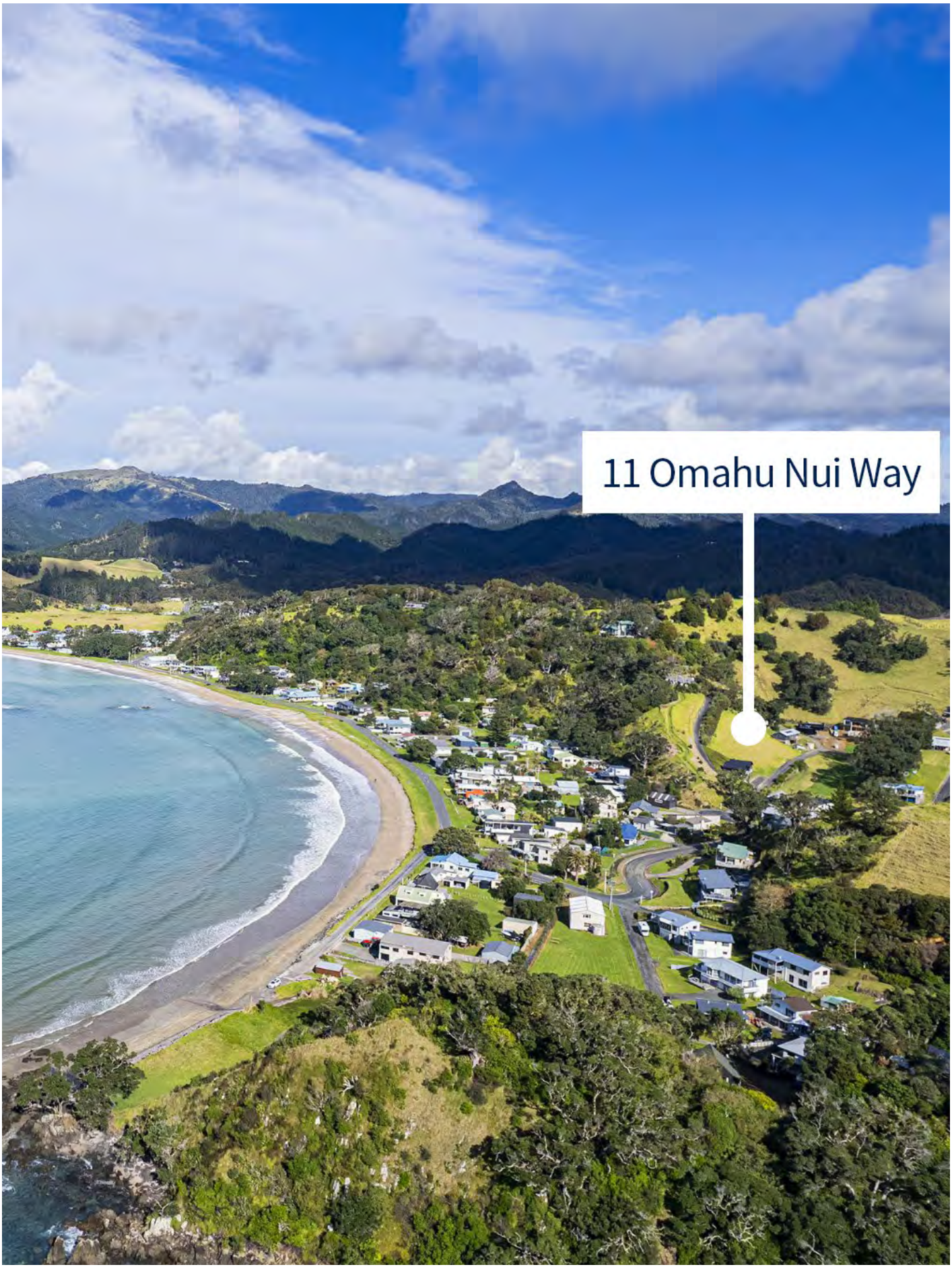

Oakura Bay
11 Omahu Nui Way

Proudly marketed by Steve & Miriam Davis

Harcourts Whangarei

> “
> ...A rare gem awaiting your discovery...
> ”

Embrace Kiwiana Summer at Oakura Bay

FOR SALE

LAND AREA 910 sqm

Discover this exceptional property, nestled at the end of a tranquil cul-de-sac, offering an elevated position with captivating views. Facing the sought-after north-east, the section basks in abundant sunshine throughout the day. What sets this apart is the shared common area directly in front, assuring that no houses will ever obstruct your view.

Boasting a generous land area of 910m2 (approximately), this property comes with a convenient topography report available for interested parties.

Essential utilities such as power, telephone, and sewerage connections are already at the boundary, streamlining your building process.

This well-designed subdivision, harmoniously blends permanent residents with holiday homes, creating a warm and welcoming community. Immerse yourself in the serenity of nature, as you take an effortless stroll to the ever-popular Oakura Bay Beach. Known for its safe swimming conditions, it is the perfect spot for kayaking, and various family water sports.

For the fishing and diving enthusiasts, the options are aplenty. Launch your boat conveniently at either end of the beach, or venture just over the hill to the next bay. Oakura, is a charming coastal town, offering excellent amenities, including a beachfront takeaway, a well-stocked store with petrol pumps, and a local hall buzzing with activities, from monthly quiz nights to delightful dances!

