

LAND INFORMATION MEMORANDUM NO: LM2500867**Received: 14 May 2025****Issued: 21 May 2025****Section 44A, Local Government Official Information
And Meetings Act 1987****APPLICANT**Bayleys Real Estate
84 Walton Street
Whangarei 0110**SITE INFORMATION**Property ID: 175893
Street Address: Smeaton Drive Whangarei 0110
Legal Description: LOT 3 DP 602709

This is a Land Information Memorandum only.

Full payment has been made for this Land Information Memorandum.

1: PROPERTY DETAILS.

- Location Map
- Aerial Photo
- Record of Title: 1176971
- Deposited Plan: DP 602709

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

- Interest Number 13196829.4 – Dated 24/01/2025

2: INFORMATION IDENTIFYING EACH (IF ANY) SPECIAL FEATURE OR CHARACTERISTIC OF THE LAND CONCERNED, INCLUDING BUT NOT LIMITED TO POTENTIAL EROSION, AVULSION, FALLING DEBRIS, SUBSIDENCE, SLIPPAGE, ALLUVION, OR INUNDATION, OR LIKELY PRESENCE OF HAZARDOUS CONTAMINANTS, BEING A FEATURE OR CHARACTERISTIC THAT IS KNOWN TO THE WHANGAREI DISTRICT COUNCIL.

Whangarei District Council holds indicative information on land stability hazard for Whangārei. Information on land stability, including an interactive web tool, can be found on the Council's website.

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.

See map attached indicating this property is located within moderate and high zones and refer:

<https://www.wdc.govt.nz/Services/My-property-and-rates/Natural-hazards>

Whangarei District Council notified Plan Change 1 - Natural Hazards (PC1) on the 31st of May 2023. The Plan Change introduces new provisions relating to natural hazards to the District Plan, including new hazard maps and rules for land use, development, and subdivision in hazard susceptible areas. As of 4 December 2024 the Decision Version PC1 rules have legal effect.

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

<https://www.wdc.govt.nz/Services/Planning/District-Plan-changes/Current-plan-changes>

Whangarei District Council holds information on the liquefaction vulnerability of the district. The site is located within an area classified as Liquefaction vulnerability category:

- Undetermined.

The report was prepared by Tonkin & Taylor Ltd to provide WDC with a district wide liquefaction vulnerability assessment to help inform spatial planning and assessment of landuse, subdivision and building consents.

To view the report and access maps please use the following link:

<https://www.wdc.govt.nz/Services/My-property-and-rates/Natural-hazards>

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

3: INFORMATION ON COUNCIL AND PRIVATE UTILITY (SEWERAGE, WATER & STORMWATER) SERVICES.

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

- Water, Wastewater and Stormwater Map

For further information regarding Council Water Supply please refer:

<https://www.wdc.govt.nz/Services/Water-services/Water-Supply>

4: INFORMATION RELATING TO VALUATION, LAND, AND WATER RATES. INFORMATION FROM WHANGAREI DISTRICT COUNCIL RECORDS.

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

Please note, this property is part of a new development and has not yet been rated. As a result, the Rates LIM Report attached provides information which reflects the original pre-subdivided property.

Rates shall apply from the new rating year beginning 1 July 2025

For further information, please contact the Whangarei District Council Rates Department on 09 430 4200.

5: INFORMATION CONCERNING ANY PERMIT, CONSENT, CERTIFICATE, NOTICE ORDER, OR REQUISITION AFFECTING THE LAND OR ANY BUILDING ON THE LAND PREVIOUSLY ISSUED BY THE WHANGAREI DISTRICT COUNCIL OR BUILDING CERTIFIER (WHETHER UNDER THE BUILDING ACT 1991 AND/OR 2004 OR ANY OTHER ACT).

Council holds no records of Building Permits or Building Consents for this property.

6: INFORMATION RELATING TO THE USE TO WHICH THE LAND MAY BE PUT AND ANY 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 Councils ePlan here <https://eplan.wdc.govt.nz/plan/>

This property is located in PREC5 South Whangarei Gateway Precinct (SWGP).

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

This property is located within the State Highway Noise Control Boundary.

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

7: INFORMATION WHICH IN TERMS OF ANY OTHER ACT HAS BEEN NOTIFIED TO THE WHANGAREI DISTRICT COUNCIL BY ANY STATUTORY ORGANISATION HAVING THE POWER TO CLASSIFY LAND OR BUILDINGS FOR ANY PURPOSE.

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

8: OTHER INFORMATION CONCERNING THE LAND AS WHANGAREI DISTRICT COUNCIL CONSIDERS, AT COUNCILS DISCRETION, TO BE RELEVANT.

Whangarei District Council recommends that all Whangarei District residents visit the Northland Regional Council website, <https://www.nrc.govt.nz/> for information on Civil Defence hazard response. This information includes Tsunami evacuation zones, maps and community response plans for flooding and extreme weather events etc.

9: 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.

DISCLAIMER

Land Information Memoranda (LIM) are prepared under the provisions of Section 44A of the Local Government Official Information and Meetings Act 1987. An inspection of the land or building(s) has not been completed for the purposes of preparing the LIM. It has been compiled from the records held by Whangarei District Council. The information contained in the LIM is correct at the date of issue.

A LIM is prepared for the use of the applicant and may not be able to be relied on by other parties.

Advice from an independent professional such as a lawyer or property advisor should be sought regarding the contents of this LIM.

Additional information regarding the land or buildings (such as resource consents and other permissions and restrictions) not contained in this LIM may be held by Northland Regional Council. For further information contact Northland Regional Council on (09) 470 1200, 0800 002 004 or www.nrc.govt.nz.

A LIM is not a suitable search of Council's records for the purposes of the National Environmental Standards (NES) for soil contamination of a potentially contaminated site.

Signed for and on behalf of Council:



Elle Swanson
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.

21 May 2025

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

Scale 1:2,000





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

21 May 2025

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
Search Copy




R.W. Muir
Registrar-General
of Land

Identifier **1176971**
Land Registration District **North Auckland**
Date Issued 31 March 2025

Prior References
NA137C/747

Estate Fee Simple
Area 5132 square metres more or less
Legal Description Lot 3 Deposited Plan 602709
Registered Owners
124 Tauroa Street Limited

Interests

Subject to Section 59 Land Act 1948

Appurtenant hereto is a right of way specified in Easement Certificate D677012.6 - 31.1.2002 at 3:27 pm

The easements specified in Easement Certificate D677012.6 are subject to Section 243 (a) Resource Management Act 1991

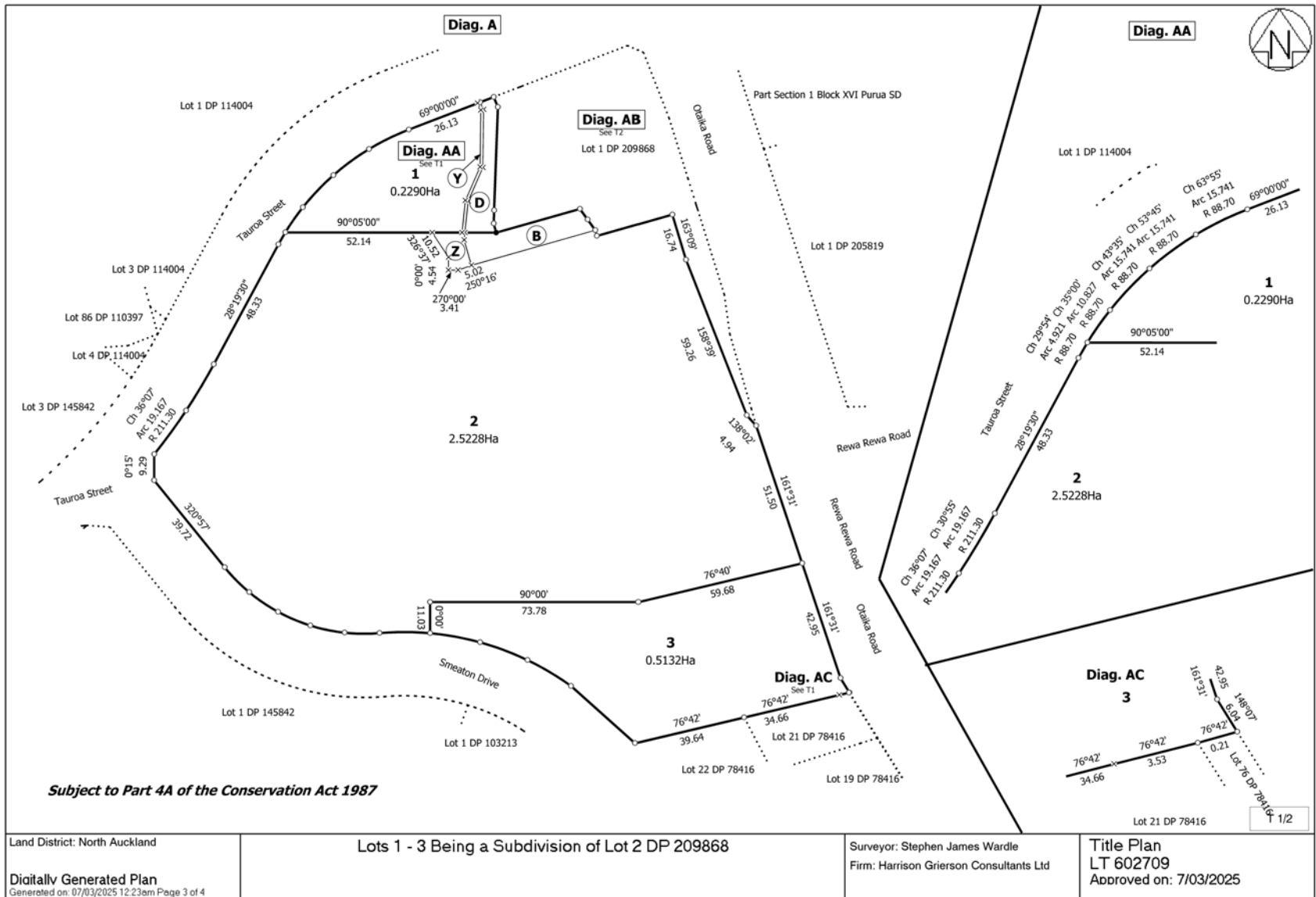
Appurtenant hereto is a right of way easement created by Easement Instrument 5835176.1 - 11.12.2003 at 9:00 am

Land Covenant in Easement Instrument 5835176.2 - 11.12.2003 at 9:00 am

Land Covenant in Easement Instrument 5835176.3 - 11.12.2003 at 9:00 am

13046706.2 Mortgage to ASB Bank Limited - 5.7.2024 at 12:28 pm

13196829.4 Consent Notice pursuant to Section 221 Resource Management Act 1991 - 31.3.2025 at 6:26 pm



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

A N D

IN THE MATTER of a subdivision consent as evidenced
by Land Transfer Plan No. 602709

A N D

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

IT IS HEREBY CERTIFIED that the following conditions to be complied with on a continuing basis by the subdividing owner and subsequent owners were imposed by Council as conditions of approval for the subdivision as effected by Land Transfer Plan No. 602709 ("the plan")

1. Any development on Lot 3 on the plan ("Lot 3") shall comply with the restrictions and recommendations identified in the Geotechnical Suitability Report prepared by Land Development Engineering Limited dated 02 March 2023 reference 18155, and Civil Infrastructure Report prepared by Land Development Engineering Limited dated 12 December 2022 reference 18155 unless an alternative engineering report prepared by a suitably experienced chartered professional engineer is approved in writing by Council.
2. At the time of application for a building consent for Lot 3 suitable evidence/design is to be provided to illustrate that stormwater attenuation will be provided for all impervious surfaces to ensure compliance with Chapter 4 of Council's Engineering Standards 2022 and in general accordance with the Stormwater Neutrality Report, prepared by Land Development Engineering Limited dated 12 December 2022, project 18155, to the satisfaction of Council's Building Officer.
3. The property owner of Lot 3 shall be responsible for the maintenance of the stormwater attenuation device/s installed.
4. The property owner of Lot 3 is advised that at the time of subdivision consent for the site as evidenced by the plan the property does not have reticulated stormwater and potable water connections and therefore the owner shall be responsible for such connections. Connections shall be installed at the time of the first application

for a building consent for Lot 3 and shall include application(s) for Public Utility Works for Potable water and Stormwater connections.

5. For further information on the Public Utility Works Application process, please contact Council's Waste and Drainage Department and/or the Water Services Department.
6. At the time of the first application for a building consent on Lot 3, the owner shall apply for a vehicle crossing permit. The vehicle crossing shall comply with Council's current Environmental Engineering Standards.
7. The formation works for a vehicle crossing shall be completed to the satisfaction of Council's Roding Corridor Coordinator or delegated representative prior to the Code Compliance Certificate being issued by Council for the first new building consent granted for Lot 3.

DATED at Whangarei this 24th day of January 2025

SIGNED for **WHANGAREI DISTRICT COUNCIL** pursuant to the authority of the Council given pursuant to the Local Government Act 2002 and the Resource Management Act 1991

RG Zucchetto
RG Zucchetto (Jan 24, 2025 14:18 GMT+13)

Authorised Signatory
Ricardo Giovanni Zucchetto
Post Approval RMA Officer



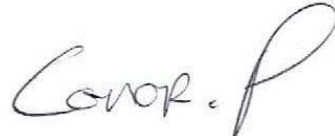
Centuria Funds Management (NZ) Limited

**GEOTECHNICAL SUITABILITY REPORT FOR
PROPOSED SUBDIVISION**

124 Tauroa Street, Whangarei

DOCUMENT CONTROL

Version	Date	Issued For / Comments
A	2/03/2023	Issued for Consent
		Choose an item.

Version	Issued For	Prepared By	Reviewed & Authorized By
A	Issued for Consent	 Jack Mackay-Neal Engineering Geologist BSc, PMEG	 Conor Pullman Chartered Engineering Geologist BSc, PGDipSci, CMEngNZ (PEngGeol)

EXECUTIVE SUMMARY

Based on the investigation and appraisal of the site reported herein, the vacant site, Lot 3 to be created by the proposed subdivision has been assessed as suitable for residential or commercial development.

A numerical slope stability analysis undertaken for the site indicates that the proposed building platform is stable under a surcharge load of 12kPa. Further slope stability analysis and specific geotechnical assessment will be required for the site if future development extends beyond the suitable area indicated in the investigation plan, building loads exceed a surcharge load of 12kPa, or fills exceed 1m in depth.

Additionally, specific foundation design will be required to address the expansive soils identified at the sites.

Adequate provision for access to the proposed site is provided in the scheme plan and access to building site can be formed with only minor earthworks required.

A site-specific geotechnical assessment should be carried out to support the design and building consent for any future buildings constructed at the lot. This report should not be supplied to council in support of building consent.

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APPENDIX E: EXTERNAL DATA

1 INTRODUCTION

LDE Ltd has been engaged by Centuria Funds Management (NZ) Limited to undertake a geotechnical suitability assessment for a proposed subdivision at 124 Tauroa Street, Whangarei (Figure 1).

The proposed subdivision will create three lots from the existing site. The proposed scheme plan is shown in Figure 2 below and attached as Appendix A. Proposed Lot 1 and Lot 2 contain existing buildings. This reporting considers the vacant Lot 3 of the proposed subdivision only.

The purpose of the investigation was to determine the geotechnical suitability of the new vacant lots for development in accordance with the Resource Management Act (1991) and the Whangarei District Council (WDC) Engineering Standards (ES, 2022). The scope of our suitability assessment included consideration of any existing or potential geotechnical hazards at the nominated building site, consideration of engineering requirements for residential construction, and the servicing of each building site with respect to access, wastewater, and stormwater disposal.

2 PROPOSED DEVELOPMENT

The proposed subdivision intends to subdivide Lot 2 DP 209868 into three separate Lots (Figure 1). Lots 1 and 2 are intended to contain the existing KFC and Bunnings commercial operations within the site, with Lot 3 consisting of the remainder of the existing property and is the subject of this reporting. Lots 1 and 2 are not discussed further in this reporting.

3 DESKTOP STUDY

Lot 2 DP 209868 is a commercial property located in the Whangarei suburb of Raumanga, approximately 3km south-southwest of the Whangarei CBD (Figure 2). Lot 3 of the proposed development is irregular in shape and occupies some 5133m². The site is gently sloping, consisting of a planar terrace of approximately 6° in the eastern third of the site, steepening to some 26° in the narrow portion at the west of the site. Elevations of the site range from between 31m at the southernmost point of the lot to 22m along the northern property boundary. Presently the site is in pasture, with minor trees and bushes located along the southern property boundary and is otherwise unimproved. The site may be accessed from Smeaton Drive by an unformed vehicle crossing.

