



Land Information Memorandum

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

LIM number: LM2601075

Received: 25 Jun 2026

Issued: 07 Jul 2026

Applicant

Arizto Limited
3 Broadway
Newmarket
Auckland 1023

Site Information

Property ID: 27061

Street Address: 14 Lockheed Place
Whangarei 0110

Legal Description: LOT 56 DP 80360

Disclaimer

The information included in this LIM is based on a search of Council records only and there may be other information relating to the land which is unknown to the Council.

Please note that other agencies may also have information relevant to the use of the land, for example, the Northland Regional Council, Heritage New Zealand Pouhere Taonga, and Land Information New Zealand.

The applicant is solely responsible for undertaking comprehensive due diligence of this property.

Council records may not show illegal or unauthorised building or works on the property. Council has not carried out an inspection of the land or buildings for the purpose of preparing this LIM.

The LIM also includes information that identifies natural hazards known to Council. The existence of a natural hazard or potential natural hazard does not equal likelihood of that hazard occurring.

The LIM is not a risk assessment and does not quantify risk. The applicant is advised to seek further information to ensure that the land is suitable for a particular purpose.

A LIM is only valid at the date of issue as information is based only on information that was known to the Council at the time of that LIM application being made.

Further information about the property may be available in the Council records or the current Record of Title. The LIM and any attachments should be read together.

You may wish to seek independent advice to aid the understanding of any of the information included in this LIM.

Property details

- Location Map
- Aerial Photo
- Record of Title: NA37A/442
- Deposited Plan: DP 80360

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

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

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

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

- Water, Wastewater and Stormwater Map

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

- Site Drainage Plan Dated – 14/08/1978

For further information regarding Council Water Supply please refer:

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

Pursuant to Section 51 of the Building Act 2004 and Section 451 of the Local Government Act 1974, any future building work that encroaches upon any Council Pipe or Utility must obtain written consent from the Waste and Drainage and / or Water Services Manager(s) prior to works commencing.

For information refer: <https://www.wdc.govt.nz/BuildOverPipesPolicy>

s44A(2)(c)(ca)(cb) Information relating to any rates owing in relation to the land

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

Outstanding water balance as at today's date is \$0.00.

A final reading of the water meter will be required.

s44A(2)(d) Any permit, consent, certificate, notice, order or requisition affecting the land or buildings; s44A(2)(daa) Information relating to non-consented small stand-alone dwellings s44A(2)(da) Information provided under s362T of the Building Act 2004; s44A(2)(e) Certificate issued by a building certifier; s44A(2)(ea) Information notified under s124 of the Weathertight Homes Resolution Services Act 2006

Copy of Building Permits issued for this property are attached.

- Erect a Dwelling
Issued – 06/04/1978

- Build a Skyline Garage
Issued – 24/06/1982

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

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

Copy of Building Consent Exemption issued for this property is attached.

- BX2600257 – Bathroom alteration, removing non load bearing walls and relocating Vanity and Shower
Granted – 24/03/2026

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

- Agreement Regarding Drainage Connection
Dated – 1974
Unable to read date due to poor reproduction due to quality of archival image.
- Agreement Regarding Drainage Connection
Dated – 03/07/1978
Poor reproduction due to quality of archival image.

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

Plan Change 4A and 4C are currently progressing through the statutory planning process and may affect how the District Plan applies to this property.

Further information is available here:

<https://www.wdc.govt.nz/Services/Planning/District-Plan/District-Plan-changes/Current-plan-changes/PC4A-and-PC4C>

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

<https://gismaps.wdc.govt.nz/GISMapsGallery/>

This property is located in a General Residential Zone.

See map attached and for more information search the property address on Council's ePlan:

<https://eplan.wdc.govt.nz/plan>

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

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

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

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

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

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

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

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

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

s44B(2) Natural Hazards

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

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

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

District Plan Information about Natural Hazards

This property is mapped under PC1 as **High Land Instability**. The Whangarei District Council notified PC1 on 31 May 2023. The Plan Change introduces new provisions relating to natural hazards to the District Plan, including updated hazard maps and rules for land use, development, and subdivision in hazard susceptible areas. As of 4 December 2024 the Decision Version PC1 rules have legal effect.

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

Building Act Information about Natural Hazards

No Building Act Information about natural hazards applies to this property.

Flooding

Flooding occurs when rainfall exceeds the capacity of the river, land or urban stormwater systems to hold the water. In steep terrain or around rivers, floods can be fast-moving; in low-lying areas and wetlands, floods can cause ponding.

In coastal areas, storm surges can cause flooding affecting land.

Northland Regional Council has modelled the flood risk across Te Taitokerau Northland and maintains a monitoring and forecasting programme to predict flooding. However, the absence of flooding information contained in this report does not exclude the possibility of site flooding, including from local depressions or overland flow paths on nearby properties.

River flood maps

This property is **not in an area** identified by Northland Regional Council as a River or Coastal Flood Hazard Zone.

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

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

Draft river flood reports

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

The following reports are available:

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

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

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

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

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

Surveyed and observed flood levels

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

Surveyed River Flood Levels are available on the Northland Regional Council Natural Hazards Maps viewer.

<https://www.nrc.govt.nz/environment/natural-hazards-portal/hazard-maps/advanced-hazard-map-viewer/>

Information about observed Coastal Flood Levels is available on the Northland Regional Council's website.

<https://www.nrc.govt.nz/media/jtmbbgr1/historicobservedcoastalfloodlevelsnorthland2017.pdf>

River Flood Hazard Technical Reports

1. Scope of report:	Whangarei Tutukaka & Horahora Catchments (Catchments M05)
2. Report Title:	Design Modelling Whangarei Tutukaka & Horahora Catchment (M05)
3. Report date:	April 2021
4. Report prepared by:	Water Technology
5. Report commissioned by:	Northland Regional Council
6. Purpose of the report:	This report documents the design modelling methodology for Whangarei Tutukaka & Horahora Catchment (M05), noting that this catchment was not calibrated, however, model parameters reflected regional parameters and assumptions relied upon for Catchments M01, M13 & M14 which were calibrated and are located within close proximity to Catchment M05.
7. Where or how to access report:	River modelling technical reports https://www.nrc.govt.nz/resource-library-summary/research-and-reports/river-modelling-technical-reports/

Land Instability

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

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

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

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

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

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

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

Technical report

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

Liquefaction

This property is located within an area classified as Liquefaction vulnerability category:

- **undetermined** and can be viewed on the Council Hazard viewer:

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

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

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

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

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

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

Tsunami

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

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

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

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

Technical Report for Tsunami Evacuation Zone and Safe Zone map

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

Erosion and Landslide

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

Northland Regional Council has modelled the region's relative risk of erosion and sediment loss to water and these have been published as Erosion and Sediment Risk at this link -

<https://experience.arcgis.com/experience/bf65abc23bc144e2a32cd1efd6094167>.

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

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

Technical Reports for erosion prone land

1. Scope of report	Regional
2. Report Title:	Northland's Landscape Driven Erosion Map: A Resources for Decision-Makers and Communities
3. Report date:	2025
4. Report prepared by:	Land and Water Science
5. Report commissioned by	Northland Regional Council
6. Purpose of the report:	This report was created for people across Northland-farmers, council staff, iwi and hapū, community leaders, and planners-who want to better understand a new regional tool called the Sediment-Process Attribute Layer, or S-PAL. S-PAL does not replace older soil or geology maps. Instead, it builds on those valuable foundations by adding a new layer of information made possible through modern datasets.
7. Where or how to access report	Northland Regional Council website: https://www.nrc.govt.nz/media/tr4ng33g/northlands-landscape-driven-erosion-map-lws-2025.pdf

1. Scope of report	Regional
2. Report Title:	The S-PAL Framework: Technical User Guide for Erosion Susceptibility Assessment and Mitigation
3. Report date:	2026
4. Report prepared by:	Land and Water Science
5. Report commissioned by	Northland Regional Council
6. Purpose of the report:	This User Guide explains how to use the S-PAL v 2.0 Framework to identify land that is prone to erosion across Northland. S-PAL stands for Sediment-Process Attribute Layers - a system that combines detailed maps and measurements to show where the land is most likely to erode and shed sediment into waterways.
7. Where or how to access report	Northland Regional Council website: https://www.nrc.govt.nz/media/qkofckd2/northland-erosion-and-sediment-risk-map-technical-user-guide-11jan2026.pdf

Drought

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

Technical Report for Northland Drought Assessment

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

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

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

Volcanic, Geothermal and Earthquake

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

Earthquakes occur when stress that has built up along a fault - a break in the Earth's crust - is suddenly released. Earthquakes can cause ground shaking, fault rupture, permanent ground movement, subsidence or lateral spreading, liquefaction, landslides, rock falls and 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

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

Signed for and on behalf of Council:



Sophia Shaw
Property Information Officer

Property Map



New Subdivisions

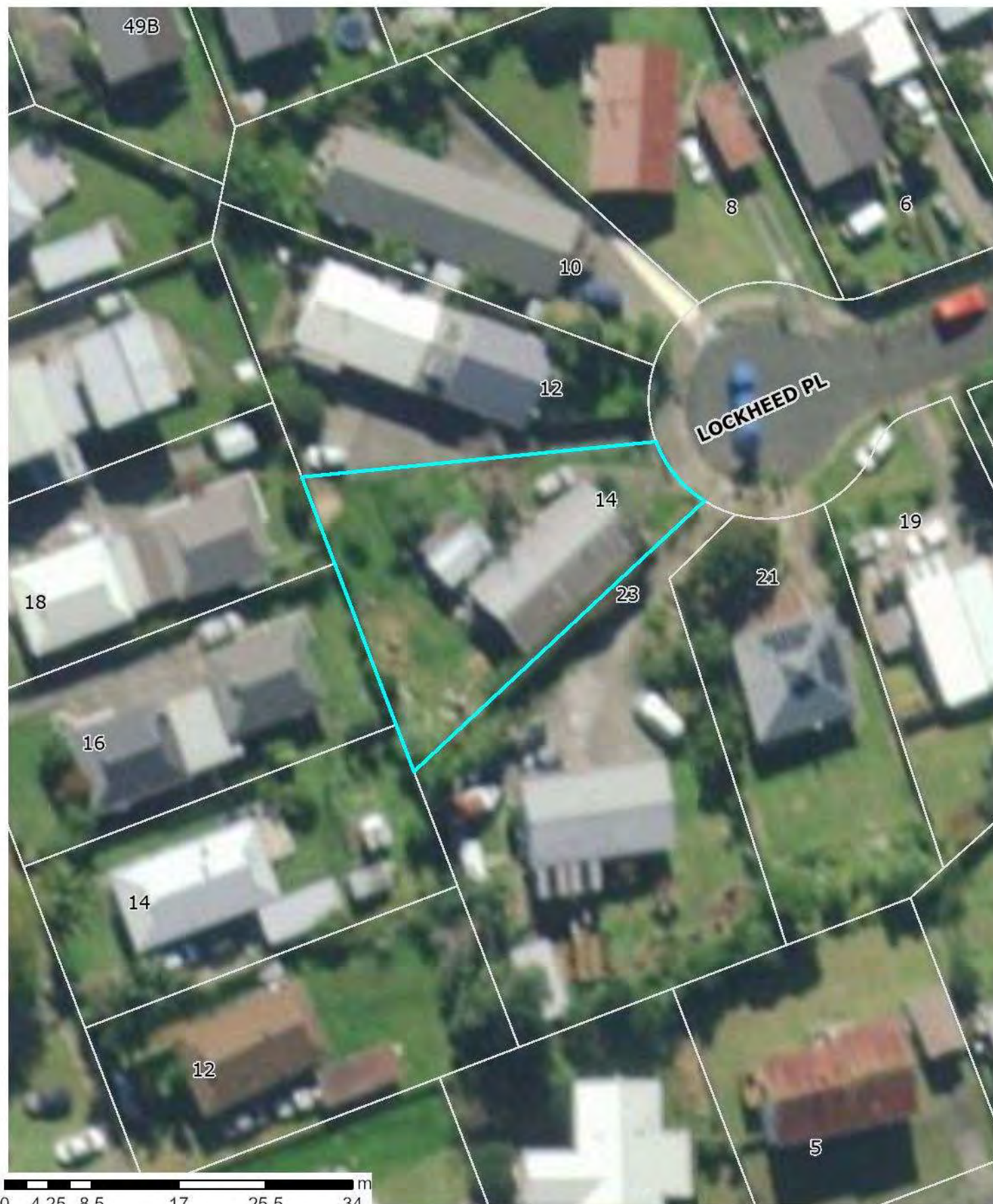
- Proposed Pre-223
- 223 Certificate

New subdivisions: Proposed as accepted, pre-223 and 223 Certificate with set Conditions.

