



Land Information Memorandum

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

LIM number: LM2600519

Received: 18 Mar 2026

Issued: 01 Apr 2026

Applicant

R D Boon, H H M Boon,
84 Walton Street
Whangarei 0110

Site Information

Property ID: 164087

Street Address: 30 Pipiwai Road
Te Kamo
Whangarei 0176

Legal Description: LOT 2 DP 79657

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: NA36B/1164
- Deposited Plan: DP 79657

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

Council records indicate that an activity listed on the Ministry for the Environment Hazardous Activities and Industries List (HAIL) may have been undertaken on this property.

Therefore, this property has been identified as potentially meeting the criteria of Section 5(7)(c) of the Resource Management Act (National Environmental Standard for Assessing and Managing Contaminants in Soil to Protect Human Health) Regulation 2011, enacted on 1 January 2012.

- The HAIL category for this property is A10, F4, and G4.
Please see attached BC9726477 and GIS Aerial City and Coastal 1998-1999.

For the HAIL list refer:

<https://environment.govt.nz/publications/hazardous-activities-and-industries-list-hail/#hazardous-activities-and-industries-list-hail-october-2011>

For the Regulations refer:

<https://www.legislation.govt.nz/regulation/public/2011/0361/latest/DLM4052228.html>

This property is identified on the Northland Regional Council Selected Land-use Register as containing a verified activity on the Hazardous Activities and Industries List (HAIL).

- The HAIL category for this property is F4 and G4.

For further information and queries, please contact NRC at contamination@nrc.govt.nz

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

1. Refer to copy of the following report as attached:
 - a. Flooding Report by Richardson Stevens Consultants (1996) Ltd dated May 2006 from BC0691956.

**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 Plans for this property from the building file are attached.

- House Drainage Plan – Dated 18/01/1984
- As-Built Services Plan – From PU0368114
- As-Built Services Plan – From BC0586621

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)(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.

- Garage
Dated 09/12/1976
- Erection of a Shed
Dated 28/09/1983
- Addition to Office
Issued 04/10/1991

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

- BC9726477 – Polyhouse
Building Certificate – Dated 15/12/1997
Building Consent – Issued 16/12/1997
Code Compliance Certificate – Issued 06/04/1998
- BC0367940 – Relocate Building to be Used as Office
Building Consent – Issued 02/09/2003
This Building Consent has **NOT** had a Code Compliance Certificate issued.
- BC0586621 – Alterations to Office and Storage Area
Building Consent – Issued 28/10/2005
Code Compliance Certificate – Issued 07/04/2006
- BC0691956 – Office Extension
Building Consent – Issued 28/06/2006
Code Compliance Certificate – Issued 17/09/2009

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

- Application for Crossing
Dated 28/09/1983
- Applications for Permit for Sanitary Plumbing or Drainage Work
Dated 16/11/1983
- Applications for Permit for Sanitary Plumbing or Drainage Work
Dated 25/09/1991
- VC0366732 – Vehicle Crossing
Issued 21/07/2003
- PU0368114 – Waste Water and Water Supply Connection
Issued 10/09/2003

A copy of a Building Warrant of Fitness (BWOFF) relating to this property is attached.

- WF062144
Expires 05/05/2026

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

This property is located in a Light Industrial Zone.

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

This property is subject to Northpower Critical Overhead Lines CEL.

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

A Landuse application under the Resource Management Act 1991 has been granted for this property, information attached.

- LU0639773 - To extend offices by approximately 76m² in the Countryside Environment that infringes commercial, traffic movements and coverage rules by A-Line Builders.
Granted 04/09/2006

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

This property is within the Area of Agreement between Ngararatunua Marae and Whangarei District Council. See map and Court Record of Determination attached.

Please note the information shown on the map was current at the date of the agreement.

Applications for resource consents for work in this area will have to present an archaeological, cultural and historical assessment with such resource consent application.

For further information contact the Duty Planner and quote RMA671/01.

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

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

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

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

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

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

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

s44B(2) Natural Hazards

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

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

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

District Plan Information about Natural Hazards

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

- Flood Susceptible Area

Refer to map attached.

Information about what this means, including District Plan rules that apply to this property, can be found in Part 2 - District-Wide Matters under Hazards and Risks - Natural Hazards:

<https://www.wdc.govt.nz/ePlanNaturalHazards>

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

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

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

Refer to map attached and for more information on the proposed plan change please visit:

<https://www.wdc.govt.nz/PlanChanges>

Building Act Information about Natural Hazards

A certificate under section 72 of the Building Act 2004 has been issued for this property in relation to BC0691956. Refer information attached.

- Interest Number 6951307.1 – Dated 11/07/2006

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

This property is in one or more areas identified by Northland Regional Council as River Flood Hazard Zones.

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.

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/>

River Flood Hazard Technical Reports

1. Scope of report:	Whangarei Catchments
2. Report Title:	NRC Priority Rivers Modelling Report and Whangarei 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 Whangarei 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:	Whangarei Catchment (Catchment M01)
2. Report Title:	Design Modelling Whangarei Catchment (M01)
3. Report date:	May 2021
4. Report prepared by:	Water Technology
5. Report commissioned by:	Northland Regional Council
6. Purpose of the report:	This report documents the calibration and design modelling methodology for Whangarei Catchment (M01), noting that this catchment was calibrated to the January 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.

Whangarei 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 Whangarei Overland Flow Paths and Depression Storage Area section on our Natural Hazards web page: <https://www.wdc.govt.nz/NaturalHazards>

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

Land Instability

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

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

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

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

Technical report

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

Liquefaction

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

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

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

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

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

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

Tsunami

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

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

With funding from the Natural Hazards Commission Northland Civil Defence and Emergency Management have modelled the tsunami risk and created Tsunami Evacuation Zone and Safe Zone map:

<https://northlandcdem.maps.arcgis.com/apps/webappviewer/index.html?id=00bf741d369b4eb7802021004d123e3b>

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 identified erosion prone land and this is mapped as part of our Proposed Regional Plan.

<https://nrcgis.maps.arcgis.com/apps/webappviewer/index.html?id=31f5c66ea0074f59908767452bcbc60d>

Technical Reports for erosion prone land

1. Scope of report	Regional
2. Report Title:	Sediment Process-Attribute Layer for Northland, Report 2018/35
3. Report date:	2019
4. Report prepared by:	Land and Water Science
5. Report commissioned by	Northland Regional Council
6. Purpose of the report:	This work uses regional airborne gamma-ray data, elevation maps, and geological information to understand how different natural features - like rock and sediment types, faults, and landforms - affect how likely the Northland region is to experience landslides, erosion, and better understanding sediment supply to the region's waterways, estuaries, and harbours.
7. Where or how to access report	Report available upon request from Northland Regional Council

1. Scope of report	Regional
2. Report Title:	Regional Water and Soil Plan for Northland
3. Report date:	2024
4. Report prepared by:	Northland Regional Council
5. Report commissioned by	Northland Regional Council
6. Purpose of the report:	This Plan has combined regional air, land, water and coastal plan, which sets controls for the sustainable management of natural and physical resources of the Northland Region.
7. Where or how to access report	Proposed Regional Plan 2024 https://www.nrc.govt.nz/your-council/about-us/council-projects/new-regional-plan/

Drought

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

Technical Report for Northland Drought Assessment

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

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

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

Volcanic, Geothermal and Earthquake

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

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

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

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

Technical Report for earthquake information

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

Signed for and on behalf of Council:



Eilish Getty
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.

31 March 2026
Scale 1:2,000



Aerial Photography



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

31 March 2026

Scale 1:2,000



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. Parcel Information is sourced from the Land Information New Zealand (LINZ) Data Service. CROWN COPYRIGHT RESERVED. © Copyright Whangarei District Council.



**RECORD OF TITLE
UNDER LAND TRANSFER ACT 2017
FREEHOLD**

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




R. W. Muir
Registrar-General
of Land

Identifier **NA36B/1164**
Land Registration District **North Auckland**
Date Issued 08 September 1976

Prior References
NA255/263

Estate Fee Simple
Area 1.9235 hectares more or less
Legal Description Lot 2 Deposited Plan 79657
Registered Owners
Ross Douglas Boon and Heather Hilda Marion Boon

Interests

6951307.1 Notification that a building consent issued pursuant to Section 72 Building Act 2004 identifies inundation flooding as a natural hazard - - 18.7.2006 at 9:00 am
12763491.4 Mortgage to Kiwibank Limited - 6.7.2023 at 3:59 pm



Approved

REGISTERED OWNERS

Partners to a resolution of the Whangarei County Council passed on the 27th day of February 1976 approving under Section 22 of the Executive Amendment Act, 1961 the subdivision of the land shown on the accompanying plan, and certifying that the requirements of Section 22(4) of the said Act and Section 22(5) of the said Act have been satisfied. The Registrar of the Land Register has accordingly registered the plan of the subdivision of the land shown on the accompanying plan as follows:

833750 N.

833600 N.

833950 N.

NEW C.T. ALLOCATED:
 LOT 1 36 B/11163
 LOT 2 36 B/11164

Total Area 4.0971 ha
 Comprised in C.T. 255 - 263 ALL.

I, **KENNETH LEONARD SIMPSON**, 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 1966

Dated at WHANGAREI this 23RD day of FEBRUARY 1976 Signature: *K. Simpson*

Field Book 6612 p 111-112 Traverse Book - p. 2

Reference Plans

Examined E. A. EDEN Correct

Approved as to Survey *K. Simpson*

13 776 Assistant Chief Surveyor

Deposited this 23RD day of FEBRUARY 1976

District Land Registrar

File Received 5 APR 1976

Instructions

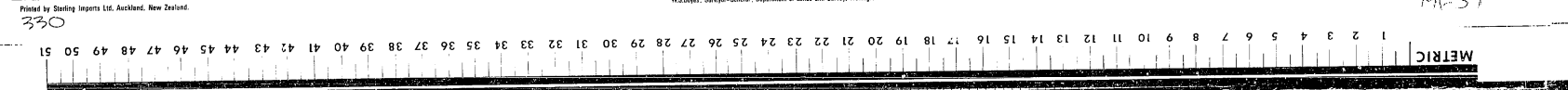
79657

L65 FORM V 93

LAND DISTRICT NORTH AUCKLAND SURVEY BLK. & DIST. VIII PURUA NZMS SHEET NO. 330

LOTS 1 & 2 BEING SUBDN OF THE LAND ON D.P. 11053

LOCAL AUTHORITY WHANGAREI COUNTY Surveyed by Ken Simpson, Shaw & Co Scale 1:1500 Date February 1976





Eagle Technology, Land Information New Zealand, GEBCO, Community maps contributors, Source: NZAM and Air Logistics (Coastal small settlements), Whangarei District Council Land Information New Zealand

City and Coastal 1998-1999



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.

Parcel Information is sourced from the Land Information New Zealand (LINZ) Data Service. CROWN COPYRIGHT RESERVED. © Copyright Whangarei District Council.

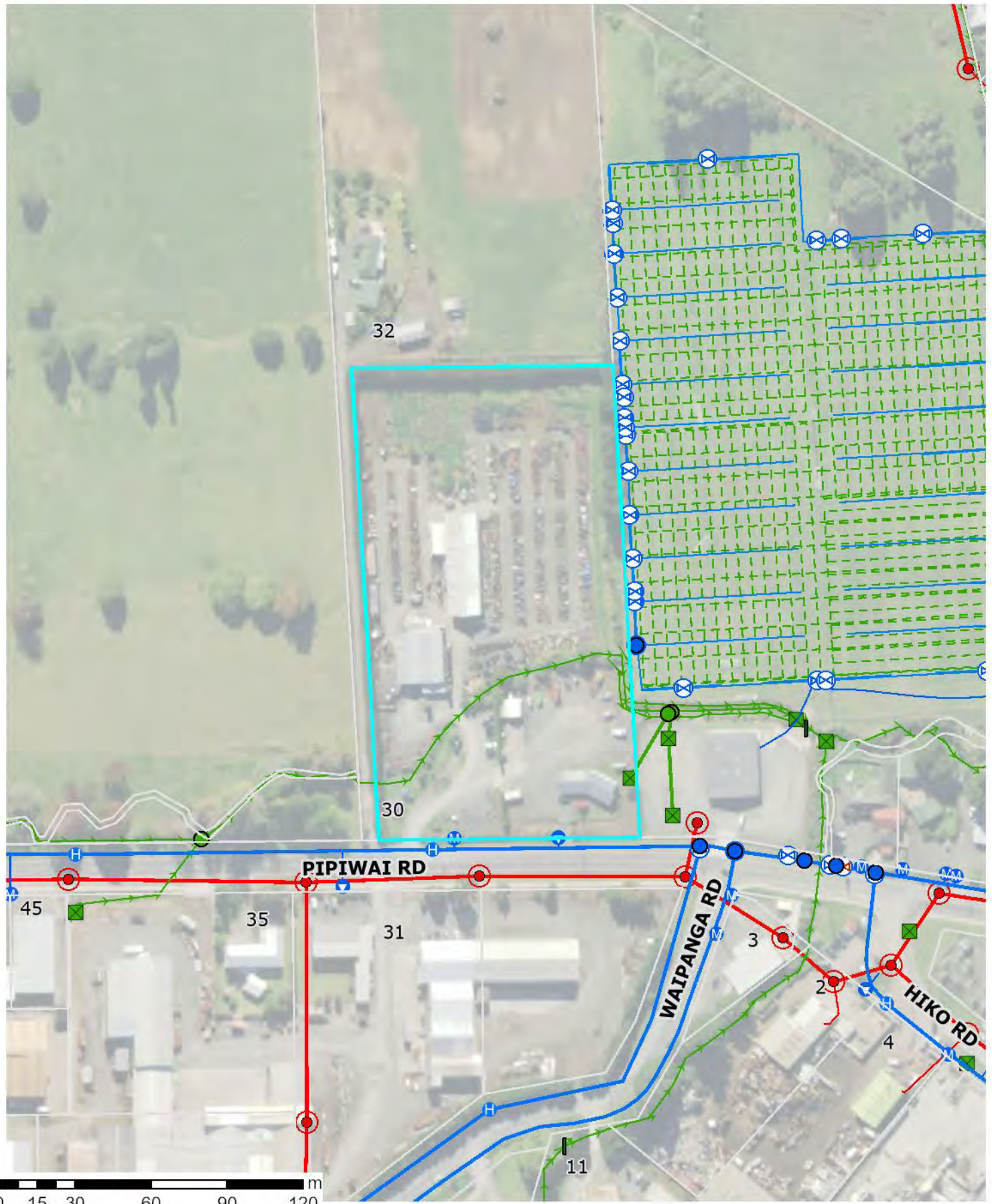
Tuesday, March 31, 2026

Scale 1:1,128



Projection: NZGD2000 / NZTM 2000

Original Sheet Size 210x297mm



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

31 March 2026
Scale 1:2,000



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. Parcel Information is sourced from the Land Information New Zealand (LINZ) Data Service.
CROWN COPYRIGHT RESERVED. © Copyright Whangarei District Council.

Water, Wastewater and Stormwater – Map Legend

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**
- 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**
- WDC
 - Private
- 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**
- WDC
 - Private
- 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

HOUSE DRAINAGE PLAN

#03587

PERMIT NO. ~~2007~~

DATE 18/1/84

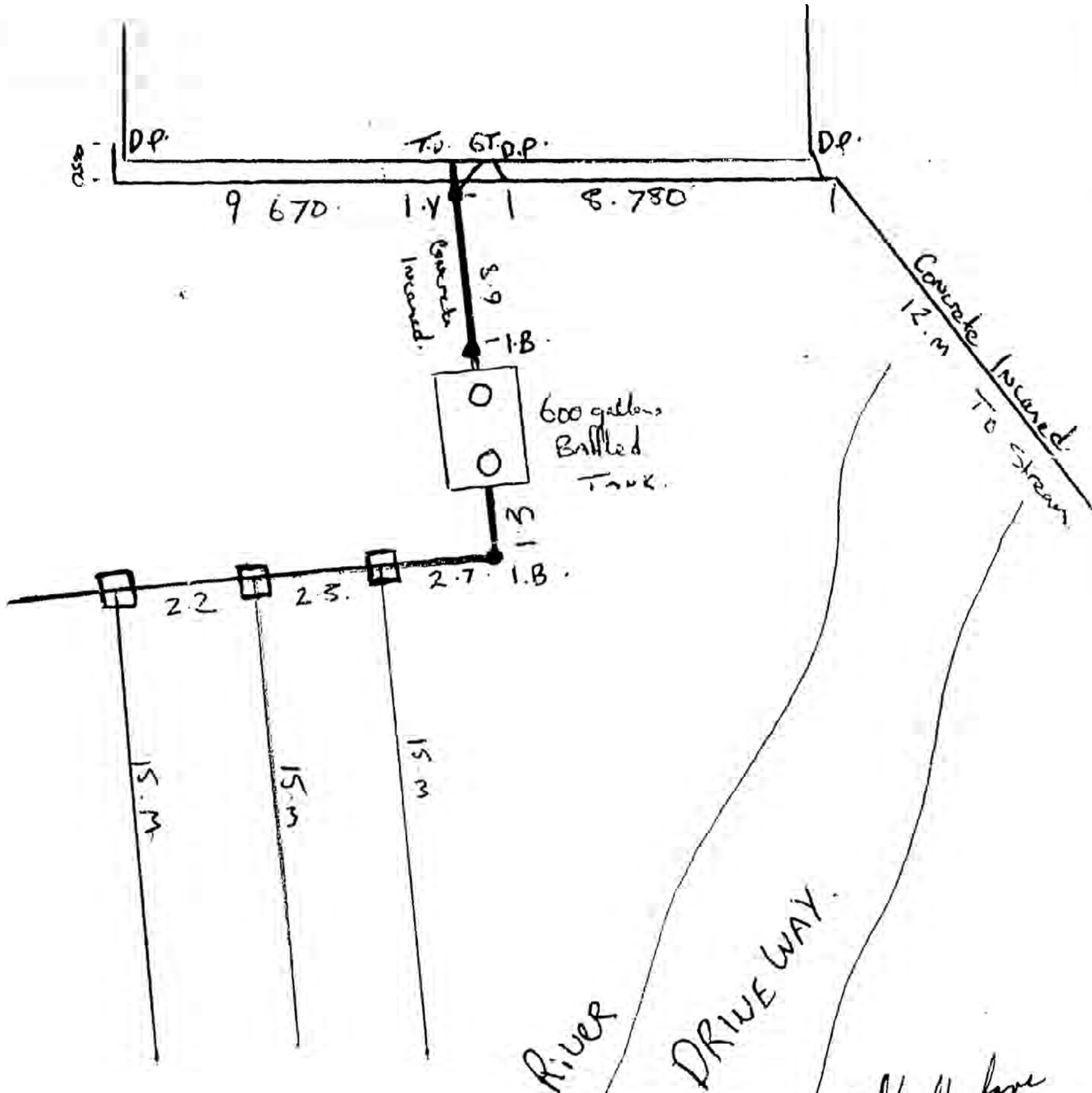
OWNER ~~Boon~~ Boon

ADDRESS ~~Ruatangata Rd.~~ RUATANGATA RD.

38/37/3

REQUIREMENTS: Block plan showing section boundaries and position of drainage.

SCALE: 1 to 200



Ins
20-1-84
Stormwater drain was requested to be removed and replaced with the correct sewer quality pipe and this was done.

(Junction boxes) should have been from 1 only with separate brackets to laterals. Owner and D/Sayer told of this. Owner Sat
WES
20-1-84

DRAINLAYER: P. W. Tall

NOTE: This plan to be forwarded to the County Inspector when work is completed.

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

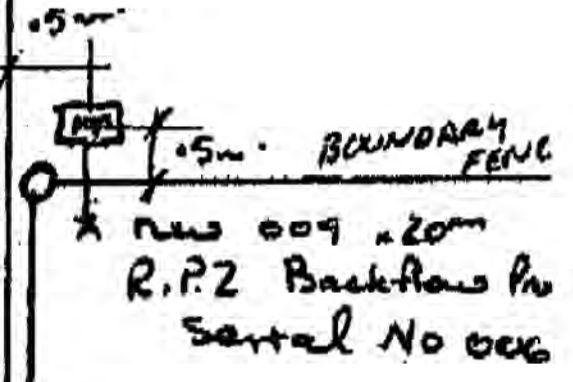
From PU0368114

PIPIWAI ROAD

POWER POLE



DIVEWAY ENTRANCE



Scale: As shown in _____
 Site Address: 30 PIPAWAI ROAD

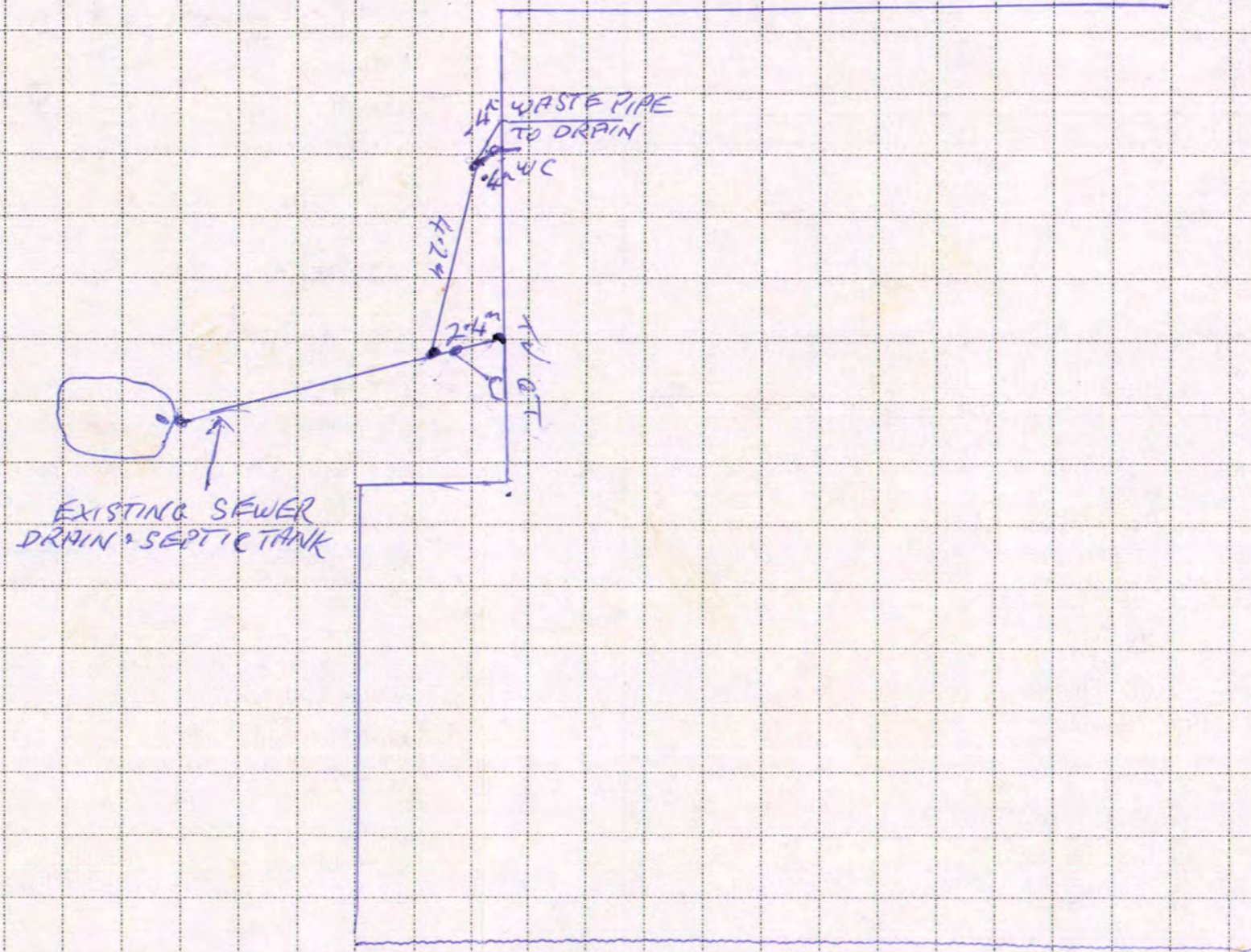
I, Mr. Waleh being a representative of the Approved Contractor, namely, Water Plumbing Ltd., certify that this Public Utility Service As-Built Record is an accurate representation of the work as carried out.

Signature: Waleh

Date: 23/10/03

PART C: As Built Services Plan

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



Scale: _____ in _____

Site Address: _____



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

Rates LIM Report

As at: Tuesday, 31 March, 2026

Property Number 164087
Legal Description LOT 2 DP 79657 BLK VII PURUA SD
Assessment Number 0032043305
Address 30 Pipiwai Road Whangarei 0176
Record of Title(s) 36B/1164
Land Value \$1,650,000
Capital Value \$1,670,000
Date of Valuation 01-July-2024
Effective Date (used for rating purposes) 01-July-2025
Meter Location

Rates Breakdown (up to 30 June 2026)

Rates Charge	Charge Total
Regional Transport Rate	30.40
Uniform Annual General Charge	901.00
Regional Emergency & Hazard Management	67.31
General Commercial and Industrial	25,050.80
Stormwater	79.00
Regional Rescue Services	8.87
Regional Flood Infrastructure	41.66
Regional Economic Development	50.16
Regional Council Services	229.89
Regional Land and Freshwater Management	499.29
Regional Pest Management	109.47
Regional Sporting Facilities	16.09
Regional Urban Rivers Management - Gen Catchment	40.34
Annual Charge Total	\$27,124.28

Opening Balance as at 01/07/2025 **\$0.00**

Rates Instalments	Total
20/07/2025 Instalment	\$6,781.28
20/10/2025 Instalment	\$6,781.00
20/01/2026 Instalment	\$6,781.00
20/04/2026 Instalment	\$6,781.00
Rates Total	\$27,124.28

Balance to Clear **\$6,781.00**

WHANGAREI COUNTY COUNCIL

(P.O. BOX 4102, KAMO, NORTHLAND)



APPROVED PLANNING
COMMISSIONERS
WHANGAREI COUNTY COUNCIL

APPLICATION FOR BUILDING PERMIT

1080/202

TO THE BUILDING INSPECTOR,
Sir,

I hereby make application to erect/re-erect/extend/ alter/repair the building(s) according to the site plan (overleaf) detailed plans, elevations, cross sections and specifications deposited herewith in duplicate.

