

Land Information Memorandum

Application

Arizto Limited	No.	L260074
C/- Evolution Legal	Application date	4/02/2026
Suite 2A/109 Dominion Road	Issue date	12/02/2026
Mount Eden	Phone	021 028 37125
	Fax	

Please Note: This LIM report contains information for the entire legal description below.

Property

Valuation No.	0096027500
Location	4 Murdoch Street, Dargaville
Legal Description	LOT 1 DP 36180
Owner	Taylor Graham Douglas : Taylor Joyce Doreen
Area (hectares)	0.0986

Rates

Government Valuation	
Land	\$180,000
Capital Value	\$650,000
Improvements	\$470,000
Current Rates Year 2025 to 2026	
Annual Rates	\$3,739.12
Current Instalment	\$ 934.78
Current Year - Outstanding Rates	\$ 291.17-
Arrears for Previous Years	\$ 0.00
Next Instalment Due	20/02/2026.
<p>Note: Rates are charged in four instalments for the period commencing 1 July and ending 30 June each year.</p> <p>Please refer to the Kaipara District Council Long Term Plan 2024/2027 and to the Kaipara District Council Development Contribution Policy 2024 which can be found at the Council website www.kaipara.govt.nz.</p>	

Planning/Resource Management

Zoning:	Kaipara District Plan 2013: Business Commercial. See attached information regarding the District Plan.
<p>Full details of the zone requirements are found in the current District Plan. Relevant zone ordinance can be found at the Council website.</p> <p>Note: Kaipara District Proposed District Plan was publicly notified Monday 28 April 2025. Submissions on the Proposed District Plan closed Monday June 30, 2025. Please refer to the Kaipara District Plan Review in relation to potential changes that may affect this property.</p> <p>RESOURCE CONSENT 951114: DWELLING IN COMMERCIAL ZONE Decision Notified 29/07/88 : APPROVED BY COUNCIL 28/07/88. Copy of Decision attached.</p>	

No other information located.

Building

16/11/05 BUILDING CONSENT 050931: Relocate Garage Onto New Concrete Slab: Aged Building Consent - Property File 15/12/15.

5/11/02 BUILDING CONSENT 020804: ADDITION TO WOOD TURNING STUDIO: Code Compliance Certificate issued 7/08/03.

21/05/99 BUILDING CONSENT 990278: REBLOCK & RAISE DWELLING: Code Compliance Certificate issued 6/06/00.

22/05/97 BUILDING CONSENT 970271: ERECT DOMESTIC OUTBUILDING: Code Compliance Certificate issued 10/12/97.

29/07/82 BUILDING PERMIT P&D 1005 J YAKAS P S MCALLISTER CONNECT TO SEWER.

No other information located.

Sewer and Water

Sewer Connected – Dargaville Wastewater.

Stormwater Available.

Water Water is metered.
A/c: 546002
Balance Owing: \$818.20
Prev Year Billed: \$1,046.17
Prev Year Consumed:204.

Public Stormwater line on property.
Copy of drainage plan attached.
No other information located.

Land and Building Classifications

No information located.
Refer to copy of map from District Plan for other classifications in the immediate vicinity.

Compliance with Swimming Pool Bylaw

No pool registered to this property.

Land Transport Requirements

State Highway 12 not maintained by Kaipara District Council. For more information please contact [Waka Kotahi , NZ Transport Agency](#).
No other information located.

Natural Hazards

A Natural Hazard as defined under the Resource Management Act 1991 as meaning any atmospheric or earth or water related occurrence (including earthquake, tsunami, erosion, volcanic and geothermal activity, landslip, subsidence, sedimentation, wind, drought, fire, or flooding) the action of which adversely affects or may adversely affect human life, property, or other aspects of the environment.

Territorial authorities are required under sections 44A(2)(a) and section 44B of the Local Government Official Information and Meetings Act 1987 to include information that identifies the following, to the extent it is known by the territorial authority;

- natural hazards and potential natural hazards.
- impacts of climate change that exacerbate natural hazards or potential natural hazards; and
- the cumulative or combined effects of natural hazards or potential natural hazards as exacerbated by the impacts of climate change.
- information included in the District Plan identifying natural hazards is no longer excluded from the information to be included in a LIM.

Natural Hazard information for this property, to the extent it is known by the Kaipara District Council, is attached.

Additional site-specific Natural Hazard information may be provided via third parties as part of site development such as subdivision. This information when available will be provided with Planning or Building consent information.

Special Land Features

River Flood Hazard Zone – **See attached Northland Regional Council Natural Hazard information.**

Coastal Flood Hazard Zone **See attached Northland Regional Council Natural Hazard information.**

This identification may affect any proposed building work on the property in relation to both resource consent and building consent. For further information you may want to visit the [Natural Hazards website](#).

You may also wish to contact the Northland Regional Council on Freephone 0800 002 004 and ask to speak with the Natural Hazards Advisor.

No other information located.

Licences/Environmental Health

No information located.

Network Utility Operators

Information related to the availability of supply, authorisations etc (eg, electricity or gas) can be obtained from the relevant Network Utility Operator.

Other Information

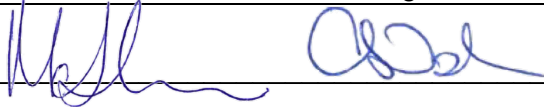
No title search has been done on this property.

Notes

1. Final inspections on buildings were not mandatory prior to 1 January 1993. Should an evaluation of the building be required an independent qualified person should be consulted. In the interests of safety, an inspection of any fireplace within the dwelling may be requested of Council at any time, after paying the appropriate fee.
2. Every care has been taken to ensure that the information supplied by the Council on this form is accurate. The Council relies on information available to it and will not be held responsible for incomplete or inaccurate information provided, or for any errors or omissions made in good faith.
3. Please note that the property was neither inspected nor visited during the preparation of this Land Information Memorandum. Information is based on a search of Council records only and no inspection of the land or any building on it will be undertaken for the purpose of preparing the Report.
4. Other information may be held by other authorities, for example the [Northland Regional Council](#) or [Heritage New Zealand](#).

5. This Land Information Memorandum is a disclosure of information (which may be historical) held by the Council at the time of application and is subject to change.
6. Any enquiry not accompanied by a fee will be invoiced separately. (All prices are GST inclusive).
7. No Record of Title was supplied with this application for this Land Information Memorandum. The Council therefore does not warrant that the information supplied is related to the correct property.
8. Any Resource or Building consents run with the land; if the project is incomplete, there may be existing/additional charges to pay for which the new owner will be liable.
9. A Development Contribution and or Financial Contribution may be payable if development is carried out, the effect of which is to require new or additional assets or assets of increased capacity and as a consequence Council incurs capital expenditure to provide appropriately for those assets and that capital expenditure is not otherwise funded or provided for. Future rating policies are outlined in Council's Long Term Plan 2024-2027.

Name: _____



Date: 12/02/2026.

Performance Standards of the Kaipara District Plan 2013

To view the performance standards (rules) for each zone please refer to the relevant chapter of the Kaipara District Plan 2013:

Rural - Chapter 12

Residential - Chapter 13

Business: Commercial and Industrial - Chapter 14

Māori Purposes: Māori Land – Chapter 15A

Māori Purposes: Treaty Settlement Land – Chapter 15B

Estuary Estates – Chapter 16

Estuary Estates - Chapter 16A – Trifecta Development Area

All Zones - Chapter 10 Network Utilities and Chapter 11 Transport Network

How can I view the Kaipara District Plan 2013?





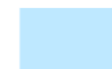

If you have access to the internet and want access to the most up to date information, visit the website

www.kaipara.govt.nz


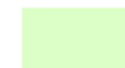



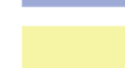
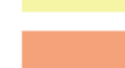






If you do not have access to a computer, you can visit one of the following locations to view a hard copy of the Plan:

Venue	Opening Hours	
Kaipara District Council Office – Dargaville 32 Hokianga Road Dargaville Telephone 0800 727 059	Monday – Tuesday Wednesday Thursday - Friday	8.00am to 4.30pm 9.00am to 4.30pm 8.00am to 4.30pm
Kaipara District Council Office – Mangawhai Unit 5, The Hub 6 Molesworth Drive Telephone 0800 727 059	Monday – Friday	9.30am to 3.00pm
Dargaville Library Corner Poto and Normanby Streets Dargaville Telephone 0800 534 542	Monday – Wednesday Thursday Friday Saturday	9.30am to 5.00pm 9.30am to 6.00pm 9.30am to 5.00pm 9.30am to 12.30pm
Mangawhai Library 45 Moir Street Mangawhai Telephone 0800 532 542	Tuesday - Wednesday Thursday Friday Saturday	10.00am to 5.00pm 10.00am to 6.00pm 10.00am to 5.00pm 10.00am to 1.00pm
Kaiwaka Library Corner State Highway 1 and Kaiwaka Mangawhai Road Kaiwaka Telephone (09) 431 2539	Monday Tuesday Wednesday - Saturday	4.00pm to 6.00pm Closed 10.00am to 2.00pm
Maungaturoto Library Centennial Building Hurdall Street Maungaturoto Telephone (09) 431 8811	Monday – Tuesday Wednesday Thursday – Saturday Friday Terms 1 & 4 also	10.30am to 1.00pm 10.30am to 4.00pm 10.30am to 1.00pm 4.00pm to 6.00pm
Paparoa Library Brook House 1980 Paparoa Valley Road State Highway 12 Paparoa Telephone (09) 431 7555	Monday Tuesday Wednesday Thursday Friday Saturday	2.00pm to 4.30pm 10.00am to 1.00pm 2.00pm to 4.30pm 10.00am to 4.00pm 11.00am to 1.30pm 10.00am to 12.00pm






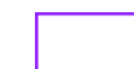




All Maps

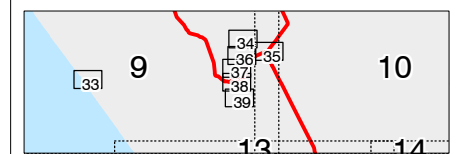
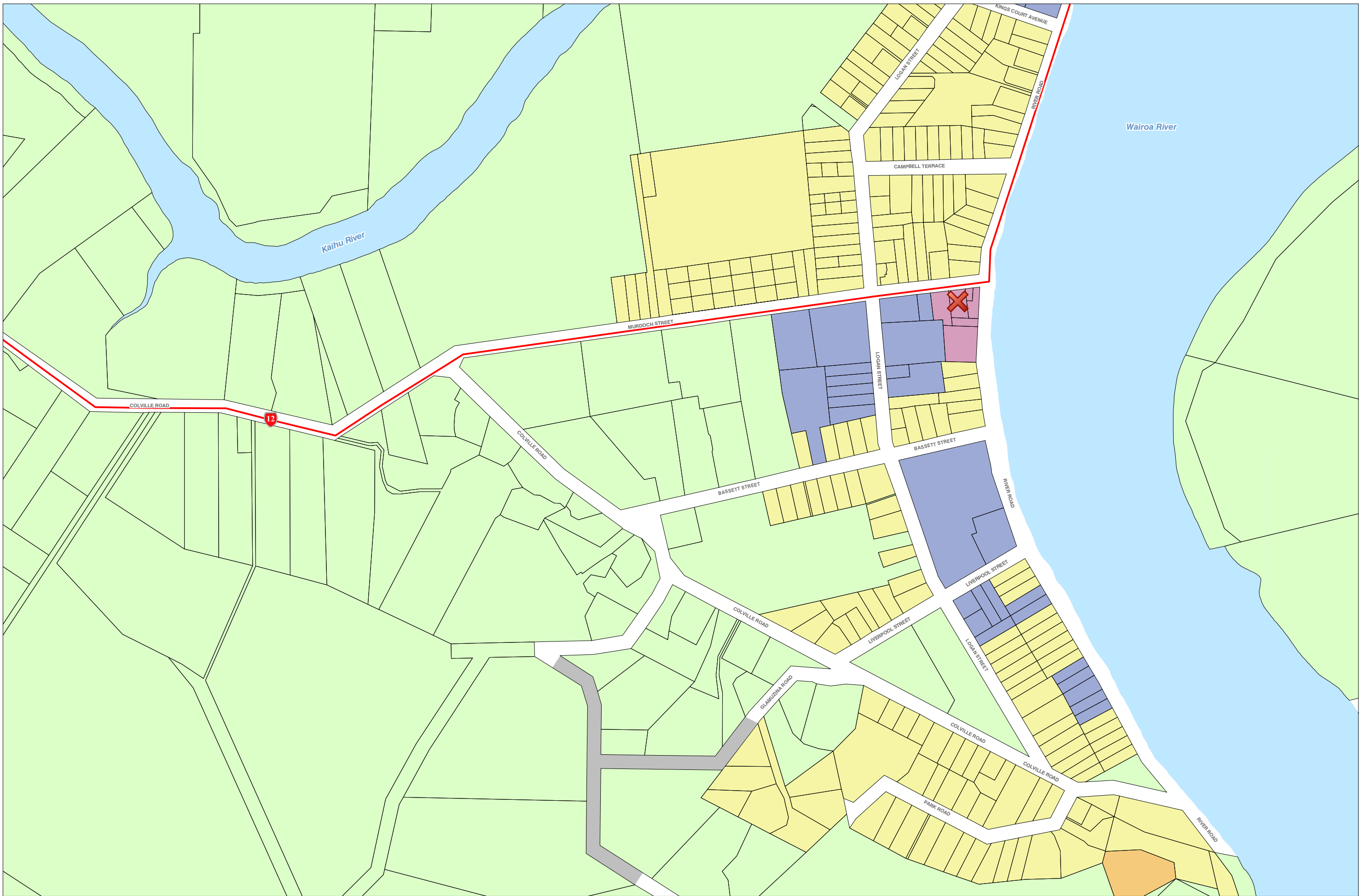
-  State Highway
-  Railway
-  Bridge or Causeway
-  Unformed Road
-  Sea, Lakes and Rivers
-  Parcel Boundary