We are available to accompany you on a personalized tour of the section, and address any questions you may have. Seize this opportunity now, and call us to schedule your appointment, you won’t be disappointed!

harcourtswhangarei.co.nz/property/WR44666


ne only


OPAU RD
OAKURA RD
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Property Information

Property Type	Section Coastal
Aspect	Easterly Northerly
Views	Sea
Amenities	Close to Shops

Features & Chattels

Additional Information

Property Web Site	https://harcourts.net/L25322675
Property Web Site	harcourtswhangarei.co.nz/property/WR44666

Rates

Legal Description:	LOT 41 DP 356444 HAVING 1/47SH IN LOT 49 DP 356444
Assessment Number:	0030010148
Property ID:	116246
Address:	11 Omahu Nui Way (Pvt) Hikurangi 0184
View Maps:	WDC Maps Google Maps
Land Area (hectares):	0.091
Capital Value:	2023/2024 $215,000 2024/2025 $215,000
Land Value:	2023/2024 $215,000 2024/2025 $215,000
Record of Title:	-
Floor Area (square metres):	0
Site Area (square metres):	0
Improvements:	
Land Use Code:	Vacant Residential
Number of Units:	1
Property Category:	RV
Zone (view District Plan Map):	District Plan Map
Related Properties:	

WDC			
General Residential	Land Value	215000	$501.51
Uniform Annual General Charge	SUIPs	1	$701.00
Total			**$1,202.51**
NRC			
NRC - Regional Council Services	SUIPs	1	$180.61
NRC - Regional Economic Development	Land Value	215000	$4.60
NRC - Regional Emergency & Hazard Management	SUIPs	1	$50.50
NRC - Regional Emergency Services Rate	SUIPs	1	$11.44
NRC - Regional Flood Infrastructure	SUIPs	1	$36.56
NRC - Regional Land and Fresh Water Management	Land Value	215000	$60.24
NRC - Regional Pest Management	SUIPs	1	$88.06
NRC - Regional Sporting Facilities	SUIPs	1	$16.37
NRC - Regional Transport Rate	SUIPs	1	$43.17
Total			**$491.55**
Total			**$1,694.06**

Title

RECORD OF TITLE
UNDER LAND TRANSFER ACT 2017
FREEHOLD

Search Copy

R.W. Muir
Registrar-General
of Land

Identifier **230206**
Land Registration District **North Auckland**
Date Issued 06 October 2005

Prior References
130487

Estate Fee Simple
Area 910 square metres more or less
Legal Description Lot 41 Deposited Plan 356444
Registered Owners
Richard Francis David Margesson and Roselle Ita Margesson

Estate Fee Simple - 1/47 share
Area 3738 square metres more or less
Legal Description Lot 49 Deposited Plan 356444
Registered Owners
Richard Francis David Margesson and Roselle Ita Margesson

Interests

Appurtenant hereto is a right to drain,reticulate,treat and dispose of sewage created by Easement Instrument 6415624.2 - 11.5.2005 at 9:00 am

Appurtenant hereto is a right drain sewage created by Easement Instrument 6415624.2 - 11.5.2005 at 9:00 am

Appurtenant hereto is a right to drain water created by Easement Instrument 6415624.3 - 11.5.2005 at 9:00 am