Particulars of the land and buildings are:— NOW BOON

OWNER Name JT ABERCROMBIE (Jung Thomas)
 Postal Address 83 KAMO CRAYFISH Phone 51449

BUILDER Name D BRODIE
 Postal Address KAMO Phone 50054

EXISTING USE OF SITE & BUILDINGS ORCHID

NATURE OF PROPOSED BUILDING WORK CARAGE (TO BE SHIPPED)
e.g. additions to Dwelling, Bedroom, Lounge extensions etc.

VALUATION DEPT. ASSESSMENT No.: (from rate demand) PT 32-433-1

LEGAL DESCRIPTION OF SITE: (from rate demand or title deeds) WCC 910

LOT 2, DP 49657 BLOCK VIII PURUA SD

Road or Street: PIPIWI ROAD Town or Locality: KAMO

AREA OF SITE: 1.9841 HA Acres
Hectares Square Metres

NATURE OF SOIL: (rock, clay, sand, loam etc) LOAM ✓

FLOOR AREA: (proposed work — square Metres).

	Basement	Ground floor	Other floors	Total
Main Building				1800 M ²
Accessory Buildings				

ESTIMATED VALUE OF WORK:

Main Buildings (excluding plumbing & drainage)	\$	
Accessory Buildings (excluding plumbing & drainage)	\$	600-00
Plumbing and drainage	\$	
Total Value of Work	\$	600-00

CERTIFICATE: I hereby certify that the above information is correct in every respect and do hereby agree to abide by all provisions of the Whangarei County Council by-laws governing and regulating all matters the subject of the foregoing.

Signature of Applicant: D Brodie
Date: 9.12.76

FOR OFFICE USE ONLY

FEES:

10-030-12 Building Permit	\$ 7-00	Receipt No. <u>1443</u>	Date <u>20/12/76</u>	Permit No. <u>H31004</u>
22-005-20 Building Research Levy	\$	Receipt No.	Date	Permit No.
10-031-12 Plumbing & Drainage Permit	\$	Receipt No.	Date	
10-030-12 Dispensation planning Scheme	\$	Receipt No.	Date	
10-018-05 Footpath Crossing Permit	\$	Receipt No.	Date	Permit No.
22-002-20 Deposit Against damage to street, road or Footpath	\$	Receipt No.	Date	
16-004-05 Water Connection	\$	Receipt No.	Date	
10-031-12 Sewer Connection	\$	Receipt No.	Date	
Miscellaneous Resiting	\$ 7-00	Receipt No. <u>1000</u>	Date <u>9/12/76</u>	
TOTAL	\$ <u>14-00</u>			

Fees Paid by: JT Abercrombie

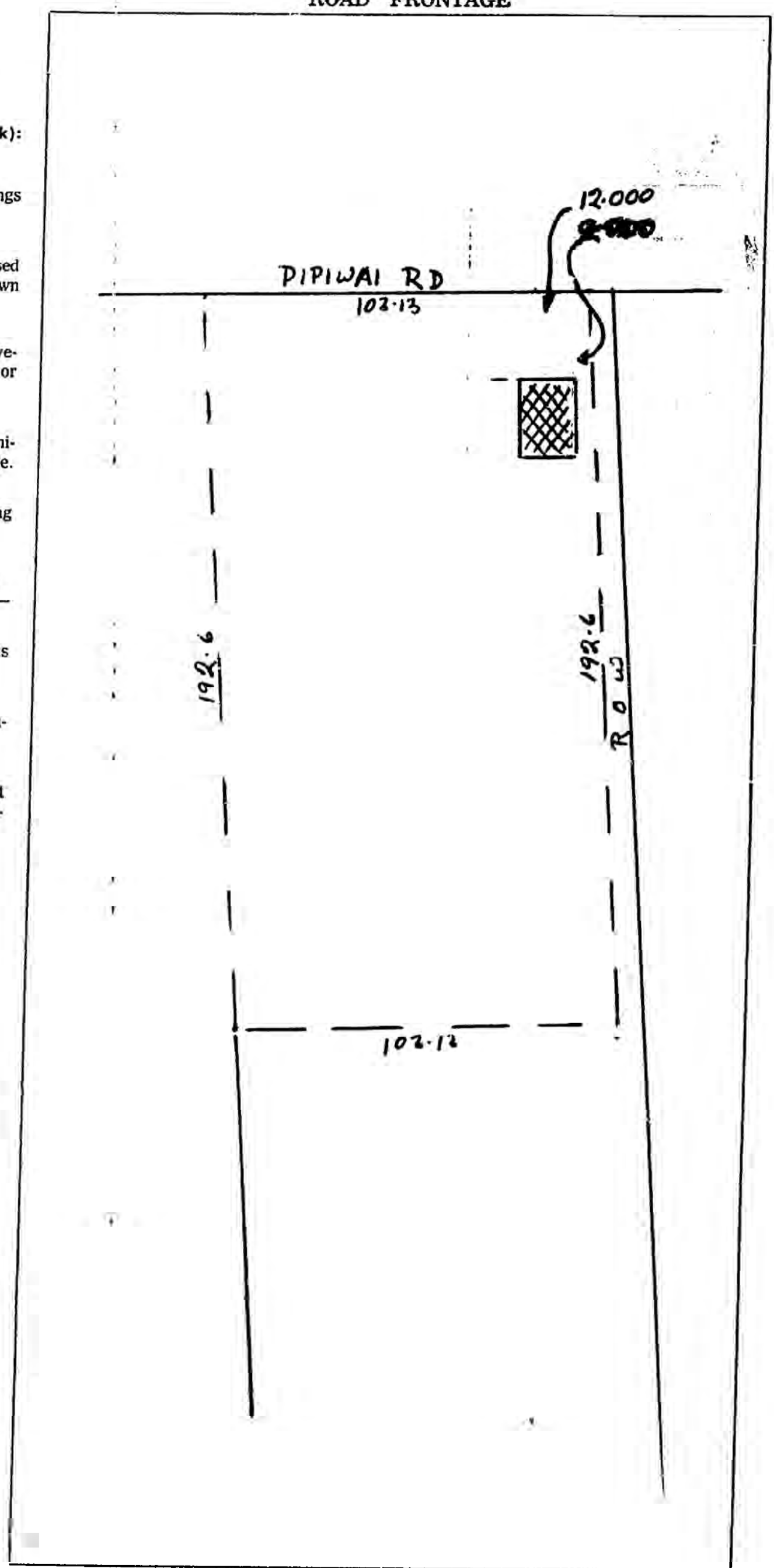
ROAD FRONTAGE

SITE PLAN

THIS PLAN MUST SHOW (in ink):

1. Position of existing buildings (draw in red).
2. Position of building proposed under this application (drawn in blue).
3. Position of garage and Driveways whether required now or not.
4. Position of Septic Tank, Sanitary and Stormwater drainage.
5. Distances of each building from boundary lines.
6. Boundary lines shown thus:

7. Any Building Line Restrictions imposed on land.
8. Site plan must be drawn accurately to scale.
9. Deviation from site plan is not permitted without previous approval of the Council.

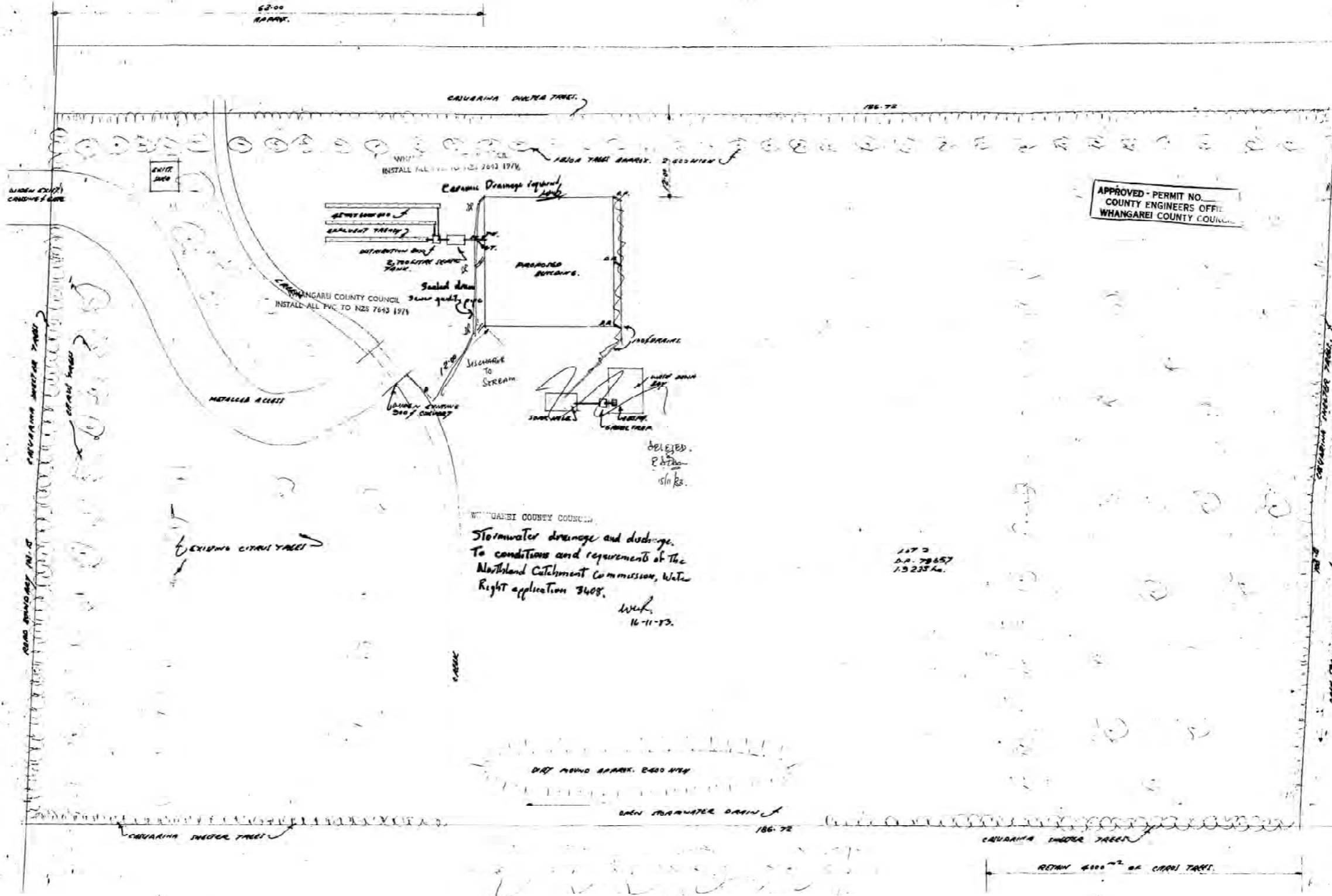


REAR BOUNDARY

03587 3/7

dimensions all to contours with junction boxes and weirs as necessary. Blue metal aggregate 1 1/2" to 2 1/2" or 2 3/4" across all free of films with 4" field tiles and building paper. Underground stormwater pipe from dwelling to storage tank Class B PVC.

WHANGAREI COUNTY COUNCIL



RUATANGATA ROAD

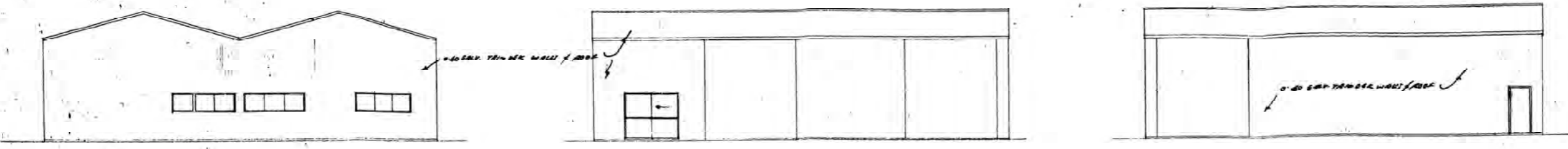
WHANGAREI COUNTY COUNCIL
Stormwater drainage and discharge.
To conditions and requirements of the
Northland Catchment Commission, Water
Right application 3408.
W.G.
16-11-73.

APPROVED - PERMIT NO. COUNTY ENGINEERS OFFICE WHANGAREI COUNTY COUNCIL

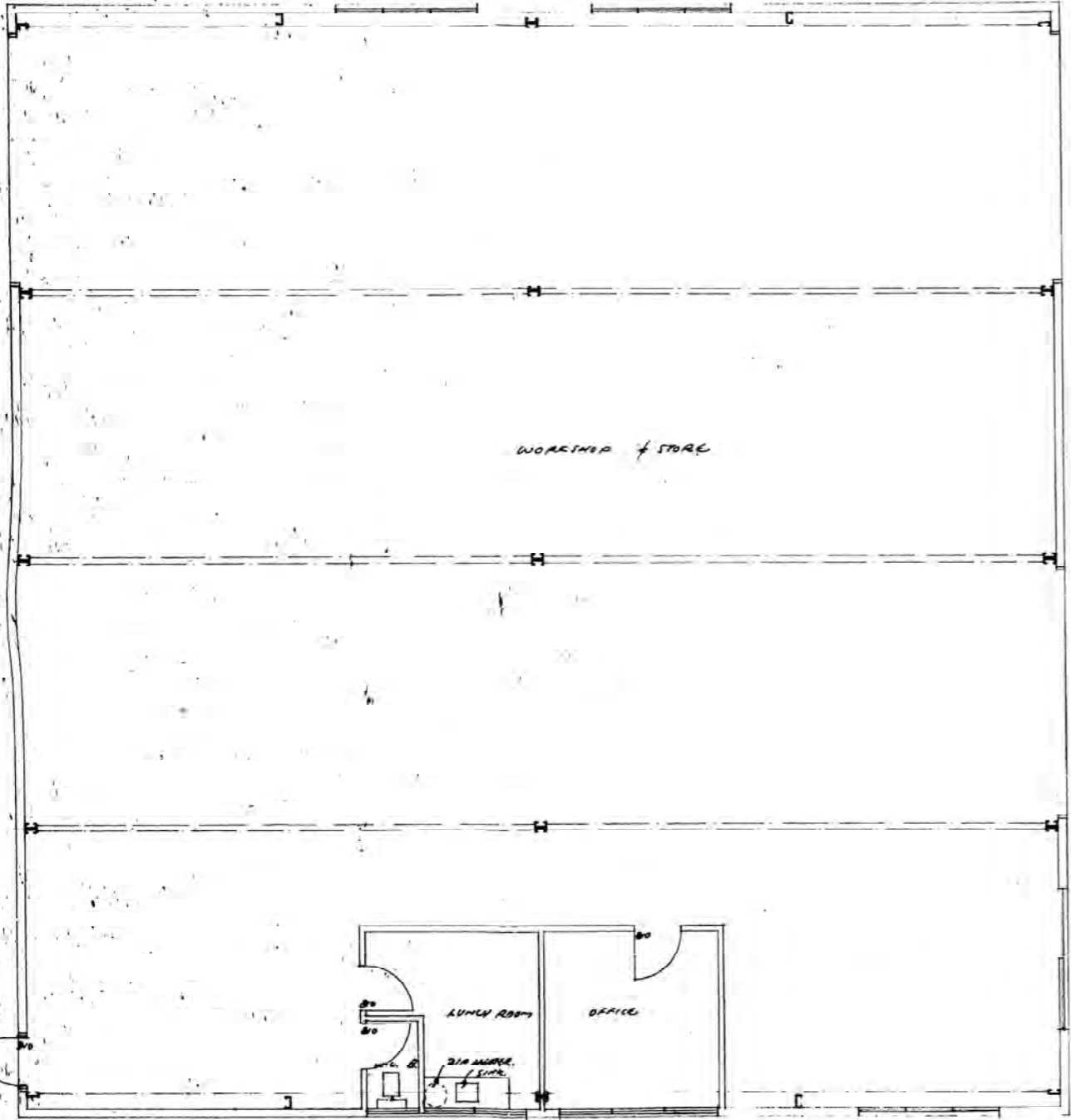
117 2
DA. 28657
15233 sq.

SITE & DRAINAGE PLAN

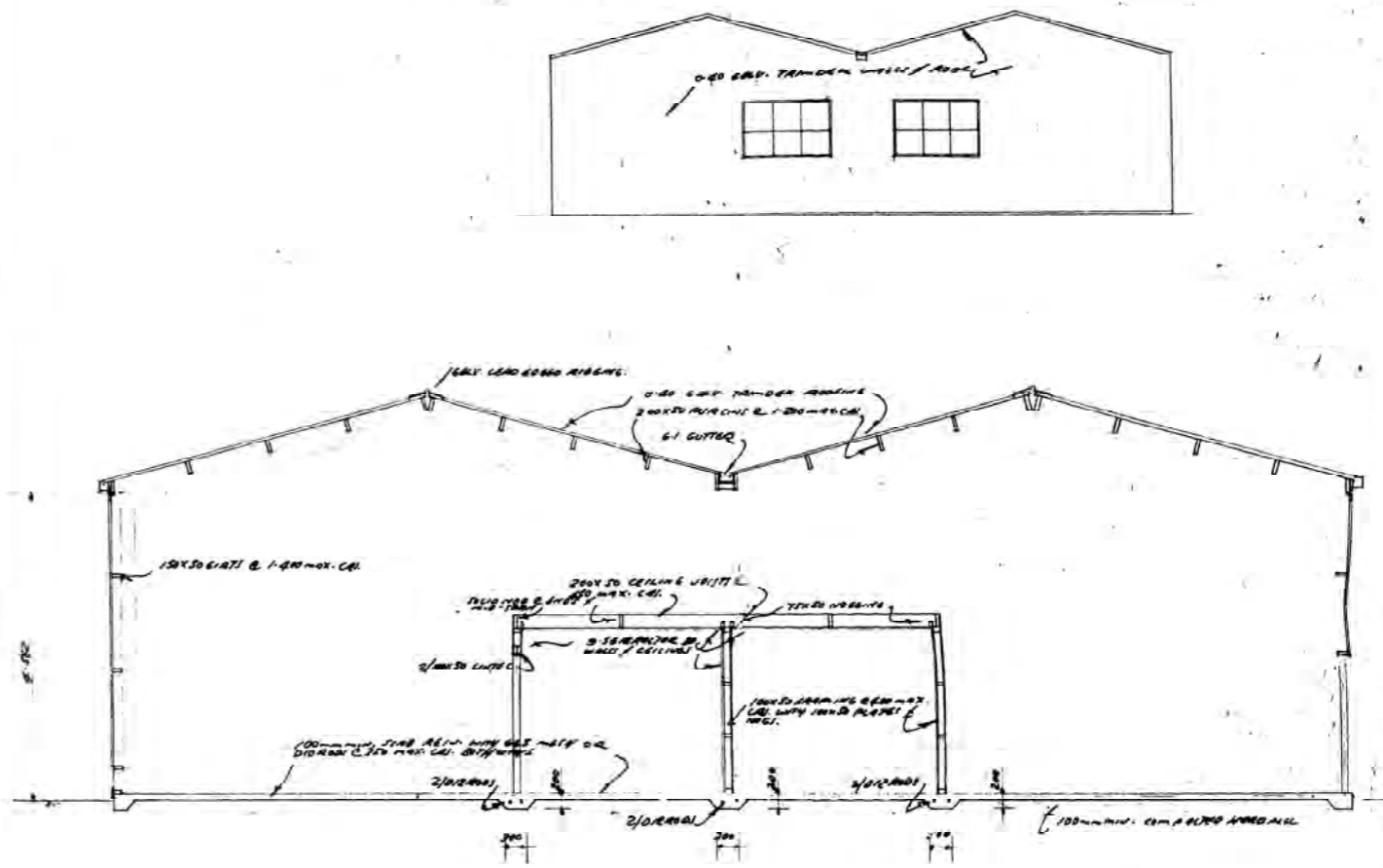
03587 2/7



E L E V A T I O N S



FLOOR PLAN

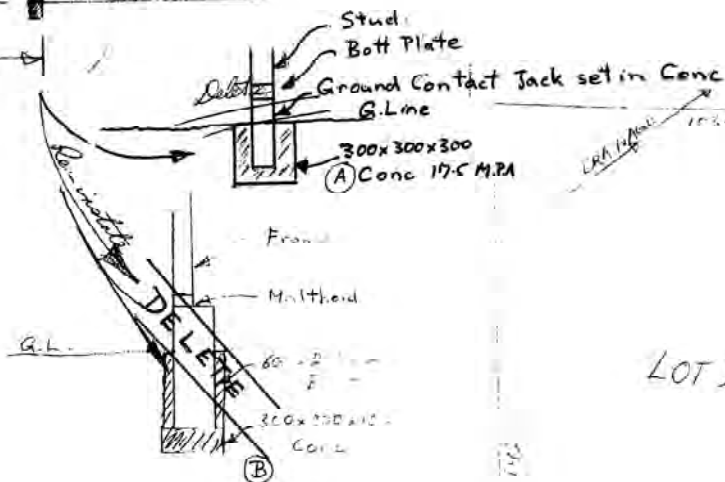
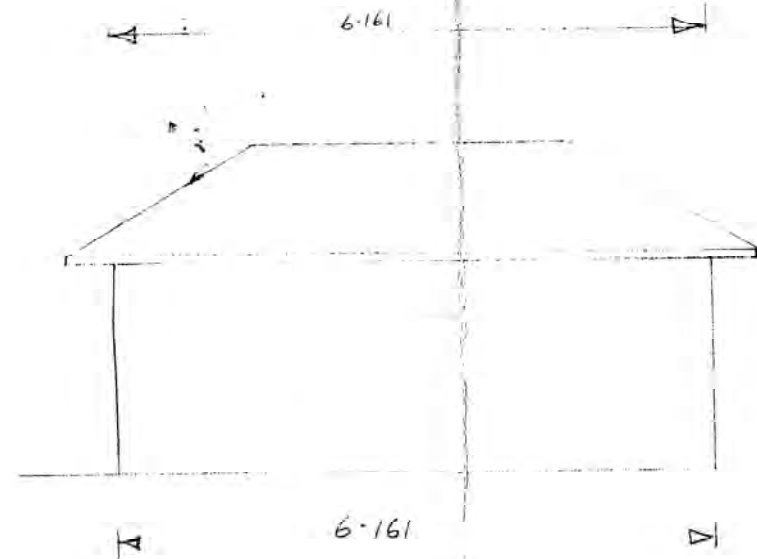
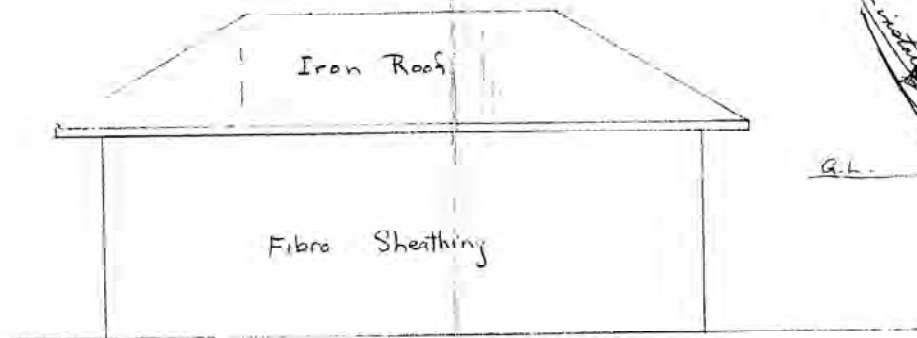
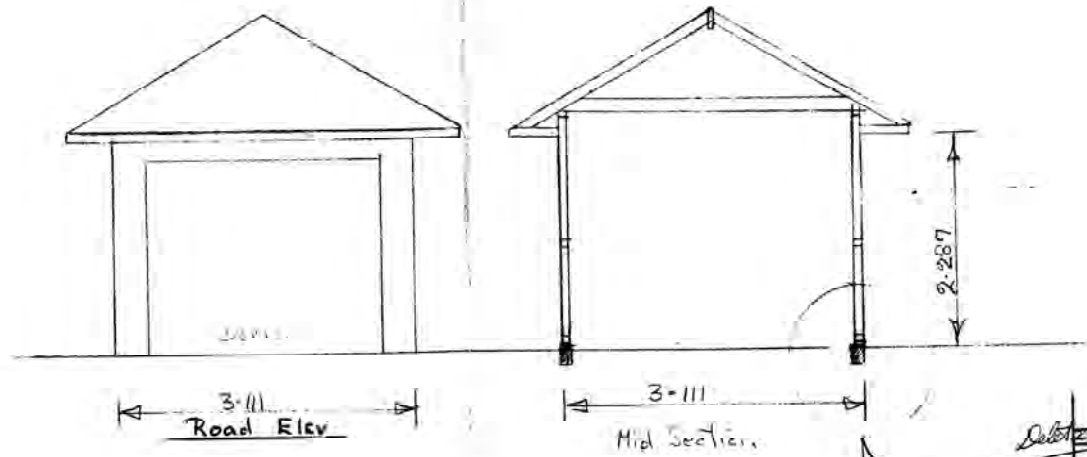


TYPICAL SECTION

03587 7/7

Specification

Plates	100 x 50	Rimu
Studs	" "	2 600 φ
Wags	" "	1 row φ
Rafters	" "	2 506 φ
Battens	tile battens	
Roof	Remove tiles and replace with Iron	
Footings	300 x 300 set in Jacks	set in 300 x 300, 300
		Conc at 1:3:7 Max φ.



Foundation Detail
Delete A
Re-instate B as amended.