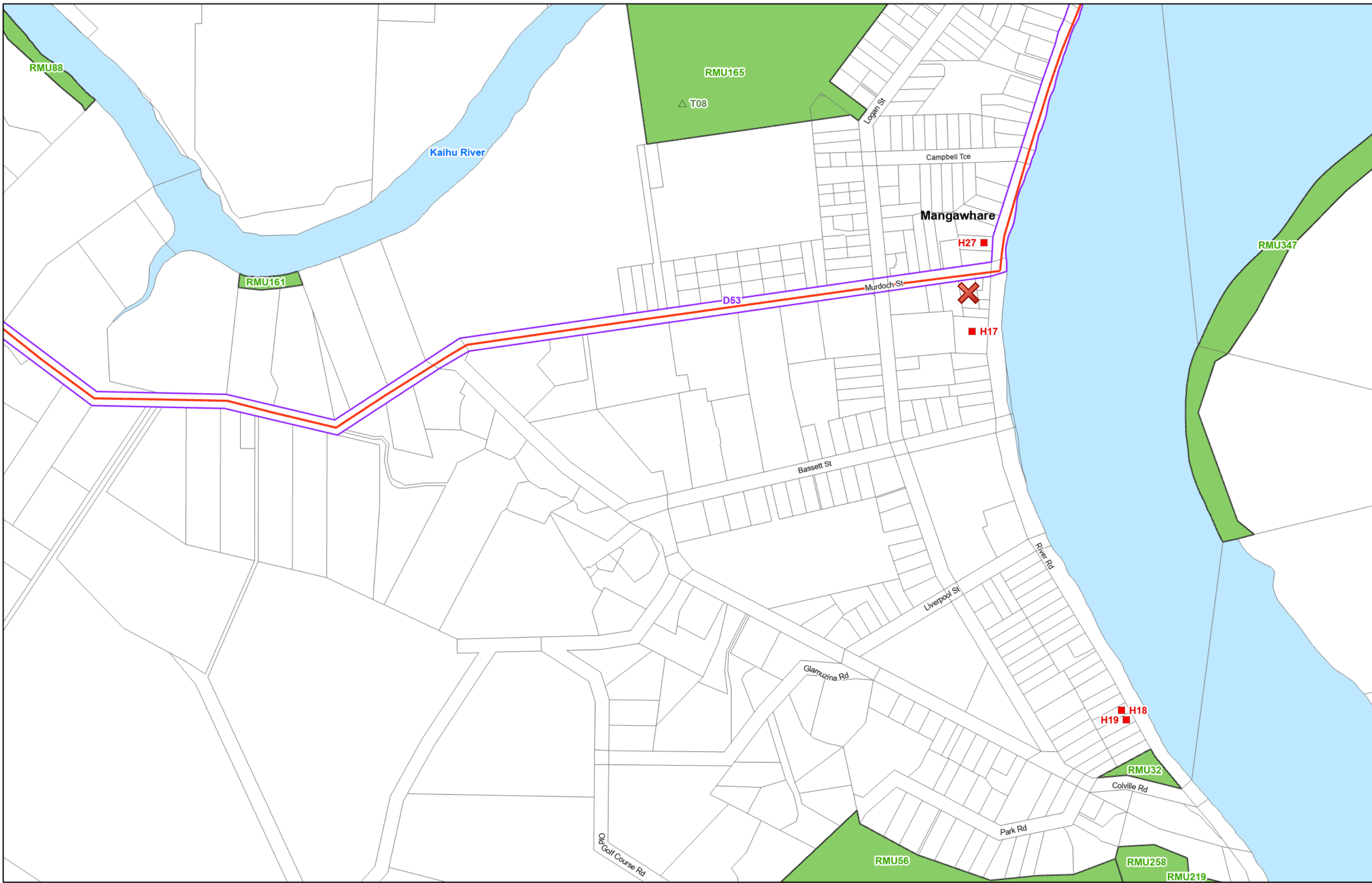
Map Series One - Land Use

-  Estuary Estates
-  Rural
-  8m Height Restriction
-  Business: Commercial
-  Business: Industrial
-  Residential
-  Maori Land
-  Treaty Settlement
-  Estuary Estates
-  East Coast Overlay
-  Harbour Overlay
-  Kai Iwi Lakes Overlay
-  West Coast Overlay

Map Series Two - Sites, Features and Units

-  Heritage Resource
-  Notable Tree
-  Maungaturoto Dairy Factory Wastewater Pipeline
-  110-220 kV Electricity Transmission Line
-  50 kV Electricity Transmission Line
-  Designation Areas
-  Outstanding Natural Landscape
-  Reserve Management Units
-  Areas of Significance to Maori
-  Maungaturoto Dairy Factory Noise Contour Boundary (45dBA leq)





Rates Information - 2025/26

Valuation ID 0096027500

Property Description

Location (GIS) 4 Murdoch Street, Dargaville

[View in Google Maps](#)

Legal Description LOT 1 DP 36180

Certificate of Title 924/75

Service Flags Water, Water-Meter

Use	91 Residential: Single Unit (other than bach)	Category	RNXXB
TORAS	111000	Category Group	Residential - More Than One Dwelling
Tenure	Property is not leased. Owner is also occupier.	Ward	3
Ownership	Private: Individual	Region	1
Rateability	Rateable	Zone	8A
Apportionment	Std property - Not Applicable, Not apportionment		

Valuations

Area (Hectares)	0.0986	Land Value	180,000
Improvements	470,000	Capital Value	650,000
Nature of Improvements	DWG OBS OI		
Valuation Date	1/09/23		

Rates for Current Year - 2025/26

Type	Description (Basis)	Factor	Amount \$
002	Uniform Annual General Charge - Rating Unit	1.00	725.00
010	Dargaville Stormwater - (L)	180,000.00	254.70
203	Dargaville Wastewater Connected - SUIP	1.00	1,357.76
230	General Rate Residential & Small Sized Lifestyle - (L)	180,000.00	404.35
235	CCTV Dargaville - (U)	1.00	7.70
239	Parks and Libraries Targeted Rate - (U)	1.00	384.34
242	Museums Targeted Rate - (U)	1.00	14.00
	** Kaipara District Council Sub-Total		3,147.85
250	NRC Targeted Council Services Rate - (U)	1.00	262.32
253	NRC Pest Management Rate - (U)	1.00	125.86
254	NRC Targeted Flood Infrastructure Rate - (U)	1.00	41.66
255	NRC Targeted Emergency and Hazard Management Rate - (U)	1.00	77.38
256	NRC Targeted Regional Rescue Services Rate - (U)	1.00	8.87
257	NRC Targeted Regional Sporting Facilities Rate - (U)	1.00	16.09
259	NRC Targeted Land and Freshwater Management Rate - (L)	180,000.00	53.69
260	NRC Targeted Regional Economic Development Rate - (L)	180,000.00	5.40
	** Regional Council Sub-Total		591.27
	Total Rates Levied 2025/26		3,739.12
	(GST on Rates Levied)		487.71
	Rates Last Year 2024/25		3,583.76
	Last Year's Final Instalment		895.94

Rates Last Year 3,583.76 Instalments YTD 2,804.34 Current Instalment 934.78

History

Year	Land Value	Capital Value	Annual Rates
2024/25	180,000	490,000	3,583.76
2023/24	120,000	405,000	3,100.24
2022/23	120,000	405,000	2,921.99
2021/22	120,000	405,000	2,756.17
2020/21	100,000	305,000	2,543.58
2019/20	100,000	305,000	2,569.20
2018/19	100,000	305,000	2,511.06
2017/18	69,000	215,000	2,324.84
2016/17	69,000	215,000	2,202.25
2015/16	69,000	215,000	2,124.86

PJM:KMR

REF: 88/396

29th July, 1988

Copies to:

Mr D.E. Connelly,
R.D. 9,,
DARGAVILLE

Northland Regional Council, Private
Bag, Whangarei

Works Consultancy Services, Box 5848,
Auckland

Dear Sir,

APPLICATION FOR PLANNING CONSENT (PA 92) : D.E. CONNELLY : RESIDENTIAL
DWELLING : MURDOCH ST

The following is a record of Councils decision on the abovementioned planning application.

1. The Application

The application was for consent to erect a residential dwelling on a property situated at 4 Murdoch Street. The 986 sq metre property is described as Lot 1 DP 36180.

The property concerned is zoned Commercial C in the district scheme. This zone covers the small commercial area adjacent to the Mangawhare Saleyards. No specific provision is made for residential dwellings in the zone.

2. Objections

None received.

3. Hearing

The Council considered the application at its meeting on Thursday 28th July, at 7.30 p.m.

4. Councils Decision

That the application for planning consent by D.E. Connelly to erect a new dwelling on Lot 1 DP 36180 **be** approved pursuant to Section 74 of the Town and Country Planning Act 1977 in accordance with the plans and information submitted subject to the following condition:-

- (i) That the existing house be removed from the site or dismantled within 3 months of the new dwelling being completed to a habitable standard.

On the grounds that the application is not contrary to the public interest, is of little planning significance beyond the immediate vicinity of the site, the district scheme can remain without change or variation.