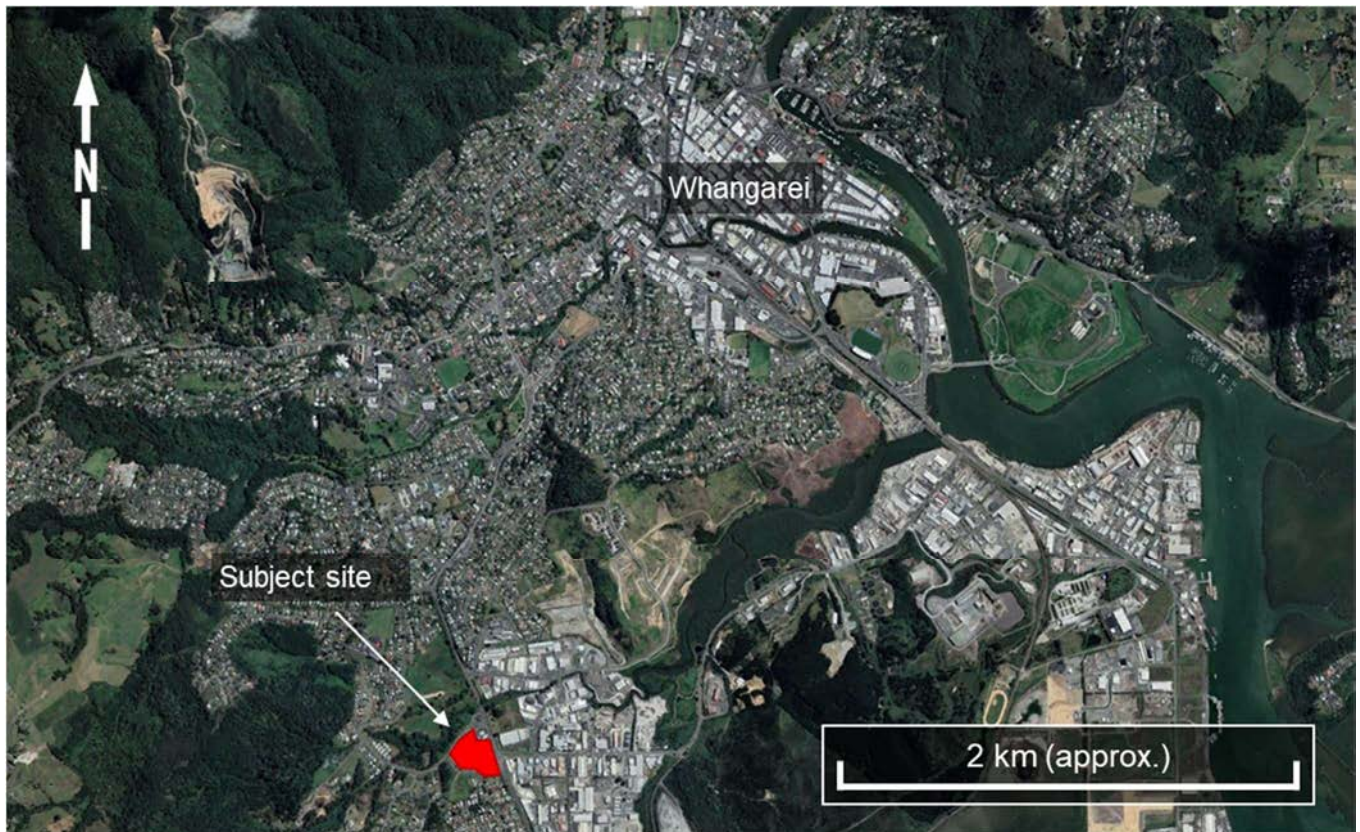


Figure 2: Location of the site (indicated in red) relative to Whangarei township. Imagery from Google Earth

3.2 GIS Mapping

A review of relevant WDC¹ and NRC² GIS mapping was undertaken for the site. The review identified that the site is mapped as within the high and moderate slope instability zones (Figure 3). The proposed building platform is largely located within the moderate instability zone. The site is not mapped as susceptible to any other natural hazards by either territorial authority. The property has available connections to council reticulated services. Further discussion of servicing the site is addressed further in a separate LDE Civil Infrastructure Report (reference 18155, dated 20/12/22).

¹ WDC – GIS Maps. <https://gismaps.wdc.govt.nz/GISMapsGallery/>

² NRC Local Maps. <https://localmaps.nrc.govt.nz/LocalMapsGallery/>

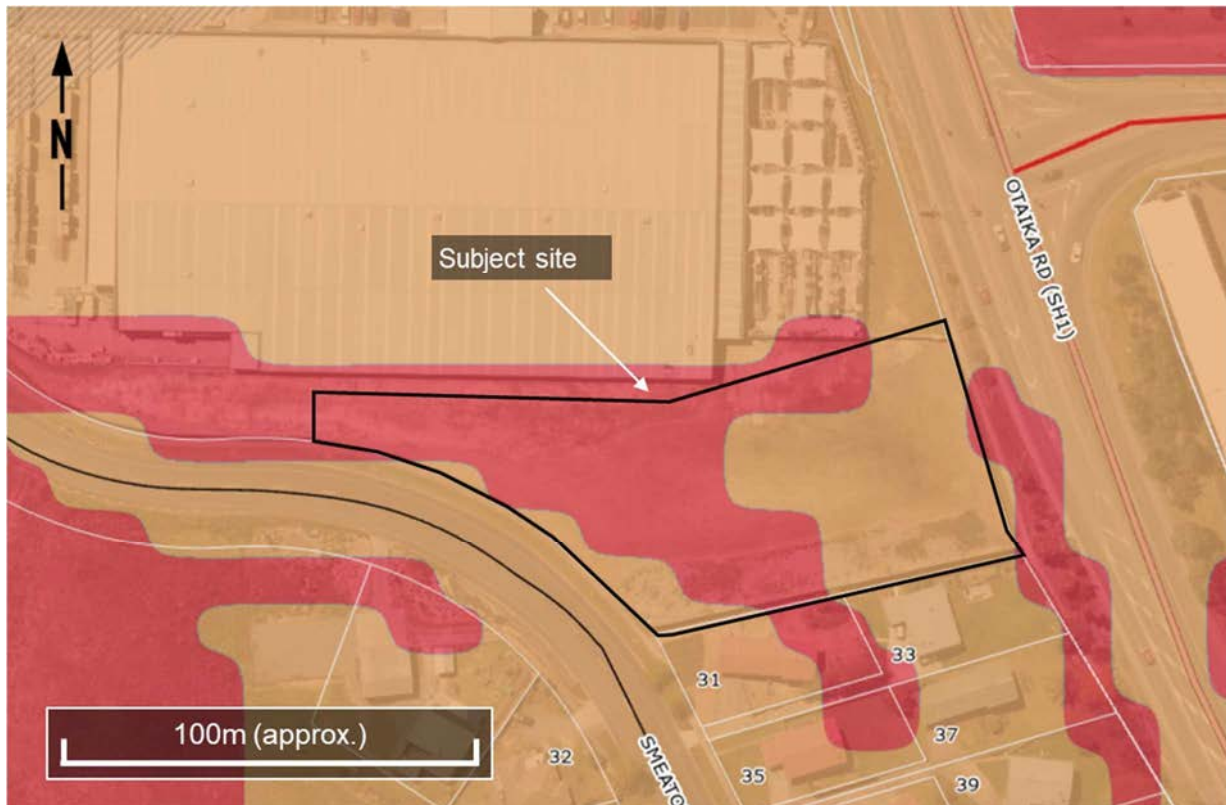


Figure 3: WDC mapped slope instability at the site. The site is situated across both the high (red) and moderate (orange) instability zones.

3.3 Historical Imagery Review

A review of historical and recent aerial imagery has been undertaken, with images sourced from Retrolens³ and Google Earth. Initial aerial photography of the site from 1942 shows the site as unimproved and in pasture, with sporadic low-lying vegetation (Figure 4). This site condition persists across all aerial photography until 1986 where earthworks have been undertaken at the site. The imagery shows that a batter slope has been formed along the southern edge of the site, with a less steep platform formed in the northeastern corner of the site. It is not clear if the earthworks involved the placement of fill or occurred as cut only (Figure 5).

No aerial photography is available for the site between 1986 and 1999, however no changes to the site are apparent in the 1999 aerial imagery. Construction of the neighbouring Bunnings was complete by 2006. Further earthworks to the site have occurred, forming a cut batter of approximately 1V:5H along the northern extent of the property. Additionally, between 1999 and 2012 a cut batter was formed near to the southern property boundary, cut at approximately 1V:4H. In 2021 the northern edge of the site was partially cleared of vegetation and minor soil, with the spoil placed at the top of the same batter slope (Figure 6). No other changes have occurred to the site. Across all aerial imagery the site has remained unimproved, with changes to the site consisting of earthworks only. No evidence of slope instability is apparent across any of the aerial imagery.

³ Retrolens – Historical Imagery Resource. <https://retrolens.co.nz/map/>. Imagery licensed by LINZ CC-BY 3.0.

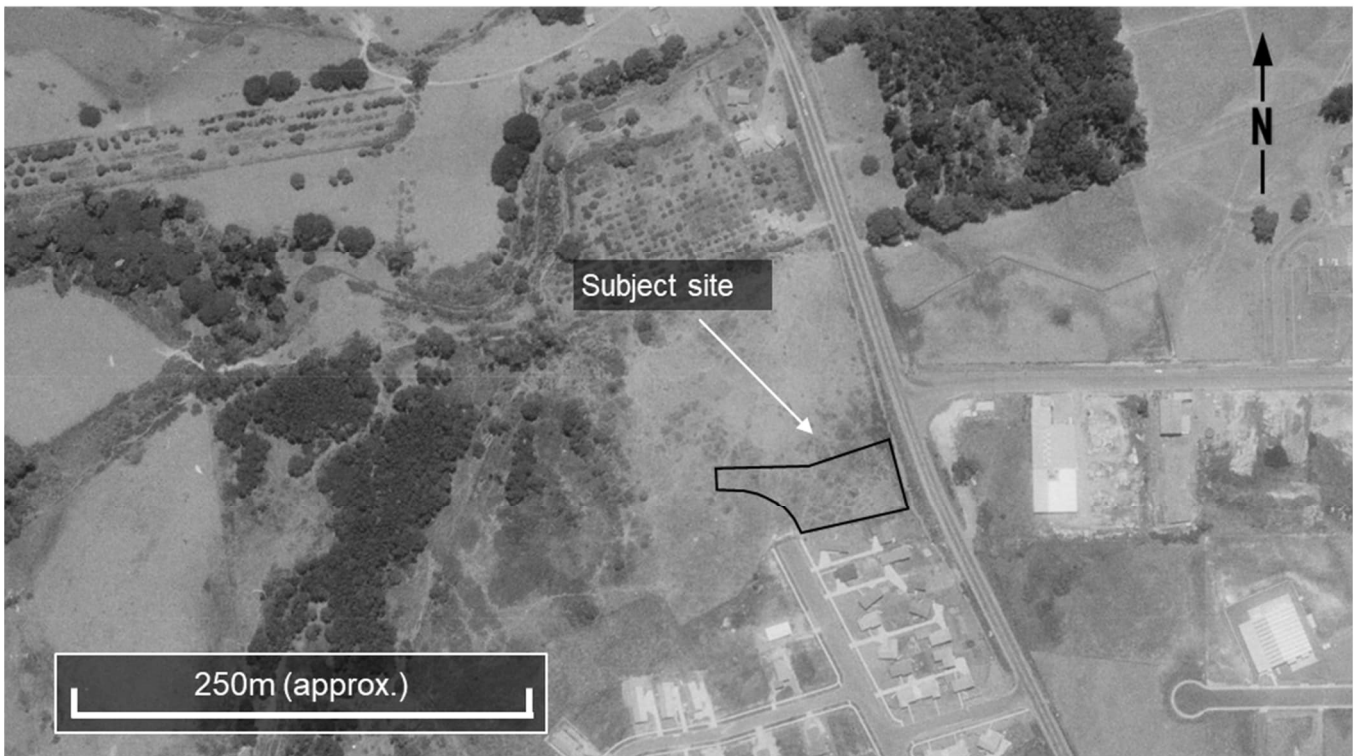


Figure 4: 1978 Retrolens imagery showing grass and vegetation on the site.

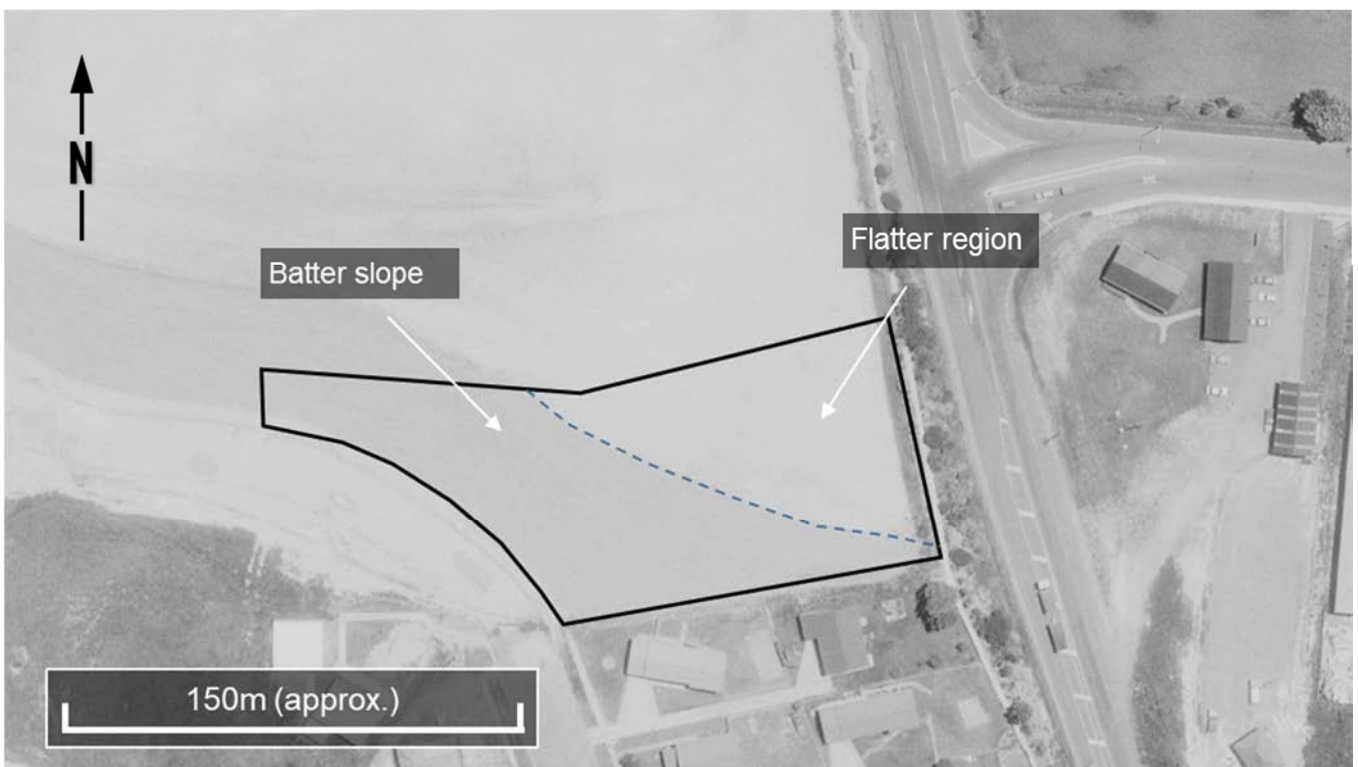


Figure 5: 1986 Retrolens imagery depicting the site cleared with earthworks having occurred.

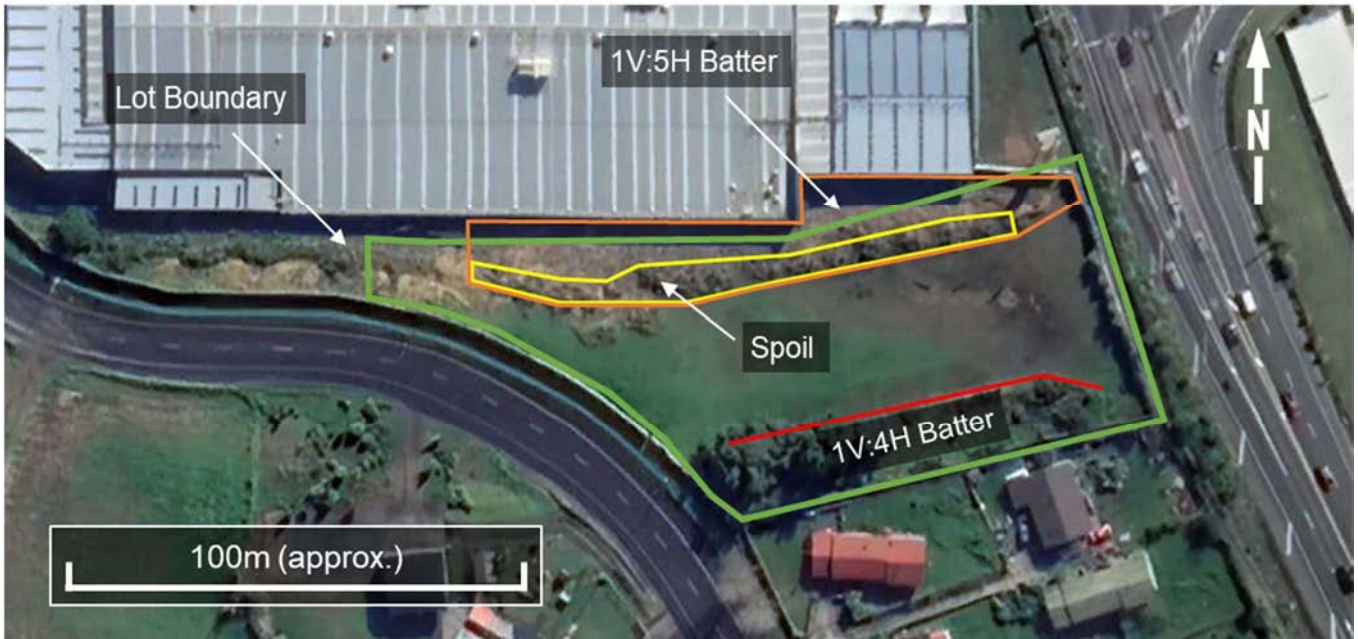


Figure 6: 2022 Google Earth imagery of the site. The 1V:5H cut batter formed at the time of Bunnings construction is outlined in orange. Spoil placed in 2021 from clearing of the site is outlined in yellow, with the approximate extent of the toe of the cut batter at the south of the site shown in red.

