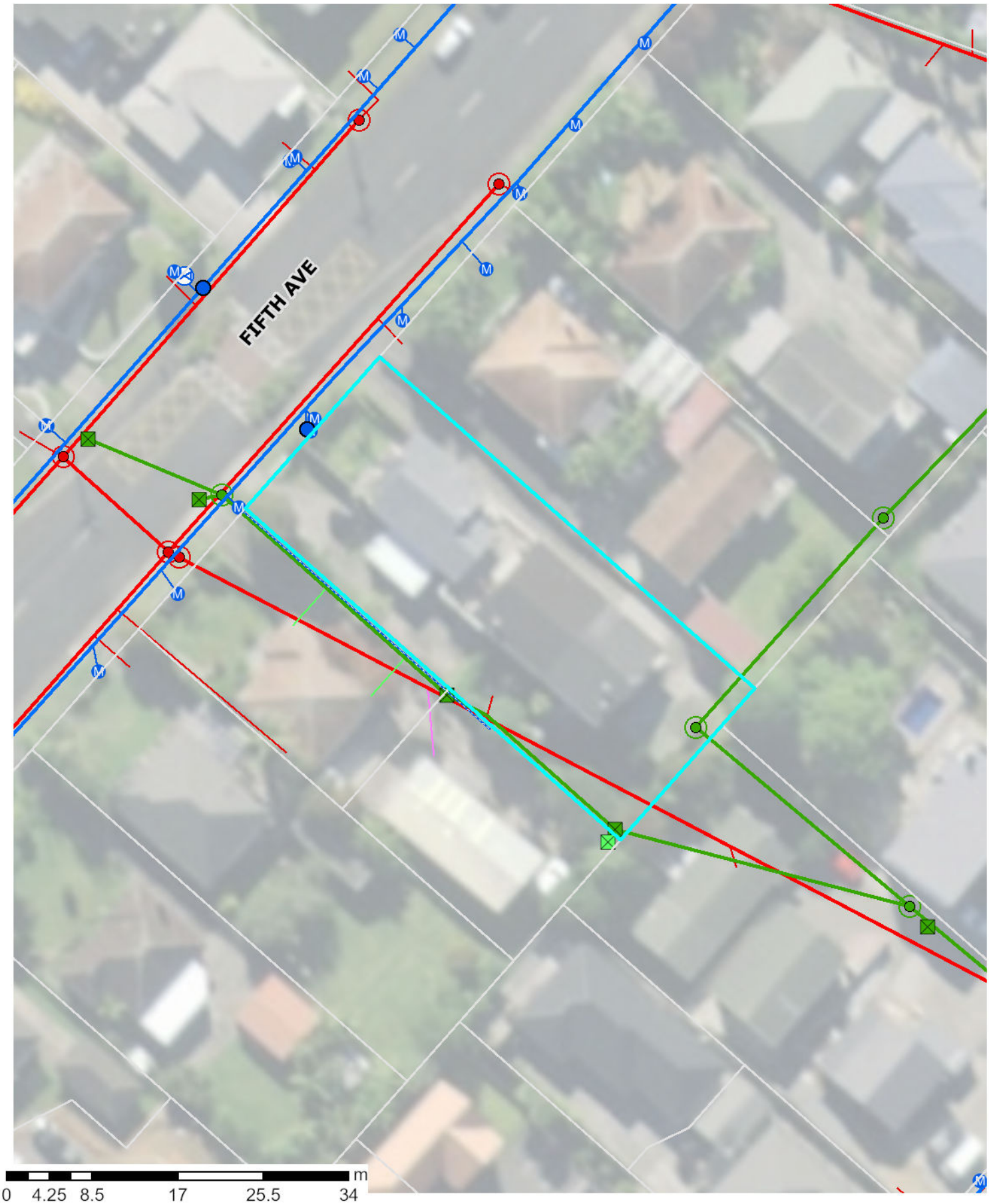
Transaction ID 10337524
Client Reference Quickmap
Guaranteed Search Copy Dated 28/09/26 9:07 am, Page 2 of 2
Register Only



DATE OF PHOTOGRAPHY
22 MAR 1973

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.

15 October 2026

Scale 1:500

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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