Dated at Dargaville this 28th day of July, 1988

P.J. MCDERMOTT,
ASSISTANT TOWN CLERK



Building Consent 050931

(Form 5) Section 51, Building Act 2004

J D E & G D Taylor
4 Murdoch Street
Daragville

Issue Date: 16/11/05
Application Date: 4/11/05
Overseer: Jim Vallance

THE PROJECT: (the following Building Work is authorised by this Building Consent)

Description:	Relocate Garage Onto New Concrete Slab 3304 - DOMESTIC ONLY - GARAGES
Type of Work:	
Estimated Value:	\$2,530
Intended Use:	Owners Use
Intended Life:	Indefinite, but not less than 50 years
Stages:	Being Stage 1 of an intended 1 Stage

THE BUILDING:

Street Address of Building:	4 MURDOCH STREET, DARGAVILLE		
Valuation Number:	0096027500		
Legal Description:	LOT 1 DP 36180		
Building Name:	Garage		
Location of Building within site/block number:			
Level/Unit Number:			

THE OWNER:

Owners Name:	J D E & G D Taylor		
Owners Mailing Address:	4 Murdoch Street, Daragville 0300		
Street Address/Registered Office:			
Phone Number	Landline: 09 439 4975	Daytime: 09 439 4975	After Hours:
	Mobile: 0274 489 652	Fax:	
Email:	Website:		

FIRST POINT OF CONTACT: (with the Council/Building Authority)

First Point of Contact:			
Mailing Address:	4 Murdoch Street, Daragville		
Phone Number	Landline: 09 439 4975	Daytime: 09 439 4975	After Hours:
	Mobile: 0274 489 652	Fax:	
Email:	Website:		

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.

Signature

Date: 16/11/05

Position Building Services Officer

On behalf of KAIPARA DISTRICT COUNCIL

PIM AND BUILDING CONSENT APPLICATION
(The Building Act 2004)

<p>APPLICANT DETAILS:</p> <p>1 The Owner</p> <p>Name of Owner: <u>S.D. JDE Taylor</u></p> <p>Contact Person: <u>Sue Taylor</u></p> <p>Postal Address: <u>4 Murdoch St</u> <u>Dargaville</u></p> <p>Street Address/Registered Office:</p> <p>Phone No: <u>0394975</u> Fax No: <u>0397574</u></p> <p>Mobile No: <u>0274 489652</u></p> <p>Email: <u>Kauri4u@xtra.co.nz</u></p> <p>The following evidence of ownership is attached to this application : (If property has been recently sold a copy of Sale and Purchase Agreement is required)</p>	<p>BC NO: <u>050931</u></p> <p>2 The Agent</p> <p>Name of Agent:</p> <p>Contact Person:</p> <p>Postal Address:</p> <p>Street Address/Registered Office:</p> <p>Phone No: Fax No:</p> <p>Mobile No:</p> <p>Email:</p> <p>Relationship to Owner:</p> <p>First Point of Contact for Communications/Fees/Refunds to: <input checked="" type="checkbox"/> The Owner <input type="checkbox"/> The Agent</p>																				
<p>3 THE PROJECT (What is the work to be done)</p> <p>Description of the building work: <u>relocate garage ONTO</u> <u>NEW CONCRETE FLOOR SLAB</u></p> <p>Will the work result in a change of use of the building: <input type="checkbox"/> Yes <input checked="" type="checkbox"/> No</p> <p>If YES please state new use and provide details:</p> <p>List Building Consents previously issued for this project (if any):</p> <p>Floor area (proposed work - square metres) <u>36 u 2</u></p> <table border="1" style="width:100%; border-collapse: collapse;"> <thead> <tr> <th></th> <th>Basement</th> <th>Ground Floor</th> <th>Other Floors</th> <th>Total</th> </tr> </thead> <tbody> <tr> <td>Main Building</td> <td>.....</td> <td>.....</td> <td>.....</td> <td><u>36m²</u></td> </tr> <tr> <td>Accessory Buildings</td> <td>.....</td> <td>.....</td> <td>.....</td> <td>.....</td> </tr> </tbody> </table>		Basement	Ground Floor	Other Floors	Total	Main Building	<u>36m²</u>	Accessory Buildings	<p>4 BUILDING DETAILS: (Where work to be done)</p> <p>Street Address of Building: <u>711 River Rd</u> <u>4 Murdoch St Dargaville</u></p> <p>Location of Building within site/block number (include nearest street access): <u>4 Murdoch St, Darg</u></p> <p>Building Name: <u>Skyline</u></p> <p>Number of Levels: <u>1</u></p> <p>Level/Unit No:</p> <p>Valuation Roll No: <u>0096027500</u></p> <p>Legal Description: <u>Lot 2 DP 64881</u></p> <p>Certificate of Title No: <u>31A/335</u></p> <p>Area of Site (m²/ha): <u>460m</u></p> <p>Current, lawfully established use (if applicable): <u>Retail</u></p> <p>Year first constructed (if applicable): <u>—</u></p>					
	Basement	Ground Floor	Other Floors	Total																	
Main Building	<u>36m²</u>																	
Accessory Buildings																	
<p>5 NATURE OF CONSENT</p> <p><input type="checkbox"/> New building - exclude domestic garages & domestic outbuildings Intended Life: Indefinite, but not less than</p> <p><input type="checkbox"/> Foundations only 50 yrs <input checked="" type="checkbox"/> OR Specified asyrs</p> <p><input checked="" type="checkbox"/> Alterations, repairs, extensions, conversions, resiting, installation of heating appliances Demolition <input type="checkbox"/></p> <p><input checked="" type="checkbox"/> Domestic garages and domestic outbuildings Being stage of an intended stages</p>	<p>6 VALUE OF WORK AND FEES (GST Incl)</p> <table style="width:100%;"> <tr><td>Main buildings</td><td>\$</td></tr> <tr><td>Accessory buildings</td><td>\$</td></tr> <tr><td>Plumbing & Drainage</td><td>\$</td></tr> <tr><td>Total Value of Work</td><td>\$ <u>2529.00</u></td></tr> <tr><td>Office Use Only</td><td></td></tr> <tr><td>PIM</td><td>\$ <u>228.00</u></td></tr> <tr><td>Building Consent</td><td>\$ <u>50.00</u></td></tr> <tr><td>BRANZ Levy</td><td>\$</td></tr> <tr><td>DBH Levy</td><td>\$</td></tr> <tr><td>TOTAL</td><td>\$ <u>278.00</u></td></tr> </table> <p>Receipt No: <u>481151</u></p> <p>Date: <u>4/11/05</u></p>	Main buildings	\$	Accessory buildings	\$	Plumbing & Drainage	\$	Total Value of Work	\$ <u>2529.00</u>	Office Use Only		PIM	\$ <u>228.00</u>	Building Consent	\$ <u>50.00</u>	BRANZ Levy	\$	DBH Levy	\$	TOTAL	\$ <u>278.00</u>
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DBH Levy	\$																				
TOTAL	\$ <u>278.00</u>																				

KAIPARA DISTRICT COUNCIL

PROGRESS CHECK SHEET FOR A BUILDING CONSENT

Valuation Reference:	96/275
Name of Applicant:	J & C. TAYLOR
Address of Property:	RIVER RD.
Consent Required For:	RELOCATE GARAGE ONTO NEW FLOOR SLAB
Consent Issued (number):	050931
OBJECTION TO RELEASE OF INFORMATION:	YES/NO

Sent To Applicant

- Building Consent ✓ PIM ✓
- Various Receipts ✓
- One Copy of Approved Plan and Specification Submitted with Application ✓
- Inspection Checklist ✓

16-11-05: Footing-floor slab: Steel placement & dampcourse OK

DGW/dgw

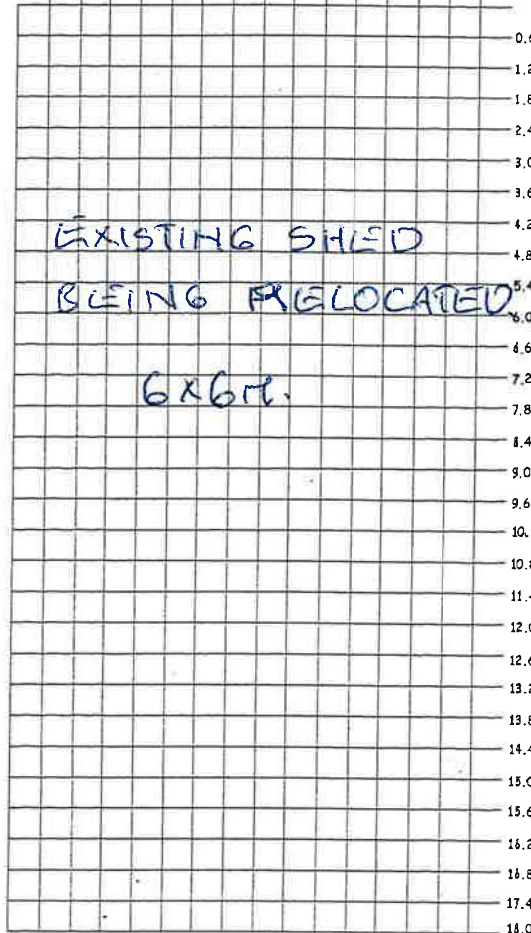
SKYLINE GARAGE

SPECIFICATIONS

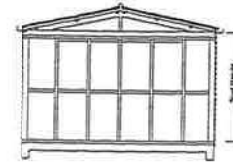
- FOUNDATIONS:** As per detail. ✓
- DAMP COURSE:** Cromford Supercourse under all bottom plates.
- FRAMING:** All timber is Laserframe. All framing is housed, i.e. studs checked into plates and nogs checked into studs.
Studs 90 x 45 MGP10 Laserframe @ 600 centres.
Top Plates and nogs are 90 x 45 Laserframe.
Bottom Plates - 90 x 45 H3 Tanalised Laserframe.
- WALL BRACES:** For sheet metal weatherboards refer to "Bracing resistance of Skyline Buildings Ltd wall systems. Established by Auckland Uniservices Ltd.
 Championboard - 30mm x 50mm Strip Bacing as per System Established by Auckland Uniservices Ltd.
 Galvanised steel angle braces.
- ROOF TRUSSES:** Design series: Gang nail - 9750-CH2722-CH7000
Trusses up to 6m wide spaced @ 2400mm centres(Max.)
Trusses over 6m wide spaced @ 1800mm centres(Max.)
- ROOF PITCH:** 12.5° 15° 20° 25° 30°
- PURLINS:** 90 x 45 Laserframe @ 1000mm centres max.
- TRUSS STIFFENERS:** 90 x 45 Laserframe on edge, up to 6m garage width - 1 row, over 6m garage width - 2 rows
- SIDE ENTRY DOOR:** 2650 opening - 2 x 140 x 45.
BEAM: 2950 opening - 2 x 180 x 45.
4830 opening - flitch beam.
- DRAGON TIES:** 90 x 45 Laserframe on flat @ 45° angle over top - plates at each corner up to 7.2m garage length, over 7.2m length additional dragon ties at either side of centre truss.
- SPOUTING:** 0.55(24 GA) Aluminium-Zinc Alloy coated steel gutters fixed to two sides of building.
- DOWNPIPES:** 0.4(26 GA) 65 x 50 Aluminium-Zinc Alloy coated steel, 1 off per gutter.
- RIDGING:** 0.4(26 GA) Aluminium-Zinc Alloy coated steel.
- ROOFING:** 0.4(26 GA) Aluminium-Zinc Alloy coated steel long run ribbed roofing.
- DOORS:** Side door - Timber frame, Aluminium-Zinc Alloy coated steel cladding each side.
Main doors - 0.4(26 GA) Aluminium-Zinc Alloy coated steel tilt doors or roller doors.
Note 4.8m Wide Tilt Doors are made using Aluminium
- EXTERIOR SHEATHING:** 0.4(26 GA) Aluminium-Zinc Alloy coated steel weatherboards, 113mm profile. Colorcote / Clearcote
 0.4(26 GA) Aluminium-Zinc Alloy coated steel weatherboards, 155mm profile. Colorcote / Clearcote
 Championboard 0.4 (26 GA) Aluminium-Zinc Alloy coated steel weatherboard. Colorcote / Clearcote
 0.4(26 GA) Aluminium-Zinc Alloy coated steel 6 Rib Vertical profile. Colorcote / Clearcote
 Hardiplank weatherboard.
 12mm Thick H3 Tanalised Plywood

NOTES:
On Colorcote/Hardiplank Buildings.
Aluminium-Zinc Alloy steel components referred to in spouting, exterior sheathing, doors and ridging are made of Aluminium-Zinc alloy steel with baked on silicone polyester paint, known as 'Colorcote' (Trade marks).