3.4 Past Reporting

A previous report was completed by Tonkin and Taylor for the neighbouring Bunnings development titled “Proposed Bunnings Warehouse Project, Tauroa Street, Whangarei Geotechnical Investigation”, dated August 2004. This reporting considered the geotechnical considerations for the construction of Bunnings and included testing across the site. The reporting also includes testing from the initial development of the site in the 1980s. No report is available for the initial 1980s earthworks at the site; however, the geotechnical testing data is available. The report concludes that the site is not subject to deep-seated instability based on the absence of deformation of Smeaton Drive and the nearby footpath. A slope stability analysis was also undertaken on the nearby steep batter slope, which was determined to be stable provided a 5m deep retaining wall was constructed. This analysis is not considered appropriate for the proposed building platform which is located away from slopes this steep.

Testing as part of this previous reporting within, or nearby to Lot 3 included three test pits and a machine borehole put down to 10m across the site. A triaxial test was also performed on a mudstone sample from the machine borehole at 4.2m depth. Each testing location is shown in the investigation plan. These testing locations are shown on the investigation plan in Appendix B. Testing logs and data are shown in Appendix E.

3.5 Site Geology

The 1:250,000 geological map of the region shows the site as being underlain by the Melange of Northland Allochthon, described as “*Melange, comprising a matrix of sheared mudstone with included tectonic blocks of Northland Allochthon, Te Kuiti Group and Waitemata Group lithologies*”.

4 GROUND CONDITIONS

4.1 Subsurface Investigations

Our investigation of the site included the following work:

- Two 50mm hand augered boreholes (HA01 to HA02) put down to a target depth of 5m or refusal. Measurements of the peak undrained shear strength were taken at 200mm intervals within cohesive soils encountered down through the boreholes using a calibrated shear vane. A Scala penetrometer test was put down from the base of each borehole. Results are shown on the corresponding borehole logs.

The locations of the subsurface investigations are on the Geotechnical Investigation Plan in Appendix B. Logs of the boreholes and penetrometer tests are presented in Appendix C.

The field work was completed in February 2023.

4.2 Subsurface Conditions

In summary, our investigations generally encountered a profile of moderate strength residual soils and high strength completely weathered mudstone, consistent with the mapped Melange of Northland Allochthon bedrock and previous testing at the site.

Topsoil was encountered at the surface in HA02 to a depth of 150mm, comprising moist, slightly organic clayey silt.

Residual soil was encountered from the surface of HA01 or below topsoil in HA02, comprising stiff, highly plastic, silty clay or clayey silt soil. Shear strengths through this unit were typically >80kPa in the upper 1.6m of the soil profile, increasing to >120kPa below this. A minimum shear strength of 61kPa was recorded in HA01 at 1.6m depth and 0.6m depth in HA02.

Completely weathered Melange of Northland Allochthon mudstone was encountered below the residual soil, from 2.0m and 2.5m in HA01 and HA02 respectively. In HA01 between 2.0m and 3.3m the soil consisted of a highly plastic clayey silt. Shear strengths within this material tended to exceed 160kPa, with the lowest recording of 139kPa measured at 2.4m depth. Below 3.3m depth in HA01 and 2.5m depth in HA02 the material became hard, with all recorded shear strengths in excess of 200kPa, or otherwise unable to penetrate with the shear vane. The soil was found to comprise hard, high plasticity, silt with some clay and persisted to the base of each hand auger borehole.

Scala penetrometer testing from the base of HA01 resulted in 6 – 8 blows/50mm penetration from the base of each borehole to 5.05m depth, sharply increasing below this to refusal (≥ 10 blows/50mm penetration) by 5.35m depth. In HA02 Scala refusal was identified at the base of the hand auger borehole at 3.1m depth. This may be indicative of a transition to highly weathered rock.

Bedrock was not encountered in the investigation. Based on the geomorphology of the site and our experience in this unit, it is expected that slightly weathered to fresh bedrock lies at some 8 – 10m depth below the site.

4.3 Soil Moisture Profile and Groundwater Conditions

Testing was performed in February of 2023 in exceptionally wet conditions for the season. Accordingly, we expect the soil conditions to be wetter than those expected during climatic norms.

The soils beneath the building site were moist to wet down to 1.7m depth, becoming dry below this. In HA01 a wet horizon was encountered between 1.6 and 2.0m, becoming moist below this.

Groundwater was not encountered in any of the boreholes; however, we expect the permanent groundwater table to lie some 8m – 10m below the surface of the subject site based on the elevation of the hill relative to the surrounding watercourses.

The moisture content of the near surface soils is expected to be higher during the winter months or extended periods of wet weather resulting in their saturation at times. The extent of the wetting front will be dependent on the duration of the period of rainfall but may extend down some 1m to 2m of the surface. Similarly, the groundwater table is expected to rise some 1m to 2m during extended periods of wet weather. In our opinion complete saturation of the slope is unlikely to occur.

4.4 Seismic Subsoil Category

We consider that the site is a Class C shallow soil site as defined by NZS 1170.5 (2004) “Structural Design Actions: Part 5: Earthquake actions – New Zealand”, based on the >3m depth of soil at the site.

5 NATURAL HAZARDS AND GROUND DEFORMATION POTENTIAL

5.1 Definition and Legislation

This section summarises our assessment of the natural hazards within the property as broadly required by Section 106 of the Resource Management Act (1991 and subsequent amendments) and including geotechnical hazards given Section 71(3) of the Building Act (2004). This includes erosion, inundation, subsidence, and slippage.

This section also includes our assessment of ground beneath the building site which is outside the definition of “Good Ground” as defined by NZS3604 (2011) “Timber Framed Buildings”.

5.2 Slope Instability

5.2.1 Visual Stability Assessment

The proposed building platform is located on a planar terrace sloping approximately 6° to the north, with steeper slopes located upslope to the south. A walkover of the site and review of aerial imagery did not identify any evidence of past slope failures or terracettes at, or nearby to the site. Given for the potential for significant loadings from future construction and vehicle traffic on the slopes and the known instability in the wider area a numerical slope stability analysis was undertaken. The selected slope cross-section considers the steepest slopes through the proposed building platform and additional loads on the slope from neighbouring buildings and Smeaton Drive.

5.2.2 Assessment Methodology

The stability of the site has been assessed based on the geomorphology of the surrounding slopes and assessment of a cross section developed of the underlying engineering geology in the Rocscience computer programme Slide2.

Soil parameters for the analyses were determined based on a back analysis of the existing cut batters at the site and a triaxial test performed on a mudstone sample from the past reporting at the site.

The design groundwater cases reviewed for the purpose of this report are the long-term groundwater condition (expected normal winter groundwater condition) and extreme ground groundwater condition (combination of long-term groundwater condition coupled with a wetting front due to a high intensity rain event) and a total saturation event of the entire hillside.

Seismic loads utilised to assess the potential for instability relating from seismic events have been based on the MBIE Earthquake Geotechnical Practice Module 1 (dated November 2021, Rev 1). A ULS event was modelled with 0.19g of ground acceleration in the seismic case.

The location of the cross section is shown on the investigation plan in Appendix B and printouts of the stability analyses are attached to this report in Appendix D.

5.2.3 Stability Assessment

The assessed cross-section was developed to include both the steepest slope profile, indicative future development loads and existing loads from nearby buildings and roadways, representing the worst-case scenario to be modelled. The cross-section extends from Smeaton Drive in the south, to approximately the centre of the garden centre of Bunnings in the north. Significant groundwater was not encountered in either our hand auger testing or previous testing at the site and has been modelled at 10m depth at the top of the section and 7m depth at the base of the section. In the extreme groundwater scenario, a wetting front has been modelled to saturate both the residual soil and completely weathered mudstone at the site, up to 3m depth. In the total saturation scenario, the entire slope profile has been assumed to be saturated. The southern extent of Bunnings has been modelled with a retaining wall 1m high with under piles of 1m length of 20kN/m strength in the absence of original design parameters. Surcharge

loads modelled in the cross section include a 12kPa surcharge on Smeaton Drive, 5kPa surcharge for the residential dwelling upslope of the proposed building platform, 12kPa surcharge for a future building on the site and 15kPa surcharge for Bunnings. These surcharges represent the worst-case scenario for loading from vehicular traffic and the loads imparted on the ground from existing and proposed buildings.

Parameters used in the analyses are presented below in Table 1, these parameters were determined from both back analysis of the rear cut batter and triaxial testing completed at the site as part of previous reporting.

Table 1: Soil parameters for slide analysis

Layer/Lithology	Depth to top of layer	Unit Weight (kN/m ³)	Cohesion (kPa)	Phi (°)
Residual Soil	Surficial	18	2	20
Completely Weathered Mudstone	1.5m – 2.6m	18	2	22
Highly Weathered Mudstone	3.2m – 5.4m	20	0	27

5.2.4 Analysis Results

Results of the numerical slope stability analysis and generally accepted Factors of Safety are presented below in Table 2. Modelling of the slope indicates that slope failures are modelled to occur in all scenarios at within the cut batter at the southern boundary of the site. In none of the scenarios are these failures modelled to enter the proposed building platform, including the low probability complete saturation scenario.

At the time of LDE's site investigations, the cut batter at the south of the site had not failed in the recent exceptionally wet summer and Cyclone Gabrielle intense rainfall event. We therefore consider that the adopted soil parameters in the slope stability analysis to be conservative and that for the modelled development the proposed building platform is stable.

If future developments are likely to exceed surcharges modelled in this analysis, cut slopes are formed, or fill is to be placed higher than 1m above existing grade additional assessment and stability analysis shall be required.

Table 2: Generally accepted Factor of Safety for analysis types.

Analysis	Minimum Factor of Safety required	Modelled FS results (at building platform)
Long-term Groundwater	1.5	>1.5
Extreme Groundwater	1.3	>1.3
Seismic Loading	1.1	>1.1

5.3 Compressible Ground and Consolidation Settlement

Outside of topsoil no potentially compressible materials were encountered in our testing of the site. Accordingly, all topsoil should be stripped or piled through from beneath any future development at the site to prevent settlement from occurring.

5.4 Ground Shrinkage and Swelling Potential

Plastic soils can be subject to shrinkage and swelling due to soil moisture content variations which can result in apparent heaving and settlement of buildings, particularly between seasons. The magnitude of movement is a function of the reactivity of the clay minerals and the amount of clay as a fraction near surface soils. These factors are in turn associated with geological origin and the degree and nature of in-situ weathering.

The near surface soils at the site were found to be highly plastic and predominantly clay. Based on our experience and past laboratory testing in similar geological conditions, we expect that the soils are highly expansive. The site is therefore outside the definition of 'Good Ground' as defined in NZS3604 (2011).

Without further site-specific laboratory testing to classify the soils, we recommended that design of concrete slab foundations assume Class H1 (highly reactive) in accordance with AS2870 (2011). Specific recommendations for foundation design are given in Section 6 below.

5.5 Conclusions

From our assessment of the natural hazard and ground deformation risks presented to the proposed development we consider that the site is suitable for development, provided that the recommendations given in Section 6 are adopted.

6 ENGINEERING RECOMMENDATIONS

6.1 Site Preparation and Earthworks

The proposed building platform at the site is gently sloping and is unlikely to require significant earthworks to form a suitable platform for construction. If construction requires significant earthworks a geotechnical analysis should be undertaken to determine the suitability of the proposed works. No cut batters more than 1.5m height should be formed at the site without specific geotechnical assessment or retaining by a suitably engineered retaining wall.

6.1.1 Fills

Earth fills for building platforms should be limited to 1m depth and should be battered at a maximum of 1V:3H without specific geotechnical assessment. Where fills are expected to exceed 1m above existing grade a specific geotechnical assessment shall be undertaken.

All fill forming part of the building platform needs to be placed in a controlled manner to an engineering specification that follows the general methodology given in NZS 4431 (2022) "Engineered fill construction for lightweight structures". This includes the design, inspection and certification of the fill by a Chartered Professional Engineer or Professional Engineering Geologist. This will be particularly important to enable the building proposed for the site to be able to be constructed in accordance with NZS3604 (2011) "Timber Framed Buildings".

The following specification is recommended for earth fills:

1. All topsoil and unsuitable materials, including low strength ground, uncontrolled fill, rubbish etc shall be stripped from the footprint area of the fill.
2. Where fill is placed on subgrade slopes steeper than 1V:5H the subgrade shall be benched. Fill should not be placed on slopes steeper than 1V:3H without specific assessment.
3. The stripped subgrade surface should be inspected by the certifying engineer prior to placing any fill.
4. Compaction control should be principally in terms of a minimum allowable shear strength and maximum allowable air voids. Where fills are less than 1m deep, minimum shear strength and visual observation only may be appropriate. Recommended compaction control criteria are presented in the table below.
5. The testing frequency and specification should be confirmed with the contractor prior to commencing work.

Site won material is not expected to be suitable for placement as earth fill, therefore imported fill material will be required for the site. Provision should be made to ensure that the earthworks are conducted with due respect for the weather, particularly due to the low permeability and high plasticity of the underlying ground. Any fill should not be placed on to wet ground, especially if ponded water is present.

Table 3: Recommended fill compaction criteria

Undrained shear strength – for compacted clays		
	Minimum single value	140kPa
Air voids percentage		
	Average value not more than	10%
	Maximum single value	12%
Clegg Impact Value (CIV) – for compacted gravels		
	Minimum single value	25

6.1.2 Access Road Construction

Access to the proposed building platform is expected to be formed without significant earthworks. A vehicle crossing designed in accordance with the WDC ES (2022) will also be required for the site.

6.1.3 Site Contouring and Topsoiling

As soon as possible, all final cut-slopes and fill slopes should be covered with topsoil a minimum of 0.10m thick to prevent the ground from drying out readily resulting in the development of cracks.

The finished ground level should be graded so that water cannot pond against, beneath or around any future building or retaining walls for the economic life of structures. To achieve this, it will be important that the building platform beneath the topsoil grades away from the site.

Contouring should avoid the potential for concentration and discharge of surface water over point locations which could result in soil erosion or instability.

6.2 Preliminary Foundation Design Recommendations

Preliminary foundation recommendations are provided below for information only. A site and building specific geotechnical assessment, including more detailed investigation, should be undertaken to support design and building consent for future buildings at the lot.

Based on our investigation and appraisal of the building site, we expect that conventional shallow pile, concrete slab-on-grade, or raft-slab foundations will be suitable for the sites, with a geotechnical ultimate bearing capacity of 300kPa available from the surface of natural ground.

Due to the presence of expansive soils, the sites are not considered 'Good Ground' as defined in NZS3604 (2011).

Shallow pile foundations designed in accordance with NZS3604 (2011) are expected to be suitable, provided that all piles are deepened to a minimum embedment of 0.9m below cleared ground level.

Conventional slab-on-grade foundations may be adopted without specific design in accordance with B1/AS1 Section 3.2: 'Slab-on-ground on expansive soils', for site Class H (highly expansive).

If foundations are intended to be a non-NZS3604 type design, then all foundations shall require specific engineering design. Raft-slab foundations are expected to be suitable for the site, subject to specific design in accordance with AS2870 (2011) and the recommendations of BRANZ Study Report 120A. Design should assume Class H1 (highly reactive) and a 500-year characteristic surface movement (y_s) of 68mm. This has been for the design ULS event.

Expansive soil site classifications may be revised at the building consent stage subject to laboratory testing and taking into account finished platform levels and the effects of any cuts or fills.

6.3 Stormwater Management

Stormwater management for the proposed lot is addressed in a separate LDE report.

7 SECTION 106 STATEMENT

Subject to adoption in full of the recommendations within this report, it is our opinion in terms of Section 106 of the Resource Management Act that;

1. the land in respect of which a consent is sought, or any structure on that land, is not and is not likely to be subject to material damage by one or more natural hazards; and
2. any subsequent use that is likely to be made of the land is not likely to accelerate, worsen, or result in material damage to the land, other land or structures by one or more natural hazards; and
3. sufficient provision has been made for legal and physical access to each allotment to be created by the subdivision.