Land Parcel boundaries are indicative only and are not survey accurate. Area measurement is derived from the displayed geometry and is approximate. True accurate boundary dimensions can be obtained from LINZ survey and title plans.

7 July 2026
Scale 1:500





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

7 July 2026

Scale 1:500



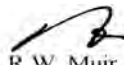
The information displayed is schematic only and serves as a guide. It has been compiled from Whangarei District Council records and is made available in good faith but its accuracy or completeness is not guaranteed. Parcel Information is sourced from the Land Information New Zealand (LINZ) Data Service. CROWN COPYRIGHT RESERVED. © Copyright Whangarei District Council.



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

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



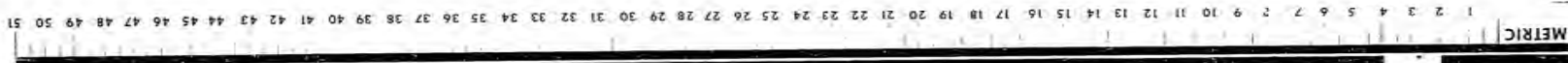
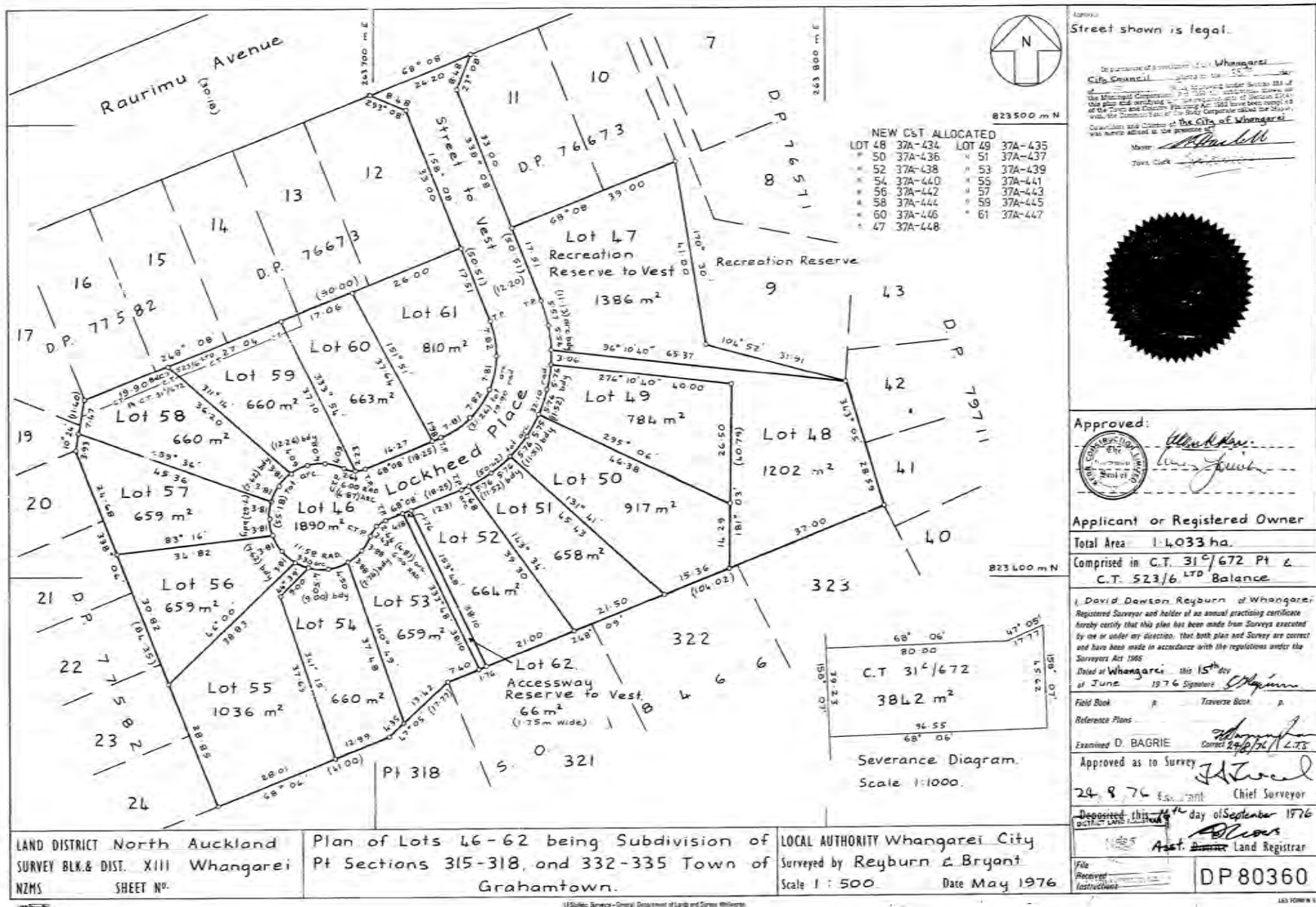

R.W. Muir
Registrar-General
of Land

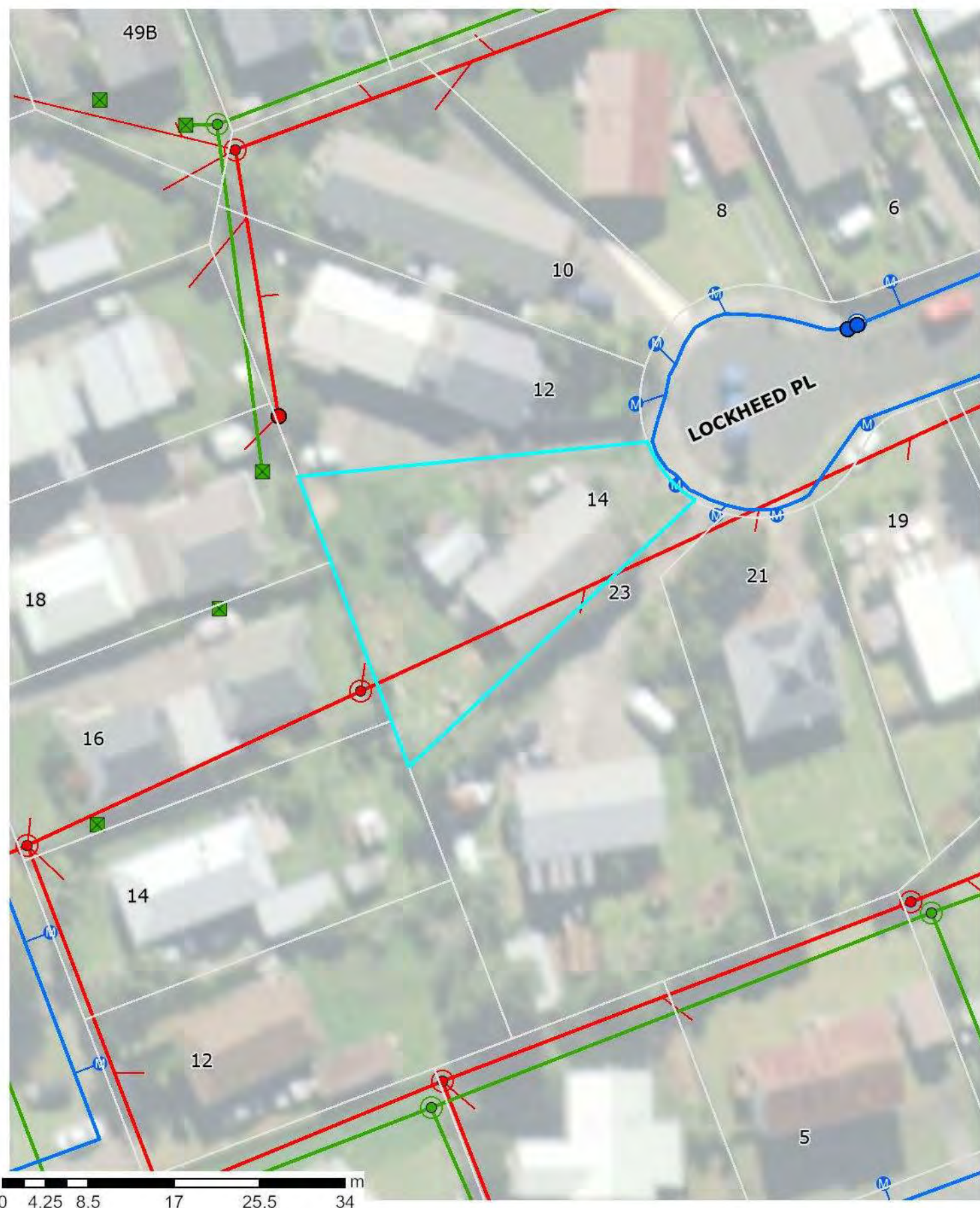
Identifier **NA37A/442**
Land Registration District **North Auckland**
Date Issued 16 September 1976

Prior References
NA31C/672

Estate Fee Simple
Area 659 square metres more or less
Legal Description Lot 56 Deposited Plan 80360
Registered Owners
DY Living Limited

Interests





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.

7 July 2026

Scale 1:500



The information displayed is schematic only and serves as a guide. It has been compiled from Whangarei District Council records and is made available in good faith but its accuracy or completeness is not guaranteed. Parcel Information is sourced from the Land Information New Zealand (LINZ) Data Service. CROWN COPYRIGHT RESERVED. © Copyright Whangarei District Council.

Water, Wastewater and Stormwater – Map Legend

Water

Water Point

Actuator



WDC



Private

Backflow Device



WDC



Private

Bore



WDC



Private

End Structure



WDC



Private

Fitting Node



WDC



Private

Hydrant



WDC



Private

Meter



WDC

Meter Manifold



WDC



Private

Pump



WDC



Private

Valve



WDC



RED



Private

Water Line

Abandoned Pipe



Trunk Main



WDC



Private

Other Main



WDC



Private

Process Pipework



WDC



Private

Reticulation



WDC



Private

Service Line



WDC



Private

Water Area

Chamber



WDC



Private

Reservoir



WDC



Private

Stormwater

Stormwater Point

End Structure



WDC



Private

Fitting Node



WDC



Private

GPT



WDC



Private

Manhole



WDC



Private

Pump



WDC



Private

Stormwater Inlet



WDC



Private

Valve



WDC



Private

Stormwater Line

Abandoned Pipe



Culvert



WDC



Private

Drainage



WDC



Private

Main



WDC



Private

Service Line



WDC



Private

Surface Drain



WDC



Private

Stormwater Area

Basin



WDC



Private

Chamber



WDC



Private

Wastewater

Wastewater Point

Backflow Device



WDC



Private

End Structure



WDC



Private

Fitting Node



WDC



Private

Manhole



WDC



Private

Meter



WDC



Private

Motor Control Centre



WDC



Private

Pump



WDC



Private

Valve



WDC



Private

Wastewater Line

Abandoned Pipe



Main



Rising Main (Pressure)