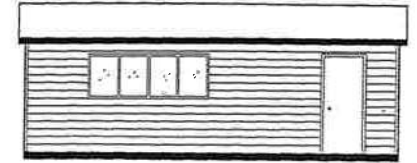
0.6 1.2 1.8 2.4 3.0 3.6 4.2 4.8 5.4 6.0 6.6 7.2 7.8 8.4 9.0



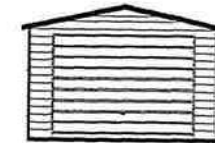
FLOOR PLAN



Typical Section



Typical Side View



Single



Single Workshop

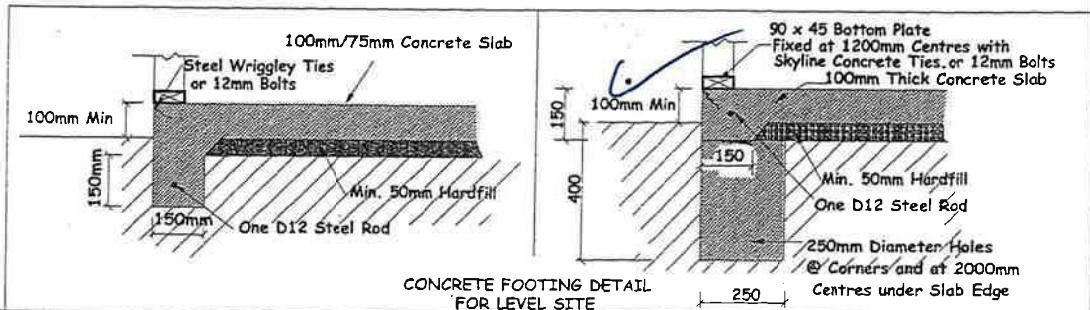


Single Workshop



One Door Side Entry

KAPARA DISTRICT COUNCIL
BC 050931
[Signature]
BUILDING INSPECTOR



CONCRETE FOOTING DETAIL FOR LEVEL SITE

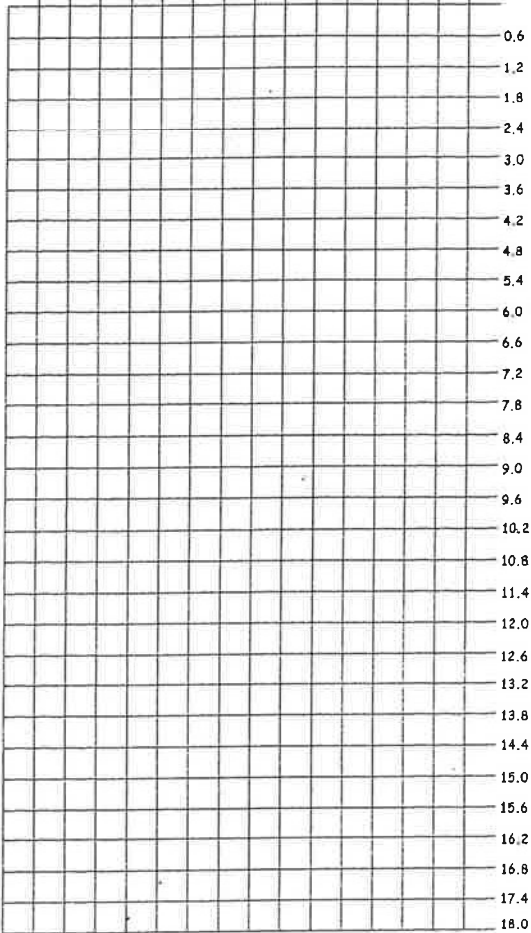
FOR _____
AT _____



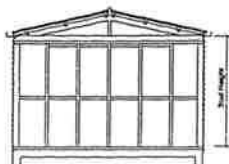
DISTRIBUTOR

DATE _____
Copyright Skyline Buildings Ltd

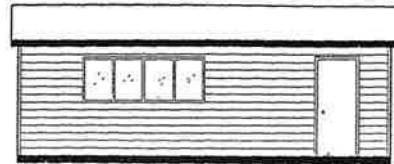
0.6 1.2 1.8 2.4 3.0 3.6 4.2 4.8 5.4 6.0 6.6 7.2 7.8 8.4 9.0



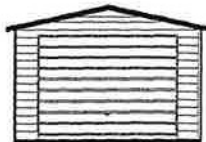
FLOOR PLAN



Typical Section



Typical Side View



Single



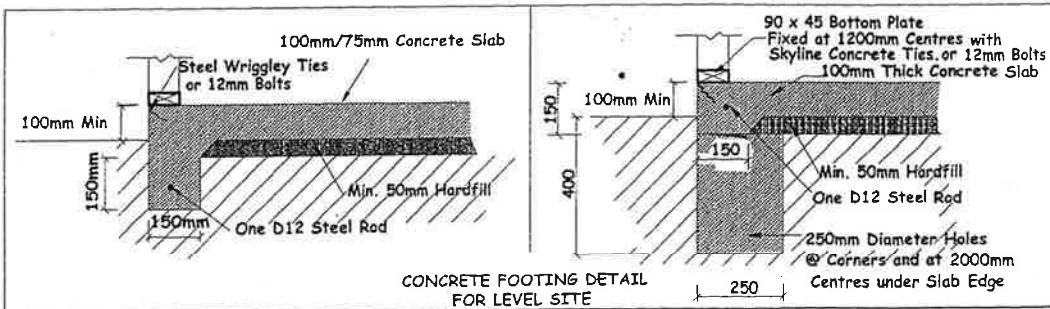
Single Workshop



Single Workshop



One Door Side Entry



CONCRETE FOOTING DETAIL FOR LEVEL SITE

SKYLINE
THE GARAGE COMPANY

DISTRIBUTOR

DATE

Copyright Skyline Buildings Ltd

SKY SS D6

Code Compliance Certificate

Section 43(3), Building Act 1991

Application

G & J TAYLOR	No.	020804
4 MURDOCH STREET	Issue date	7/08/03
DARGAVILLE		

Project

Description	Alterations, Repairs or Extensions Being Stage 1 of an intended 1 Stages ADDITION TO WOOD TURNING STUDIO
Intended Life	Indefinite, but not less than 50 years
Intended Use	OWNERS USE
Estimated Value	\$8,500
Location	4 MURDOCH STREET, DARGAVILLE
Legal Description	LOT 1 DP 36180
Valuation No.	0096027500

This is a final Code Compliance Certificate issued in respect of all the building work under the above building consent.

Signed for and on behalf of the Council:



Name:

Date: 7-08-03

KAIPARA DISTRICT COUNCIL

PROGRESS CHECK SHEET FOR A BUILDING CONSENT

Valuation Reference:	46/ 275
Name of Applicant:	G. J. TAYLOR
Address of Property:	4 MURDOCH S.T.
Consent Required For:	ADDITION TO WOODTURNING STUDIO
Consent Issued (number):	020804
OBJECTION TO RELEASE OF INFORMATION:	YES/NO

Various Receipts

Inspection Checklist

One Copy of Approved Plan and Specification Submitted with Application

03-11-02 Footing inspection: Pile holes dug OK

17-11-02 : Prelim : Moisture control & bracing OK

19-07-03 : Final inspection OK

Dargaville Office
Private Bag 1001
DARGAVILLE
Phone 09 439 7059
Fax 09 439 6756

KAIPARA DISTRICT COUNCIL
APPLICATION FOR A BUILDING CONSENT

Kaiwaka Office
State Highway 1
KAIWAKA
Phone 09 431 2013
Fax 09 431 2023

(Complete Part _____ in all cases)

OWNER

APPLICANT

Name J
Postal Address 4 Murdoch St.
Dargaville
Phone Number 09-4394975
Fax Number —

Name as owner
Postal Address _____
Phone Number _____
Fax Number _____

PROJECT LOCATION

Address 4 Murdoch St Darg.

DESCRIPTION OF WORK & INTENDED USE

addition to
Woodturning Studio

LEGAL DESCRIPTION

Valuation Number 96/275
Lot(s) 1 DP(s) 36180
Section _____ Block _____
Survey District _____

NATURE OF CONSENT

- New building - exclude domestic garages & domestic outbuildings Intended Life: Indefinite, but not less than _____ yrs OR Specified as _____ yrs
- Foundations only
- Alterations, repairs, extensions, conversions, resiting, installation of heating appliances Demolition
- Domestic garages & domestic outbuildings Being stage of an intended stages

Area of Site _____ hectares/ square metres
Nature of soil (rock, clay, sand, loam etc) _____
Floor area (proposed work - square metres)
Basement Ground Floor Other Floors Total
Main Building _____
Accessory Buildings + 20

OFFICE USE ONLY

Property ID: _____

ESTIMATED VALUE OF WORK

(including GST)

Main buildings \$ 8500
Accessory buildings \$ _____
Plumbing & Drainage \$ _____
Total Value of Work \$ 8500

FEE PAID ON APPLICATION

(including GST)

P I M \$ _____
Building Consent \$ 50.00
BRANZ Levy \$ 172.00
B I A Levy _____

TOTAL

\$ 222.00

- Application for Building Consent only, in accordance with Project Information Memorandum No: _____
 Application for Building Consent and Project Information Memorandum

Receipt No: 402257

Date: 1-11-02

Signed for and on behalf

Signature: J Taylor

Name: Joyce Taylor Date: 1-11-02
Please print

Note: Information and forms for vehicle crossings & services eg water connection, sewerage & stormwater connections area available from the front counter at the Dargaville and Kaiwaka offices.

PART D : KEY PERSONNEL

(Complete Part D As far as possible in all cases. Give names, addresses and telephone numbers.
Give relevant registration numbers if known)

DESIGNER(S)