PERMIT No. 85-51

DATE

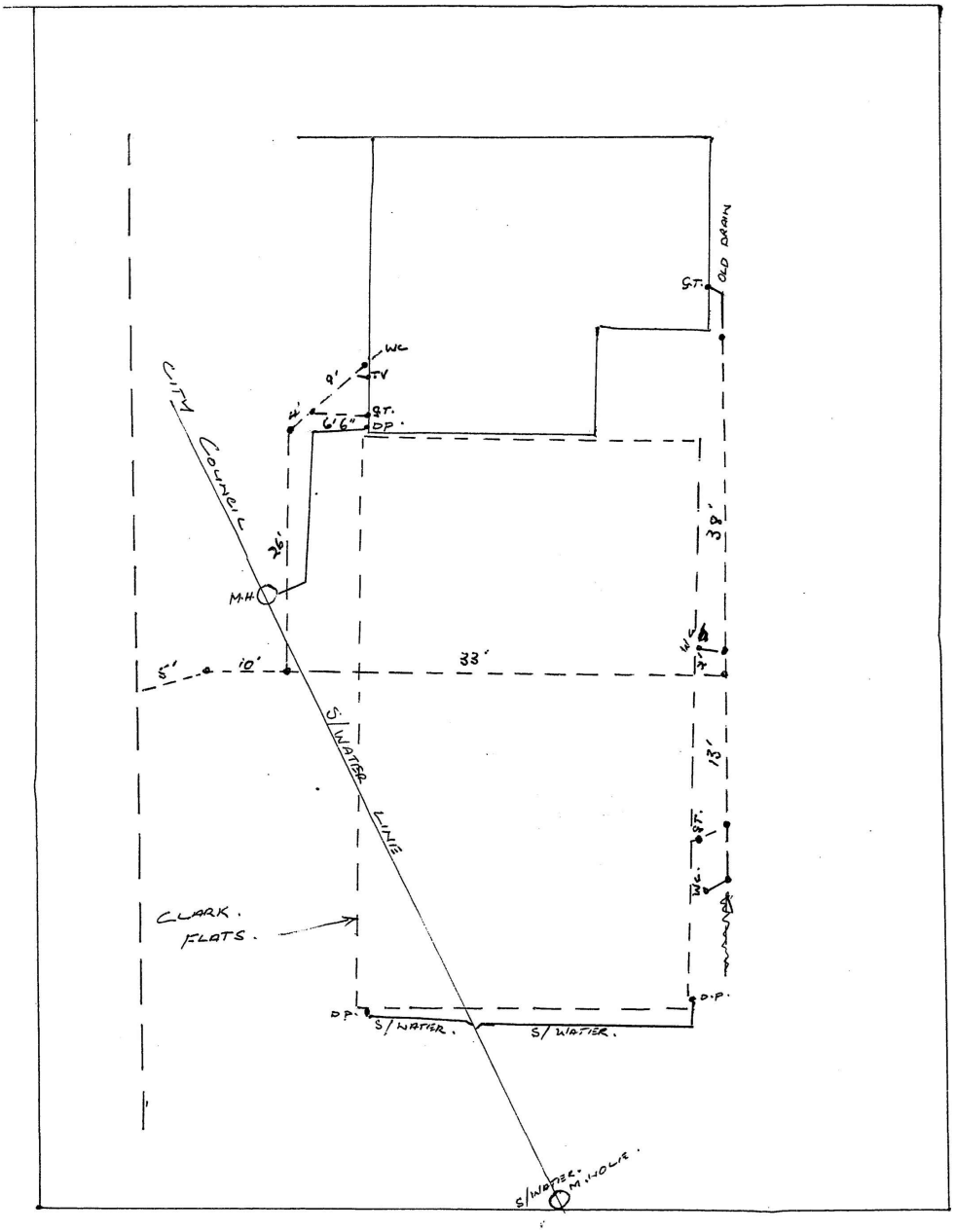
HOUSE CONNECTION PLAN

Scale : 1/8in. to a Foot
New Sewerage Drains: Red
Storm Water : Dotted Black
Old Drains: — Full Black

1868.

Binding Margin to be left Blank

20368



Owner M. J & R. CLARK.

Street 13 FIFTH AVENUE Assessement No.

~~Plumber~~

Drainer I. S. WHITEHEAD.

BAIGENT PRINT
2000/8/72

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: Thursday, 15 October, 2026

Property Number	20372
Legal Description	FLAT 4 DP 74759 - HAVING 1/5SH IN LOT 24 DP 27128 BEING 0.1001HA
Assessment Number	0074327000D
Address	4 - 13 Fifth Avenue Whangarei 0110
Record of Title(s)	-,30C/862
Land Value	$195,000
Capital Value	$410,000
Date of Valuation	01-July-2024
Effective Date (used for rating purposes)	01-July-2025
Meter Location	10m LHB 12m RHB 2nd LHM (feeds unit 4)

Rates Breakdown (up to 30 June 2027)

Rates Charge	Charge Total
General Residential	600.99
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	6.86
Regional Land and Freshwater Management	54.52
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	**$3,288.15**

Opening Balance as at 01/07/2026 $-367.11

Rates Instalments	Total
20/07/2026 Instalment	$822.15
20/10/2026 Instalment	$822.00
20/01/2027 Instalment	$822.00
20/04/2027 Instalment	$822.00
Rates Total	**$3,288.15**

Balance to Clear $1,919.68

Registered

WHANGAREI CITY COUNCIL

1868

F 22212

BUILDING APPLICATION FORM

Please Note that any person wishing to take a vehicle over footpath, other than a proper crossing constructed for such purpose, shall apply to Council for a permit to do so and shall pay a fee of $20.

Date 5 Sept 19 73

To: The City Inspector,

Sir,

I hereby apply for permission to Erect 4 Flats

at 13 Fifth Ave (House Number and Street) for M.J. & R CLARK (Owner)

of 13 Fifth Ave (Address), according to locality plan and detail plans, elevations cross-sections and specifications of building deposited herewith in duplicate.

PARTICULARS OF LAND:

Assess. No. 74/328.

Lot No. 24.

D.P. 27128

Allotment No.

LENGTH OF BOUNDARIES:

Front

Back

Side Area

Side

PARTICULARS OF BUILDING:

Foundations Concrete Floors Concrete

Walls Block & Fibroplanks Roofs Decromastic

Area of Ground Floor 1120 1st Floor 1372 square feet

Area of Outbuildings square feet

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

Average distance of set back of front of buildings from street boundary line 26'

ESTIMATED VALUE:

Building	$ 26,000 :00
Sanitary Plumbing and Drainage	$ 3,000 :00
Total	$ 29000 :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) Owners Residence

Proposed use or occupancy of other parts of buildings Letting

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

Yours faithfully,

M.J. & R. Clark Owner

R. Clark Builder

Builder's Postal Address:

13 Fifth Ave

Whangarei

Builder's Phone 88893

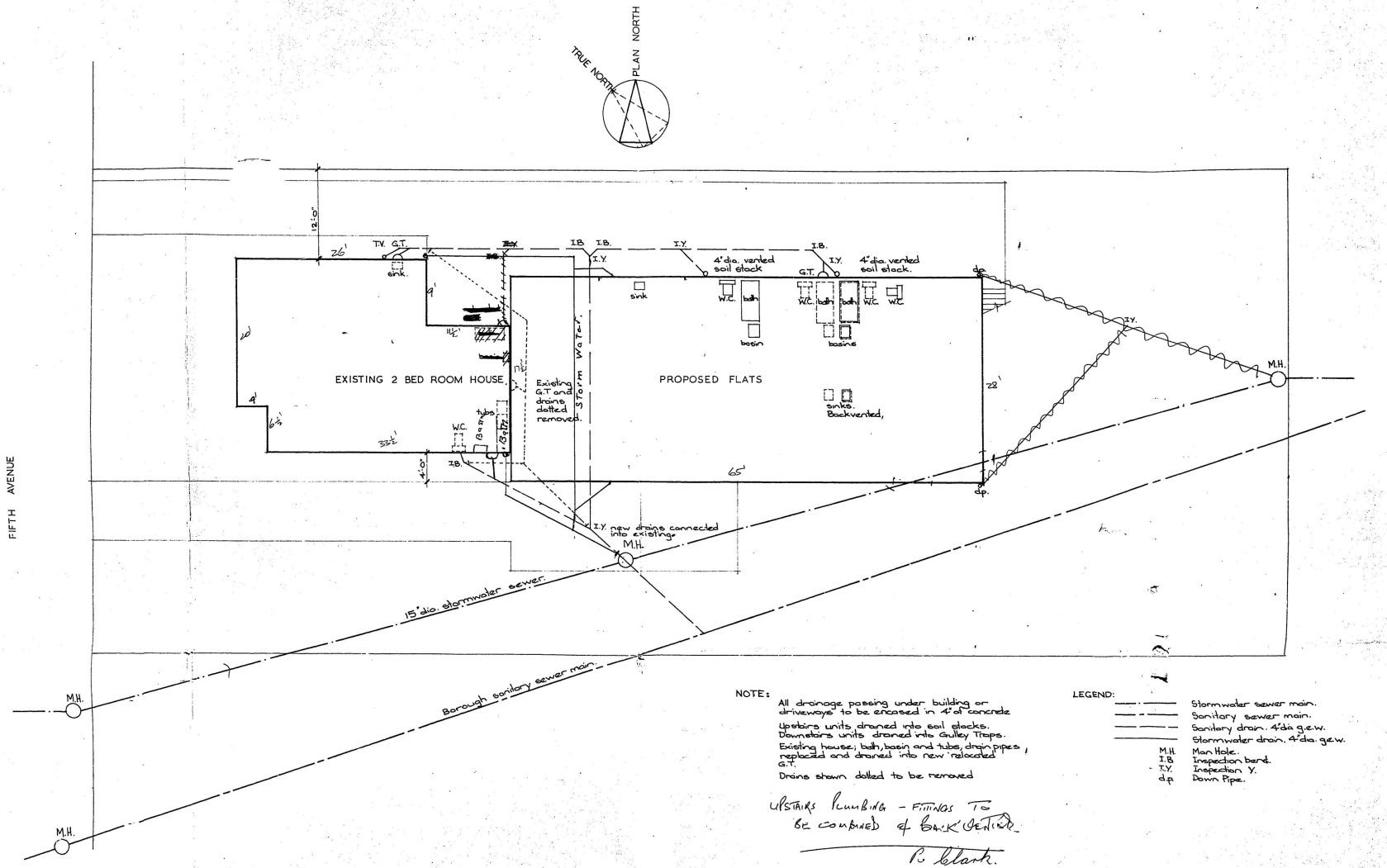
RECEIVED
-6 SEP 1973
WHANGAREI CITY COUNCIL