Sewer Gravity Main



Private



Other

Process Pipework



WDC



Private

Service Line



WDC



Private

Wastewater Area

Chamber



WDC



Private

Pressure Sewer System



Public



Private

WHANGAREI CITY

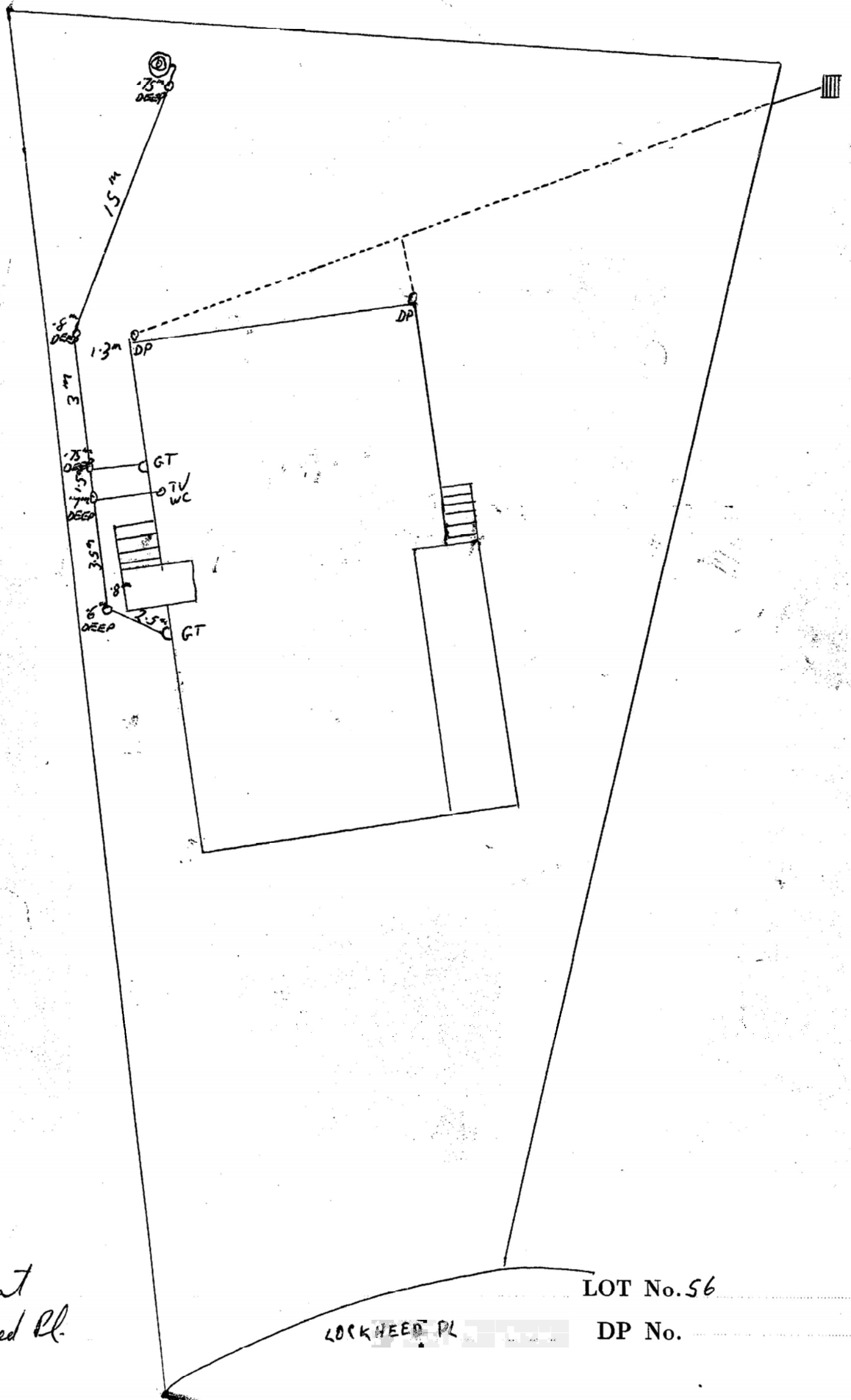
SITE DRAINAGE PLAN

DRAINLAYER *D. Smith*
 Permit No. *14574*
 Date *14/8/78*

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

New Sewerdrains	RED	——
Stormwater	DOTTED BLACK	----
Old Drains	FULL BLACK	——

Material Used	PVC/CERAMIC
SEWER	PVC/
STORMWATER	DELETE



OWNER: *Mr. Lamont*
 STREET: *14 Lockheed Pl.*

LOT No. *56*

DP No.



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

Rates LIM Report

As at: Tuesday, 7 July, 2026

Property Number 27061
Legal Description LOT 56 DP 80360
Assessment Number 0077321400
Address 14 Lockheed Place Whangarei 0110
Record of Title(s) 37A/442
Land Value \$260,000
Capital Value \$415,000
Date of Valuation 01-July-2024
Effective Date (used for rating purposes) 01-July-2025
Meter Location LH OF DR DOG #14

Rates Breakdown (up to 30 June 2027)

Rates Charge	Charge Total
General Residential	801.32
Sewage Disposal - Residential	991.00
Stormwater	124.00
Uniform Annual General Charge	996.00
Regional Emergency & Hazard Management	58.36
Regional Rescue Services	11.09
Regional Council Services	214.35
Regional Flood Infrastructure	43.11
Regional Economic Development	9.15
Regional Land and Freshwater Management	72.70
Regional Pest Management	110.40
Regional Sporting Facilities	7.94
Regional Whangarei Transport Rate	29.70
Annual Charge Total	\$3,469.12

Opening Balance as at 01/07/2026 **\$0.00**

Rates Instalments	Total
20/07/2026 Instalment	\$868.12
20/10/2026 Instalment	\$867.00
20/01/2027 Instalment	\$867.00
20/04/2027 Instalment	\$867.00
Rates Total	\$3,469.12

Balance to Clear **\$3,469.12**

20/3
WHANGAREI CITY COUNCIL

11009

BUILDING APPLICATION FORM

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

Date 27-2-1978

To: The Director of Engineering,

Sir,

I hereby apply for permission to ERECT A DWELLING
at 14 Lockheed Place for MR. G. ELLIOT
(House Number and Street) (Owner)

of Flat 2 111 Manu Road, according to locality plan and detail plans, elevations cross-sections
(Address)

and specifications of building deposited herewith in duplicate.

PARTICULARS OF LAND:

Assess. No. PT 76/314

Lot No. 56

D.P. 80360

Allotment No.

LENGTH OF BOUNDARIES:

Front 7.620 Acc.

Back 30.820

Side 34.820 Area 659.2

Side 38.830

PARTICULARS OF BUILDING:

Foundations Concrete block

Floors Particle board

Walls Fibroplank

Roofs Corr. Iron

Area of Ground Floor 93.521 square feet (metres)

Area of Outbuildings — square feet (metres)

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

Average distance of set back of front of buildings from street boundary line 8.00 m

ESTIMATED VALUE:

Building \$20620 :00

Sanitary Plumbing Drainage \$1550 :00

Total \$22070 :00

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

Proposed use or occupancy of other parts of buildings

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

Yours faithfully,

Builder's Postal Address: (Please Print)

JEEVES CONSTRUCTION LTD.

P.O. BOX 551

WHANGAREI

Builder's Phone 83 778

JEEVES CONSTRUCTION LTD. Owner
Builder

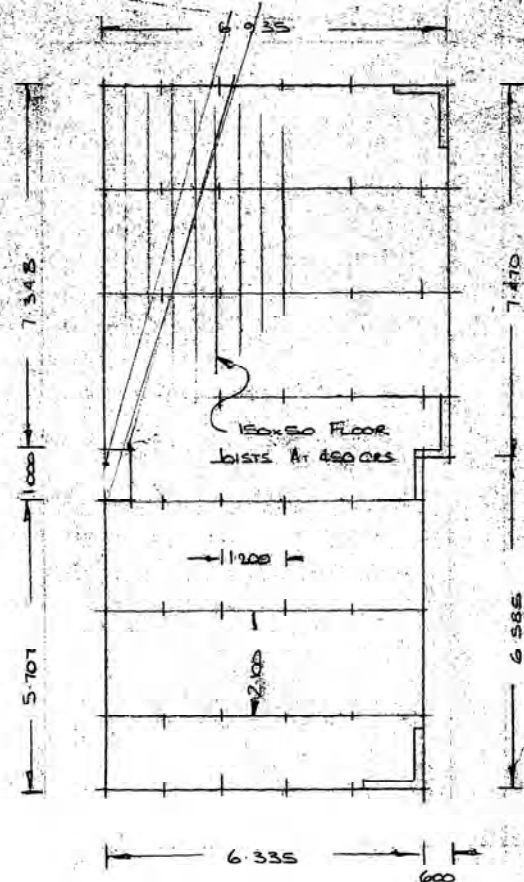
M. Young Signature

CALDER & MACDONALD 12.76.

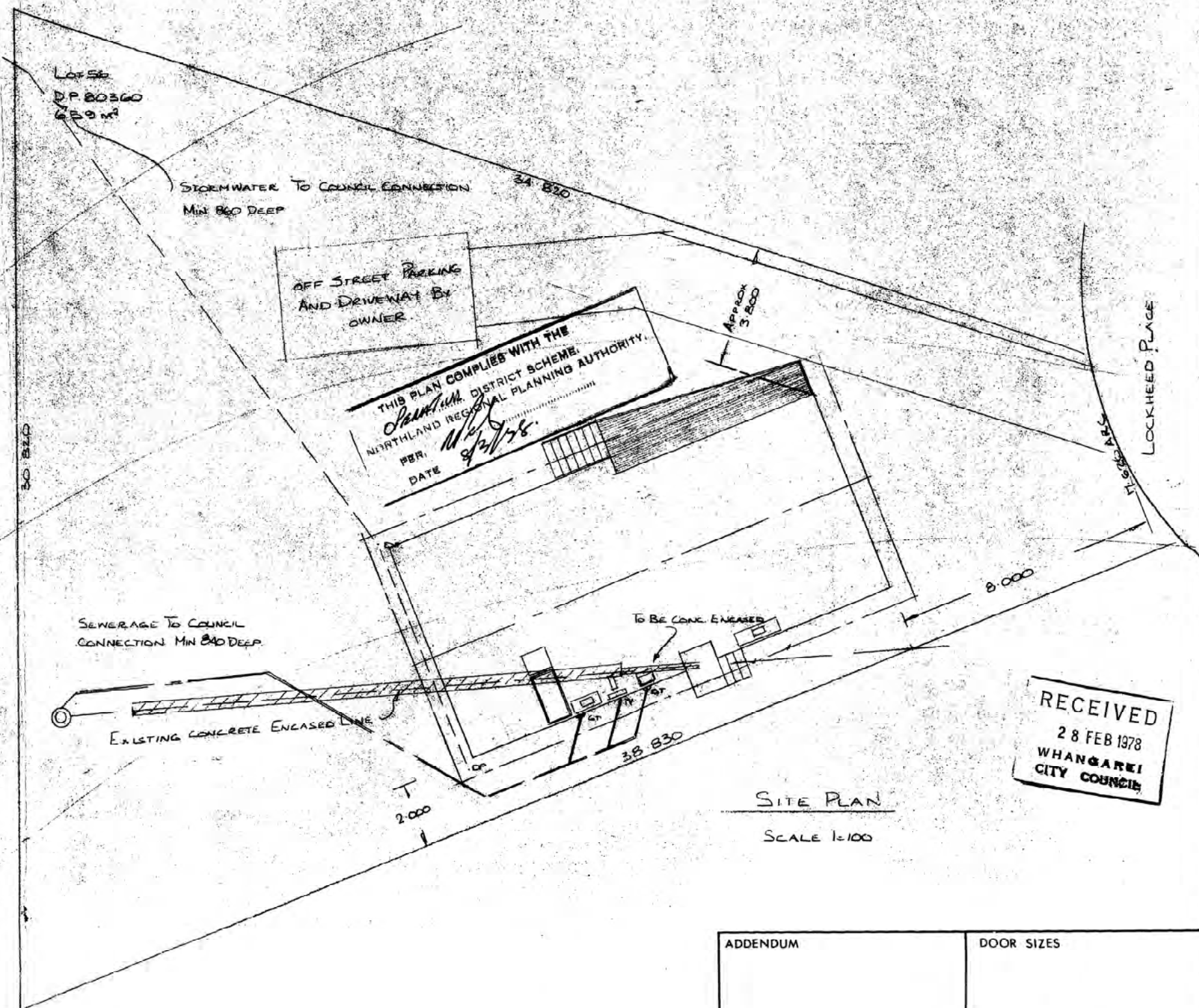
RECEIVED
28 FEB 1978
WHANGAREI
CITY COUNCIL
Restrictions

11009

19012



FOUNDATION PLAN
SCALE 1:100



SITE PLAN
SCALE 1:100

RECEIVED
28 FEB 1978
WHANGAREI
CITY COUNCIL

JEEVES
HOMES
BOX 551
KAKA ST.
WHANGAREI

PROPOSED RESIDENCE
FOR MR G ELLIOTT
AT LOT 56 LOCKHEED PLACE
ONERAHI
Levels shown are approximate only