8 LIMITATIONS

This report should be read and reproduced in its entirety including the limitations to understand the context of the opinions and recommendations given.

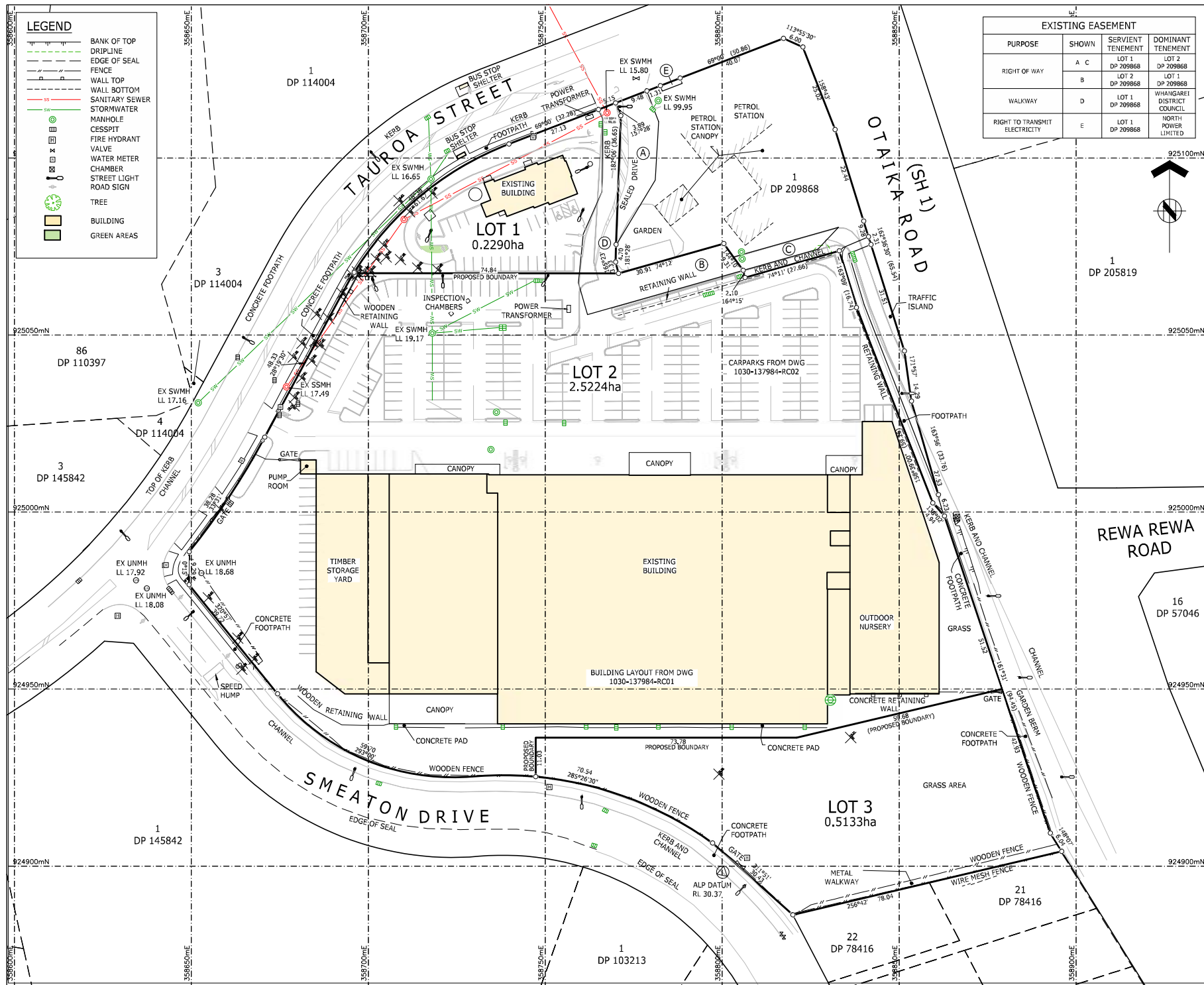
This report has been prepared exclusively for Centuria Funds Management (NZ) Limited in accordance with the brief given to us or the agreed scope and they will be deemed the exclusive owner on full and final payment of the invoice. Information, opinions, and recommendations contained within this report can only be used for the purposes with which it was intended. LDE accepts no liability or responsibility whatsoever for any use or reliance on the report by any party other than the owner or parties working for or on behalf of the owner, such as local authorities, and for purposes beyond those for which it was intended.

This report was prepared in general accordance with current standards, codes and best practice at the time of this report. These may be subject to change.

Opinions given in this report are based on visual methods and subsurface investigations at discrete locations designed to the constraints of the project scope to provide the best assessment of the environment. It must be appreciated that the nature and continuity of the subsurface materials between these locations are inferred and that actual conditions could vary from that described herein. We should be contacted immediately if the conditions are found to differ from those described in this report.

APPENDIX A

SUBDIVISION SCHEME PLAN



EXISTING EASEMENT			
PURPOSE	SHOWN	SERVIENT TENEMENT	DOMINANT TENEMENT
RIGHT OF WAY	A C	LOT 1 DP 209868	LOT 2 DP 209868
		LOT 2 DP 209868	LOT 1 DP 209868
WALKWAY	D	LOT 1 DP 209868	WHANGAREI DISTRICT COUNCIL
RIGHT TO TRANSMIT ELECTRICITY	E	LOT 1 DP 209868	NORTH POWER LIMITED



ASSOCIATION OF CONSULTING
ENGINEERS NEW ZEALAND

ISO 9001
QUALITY
ASSURED

"THIS DRAWING AND DESIGN REMAINS THE PROPERTY OF, AND MAY NOT BE REPRODUCED OR ALTERED WITHOUT THE WRITTEN PERMISSION OF HARRISON GRIERSON CONSULTANTS LIMITED. NO LIABILITY SHALL BE ACCEPTED FOR UNAUTHORIZED USE OF THIS DRAWING."

NOTES

- LEVELS ARE IN TERMS OF MEAN SEA LEVEL, ORIGIN OF LEVELS RL 33.39m
- COORDINATES ARE IN TERMS NEW ZEALAND GEODETIC DATUM 2000 HT EDIN CIRCUIT, ORIGIN OF COORDINATES SS 420 924789.48 mN 358849.26 mE
- CONTOURS ARE AT 0.2m INTERVALS, CONTOURS SHOWN ON THIS PLAN HAVE BEEN ELECTRONICALLY COMPUTED FROM SPOT HEIGHT DETERMINATIONS AND MAY NOT REPRESENT THE TRUE GROUND LEVELS, ANY CRITICAL HEIGHTS SHOULD BE CHECKED ON SITE PRIOR TO DESIGN AND CONSTRUCTION COMMENCING.
- THIS PLAN HAS BEEN CARRIED OUT TO TOPOGRAPHICAL STANDARDS, ALL LEVELS SHOWN ARE CORRECT AT TIME OF SURVEY, CRITICAL DIMENSIONS AND LEVELS SHOULD BE VERIFIED.
- BOUNDARIES SHOWN ON THIS PLAN ARE ADOPTED FROM DP 209868 AND HAVE NOT BEEN SURVEYED, A BOUNDARY DEFINITION SURVEY SHOULD BE CARRIED OUT TO ESTABLISH EXACT BOUNDARY POSITIONS ON SITE.
- ALL EASEMENTS, COVENANTS AND OTHER LEGAL INSTRUMENTS ASSOCIATED WITH THIS SITE MAY NOT BE SHOWN ON THIS PLAN, AN INVESTIGATION OF THE MOST CURRENT LEGAL RECORDS SHOULD BE UNDERTAKEN PRIOR TO DESIGN AND CONSTRUCTION COMMENCING.
- SERVICES POSITIONS AND ALIGNMENT MAY HAVE BEEN OBTAINED FROM THIRD PARTY RECORDS AND SHOULD BE VERIFIED ON SITE PRIOR TO CONSTRUCTION COMMENCING, HARRISON GRIERSON DOES NOT IN ANY WAY GUARANTEE THE ACCURACY OF ANY UNDERGROUND SERVICE SHOWN ON THIS PLAN.
- THIS PLAN MAY NOT PROVIDE ENOUGH INFORMATION FOR HEIGHT TO BOUNDARY CALCULATIONS, WHERE ANY PROPOSED BUILDING OR PART THEREOF IS REQUIRED TO MEET COUNCIL'S HEIGHT IN RELATION TO BOUNDARY CONTROLS, HARRISON GRIERSON SHOULD BE CONSULTED.
- THESE NOTES ARE AN INTEGRAL PART OF THIS PLAN.
- THIS PLAN IS ISSUED FOR A SPECIFIC PROJECT AND MAY NOT BE ALTERED OR USED FOR ANY OTHER PURPOSE WITHOUT THE PRIOR WRITTEN CONSENT OF HARRISON GRIERSON.

- LEGAL DESCRIPTION
LOT 2 DP 209868
COMPRISED IN CT NA 137C/747
TOTAL AREA 3.2645ha



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A	CLIENT ISSUE				
REF	REVISIONS	BY	DATE		

124 TAUROA STREET LIMITED
TAUROA STREET
WHANGAREI

TITLE:

SCHEME PLAN

ORIGINATOR:	DATE:	SIGNED:	PLOT BY:
MSB	13.03.15		HSJ
DRAWN:	DATE:	SIGNED:	PLOT DATE:
LCZ	12.10.22		02.11.22
CHECKED:	DATE:	SIGNED:	SURVEY BY:
ANP	12.10.22		ANP
APPROVED:	DATE:	SIGNED:	SURVEY DATE:
SIW	02.11.22		10.10.22

ISSUE STATUS:

CLIENT ISSUE	
PROJECT No:	SCALES:
A2213176.00	1:200-A1 1:400-A2
DRAWING No:	REV

2213176-HG-XX-DR-XX-G-SC02 A

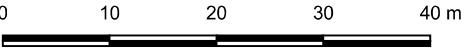
APPENDIX B

GEOTECHNICAL INVESTIGATION PLAN



LEGEND

- Geotechnical Investigation
- Test Pit
 - Hand auger + Scala
 - Machine borehole
 - Cross Section Line
 - Lot Boundary
 - Suitable Area
 - Proposed Building Platform
- Contours
- Major - 5m
 - Minor - 1m



SCALE A3: 1:500

- NOTES
1. Aerial basemap and property boundaries sourced from LINZ Data Service (CC-BY 4.0).
 2. Topographic contours derived from NRC LIDAR DEM (2018-2019 survey).
 3. Geotechnical investigation and proposed building platform located approximately only.
 4. Suitable building area based on stability analysis only.

CLIENT
Centuria Funds Management (NZ) Ltd

PROJECT
Lot 3
124 Tauroa Street, Whangarei

DRAWING TITLE
Geotechnical Investigation Plan



PROJECT REF 18155	DRAWING REF G01	REVISION A
DATE 28/02/2023	PREPARED BY JMN	CHECKED BY CP
FILE PATH M:\FILES\LDE - Project\Bse Data v4-1.qgz		



Centuria Funds Management (NZ) Limited
CIVIL INFRASTRUCTURE REPORT
124 Tauroa Street, Whangarei

DOCUMENT CONTROL

Version	Date	Comments
A	12/12/2022	Issued for consent

Version	Issued For	Prepared By	Reviewed & Authorised By
A	Issued for Consent	 Sarah Duncan Senior Civil Engineer BE, MEngNZ	 Danielle Southwick Civil Engineer BE(Hons), MEngNZ

CONTENTS

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3.4	Assumed Increase in Demand	5
3.5	Stormwater	6
3.5.1	Overland Flowpaths	6
3.5.2	Flooding.....	6
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APPENDIX A: LDE INFRASTRUCTURE DRAWINGS

APPENDIX B: CONFIRMATION OF CAPACITY

1 INTRODUCTION

LDE Ltd was engaged by Centuria Funds Management (NZ) Ltd to prepare an infrastructure report for a proposed 3 lot commercial subdivision of Lot 2 DP 209868, located at 124 Tauroa Street, Whangarei.

The existing site covers approximately 3.3 hectares of Light Industrial zoned land. The site use is commercial, with the coverage being a Bunnings store, a KFC restaurant, and associated carparking and accessways. The southern area of the property is undeveloped and covered in grass.

It is intended to subdivide the property with each building on separate titles, and a third vacant lot being created at the southern end of the site. The KFC restaurant and the Bunnings will form Lots 1 and 2 respectively. The undeveloped area at the south of the site will become Lot 3.

Lots 1 and 2 are already fully serviced with three waters infrastructure in place. It is not proposed to make any changes to this infrastructure as part of the subdivision. Therefore, for the purposes of subdivision, Lots 1 and 2 are considered to be appropriately serviced. The servicing for proposed Lot 3 is addressed in this report.



Figure 1 - Site location (Google maps)



Figure 2 - Public services (Green=Stormwater, Red=Wastewater, Dark Blue=Water Supply Main)¹.

2 PROPOSED LOT 3

Proposed Lot 3 will cover a 5,133 m² area at the southern end of the property. The lot boundaries are shown in Figure 3 below

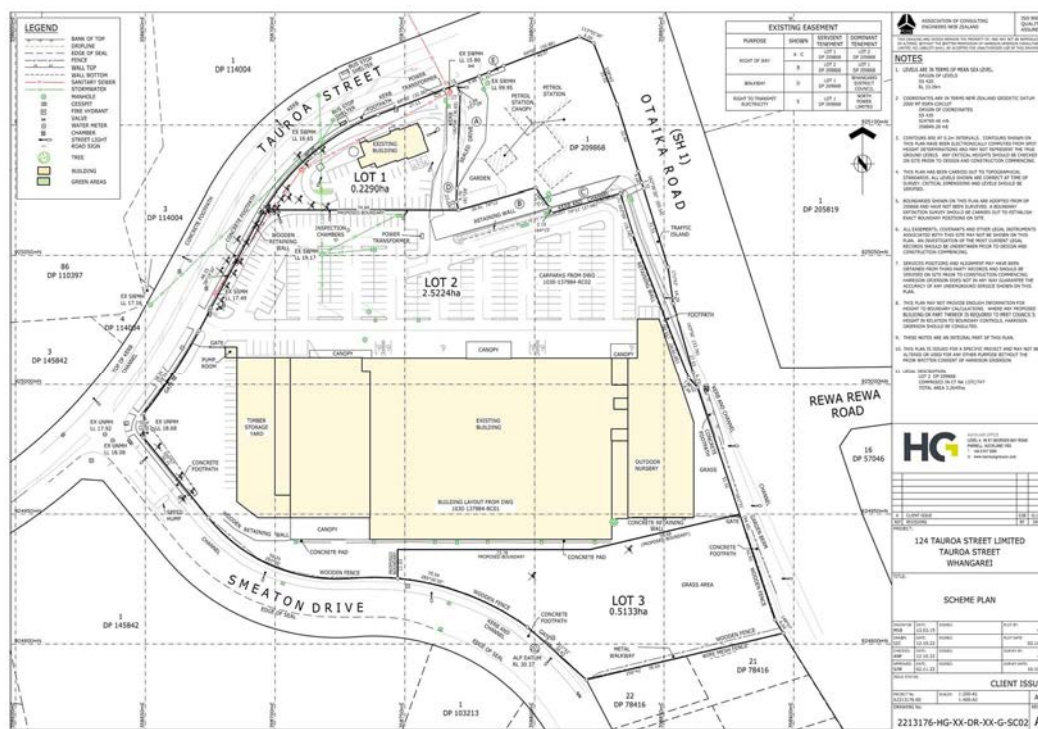


Figure 3 – Subdivision scheme plan (Harrison Grierson)

¹ Image source: Whangarei District Council GIS

3 EXISTING THREE WATERS INFRASTRUCTURE

Figure 4 below shows the three waters infrastructure which exists in the vicinity of the site. The Council infrastructure is available to service Lot 3, although some extensions to the networks are required.

The following commentary reports what infrastructure exists and what the utility service providers have indicated in respect of capacity. We have also included comment in respect of how connections to services might be established.



Figure 4 - Public services (Green=Stormwater, Red=Wastewater, Dark Blue=Water Supply Main)².

3.1 Potable Water

A 150mm PE public water supply main runs up Smeaton Drive, adjacent to the western boundary of proposed Lot 3. The main is located within the footpath/grass verge. A lateral connection could therefore be easily made to the main. WDC has confirmed that sufficient water supply capacity is likely possible for the proposed redevelopment. Council has stated that they cannot provide absolute confirmation until the water supply requirements of the site have been confirmed at Building Consent.

However, based on the future commercial use of the site it is considered that there is sufficient capacity within the existing network to service a building type similar to those already existing on the site. No upgrade to the water supply network is required at subdivision.

² Image source: Whangarei District Council GIS

Connection to this existing water main can be made and a new water meter and toby to meet the WDC ES 2022 requirements for the site shall be installed.