Drain

BI

CALDER & MACDONALD 7.72

20368



NOTE:

All drainage passing under building or driveways to be encased in 4" of concrete

Upstairs units drained into soil stacks.
Downstairs units drained into Gulley Traps.

Existing house; bath, basin and tubs, drain pipes, replaced and drained into new relocated G.T.

Drains shown dotted to be removed

UPSTAIRS PLUMBING - FITTINGS TO BE COMBINED & BACK VENTED.

R. Clark.

LEGEND:

- Stormwater sewer main.
- Sanitary sewer main.
- Sanitary drain. 4"dia g.e.w.
- Stormwater drain. 4"dia. g.e.w.

M.H. Man Hole.
I.B. Inspection bend.
I.Y. Inspection Y.
d.p. Down Pipe.

RECEIVED
-6 SEP 1973
WHANGAREI CITY COUNCIL

PROPOSED FLATS FOR MR. AND MRS. R. CLARK. 55893
13 FIFTH AVENUE WHANGAREI.

SITE & DRAINAGE PLAN.

DRAWN BY :
M BLUCHER
46 SARSFIELD ST.
HERNE BAY.

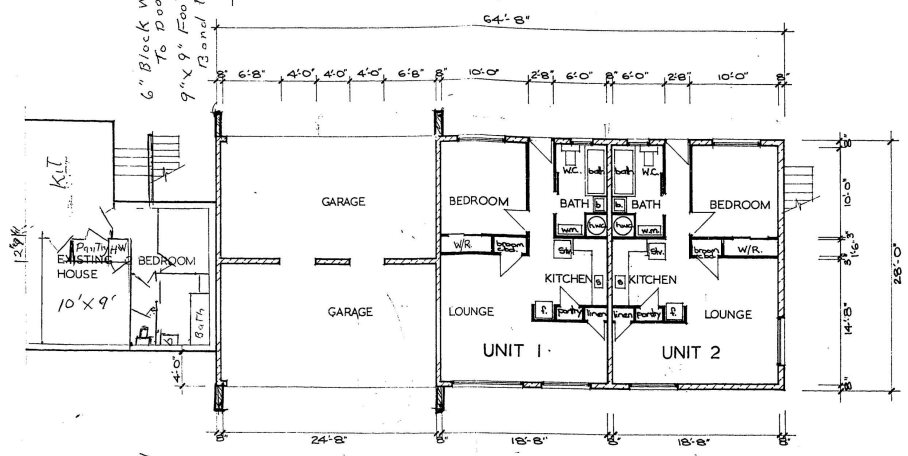
SCALE: 1/16" = 1'-0"

DATE: May 1973

SHEET No. 1 of 3

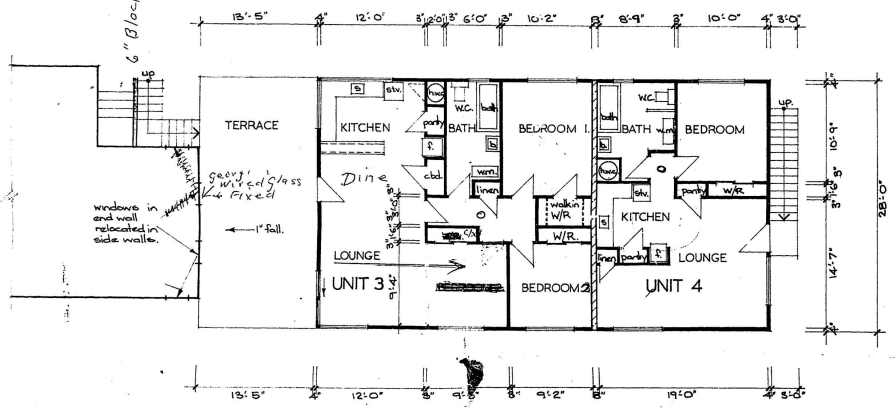
File 1868

6" Block Wall to Door Height.
9"x 9" Footing & Band Beam
2-2½" Dia. Reinf. Rods
R. Clark 28-9-73



GROUND FLOOR PLAN

6" Block Wall

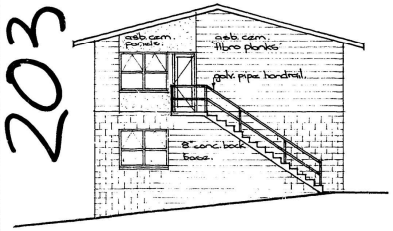


FIRST FLOOR PLAN

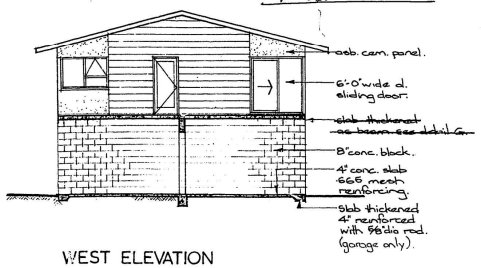
51-3

Please Note Provide 6"ø Ventilating Flues Through Lobbies As Marked.

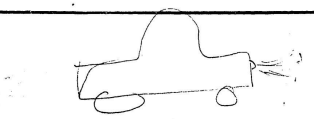
R. Clark.