Name _____

Address _____

Phone Number _____ Fax Number _____

BUILDER

Name Wuletch Construction

Address Box 328 Danaville

Phone Number _____ Fax Number _____

DRAINLAYER

Name _____

Address _____

Phone Number _____ Fax Number _____

PLUMBER

Name _____

Address _____

Phone Number _____ Fax Number _____

CERTIFIERS

Name _____ Reg No _____

Address _____

Phone Number _____ Fax Number _____

Certifying _____

Name _____ Reg No _____

Address _____

Phone Number _____ Fax Number _____

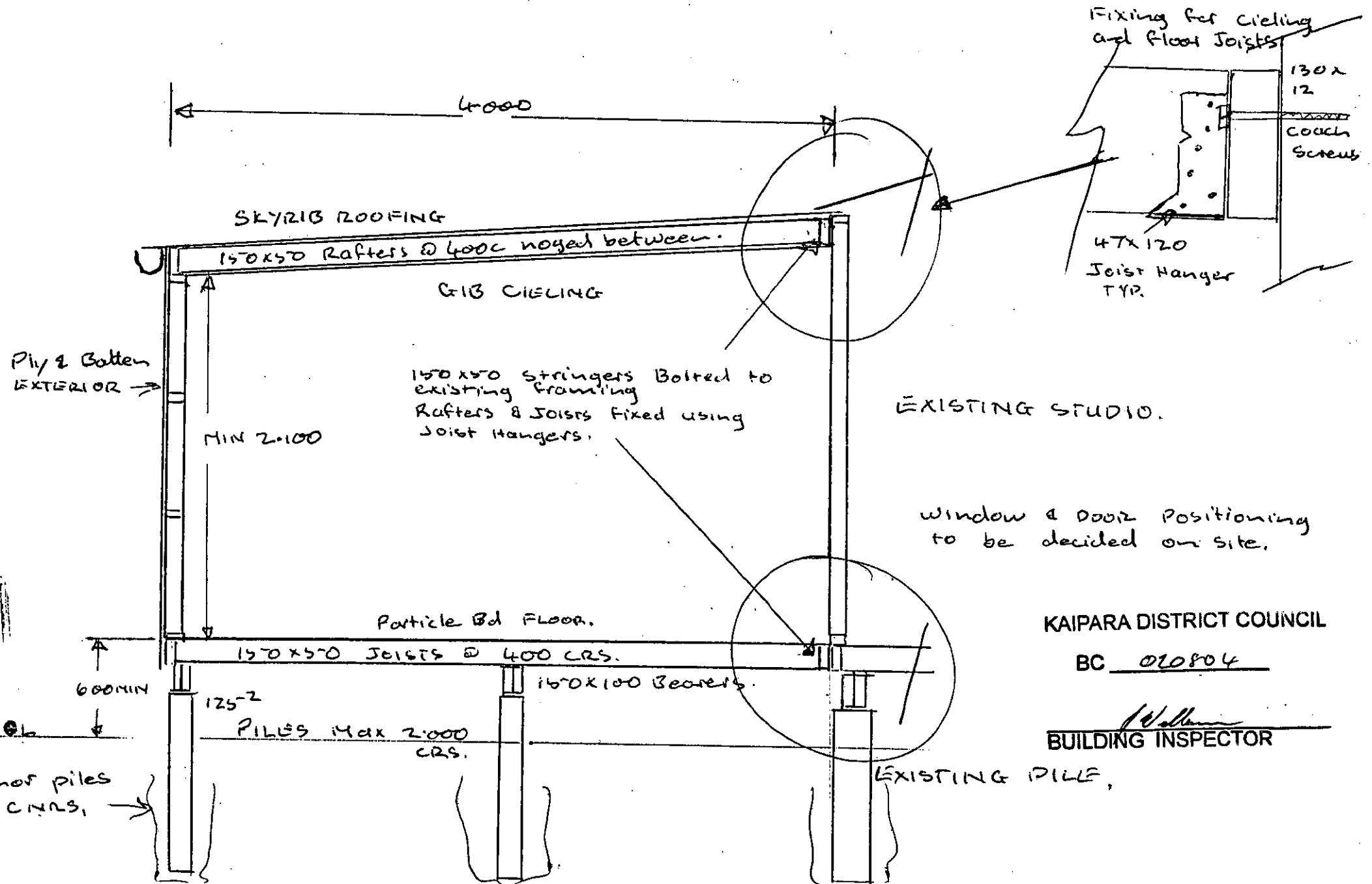
Certifying _____

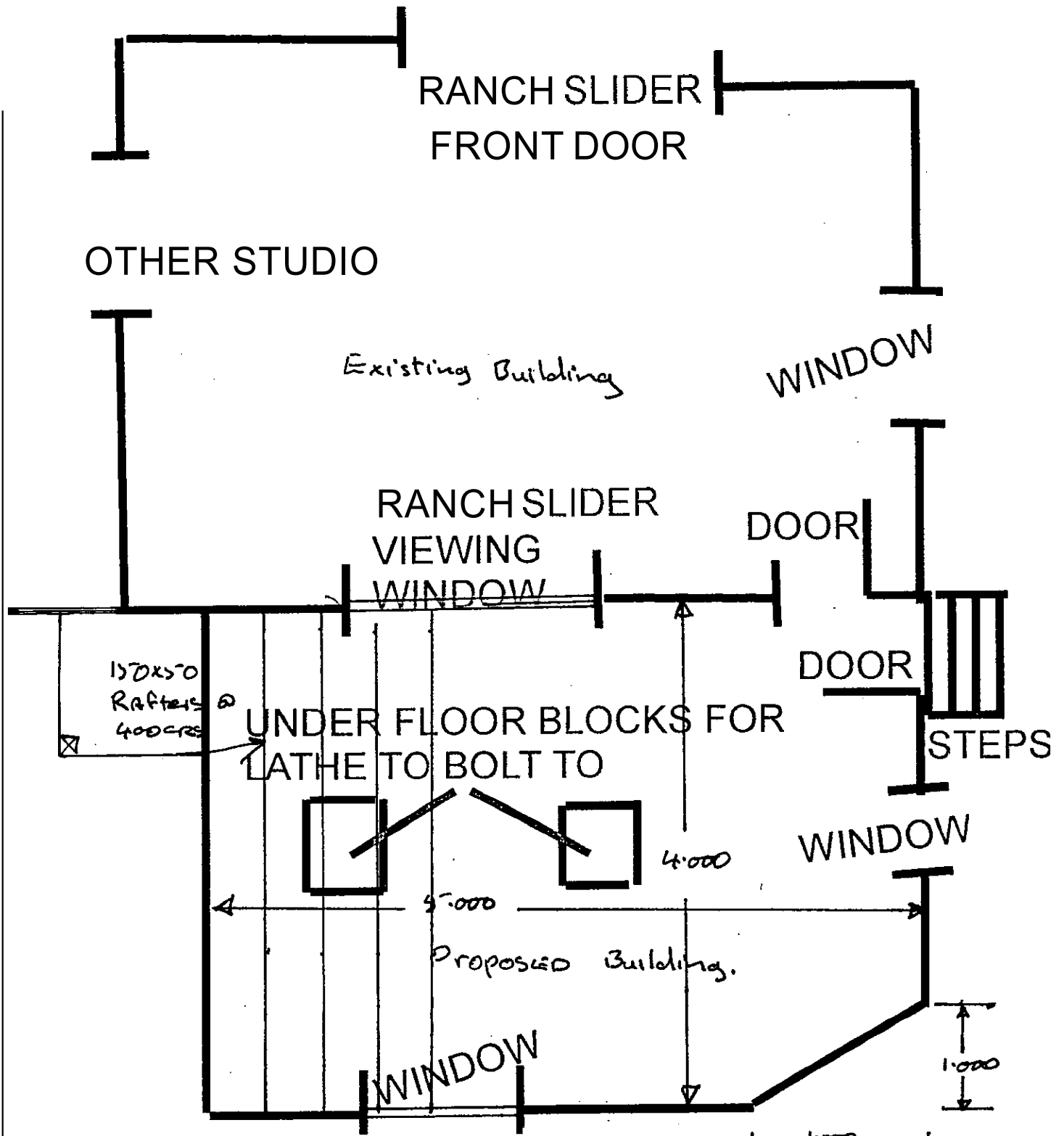
RELEASE OF INFORMATION

Council provides building consent information to a number of organisations. Included in this is the names of applicants and the location of the projects. Much of this information has to be supplied in terms of the Local Government Information Act, however we can withhold personal identification if you wish. Please indicate below if you object to release of identifying information.

I WISH TO OBJECT TO THE ISSUE OF IDENTIFYING INFORMATION ON MY PROJECT

PROPOSED 5'000 x 4'000 EXTENSION TO WOODTURNERS STUDIO AT MANGAWHARE
FOR RICK & SUE TAYLOR.





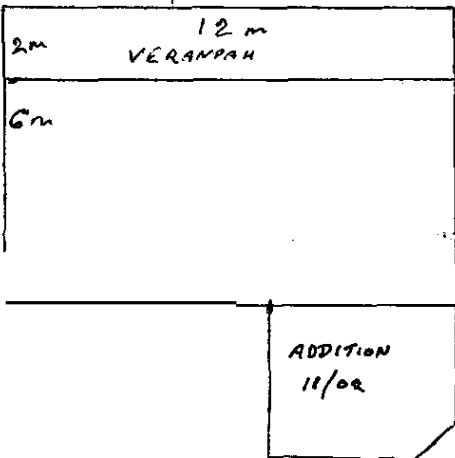
FLOOR PLAN OF NEW GALLERY & WORKSHOP 2002-2003 THE WOODTURNERS STUDIO
 4 MURDOCH STREET DARGAVILLE (PLAN NOT TO SIZE)

MURDOCK S.T.

EXISTING
TARSAAL
CROSSING

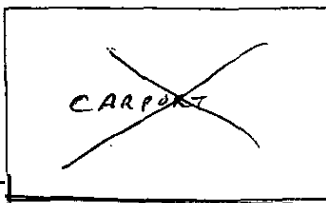
24.1 m

12 m

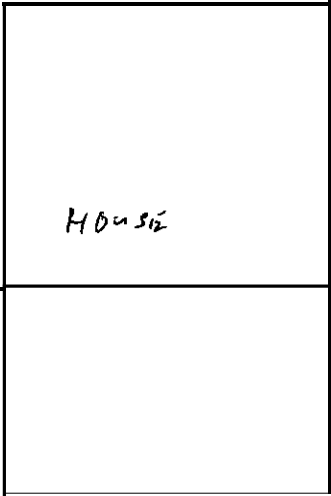


FAST FOODS

38.4 m



DRAIN FROM SALV YARDS



24.5 m

SCALE 1:200

Code Compliance Certificate

Section 43(3), Building Act 1991

Application

G & J TAYLOR	Issue date	970271
4 MURDOCH STREET		10/12/97
DARGAVILLE		

Project

Description	ALTERATIONS, REPAIRS or EXTENSIONS BEING STAGE 1 OF AN INTENDED 1 STAGES ERECT DOMESTIC OUTBUILDING
Intended Life	INDEFINITE, BUT NOT LESS THAN 50 YEARS
Intended Use	WORKSHOP
Estimated Value	\$26,766
Location	4 MURDOCH ST
Legal Description	LOT 1 DP 36180
Valuation No.	0096027500

The Council's total charges paid on the uplifting of this Code Compliance Certificate in accordance with the following details are \$ 0.00.

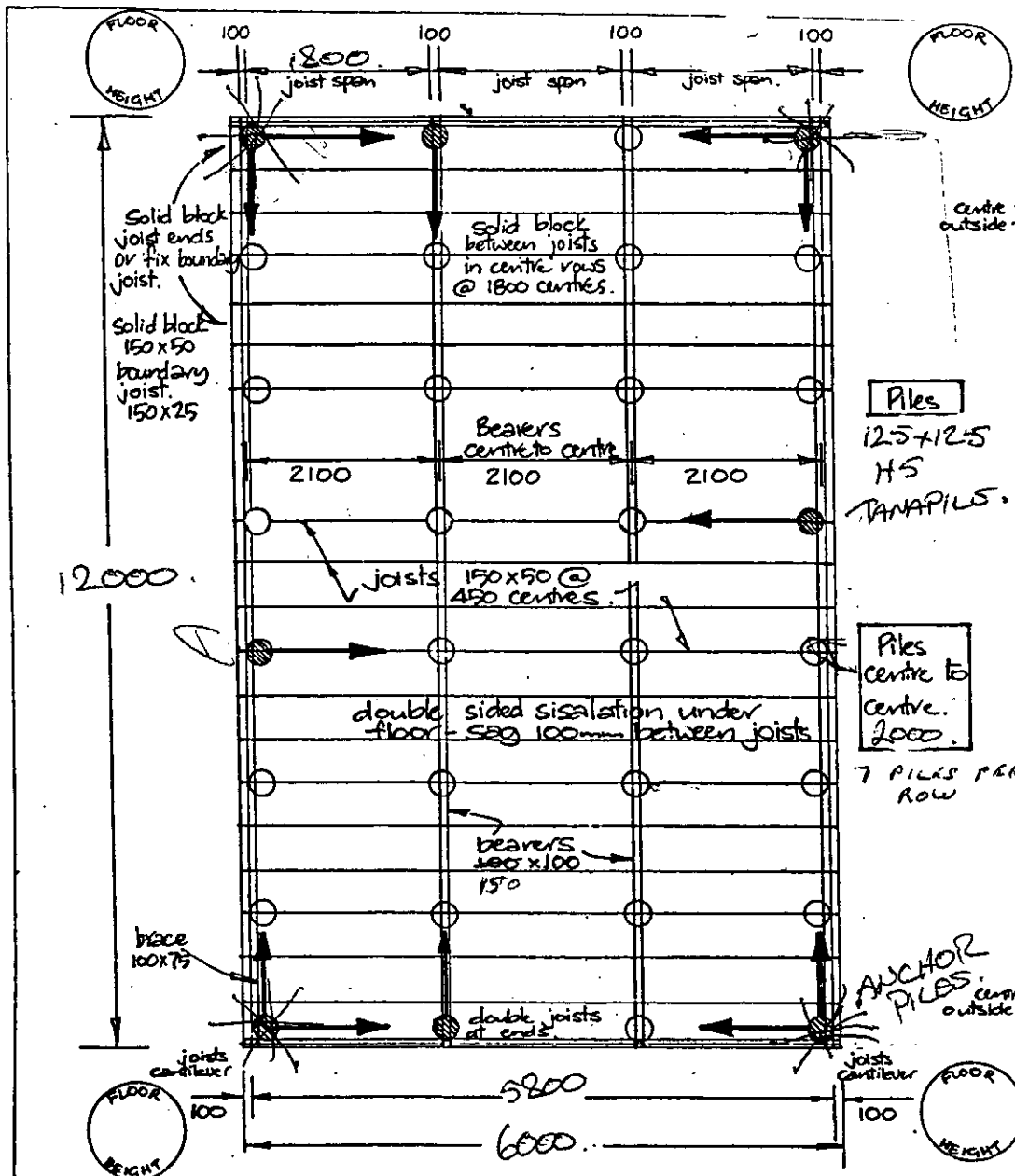
This is a final code compliance certificate issued in respect of all the building work under the above building consent.