3.1.1 Fire Supply

There is a fire hydrant located on Smeaton Drive, directly adjacent to the Lot 3 western boundary. A second hydrant is located approximately 140m further south outside 41 Smeaton Drive. A third hydrant is located on the corner of Smeaton Drive and Tauroa Road. The locations of these fire hydrants are shown in yellow on Figure 5 below.

Allowing for “as you would lay the hose” distance these three hydrants will readily provide one hydrant within the required 135m distance and a second hydrant within 270m for any development within proposed Lot 3.



Figure 5 – Existing public water mains and hydrants adjacent to Lot 3.

3.2 Wastewater

A 150mm uPVC public wastewater main is located approximately 180m north Lot 3 within the berm of Tauroa Street. A 150mm AC public wastewater main is located 10m south of Lot 3 but is upslope of the proposed subdivision and passes through private property. Based on these locations, it is considered that there is no direct wastewater connection available for Lot 3. Therefore the existing wastewater network will need to be extended as part of the works.



Figure 6 - Existing public wastewater mains adjacent to Lot 3.

3.3 Connection Recommendation

It is proposed that a new 150mm uPVC main and associated manholes be laid in the berm on the eastern side of Smeaton Drive to service Lot 3. The location of this proposed main is shown on the LDE drawings in the appendices. The main will be designed and installed to meet the requirements of the WDC ES 2022. It is recommended that preparation and submittal of the design drawings to Council for Engineering Approval forms a condition of the subdivision consent.

3.4 Assumed Increase in Demand

Assuming that a new commercial building will be constructed within proposed Lot 3, the increase in wastewater flows generated would be as follows:

- New building covering 50% of the site = 2616 m²
- Medium water usage = 0.7 litres/second/hectare³
- Increase in wastewater generated = 0.7 litres/sec x 0.2616 hectares = 0.183 litres/second

WDC has confirmed that there are no known wastewater capacity issues in the vicinity of the proposed subdivision site. As such, it is considered that Lot 3 can be serviced by the Council network once the extension to the wastewater main has been installed.

³ From Table 5.4 of the WDC Environmental Engineering Standards. This value includes peaking factors.

3.5 Stormwater

There are potential connection points to the public stormwater network on both the eastern and western boundaries of proposed Lot 3.

A 375mm diameter concrete main runs down Smeaton Drive and a 500mm diameter concrete main is located in the footpath on Otaika Road (SH1). The best location for connection is considered to be the existing SWMH in Smeaton Drive.



Figure 7 - Existing public stormwater mains and hydrants adjacent to Lot 3.

3.5.1 Overland Flowpaths

The WDC GIS maps do not identify any overland flowpaths within the boundaries of proposed Lot 3. There is one overland flowpath directly adjacent to the western section of the lot, that passes through Lot 2. It is not considered that any of the subdivision works will impact on any adjacent overland flowpaths. Should realignment of the flowpath be required for any future development of the site, this will be addressed as part of the stormwater design at Building Consent stage.

3.5.2 Flooding

The Northland Regional Council Hazard maps identify areas of flooding downstream of the site. This flooding is mostly associated with the stream to the north of the site, in particular where it passes through constriction points such as culverts under bridges.

Any new development within Lot 3 will have an impact on these flood risk areas. As such, stormwater attenuation up to the 1% AEP storm event will be required for any new impervious areas created by future development of Lot 3 – in line with Table 4.1 of the WDC ES 2022. Refer to the LDE stormwater neutrality⁴ for details of these requirements. The attenuation design for any future development will ensure that the stormwater runoff from the site does not increase above that occurring in its undeveloped state. As such, no upgrades to the stormwater network will be required to accommodate the flows.



Figure 8 – Overland flowpaths adjacent to Lot 3.

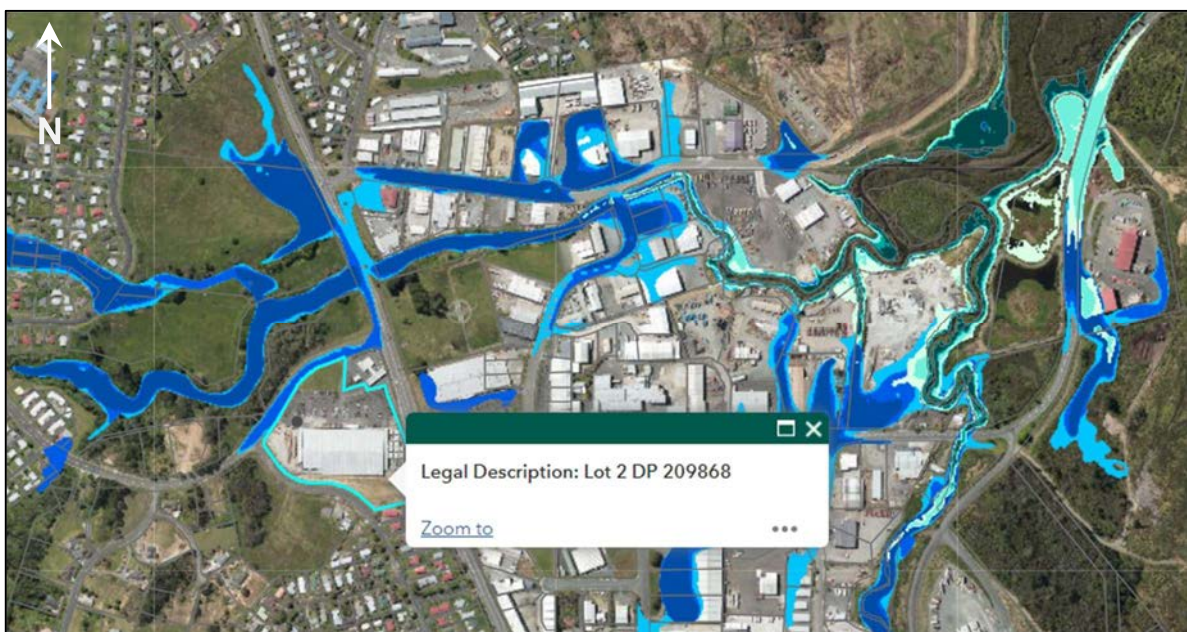


Figure 9 – Flood hazard mapping adjacent to Lot 3.

⁴ Stormwater Neutrality Report, 124 Tauroa Road (12 December 2022)

3.6 Access

There is no existing vehicle crossing for proposed Lot 3. As such a new vehicle crossing and access would need to be constructed as part of any future development within Lot 3.

The exact size and location of this vehicle crossing would be dependent on the form and layout of the future site development. The location of the access to the site would be from Smeaton Drive. It is noted that there are good sight lines in both directions and that setbacks from the intersection with Tauroa Road are adequate. As such, it is recommended that a safe and appropriate access to the site can be provided. Any new site access and vehicle crossing shall be designed to meet the requirements of WDC ES 2022.

3.7 Power

Northpower has stated that there is no capacity available to service Lot 3. The transformer located on Tauroa Road was installed to service the Bunnings and KFC and does not have capacity for additional development. As such, an upgrade to the power network will be required to service Lot 3. It is recommended that this is included as a condition in the subdivision consent.

4 LIMITATIONS

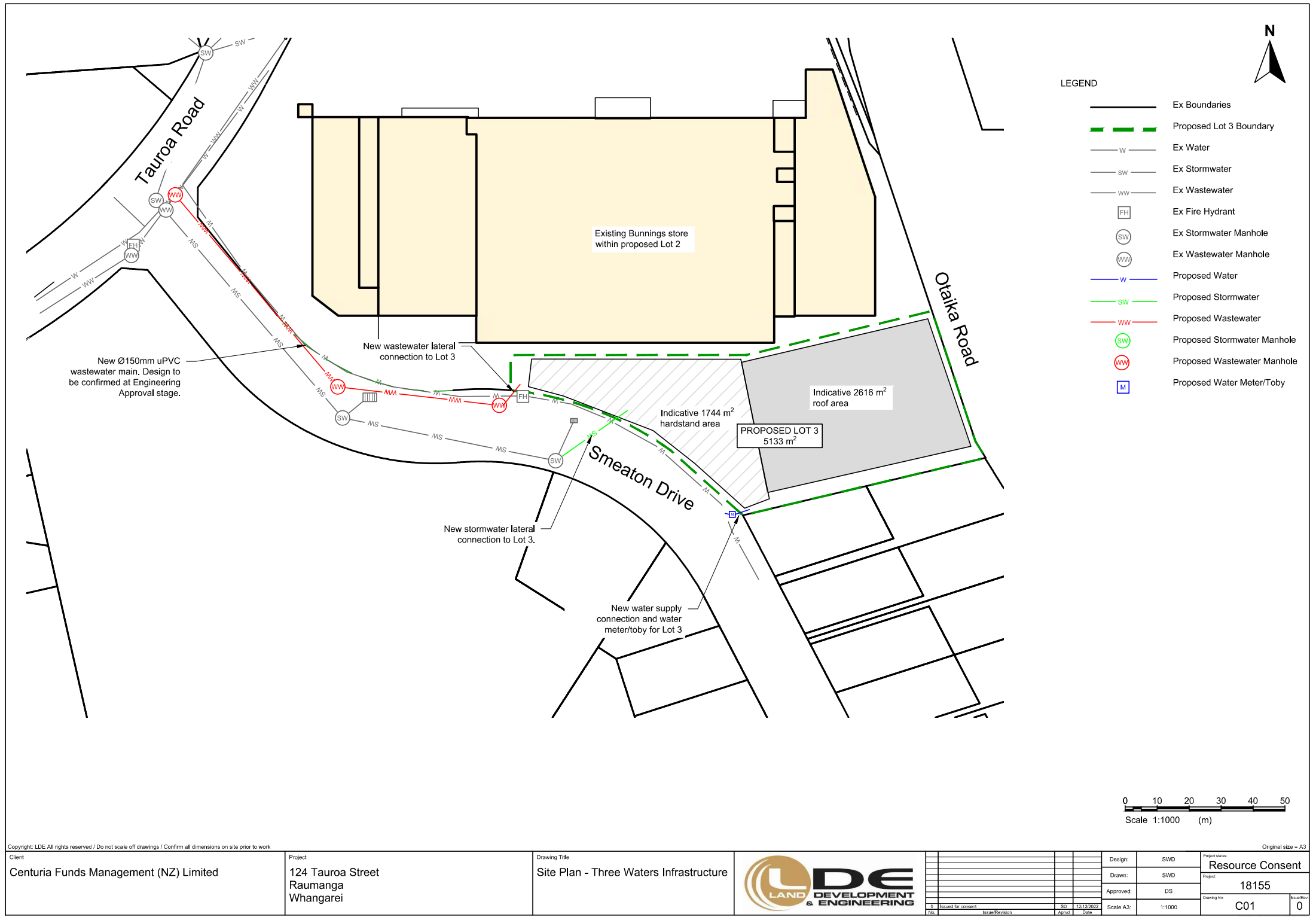
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This report was prepared in general accordance with current standards, codes and best practice at the time of this report. These may be subject to change.

APPENDIX A

LDE INFRASTRUCTURE DRAWINGS



APPENDIX B

CONFIRMATION OF CAPACITY

Sarah Duncan

From: David Drummond <david.drummond@wdc.govt.nz>
Sent: Tuesday, 1 November 2022 4:12 pm
To: Sarah Duncan
Cc: Whitney Manjala
Subject: RE: 124 Tauroa Road - Wastewater/Water Supply capacity issues?

Hi Sarah.

Thank you for the mail.

From a drinking water point of view, there are currently no water supply issues in the reticulation surrounding 124 Tauroa road.

With industrial developments we will not be able to confirm that the proposed developments will have sufficient water until we know exactly what the water demand of each proposed property is, however we do not foresee any issues arising from the proposed subdivision.

Please let me know if you need any further information or clarity.

Regards

David Drummond

Distribution Engineer | Water Services Department

Whangarei District Council | Forum North | Private Bag 9023, Whangarei 0148 | www.wdc.govt.nz

P 09 430 4200 | **DDI** 09 945 4469 | **M** 027 440 0170 | **E** david.drummond@wdc.govt.nz

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From: Casper Kandori <Casper.Kandori@wdc.govt.nz>
Sent: Monday, 31 October 2022 11:58 a.m.
To: David Drummond <david.drummond@wdc.govt.nz>
Cc: Whitney Manjala <Whitney.Manjala@wdc.govt.nz>; Sandeep Balhotra <sandeep.balhotra@wdc.govt.nz>
Subject: FW: 124 Tauroa Road - Wastewater/Water Supply capacity issues?

Hi David,

Can you please respond regarding water supply. I will respond on wastewater separately.

Thanks

Casper Kandori

Sarah Duncan

From: Casper Kandori <Casper.Kandori@wdc.govt.nz>
Sent: Monday, 31 October 2022 12:03 pm
To: Sarah Duncan
Subject: RE: 124 Tauroa Road - Wastewater/Water Supply capacity issues?

Categories: M-Files
DSConversationProcStatus: PROC
M-FilesID: 269316
M-FilesVaultGUID: {152DC18A-601D-4CF9-8ACA-6EF80FEBB7A9}

Hi Sarah,

Generally no obvious capacity issues at this location. However, We will have assess the impact the development will have on wastewater network when you supply the detail of the development.

I have asked our Water Distribution Engineer to respond to your directly regarding capacity of portable water supply.

Regards

Casper Kandori

Waste & Drainage Engineer | Waste and Drainage Department

Whangarei District Council | Forum North | Private Bag 9023, Whangarei 0148 | www.wdc.govt.nz

P 09 430 4200 | **DDI** 09 945 4453 | **M** 027 476 2028 | **E** Casper.Kandori@wdc.govt.nz

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From: Sarah Duncan <S.Duncan@lde.co.nz>
Sent: Saturday, October 29, 2022 7:39 PM
To: Back Office <backoffice@wdc.govt.nz>
Subject: 124 Tauroa Road - Wastewater/Water Supply capacity issues?

Sarah Duncan

From: Hamish BURTON <hamish.burton@northpower.com>
Sent: Monday, 7 November 2022 2:03 pm
To: Sarah Duncan
Subject: Northpower Enquiry -Case #00027226

Categories: M-Files
DSConversationProcStatus: PROC
M-FilesID: 269315
M-FilesVaultGUID: {152DC18A-601D-4CF9-8ACA-6EF80FEBB7A9}

Thank you for your enquiry

Hi Sarah

Thank you for your enquiry with Northpower regarding a new subdivision.

There is currently no more power capacity at this site, the transformer was installed to supply the new KFC and Bunnings.

Any new proposed lots will be reviewed and designed on a case by case bases.

You will need to submit an online application for work, this ensures all the information we require is captured and passed onto the correct department.

The link on our website can be found [here](#)

Select **"New Subdivision Connection"**

You will be asked to enter the following Mandatory Contacts:

1. Surveyor
2. Developer
3. Bill Payer
4. Subdivision Plans

Our team will take a look at your plans and send through your requirements for your subdivision. If and when you are ready a quote can be put together to allow power to the boundary.

Northpower may also be able to reticulate Fibre in your subdivision and will advise you if it is available.

You are welcome to contact our Customer Care Team with any further queries.

Kind regards,

Hamish



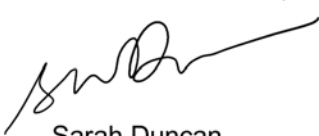
Centuria Funds Management (NZ) Limited

STORMWATER NEUTRALITY REPORT

124 Tauroa Street, Whangarei

DOCUMENT CONTROL

Version	Date	Comments
A	12/12/2022	Issued for consent.

Version	Issued For	Prepared By	Reviewed & Authorised By
A	Issued for Consent	 Sarah Duncan BE, MEngNZ Senior Civil Engineer	 Danielle Southwick BE, MEngNZ Civil Engineer

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APPENDIX A: HIRDS V4 RAINFALL DATA

APPENDIX B: HEC-HMS MODEL SCHEMATIC AND HEC-HMS MODEL OUTPUTS

APPENDIX C: SCHEME PLAN (HARRISON GRIERSON)

APPENDIX D: LDE STORMWATER DRAWINGS

1 INTRODUCTION

LDE Ltd was engaged by Centuria Funds Management (NZ) Ltd to prepare a stormwater neutrality report for the proposed 3 lot commercial subdivision of Lot 2 DP 209868, located at 124 Tauroa Street, Whangarei.

The existing property covers approximately 3.3 hectares of Light Industrial zoned land. The site use is commercial, with the coverage being a Bunnings store, a KFC restaurant, and associated carparking and accessways. The southern area of the property is undeveloped and covered in grass.

It is intended to subdivide the property with each building on separate titles, and a third vacant lot being created at the southern end of the site. The KFC restaurant and the Bunnings will form Lots 1 and 2 respectively. The undeveloped area at the south of the site will become Lot 3.

Lots 1 and 2 have existing stormwater infrastructure in place. It is not proposed to make any changes to the impervious coverages within Lots 1 and 2. Therefore, for the purposes of the subdivision, the stormwater attenuation for Lots 1 and 2 is considered to be compliant. The stormwater attenuation analysis and design for the future development of Lot 3, covering 0.5133 hectares, is provided in this report.