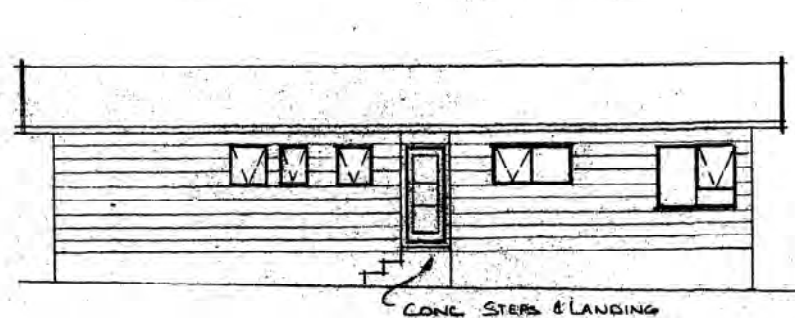
FINANCE
M A

DRAWN PWA DATE 15-2-78
PLAN No. 54/26
REVISED
AREA 84 963 m²
ROOF CONST. CANG NWL TRUSS H52

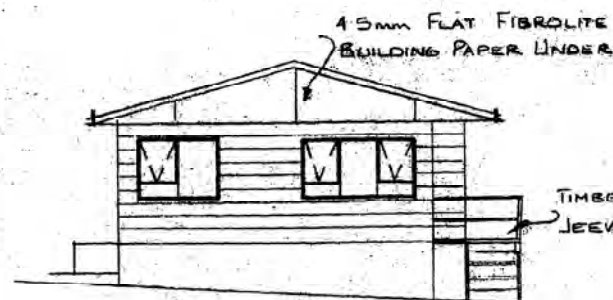
ADDENDUM

DOOR SIZES

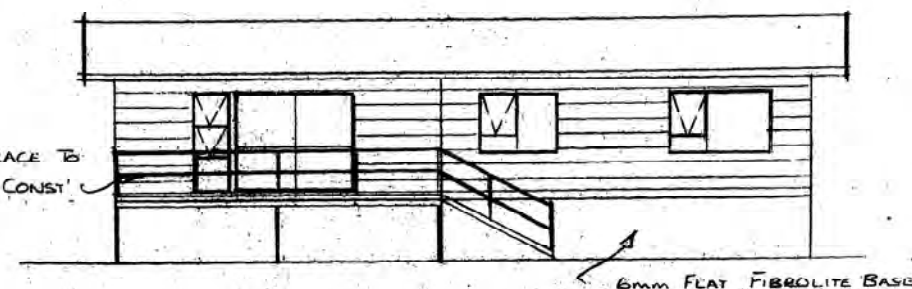
19012



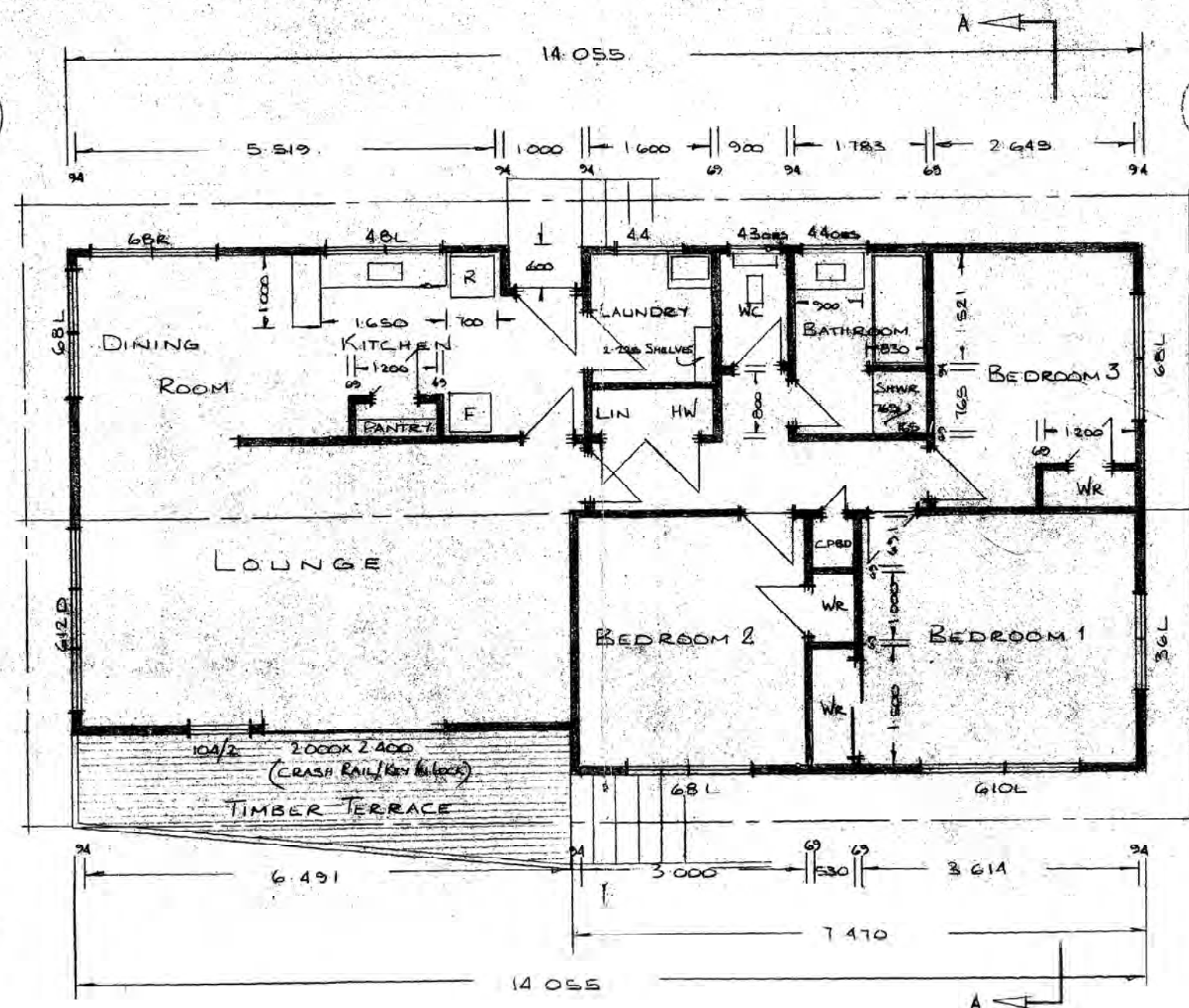
SIDE ELEVATION



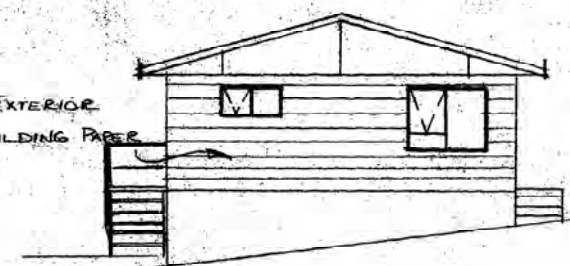
ROAD ELEVATION



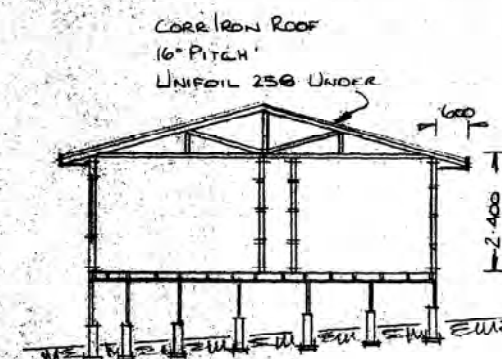
SIDE ELEVATION



FIBROPLANK EXTERIOR
SHEATHING BUILDING PAPER
UNDER



REAR ELEVATION



SECTION A-A

REC
28 FEB 1978
WHANGAREI
CITY COUNCIL

KITCHEN LAMINEX
AARONITE VANITY TOP 'MARBLE' ENE

ADDENDUM
VALLEY WINDOWS
1/3 TOVE P.C. 3.350-00
2/WALLPAPER P.C. 3.500 PER ROLL
3/WHITE ITALIA LAMINATE FULL HEIGHT
TO SINK WALLS ONLY
4/FELTON MIX F.M.U. SINK MIXER
5/TOTAL 12 LIGHTS & POINTS
6/PAINT FINISH DOORS
7/SILVANI MAHOGANY HARDWARE
8/CRYSTALINE GOLD DOME METAL TAPS
9/11 BATS TO EXT WALLS & CEILING
10/UNIFOIL 420 UNDER FLOORS
11/RUBBER DOOR STOPS WHERE
APPLICABLE

DOOR SIZES
REAR (3 PANE) 1980 x 810
MAIN INT 1980 x 760
BATHRM/WC } 1980 x 660
WRS PANTRY }
HW LIN 1980 x 610
CPBD 1980 x 460

JEEVES
HOMES
BOX 551
KAKA ST.



PROPOSED RESIDENCE
FOR MR G ELLIOTT
AT LOT 56 LOCKHELD PLACE
ONEAHI
Levels shown are approximate only

FINANCE
M/A

DRAWN PWA DATE 16-2-78
PLAN No. S1/106
REVISED
AREA 93.521 m²
ROOF CONST. GANG NAIL TRUSS HS2

19061

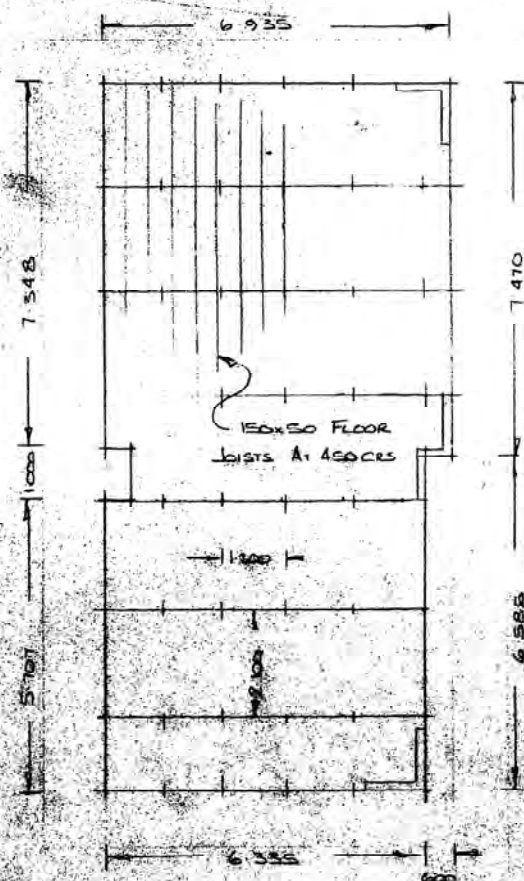
RECEIVED

30 MAR 1978

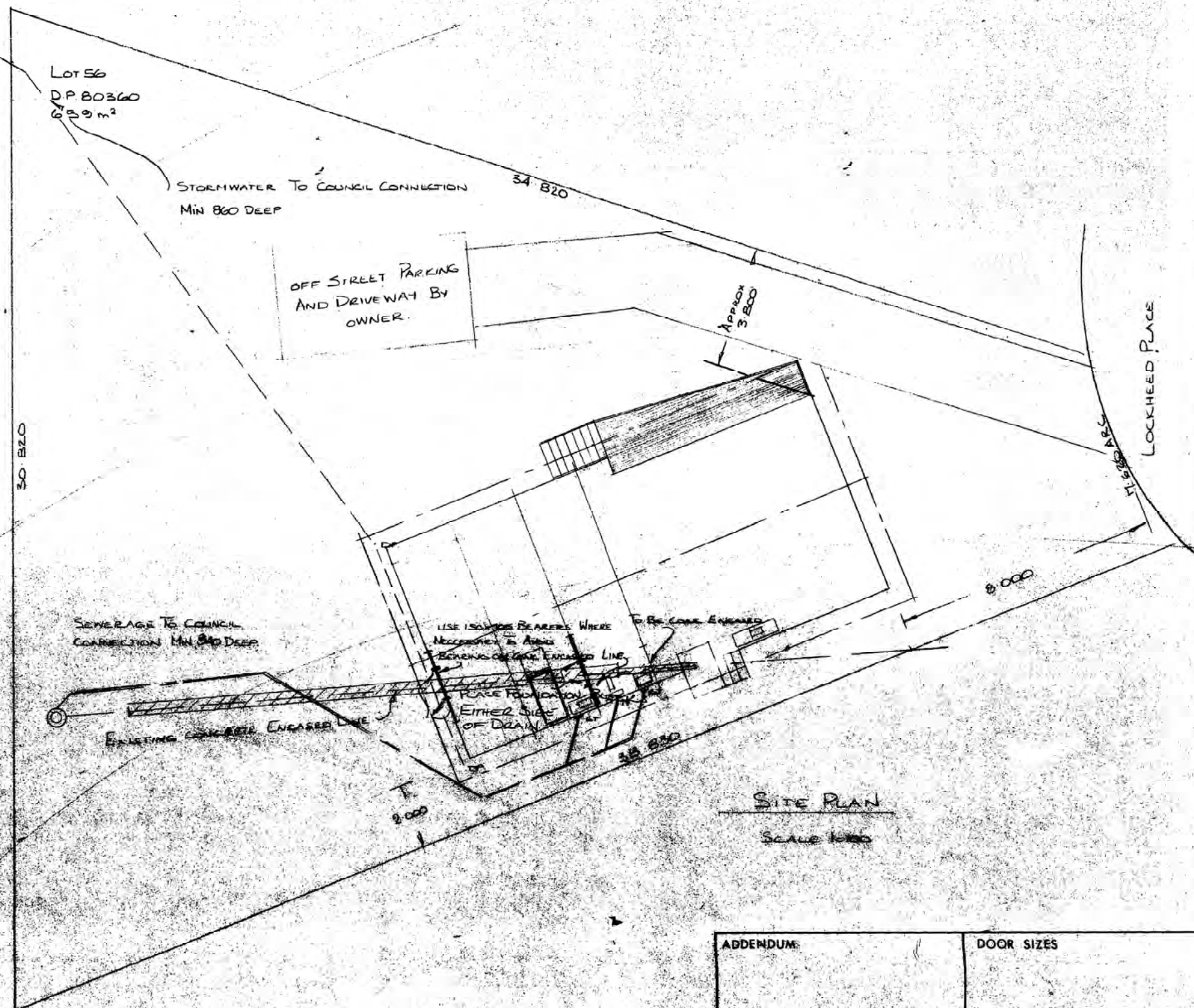
WHANGAREI
CITY COUNCIL

NB

WHERE BASE HEIGHT EXCEEDS 1350
100x50 SOLE PLATES TO BE INSTALLED
WITH BRACES



FOUNDATION PLAN
SCALE 1:100



SITE PLAN
SCALE 1:100

JEEVES
HOMES
BOX 551
KAKA ST.