Shell To 3...
Side 5.300m
Front 12.000m

LOT 2

DP6942

S.W. 1/4 section

Proposed Garage for J. Abernethy Pipeway Pty Lot 2

03587 7/7

Due Issued

No. 32, 433, 2

WHANGAREI COUNTY COUNCIL

APPROVED PERMIT NO. (NORTHLAND)

Application for Building and Development (Where applicable - See Third Page) TO THE ENGINEER, WHANGAREI COUNTY COUNCIL

I hereby make application and give notice of my intention to erect/re-erect/extend/alter/repair the building (s) according to the site plan, detailed plans, elevations, cross sections and specifications deposited herewith in duplicate.

Particulars of the notice and application are:

OWNER Name R. D. & H. H. M. BOON
Postal Address Box 7082 TIKIPUNGA Phone 74 152
BUILDER Name self
Postal Address Phone

EXISTING USE OF SITE AND BUILDINGS ORCHARD

NATURE OF PROPOSED BUILDING WORK ERECTION OF A SHED
e.g. additions to Dwelling, Bedroom, Lounge extensions, etc.

VALUATION DEPT. ASSESSMENT No. (from rate demand) 32/433/2

LEGAL DESCRIPTION OF SITE (from rate demand or title deeds) Lot 2 DP 79657

Road or Street Block Ullapuru S.D. R. Pipirua Rd. Town or Locality Springs Flat

AREA OF SITE 1.9235 Hectares Square Metres

NATURE OF SOIL (rock, clay, sand, loam, etc.) LOAM

FLOOR AREA (Proposed work - square metres).

Table with 4 columns: Basement, Ground floor, Other floors, Total. Rows: Main Building, Accessory Buildings.

ESTIMATED VALUE OF WORK

Table with 2 columns: Description, Value. Rows: Main Building, Accessory Building, Drainage, Plumbing, TOTAL.

Value of additional fixed plant and machinery or other development work

TOTAL VALUE OF DEVELOPMENT

CERTIFICATE: I hereby certify that the above information is correct in every respect and do hereby agree to abide by all provisions of the Whangarei County Council by-laws governing and regulating all matters the subject of the foregoing.

Signature of Applicant R. D. Boon Date 28.9.83

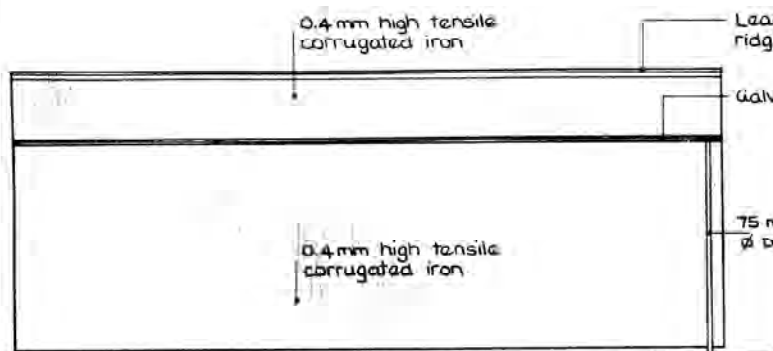
FOR OFFICE USE ONLY

Table with 4 columns: Description, Amount, Receipt No., Date. Rows: 10-030-12 Building Permit, 22-005-20 Building Research Levy, 10-031-12 Drainage Permit, 10-031-12 Plumbing Permit, 10-018-05 Footpath Crossing Permit, 22-002-20 Deposit against Damage to Street, Road or Footpath, 16-004-05 Water Connection, 10-031-12 Sewer Connection, Miscellaneous, *Development Levies, Reserves, Others (state), TOTAL.

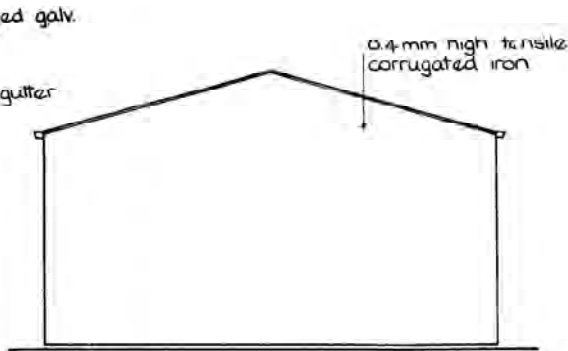
Fees Paid by R.D. Boon - Whg Tractor Spaces

(*Development levies apply only to projects covered by Section 271A of the Local Government Act 1974 - see Third Page)

03587 1/17

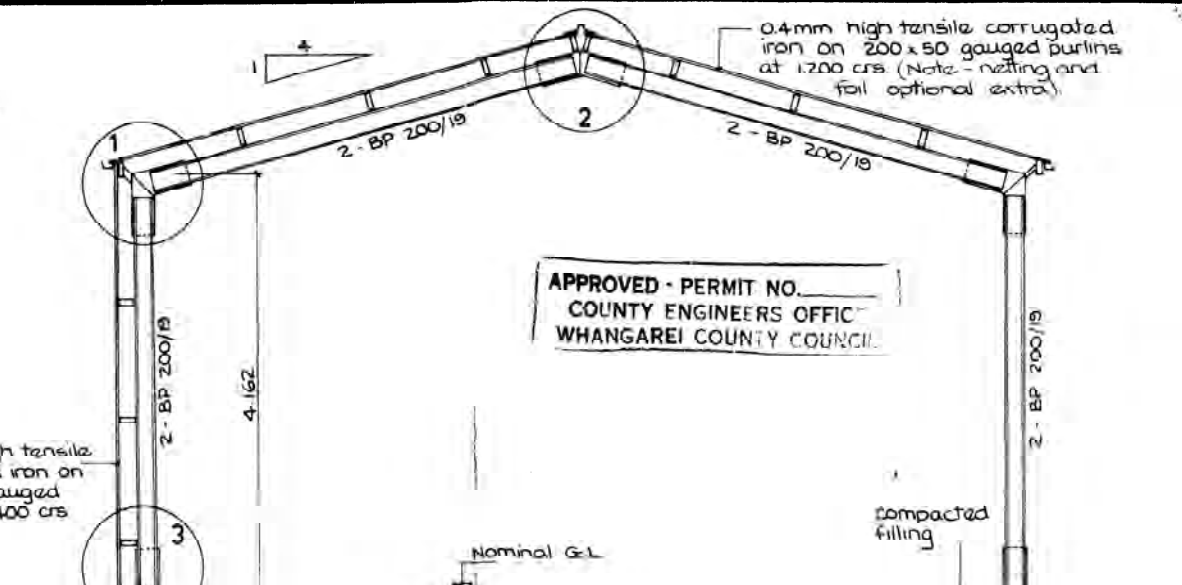


BACK



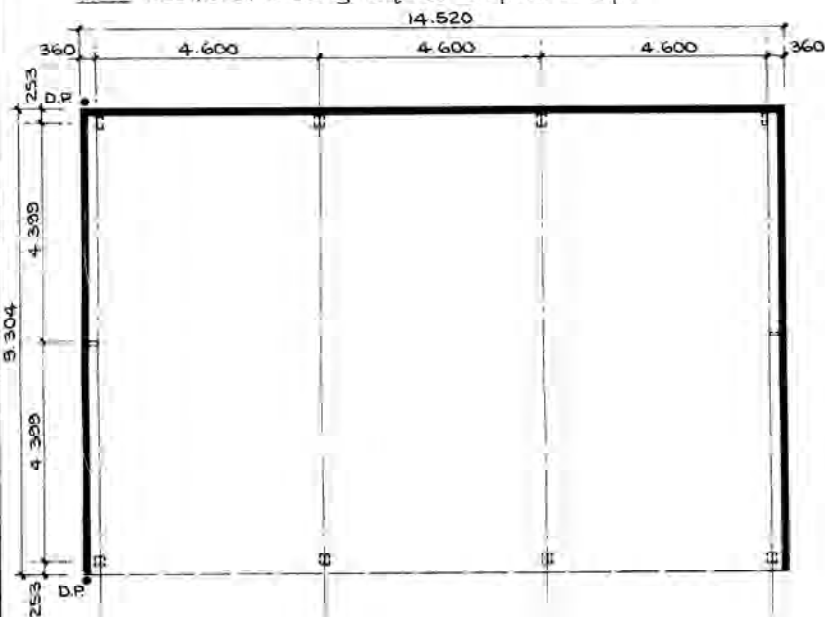
TYPICAL END

0.4mm high tensile corrugated iron on 150 x 50 gauged girts at 1400 c/s

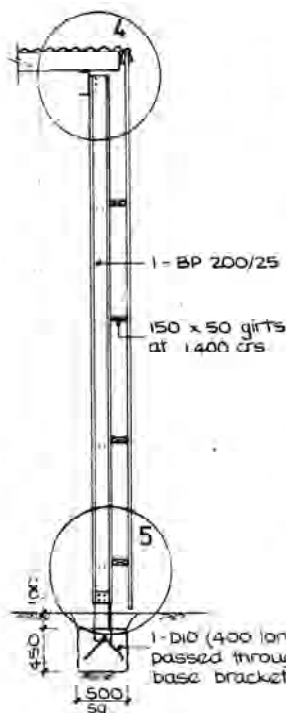


TYPICAL SECTION

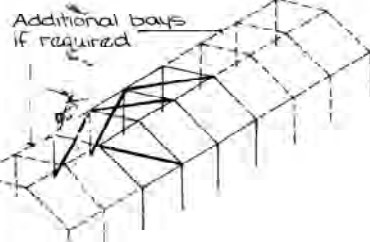
Building can be extended up to and including 8 bays. Note: Additional bracing required beyond 8 bays.



PLAN (3 Bay - 8 Bay, see note above)

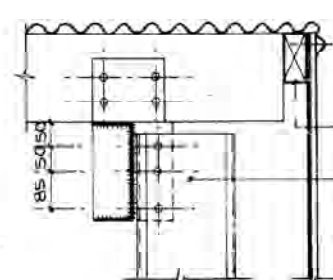


END WALL SECTION

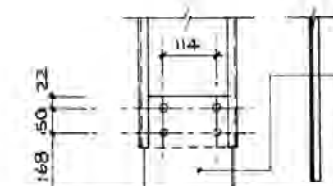


BRACING LOCATION

Use BP 75/19 lipped channels fixed to base/knee/apex brackets with 14 dia CT bolt/end. Fix to purlins and girts. Additional bracing required beyond 8 bays.

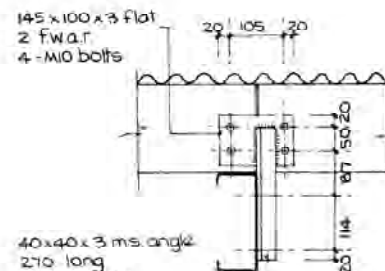


DETAIL 4



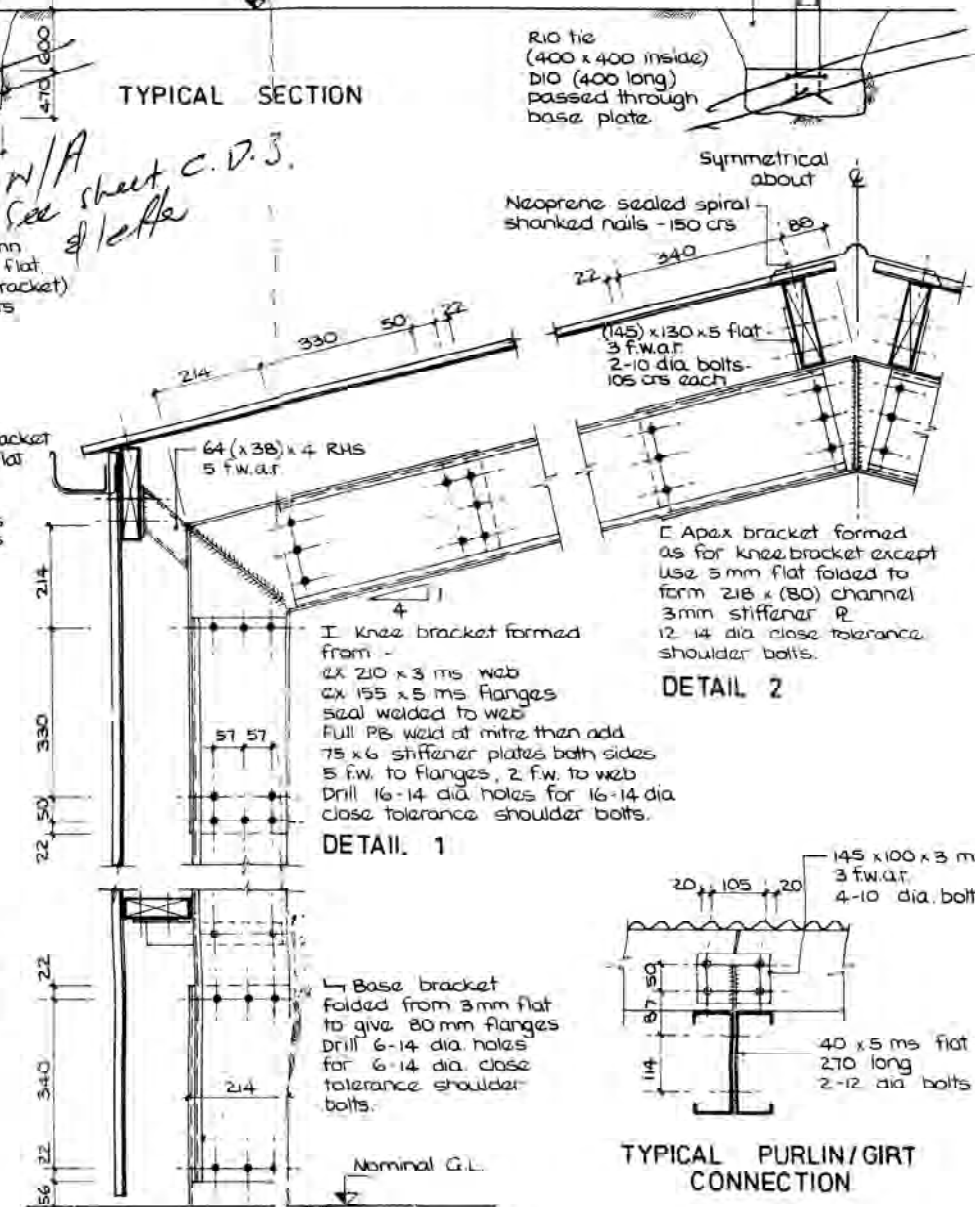
DETAIL 5

END COLUMN DETAILS

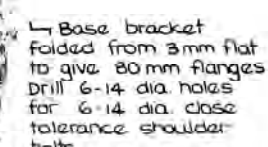


TYPICAL END COL/GIRT CONNECTION

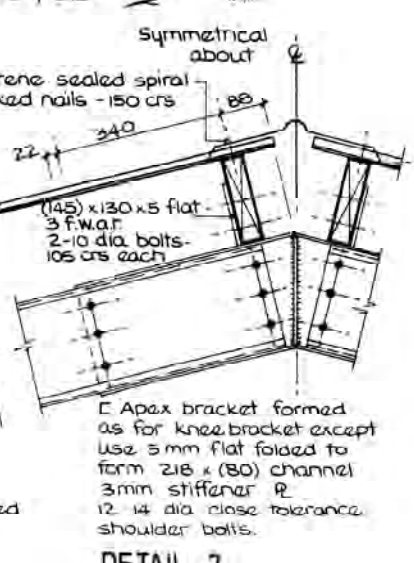
n/a see sheet c.d.3 & letter



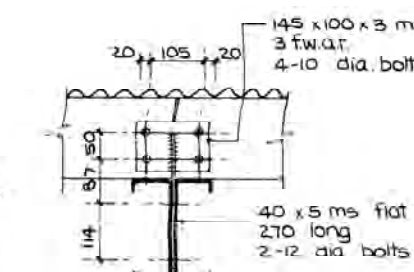
DETAIL 1



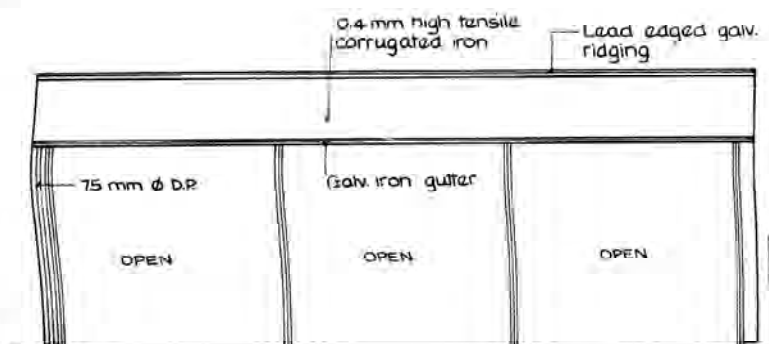
DETAIL 3



DETAIL 2



TYPICAL PURLIN/GIRT CONNECTION



FRONT

FLETCHER UTILITY SHED

APPROVED	DATE	SCALE	SHEET	FILE
ALM	DEC 1980	1:100 1:50 1:10	DETAILS P.A.1	925

03587 1/17 Amended 10-11-81 27-5-82 2/2 EFD

32/433/02

170 WHANGAREI DISTRICT COUNCIL

NO. 170
PERMIT NO. BP 170
ISSUED 4/10/91
FILE NO. 32/433.02

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

24 SEP 1991
WHANGAREI
DISTRICT COUNCIL

BUILDING PERMIT APPLICATION

OWNER

NAME R.D. POOR
MAILING ADDRESS CL- PO Box
10061 TAIMAI
PHONE 4351596

BUILDER

NAME HAYMAN BUILDERS
MAILING ADDRESS PO Box 10061
TAIMAI
PHONE 487681

PROPERTY ON WHICH BUILDING IS TO BE ERECTED/DEMOLISHED

SITE

PROPERTY ADDRESS RUATANGATA ROAD

LEGAL DESCRIPTION

VAL ROLL NO 320/433/02
LOT 2 DP 79657
BLOCK VII SEC
SURVEY DISTRICT PURUA SD

DESCRIPTION OF PROPOSED WORK AND MAIN PURPOSE OF USE

ADDITION TO OFFICE OFFICE USE ONLY
STATS NO. _____

FLOOR AREA DWELLING UNITS

WHOLE SQ METRES	NUMBER ERECTED
<u>37</u>	

NATURE OF PERMIT (TICK)

1 NEW BUILDING (NOT NO 4)	<input type="checkbox"/>
2 FOUNDATIONS ONLY	<input type="checkbox"/>
3 RESITED, REPAIRED, ALT, EXT	<input checked="" type="checkbox"/>
4 DOM GARAGES & OUTBUILDINGS	<input type="checkbox"/>
5 CHIMNEYS, APPL & FIREPLACES	<input type="checkbox"/>
6 OTHER CONST & DEMOLITIONS	<input type="checkbox"/>

ESTIMATED VALUE OF WORK

BUILDING	\$ <u>14,000</u>
PLUMBING	\$ <u>5</u>
DRAINAGE	\$ <u>500</u>
TOTAL	\$ <u>14,500</u>

PARTICULARS OF SITE

AREA OF LAND _____
NATURE OF SOIL _____
OTHER BUILDINGS ON SITE _____

PLUMBING & DRAINAGE LABOUR

PLUMBING	\$ _____
DRAINAGE	\$ <u>100-00</u>

MASTER BUILDERS STREET DAMAGE

BCND NUMBER _____

APPLICANT (PLEASE PRINT)

NAME BRUCE HAYMAN
MAILING ADDRESS PO Box 10061
TAIMAI
PHONE 487681
TITLE BUILDER
(OWNER, BUILDER, OWNERS AGENT)
SIGNATURE _____

OFFICE USE ONLY

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

6/7

03587

CASUARINA AND TEA TREES

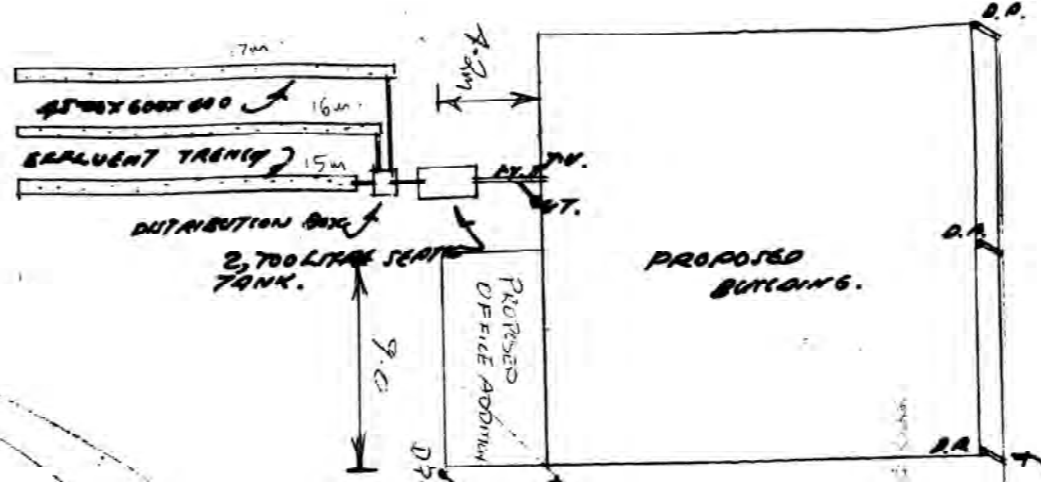
OLD BOUNDARY 102.15

CASUARINA AND TEA TREES

ACACIA TREES APPROX. 2.900 HIGH

EXIST. SWO

WIDEN EXIT CROSSING GATE



12.00

ROOF DRAINS

WASH DOWN BAY

SOAK AWAY

6 GAL TRAP

140 gph
2 hr / day max.

METALLED ACCESS

WIDEN EXISTING 90° of CURVE

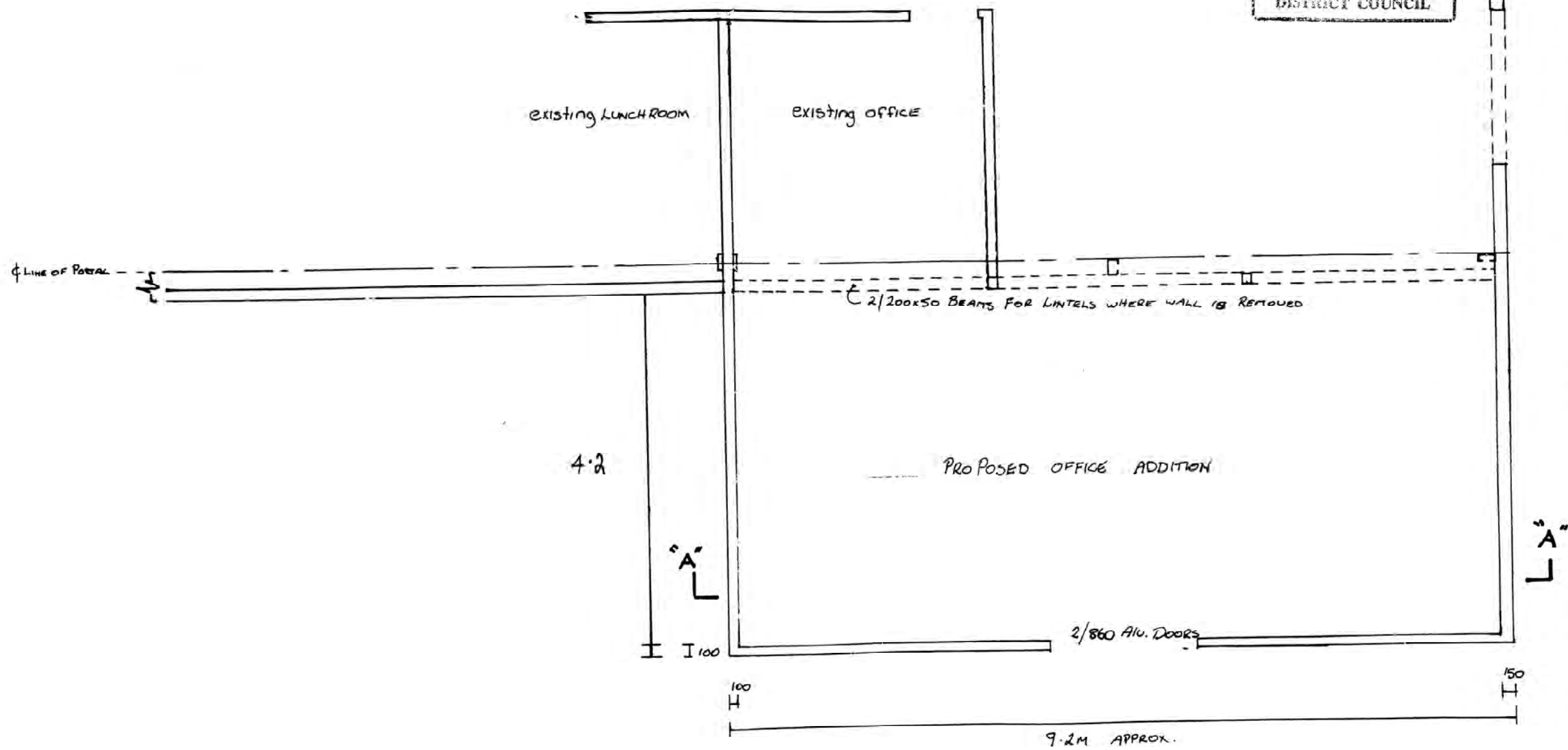
STORM WATER TO EXISTING

EXISTING CITRUS TREES

03587 6/7

03587 4/7

RECEIVED
24 SEP 1991
WHANGAREI
DISTRICT COUNCIL



HAYMAN BUILDERS
P.O. Box 10081
Te Mat. Whangarei
Phone 487-881

PROPOSED ADDITION TO OFFICE FOR MR & MRS BOON
AT RUATANGATA ROAD.