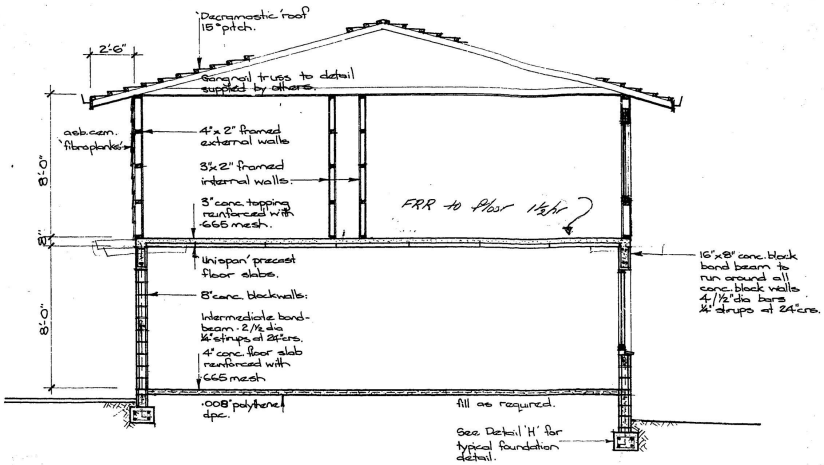


EAST ELEVATION

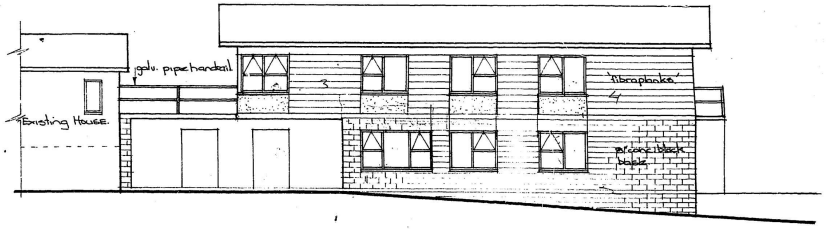


WEST ELEVATION

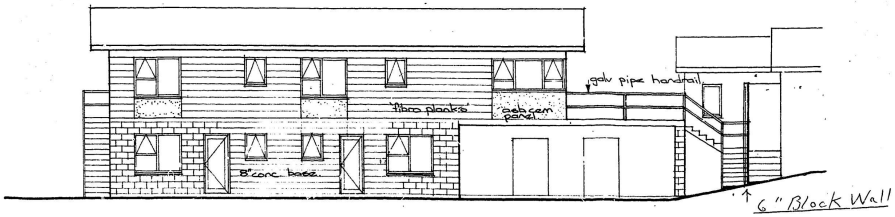




TYPICAL SECTION



SOUTH ELEVATION



NORTH ELEVATION

5/8" Flashup

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PROPOSED FLATS FOR MR. AND MRS. R. CLARK
13 FIFTH AVENUE WHANGAREI.

PLANS, ELEVATIONS & TYPICAL SECTION

DRAWN BY:
M. BLUCHER.
46 SARSFIELD ST.
HERNE BAY.

SCALE:
⅛"-1'-0"
¼"-1'-0"

DATE: May 1973.

SHEET No.
2 of 3

WHANGAREI DISTRICT COUNCIL

NO 262

FORUM NORTH, PRIVATE BAG, WHANGAREI
TELEPHONE 089-484-879
FAX 089-487-632

PERMIT NO B262 D26

ISSUED 31/5/91

20 MAY 1991
WHANGAREI DISTRICT COUNCIL

FILE NO 1868

BUILDING PERMIT APPLICATION

OWNER

NAME R. D. O'KEEFE
MAILING ADDRESS P O BOX 853
WHANGAREI
PHONE 486463

BUILDER

NAME R. HUMPHRIES
MAILING ADDRESS 108 OTAIKA RD.
PHONE 484 80?

PROPERTY ON WHICH BUILDING IS TO BE ERECTED/DEMOLISHED

SITE

PROPERTY ADDRESS
4/13 FIFTH AVE.
WHANGAREI.

LEGAL DESCRIPTION

VAL ROLL NO 743/270
LOT 24 DP 27128.
BLOCK SEC
SURVEY DISTRICT

DESCRIPTION OF PROPOSED WORK AND MAIN PURPOSE OF USE

Erect carport + garden shed

OFFICE USE ONLY
STATS NO

FLOOR AREA — DWELLING UNITS

WHOLE SQ METRES 27
NUMBER ERECTED

ESTIMATED VALUE OF WORK

BUILDING	$ 2850.
PLUMBING	$
DRAINAGE	$ 150
TOTAL	3000

NATURE OF PERMIT (TICK)

1 NEW BUILDING (NOT NO 4)	
2 FOUNDATIONS ONLY	
3 RESITED, REPAIRED, ALT, EXT	
4 DOM GARAGES & OUTBUILDINGS	✓
5 CHIMNEYS, APPL & FIREPLACES	
6 OTHER CONST & DEMOLITIONS	

PLUMBING & DRAINAGE LABOUR

PLUMBING $
DRAINAGE $ 100.00

PARTICULARS OF SITE

AREA OF LAND FLAT.
NATURE OF SOIL VOLCANIC
OTHER BUILDINGS ON SITE NIL

MASTER BUILDERS STREET DAMAGE BOND NUMBER

APPLICANT (PLEASE PRINT)

NAME R. D. O'KEEFE
MAILING ADDRESS P.O. BOX 853
WHANGAREI
PHONE 486463
TITLE OWNER
(OWNER, BUILDER, OWNERS AGENT)
SIGNATURE