PROPOSED RESIDENCE
FOR MR G ELLIOTT
AT LOT 56 LOCKHEED PLACE
ONERAHI
Levels shown are approximate only

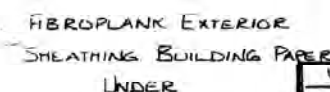
FINANCE
M.A.

DRAWN P.W.A. DATE 15-2-78
PLAN No. 54/26
REVISED
AREA 84 963 m²
ROOF CONST. GANG NAIL TRUSS HSR

ADDENDUM

DOOR SIZES

5922



KITCHEN LAMINEX AKRONITE VANITY TOP 'MARBLE' LENC"	
ADDENDUM 1 VALLEY WINDOWS 2 STOVE PC \$350.00 3 WALLPAPER PC \$5.00 PER ROLL 4 'WHITE ITALIA' LAMINALL FULL HEIGHT 5 TO SINK WALLS ONLY 6 FELTON MIX F.M.U. SINK MIXER. 7 TOTAL 12 LIGHTS & P.F. POINTS. 8 PAINT FINISH DOORS. 9 SYLVAN MARGOGANY HARDWARE 10 CRYSTALINE GOLD DOME MATHYEN TAPS 11 DRILL BATS TO EXT WALLS & CEILING. 12 LINUFOIL 420 UNDER FLOORS. 13 RUBBER DOOR STOPS WHERE APPLICABLE.	DOOR SIZES REAR (3 PANE) 1980 x 810 MAIN INT 1980 x 760 BATHRM, WC } 1980 x 660 WBS PANTRY } HW LIN 1980 x 610 CPBD 1980 x 460

6432

19 MAY 1978
W HANG KAI
CITY

CONC FOOTING

✓ 400 x ~~300~~ CONC FOOTING
REIN 3 D12 RODS. D9 LINKS
AT 600 C/S

DETAIL AT CONC FOOTING

NB

WHERE BASE HEIGHT EXCEEDS 1350
100x50 SOLID PLATES TO BE INSTALLED
WITH BRACES

6.935

PER OTHER
END

150x50 FLOOR
LISTS AT 450 CUB

— 120 —

200mm Post Hole Bore T
3000m Filled With Conc

400x300 CONCR. FOOTING
MIN 600 BEARING ON
SOLID GROUND

6.335

603

FOUNDATION PLAN

SCALE 1=100

LOT 56
DP 80360
5.2 m²

STORMWATER TO COUNCIL CONNECTION
MIN 800 DEEP

OFF STREET PARKING
AND DRIVEWAY BY
OWNER.

Approved
3/8/00

OXFORD PLACE

SEWERAGE TO COUNCIL
CONNECTION MIN AND DEEP

USE 150,000 BEARERS WHERE NECESSARY TO AVOID BEARING ON CORN ENCASED LINE. TO BE CORN ENCASED

EXISTING CONCRETE ENCASED

7.00

1883

SITE PLAN

SCALE 1:100

**JEEVES
HOMES**
BOX 551
KAKA ST.



PROPOSED RESIDENCE
FOR MR H LAMONT
AT LOT 56 LOCKHEED PLACE
ONERAH
Levels shown are approximate only

FINANCE

DRAWN PWA DATE 1
PLAN No. 51/106
REVISED
AREA 93.52 m ²
ROOF CONST. GANGES NAIL TRUSS HSE

ADDENDUM

DOOR SIZES

AOB 803
24-6-82

27061

25/6.
WHANGAREI CITY COUNCIL

11009

BUILDING APPLICATION FORM

REC-11
17 JUN 1982
WHANGAREI
CITY COUNCIL

Date 10-6-82

To: The Director of Engineering,
Sir.

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

I hereby apply for permission to BUILD A SKYLINE GARAGE
at 14 LOCKHEAD PT for MR J LAMONT
(House Number and Street) (Owner)
of 14 LOCKHEAD PLACE according to locality plan and detail plans, elevations cross-sections
(Address)

and specifications of building deposited herewith in duplicate

PARTICULARS OF LAND:

LENGTH OF BOUNDARIES:

Assess. No. PT 76/314 Front 7.26
Lot No. 56 Back 30.820
D.P. 80360 Side 34.820 Area 659 m²
Allotment No. Side 38.830

PARTICULARS OF BUILDING:

Foundations CONCRETE Floors /
Walls GALV IRON TIMBER Roofs GALV IRON
Area of Ground Floor 16.2 (Metres)
Area of Basement (Metres)
Area of First Floor or Mezzanine (Metres)
Area of Outbuildings (Metres)
Number of Storeys: Above kerb level Below kerb level
Average distance of set back of front of buildings from street boundary line 22m

ESTIMATED VALUE:

Building \$ 1822 :
Sanitary Plumbing Drainage \$:
Total \$ 1822 :

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

Proposed use or occupancy of other parts of buildings

Private Dwelling

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

clay

PLEASE PRINT

Yours faithfully,

Builder's Postal Address.

(Please print)

MR J LAMONT
HEIGHTS ENTERPRISES LTD.

Owner

Builder

PO Box 6098
Raumanga

Builder's Phone

81944

Signature

27061

11009

RECEIVED
17 JUN 1982
WHANGAREI
CITY COUNCIL

Lot 56
DP 80360
659 m²

STORMWATER TO COUNCIL CONNECTION
MIN. 800 DEEP

OFF STREET PARKING
AND DRIVEWAY BY
STORMWATER
TO COUNCIL

Proposed
garage
5.4V3

THIS PLAN COMBATES WITH THE
WHANGAREI CITY DISTRICT SCHEME
SIGNED
9/1/82 DATE
DIRECTOR OF PLANNING

30 820
101' - 1 1/2"

SEWERAGE TO COUNCIL
CONNECTION MIN 800 DEEP

EXISTING CONCRETE ENCASED PIPE

Lot 56
659 m²
= 26.05 perches
or 1/6 acre

T
2000

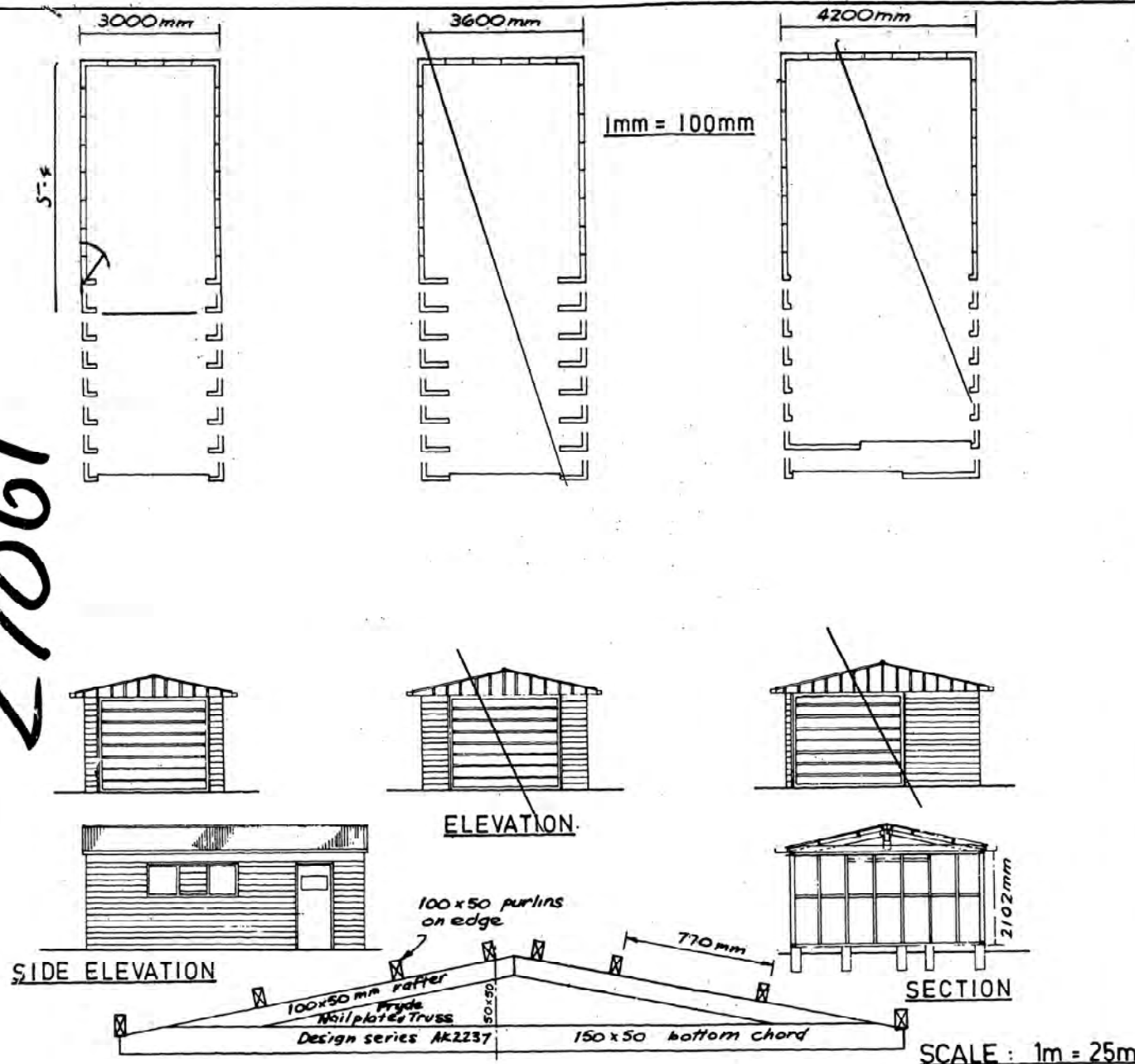
TO BE CONC ENCASED

38 830
127' - 5"

SITE PLAN
SCALE 1:100

ADDENDUM	DOOR SIZES
----------	------------

27061



SKYLINE CARAGES
manufactured by Skyline Buildings Ltd.



Truss as used for 4200mm span placed directly over stud at 2400mm & 1800mm cts to suit length of building.
Truss as used for 3600mm & 3000mm spans reduced from above to same pattern.

SPECIFICATIONS:

- Foundations:** 200 x 150mm concrete piles at 1200mm and 600mm centres under studs, or continuous concrete dwarf walls or complete floors. **F, FOUNDATION**
- Dampcourse:** 2 ply d.p.c. under all plates.
- Framing:** All timber is boron treated machine gauged radiata.
All framing is housed i.e. studs checked into plates & nogs checked into studs.
- Studs at 600mm centres**
 - Building up to 18m² - 75 x 50mm
 - Building over 18m² - 100 x 50mm
- Top and bottom plates and nogs**
- Wall braces:** 75 x 50mm cut-in on edge
- Door beams:** minimum 150 x 50mm with minimum of 13mm check in at each end.
- Roof trusses & purlins:** as per detail drawing placed over studs at 1800mm & 2400mm to suit.
- Dragon ties:** 75 x 50mm at 45° over top plates to each corner.
- Roofing:** 26 g. galv. corr. iron single sheets.
- Ridging:** 26 g. galv. lead edged.
- Downpipes:** 75 x 50mm galv. iron
- Walls:** 26 g. galv. metal weatherboards.
- Spouting:** 26 g. galv. iron gutters fixed ea. side.
- Doors:** 24 g. & 26 g. metal doors on overhead gear or galv. roller doors.