6599944.3 Consent Notice pursuant to Section 221 Resource Management Act 1991 - 6.10.2005 at 9:00 am

6599944.10 Encumbrance to Oakura Society Incorporated - 6.10.2005 at 9:00 am

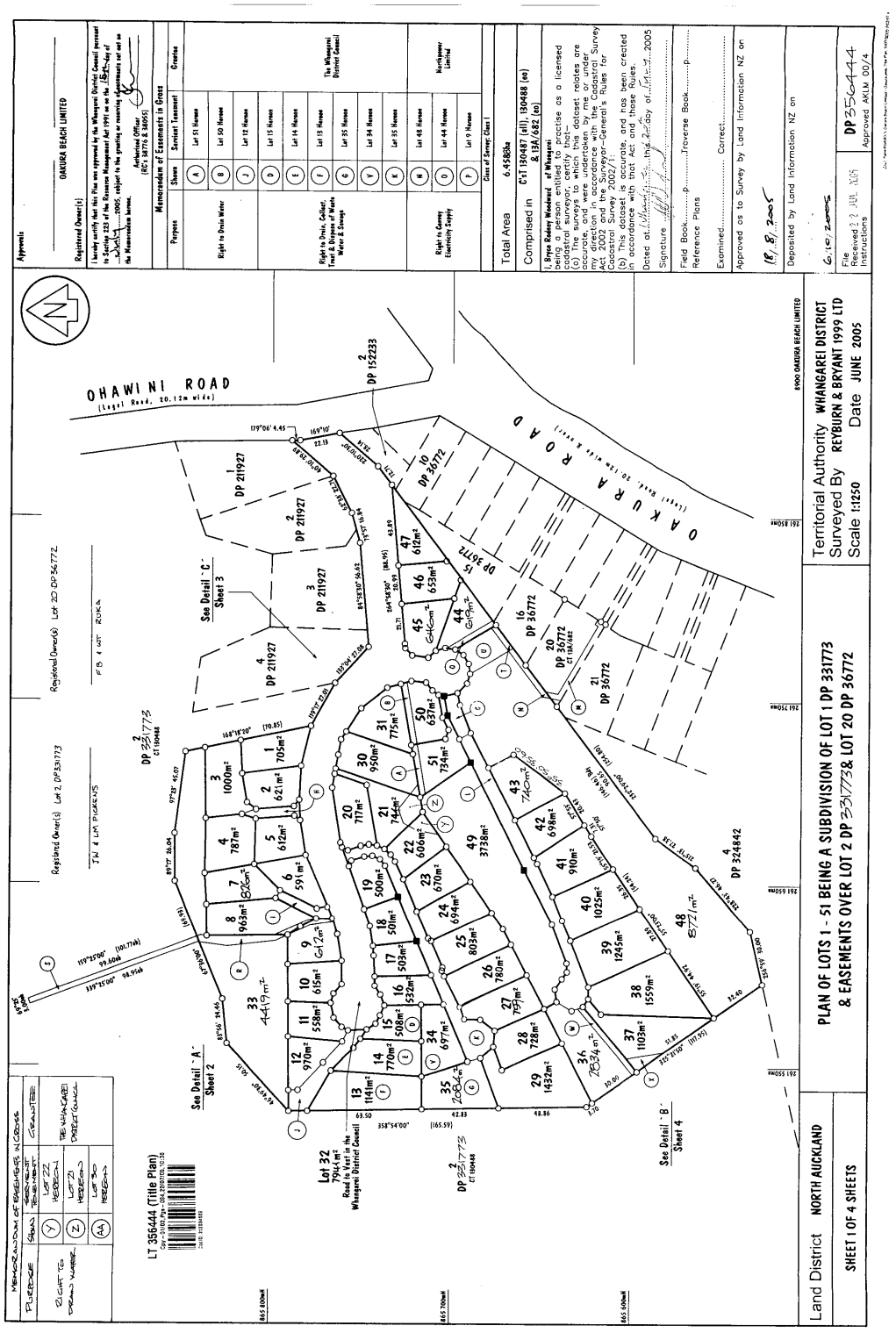
Subject to Section 241(2) Resource Management Act 1991 (affects DP 356444)

Appurtenant to Lots 41 and 49 DP 356444 is a right of way, rights to drain water and sewage, and rights to convey telecommunications and computer media easements, and appurtenant to Lot 41 DP 356444 is a right to drain sewage created by Easement Instrument 6599944.14 - 6.10.2005 at 9:00 am

The easements created by Easement Instrument 6599944.14 are subject to Section 243 (a) Resource Management Act 1991

Land Covenant in Easement Instrument 6599944.14 - 6.10.2005 at 9:00 am

Identifier **230206**



STEVE 021 820 015 | **MIRIAM** 027 577 6335
steve.davis@harcourts.co.nz | miriam.davis@harcourts.co.nz
www.teamdavis.co.nz | harcourtswhangarei.co.nz
Optimize Realty Ltd MREINZ | Licensed Agent REAA 2008

> People come and go in this industry, but if you've been around for a while you build up a bit of credibility - a huge part of our business now comes from referrals and repeat business, and we take that trust very seriously.

Your Salespeople
Steve & Miriam Davis

Steve & Miriam Davis are "hardworking", "extremely professional", "delightful to work with" and "achieve great results", from our clients testimonials.

For us Real Estate is all about the people, working and helping our clients to achieve major changes and goals in their lives. We all come to the point where we need to sell a property for a variety of life changing reasons. We love helping people to make that change, as smoothly and as successfully as possible, no matter what the challenges.

We work together as 'Team Davis' and sell homes with the promise to be 'committed to working for our clients'. Our goal is to get the best result for you, as the seller. We use strategic marketing campaigns, active selling, clear communication and strong negotiation. With strict industry laws and rules, we do this while protecting all your interests through compliance. We deliver great results for our clients and remain consistently in the top percentage of sales agents in our Whangarei Office. But our focus isn't to compete with others, we aim to work for our clients to secure the best result, and we'd rather give back, which is why we sponsor schools in our local area and find opportunities to get involved in community activities. You can only sell your property once, so it's important to do it well.

The key to this is Good Marketing. Marketing is a bit like fishing; you need to cast your net well to find the best buyers who will pay the highest price for your property. When we have found the best buyers, we then focus on negotiating the best result. We are results-driven, with testimonials that testify to our success.

So, if you are looking for an experienced real estate team, with a commitment to work for you, providing you with a smooth journey through the process while securing the best result, then please call us as we'd love to help you with your property needs.

We look forward to serving you for all of your real estate needs. If you need anything feel free to contact Team Davis directly.

021 820 015 | 027 577 6335 | www.teamdavis.co.nz
steve.davis@harcourts.co.nz | miriam.davis@harcourts.co.nz

TEAM DAVIS
COMMITTED TO WORKING FOR YOU

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Licensed Real Estate Salesperson

M 021 820 015
steve.davis@harcourts.co.nz

Miriam Davis
Licensed Real Estate Salesperson

M 027 577 6335
miriam.davis@harcourts.co.nz

Harcourts
Whangarei

Whangarei District Council
Private Bag 9023, Whangarei 0148, New Zealand
P +64 9 430 4200 | 0800 WDC INFO | 0800 932 463 F +64 9 438 7632
E mailroom@wdc.govt.nz www.wdc.govt.nz

LAND INFORMATION MEMORANDUM NO: LM2300655
Received: 12 Jun 2023
Issued: 15 Jun 2023
Section 44A, Local Government Official Information And Meetings Act 1987

SITE INFORMATION
Property ID: 116246
Street Address: 11 Omahu Nui Way (Pvt) Hikurangi 0184
Legal Description: LOT 41 DP 356444 HAVING 1/47SH IN LOT 49 DP 356444

This is a Land Information Memorandum only.