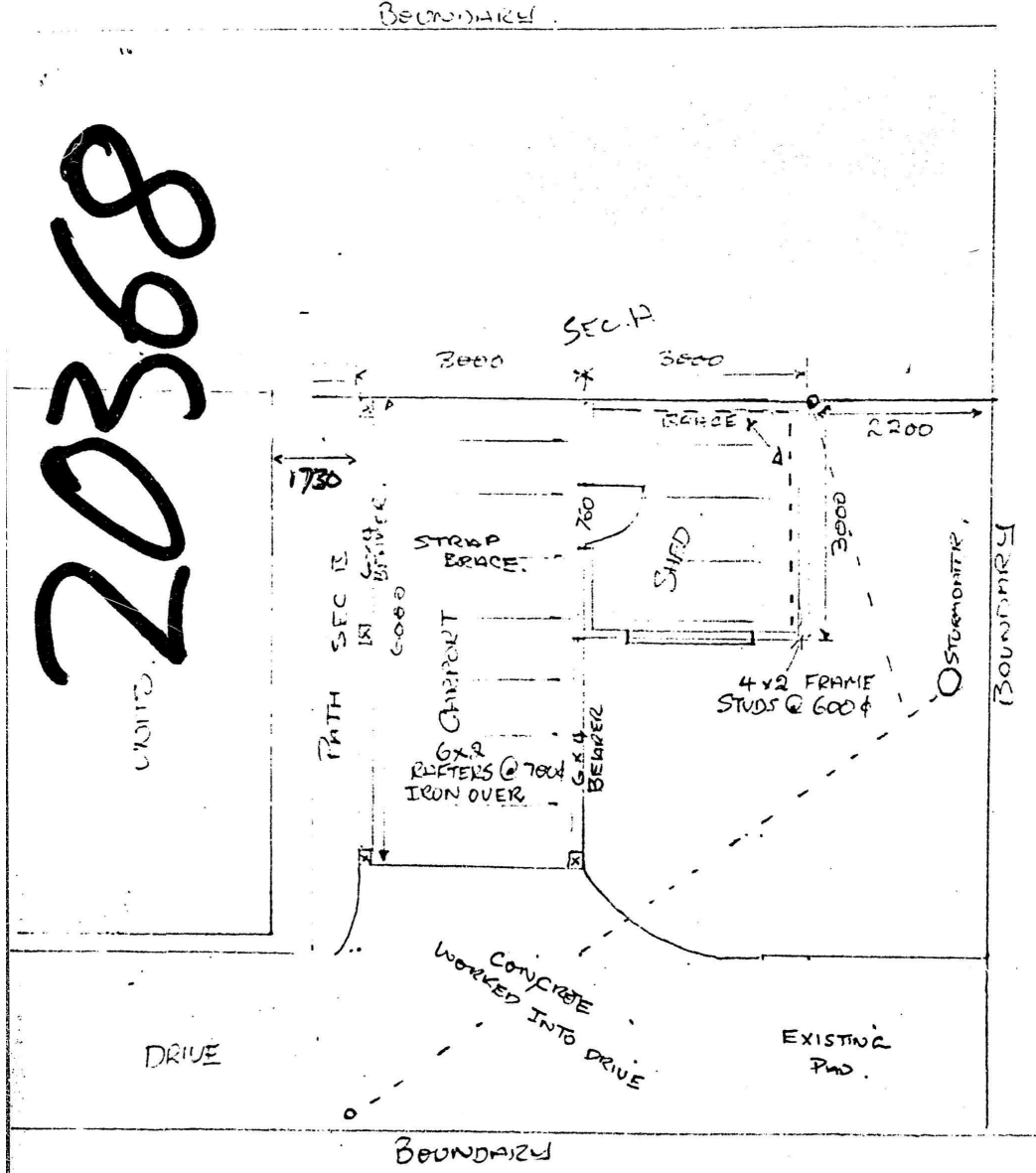
OFFICE USE ONLY

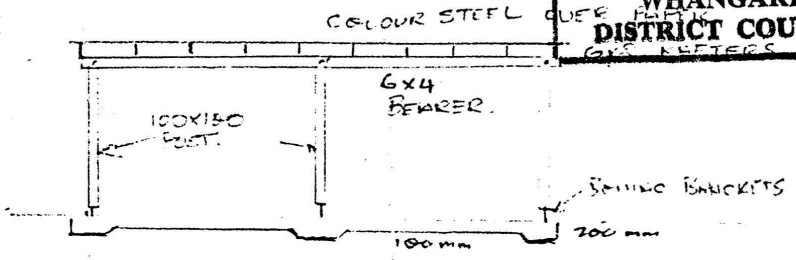
PLANNING		DANGEROUS GOODS	
PLUMBING		ENGINEER	
HEALTH		FIRE SAFETY	
BUILDING		COMMERCIAL INSP SBI FINAL APPROVAL	

Ref. WK. 489.019
Leave message

20368

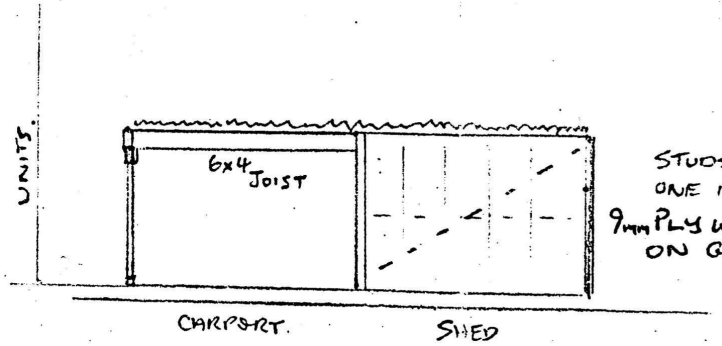
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20 MAY 1991
WHANGAREI
DISTRICT COUNCIL





100mm FULL IN CONCRETE.

SEC B



STUDS @ 600 ϕ
ONE ROW OF NOGGS.
9mm PLYWOOD CLADDING ON GARDEN SHED.

SEC A.

CONCRETE FLOOR 100mm WITH MESH ON COMPACTED HARDFILL
EDGE THICKNING 200x200 FOR POST SUPPORT
WITH BONAC BRACKETS.

PROPOSED CARPORT & GARDEN SHED — R. O'KEEFE — FIFTH AVE — WHANGAREI.

RECEIVED
20 MAY 1991
WHANGAREI DISTRICT COUNCIL

WHANGAREI DISTRICT COUNCIL

APPLICATION FOR PERMIT FOR SANITARY PLUMBING OR DRAINAGE WORK

TO: The Engineer

I, the undersigned (Full name(s)) R.D. O'KEEFE

of (Address) 4/13 FIFTH AVE WHG Phone 486463

hereby apply for a permit for the work described herein, and set out in the plans attached hereto, to be carried out in the premises situated in (give full official legal description of land from rate demand or title deeds).

Lot No 24 DP 27128 Section ..... Block .....

Survey District .....

Street or Road ..... Township or Rural District .....

Rating Assessment No. 743/270

Name and address of person for whom work is to be carried out:

Name Rex O'Keefe

Address 4/13 FIFTH AVE WHANGAREI

Brief Description of Proposed Work is: sheet compost & garden shed

Name and address of Craftsman, Plumber or Registered Drainlayer or other person entitled to do the work:

Plumber		Drainlayer	
Name	R.G. HAMILTON	Name	Same
Address	KAKA ST	Address	Same
Phone No	489026	Phone No	

Estimated Value of:

a) Plumbing/Total Value$..... Material Value$..... Nett Value.....

b) Drainage/Total Value$ 150 Material Value$ 50 Nett Value $100

Signature ..... Date 20/5/91

FOR OFFICE USE ONLY

Examined and approved: Signature R.A. Bennett Date 21-5-91

Plumbing Fee $ .....Receipt No.....