Figure 1 - Site location. (Google maps)

2 PRE-DEVELOPMENT ASSESSMENT

Proposed Lot 3 has a total area of 0.5133 hectares and is currently covered with grass. There are no existing impervious areas within the boundaries of proposed Lot 3.

Based on the geotechnical investigation undertaken previously by LDE¹ for the KFC development shows the subject site to be underlain by alluvial material comprising of silts and sands. For stormwater modelling purposes, the site has therefore been assessed as having SCS Group C soils.



Figure 2 – Existing site coverage of proposed Lot 3 (WDC GIS maps).

3 POST-DEVELOPMENT ASSESSMENT

There is no information currently available as to what will be constructed on the new lot. For the purposes of this report, it has therefore been assumed that the future development of the lot will have 85% impervious coverage in line with the land use coverage information provided in Table 4.3 of the WDC Engineering Standards 2022. It is

¹ Geotechnical Investigation Report for Proposed New Commercial Building, 124 Tauroa Street, Whangarei (14 October 2020)

further assumed that this impervious area will be split 60/40 into roof and hardstand areas respectively – this is in line with the other development on the existing site.

The areas presented here are considered to be the maximum coverage for the site and are used to show that full attenuation is possible at Resource Consent stage. Actual design coverage areas should be used to carry out the attenuation design at Building Consent stage for any future development of the site.

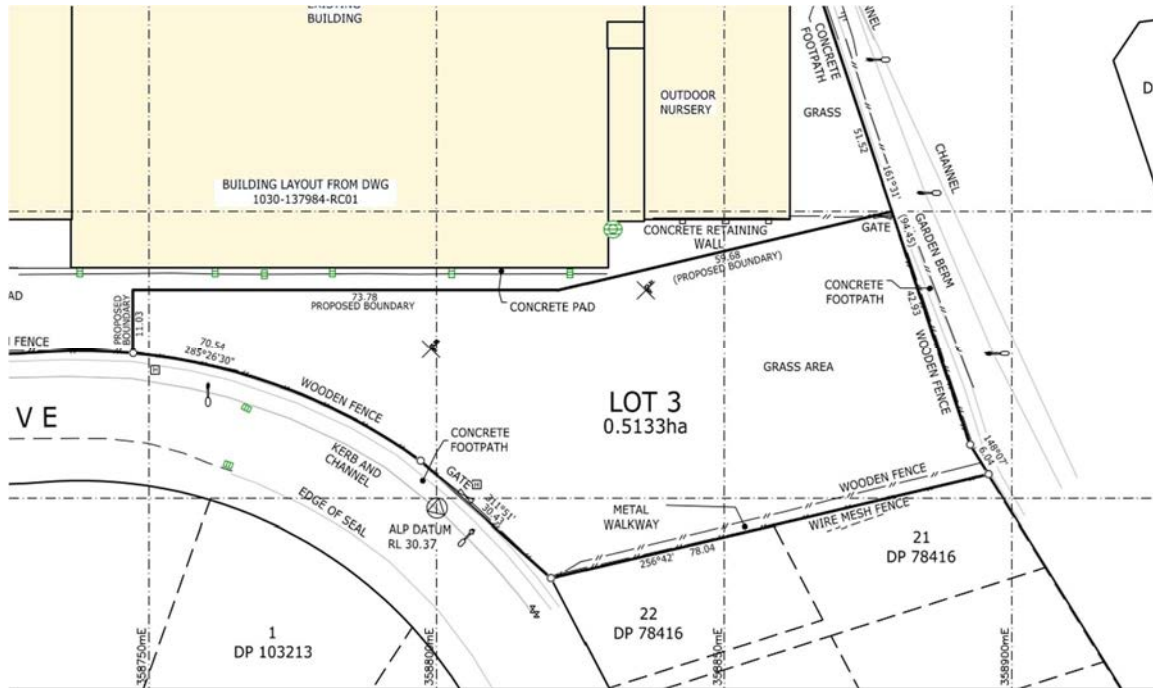


Figure 3 – Scheme plan showing Lot 3 (supplied by Harrison Grierson).

4 COUNCIL MITIGATION REQUIREMENTS

Under the WDC Engineering Standards 2022, the stormwater attenuation design for the site must meet the following requirements (from Table 4.1 of the ES 2022):

Limit the post-development 50% and 20% AEP event flow rates to 80% of the pre-development flows through controlled attenuation and release.

Where downstream flooding hazard has been identified - Detention required, limiting the post-development 1% AEP event flow rates to 80% of the pre-development 1% AEP event flow rates.

4.1 Flood Risk

The Northland Regional Council Hazard map shows areas of flooding directly downstream of the proposed subdivision site. As such, the 1% AEP storm will need to be addressed in the stormwater attenuation design. The Hazard map does not show any flood risk within the site itself, nor within any properties directly adjacent to the subdivision.



Figure 4 – Extents of the flood hazard areas downstream of the site. (NRC Hazard map)

5 STORMWATER ATTENUATION

The pre-development and post-development modelling have assumed the following:

- Pre-development site is completely greenfield with no impervious areas
- Post-development site will be 85% impervious coverage with 60% of that being building and 40% of it being carpark/hardstand.

A summary of the areas used in the modelling is shown in Table 1 below.

Table 1: Modelling areas.

	Pre-development area (m ²)	Post-Development area (m ²)
Roof	0	2616
Carpark/Hardstand	0	1744
Grassed/Landscaped area	4360	0
Total area used in modelling²	4360	4360

Using HEC-HMS software, stormwater runoff models for the pre- and post-development scenarios have been created to calculate the peak flow rates for the 50%, 20% and 1% AEP rainfall events. A HEC-HMS model was

² The 15% area of the site that will remain grassed/landscaped in the post-development scenario has not been included in the modelling.

developed based on a SCS Type 1A storm profile determined from HIRDS V4 rainfall data for the site and a time of concentration of 10 minutes has been used due to the small catchment area being assessed. Table 2 below shows the soil parameters used for the HEC-HMS modelling adopting SCS Group C soils.

Table 2: HEC-HMS model parameters

Coverage	Runoff curve number	Initial rainfall abstraction (mm)
Grassed and landscaped area	74	5
Roof and other impervious areas	98	0

Schematics of the pre- and post-development models and the calculated results are shown in Appendix B.

It is proposed to collect the stormwater runoff from the new roof area using above-ground storage tanks. These tanks will be interconnected at the base, with a single set of outlet orifices discharging the attenuated flows to the Council network.

To attenuate the roof areas for all three design storms, a storage volume of 180,000 litres is required. This can be provided in 6 x 30,000 litre tanks. The specifically sized orifice outlets required are as shown below.

Table 3: Roof tank orifice outlet summary.

Detention Volume – 6x 30,000 Litre interconnected roof tanks		
Outlet	Orifice size [mm]	Centre of elevation from the bottom of the tank [m]
Orifice 1	64	0.1
Orifice 2	80	1.8
Overflow	150	3.0

To attenuate runoff from the new hardstand areas, it is proposed to use an underground storage tank.

To attenuate the hardstand runoff for all three design storms, a storage volume of 150,000 litres is required. For the stormwater model it has been assumed that a modular Cirtex Rainsmart tank would be used. Approximately 650 double modules would be required. The required outlet orifices from this tank would be as shown in the table below.

Table 4: Carpark underground tank orifice outlet summary.

Detention Volume – Double height Rainsmart Modules sufficient to provide 150,000 Litres storage		
Outlet	Orifice size [mm]	Centre of elevation from the bottom of the tank [m]
Orifice 1	80	0
Overflow	100	0.8

6 RESULTS

Table 5 below shows the pre-development and post-development attenuated outlet flow rates produced by the proposed design. The full output tables from the HEC-HMS modelling are attached in Appendix B.

Table 5: Peak Runoff Flow Rates for 50 and 10% AEP rainfall events

AEP (%)	Pre-development (L/s)	80% Pre-development (L/s)	Post-development attenuated (L/s)
50	20.9	16.7	16.6
20	31.7	25.4	20.2
1	73.1	58.5	54.5

The results show that the proposed design attenuates post development peak flows to less than or equal to the pre-development flows from the subject site for the 50%, 20% and 1% AEP storm events. If impermeable areas greater than those analysed in this design are proposed, then a revision of the design outlined in this report will be required.

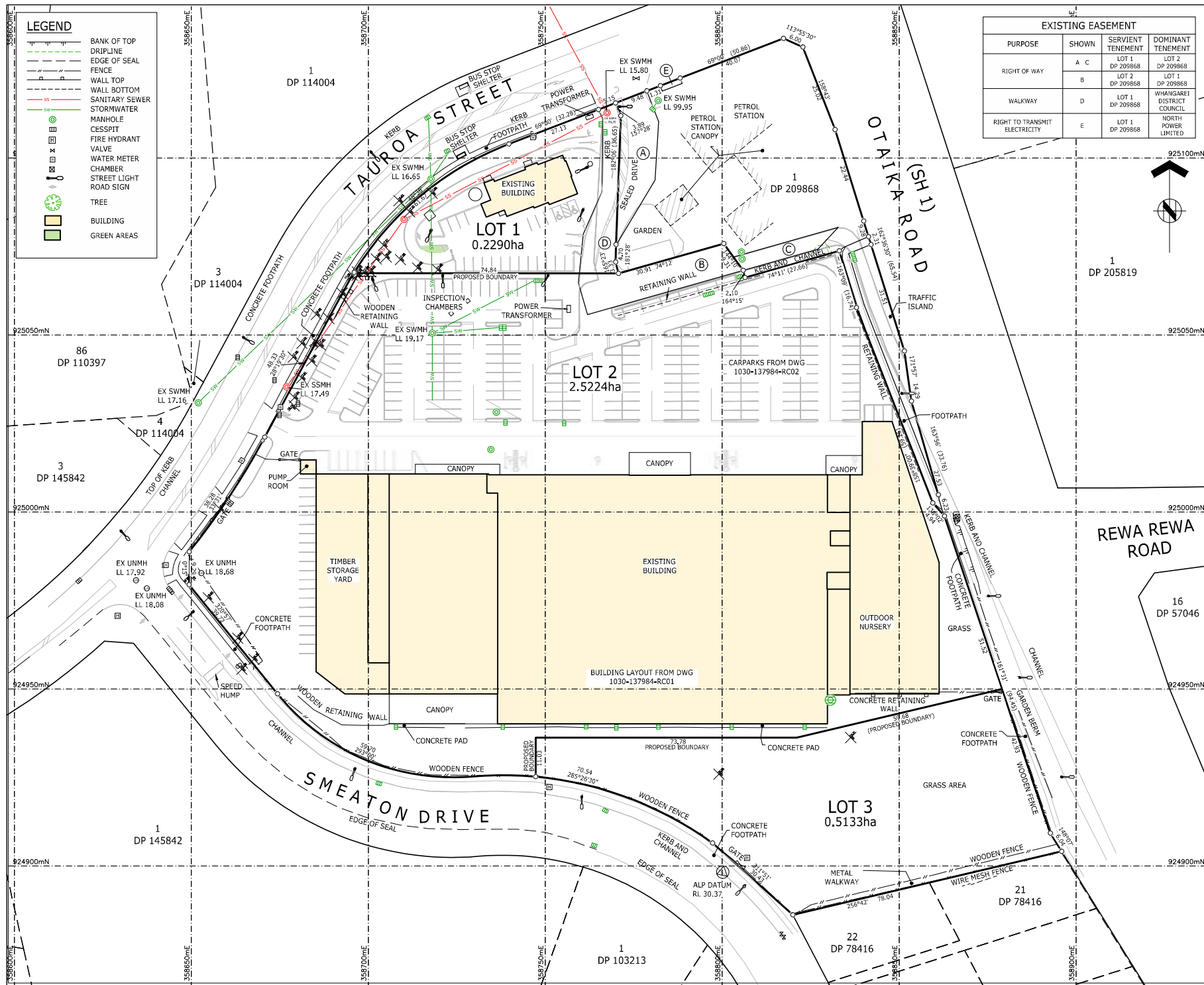
Indicative stormwater mitigation devices drawings are supplied with this report. These drawings are for Resource Consent only and are not intended to provide detail to a Building Consent level. It is recommended that at the time of Building Consent a full stormwater attenuation design is completed to service the impervious areas intended for the site. Reducing the area of impervious coverage within the new lot will reduce the amount of storage required and this should be considered further at Building Consent.

7 LIMITATIONS

This report has been prepared exclusively for Centuria Funds Management (NZ) Limited with respect to the particular brief given to us. Information, opinions and recommendations contained in it cannot be used for any other purpose or by any other entity without our review and written consent. LDE Ltd accepts no liability or responsibility whatsoever for or in respect of any use or reliance upon this report by any third party.

APPENDIX C

SCHEME PLAN (HARRISON GRIERSON)



EXISTING EASEMENT			
PURPOSE	SHOWN	SERVIENT TENEMENT	DOMINANT TENEMENT
RIGHT OF WAY	A C	LOT 1 DP 209868	LOT 2 DP 209868
		LOT 2 DP 209868	LOT 1 DP 209868
WALKWAY	D	LOT 1 DP 209868	WHANGAREI DISTRICT COUNCIL
RIGHT TO TRANSMIT ELECTRICITY	E	LOT 1 DP 209868	NORTH POWER LIMITED



ASSOCIATION OF CONSULTING
ENGINEERS NEW ZEALAND

ISO 9001
QUALITY
ASSURED

"THIS DRAWING AND DESIGN REMAINS THE PROPERTY OF, AND MAY NOT BE REPRODUCED OR ALTERED WITHOUT THE WRITTEN PERMISSION OF HARRISON GRIERSON CONSULTANTS LIMITED. NO LIABILITY SHALL BE ACCEPTED FOR UNAUTHORIZED USE OF THIS DRAWING."

NOTES

- LEVELS ARE IN TERMS OF MEAN SEA LEVEL, ORIGIN OF LEVELS
SS 420
RL 33.39m
- COORDINATES ARE IN TERMS NEW ZEALAND GEODETIC DATUM
2000 HYDRIEN CIRCUIT
ORIGIN OF COORDINATES
SS 420
924789.48 mN
358649.28 mE
- CONTOURS ARE AT 0.2m INTERVALS, CONTOURS SHOWN ON THIS PLAN HAVE BEEN ELECTRONICALLY COMPUTED FROM SPOT HEIGHT DETERMINATIONS AND MAY NOT REPRESENT THE TRUE GROUND LEVELS, ANY CRITICAL HEIGHTS SHOULD BE CHECKED ON SITE PRIOR TO DESIGN AND CONSTRUCTION COMMENCING.
- THIS PLAN HAS BEEN CARRIED OUT TO TOPOGRAPHICAL STANDARDS, ALL LEVELS SHOWN ARE CORRECT AT TIME OF SURVEY, CRITICAL DIMENSIONS AND LEVELS SHOULD BE VERIFIED.
- BOUNDARIES SHOWN ON THIS PLAN ARE ADOPTED FROM DP 209868 AND HAVE NOT BEEN SURVEYED, A BOUNDARY DEFINITION SURVEY SHOULD BE CARRIED OUT TO ESTABLISH EXACT BOUNDARY POSITIONS ON SITE.
- ALL EASEMENTS, COVENANTS AND OTHER LEGAL INSTRUMENTS ASSOCIATED WITH THIS SITE MAY NOT BE SHOWN ON THIS PLAN, AN INVESTIGATION OF THE MOST CURRENT LEGAL RECORDS SHOULD BE UNDERTAKEN PRIOR TO DESIGN AND CONSTRUCTION COMMENCING.
- SERVICES POSITIONS AND ALIGNMENT MAY HAVE BEEN OBTAINED FROM THIRD PARTY RECORDS AND SHOULD BE VERIFIED ON SITE PRIOR TO CONSTRUCTION COMMENCING, HARRISON GRIERSON DOES NOT IN ANY WAY GUARANTEE THE ACCURACY OF ANY UNDERGROUND SERVICE SHOWN ON THIS PLAN.
- THIS PLAN MAY NOT PROVIDE ENOUGH INFORMATION FOR HEIGHT TO BOUNDARY CALCULATIONS, WHERE ANY PROPOSED BUILDING OR PART THEREOF IS REQUIRED TO MEET COUNCIL'S HEIGHT IN RELATION TO BOUNDARY CONTROLS, HARRISON GRIERSON SHOULD BE CONSULTED.
- THESE NOTES ARE AN INTEGRAL PART OF THIS PLAN.
- THIS PLAN IS ISSUED FOR A SPECIFIC PROJECT AND MAY NOT BE ALTERED OR USED FOR ANY OTHER PURPOSE WITHOUT THE PRIOR WRITTEN CONSENT OF HARRISON GRIERSON.