Signed for and on behalf of the Council:

Name:



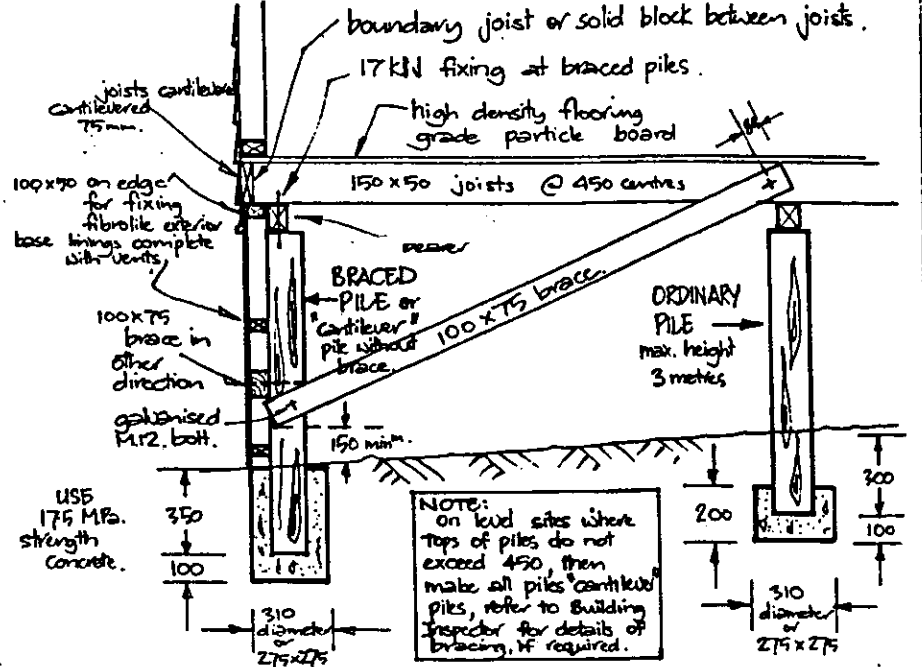
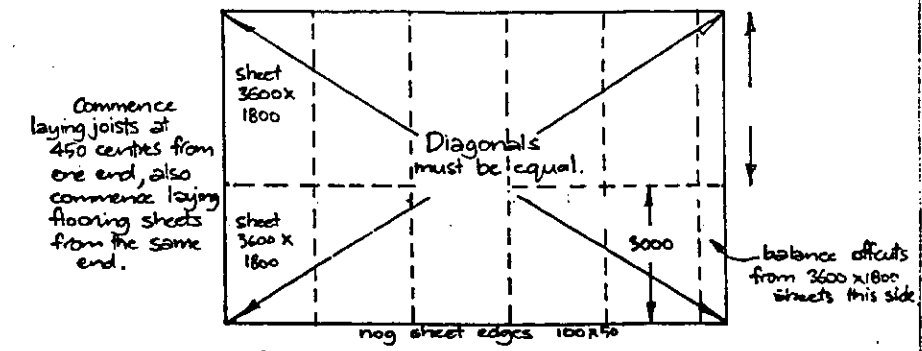
Date: 11-12-97



SUB-FLOOR PLAN

SUB-FLOOR BRACING TO COMPLY WITH NZS 3504, 1981

DETAILS FOR WOODEN FLOORS



For earthquake zones A, B & C

For wind zones H, M & L

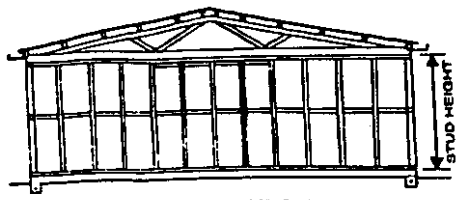
Note: In high wind areas an extra sub-floor brace is required in each bracing line when eaves height exceeds 3 metres.

KEY	
	Braced pile
	Ordinary pile.

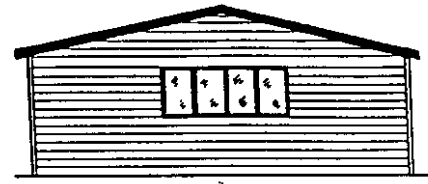
COOK'S COTTAGE 12 x 60m

NAME	GRAHAM & JOYCE TAYLOR
DATE	
SCALE	SUB-FLOOR 1:50 DETAIL 1:20

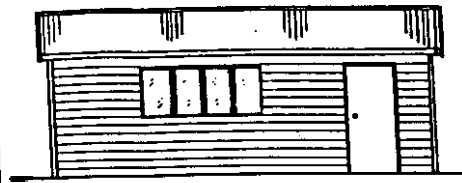
SKYLINE GARAGE



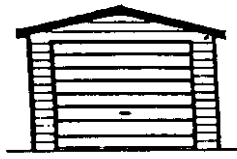
TYPICAL SECTION



TYPICAL REAR VIEW



TYPICAL SIDE VIEW



SINGLE



SINGLE WORKSHOP



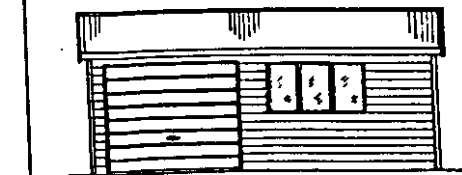
DOUBLE



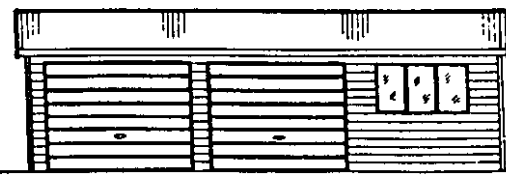
DOUBLE (4.5m DOOR)



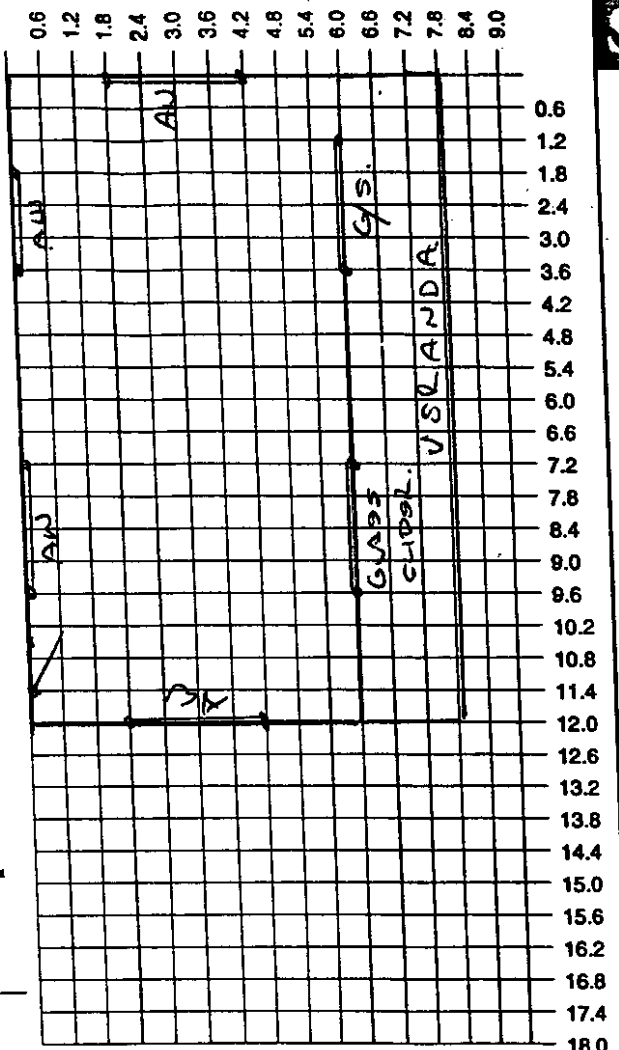
DOUBLE WORKSHOP



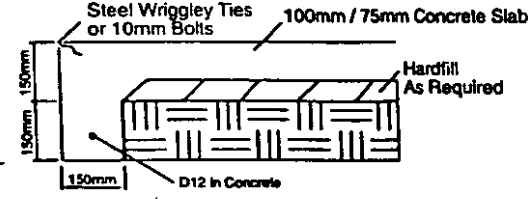
ONE DOOR SIDE ENTRY



TWO DOOR SIDE ENTRY



FLOOR PLAN



CONCRETE FOOTING DETAIL FOR LEVEL SITE

SPECIFICATIONS

- FOUNDATIONS:** As per detail, or 200 x 200 concrete piles @ 1200 max. centres under studs.
- DAMPCOURSE:** 2 ply d.p.c. under all bottom plates.
- FRAMING:** All timber is boric treated Laser frame. All framing is housed, i.e. studs checked into plates and nogs checked into studs.
Studs 90 x 35 Laser frame @ 600 centres. Top & bottom plates & nogs are 90 x 35 Laser frame.
- WALL BRACES:** For sheet weatherboards refer to "Bracing resistance of Skyline Buildings Ltd wall systems" established by Auckland Uniservices Ltd.
 Galvanised steel angle braces.
- ROOF TRUSSES:** Design series: Gang nail - 4260 and CH 2722 Trusses up to 6m wide spaced @ 2400 centres (Max.)
Trusses over 6m wide spaced @ 1800 centres (Max.)
- ROOF PITCH:** 12.5° 15° 20° 25° 30°
- PURLINS:** 80 x 45 Laser frame @ 1100 centres max.
- TRUSS STIFFENERS:** 90 x 35 Laser frame on edge, up to 6m Garage width - 1 Row, over 6m Garage width - 2 rows
- SIDE ENTRY DOOR BEAM:** 2650 opening - 2 x 140 x 45.
2950 opening - 2 x 180 x 45.
4530 opening - Flich Beam.
- DRAGON TIES:** 75 x 35 Laser frame on flat @ 45° angle over top - plates at each corner up to 7.2m garage length, over 7.2m length additional dragon ties at either side of centre truss.
- SPOUTING:** .55 (24 GA) Galv. gutters fixed to two sides of building.
- DOWNPIPES:** .40 (26 GA) 65 x 50 galv. steel, 1 off per gutter.
- RIDGING:** .40 (26 GA) Galv. steel.
- ROOFING:** .40 (26 GA) Galv. steel long run ribbed roofing.
- DOORS:** Side door - Timber frame, galv. steel clad each side.
Main doors - .40 (26 GA) Galv. steel overdoors or Galv. steel roller doors.
- EXTERIOR SHEATHING:** .40 (26 GA) Galv. steel weatherboards, 113mm profile. Color Cote / Colour Steel
 .40 (26 GA) Galv. steel weatherboards, 155mm profile. Color Cote / Colour Steel
 Ultra-Clad .40 (26 GA) Galv. steel weatherboards. Color Cote / Colour Steel
 Hardiplank weatherboard.