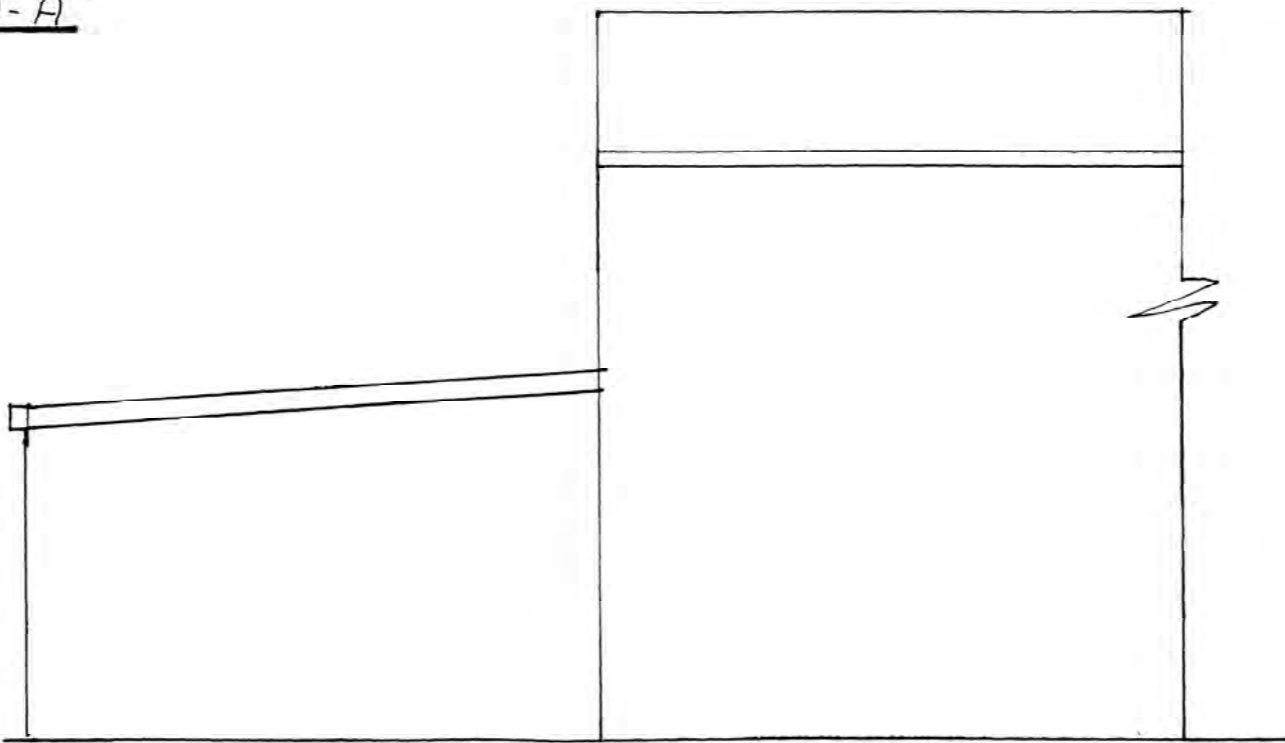
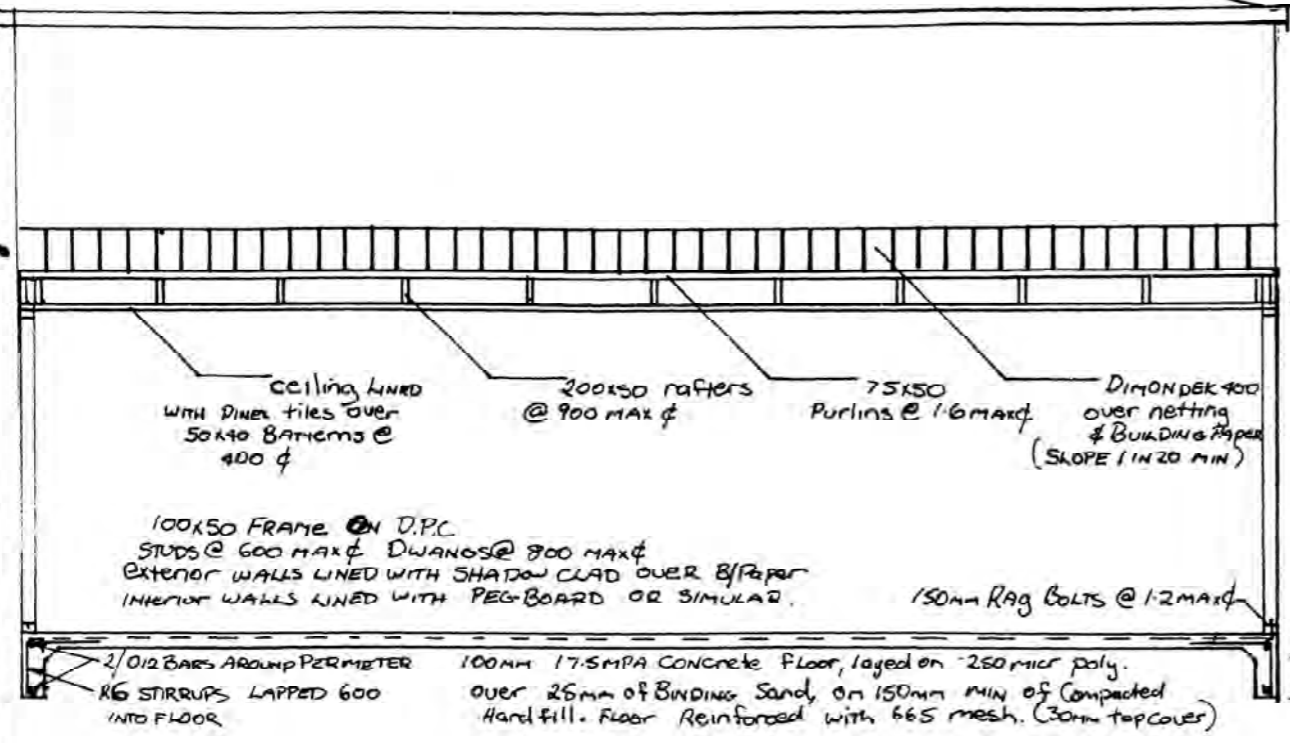
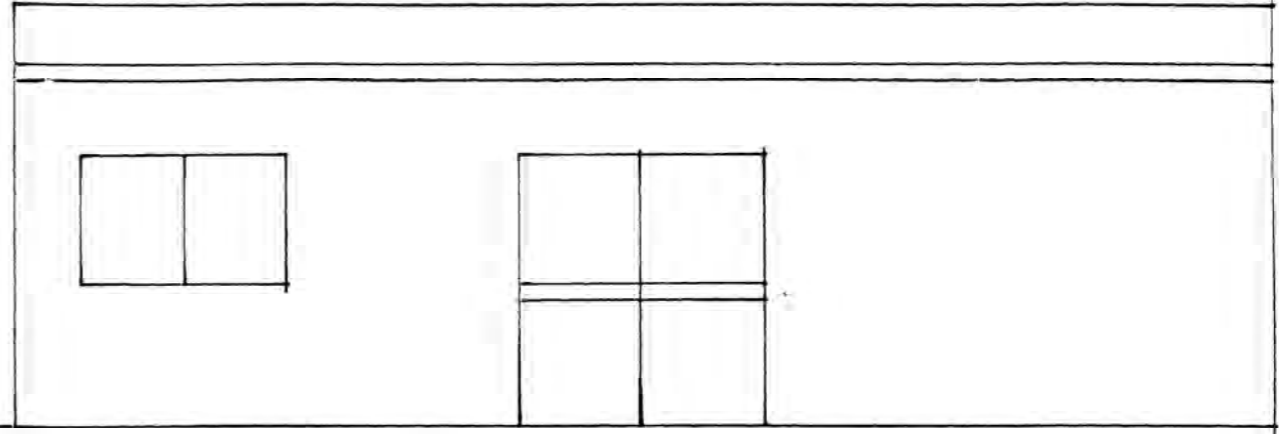
FLOOR PLAN

DRAWN	CHECKED	SCALES	SHEET
TRACED	DATE	1:50	1
			SERIES OF
			REF

03587 4/7

RECEIVED
 24 SEP 1991
 WHANGAREI
 DISTRICT COUNCIL

Existing Building



03587 5/7

HAYMAN BUILDERS
 P.O. Box 10061
 Te Mai, Whangarei
 Phone 487-581

ELEVATIONS

DRAWN	CHECKED	SCALES
TRACED	DATE	

SHEET
 2.
 SERIES OF
 REF

03587 5/7

BUILDING CERTIFICATE NO: 0440

Section 56, Building Act 1991

Issued by: **Building Certifiers (Whangarei) Ltd** currently approved and registered as a building certifier.

To Whangarei District Council

Building Consent No: 26477 (If issued)

Project Information Memorandum No: 26384 (If issued)

PROJECT	PROJECT LOCATION
<input checked="" type="checkbox"/> New or relocated building <input type="checkbox"/> Alteration Intended use(s) (In detail): <u>Polyhouse</u>	Applicant: <u>R.D. & H.H.M. Scott</u> Street address (If any): <u>Pipiwai Rd.</u>
Intended life: Indefinite but not less than 50 years <input type="checkbox"/> Specified as <u>15</u> years <input checked="" type="checkbox"/> <input type="checkbox"/> Demolition Being stage of an intended stages	Legal Description: <u>Lot 2, DP 79657.</u>

This is to certify that:

The building certifier has been engaged to inspect specified building work in relation to the listed provisions of the building code excluding those building elements covered by the Producer

Statement Design of Richardson Stevens Consultants (1996) Ltd

Namely: Poles, rafters, purlins and foundations

The building certifier is satisfied on reasonable grounds that:

- The proposed building work would comply with the provisions of the building code if properly completed in accordance with the plans and specifications
- The building work complied with the listed provisions of the building code on the date of certification

Signed by or for and on behalf of the building certifier

Name: [Signature]

Position: Date: 15/12/97

**Issue Document**

BUILDING CONSENT No: 26477
Section 35, Building Act 1991
Issued: 16Dec97
Project Information Memorandum No: 26384

26477

Applicant

ROSS DOUGLAS BOON
PO BOX 7082 TIKIPUNGA
WHANGAREI

Agent

ROSS DOUGLAS BOON
PO BOX 7082 TIKIPUNGA
WHANGAREI

Site Information

PROPERTY ID: 03587
ASSESSMENT NO: 00320/433.02
STREET ADDRESS: PIPIWAI RD, R D 6, WHANGAREI
LEGAL DESCRIPTION: LOT 2 DP 79657

Project Information

PROJECT IS FOR: Other & Demolition
INTENDED USE(S): POLYHOUSE
INTENDED LIFE: Specified as 15 years
VALUE OF WORK: \$15,000.00
NUMBER OF STAGES: 1

Fees

COUNCIL'S TOTAL CHARGES FOR THIS BUILDING CONSENT ARE: \$85.00
PAYMENTS RECEIVED TO DATE:
Receipt number: 1185305 Date: 11Dec97 Amount: \$85.00

This Consent is issued subject to the following conditions:
=====

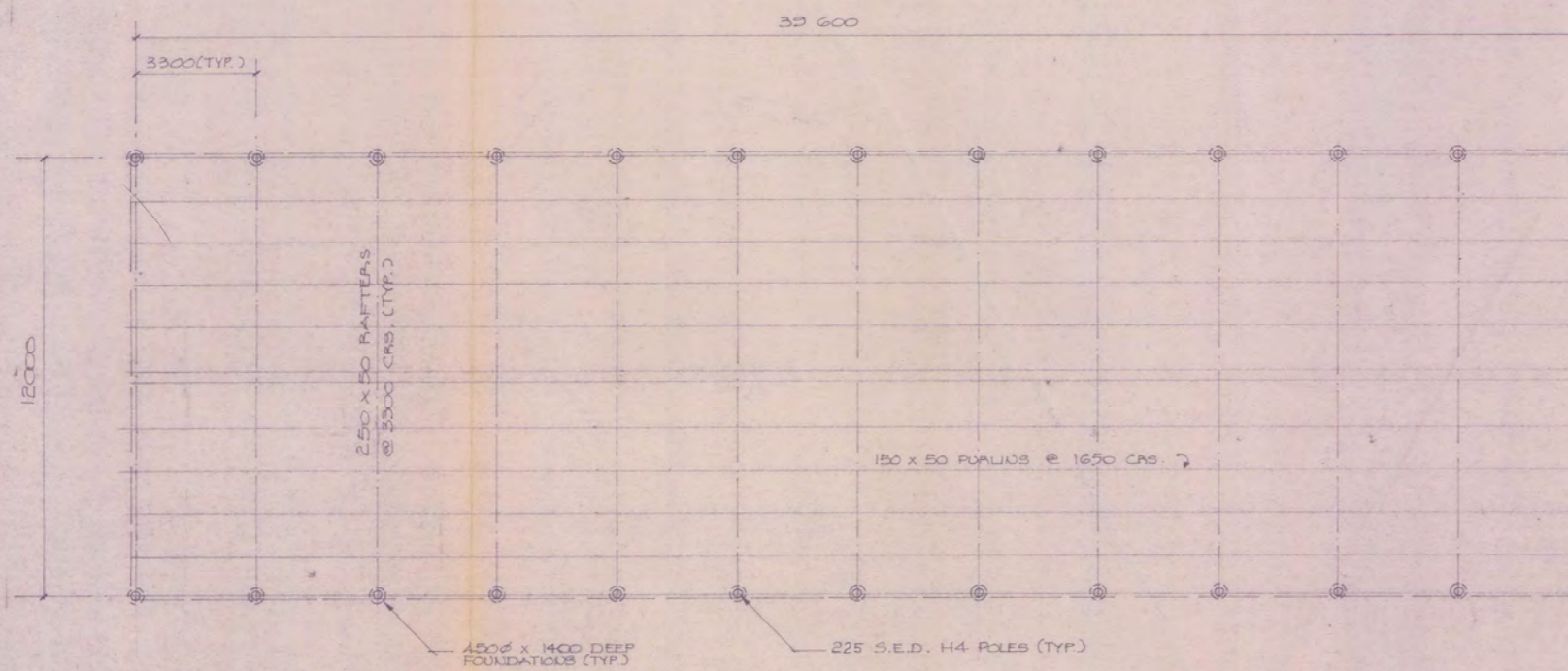
1: **General**

No Requirements.

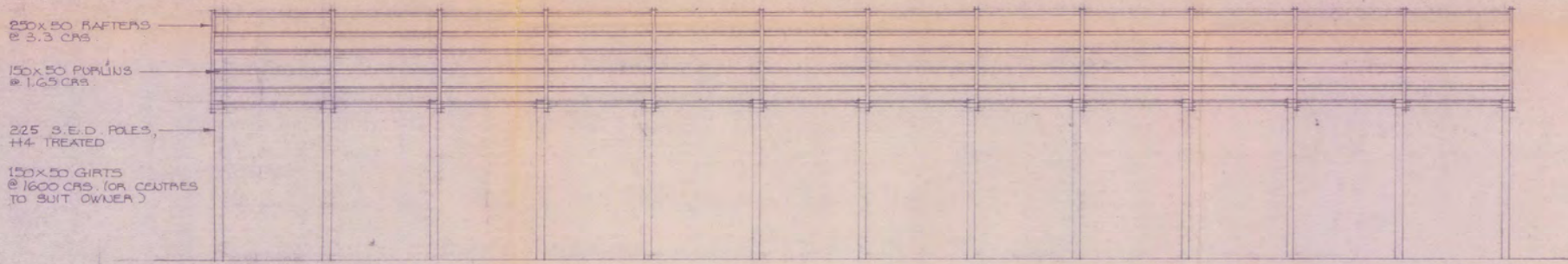
Signed for and on behalf of the Council

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

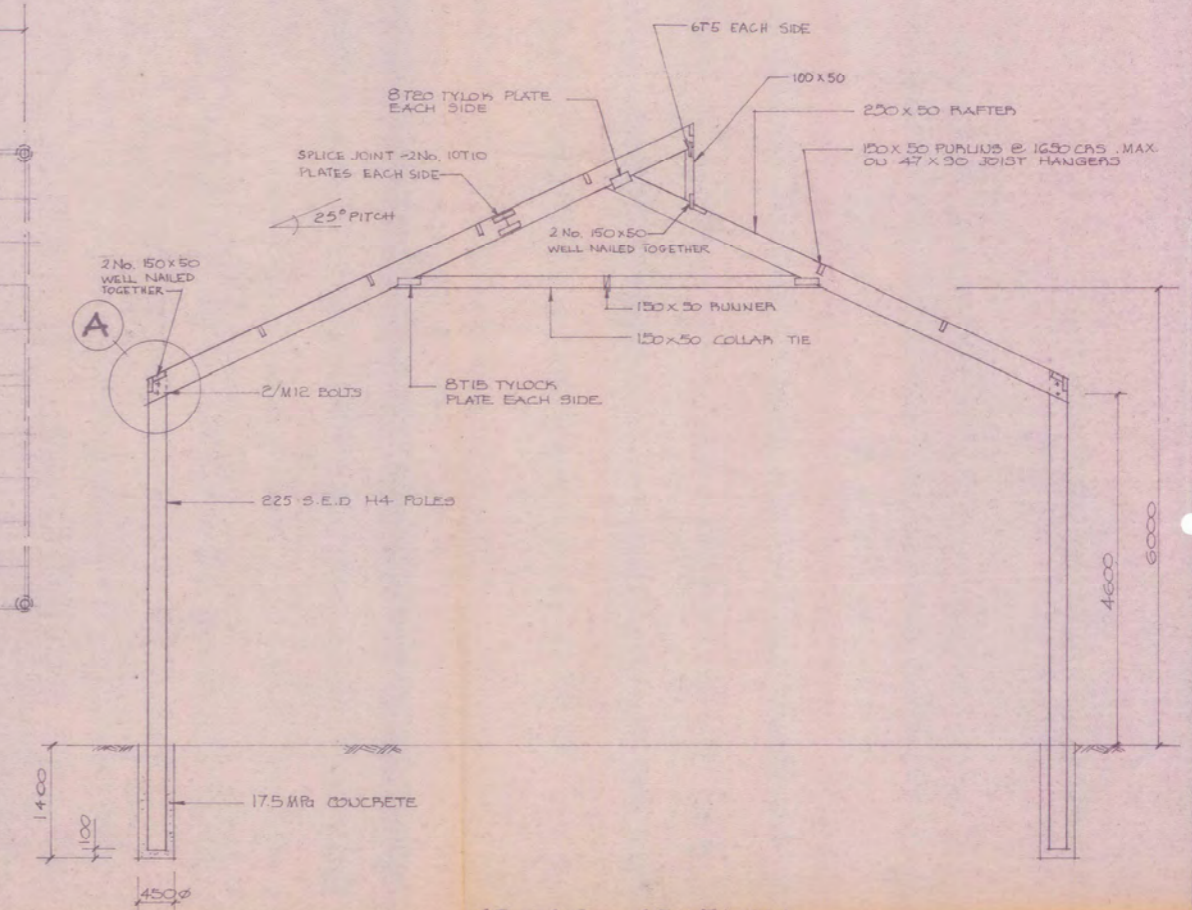
Signature:.....*G. Byers*..... Date:..17./12./97..



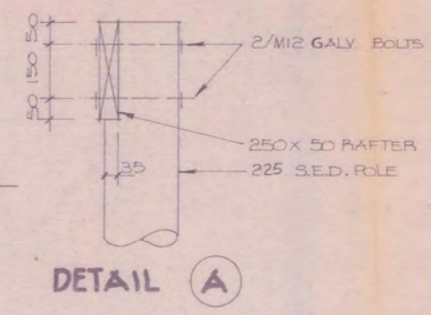
PLAN



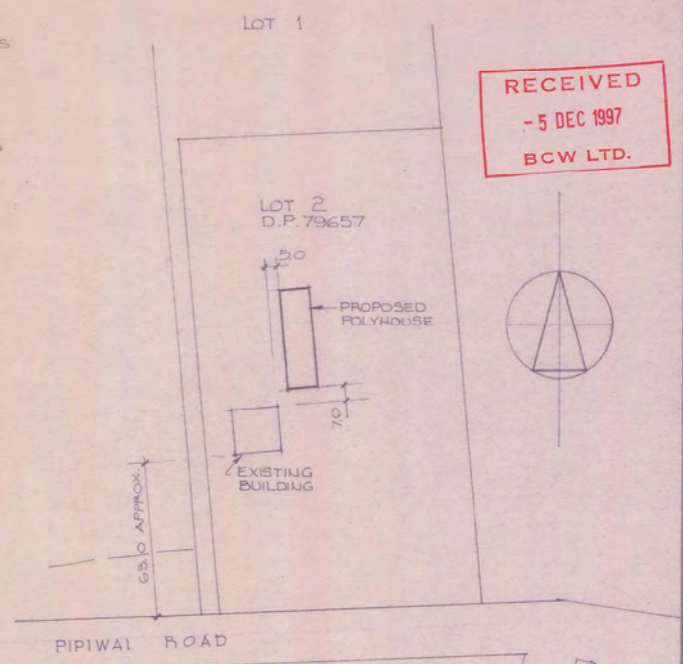
SIDE ELEVATION



CROSS SECTION END ELEVATION SIMILAR



DETAIL A



SITE PLAN Scale: 1/1500

RECEIVED
- 5 DEC 1997
BCW LTD.

APPROVED
15 DEC 1997
B.C.W. LTD.

This drawing is in accordance with my calculations where applicable.
RICHARDSON, STEVENS CONSULTANTS 1996 LTD
CONSULTING ENGINEERS
2 Seaview Road, Whangarei
per [Signature] 4/12/97
Registered Engineer

RICHARDSON STEVENS CONSULTANTS(1996)LTD.
CIVIL AND STRUCTURAL ENGINEERS
2 SEAVIEW ROAD • WHANGAREI
PH. 09 438 3273 • FAX. 09 438 5734

PROPOSED POLYHOUSE FOR B.D. AND H.H.M. BOON

REVISION 1 - SAW TOOTH ADDED	2-12-97	SHEET	1
DRAWN	CHECKED	SCALES	SERIES OF
TRACED	DATE OCT. 1997	1/100 1/50	REF 97/3123



CODE COMPLIANCE CERTIFICATE NO 26477

Section 56(3), Building Act 1991

Issued by: **Building Certifiers (Whangarei) Ltd.**
currently approved and registered as a building certifier.

Doc Id 353029

[Cross each applicable box and attach relevant documents]

To: **Whangarei District Council**

Building Consent No **26477**

P.I.D **03587**

PROJECT

PROJECT LOCATION

New or relocated building (x)
Alteration ()

Street address : Pipiwai Rd

Intended use(s) [In detail]

Legal description : Lot 2 DP 79657

Polyhouse

Intended life:

Indefinite but not less than 50 years ()
Specified as ..15.... years
Demolition ()

Being stage of an intended stages

This is:

- (x) A final code compliance certificate issued in respect of all of the building work under the above building consent.
- () An interim code compliance certificate in respect of part only of the building work under the above building consent as specified in the attached page(s) (being this certificate)

Signed on behalf of Building Certifiers (Whangarei) Ltd

Signature:  Date: 6 10 198



Issue Document

BUILDING CONSENT No: 67940
Section 35, Building Act 1991
Issued: 02Sep03
Project Information Memorandum No: 67729

67940

Applicant

ROSS DOUGLAS BOON
PO BOX 7082 TIKIPUNGA
WHANGAREI

Agent

A LINE BUILDERS
P O BOX 4480
KAMO WHANGAREI

Site Information

PROPERTY ID: 035831
STREET ADDRESS: 30 PIPIWAI RD, R D 6, WHANGAREI 0121
LEGAL DESCRIPTION: LOT 2 DP 79657

Project Information

PROJECT IS FOR: Relocation
INTENDED USE(S): RELOCATE BUILDING TO BE USED AS OFFICE
INTENDED LIFE: Specified as 20 years
VALUE OF WORK: \$16,000.00
NUMBER OF STAGES: 1

Fees

COUNCIL'S TOTAL CHARGES FOR THIS BUILDING CONSENT ARE: \$668.00
PAYMENTS RECEIVED TO DATE:
Receipt number: 2506330 Date: 29Aug03 Amount: \$668.00



This Consent is issued subject to the following conditions:
=====

1: **Plumbing & Drainage**

CONDITION: Utility connection application for sewer to be approved before any work is carried out on pump line.

2: **General**

No Requirements.

3: **Dust Nuisance**

The applicant must control dust nuisance created by any site or building works.

4: **Toilet Facilities**

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

Signed for and on behalf of the Council

Name: *C. Bakerley*.....

Signature: *[Handwritten Signature]*.....

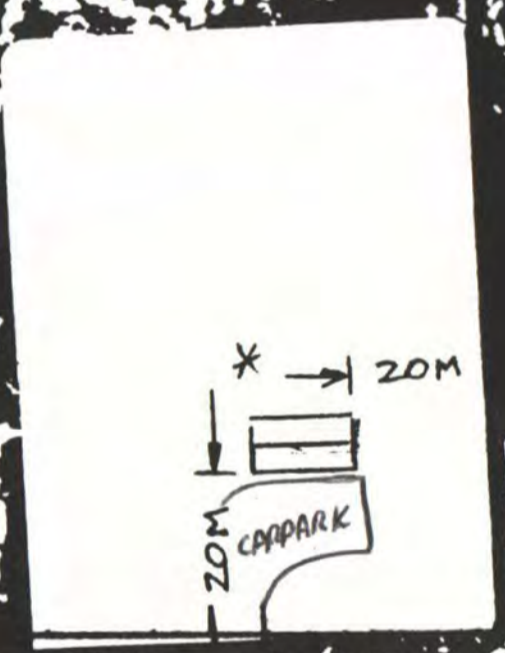
Date: *02/09/03*.....