- LEGAL DESCRIPTION
LOT 2 DP 209868
COMPRISED IN CT NA 137C/747
TOTAL AREA 3.2645ha



AUCKLAND OFFICE
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PARNELL, AUCKLAND 1052
T: +64 9 917 5008
W: www.harrisongrierson.com

REF	REVISIONS	SIW	BY	DATE
A	CLIENT ISSUE			02.11.22

PROJECT:
**124 TAUROA STREET LIMITED
TAUROA STREET
WHANGAREI**

TITLE:
SCHEME PLAN

ORIGINATOR: MSB	DATE: 13.03.15	SIGNED:	PLOT BY: HSJ
DRAWN: JCC	DATE: 12.10.22	SIGNED:	PLOT DATE: 02.11.22
CHECKED: ANP	DATE: 12.10.22	SIGNED:	SURVEY BY: ANP
APPROVED: SIW	DATE: 02.11.22	SIGNED:	SURVEY DATE: 10.10.22

ISSUE STATUS:

PROJECT No:	SCALES:	CLIENT ISSUE
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DRAWING No:		REV

2213176-HG-XX-DR-XX-G-SC02 A

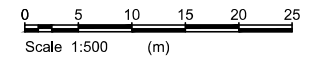
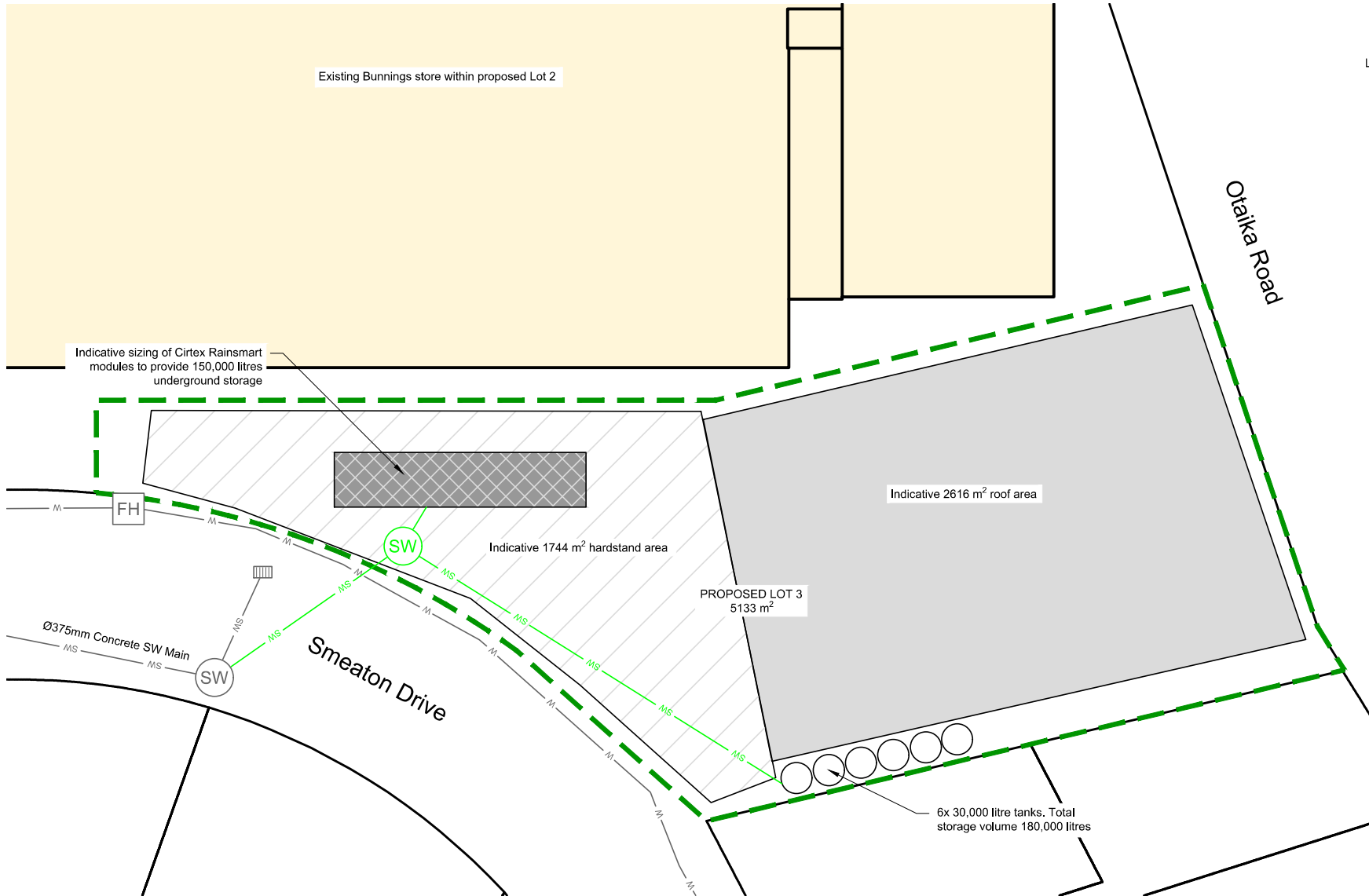
APPENDIX D

LDE STORMWATER DRAWINGS



LEGEND

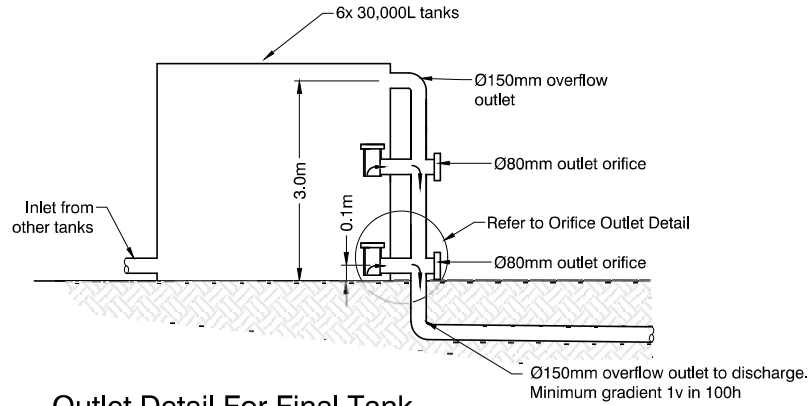
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- Proposed Lot 3 Boundary
- Ex Water
- Ex Stormwater
- Ex Wastewater
- Ex Fire Hydrant
- Ex Stormwater Manhole
- Ex Wastewater Manhole
- Proposed Water
- Proposed Stormwater
- Proposed Wastewater
- Proposed Stormwater Manhole
- Proposed Wastewater Manhole
- Proposed Water Meter/Toby



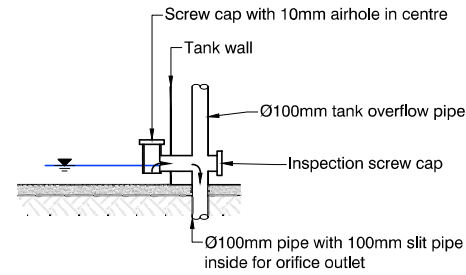
Copyright: LDE All rights reserved / Do not scale off drawings / Confirm all dimensions on site prior to work.

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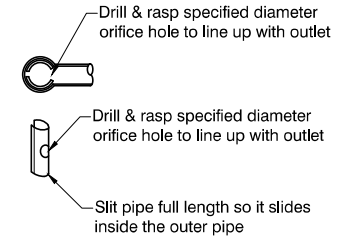
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						Approved:	DS	18155	
								Drawing No:	
						Scale A3:	1:500	SW01	
								Issue/Rev:	
				0	Issued for consent	SD	12/12/2022	0	



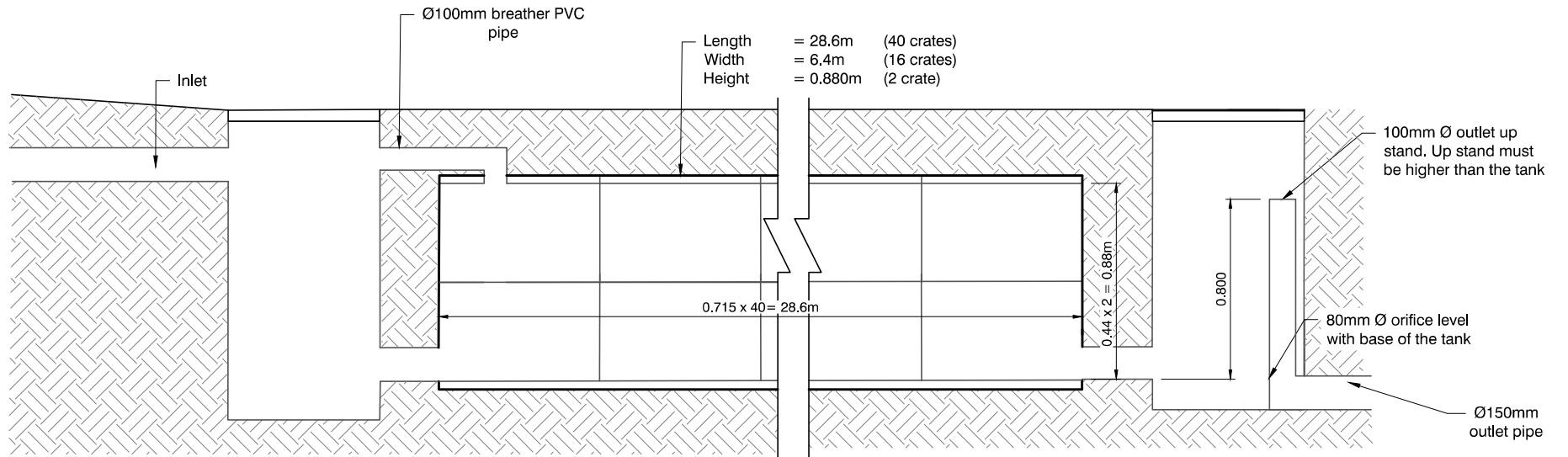
Outlet Detail For Final Tank
N.T.S.



Orifice Outlet
N.T.S.

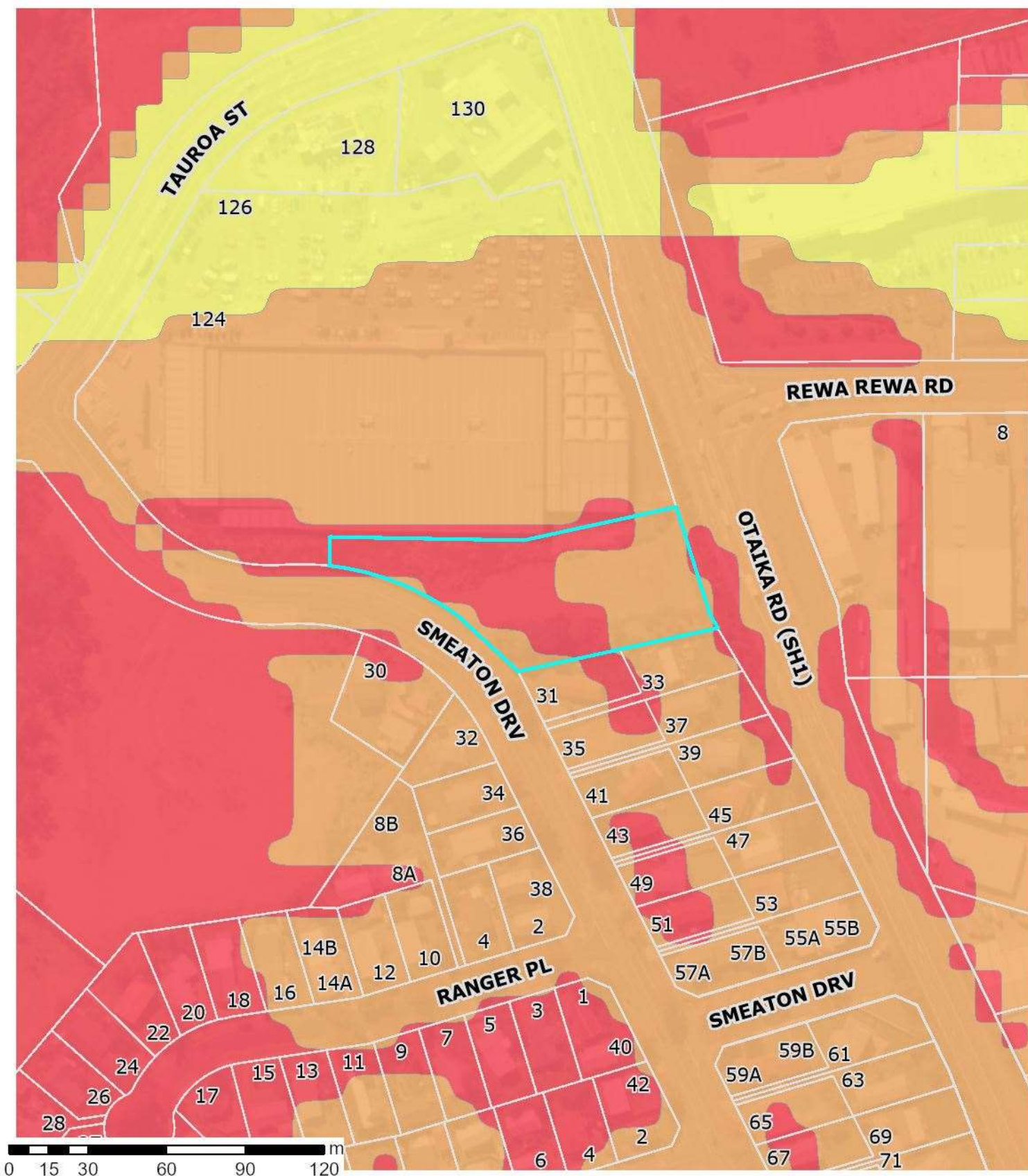


Orifice Section
N.T.S.



150,000 Litre Cirtex Rainsmart Tank Typical Detail
N.T.S.

Client Centuria Funds Management (NZ) Limited	Project 124 Tauroa Street Raumanga Whangarei	Drawing Title Typical Details - Stormwater																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																													
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Landslide Susceptibility Zone

- High
- Moderate
- Low

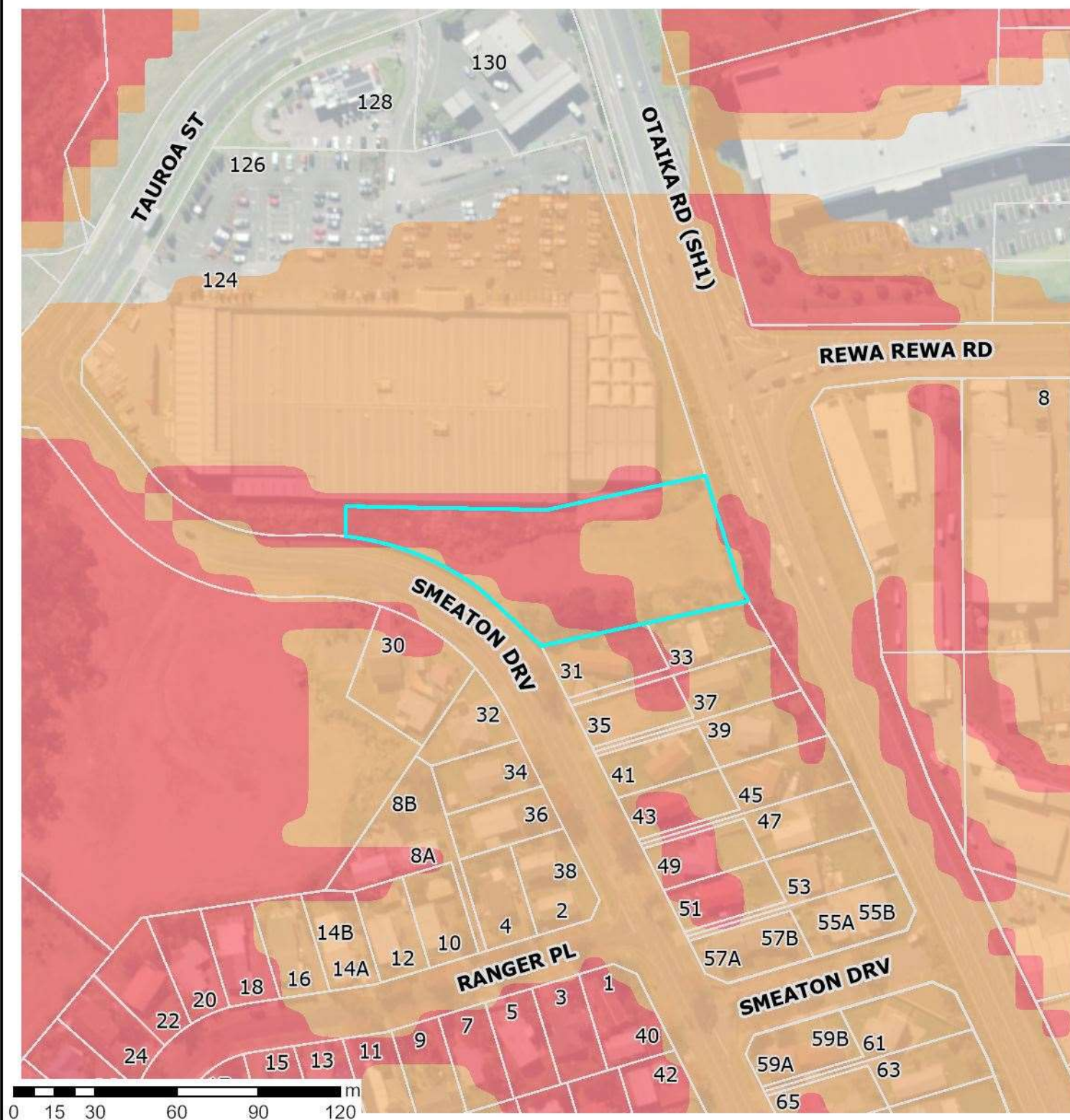
Whangārei District Council holds indicative information on land stability hazard for Whangārei. The Whangārei District Council may require site-specific investigations before granting future subdivision or building consent for the property, depending on the level of stability risk of the area the property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