Full payment has been made for this Land Information Memorandum.

Disclaimer

This information has been supplied by Whangarei District Council. Accordingly Optimize Realty Limited is merely passing over the information as supplied to us.

This copy is made available to prospective purchasers and interested parties for general information purposes only. However, neither the vendor nor Optimize Realty Limited warrant the accuracy of this copy and it is recommended to all prospective purchasers and interested parties that they obtain and rely on their own reports and make their own independent enquiries for due diligence purposes.

To the maximum extent permitted by law Optimize Realty Limited do not accept any responsibility to any person for the accuracy of the information herein.

1: PROPERTY DETAILS.

- Location Map
- Aerial Photo
- Deposited Plan: DP 356444
- Record of Title: 230206

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

- Interest Number 6599944.3 – Dated 17/08/2005

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

Whangarei District Council holds indicative information on land stability hazard for Whangārei. Information on land stability, including an interactive web tool, can be found on the WDC website. The Whangarei District Council will require site-specific investigations before granting future subdivision or building consent for the property, the level of investigation or assessment would depend on the level of stability risk of the area the property is in.
See map attached indicating this property is located within low, moderate and high zones and refer:
https://www.wdc.govt.nz/Services/My-property-and-rates/Natural-hazards

This property may be identified in a Northland Regional Council River Flood Hazard Zone.
For information refer:
https://www.nrc.govt.nz/environment/river-flooding-and-coastal-hazards/river-flooding/river-flood-hazard-maps/

Whangarei District Council holds information on the liquefaction vulnerability of the district. The site is located within an area classified as Liquefaction vulnerability category is undetermined.
The report was prepared by Tonkin & Taylor Ltd to provide WDC with a district wide liquefaction vulnerability assessment to help inform spatial planning and assessment of landuse, subdivision and building consents.
To view the report and access maps please use the following link:
https://www.wdc.govt.nz/Services/My-property-and-rates/Natural-hazards

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

Whangarei District Council notified Plan Change 1 - Natural Hazards (PC1) on the 31st of May 2023. The Plan Change proposes to replace the existing Natural Hazards chapter in the District Plan Operative in Part 2022 with a new Natural Hazards chapter and new rules for subdivision and land use in hazard prone areas.
Refer map attached and for more information on the proposed plan change please visit:
https://www.wdc.govt.nz/Services/Planning/District-Plan-changes/Current-plan-changes

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

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

- Pipeline Assets Map

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 & Drainage and/or Water Services Manager/s prior to works commencing.
For information refer:
https://www.wdc.govt.nz/Council/Council-documents/Policies/Building-Over-Public-Sewers-Policy

Please find attached a map showing the Effluent Unsuitability for this property.

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

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

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

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

6: INFORMATION RELATING TO THE USE TO WHICH THE LAND MAY BE PUT AND ANY CONDITIONS ATTACHED TO THAT USE.

This property is located in a Settlement Zone Residential Sub-Zone.
See map attached and refer to Part 3: Area Specific Matters - Chapters - Rural zones.
https://www.wdc.govt.nz/Services/Property/Planning/Operative-District-Plan

This property is located in a Coastal Environment.
See map attached and refer to Part 2: District Wide Matters - General District Wide Matters - Coastal Environment
https://www.wdc.govt.nz/Services/Property/Planning/Operative-District-Plan

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

This property is known to contain/or is in the vicinity of Archaeological site/s, information attached.

- Q05/1380
- Q05/1381
- Q05/1382
- Q05/1383

For further information contact the Area Archaeologist at Heritage New Zealand, Northland Area Office on ph. 09 407 0470 or infonorthland@heritage.org.nz

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

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

9: INFORMATION RELATING TO ANY UTILITY SERVICE OTHER THAN COUNCILS SUCH AS TELEPHONE, ELECTRICITY, GAS AND REGIONAL COUNCIL WILL NEED TO BE OBTAINED FROM THE RELEVANT UTILITY OPERATOR.