② DP 79657
(433/2)

A LINE BUILDERS
P.O. Box 4480, Kamo
Whangarei
Phone 435 4533

APPROVED
29 AUG 2003
WHANGAREI DISTRICT COUNCIL
BUILDING DEPARTMENT

Existing
w/Shop



PIPIWAI RD

RECEIVED
21 AUG 2003
WHANGAREI COUNCIL

* PROPOSED BUILDING TO BE RELOCATED
TO LOT DP 79657 ②

BUILDING TYPE: TYPICAL RELOCATABLE SCHOOL
CLASSROOM BUILDING TO BE USED AS AN OFFICE
FOR A-LINE BUILDERS

SIZE: APPROX 8M x 11M

WHIRIPANGA RD

86621



WHANGAREI
DISTRICT COUNCIL

**BUILDING CONSENT No:86621
Section 51, Building Act 2004**

**Issued:28Oct05
Project Information Memorandum No 86325**

The Building

Street Address of building: 30 PIPIWAI RD, R D 6, WHANGAREI 0121

Legal Description of land where building is located:

LOT 2 DP 79657

LLP No 035831

The Owner

Name of owner: ROSS & HEATHER BOON

Mailing Address: PO BOX 7082

TIKIPUNGA

Contact Person: A LINE BUILDERS

Mailing Address: P O BOX 4480

KAMO

WHANGAREI

Street address/registered office: 30 PIPIWAI RD

R D 6

WHANGAREI 0121

Building Work

The following building work is authorised by this consent:

Project: Alteration

Intended Use: **ALTERATIONS TO OFFICE & STORAGE AREA**

*Creating the ultimate
living environment*

Forum North, Private Bag 9023

Whangarei, New Zealand

Telephone: +64 9 430 4200

Freephone: 0800 WDC INFO

0800 932 463

Facsimile: +64 9 438 7632

Email: mailroom@wdc.govt.nz

Website: www.wdc.govt.nz

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

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

This building consent is subject to the following conditions:

1: General

Adhere to Fire Report and changes.

Provide FPIS Report and Electrical Certificate.

2: Dust Nuisance

The applicant must control dust nuisance created by any site or building works.

3: Toilet Facilities

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

Compliance Schedule

A compliance schedule is not required for the building.



Signature (G J Byers)
SUPPORT CO-ORDINATOR - COMPLIANCE

Position

On behalf of: Whangarei District Council

Date: 28 October 2005

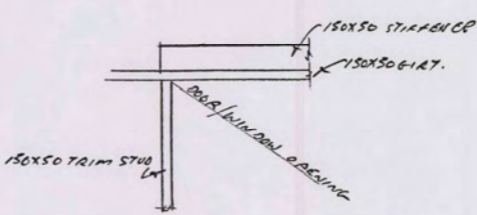
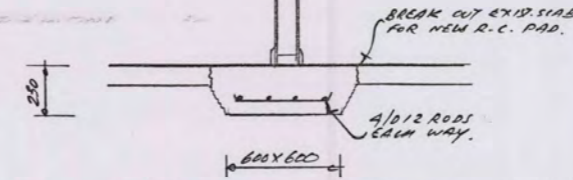
BUILDING CONSENT NO 86621



FIRE PROTECTION REQUIREMENTS

INSTALL A TYPE A AUTOMATIC SMOKE DETECTION SYSTEM WITH MANUAL CALL BELL(S) COMPLYING TO N.Z.S.4512 THROUGHOUT THE ENTIRE BUILDING. THESE HEAT DETECTORS MAY BE SUBSTITUTED IN ANY AREAS WHERE FALSE ALARM ACTIVATION DUE TO SMOKE DETECTORS BEING IMPRACTICAL THE OWNER TO MAINTAIN EXISTING DRY POWDER EXTINGUISHER TRIM FOR & INSTALL NEW EMERGENCY EXTERIOR DOOR COMPLETE WITH PANIC BOLT.
PROVIDE EXIT SIGNS WHERE SHOWN WITH SIGN @ HEAD OF STAIRS TO BE ILLUMINATED.
ANY PRIMARY OR SECONDARY BUILDING ELEMENTS SUPPORTING THE INTERMEDIATE FLOOR SHALL BE F.R.R. 15/15/15. THE UNDERSIDE OF CEILING/FLOOR JOINTS TO INTERMEDIATE FLOOR TO BE F.R.R. 15/15/15.
THE BUILDING REQUIRES AN EVACUATION SCHEME APPROVED BY THE NEW ZEALAND FIRE SERVICE, TO ENSURE COMPLIANCE. ESCAPE ROUTES TO BE KEPT CLEAR AT ALL TIMES.

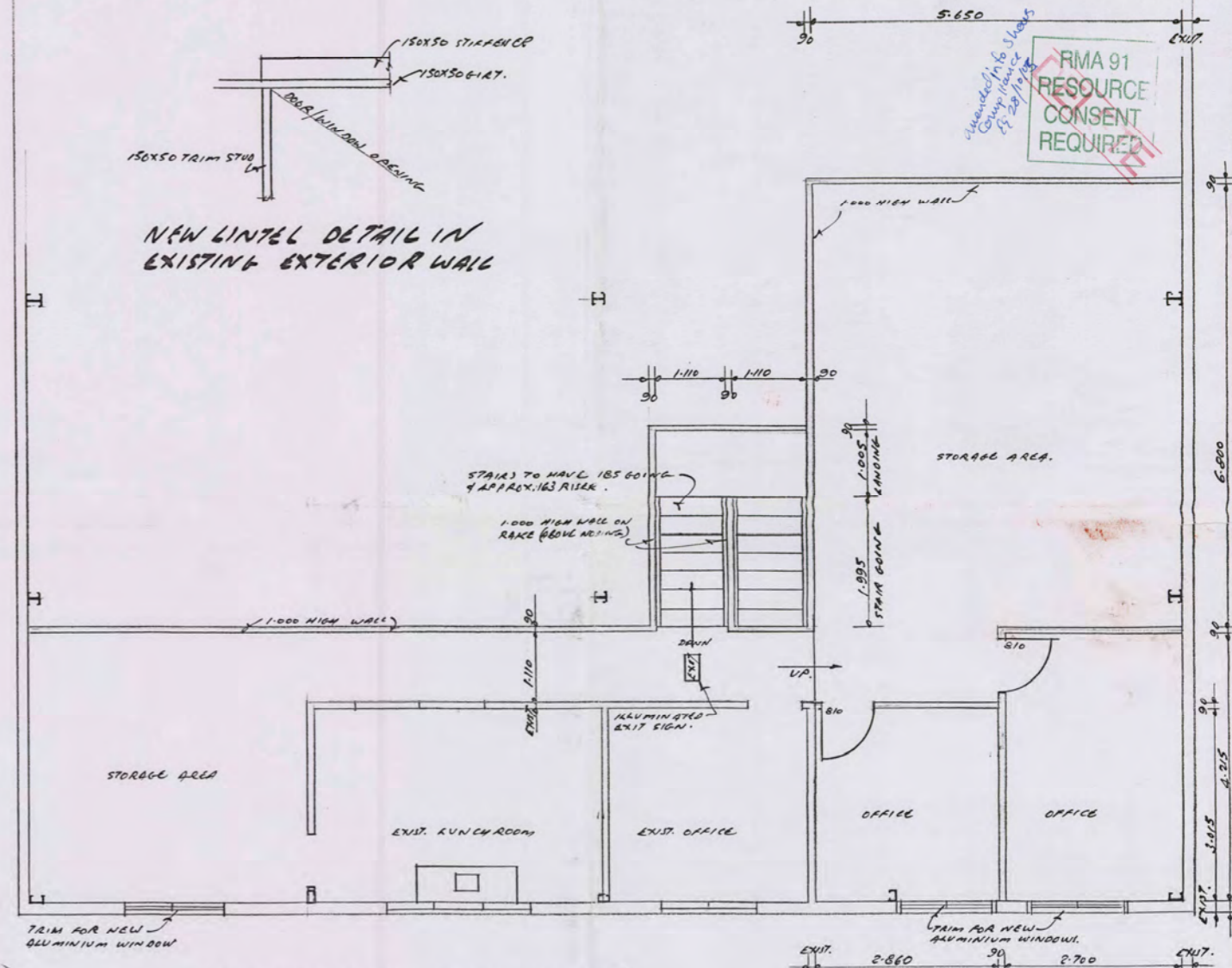
FOUNDATION PAD DETAIL



NEW LINTEL DETAIL IN EXISTING EXTERIOR WALL

RMA 91
RESOURCE
CONSENT
REQUIRED

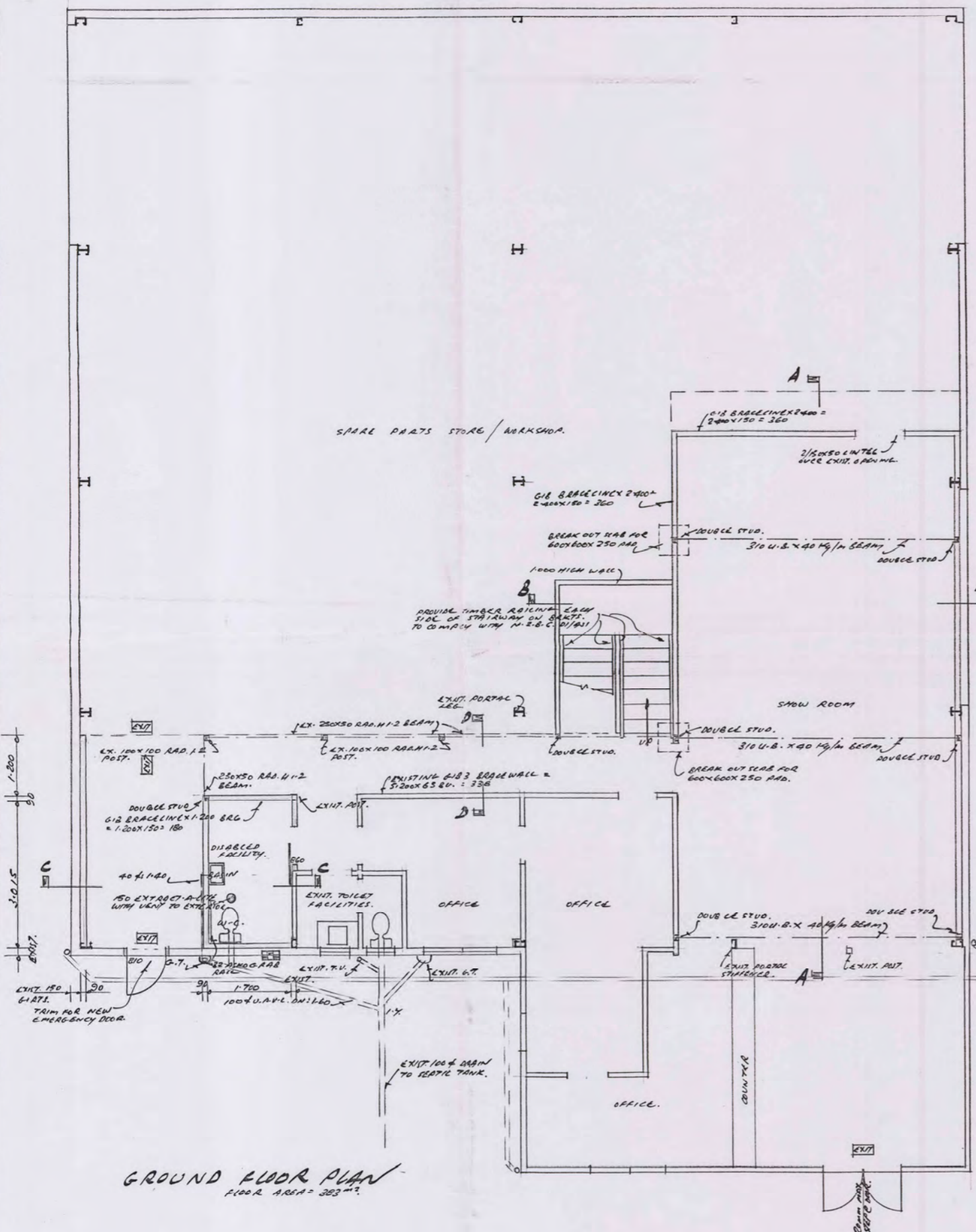
INTERMEDIATE FLOOR PLAN



ELEVATION

NOTE: ALL MEASUREMENTS & DETAILS ARE TO BE VERIFIED ON JOB

APPROVED
28 OCT 2005
WHANGAREI DISTRICT COUNCIL
BUILDING CONTROL



GROUND FLOOR PLAN
FLOOR AREA = 203 m²

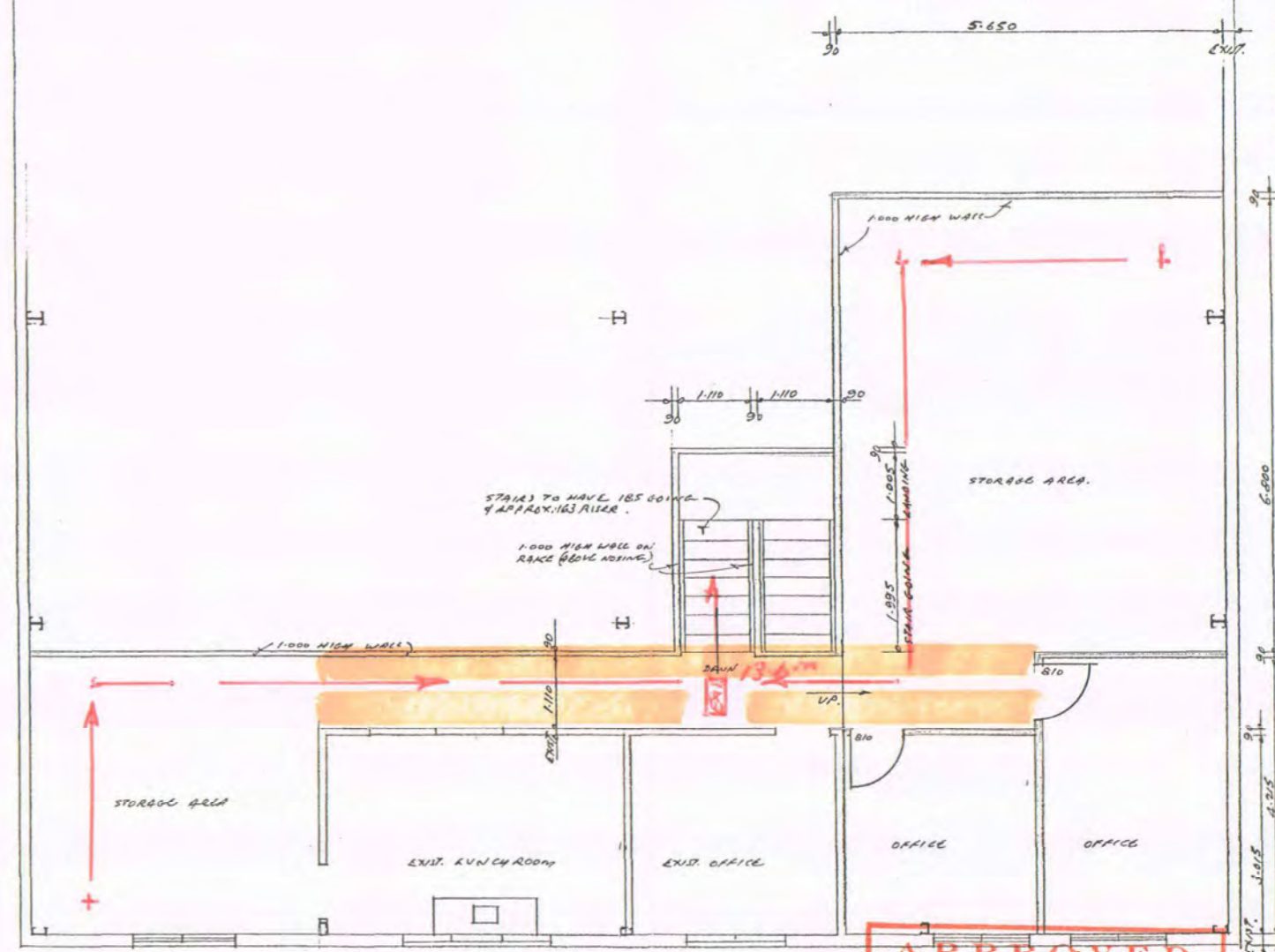
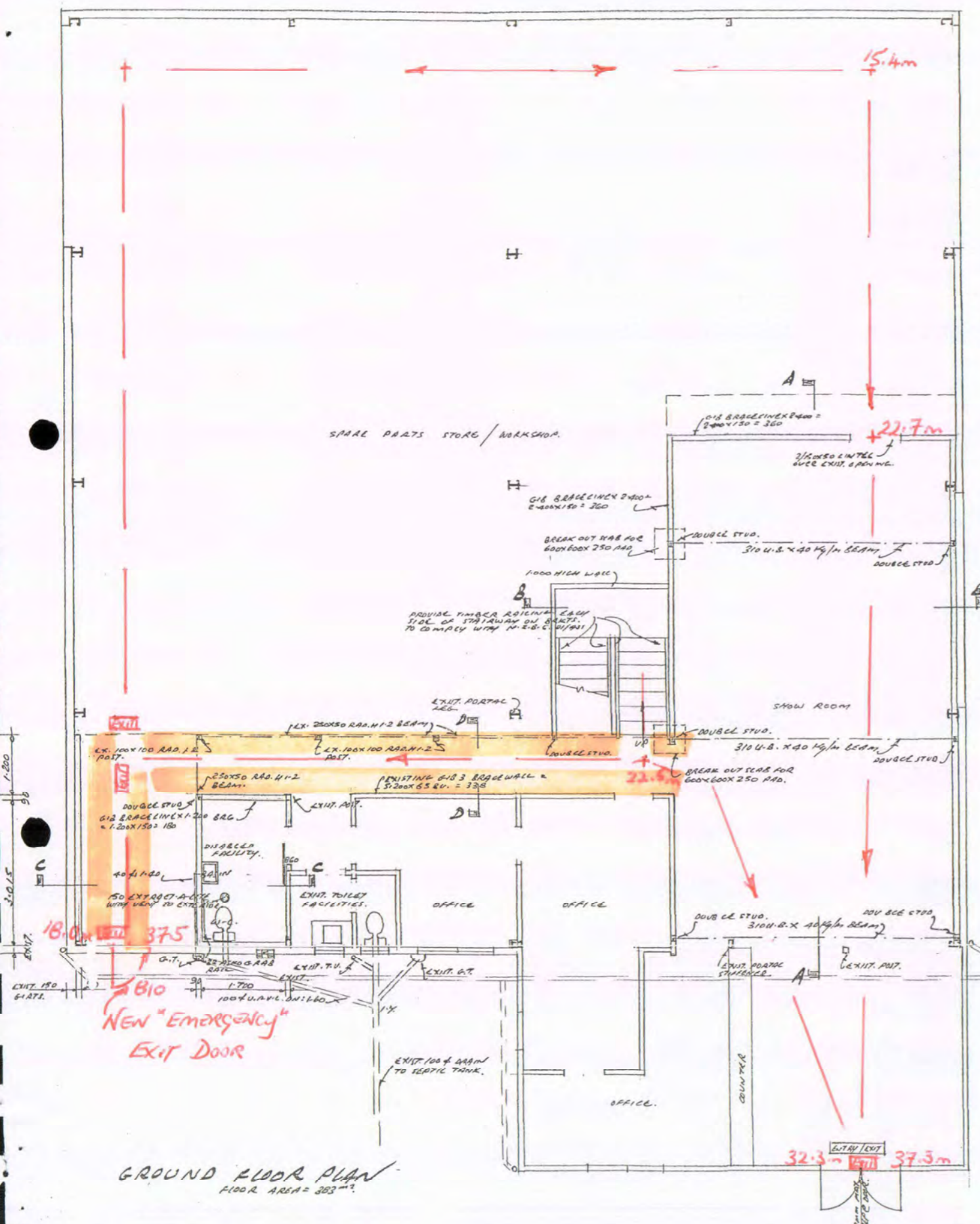
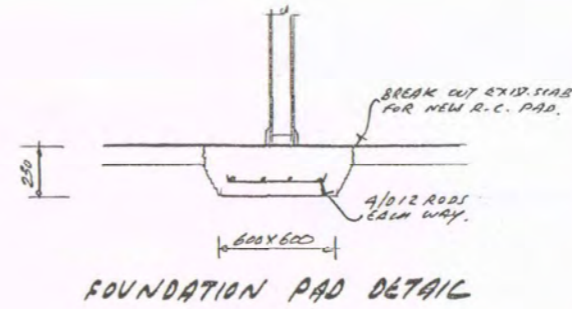
Complies with calculations R.S.P. CK 23/10/05

BRENT ROBINSON
PLANS SPECIFICATIONS DESIGN SERVICES LTD
63 Mill Road Whangarei Telephone: 09-437 3508 Fax: 09-437 3516

PROPOSED ALTERATIONS TO BUILDING AT PIPIWAI ROAD ~ FOR AG SPARES TRACTOR PARTS

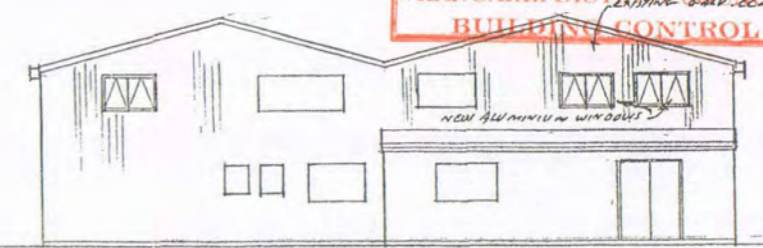
SHEET 1 OF 2	SCALE 1-50: 1/100	PLAN No 6707
------------------------	-----------------------------	------------------------

RECEIVED
CUSTOMER SERVICES
- 3 OCT 2005
WHANGAREI
DISTRICT COUNCIL



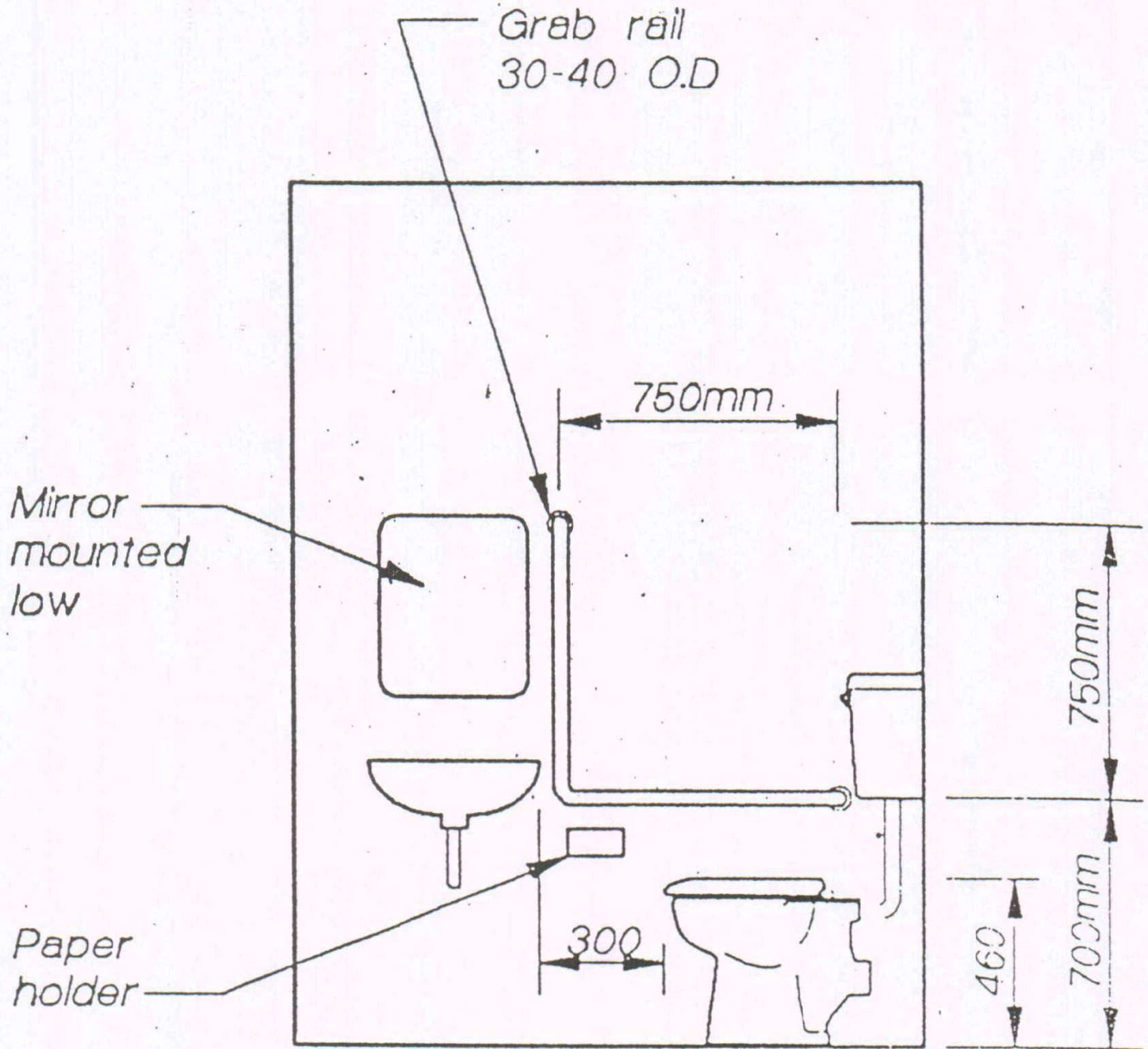
APPROVED
28 OCT 2005
WHANGAREI DISTRICT COUNCIL
BUILDING CONTROL

TRAVEL DISTANCES
EXIT EXIT SIGNS - FB/AS1
ESCAPE ROUTES



NOTE: ALL MEASUREMENTS & DETAILS ARE TO BE VERIFIED ON JOB

RECEIVED
CUSTOMER SERVICES
- 3 OCT 2005
WHANGAREI
DISTRICT COUNCIL



APPROVED
28 OCT 2005
WHANGAREI DISTRICT COUNCIL
BUILDING CONTROL



**Code Compliance Certificate: 86621
Section 95, Building Act 2004**

**WHANGAREI
DISTRICT COUNCIL**

Issued:07Apr06

The Building

Street Address of building: 30 PIPIWAI RD, R D 6, WHANGAREI 0121

Legal Description of land where building is located:
LOT 2 DP 79657
LLP 035831

Current, lawfully established use: ALTERATION

Year first constructed: 07 APRIL 2006

The Owner

Name of owner: ROSS & HEATHER BOON
Mailing Address: PO BOX 7082
TIKIPUNGA

Contact Person: A LINE BUILDERS
Mailing Address: PO BOX 4480
KAMO
WHANGAREI

Street address/registered office: 30 PIPIWAI RD
R D 6
WHANGAREI 0121

Building Work

ALTERATIONS TO OFFICE & STORAGE AREA

Building Consent number: 86621

Issued by: WHANGAREI DISTRICT COUNCIL

*Creating the ultimate
living environment*

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

Code Compliance

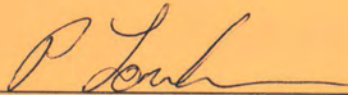
The building consent authority named below is satisfied, on reasonable grounds, that -

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

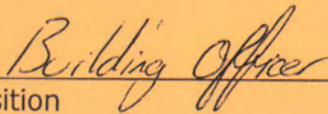
Council Charges

The Council's total charges payable on the uplifting of this code compliance certificate in accordance with the attached details are: \$0.00

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



Signature



Position

On behalf of: WHANGAREI DISTRICT COUNCIL

Date: 07 Apr 2006

Final Code Compliance Certificate 86621

91956

**BUILDING CONSENT No:91956
Section 51, Building Act 2004**



WHANGAREI
DISTRICT COUNCIL

**Issued:28Jun06
Project Information Memorandum No 90336**

The Building

Street Address of building:

30 PIPIWAI RD, R D 6, WHANGAREI 0121

Legal Description of land where building is located:

LOT 2 DP 79657

LLP 035831

The Owner

Name of owner: ROSS & HEATHER BOON

Mailing Address: 30 PIPIWAI RD
R D 6
WHANGAREI 0121

Contact Person: A LINE BUILDERS

Mailing Address: P O BOX 4480
KAMO
WHANGAREI

Street address/registered office:

30 PIPIWAI RD
R D 6
WHANGAREI 0121

Building Work

The following building work is authorised by this consent:

Project: Alteration

Intended Use: **OFFICE EXTENSION**

*Creating the ultimate
living environment*

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

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

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

This building consent is subject to the following conditions:

1: Structural Issues

Roof/truss layout and lintels supporting point loading will require specific designing by an approved manufacturer.