NOTES:

On Color Cote / Colour Steel / Hardiplank Buildings.
Galv. Steel components referred to in spouting, exterior sheathing, doors and ridging are made of Galv. Steel with baked on silicone polyester paint, known as 'COLOR STEEL' or 'COLOR COTE' (Trade Terms).

SHADOW CLAD TIMBER BATTENS.

NOTE: CONTRACTORS MUST VERIFY ALL DIMENSIONS BEFORE COMMENCING ANY WORK

FOR: GRANAM & JOYCE TAYLOR
AT: 4 MURDOCH ST DARLAVILLE



DISTRIBUTOR: Witch Construction
P.O. Box 328
Dargaville

DATE: _____
SCALE: 1:100
SHEET: **1**

DARGAVILLE BOROUGH COUNCIL

4 APPLICATION FOR PERMIT FOR DRAINAGE AND/OR PLUMBING WORK

The Tom Clerk,
Dargaville Borough Council,
Private Jag,
DARGAVILLE.

I, the undersigned P. S. McAlister hereby
apply for permission to have the work described herein and set out in the plan
attached hereto, carried out in the premises situated at
A. Murdoch St. and situated on land legally described
as Lot 1 DP 36180 Assessment No. 96/275

Name & Address of person for whom) Mrs Mrs J. Japas
work is to be carried out.) A. Murdoch St.

Name of Plumber H. Hannan (Undertaking such work)

Name of Regd. Drainlayer P. S. McAlister (Undertaking such work)

Description of Work (Sanitary Plumbing and Drainage, but excluding roofing)

State type of premises House (e.g. house, beach cottage,
shop, factory etc.)

State extent of work connect house to drainage
to main sewer line

(e.g. Urinal, W.C., septic tank, bath, shower, washtub, water reticulation, Hot
water reticulation, stormwater drainage or sanitary drainage - and whether New,
additional, renewal or repair.)

Estimated Value of Work:-

Drainage \$ 280.00

Plumbing \$ 100.00

\$380.00 Total

(These amounts should be the real value of the work as opposed to the possible
cost of work or material.)

..... 23 July 1982

Signature P. S. McAlister

OFFICE USE ONLY

Received \$ 500

Receipt No. 4478

Date 29/7/1982

Approved for permit _____

Permit No. 1005

Issued _____

44 78

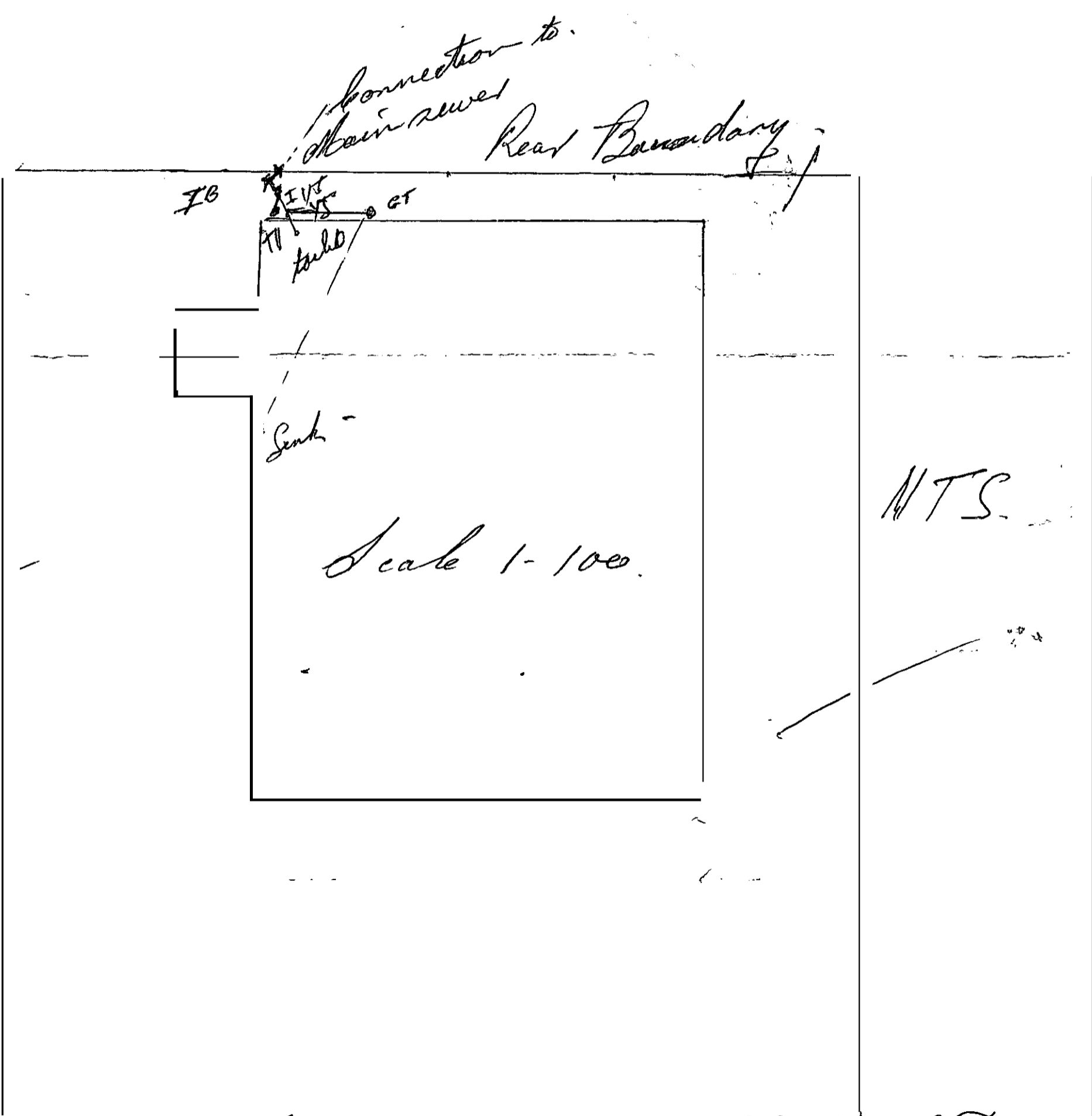
BOROUGH OF DARGAVILLE

DRAINAGE BLOCK PLAN

REFERENCE:

- | | |
|---------------------------|--------------------------|
| I. C. Inspection Chamber | G. T. Gully Trap |
| I. B. Inspection Bend | T. V. Terminal Vent |
| I. Y. Inspection Junction | Drain to be shown in RED |
| I. P. Inspection Pipe | SCALE 1-100 |

96/2785/-



OWNER Mr. James Yakas
 STREET 4 Murdoch Rd
 SECTION No. Lot 1 DP 36180

P. M. Althaus
 DRAINLAYER
 DATE 10/9/82

Natural Hazards S44B(2)(a)

Drought

Kaipara District Council has no known information about this natural hazard, including as exacerbated by climate change, that would affect the property. Please consult the Northland Regional Council Hazard attachment for further information, provided by the Northland Regional Council, in relation to this natural hazard.

Earthquake, Geothermal and Volcanic

Kaipara District Council commissioned ENGEO Limited to undertake an assessment of engineering geology and geotechnical hazards and their associated risk for development within certain growth areas of the Kaipara District. ENGEO Limited summarized its findings on these matters in a report to the Council dated 17th June 2019 and 10th May 2019 (**ENGEO Report**).

Kaipara District Council is providing the ENGEO Report as it is information relating to natural hazards that is known to the Council.

The information contained in the ENGEO Report was current as at the date of the report and has been provided in good faith. The Kaipara District Council makes no representation, warranty or undertaking as to the accuracy, completeness, quality or fitness for any particular purpose of the information contained in the ENGEO Report.

The information contained in the ENGEO Report is provided on a regional/catchment basis and in most cases is not site specific. Any users of the information must obtain advice from suitably qualified practitioners if site specific information is required.

Users must also note that natural hazards outlined in the ENGEO Report do not consider any interventions that may modify the natural hazard risks to a specific site.

Kaipara District Technical Report

Scope of report	<i>This report presents a geotechnical assessment and hazard mapping for the Kaipara District</i>
Report Title:	<i>Geotechnical Assessment Kaipara District</i>
Report date:	<i>17.06.2019</i>
Entity/Person who prepared the report:	<i>Engeo Limited</i>
Entity/person who commissioned the report:	<i>Kaipara District Council</i>
Purpose of the report:	<i>The purpose of this geotechnical assessment is to provide the Kaipara District Council (KDC) with information on land stability and other geotechnical hazards that could constrain development of the area defined by KDC as 'Future Residential and Business Growth Area' and 'Greater Structure Plan Policy Area' of Kaipara District.</i>
Where or how to access report	<u>Engeo Reports</u>

Dargaville Technical Report

1. Scope of report	<i>This report presents a geotechnical assessment and hazard mapping for the Dargaville Area</i>
2. Report Title:	<i>Geotechnical Assessment Dargaville</i>
3. Report date:	<i>10.05.2019</i>
4. Entity/Person who prepared the report:	<i>Engeo Limited</i>
5. Entity/person who commissioned the report:	<i>Kaipara District Council</i>
6. Purpose of the report:	<i>The purpose of this geotechnical assessment is to provide the Kaipara District Council (KDC) with information on land stability and other geotechnical hazards that could constrain development of the area defined by KDC as 'Future Residential and Business Growth Area' and 'Greater Structure Plan Policy Area' of Dargaville.</i>
7. Where or how to access report	<u>Engeo Reports</u>

Northland Regional Council may provide further data regarding this Natural Hazard. Please refer to the Northland Regional Council attachment for any applicable information.

Erosion and Landslide

Kaipara District Council commissioned ENGEO Limited to undertake an assessment of engineering geology and geotechnical hazards and their associated risk for development within certain growth areas of the Kaipara District. ENGEO Limited summarized its findings on these matters in a report to the Council dated 17th June 2019 and 10th May 2019 ((ENGEO Report).

Kaipara District Council is providing the ENGEO Report as it is information relating to natural hazards that is known to the Council.

The information contained in the ENGEO Report was current as at the date of the report and has been provided in good faith. The Kaipara District Council makes no representation, warranty or undertaking as to the accuracy, completeness, quality or fitness for any particular purpose of the information contained in the ENGEO Report.

The information contained in the ENGEO Report is provided on a regional/catchment basis and in most cases is not site specific. Any users of the information must obtain advice from suitably qualified practitioners if site specific information is required.

Users must also note that natural hazards outlined in the ENGEO Report do not consider any interventions that may modify the natural hazard risks to a specific site.

Kaipara District Technical Report

Scope of report	<i>This report presents a geotechnical assessment and hazard mapping for the Kaipara District</i>
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Where or how to access report	<u>Engeo Reports</u>

Dargaville Technical Report

1. Scope of report	<i>This report presents a geotechnical assessment and hazard mapping for the Dargaville Area</i>
2. Report Title:	<i>Geotechnical Assessment Dargaville</i>
3. Report date:	<i>10.05.2019</i>
4. Entity/Person who prepared the report:	<i>Engeo Limited</i>
5. Entity/person who commissioned the report:	<i>Kaipara District Council</i>
6. Purpose of the report:	<i>The purpose of this geotechnical assessment is to provide the Kaipara District Council (KDC) with information on land stability and other geotechnical hazards that could constrain development of the area defined by KDC as 'Future Residential and Business Growth Area' and 'Greater Structure Plan Policy Area' of Dargaville.</i>
7. Where or how to access report	<u>Engeo Reports</u>

Northland Regional Council may provide further data regarding this Natural Hazard. Please refer to the Northland Regional Council attachment for any applicable information.

Flooding

Kaipara District Council relies on flooding information provided by the Northland Regional Council. Northland Regional Council may provide further data regarding this Natural Hazard. Please refer to the Northland Regional Council attachment for any applicable information.

Fire

Kaipara District Council has no known information about this natural hazard, including as exacerbated by climate change, that would affect the property.

Wind

Kaipara District Council has no known information about this natural hazard, including as exacerbated by climate change, that would affect the property.