21 May 2025
Scale 1:2,000



District Plan Change 1 - Natural Hazards

Land Instability



PC1 - Natural Hazards

Land Instability

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

21 May 2025

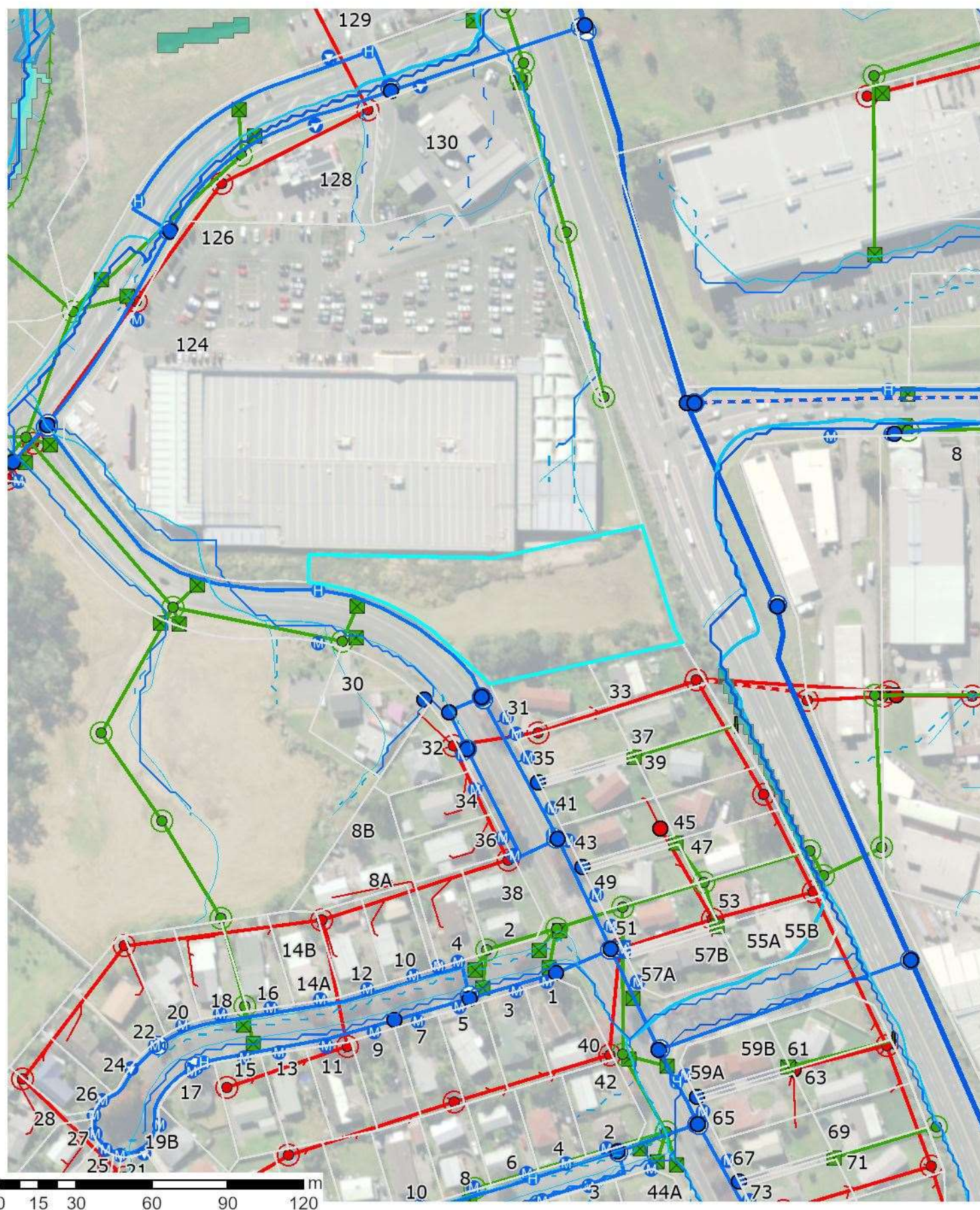
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Information provided on this map forms part of Plan Change 1 – Natural Hazards.
To view the maps and see how the changes may affect the property please visit:
<https://www.wdc.govt.nz/Services/Planning/District-Plan-changes/Current-plan-changes>.

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.

Water, Wastewater and Stormwater



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.

21 May 2025

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.
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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

- 

Trunk Main

-  WDC
-  Private

Other Main

-  WDC
-  Private

Process Pipework

-  WDC
-  Private

Reticulation

-  WDC
-  Private

Service Line

-  WDC
-  Private

Water Area

Chamber

-  WDC
-  Private

Reservoir

-  WDC
-  Private

Stormwater

Stormwater Point

End Structure

-  WDC
-  Private

Fitting Node

-  WDC
-  Private

GPT

-  WDC
-  Private

Manhole

-  WDC
-  Private

Pump

-  WDC
-  Private

Stormwater Inlet

-  WDC
-  Private

Valve

-  WDC
-  Private

Stormwater Line

Abandoned Pipe

- 

Culvert

-  WDC
-  Private

Drainage

-  WDC
-  Private

Main

-  WDC
-  Private

Service Line

-  WDC
-  Private

Surface Drain

-  WDC
-  Private

Stormwater Area

Basin

-  WDC
-  Private

Chamber

-  WDC
-  Private

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 symbol" data-bbox="445 430 472 447"/> > 5.0 Ha

Depression Storage Areas 2017

- 

Wastewater

Wastewater Point

Backflow Device

-  WDC
-  Private

End Structure

-  WDC
-  Private

Fitting Node

-  WDC
-  Private

Manhole

-  WDC
-  Private

Meter

-  WDC
-  Private

Motor Control Centre

-  WDC
-  Private

Pump

-  WDC
-  Private

Valve

-  WDC
-  Private

Wastewater Line

Abandoned Pipe

- 

Main

-  Rising Main (Pressure)
-  Sewer Gravity Main
-  Private
-  Other

Process Pipework

-  WDC
-  Private

Service Line

-  WDC
-  Private

Wastewater Area

Chamber

-  WDC
-  Private

Pressure Sewer System

-  Public
-  Private



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

Rates LIM Report

As at: Wednesday, 21 May, 2025

Property Number 25270
Legal Description LOT 2 DP 209868
Assessment Number 0076321200
Address 124 Tauroa Street Whangarei 0110
Record of Title(s) 137C/747
Land Value \$9,250,000
Capital Value \$22,300,000
Date of Valuation 01-July-2024
Effective Date (used for rating purposes) 01-July-2025
Meter Location 14MTS RHS OF TRANSFORMER , KFC

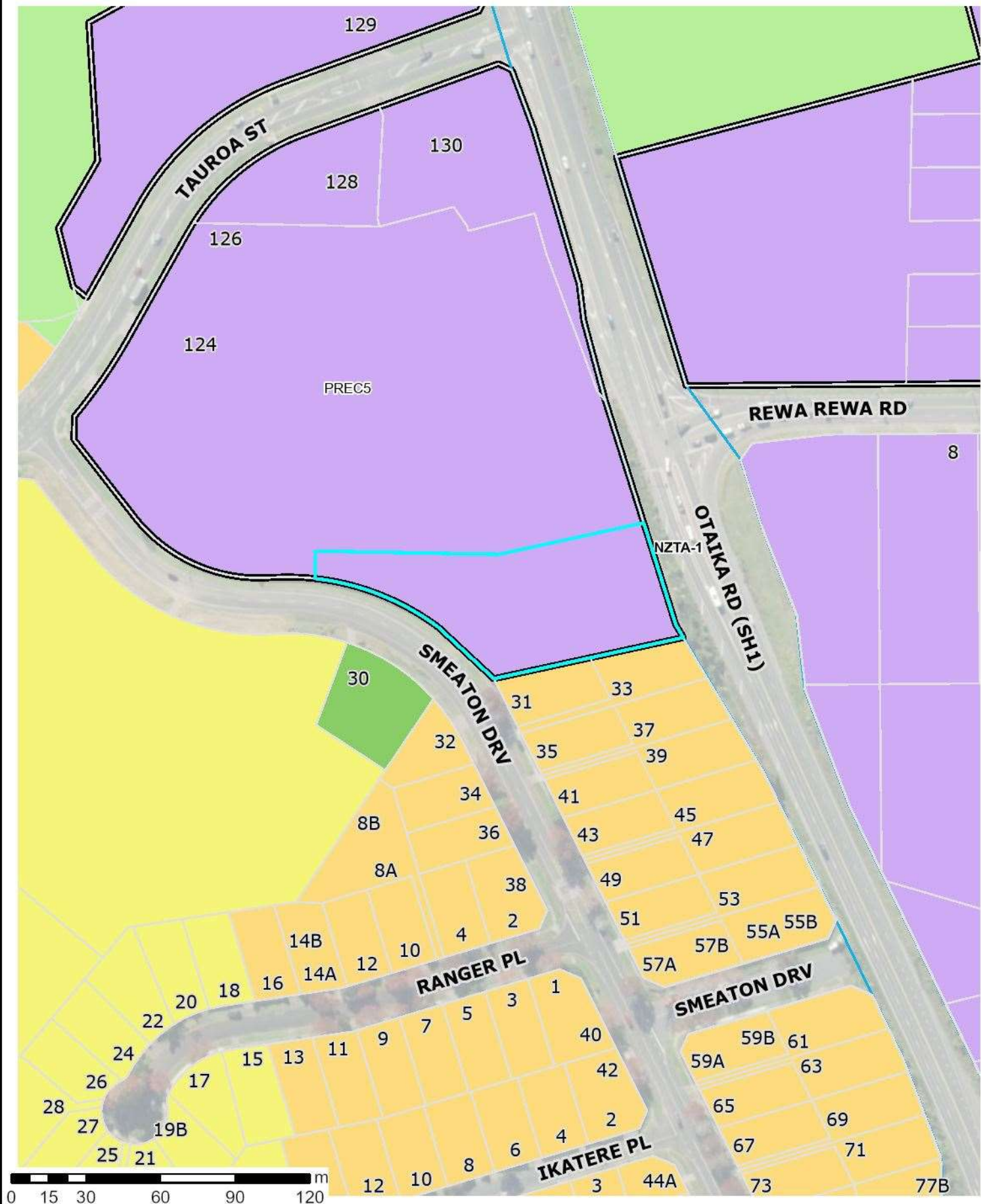
Rates Breakdown (up to 30 June 2025)

Rates Charge	Charge Total
General Commercial and Industrial	\$130,100.08
Sewage Disposal - Other Non-Residential	\$8,414.00
Uniform Annual General Charge	\$821.00
Uniform Annual General Charge - Multi Units	\$821.00
Regional Council Services	\$209.33
Regional Council Services - Multi Units	\$209.33
Regional Economic Development	\$217.36
Regional Emergency & Hazard Management	\$57.07
Regional Emergency & Hazard Mgt - Multi Units	\$57.07
Regional Flood Infrastructure	\$40.67
Regional Flood Infrastructure - Multi Units	\$40.67
Regional Land and Freshwater Management	\$2,523.84
Regional Pest Management	\$100.86
Regional Pest Management - Multi Units	\$100.86
Regional Rescue Services	\$11.30
Regional Rescue Services - Multi Units	\$11.30
Regional Sporting Facilities	\$16.18
Regional Sporting Facilities - Multi Units	\$16.18
Regional Transport - Multi Units	\$51.81
Regional Transport Rate	\$51.81
Annual Charge Total	\$143,871.72

Opening Balance as at 01/07/2024 **\$0.00**

Rates Instalments	Total
20/07/2024 Instalment	\$35,970.72
20/10/2024 Instalment	\$35,967.00
20/01/2025 Instalment	\$35,967.00
20/04/2025 Instalment	\$35,967.00
Rates Total	\$143,871.72

Balance to Clear **\$0.00**

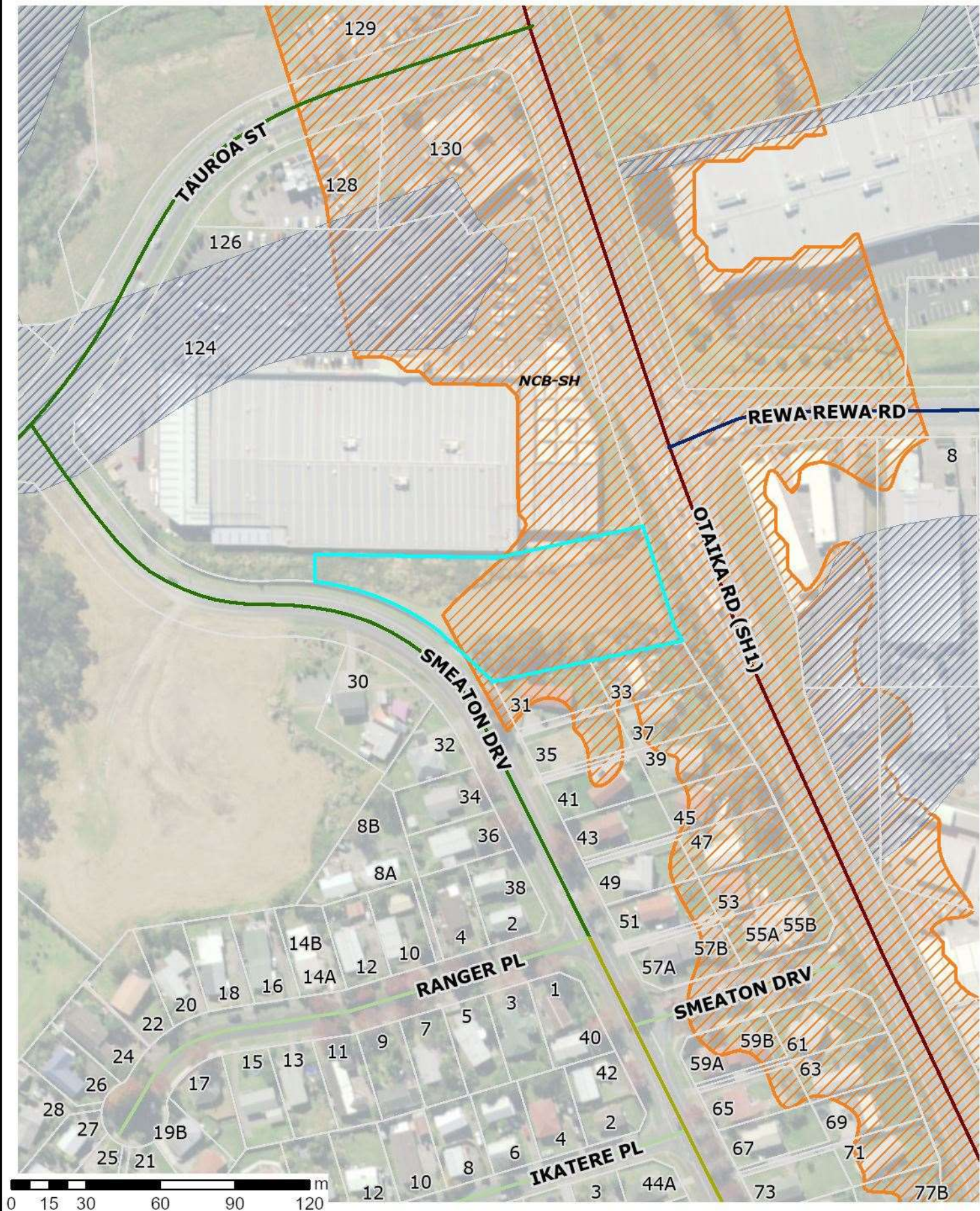


The information displayed is schematic only and serves as a guide. It has been compiled from Whangarei District Council records and is made available in good faith but its accuracy or completeness is not guaranteed.

21 May 2025
Scale 1:2,000

Parcel Information is sourced from the Land Information New Zealand (LINZ) Data Service.
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21 May 2025
Scale 1:2,000

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Operative District Plan – Map Legend

District-Wide Matters

Energy, Infrastructure and Transport

- 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
- 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

Hazards and Risks

- Coastal Erosion Hazard 1
- Coastal Erosion Hazard 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
- Heritage Area Overlay
- Sites of Significance to Maori
- 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

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

Area Specific Matters

- Designation
- Precinct
- Development Area

Residential Zones

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

Rural Zones

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

Commercial and Mixed Use Zones

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

Industrial Zones

- Light Industrial Zone
- Heavy Industrial Zone

Open Space and Recreation Zones

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

Special Purpose Zones

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

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The Whangarei District Council district plan GIS data was created at a specific point in time.

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

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