GARAGE, SHED at #14 LockHEED Place for MR J HAMONT

SITE PLAN 1mm = 200mm

24 March 2026

DY Living Limited
5/30 Eaglehurst Road
Ellerslie
Auckland 1060

Rust Avenue, Whangarei
Private Bag 9023, Te Mai,
Whangarei 0143, New Zealand
P +64 9 430 4200
E mailroom@wdc.govt.nz
www.wdc.govt.nz/ContactUs

Dear Sir or Madam,

Reference Number: BX2600257

Project Location: 14 Lockheed Place
Whangarei 0110

Project Description: Bathroom alteration, removing non load bearing walls and relocating Vanity and Shower

Your application for an exemption to the requirement to obtain building consent for the work described in the documents submitted has been granted in terms of Schedule 1 of the Building Act 2004.

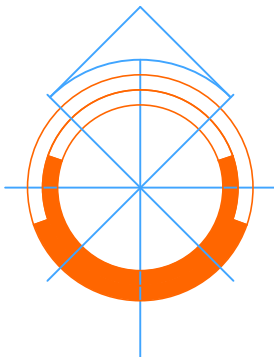
This exemption has been granted based on the following considerations:

- 1) That the work is constructed in accordance with the documents submitted to Council.
- 2) While the work has been exempted from the requirement to obtain building consent, all building work is still required to comply with the requirements of the New Zealand Building Code. It is important to note that it is the responsibility of the owner(s) and their agent(s) to ensure that the requirements of the building code are fully met in all respects. For this reason it is recommended that only appropriately skilled and/or qualified personnel are engaged to carry out the building work.
- 3) Planning Compliance:
A check of this application for compliance with the relevant requirements of the Resource Management Act / District Plan and other relevant restrictions such as Consent Notices, Bylaws and Conservation Covenants and the like has not been undertaken. Compliance with the same is the responsibility of the owner(s) and their agent(s).

Yours Sincerely,

Alex Disher
Team Leader Building Processing
On behalf of: Whangarei District Council

NORTH



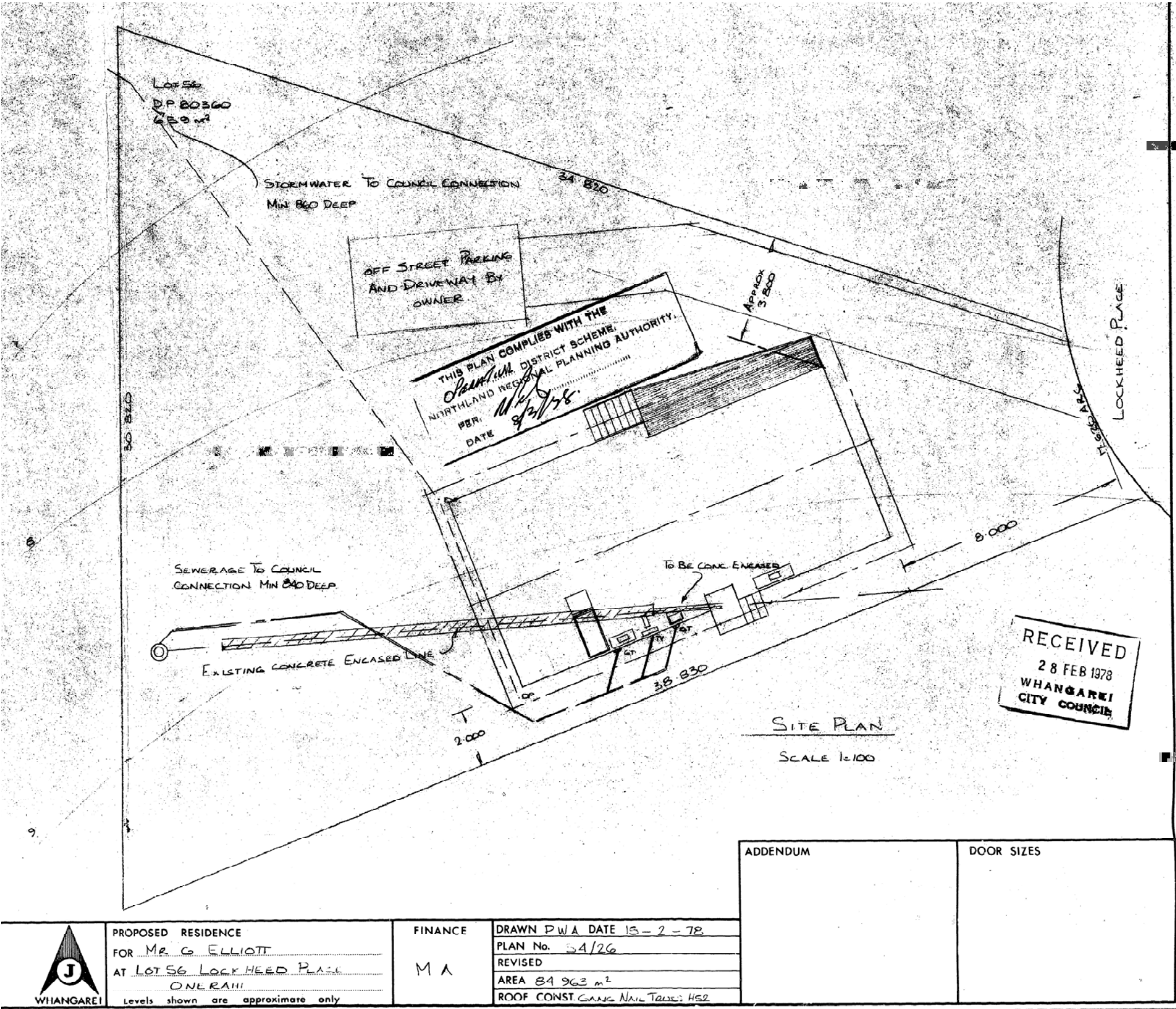
LEGAL DESCRIPTION:

OWNERS NAME:
DY Living Limited

ADDRESS:
14 Lockhead Place Onerahi
Whangarei

LOT 56 DP 80360
AREA 659m²

HIGH WIND ZONE
EARTHQUAKE ZONE 1



GENERAL NOTES:
1. Contractor to VERIFY all dimensions and conditions on site before commencing work.
2. Work only to figured dimensions, in the event of discrepancy consult the Architect.
3. Shown Scale is for A3 sheets only.
4. These plans Remain the Property of House Design Northland and are intended only for the personal use of the recipient.

Daniel Andrewes
Alterations, Additions, New Homes and Light Commercial work.
ADDRESS: 3 Millview Place Port Whangarei 0110
PHONE: 0211648057
EMAIL: daniel@housedesignnorthland.co.nz

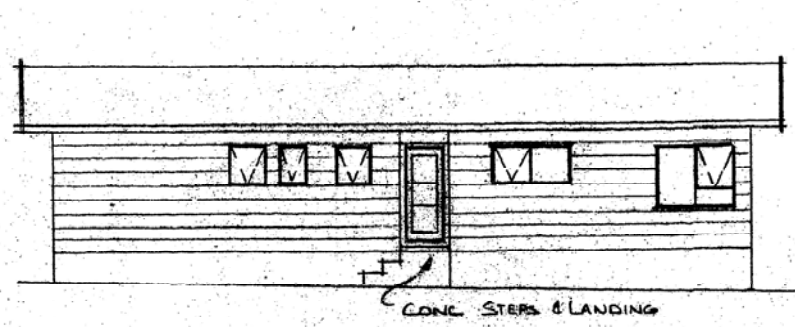
DY Living Ltd
Bathroom Alterations
14 Lockhead Place
Onerahi Whangarei 0110

SHEET TITLE: Site and Drainage Plan
REVISION #:
ISSUED: 23/03/2026
PROJECT #: 1354