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

DISCLAIMER

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

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

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

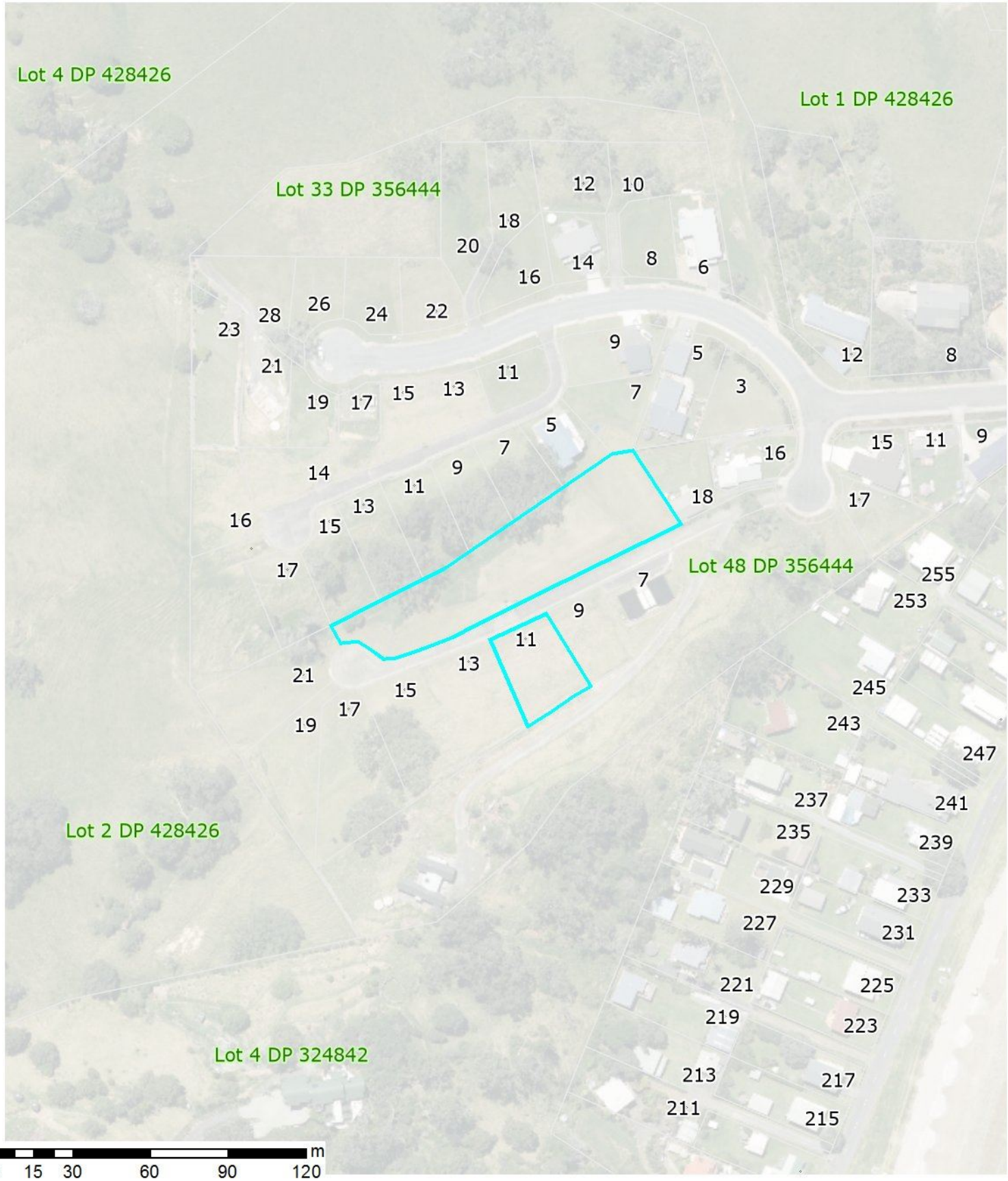
Additional information regarding the land or buildings (such as resource consents and other permissions and restrictions) not contained in this LIM may be held by Northland Regional Council. For further information contact Northland Regional Council on (09) 470 1200, 0800 002 004 or www.nrc.govt.nz.

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

Signed for and on behalf of Council:

Elle Swanson
Property Assessment 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