The plans and producer statement are to approved and on site prior to the prewrap inspection.

2: Legislative Issues

In accordance with the provisions of Section 72 of the Building Act 2004 upon issue of this consent the Council will instruct the District Land Registrar to make an entry on the Certificate of Title that a building consent has been issued.

The Section 72 is in respect of erosion, avulsion, alluvion, falling debris, subsidence, inundation (flooding) or slippage.

We would suggest you advise your Insurance Company of this condition accordingly.

A fee of \$110 must be paid to Council to register on your behalf.

3: General

No Requirements.

4: Dust Nuisance

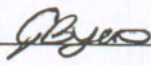
The applicant must control dust nuisance created by any site or building works.

5: Toilet Facilities

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

Compliance Schedule

A compliance schedule is not required for the building.

Signature  (G Byers)

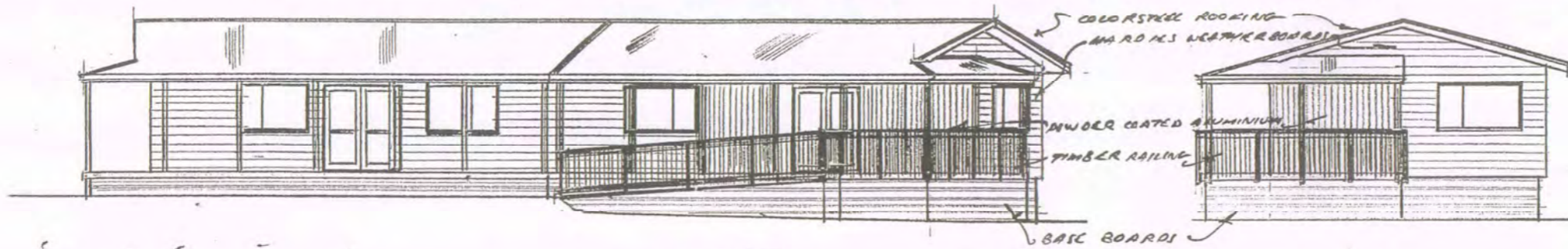
TEAM LEADER - COMPLIANCE

Position

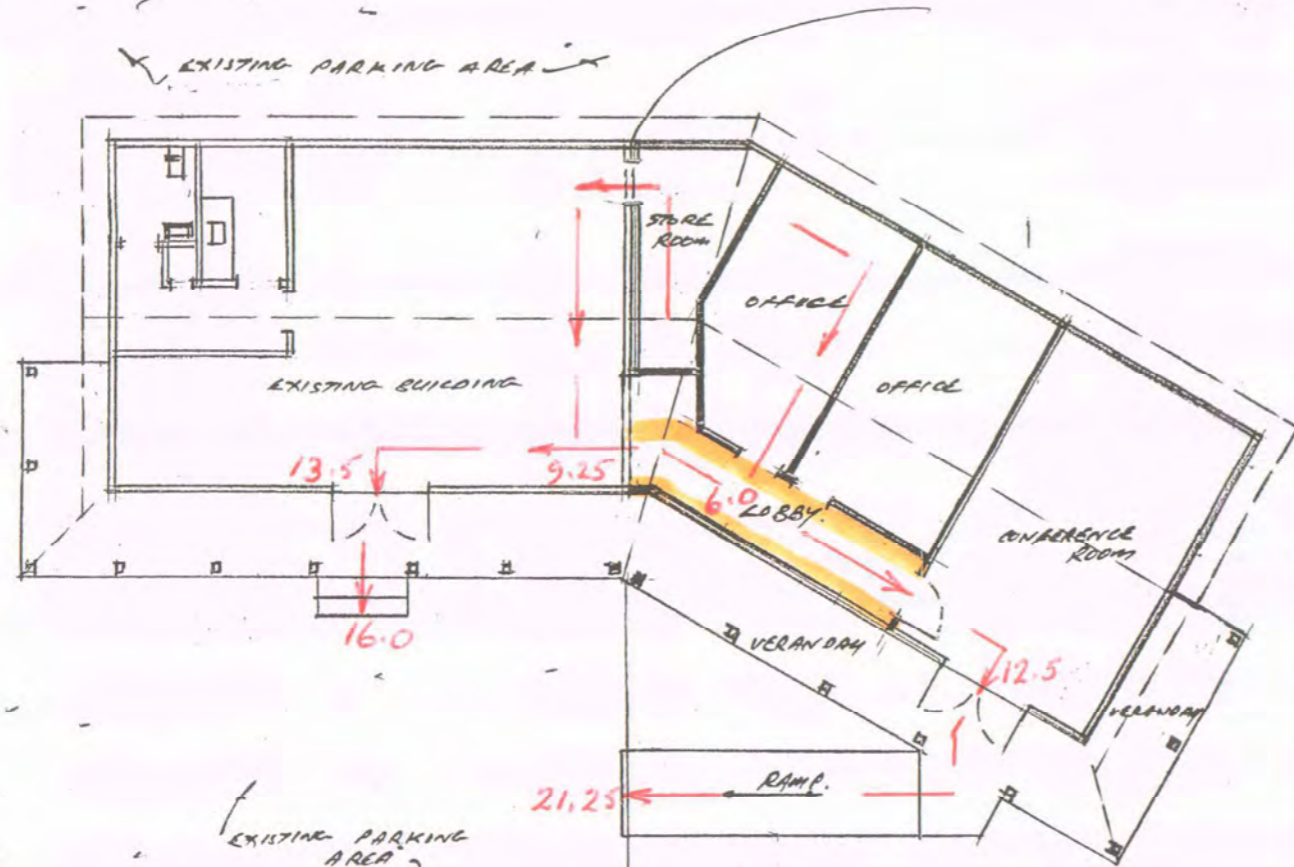
On behalf of: Whangarei District Council .

Date: 12 Sept 2006

BUILDING CONSENT NO 91956



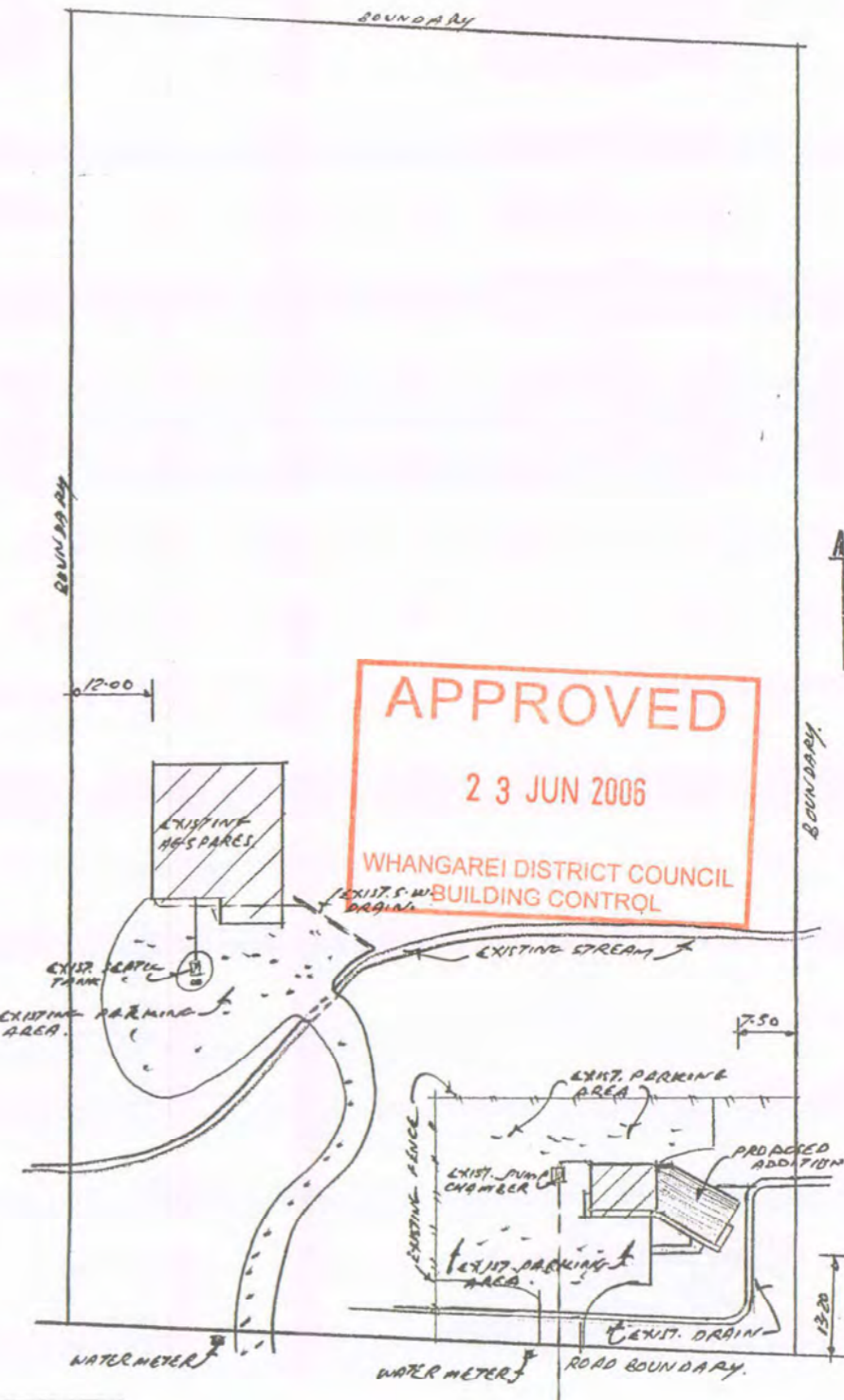
RECEIVED
29 MAY 2006
WHANGAREI DISTRICT COUNCIL



APPROX. POSITION OF DRAIN

→ ESCAPE ROUTE
→ 1200 "ACCESSIBLE ESCAPE ROUTE"

ESCAPE TRAVEL DISTANCES



APPROVED
23 JUN 2006
WHANGAREI DISTRICT COUNCIL BUILDING CONTROL

VEHICLE ENTRANCE.

APPROX POSITION OF DRAIN.

FLOOR PLAN / PT. SITE PLAN

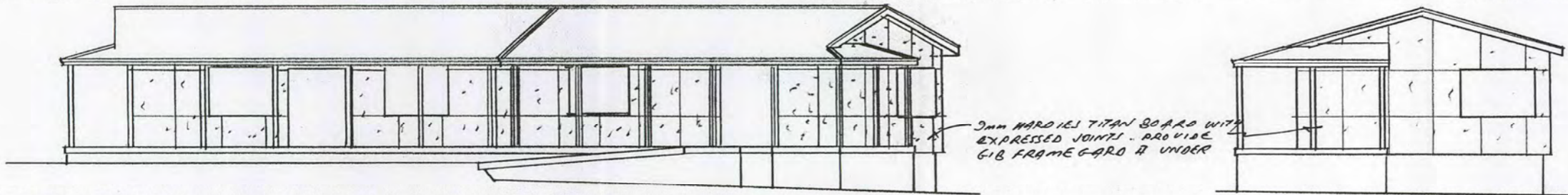
PLANS BRENT ROBINSON ARCHITECTS & DESIGN SERVICES LTD
105 Hill Road Whangarei Telephone: 09-437 3308 Fax: 09-437 3516

PROPOSED ADDITION TO BUILDING AT PIPAWAI ROAD FOR A LINE BUILDERS

N.T.S.
1:100-1750

1

RECEIVED
17 NOV 2006
WHANGAREI DISTRICT COUNCIL
BUILDING CONTROL



E L E V A T I O N S
(ROOFINGS NOT SHOWN FOR CLARITY)

APPROVED
17 NOV 2006
WHANGAREI DISTRICT COUNCIL
BUILDING CONTROL

THE WHANGAREI DISTRICT COUNCIL

NOTICES UNDER SECTION 72 & 73(3)
OF THE BUILDING ACT 2004

C73 6951307.1 Building

Cpy - 01/04, Pgs - 002, 17/07/06, 11:52



DocID: 312563161

To: The Registrar-General of Lands
North Auckland Land Registry

The Whangarei District Council hereby gives notice that the council has granted Building Consent to the owners of the land in the Schedule pursuant to the provisions of Section 72 of the Building Act 2004 and pursuant to Section 73(3) of the Building Act 2004, the natural hazard concerned is inundation (flooding).

SCHEDULE

All that parcel of land being on Lot 2 Deposited Plan 79657 being all that land comprised and described in Computer Freehold Register NA36B/1164.

DATED at Whangarei this 11th day of July 2006

SIGNED BY:

M Henehan,
COUNCIL SECRETARY,
For the Whangarei District Council.





Email: engineers@richardsonstevens.co.nz



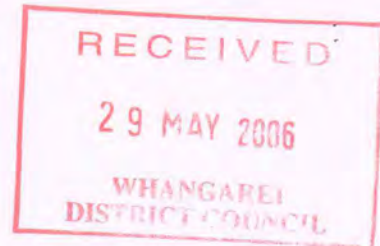
Grant Stevens
B.E., M.P.E.N.Z. (Civil, Structural)
Chartered Professional Engineer

Steve Turner
B.E., M.P.E.N.Z. (Civil, Structural)
Chartered Professional Engineer

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

FLOODING REPORT

Aline Builders
Pipiwai Road, Kamo



Introduction

An assessment has been made of the above property, Lot 2 DP 79657, where it is proposed to extend onto the existing office building. The Whangarei District Council has identified part of the property as being in an area subject to a flood susceptibility designation. This zone covers a small low-lying area in the south eastern corner of the property. Accordingly the site has been assessed to determine whether the provisions of Section 72 of the Building Act 2004 apply.

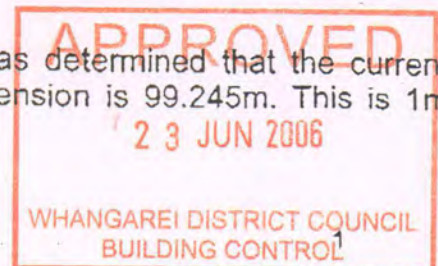
Site Description

This is a 1.92ha site located approximately 300 m down on the north side of Pipiwai Road. It is a flat section with a small stream (Ngau Poaka) which meanders through the site and down toward the culvert under Great North Road where it turns into Otapapa Stream. It is this culvert which is a major flood control for the area concerned. A small road side drain also runs through the property, and it is proposed that the corner of the office extension will be roughly 2m from this drain.

Investigation

A study of the Whangarei District Council Catchment Drainage Plan shows that the culvert under Great North Road is significantly under capacity to cope with a 50 year design flow. A culvert in the Ngau Poaka Stream and another in a small tributary to the Otapapa Stream are controls for the flow conditions downstream in the Otapapa. It is assumed that if the capacities in these culverts are increased then water levels could reach as high as 1.2m above the road level at the culvert passing under Great North Road.

A site survey was undertaken on 28th May 2006. It was determined that the current ground level at the proposed location of the office extension is 99.245m. This is 1m



higher than the bridge level on Great North Road, and 200mm below the potential flood level

Conclusion

From the site investigations and a study of the Whangarei District Council Catchment Drainage Plan for the Waitaua Stream catchment it is concluded that the area maybe subject to inundation, however a floor level for the new office extension to match the height of the existing building will be sufficient enough in order to prevent flood waters entering the building.

It is the conclusion of Richardson Stevens Consultants (1996) Ltd that, in terms of Section 72 of the Building Act 2004:

(a) the building work to which the application for the building consent relates will not accelerate, worsen, or result in inundation of the land on which the building work is to be carried out or any other property.

(b) the land at the building site is subject to inundation

Prepared by:



Hamish Wood

Authorised by:



Steve Turner
Chartered Professional Engineer
RICHARDSON STEVENS CONSULTANTS (1996) LTD

RECEIVED
29 MAY 2006
WHANGAREI DISTRICT COUNCIL

APPROVED
23 JUN 2006
WHANGAREI DISTRICT COUNCIL
BUILDING CONTROL



Code Compliance Certificate BC0691956
Section 95, Building Act 2004
Issued: 17 September 2009

WHANGAREI
DISTRICT COUNCIL

The Building

Street Address of building: 30 Pipiwai Road
Whangarei 0176

Legal Description of land where building is located: LOT 2 DP 79657
LLP 35831

Building name: N/A
Location of building within site/block number: N/A
Level unit number: N/A
Current, lawfully established use: N/A
Year first constructed: N/A

The Owner

R D Boon
H H M Boon
PO Box 7082
Tikipunga
Whangarei 0144

Phone number: N/A
Mobile number: N/A
Facsimile number: N/A
Email address: N/A
Website: N/A

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

Contact Person

R D Boon
PO Box 7082
Tikipunga
Whangarei 0144

Phone number: N/A
Mobile number: N/A
Facsimile number: N/A
Email address: N/A
Website: N/A

Street address/registered office: 30 Pipiwai Road
Whangarei 0176

*Creating the ultimate
living environment*

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

Building Work

**Alteration to Existing Commercial
Building - Office Extension**

Building Consent number

BC0691956

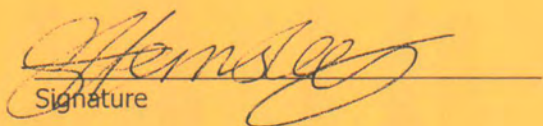
Issued by:

Whangarei District Council

Code Compliance

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

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



Signature

Support Assistant – Code Compliance
Position

On behalf of: Whangarei District Council

17 September 2009

Code Compliance Certificate BC0691956

APPLICATION FOR CROSSING

(NOTE: Any person requiring the construction, repair, reconstruction or renewal of a crossing is required to make application on this form in accordance with the Council's Bylaw NZS 9201, Chapter 2 : 1972 printed on the reverse side).

TO: The County Engineer,

I (name of applicant) Ross Douglas Brown

of (address of applicant) Box 7082, TIKI PUNGA Phone:

hereby request permission to ~~construct/repair/reconstruct/renew~~ a crossing at (address of property) PIPIWAI RD, SPRINGS FLAT being (legal description of property) Lot 2 DP 79657 Blk VI Puna Rd of the size and the location shown in the sketch below: Valuation Reference: .. 32/433/2....

SKETCH OF LOCATION OF CROSSING: (Indicate in square below)

- Show road frontage and distances from side boundaries.
- Please mark the proposed site of your crossing with wood stakes to assist Council Staff.

Signature: R.D. Brown Date: 28/9/83

(NOTE: This application will be acknowledged by the Engineer. If a standard crossing cannot be constructed you will be advised accordingly).

Charges and Fees for Crossings

Fee for inspection of crossing constructed by owner under permit - \$30.00 (A deposit of up to \$400 is required and any defective construction will be removed in accordance with the Bylaw).

Note: In the event of the applicants failure to complete the above works to the satisfaction of the County Engineer within a period of 6 months the Council will use such part of the deposit as is needed to complete the work or effect repairs.

FOR OFFICE USE

Received on (date) by (Signature)

10-018-05 Footpath Crossing Permit \$ Receipt No. Date Permit No.
22-002-20 Deposit against Damage to Street, Road or Footpath \$ Receipt No. Date

(Refer to General Inspector for inspection of 'owner constructed crossing')
(Revised October 1982)

APPLICATION FOR PERMIT FOR SANITARY PLUMBING OR DRAINAGE WORK

TO : The Plumbing and Drainage Inspector,

I, the undersigned (Full name(s)) Ross Douglas Boon

OF (Address) Box 7082 TIKIPUNGA Phone 74152

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. 2 D.P. 79657 Section Block VII

Survey District PUKUA

Street or Road Pipewai Rd Township or Rural District Springs Flat

Rating Assessment No. 32/433/2

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

Name R.D. & H.H.M. Boon

Address Box 7082 TIKIPUNGA

Brief Description of Proposed work is : TOILET WASTE GULLEY TRAP & SEPTIC TANK Complete foulwater and stormwater systems

Note : A separate application is required for plumbing and another for drainage.

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

Name PETER FULLER

Address 12 NORTH ST WHANGAREI

Phone No. 88161

Estimated Value of :

(a) Plumbing/Total Value \$2500 Material-Value \$ Nett-Value \$

(b) Drainage " " \$1500 Material Value \$ Nett Value \$ 15.00

Signature : R.D. Boon Date : 28/9/83

SEE REVERSE FOR SCALE OF FEES.

For Office Use only.

Examined and approved : Signature : Date 16.11.83

Code 10-031-12 Fee \$ 75.00 Rec. No.

Date Permit No.

Paid By



APPLICATION FOR PERMIT FOR SANITARY PLUMBING OR DRAINAGE WORK

TO : The Plumbing and Drainage Inspector,

I, the undersigned (Full name(s)) Ross Douglas Boon & Heather H.M. Boon

OF (Address) Box 7082, Tikipunga Phone 74152

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. 2 D.P. 79657 Section Block VII

Survey District PUKUA

Street or Road PIPAWAI RD. Township or Rural District Springs Flat

Rating Assessment No. 32/433/2

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

Name R.D. & H.H.M. Boon

Address Box 7082, Tikipunga

Brief Description of Proposed work is : Instal Toilet Hand basin & Sink Bench

Note : A separate application is required for plumbing and another for drainage.

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

Name W & R G. Hamilton Ltd

Address Kaka St, Whangarei

Phone No. 89026

Estimated Value of :

(a) Plumbing/Total Value \$ 6000 Material Value \$ Nett Value \$ 400

(b) Drainage " " \$ Material Value \$ Nett Value \$

Signature : R.D. Boon Date : 28/9/83

SEE REVERSE FOR SCALE OF FEES.

For Office Use only.

Examined and approved : Signature : [Signature] Date 16-11-83

Code 10-031-12 Fee \$ 20.00 Rec. No.

Date Permit No.

Paid By



Issue Document

Vehicle Crossing Permit Application No:66732
 Whangarei District Council Public Places Bylaw
 Received:14Jul03
 Issued:21Jul03

66732

Applicant

ROSS DOUGLAS BOON
 30 PIPIWAI RD
 R D 6
 WHANGAREI 0121

Agent

A LINE BUILDERS
 P O BOX 4480
 KAMO WHANGAREI

Box 46.

Site Information

PROPERTY ID: 035831(30947)
 STREET ADDRESS: 30 PIPIWAI RD, R D 6, WHANGAREI 0121
 LEGAL DESCRIPTION: LOT 2 DP 79657

Project Information

THIS IS A VEHICLE CROSSING PERMIT APPLICATION ONLY

Fees

COUNCIL'S TOTAL CHARGES FOR THIS VEHICLE CROSSING PERMIT APPLICATION
 ARE: \$113.00
 PAYMENTS RECEIVED TO DATE:
 Receipt number: 2484074 Date: 14Jul03 Amount: \$113.00

LOT 2
D.P. 79657

5.0

PROPOSED
POLYHOUSE

7.0

EXISTING
BUILDING

EXISTING
DRAINWAY

63.0 APPROX.

ROAD

APPROX
35 METRES

NO REPC (ULVERT
AT ROADSIDE
SMALL TRICKEL INSIDE
PROPERTY - 600 PIPE
TO BE INSTALLED.
OVER KILL BUT
GOOD!!!

Proposed new
crossing.

AN Scale : 1/1500

WAIPANGA RD.