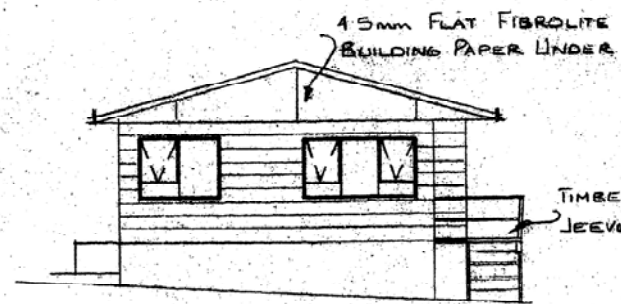
REV SHEET
Exemption
1.1



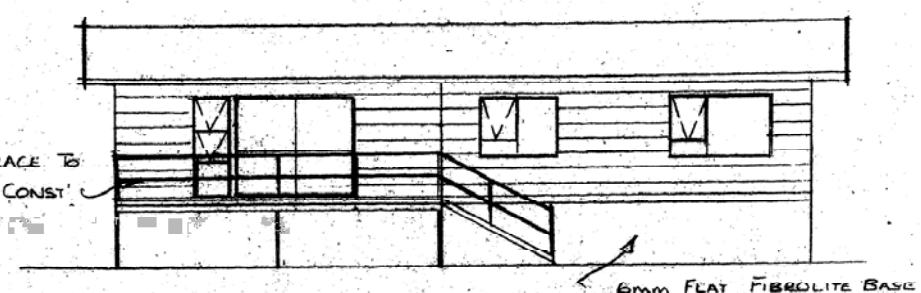
27061



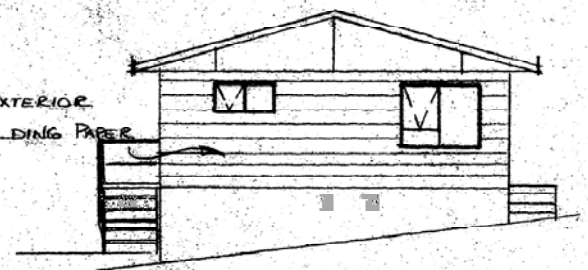
SIDE ELEVATION



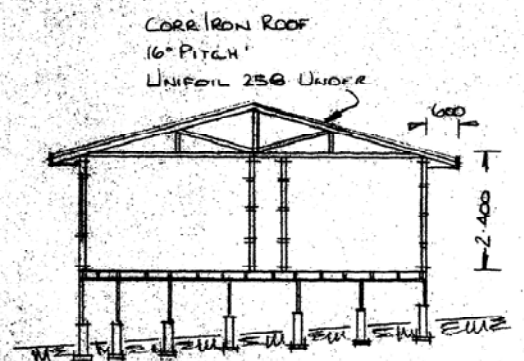
ROAD ELEVATION



SIDE ELEVATION

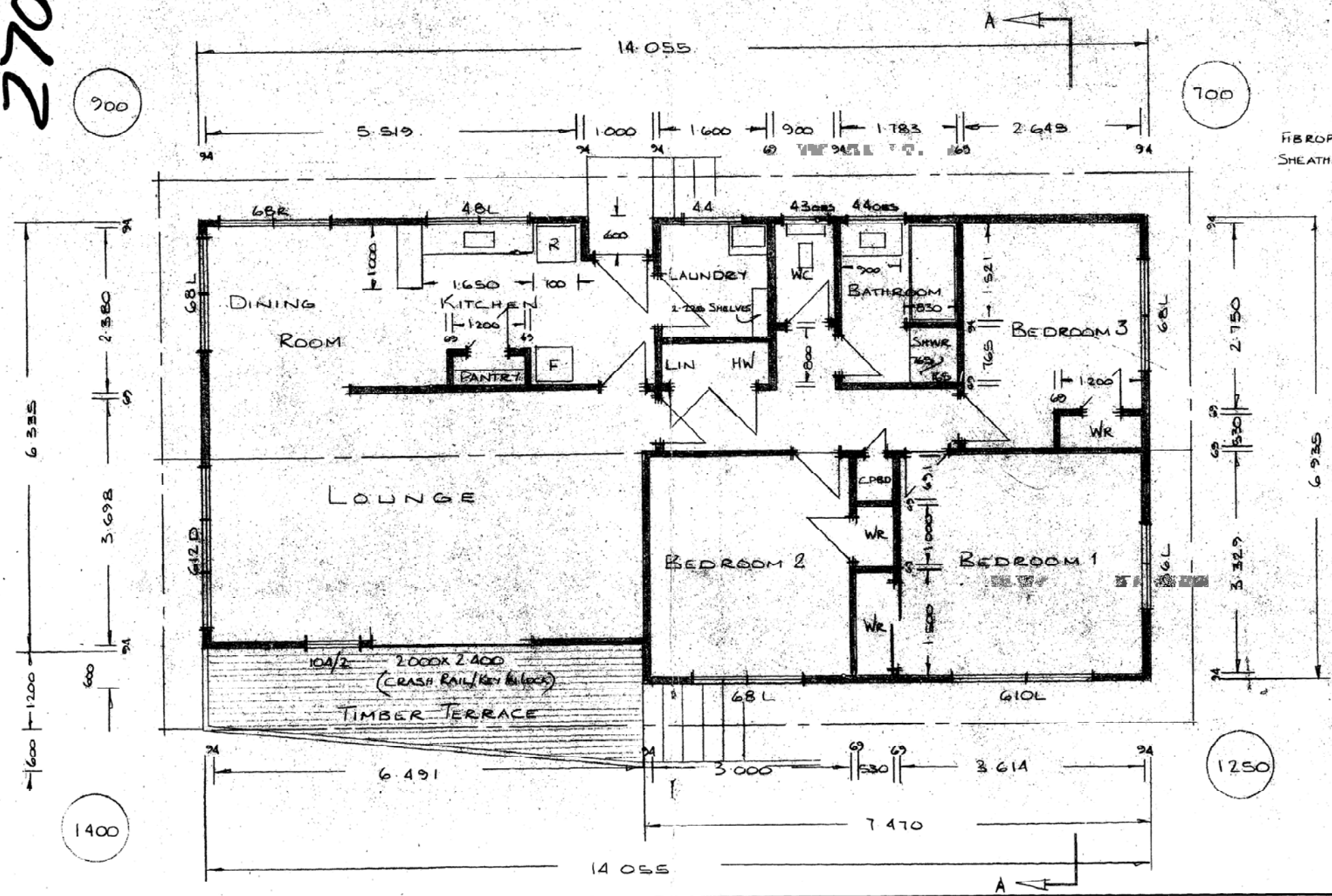


REAR ELEVATION



SECTION A-A

REC
28 FEB 1978
WHANGAREI
CITY COUNCIL



JEEVES HOMES
BOX 551
KAKA ST. WHANGAREI

PROPOSED RESIDENCE
FOR MR G. ELLIOTT
AT LOT 56 LOCKHEED PLACE
ONERAHI
Levels shown are approximate only

FINANCE
M/A

DRAWN P.W.A DATE 16-2-78
PLAN No. S1/106
REVISED
AREA 93.521 m²
ROOF CONST. GANG NAIL TRUSS H52

KITCHEN LAMINEX AAKRONITE VANITY TOP 'MARBLETENE'	
ADDENDUM VALLEY WINDOWS 3 STOVE F.C. 3350-00 3 WALLPAPER F.C. 35-00 PER ROLL 4 'WHITE ITALIA' LAMINATE FULL HEIGHT TO SHWR WALLS ONLY 1 FELTON MIX F.M.D. SHWR MIXER 4 TOTAL 12 LIGHTS & P.F. POINTS 11 PAINT FINISH DOORS 8 SYLVAN MAHOGANY HARDWARE 8 CRYSTALINE GOLD DOME MATHVEN TAPS 11 RII BATS TO EXT WALLS & CEILING 11 UNIFOIL 420 UNDER FLOORS 12 RIVIERA DOOR STOPS WHERE APPLICABLE	DOOR SIZES REAR (3 PANE) 1980 x 810 MAIN INT 1980 x 760 BATHRM, WC } 1980 x 660 WR'S PANTRY } HW LIN 1980 x 610 CPBD 1980 x 460

GENERAL NOTES:
1. Contractor to VERIFY all dimensions and conditions on site before commencing work.
2. Work only to figured dimensions, in the event of discrepancy consult the Architect.
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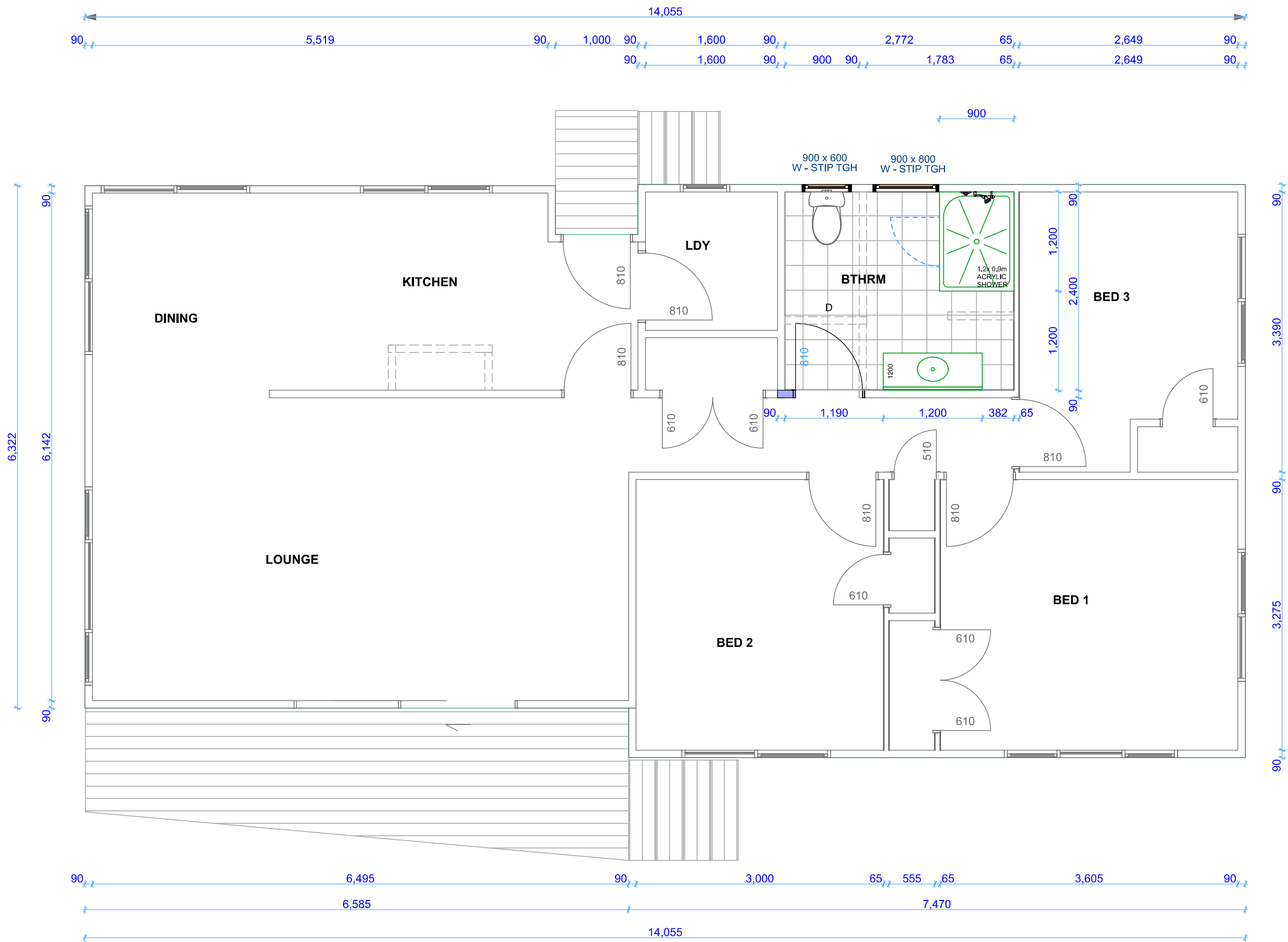
Daniel Andrewes
Alterations, Additions, New Homes and Light Commercial work.
ADDRESS: 3 Millview Place Port Whangarei 0110
PHONE: 0211648057
EMAIL: daniel@housedesignnorthland.co.nz

DY Living Ltd
Bathroom Alterations
14 Lockhead Place
Onerahi Whangarei 0110

SHEET TITLE:
Existing Floor
Plan
REVISION #:
ISSUED: 23/03/2026
PROJECT #: 1354

REV
Exemption
1.2





Notes:

2455mm stud H
2130mm window head H

use gib aqualine to internal walls and ceilings in all wet areas, eg: ensuite, bathroom etc

Exterior walls to be kiln dried
2.455m stud H:
90x45 SG8 h1.2 studs at **600mm** ctrs
nogs at 800mm ctrs

Interior walls to be kiln dried
3.0m high max = 90 x 45mm SG8 h1.2
studs at **600mm** ctrs
to nzs 3604: 2011
thicker studs may be shown for stacker
door
thicknesses refer dimesnsions on plan

Demolished walls

New Tiles to Floor

Existing Roof - corrugated colorsteel

wind zone- High

all selected materials and components to
be fixed in accordance with the
manufacturers specifications

Glass screens and all glazing to
manufacturers standard toughened a grade
safety glass to NZBC F2 hazardous
building materials and NZS 4223
preformance standard.

TGH = toughened safety glass as above.

nogging required for:
rangehood
towel rail
toilet roll holder
television

PROPOSED FLOOR PLAN 1:100

FRAME= 92.8m²
NOT INCL. PORCH

GENERAL NOTES:
1. Contractor to VERIFY all dimensions
and conditions on site before
commencing work.
2. Work only to figured dimensions, in
the event of discrepancy consult
the Architect.
3. Shown Scale is for A3 sheets only.
4. These plans Remain the Property of
House Design Northland
and are intended only for the personal
use of the recipient.

Daniel Andrewes
Alterations, Additions, New
Homes and
Light Commercial work.
ADDRESS: 3 Milview Place Port
Whangarei 0110
PHONE: 0211648057
EMAIL: daniel@housedesign
northland.co.nz

DY Living Ltd
Bathroom Alterations
14 Lockheed Place
Onerahi Whangarei 0110

SHEET TITLE:
Proposed
Ground Floor
REVISION #:
ISSUED: 23/03/2026
PROJECT #: 1354

REV
Exemption
1.3



The General Manager,
Whangarei City Council,
WHANGAREI.

27061

No 2776

AGREEMENT REGARDING DRAINAGE CONNECTION

I hereby apply for a sewer/stormwater connection to be made to the property at

being Lot 5.0 Deposited Plan 81220

owned by and in consideration of the Council undertaking
to construct and provide such drainage connection to the said land I agree to pay for such service,
the charge set out hereunder and such charge to be paid prior to the council commencing work.

Sanitary sewer — No. 1 Size 15" Type F Charge 1.6.00

Stormwater sewer — No. 1 Size 15" Type J Charge 1.6.00

Dated this day of 19

P. Young
Owner/Authorised agent for owner.

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

S. H. 21
For Whangarei City Council

To Director of Engineering,

Please give effect to above application.

Paid \$ Receipt No. 1175

Valuation Roll No. 1175

S. H. 21
For City Inspector

The General Manager,
Whangarei City Council,
WHANGAREI.

27 06 1978

Nº 2949

AGREEMENT REGARDING DRAINAGE CONNECTION

I hereby apply for a sewer/stormwater connection to be made to the property at
being Lot 76 Deposited Plan 70360
owned by and in consideration of the Council undertaking
to construct and provide such drainage connection to the said land I agree to pay for such service,
the charge set out hereunder and such charge to be paid prior to the council commencing work.

Sanitary sewer — No. 1 Size 100 Type A Charge 100.00

Stormwater sewer — No. Size Type Charge

Dated this 5 day of 31 1978.

Owner/Authorised agent for owner.

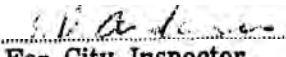
In consideration of and on receipt of payment of the above charge the Whangarei City Council
hereby undertakes to construct and provide the above drainage connection.