S44B(2)(a) Natural Hazards

Dated 30 October 2025

The information in this report has been prepared by the Northland Regional Council for the purposes of providing information to the Territorial Authorities in Northland in accordance with Part 6A of the Local Government Official Information and Meetings Act 1987.

The information contained in this report is current as at the date of the report and has been provided in good faith. Best efforts have been made to ensure the accuracy and completeness of the information however Northland Regional Council makes no representation, warranty or undertaking as to the accuracy, completeness, quality or fitness for any particular purpose. Where information is provided in draft form, that information may not have been peer reviewed or accepted by Northland Regional Council as correct.

The information is provided on a regional/catchment basis and in most cases is not site specific. Any users of the information must obtain advice from suitably qualified practitioners if site specific information is required.

Users must also note that natural hazards outlined in this report do not take into account any interventions that may modify the natural hazard risks to a specific site.

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

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, and 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 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.

Scope of report	<i>Kaihu, Wairoa and Awakino Catchments</i>
Report Title:	<i>Flood modelling for Kaihu valley, Dargaville, and Awakino floodplain</i>
Report date:	<i>April 2018</i>
Report prepared by:	<i>Barnett & MacMurray Limited</i>
Report commissioned by	<i>Northland Regional Council</i>
Purpose of the report:	<i>This report details the flood modelling of the Kaihu valley, Dargaville, and the Awakino floodplain. The project builds on previous Kaihu valley flood modelling work.</i>
Where or how to access report	River modelling technical reports

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 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.

Scope of report	<i>Wairoa Catchment (Catchment M18)</i>
Report Title:	<i>Design Modelling Northern Wairoa Catchment (M18)</i>
Report date:	<i>May 2021</i>
Report prepared by:	<i>Water Technology</i>
Report commissioned by	<i>Northland Regional Council</i>
Purpose of the report:	<i>This report documents the design modelling methodology for Northern Wairoa Catchment (M18), noting that this catchment was not calibrated however, model parameters reflected regional parameters and assumptions relied upon for Catchments M01, M13, M14 and M15, located within close proximity to Catchment M16 and which were calibrated.</i>
Where or how to access report	River modelling technical reports

Coastal inundation hazard maps

Coastal inundation (flooding) occurs when storm conditions like surge and large waves combine with high tides to inundate coastal land and land near river mouths. Northland Regional Council has commissioned

regionwide coastal flood modelling and detailed hydrodynamic models for some harbours. These coastal hazard models include predicted climate change impacts.

Coastal flood maps are available on the Northland Regional Council [Natural Hazards Maps](#) viewer.

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

- Coastal Flood Hazard Zone 0. The extent of a coastal flood that has a 1% annual probability of happening in any year under sea level at 2020 height.
- Coastal Flood Hazard Zone 1. The extent of a coastal flood that has a 2% annual probability of happening in 2080 (estimated 0.6 m sea level rise).
- Coastal Flood Hazard Zone 2. The extent of a coastal flood that has a 1% annual probability of happening in 2130 (estimated 1.2 m sea level rise).
- Coastal Flood Hazard Zone 3. The extent of a coastal flood that has a 1% annual probability of happening in 2130 (estimated 1.66 m sea level rise). This is representative of a high-emissions scenario where more rapid rates of sea level rise occur due to unstable ice sheets.

• Scope of report	<i>Upper Kaipara Harbour</i>
Report Title:	<i>Technical Report: Coastal Inundation Modelling for Northern Kaipara Harbour</i>
Report date:	<i>March 2021</i>
Report prepared by:	<i>DHI</i>
Report commissioned by	<i>Northland Regional Council</i>
Purpose of the report:	<i>This study was to develop a hydrodynamic model of the Kaipara Harbour. It simulates coastal inundation of floodplains around the harbour under current and future climate models.</i>
Where or how to access report	Coastal Hazard Assessment Reports

Surveyed and observed flood levels

Not Applicable.

Flood susceptible lands

Not Applicable.

Erosion and Landslide

Not Applicable.

Coastal erosion

Coasts are constantly changing in response to natural processes such as wave action. Coastal erosion is the removal of the material forming the land due to natural processes, resulting in the coastline moving inland over time. It is a complex process caused by factors including wave energy, changes to sediment availability and land use, and sea-level changes. Some types of shorelines, such as beaches, may undergo cycles of erosion and build-up, while cliffs can only erode. Climate change is expected to worsen coastal erosion as sea levels rise and storms become more frequent and more intense.

Northland Regional Council has assessed coastal erosion at 42 sites around Te Taitokerau Northland. These are available on the [natural hazards map](#).

The map identifies the following hazard zones:

- Coastal Erosion Hazard Zone 0 (CEHZ 0). Areas currently susceptible to coastal erosion.
- Coastal Erosion Hazard Zone 1 (CEHZ 1). Areas likely at risk of coastal erosion over the next 50 years (66% probability of occurrence), with a projected sea-level rise of 0.33m by 2080.
- Coastal Erosion Hazard Zone 2 (CEHZ 2). Areas potentially at risk of coastal erosion over the next 100 years (5% probability of occurrence), with a projected sea-level rise of 0.87m by 2130.
- Coastal Erosion Hazard Zone 3 (CEHZ 3). Areas potentially at risk of coastal erosion over the next 100 years with a sea-level rise scenario of 1.17m by 2130. This is representative of a high-emissions scenario where more rapid rates of sea level rise occur due to unstable ice sheets.

Technical Report for coastal erosion assessments

Scope of report	<i>Regional</i>
Report Title:	<i>Coastal Erosion Hazard Assessment for Selected Sites 2019-2020</i>
Report date:	<i>2020</i>
Report prepared by:	<i>Tonkin and Taylor</i>
Report commissioned by	<i>Northland Regional Council</i>
Purpose of the report:	<i>To develop Coastal Erosion Hazard Zone assessments for the 42 selected Northland sites</i>
Where or how to access report	https://www.nrc.govt.nz/environment/natural-hazards-portal/coastal-hazards/consultant-reports/

Tsunami

Not Applicable.

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

Scope of report	<i>Regional</i>
Report Title:	<i>Droughts in Northland: A Local and Regional Analysis</i>
Report date:	<i>2024</i>
Report prepared by:	<i>National Institute of Water and Atmosphere</i>
Report commissioned by	<i>Northland Regional Council</i>
Purpose of the report:	<i>Analysis of the development, occurrence and severity of droughts in Northland Region.</i>
Where or how to access report	<i>Envirolink website</i> Droughts in Northland: A local and regional analysis

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 tsunamis. 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

Scope of report	<i>Regional</i>
Report Title:	<i>A review of natural hazards information for Northland region Section 2.0 Seismic Hazards</i>
Report date:	<i>2004</i>
Report prepared by:	<i>Institute of Geological & Nuclear Sciences Limited</i>
Report commissioned by	<i>Northland Regional Council and Whangarei District Council</i>
Purpose of the report:	<i>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.</i> <i>Please note sections on flooding and erosion prone land have been superseded by more recent work and modelling.</i>
Where or how to access report	<i>Northland Regional Council Website</i> https://www.nrc.govt.nz/media/2itixwuo/naturalhazards.pdf



Natural Hazards

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Legend

- Priority Rivers (10 year Extent)
- Priority Rivers (50 year Extent)
- Priority Rivers (100 year CC Extent)
- LINZ NZ Property Boundaries



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Asset Map 0096027500

Legend

Stormwater Points (Internal)

- CatchPit
- Floodgate
- Inlet
- Manhole
- Outlet

Stormwater Lines (Internal)

- Catchpit Lead
- Gravity Main
- Open Drain

Water Service Points

- Fire Hydrant
- Meter
- Valve

Water Service Lines

- Pipe Main
- Service

Wastewater Points

- Inspection Shaft / Manhole

Wastewater Lines (Internal)

- Gravity Main
- Service

Property Boundaries (Internal)
Parcel Boundaries



Deprecated Basemap - Eagle Technology, Land Information New Zealand, Kiwirail, OpenStreetMap Contributors

Asset Map 0096027500

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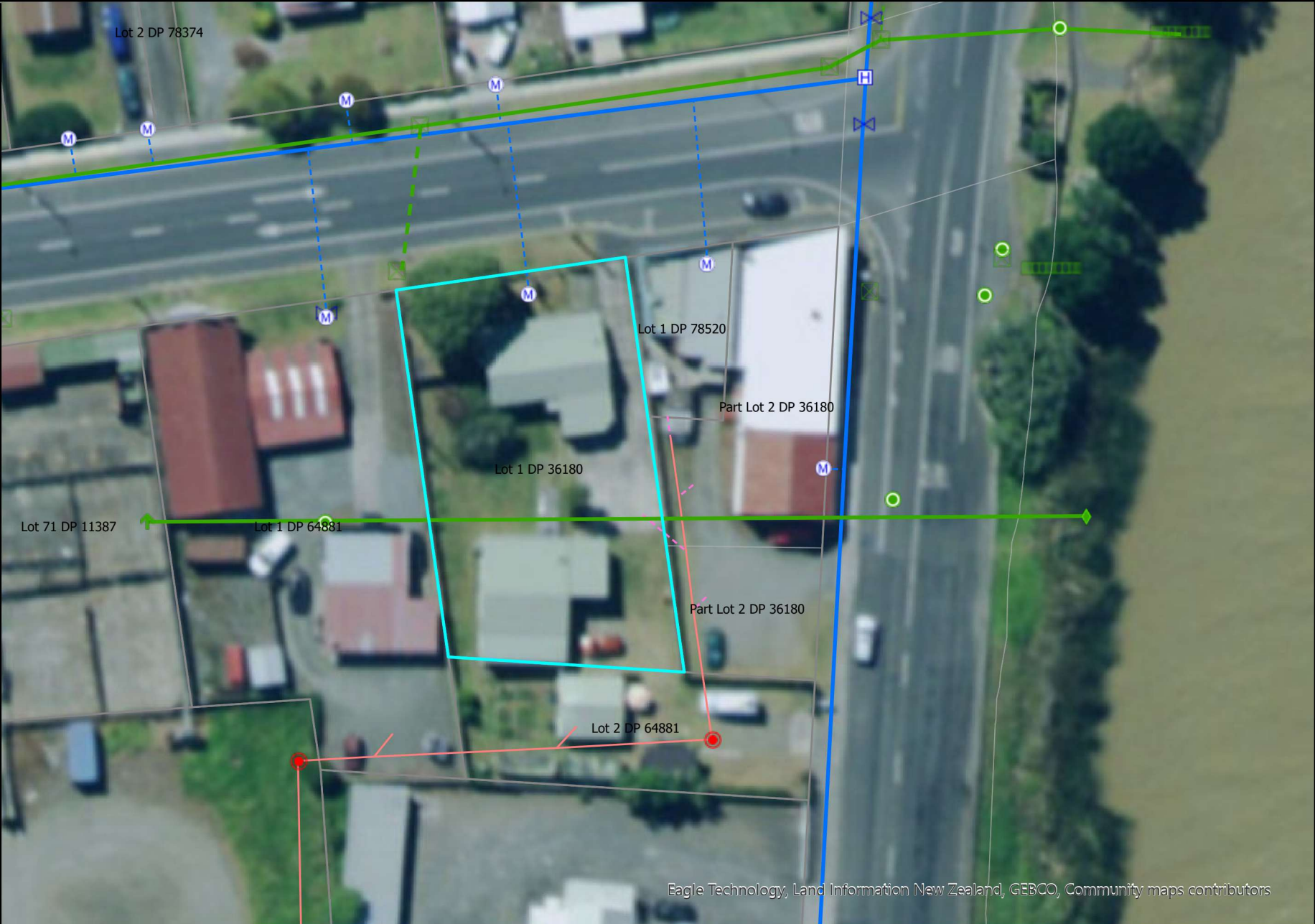
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Property Boundaries (Internal)
Parcel Boundaries



Eagle Technology, Land Information New Zealand, GEBCO, Community maps contributors