RECEIVED

10 III 2002

SHEET WHANGAREI
DISTRICT COUNCIL

SAW TOOTH ADDED

2-12-97

WA

WHANGAREI DISTRICT COUNCIL



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

Issue Document

Public Utility Services Application No: 68114

W.D.C. Policy M.B.5309

Received: 05Sep03

Issued: 10Sep03

68114

Applicant

ROSS DOUGLAS BOON
PO BOX 7082 TIKIPUNGA
WHANGAREI

Agent

A LINE BUILDERS
P O BOX 4480
KAMO WHANGAREI

Site Information

PROPERTY ID: 035831
STREET ADDRESS: 30 PIPIWAI RD, R D 6, WHANGAREI 0121
LEGAL DESCRIPTION: LOT 2 DP 79657

Project Information

THIS IS A PUBLIC UTILITY SERVICES APPLICATION ONLY

Fees

COUNCIL'S TOTAL CHARGES FOR THIS PUBLIC UTILITY SERVICES APPLICATION

ARE: \$113.00

PAYMENTS RECEIVED TO DATE:

Receipt number: 2532371 Date: 05Sep03 Amount: \$113.00

Public Utility Services Application: 68114
See attached page(s) for any other conditions.

Page : 1

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

Waste Water Connection.

Water Supply Connection.

2: Conditions of approval for Utility Services:

No work to be covered up until inspected and approved.

Signed for and on behalf of the Council

Name: G Byers

Signature: 

Date: 16/07/03



P.O. Box 4480, Kamo
Whangarei
Phone 435 4533

Pt Puriritahi

DP 1585

(433)

DP 79657

(433/2)

Pt Puriritahi

DP 6942

(434)

833 500 MH

833 400 MH

WATER METER
CONNECTION APPROVED

Signed: *[Signature]* Date: 8-9-03

A Testable double check valve to be installed
directly after the water meter.

32 mtrs

20M

2.1M

ROAD

Sewer line.

STREAM

Pt Onoke

PIPIWAI

160 PVC (1988)

MH B16

LL 101.34
I.L. 99.45

MH B15
LL 100.16
LL 98.91

160 PVC (1988)

MH B14
LL 99.65
I.L. 98.35

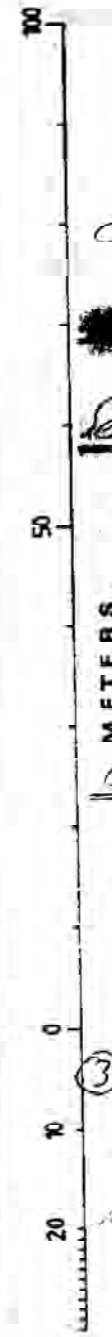
⑦

⑥

SO 15957

Pt ⑤

Pt ⑤
1429.01



* Relocatable building
CP (carpark area)

Sewer: Thrust under
road, 50mm P.V.C.
pipe, with pump &
chamber.

Crossing New crossing
Licence no 66732

③ Stormwater into existing
drain which feeds
into stream.

Meter is outside
Front Boundary.

CHARGE
DEL. CHRG
DATE

Building Warrant of Fitness

Section 108, Building Act 2004

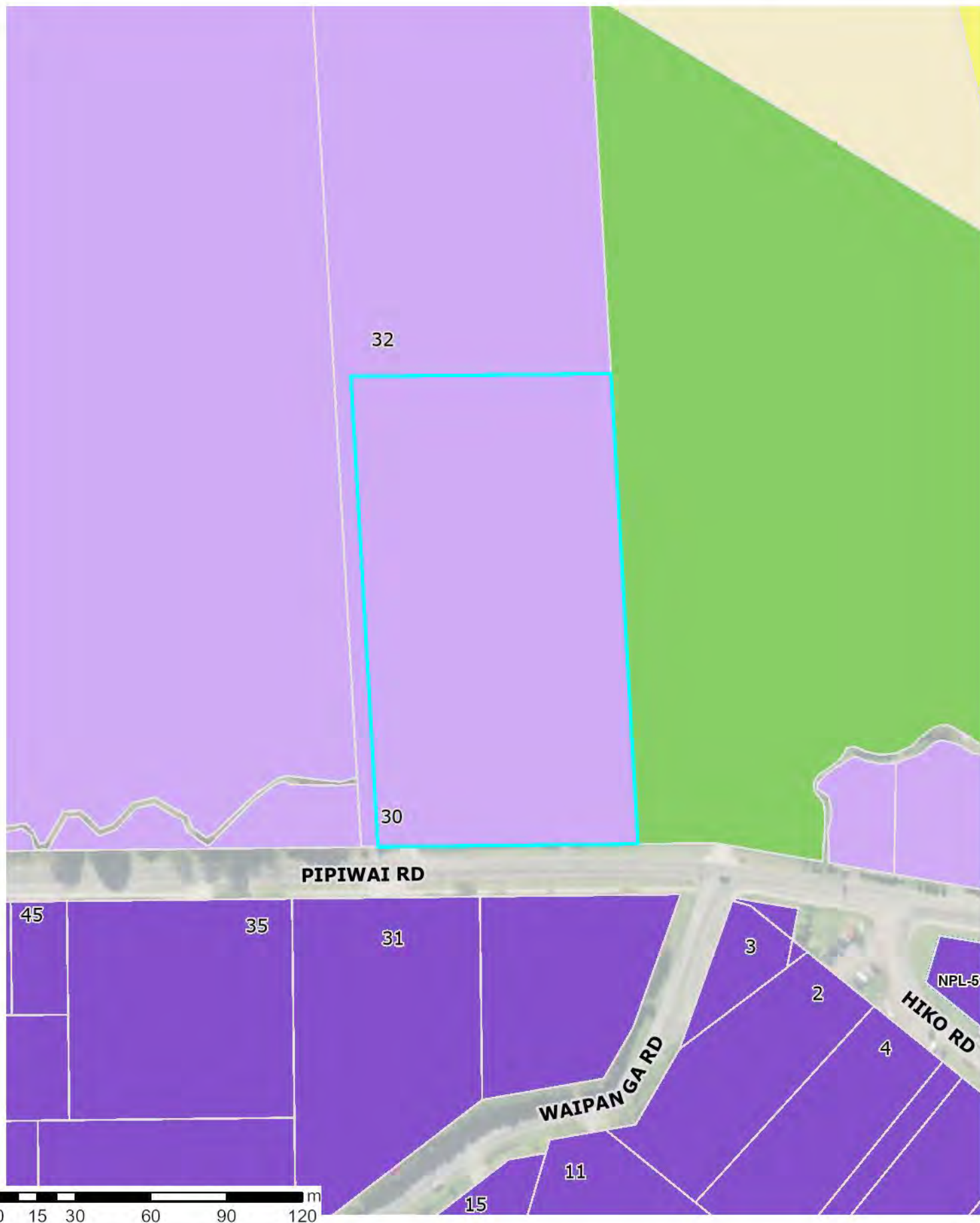
THE BUILDING	
Building Commonly Known as: AgSpares	Location of Building: 30 Pipiwai Road, Whangarei
Legal Description: Lot 2 DP 79657	Compliance Schedule No: WF062144
Intended Use: Commercial Retail	Year first constructed:
Intended life: Indefinite but not less than 50 years	Highest fire hazard category for building use: 1
Issued By: Whangarei District Council	
THE OWNER	
Name of owner: Aps Group NZ Ltd	Site Contact: Ross Boon
Mailing address: P O Box 4009, Kamo, Whangarei	Telephone: 09 437 9036
Email: admin@agspares.co.nz	
THE AGENT	
Name of agent: Building & Fire Services (2008) Ltd	Mailing address: P O Box 7024, Tikipunga, Whangarei
Contact Person: Mike Lindsay	Telephone: 09 4300498
Email: compliance@fireprotection.net.nz	
SPECIFIED SYSTEMS	
SS 2 Automatic or manual emergency warning systems SS 4 Emergency lighting systems SS 14/2 Signs relating to a system SS 15/2 Final exits SS 15/3 Fire separations SS 15/4 Signs for evacuation	
WARRANT	
The maximum number of occupants that can safely use this building is:	
The inspection, maintenance, and reporting procedures of the compliance schedule for the above building have been fully complied with during the 12 Months prior to the date stated below.	
The compliance schedule is kept at: Upstairs Office	
ATTACHMENTS	

Signature of the agent on behalf and with the authority of the owner:



Name: Mike Lindsay
IQP Number: 110300
BWOF #: WF062144

Position: Director
Date: 07th Apr, 2025
BWOF Expiry: 05th May, 2026

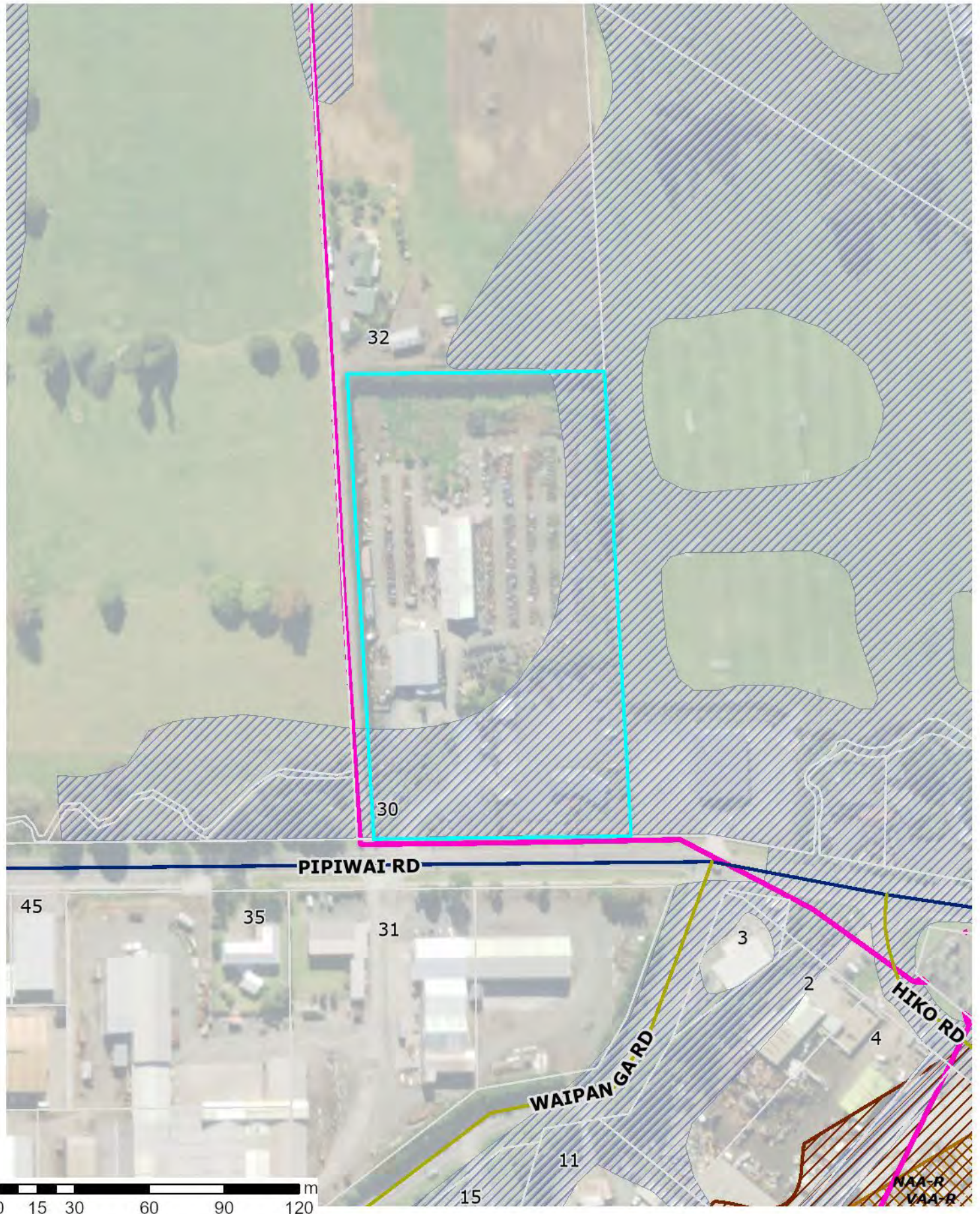


The information displayed is schematic only and serves as a guide. It has been compiled from Whangarei District Council records and is made available in good faith but its accuracy or completeness is not guaranteed.

31 March 2026
Scale 1:2,000

Parcel Information is sourced from the Land Information New Zealand (LINZ) Data Service.
CROWN COPYRIGHT RESERVED. © Copyright Whangarei District Council.





Operative District Plan – Map Legend

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.

Land parcel information is sourced from the Land Information New Zealand (LINZ) Data Service. The LINZ land parcel information may be updated by LINZ at any time from that time, which may result in misalignments with Whangarei District Council information.

WHANGAREI DISTRICT COUNCIL

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



Creating the ultimate living environment

Notice of Decision

IN THE MATTER of the Resource Management Act 1991

and

IN THE MATTER of an application under Section 88 of the Resource Management Act 1991 by A-LINE BUILDERS

Application

Application for Resource Consent to extend offices by approximately 76m² in the Countryside Environment that infringes commercial, traffic movements and coverage rules by A-LINE BUILDERS at 30 PIPIWAI RD, R D 6, WHANGAREI 0121 being LOT 2 DP 79657.

Decision

The application has been considered and determined under authority delegated to the Team Leader (Consents) of the Whangarei District Council, pursuant to Section 34 of the Resource Management Act 1991. The decision is as follows:

Determination

That pursuant to Sections 104, 104C and 108 of the Resource Management Act 1991, Council grants consent subject to the following conditions:

1. That the proposed development shall conform to the site plan, elevations and accompanying details submitted with this application by A-LINE BUILDERS reference 6792 dated 26 June 2006.
2. The consent holder must prior to the occupancy and operation of the activity pay all fees.
3. That the consent holder shall at all times ensure the provision and maintenance of four (4) on-site parking stalls and associated manoeuvring areas in accordance with Appendix 6 of the Whangarei District Plan.

Reasons for the Decision

Pursuant to Section 113 of the Act the reasons for the decision are:

1. Any actual or potential effects on the environment will be minor because the proposal is appropriate to the locality and consistent with the type of activity in this environment anticipated by the District Plan.
2. The proposal is considered consistent with the objectives and policies of the District Plan because the amenity value of the property and surrounding area is not adversely affected and the safety and efficiency of the road transport network is not compromised.
3. No parties are considered adversely affected by this proposal.

Advice Notes

1. On 1 September 2006 the Council determined that the application need not be notified as:
 - (i) The adverse effects on the environment would be minor because the size of the extension is appropriate to the built environment and amenity of the locality, and the increase in traffic movements is likely to be minimal;
 - (ii) No persons are considered to be adversely affected by the application; and
 - (iii) There are no special circumstances to warrant public notification.
2. This resource consent will expire five years after the date of commencement of consent unless:
 - (a) It is given effect to before the end of that period; or
 - (b) Upon an application made prior to the expiry of that period (or such longer period as is fixed under Section 37 of the Resource Management Act 1991), the council fixes a longer period. The statutory considerations which apply to extensions are set out in Section 125 of the Resource Management Act 1991.
3. Section 357 of the Resource Management Act 1991 provides a right of objection to this decision. An objection must be in writing, setting out the reasons for the objection and delivered to Council within 15 working days of the decision being notified to you. A fee may be payable to cover the costs of processing any objection.
4. A copy of this consent should be held on site at all times during the establishment and construction phase of the activity.
5. All archaeological sites are protected under the provisions of the Historic Places Act 1993. It is an offence under that act to modify, damage or destroy any archaeological site, whether the site is recorded or not. Application must be made to the New Zealand Historic Places Trust for an authority to modify, damage or destroy an archaeological site(s) where avoidance of effect cannot be practised.
6. The Consent Holder shall pay all charges set by council under Section 36 of the Resource Management Act 1991, including any administration, monitoring and supervision charges relating to the conditions of this resource consent. The applicant will be advised of the charges as they fall.
7. The consent holder is requested to notify council, in writing, of their intention to begin works, a minimum of seven days prior to commencement. Such notification should be sent to the Senior Monitoring Officer and include the following details:
 - (a) Name and telephone number of the project manager and site owner;
 - (b) Site address to which the consent relates;
 - (c) Activity to which the consent relates; and
 - (d) Expected duration of works.
8. Compliance with Council's specific practices is to be obtained prior to the commencement of any work to Council's roads and/or infrastructure in exercising the conditions of consent.
9. The consent holder is reminded that compliance with this resource consent is a separate and independent process and is not associated with the building consent process.
10. Prior to the issue of any building consent, the floor levels of any proposed structure(s) to the lot(s) are to be established by a Registered Engineer or a Chartered Professional Engineer to be located above the 50 year flood level.

WHANGAREI DISTRICT COUNCIL

P035831

RC39773

11. Pursuant to Section 102 of the Local Government Act 2002, the Whangarei District Council has prepared and adopted a Development Contributions Policy. Under this Policy, the activity to which this consent relates is subject to Development Contributions. You will be advised of the assessment of the Development Contributions payable under separate cover in the near future. It is important to note that the Development Contributions must be paid prior to commencement of the work or activity to which this consent relates or, in the case of a subdivision, prior to the issue at a Section 224(c) Certificate. Further information regarding Councils Development Contributions Policy may be obtained from the Long Term Community Consultation Plan (LTCCP) or Councils web page at www.wdc.govt.nz.

Reporting Planner:



Date:

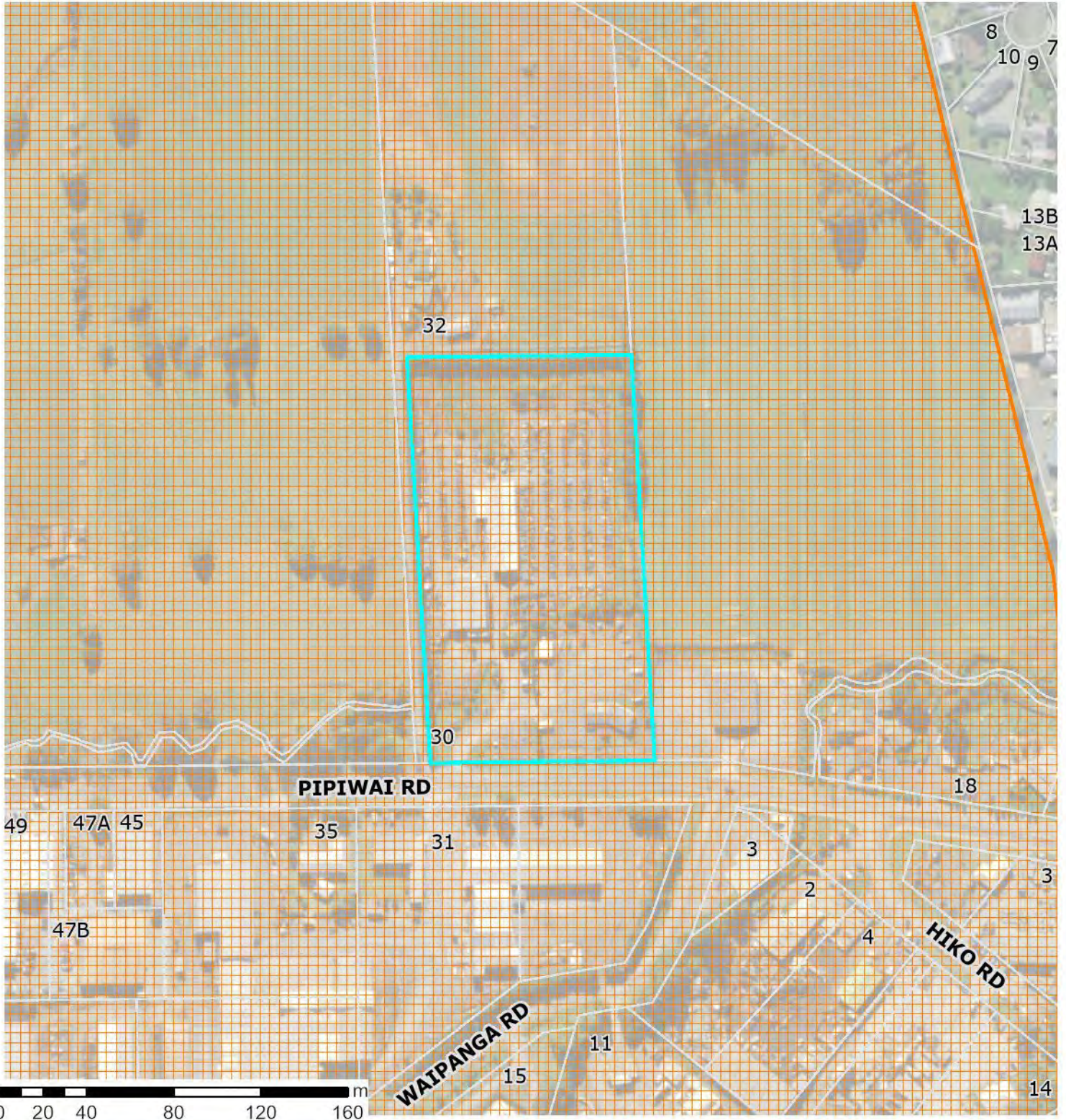
4/9/06

Team Leader (Consents):



Date:

4/9/06



Section 27B Memorials



A section 27B memorial is a memorial which is placed on private land that has previously been owned by a state-owned enterprise. This memorial notes that the Tribunal can recommend the return of that land to Māori.

31 March 2026
Scale 1:2,500

Statutory Acknowledgements



Pakikaikutu Coastal Statutory Area

A statutory acknowledgement is a formal acknowledgement from the Crown of the mana of tangata whenua in relation to a special area.

Agreements and arrangements



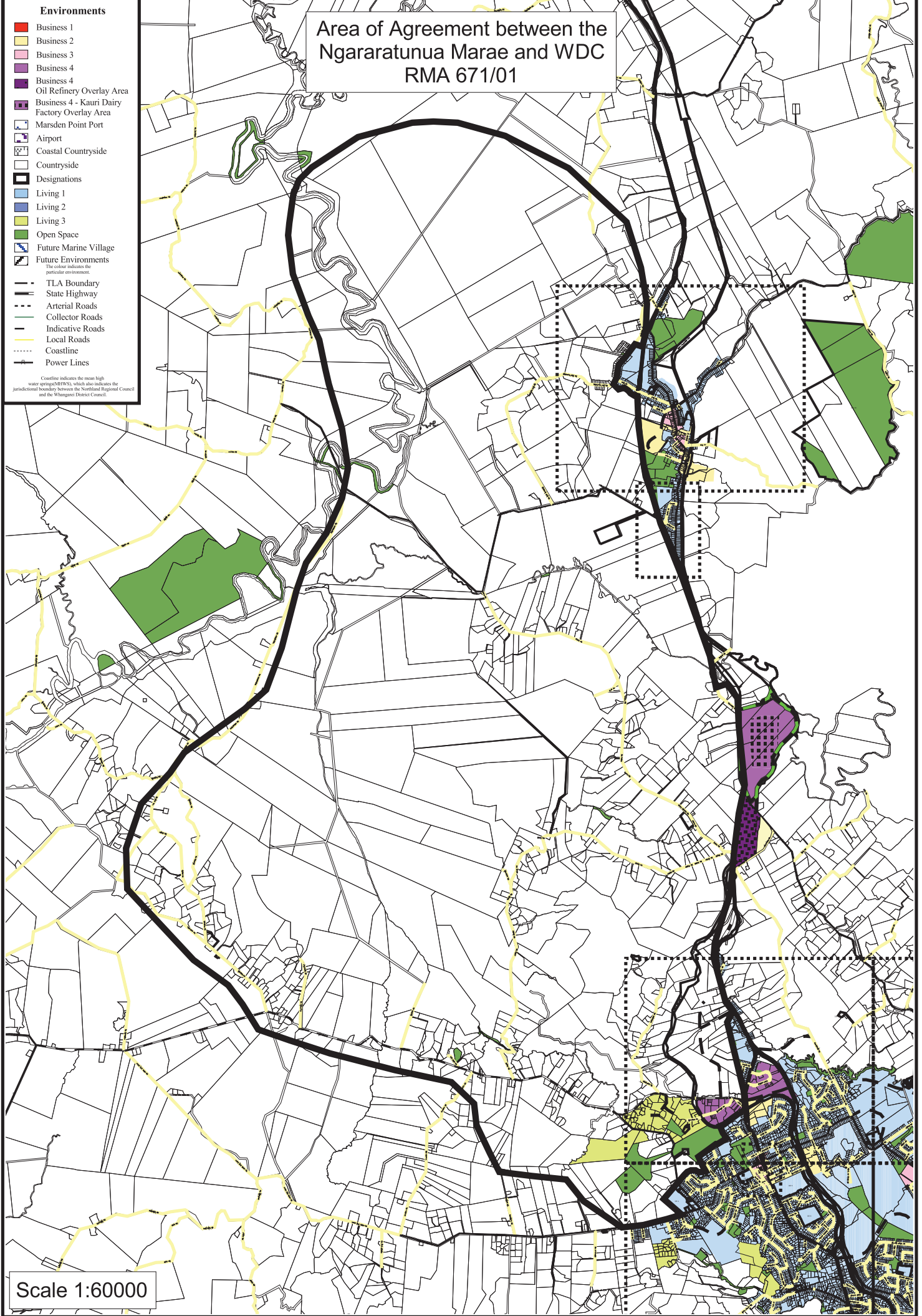
Ngararatunua Marae

Area of agreement between Ngararatunua Marae and WDC: RMA 671/01
Indicative only, boundary approximate.