For Whangarei City Council

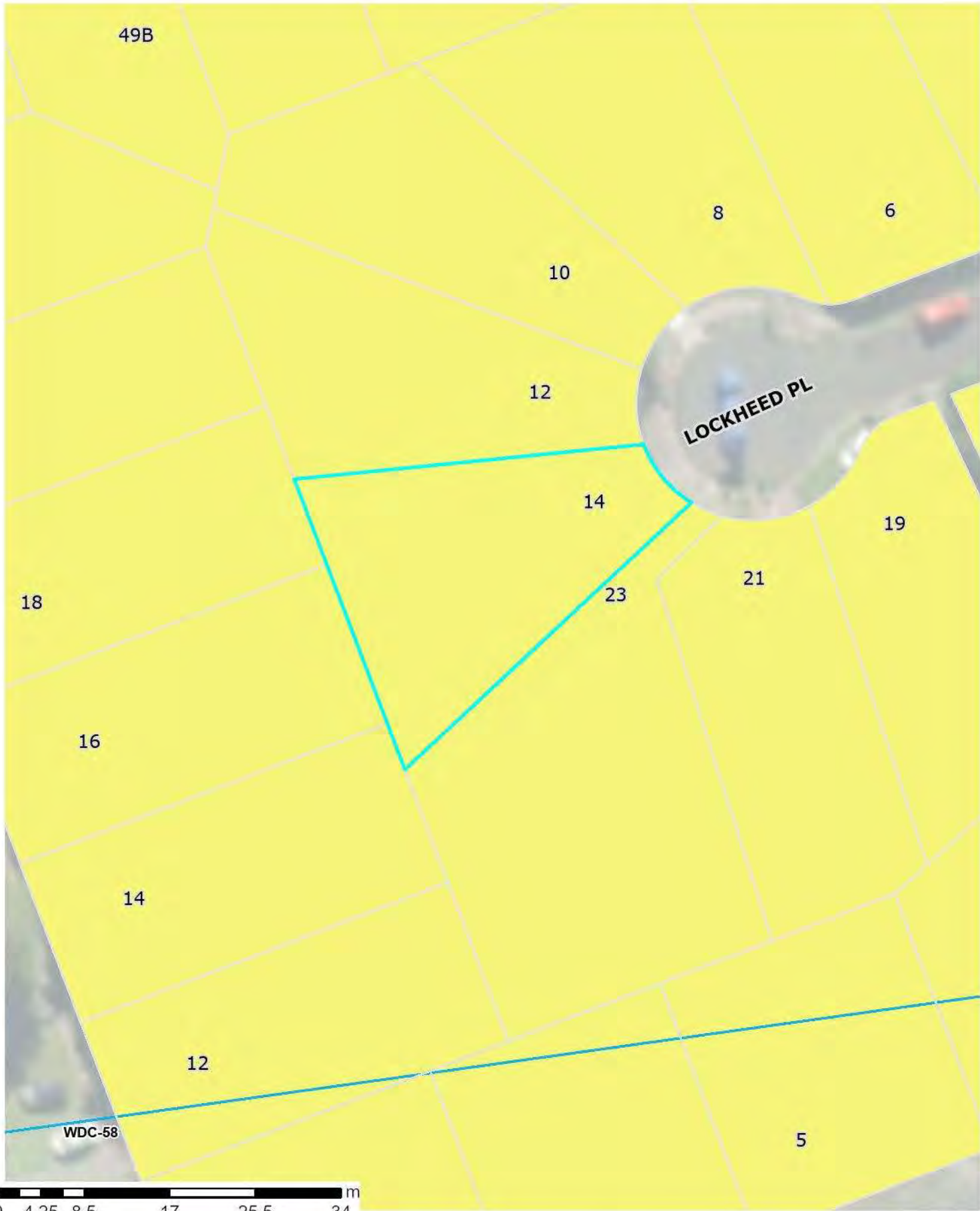
To Director of Engineering,

Please give effect to above application.

Paid \$ 100 Receipt No. 245


For City Inspector

Valuation Roll No. 51 70360



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.

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Scale 1:500

Parcel Information is sourced from the Land Information New Zealand (LINZ) Data Service.
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Operative District Plan – Map Legend

District-Wide Matters

Energy, Infrastructure and Transport

- National Grid Tower
- Northpower Tower CEL-Cat1
- National Grid Line
- Northpower Overhead Critical Line Cel-Cat1
- Northpower Critical Overhead Lines CEL
- Northpower Critical Underground Lines CEL
- Airport Runway
- Indicative Road
- National Road
- Regional Road
- Arterial Road
- Primary Collector Road
- Secondary Collector Road
- Low Volume Road
- Access Road
- Strategic Road Protection Area
- Strategic Railway Protection Line

Hazards and Risks

- Coastal Hazard Area 1
- Coastal Hazard Area 2
- Flood Susceptible Areas
- Mining Hazard Area 1
- Mining Hazard Area 2
- Mining Hazard Area 3

Historical and Cultural Values

- Notable Tree Overlay
- Heritage Item Overlay
- Sites of Significance to Maori
- Heritage Area Overlay
- Areas of Significance to Maori

Natural Environment Values

- Esplanade Priority Area
- Coastal Marine Area (CMA) boundary
- Goat Control Areas
- Outstanding Natural Feature
- Outstanding Natural Landscape

General District-Wide Matters

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

Area Specific Matters

- Designation
- Precinct
- Development Area

Residential Zones

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

Rural Zones

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

Commercial and Mixed Use Zones

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

Industrial Zones

- Light Industrial Zone
- Heavy Industrial Zone

Open Space and Recreation Zones

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

Special Purpose Zones

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

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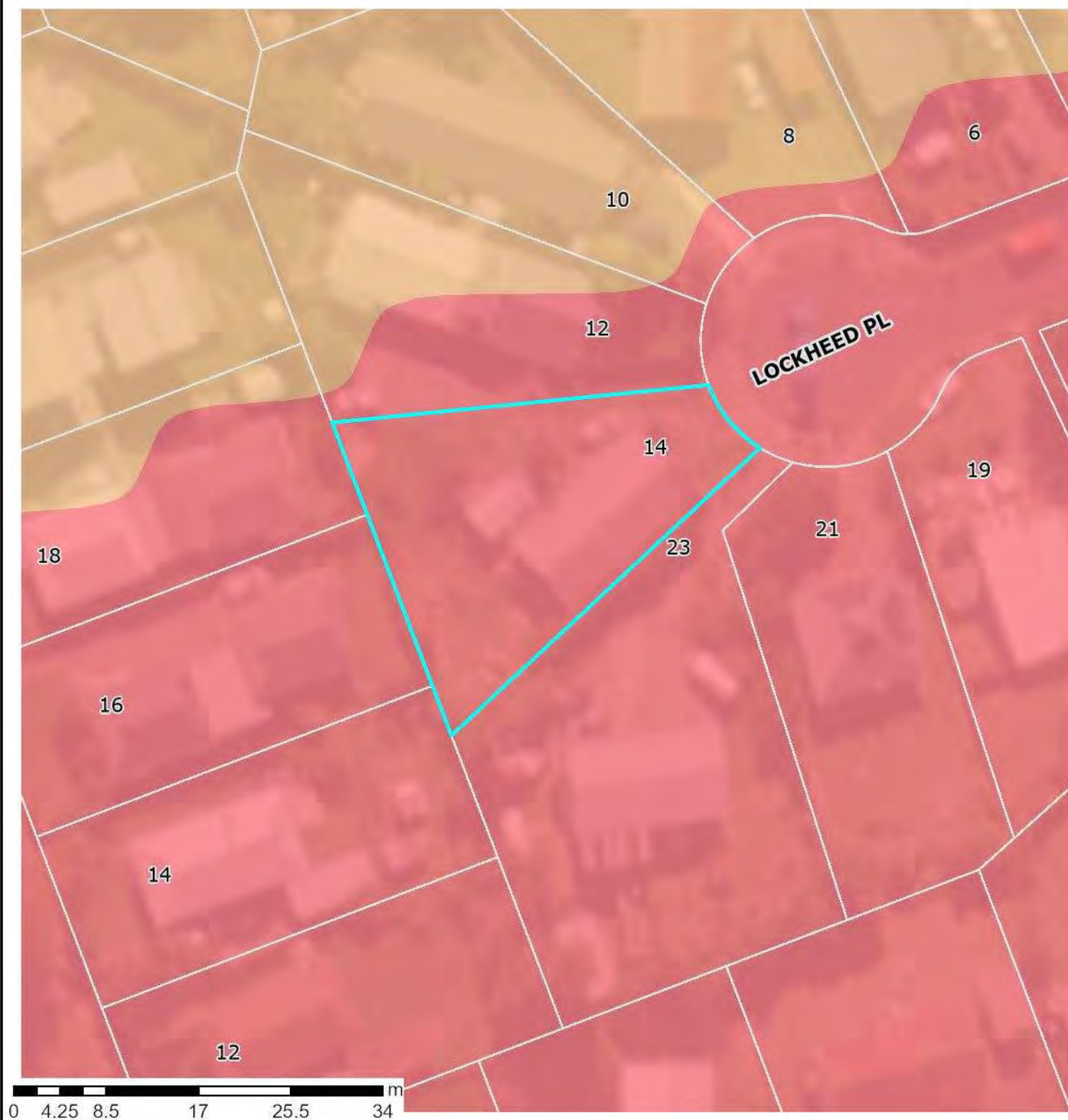
The Whangarei District Council district plan GIS data was created at a specific point in time.

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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District Plan Change 1 - Natural Hazards

Land Instability



PC1 - Natural Hazards

Land Instability

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

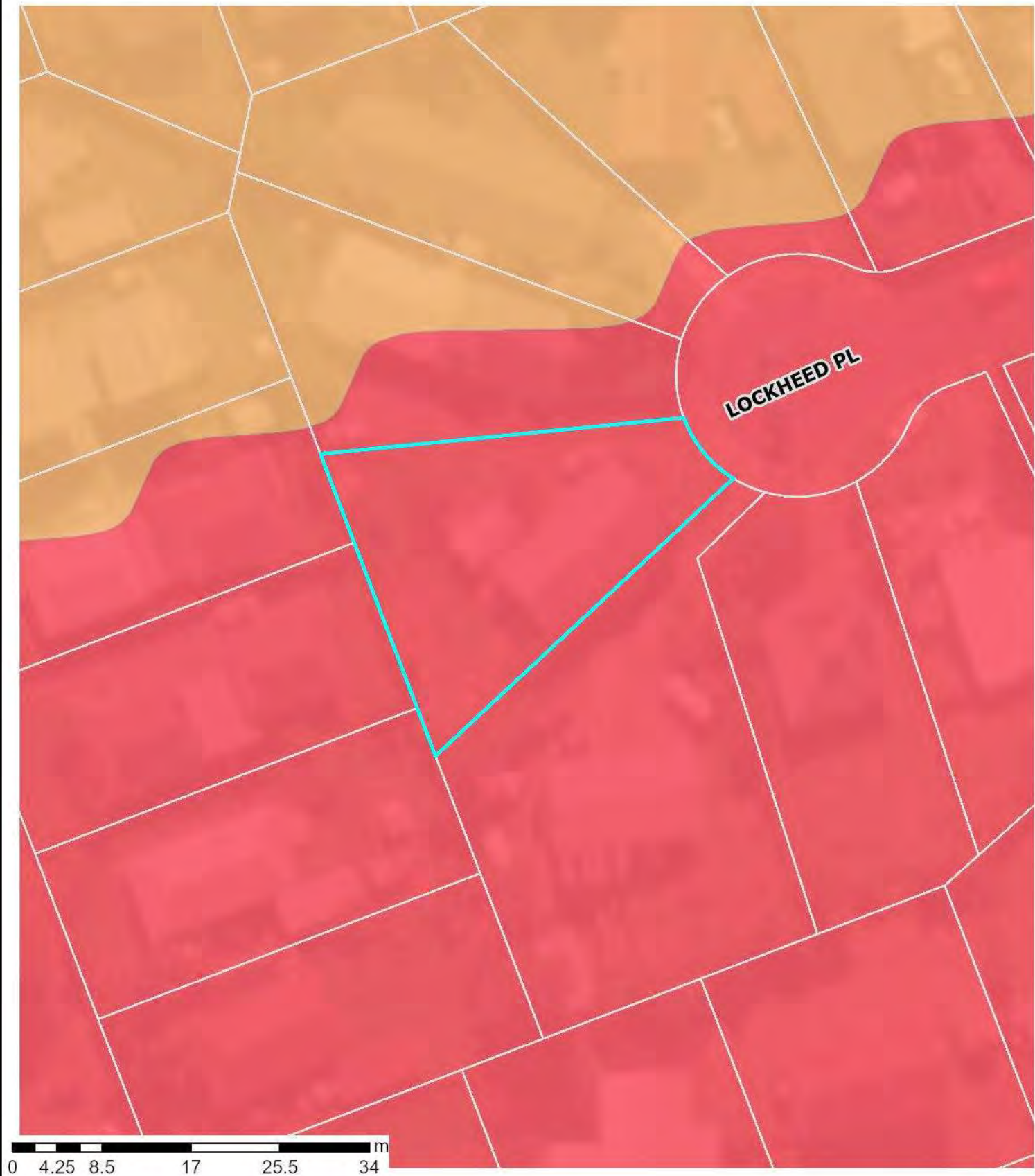
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Information provided on this map forms part of Plan Change 1 – Natural Hazards.
To view the maps and see how the changes may affect the property please visit:
<https://www.wdc.govt.nz/Services/Planning/District-Plan-changes/Current-plan-changes>.

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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/v2/documents/council/reports/hazard-reports/land-stability/landslide-susceptibility-technical-report.pdf>

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