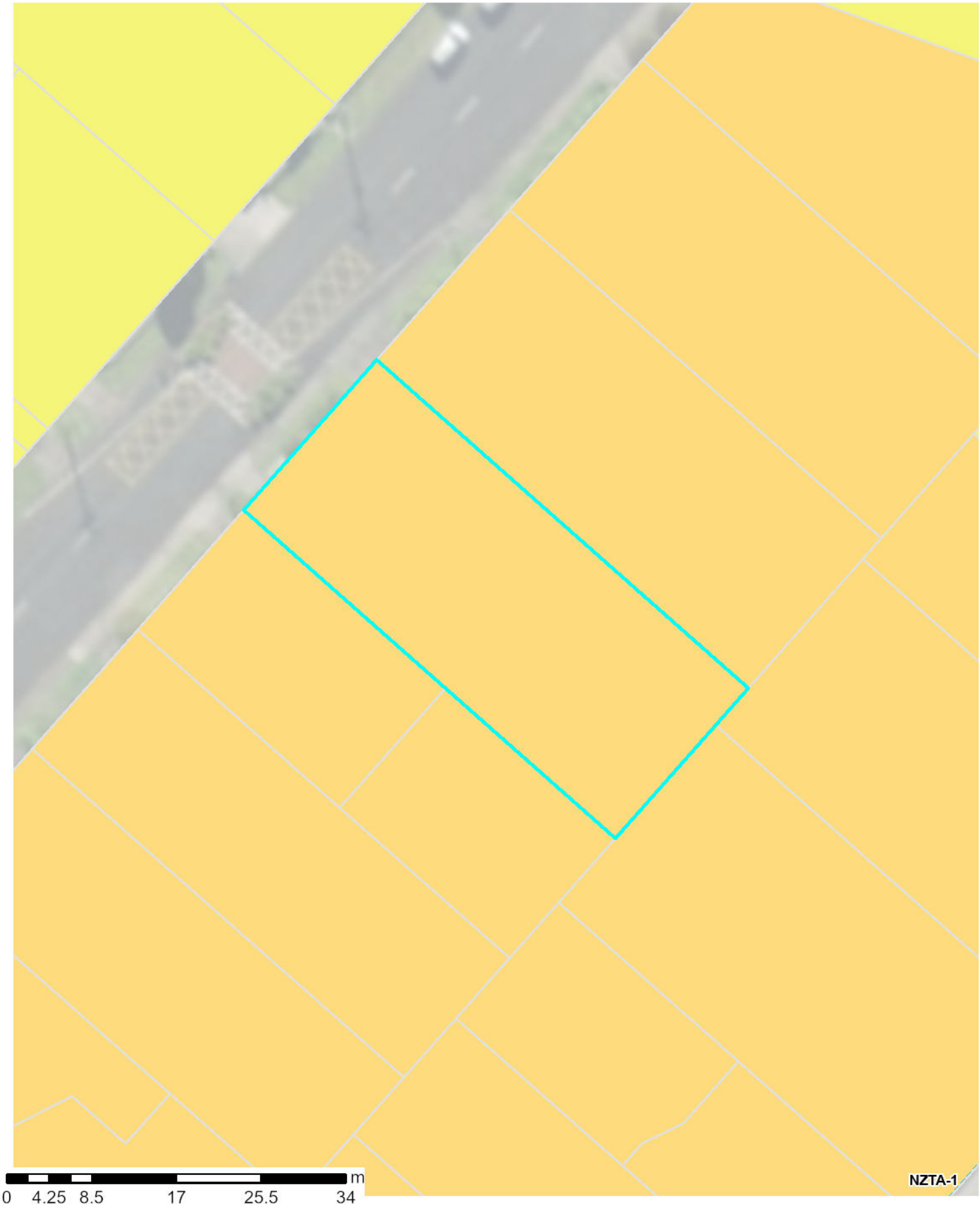
Drain Laying Fee $ 37.00 .....Receipt No.....

Date .....Permit No.....

Code 510002-14

Paid by.....

Operative District Plan - Area Specific Matters



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15 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

The information displayed is schematic only and serves as a guide.
It has been compiled from Whangarei District Council records and is made available in good faith, but its accuracy or completeness is not guaranteed.

The Whangarei District Council district plan GIS data was created at a specific point in time.
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APPLICATION for VARIATION of BULK and LOCATION and OFF-STREET PARKING REQUIREMENTS

Site File 1866

Owner: M. J. and R. Clark

Address: 13 Fifth Avenue (Lot 24 D.P. 27128)

Date: 12 September, 1973

Proposal: To erect a four unit apartment house which:

a) exceeds the density provisions of Ordinance 9 of the District Scheme, and

b) does not comply with the parking provisions of Ordinance 19 of the District Scheme.

Inspecting Officer's Report: The property is a front site and is zoned Residential B in the District Scheme.

The proposal submitted is to erect a two storey four unit apartment house which is to be attached to the rear of an existing dwelling on the property by means of a garage.

In terms of Ordinance 9 of the Scheme, the site, having an area of 39.6 perches and rated at a density of 50 persons per acre, qualifies for a permitted occupancy of 12 persons. Calculations based on the dimensions shown on the submitted plan, and information obtained from the applicant concerning the number and size of bedrooms in the existing dwelling indicates that the development proposed is designed to accommodate 14 persons on the site. The proposal therefore exceeds the permitted occupancy by two persons. However, on inspection it was considered that the minor increase in density proposed should not cause overcrowding or any substantial detraction from the amenities of the adjoining properties or neighbourhood generally. This consideration was based on the fact that the proposed addition is sited to comply with all yard requirements and that the apartment house is of such design that openness and privacy can be maintained without the imposition of normal density requirements.

In terms of Ordinance 19 of the Scheme apartment houses are required to have one parking space to each household unit, and every required space is to be of usable shape and have an area of not less than 180 square feet, exclusive of access drives and aisles. The submitted plan indicates that two separate garages, forming part of the proposed building are to be provided, of the dimensions 24' 8" by 13' 8" (343 square feet) and that some 14 feet only of manoeuvre space is to be provided between the northern side of the building and the side boundary. Accordingly all spaces to be provided are undersize in terms of the Scheme and less than the required manoeuvre space is to be provided to the garage on the northern side of the building. As five spaces are required in terms of the Scheme, the applicant was contacted to determine the proposed parking arrangements. It is understood that two spaces are to be provided in the garage on the northern side of the building, the remaining three, to be provided in the garage on the southern side. Whilst the spaces are undersize in terms of the Scheme an adequate number of usable size are to be provided. If two vehicles only use the garage on the northern side of the dwelling it would be possible to manoeuvre into it. The spaces proposed are more desirable than parking pads, which could be provided, as of right, in the yards surrounding the building. In these circumstances the proposal is considered to be a reasonable one.