Area of Agreement between the Ngararatunua Marae and WDC RMA 671/01

- Environments**
- Business 1
 - Business 2
 - Business 3
 - Business 4
 - Business 4
 - Oil Refinery Overlay Area
 - Business 4 - Kauri Dairy
 - Factory Overlay Area
 - Marsden Point Port
 - Airport
 - Coastal Countryside
 - Countryside
 - Designations
 - Living 1
 - Living 2
 - Living 3
 - Open Space
 - Future Marine Village
 - Future Environments
- The colour indicates the particular environment.
- TLA Boundary
 - State Highway
 - Arterial Roads
 - Collector Roads
 - Indicative Roads
 - Local Roads
 - Coastline
 - Power Lines
- Coastline indicates the mean high water springs (MHWS), which also indicates the jurisdictional boundary between the Northland Regional Council and the Whangarei District Council.



Scale 1:60000

Decision No. A 045 /2004

IN THE MATTER of the Resource Management Act 1991

AND

IN THE MATTER of a reference under Clause 14 of the First Schedule to the Act

BETWEEN **NGARARATUNUA MARAE**
COMMITTEE

(RMA 671/01)

Appellant

AND **WHANGAREI DISTRICT COUNCIL**

Respondent

BEFORE THE ENVIRONMENT COURT

APPEARANCES

Mr G Mathias and Mr P Waanders for Whangarei District Council
Ms W Bruce for Ngararatunua Marae Committee
Ms A Whitfield for herself (s274) and Walker Whitfield Trust (s274)
Ms A Williams for herself (s274)
Ms G Wynyard for herself (s271a)
Ms R Mortimer for himself (s274)
Ms E Albuquerque for himself (s274)
Ms H Easten for herself (s271a)
Ms L Topp for herself (s271a)

RECORD OF DETERMINATION AND
MINUTE OF THE COURT FOLLOWING JUDICIAL TELEPHONE
CONFERENCE HELD ON 29 MARCH 2004



[1] On 24 February 2004 I conducted a conference in Court on this appeal, during a callover of a number of references to the proposed Whangarei District Plan. The parties had at that stage tentatively agreed that the reference would be

withdrawn if the respondent would promise to promulgate and fully process a plan change, once the proposed district plan had been made operative.

- [2] Mr Mathias, counsel for the respondent, indicated that he would provide certain undertakings in writing on behalf of counsel, and Ms Bruce indicated on behalf of the referrer that if she was satisfied with those undertakings, the references would be confirmed as withdrawn.
- [3] On 26 February 2004 the respondent filed and served a memorandum containing the suggested terms for settlement including the undertakings.
- [4] The respondent's staff subsequently endeavoured to contact Ms Bruce, but without success. Accordingly in late March counsel for the respondent requested a telephone conference, and I duly conducted one on 29 March 2004.
- [5] Prior to the phone conference Ms Bruce contacted the Registry and advised my hearing manager that the difficulties in communication between the Marae Committee and the Council had arisen due to a relocation of the Marae Committee office, and a burglary. Ms Bruce indicated that she had intended to write to the Court and the parties giving approval of the terms set out by the Council. She then confirmed that approval orally.
- [6] The terms of settlement as set out in the memorandum of 26 February 2004 are attached.
- [7] The purpose of this Record of Determination is to confirm that the Court is aware of the terms of settlement and of the basis for the withdrawing of the reference, and acknowledges the undertakings given by the Council. In particular it notes that once promulgated, the plan change is not to be withdrawn by the respondent. There are also certain explicit duties of consultation concerning the plan change and concerning applications for resource consent made to the Council in the affected area in the meantime, noting however that activities that are of permitted activity status would not in the ordinary course come before the Council for resource consent, and would therefore be unlikely to become the subject of consultation.



[8] In the telephone conference Mr Mortimer raised a concern regarding the Marae's consultation over resource consent applications, an issue which I had

previously addressed in the hearing in Whangarei in February. I reminded Ms Bruce that Marae Committee representatives should ensure they are available for consultation and discussion with the public and community when such consultation is requested. I encourage this especially to enable the Marae to develop and foster its relationship with the local community. As a matter of fairness the Marae should make certain that the consultation process remains open and accessible.

[9] The terms of settlement having now been agreed upon, the Court's file is now closed. There is no issue as to costs.

DATED at AUCKLAND this 6th day of April 2004.

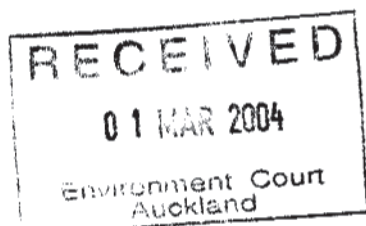


LJ Newhook
Environment Judge



BEFORE THE ENVIRONMENT COURT

RMA 671/01



BETWEEN

**NGARARATUNUA MARAE
COMMITTEE**

Referrer

A N D

**THE WHANGAREI DISTRICT
COUNCIL**

Respondent

**MEMORANDUM AS TO TERMS OF SETTLEMENT FROM COUNSEL
FOR THE RESPONDENT**

Thomson Wilson
Solicitors
Thomson Wilson House
Rathbone Street
(PO Box 1042, DX AP24512)
WHANGAREI.
Telephone: (09) 4384-039
Facsimile: (09) 4389-473



MAY IT PLEASE THE COURT

1. The Respondent has advanced proposals to the Referrer in consideration of which the Referrer would withdraw its reference on the Whangarei District Proposed Plan as lodged under RMA 671/01.

2. The particular terms offered by the Respondent which have been accepted by the Referrer are as follows:
 - (i) On the withdrawal of the reference, the Respondent undertakes to ensure that consultation with the Ngararatunua Marae will occur on all resource consent applications (subdivision and land use) which consultation will include a requirement that an archaeological, cultural and historical assessment report be produced for each application. The area which is affected by this measure is as shown on the attached plan. The normal procedure of exchanging documents and comments including time-frames will be applicable as is set out in the current Council liaison protocol.

The Referrer will also be informed of all other applications outside of this area according to the Respondent's liaison protocol and will be entitled to make comments on those other applications outside of this identified area.

The Referrer commits itself to this procedure as an interim measure until the Proposed Plan Change has been approved.

- (ii) After the reference has been withdrawn a Plan Change is to be introduced when the District Plan has become operative. This will be undertaken by the Whangarei District Council with the assistance of the Referrer and the Ngati Kahu O Torongare - Te Parawhau Hapu/Iwi Trust Board.

- (iii) The Respondent will:
 - (a) Provide the services of a stenographer who will record the information provided by the Referrer in discussions with the Respondent; and



- (b) Contribute to the cost of a consultant who will formulate the information into a report suitable for the compliance of the requirements for Plan Changes in terms of the Resource Management Act 1991. This contribution will be to the maximum of \$10,000.00. Any additional funding will have to be applied for by the Referrer from other sources available to them.
- (iv) The Referrer undertakes to provide the information required and will differentiate between the layers of processing, ie
 - (i) waahi tapu – no go areas – needs a resource consent
 - (ii) sites significant to Maori – to be controlled by performance standards – restricted discretionary resource consent
 - (iii) heritage areas of significance to Maori – needs a cultural assessment and covenants.
 - (iv) alter layer – might need a cultural assessment – Iwi to advise
 - (v) safe areas – no requirements
 - (v) The Plan Change with the abovementioned information will be publicly notified to give all affected parties an opportunity to make submissions and to be heard before the Respondent approves the Plan Change.
 - (vi) The Respondent will not withdraw the Plan Change.
3. The withdrawal of the Referrer's reference would be on the basis that all parties, including all Section 274 Resource Management Act 1991 parties, carry their own costs.
 4. Concerns have been raised about the ability of the Respondent to ensure consultation is undertaken on resource consent applications. This is raised in relation to resource consent applications for activities which are categorised as having either controlled or restricted discretionary status.
 5. It has submitted on behalf of the Respondent that this issue can be properly addressed by the Respondent in that the provisions of the Plan enable the Respondent to require of an applicant for a resource consent, even if it be for a consent having the status of either controlled or restricted discretionary, that such applicant consult with the Referrer prior to determination of the application by the Respondent.



6. The reasons for this are as follows;

- (i) In the various environment rules where provision is made for activities as either controlled or restricted discretionary activities the plan records that control is reserved over or discretion is restricted to various specified matters such including in the case of controlled activities,

“The additional matters listed in section 48.3”

and in the case of restricted discretionary activities

“The additional matters listed in Section 2.3.3”

- (ii) Section 2.3.3 of the proposed plan reads as follows,

2.3.3 Restricted Discretionary Activities

Restricted discretionary activities are those for which adverse effects may be avoided, remedied or mitigated by conditions of a resource consent, after considering the matters over which the council has restricted its discretion as specified in the Plan. In these cases, resource consents may be refused, or conditions imposed, only in respect of the matters to which discretion has been restricted. These matters are also relevant to the assessment of environmental effects to be supplied by the applicant for a resource consent.

In the rule tables, the right-hand column contains a list of matters to which discretion is restricted. The matters listed below are additional matters applicable to every restricted discretionary activity. They are stated here, rather than repeated in rule tables, in order to save space.

Matters to which discretion is restricted:

- a) Financial contributions in the form of money or land, or a combination of these (see Chapter 53);
- b) Bonds or covenants, or both, to ensure performance or compliance with any conditions imposed;
- c) Works or services to ensure the protection, restoration or enhancement of any natural or physical resource, including (but not limited to) the creation, extension or upgrading of services and systems, planting or replanting, or any other works or services necessary to ensure the avoidance, remediation or mitigation of adverse environmental effects;



- d) Administrative charges to be paid to the council in respect of processing applications, administration, monitoring, and supervision of resource consents, and for the carrying out of the council's functions under section 35 of the Resource Management Act 1991;
- e) The duration of a resource consent, under section 123 of the Resource Management Act 1991;
- f) Lapsing of a resource consent, under section 125 of the Resource Management Act 1991;
- g) Change and cancellation of a consent, under sections 126 and 127 of the Resource Management Act 1991;
- h) Notice that some or all conditions may be reviewed at some time in the future, under section 128 of the Resource Management Act 1991;
- i) Whether any land use or subdivision consent should attach to the land to which it relates, and be enjoyed by the owners and occupiers for the time being, under section 134 of the Resource Management Act 1991."

(iii) Section 48.3. reads as follows,

"48.3 Additional Matters Over Which Control has been Reserved:

The additional matters over which control has been reserved for controlled activities, are

- a) Financial contributions in the form of money or land, or a combination of these (refer to Chapter 53).
- b) Bonds or covenants or both, to ensure performance or compliance with any conditions imposed.
- c) Works or services to ensure the protection, restoration or enhancement of any natural or physical resource, including (but not limited to) the creation, extension or upgrading of services and systems, planting or replanting, (the protection of Significant Ecological Areas) or any other works or services necessary to ensure the avoidance, remediation or mitigation of adverse environmental effects.
- d) Administrative charges to be paid to the council in respect of processing applications, administration, monitoring and supervision of resource consents, and for the carrying out of the council's functions under section 35 of the Resource Management Act 1991.

The duration of a resource consent, under section 123 of the Resource Management Act 1991.



- f) Lapsing of a resource consent, under section 125 of the Resource Management Act 1991;
 - g) Change and cancellation of a consent, under sections 126 and 127 of the Resource Management Act 1991;
 - h) Notice that some or all conditions may be reviewed at some time in the future, under section 128 of the Resource Management Act 1991;
 - i) Whether any land use or subdivision consent should attach to the land to which it relates, and be enjoyed by the owners and occupiers for the time being, under section 134 of the Resource Management Act 1991.
 - j) The matters on which conditions can be imposed under section 220 of the Resource Management Act 1991. These include: esplanade reserves and strips, amalgamation of land, holding parcels in same ownership, design of structures, protection against natural hazards, filling and compacting of land, and creation or extinguishing of easements.
 - k) Consent notices to secure compliance with continuing conditions under section 221 of the Resource Management Act 1991.
- (iv) It is submitted that the Respondent has in terms of item (c) in both these provisions reserved the right to require of an applicant for a resource consent which has the status of either controlled or restricted discretionary that matters which would be of concern to the Referrer are addressed. Matters over which discretion is restricted or over which control has been reserved in requiring,

“works or services to ensure the protection, restoration or enhancement of any natural or physical resource” ... or any other works or services necessary to ensure the avoidance, remediation or mitigation of adverse environmental effects”

are wide enough to bring into play the provisions of Part II of the Resource Management Act. Any effect on those matters or areas which the Referrer seeks to address by the identification of sites of significance to Maori can be addressed through this provision.

7. It is submitted that in the circumstances therefore it is open to the Respondent to require of applicants for resource consents that they comply with the matters undertaken to the Referrer as set out in clause 2(i) above.



8. The plan/map which has been attached to this memorandum is one prepared in discussions between representatives of the Referrer and the Respondent. It differs from the documentation presented to the Court in that,
- (i) It excludes areas located in the Living 1 Environment which had previously been included within the areas shown shaded pink on the copy of Map 12 which was attached to the Referrer's submission on the proposed plan; and
 - (ii) Includes areas outside those identified on Map 12 as attached to the submission so as to incorporate the mountains of Hikurangi, Maungarei and Matarau and the Hikurangi Swamp, such being areas identified on the submission (although not described with any degree of specificity) but not shown on Map No. 12, as they are not located within the area encompassed by that map.
9. Both parties acknowledge that this plan is provisional only and has been prepared for interim working purposes. This plan is not to be seen as an acknowledgment either on the part of:
- (i) The Referrer so as to limit its ability to identify sites of significance outside the area shown on this plan; or
 - (ii) The Respondent so as to limit it in its judicial decision making processes.
10. The Respondent respectfully seeks directions from the Court in terms of this memorandum such to record the withdrawal of the reference and the commitments of the Respondent as set out herein.

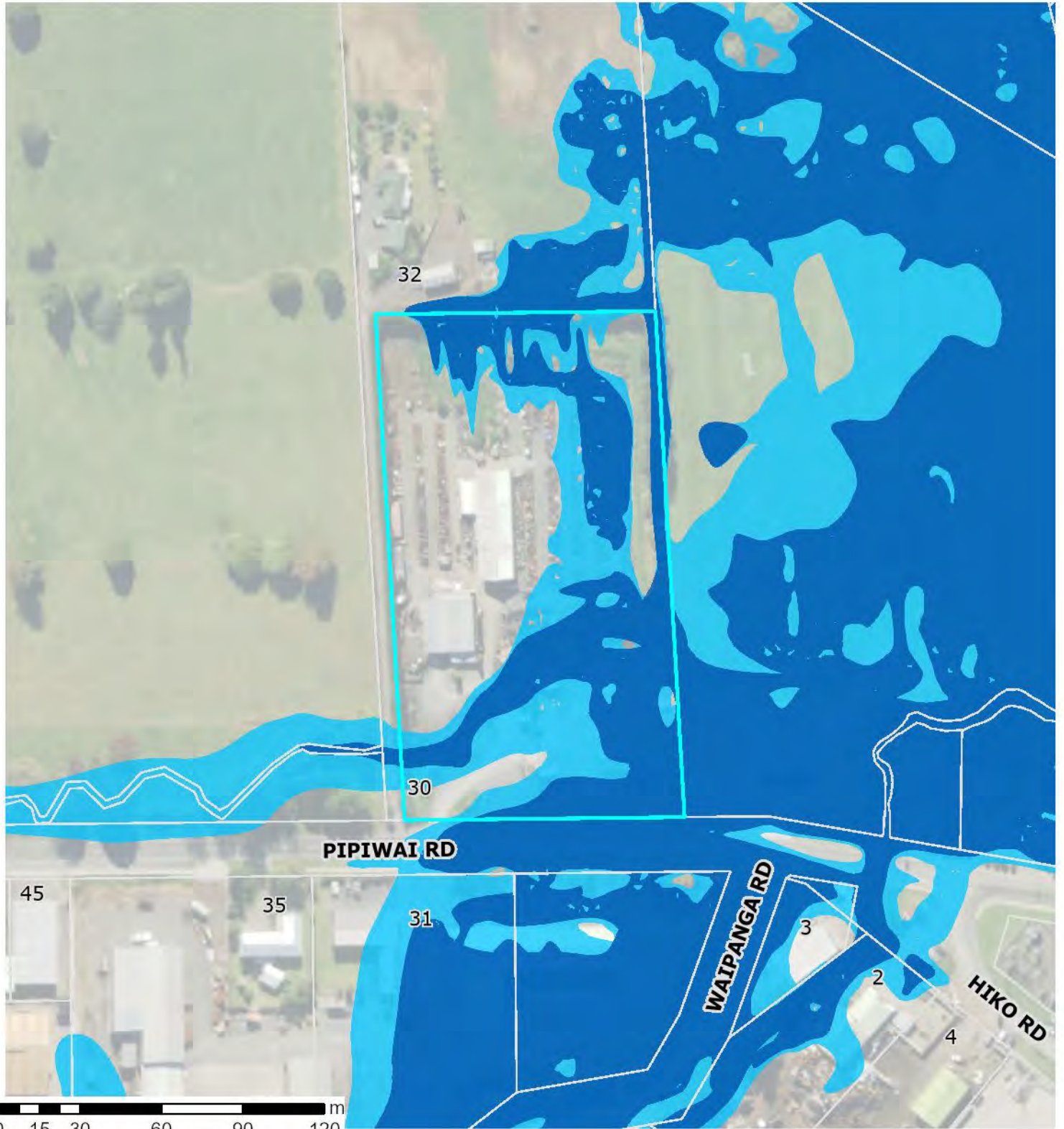
DATED at Whangarei this 26 day of February 2004





G.J. Mathias
Counsel for the Respondent

District Plan Change 1 - Natural Hazards Flooding





PC1 - Natural Hazards

31 March 2026

Flood Hazard Area

Scale 1:2,000

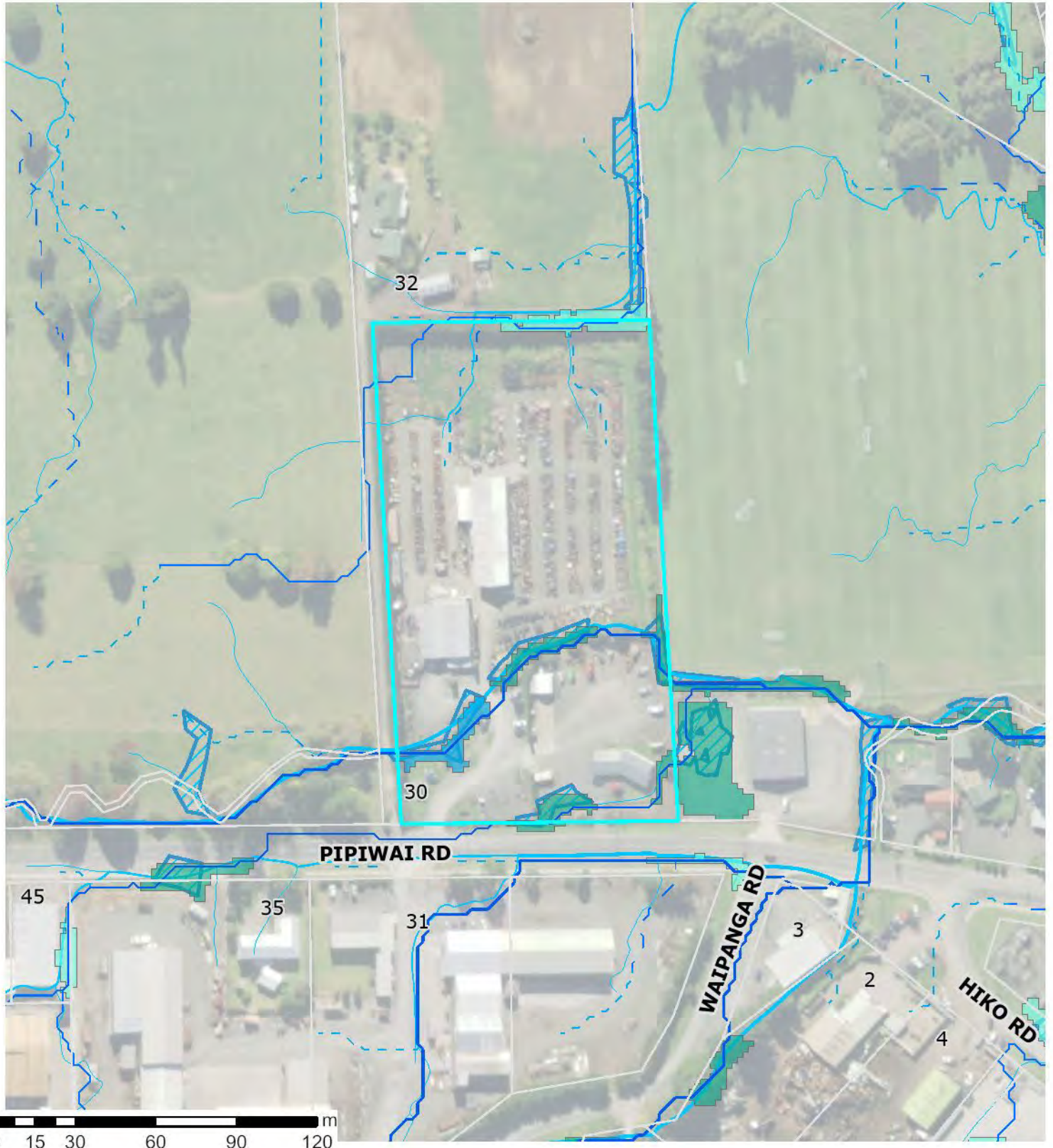
-  10 Year Flood Hazard Area
-  100 Year Flood Hazard Area



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>.

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. Parcel Information is sourced from the Land Information New Zealand (LINZ) Data Service. CROWN COPYRIGHT RESERVED. © Copyright Whangarei District Council.

Stormwater Catchment and Flood Management



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

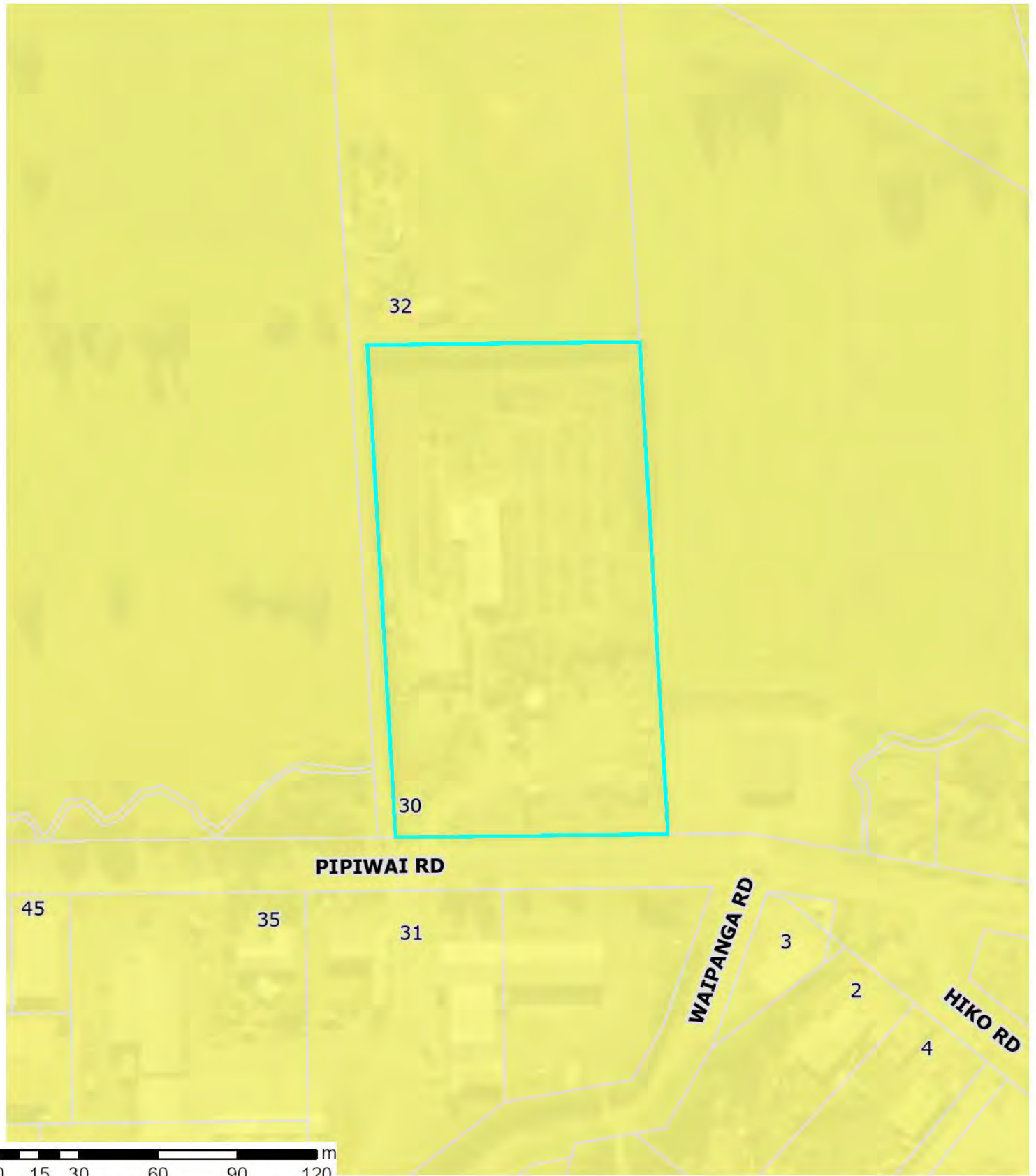
- 0.2 - 1.0 Ha
- 1.0 - 2.0 Ha
- 2.0 - 5.0 Ha
- > 5.0 Ha

Depression Storage Areas 2017

- Depression Storage Areas

31 March 2026
Scale 1:2,000





Landslide Susceptibility Zone

- High
- Moderate
- Low

Whangārei District Council holds indicative information on land stability hazard for Whangārei. The Whangārei District Council may require site-specific investigations before granting future subdivision or building consent for the property, depending on the level of stability risk of the area the property is in. Tonkin + Taylor Ltd Landslide Susceptibility assessment report: <https://www.wdc.govt.nz/files/assets/public/v2/documents/council/reports/hazard-reports/land-stability/landslide-susceptibility-technical-report.pdf>

31 March 2026
Scale 1:2,000