Thursday, June 15, 2023 Scale:1:2,000

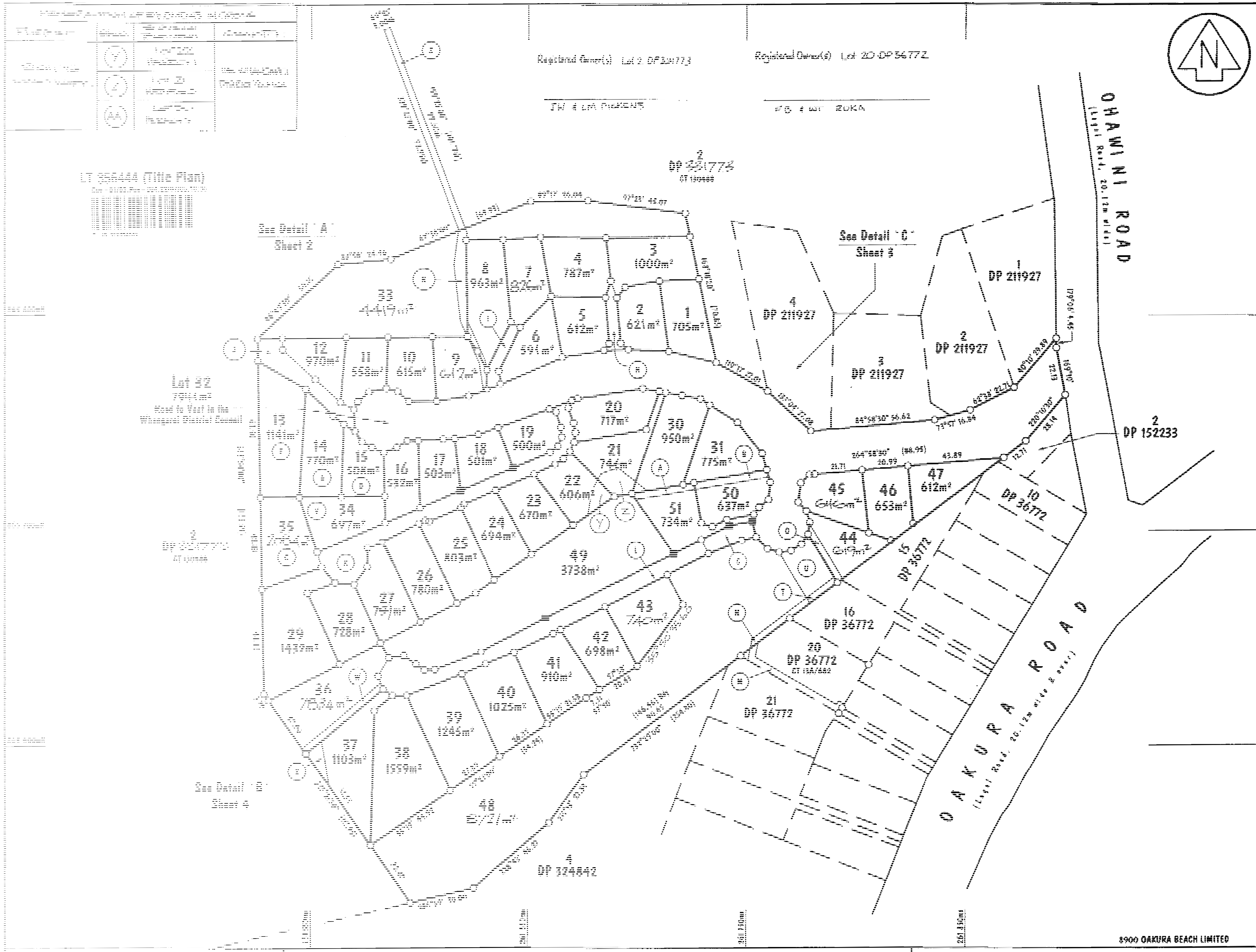
The information displayed is schematic only and serves as a guide. It has been compiled from Whangarei District Council records and is made available in good faith but its accuracy or completeness is not guaranteed. Cadastral Information has been derived from land Information New Zealands (LINZ) Core Record System Database (CRS).

Aerial Photography

Thursday, June 15, 2023 Scale:1:2,000

This map was last updated in 2018. It includes New Zealand's most current publicly owned aerial imagery and is sourced from the LINZ Data Service.

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. Cadastral Information has been derived from land Information New Zealands (LINZ) Core Record System Database (CRS).



Land District NORTH AUCKLAND

SHEET 1 OF 4 SHEETS

PLAN OF LOTS 1 - 51 BEING A SUBDIVISION OF LOT 1 DP 331773 & EASEMENTS OVER LOT 2 DP 331773 & LOT 20 DP 36772

Territorial Authority **WHANGAREI DISTRICT**
Surveyed By **REYBURN & BRYANT 1999 LTD**
Scale 1:1250 Date **JUNE 2005**

Approvals

OAKURA BEACH LIMITED

Registered Owner(s)

I hereby certify that this Plan was approved by the Whangarei District Council pursuant to Section 223 of the Resource Management Act 1991 on on the 15th day of July 2005, subject to the granting or reserving of easements set out on the Memorandum hereon.

Authorised Officer
(RC's 38776 & 38055)

Memorandum of Easements in Gross

Purpose	Shown	Servient Tenement	Grantee
Right to Drain Water	A	Lot 51 Hereon	The Whangarei District Council
	B	Lot 50 Hereon	
	J	Lot 12 Hereon	
Right to Drain, Collect, Treat & Dispose of Waste Water & Sewage	D	Lot 15 Hereon	
	E	Lot 14 Hereon	
	F	Lot 13 Hereon	
	G	Lot 35 Hereon	
	V	Lot 34 Hereon	
	K	Lot 35 Hereon	
Right to Convey Electricity Supply	N	Lot 48 Hereon	Northpower Limited
	O	Lot 44 Hereon	
	P	Lot 9 Hereon	

Class of Survey: Class I

Total Area 6.4588ha

Comprised in C'sT 130487 (all), 130488 (ec) & 13A/682 (ec)

I, Bryce Rodney Woodward of Whangarei being a person entitled to practise as a licensed cadastral surveyor, certify that–
(a) The surveys to which this dataset relates are accurate, and were undertaken by me or under my direction in accordance with the Cadastral Survey Act 2002 and the Surveyor–General's Rules for Cadastral Survey 2002/1:
(b) This dataset is accurate, and has been created in accordance with that Act and those Rules.

Dated at Whangarei this 2nd day of July 2005

Signature ....

Field Book..........p..........Traverse Book..........p..........
Reference Plans

Examined.......................... Correct..........................