In view of the above considerations it can be concluded that, in terms of Ordinance 13 and Ordinance 19 (6))of the Scheme, it would not be reasonable to enforce the requirements in respect of the site and accordingly the application is recommended for approval subject to the applicant obtaining the written consents of all adjoining property owners.

Recommendation: That the application for modification of bulk and location requirements be approved subject to:-

a) Compliance with all relevant bylaws and regulations.

b) The obtaining of the written consents of the adjoining property owners affected and should these consents not be given, that the applicant be advised of the right to apply for a conditional use of land in terms of Section 28C of the Town and Country Planning Act, 1953 and Regulation 32 of the Town and Country Planning Regulations, 1960.

.../2

c) That the approval shall lapse after the expiration of a period of two years from the date when the approval was given.

d) Provision and formation of access to garages in accordance with Ordinance 19 of the District Scheme.

W. Taylor
REGIONAL PLANNING OFFICER

per:

Council Decision: APPROVED
~~NOT APPROVED~~

Signed ..... Date 13/9/73
(Acting under Delegated Authority)

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

Date 14/9/73

District Plan Change 1 - Natural Hazards Flooding

Whangarei District Council



PC1 - Natural Hazards

Flood Hazard Area

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

15 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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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

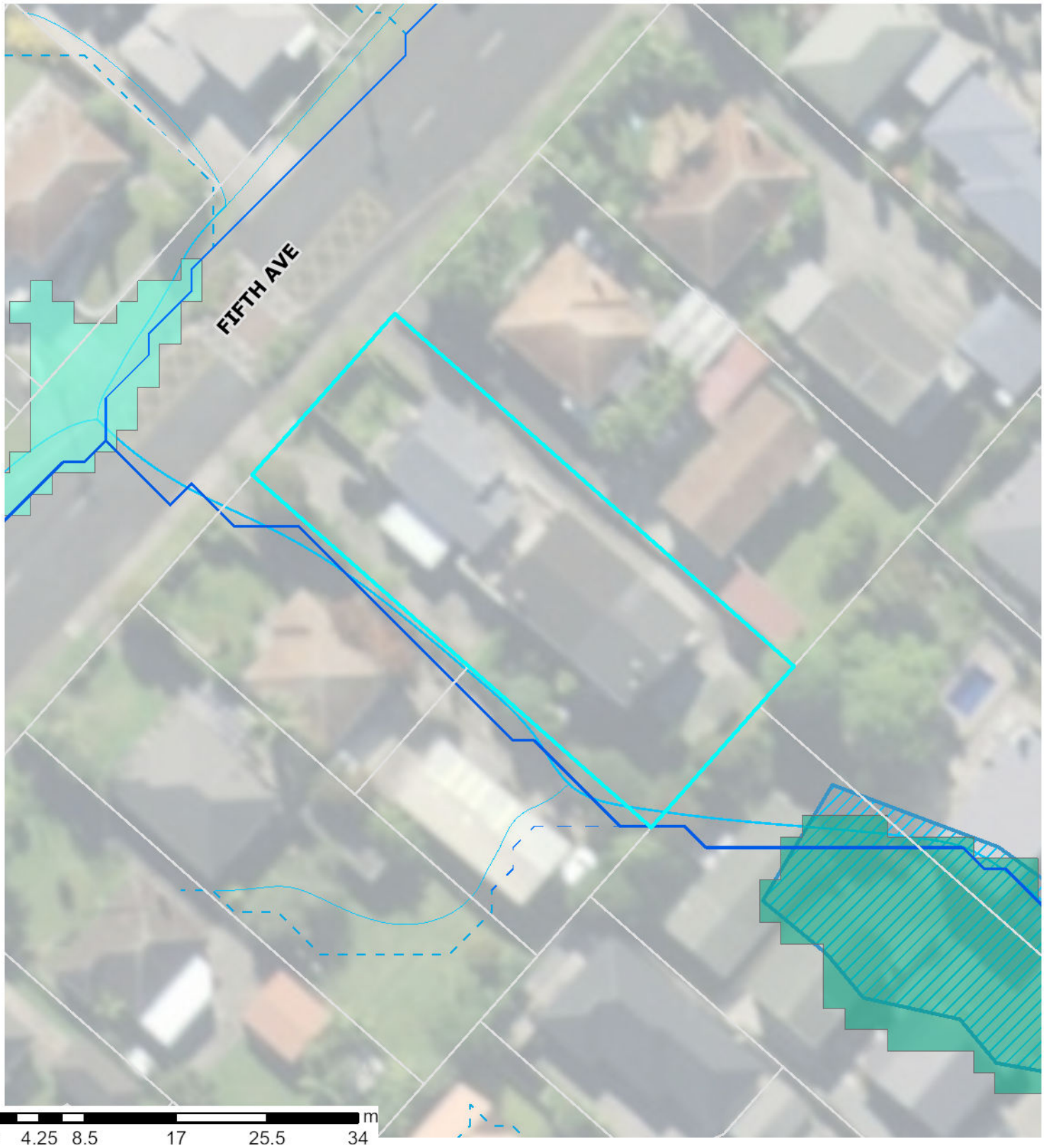
15 October 2026
Scale 1:500

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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

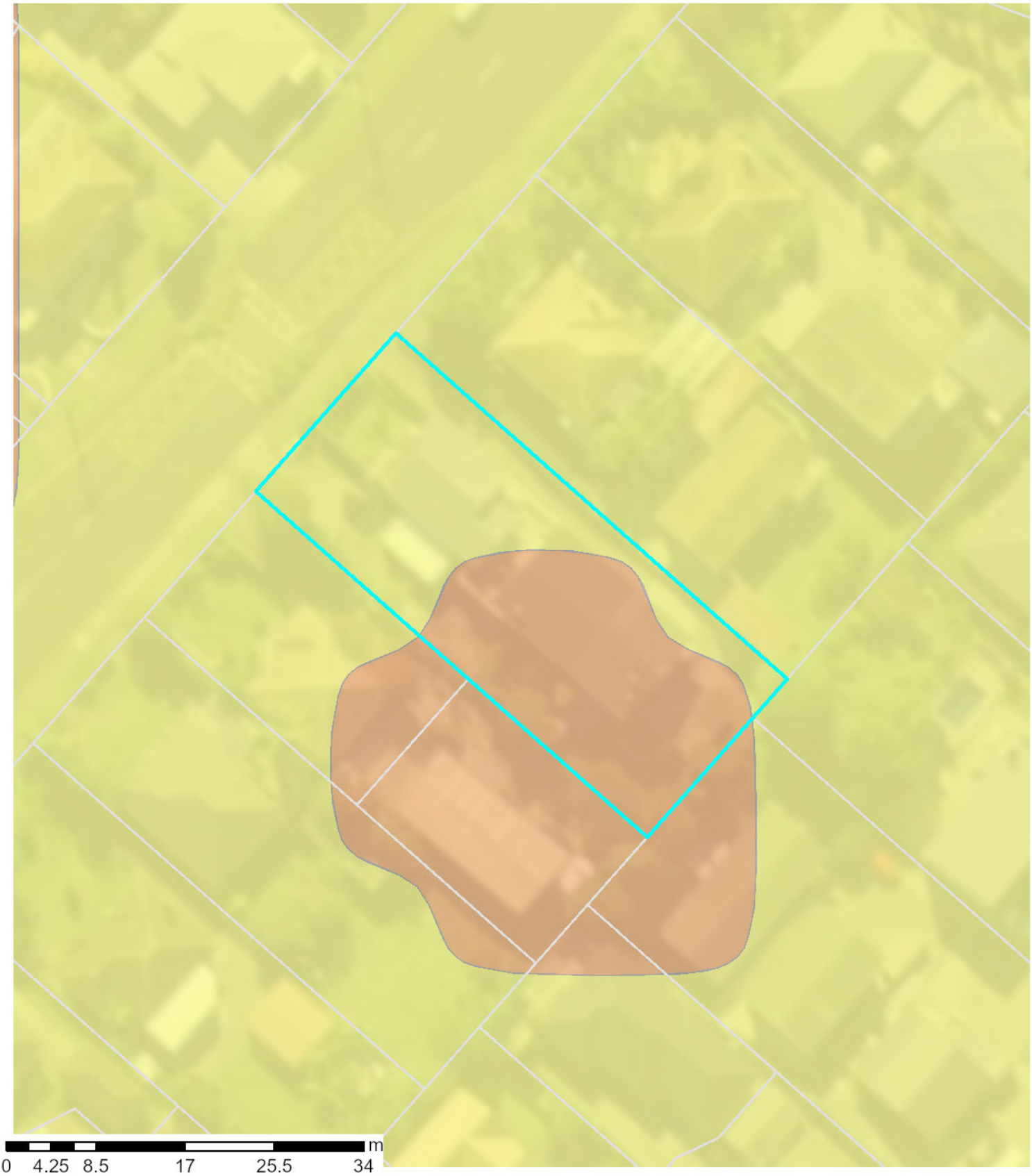
15 October 2026

Scale 1:500

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Land Instability

Whangarei District Council



Landslide Susceptibility Zone

- High
- Moderate
- Low

15 October 2026

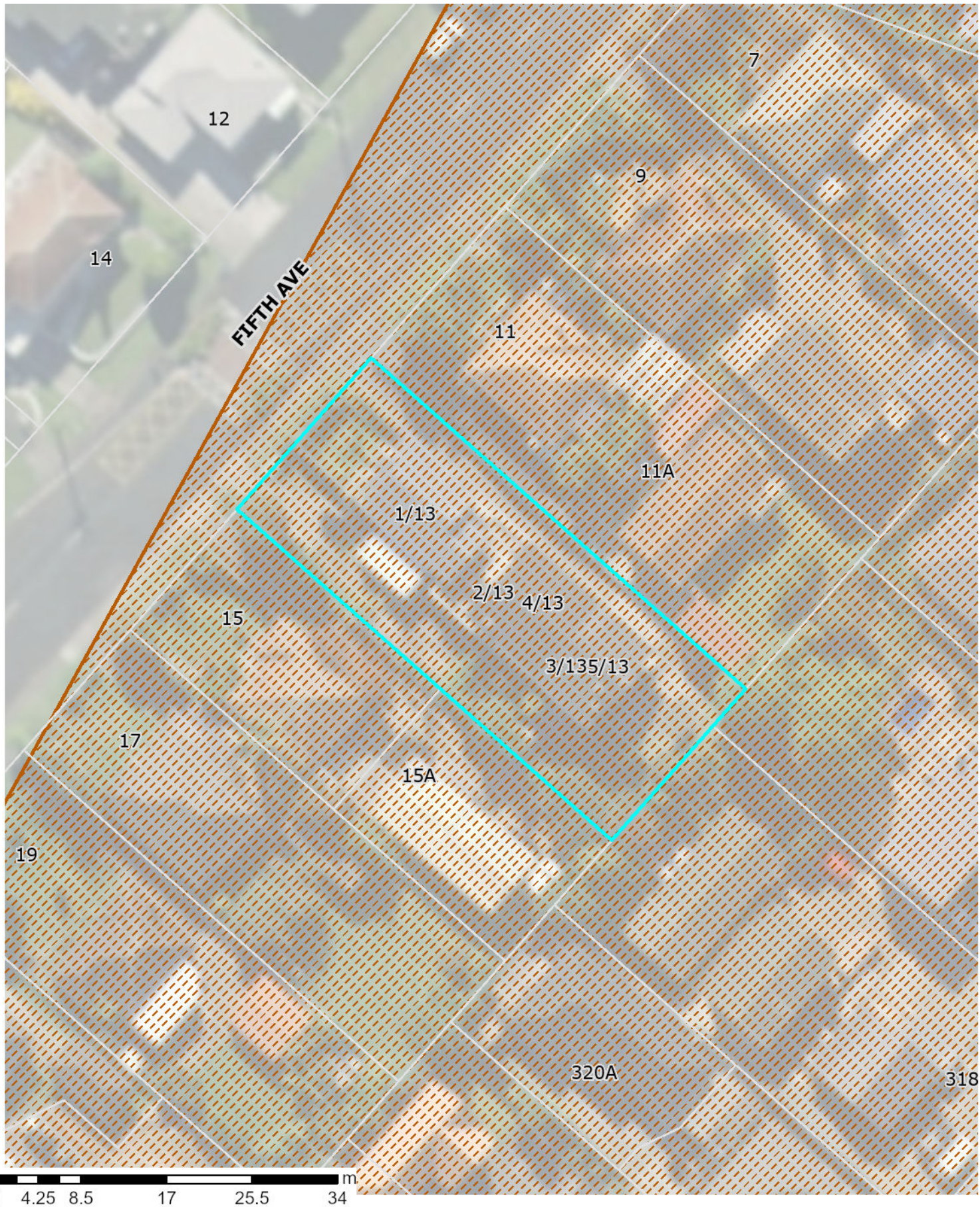
Scale 1:500

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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Acid Sulphate Soil (Risk/Confirmed)

Whangarei District Council



Confirmed Acid Sulphate Soil

Acid Sulphate Soil Risk

These soils, where present, can generate acidic groundwater and may require consideration with regard to land drainage and selection of building materials for buried structures.

15 October 2026

Scale 1:500

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