Approved as to Survey by Land Information NZ on

18/8/2005

Deposited by Land Information NZ on

6/10/2005

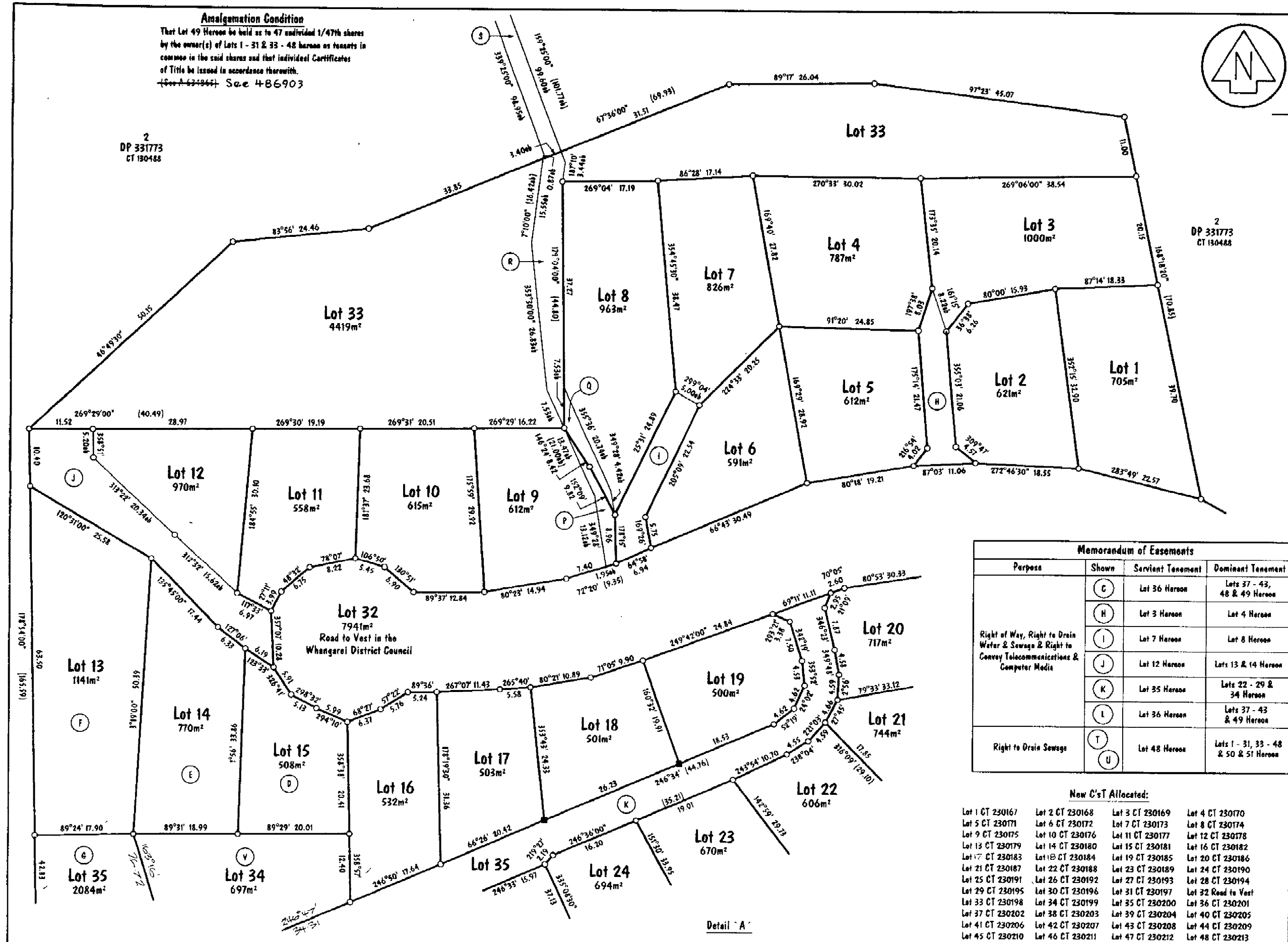
File
Received 22 JUL 2005
Instructions

DP 356444
Approved AKLM 00/4

Amalgamation Condition

That Lot 49 Hereon be held as to 47 undivided 1/47th shares by the owner(s) of Lots 1 - 31 & 33 - 48 hereon as tenants in common in the said shares and that individual Certificates of Title be issued in accordance therewith.

~~(See A 621965)~~ See 486903



Memorandum of Easements

Purpose	Shown	Servient Tenement	Dominant Tenement
Right of Way, Right to Drain Water & Sewage & Right to Convey Telecommunications & Computer Media	C	Lot 36 Hereon	Lots 37 - 43, 48 & 49 Hereon
	H	Lot 3 Hereon	Lot 4 Hereon
	I	Lot 7 Hereon	Lot 8 Hereon
	J	Lot 12 Hereon	Lots 13 & 14 Hereon
	K	Lot 35 Hereon	Lots 22 - 29 & 34 Hereon
	L	Lot 36 Hereon	Lots 37 - 43 & 49 Hereon
Right to Drain Sewage	T, U	Lot 48 Hereon	Lots 1 - 31, 33 - 48 & 50 & 51 Hereon

New C'sT Allocated:

Lot 1 CT 230167 — Lot 2 CT 230168 — Lot 3 CT 230169 — Lot 4 CT 230170
Lot 5 CT 230171 — Lot 6 CT 230172 — Lot 7 CT 230173 — Lot 8 CT 230174
Lot 9 CT 230175 — Lot 10 CT 230176 — Lot 11 CT 230177 — Lot 12 CT 230178
Lot 13 CT 230179 — Lot 14 CT 230180 — Lot 15 CT 230181 — Lot 16 CT 230182
Lot 17 CT 230183 — Lot 18 CT 230184 — Lot 19 CT 230185 — Lot 20 CT 230186
Lot 21 CT 230187 — Lot 22 CT 230188 — Lot 23 CT 230189 — Lot 24 CT 230190
Lot 25 CT 230191 — Lot 26 CT 230192 — Lot 27 CT 230193 — Lot 28 CT 230194
Lot 29 CT 230195 — Lot 30 CT 230196 — Lot 31 CT 230197 — Lot 32 Road to Vest
Lot 33 CT 230198 — Lot 34 CT 230199 — Lot 35 CT 230200 — Lot 36 CT 230201
Lot 37 CT 230202 — Lot 38 CT 230203 — Lot 39 CT 230204 — Lot 40 CT 230205
Lot 41 CT 230206 — Lot 42 CT 230207 — Lot 43 CT 230208 — Lot 44 CT 230209
Lot 45 CT 230210 — Lot 46 CT 230211 — Lot 47 CT 230212 — Lot 48 CT 230213
Lot 49 C'sT — Lot 50 CT 230214 — Lot 51 CT 230215
(47 Undivided Shares) 230167 to 230197 & 230198 to 230213

8900 OAKURA BEACH LIMITED

Approvals

OAKURA BEACH LIMITED

Registered Owner(s)

Memorandum of Easements in Gross

Purpose	Shown	Servient Tenement	Grantee
Right to Convey Electricity Supply	Q	Lot 8 Hereon	Northpower Limited
	R	Lot 33 Hereon	
	T	Lot 48 Hereon	
	C	Lot 36 Hereon	
	H	Lot 3 Hereon	
	I	Lot 7 Hereon	
	J	Lot 12 Hereon	
	K	Lot 35 Hereon	
	L	Lot 36 Hereon	
Right to Drain Water	W	Lot 36 Hereon	The Whangarei District Council
	X	Lot 37 Hereon	

Proposed Easements in Gross

Purpose	Shown	Servient Tenement	Grantee
Right to Convey Electricity Supply	M	Lot 20 DP 36772	Northpower Limited
	S	Lot 2 DP 331773	

Class of Survey: Class I

Total Area 6.4587ha

Comprised in C'sT 130487 (all), 130488 (all) & 13A/682 (all)

I, Bryce Rodney Woodward of Whangarei being a person entitled to practise as a licensed cadastral surveyor, certify that—
(a) The surveys to which this dataset relates are accurate, and were undertaken by me or under my direction in accordance with the Cadastral Survey Act 2002 and the Surveyor-General's Rules for Cadastral Survey 2002/1:
(b) This dataset is accurate, and has been created in accordance with that Act and those Rules.

Dated at Whangarei this 6th day of July 2005

Signature .....

Field Book.....p.....Traverse Book.....p.....
Reference Plans

Examined..... Correct.....

Approved as to Survey by Land Information NZ on

18/8/2005

Deposited by Land Information NZ on

6/10/2005

File
Received 22 JUL 2005
Instructions

DP 356444
Approved AKLM 00/4

Land District **NORTH AUCKLAND**

SHEET 2 OF 4 SHEETS

PLAN OF LOTS 1 - 51 BEING A SUBDIVISION OF LOT 1 DP 331773 & EASEMENTS OVER LOT 2 DP 331773 & LOT 20 DP 36772

Territorial Authority **WHANGAREI DISTRICT**
Surveyed By **REYBURN & BRYANT 1999 LTD**
Scale 1:500 Date **JUNE 2005**

8900 OAKURA BEACH LIMITED

Approvals

OAKURA BEACH LIMITED
Registered Owner(s)

LOT 20 DP 36772

F.B. RUKA W.T. RUKA
REGISTERED OWNERS

Class of Survey: Class I

Total Area	6.4588ha
Comprised in	C'sT 130487 (all), 130488 (ea) & 13A/682 (ea)

I, Bryce Rodney Woodward of Whangarei
being a person entitled to practise as a licensed cadastral surveyor, certify that—
(a) The surveys to which this dataset relates are accurate, and were undertaken by me or under my direction in accordance with the Cadastral Survey Act 2002 and the Surveyor-General's Rules for Cadastral Survey 2002/1:
(b) This dataset is accurate, and has been created in accordance with that Act and those Rules.

Dated at Whangarei this 20th day of July 2005

Signature

Field Book.....p.....Traverse Book.....p.....
Reference Plans

Examined..... Correct.....

Approved as to Survey by Land Information NZ on
18/8/2005

Deposited by Land Information NZ on
6/10/2005

File Received 22 JUL 2005
Instructions

DP 356444
Approved AKLM 00/4

Land District NORTH AUCKLAND

SHEET 3 OF 4 SHEETS

PLAN OF LOTS 1 - 51 BEING A SUBDIVISION OF LOT 1 DP331773 & EASEMENTS OVER LOT 2 DP331773 & LOT 20 DP 36772

Territorial Authority WHANGAREI DISTRICT
Surveyed By REYBURN & BRYANT 1999 LTD
Scale 1:500 Date JUNE 2005

Approvals

OAKURA BEACH LIMITED

Registered Owner(s)

LOT 20 DP 36772

F.B. RUKA W.T. RUKA

REGISTERED OWNERS

Class of Survey: Class I

Total Area 6.4588ha

Comprised in C/sT 130487 (all), 130488 (all) & 13A/682 (all)

I, Bryce Rodney Woodward of Whangarei being a person entitled to practise as a licensed cadastral surveyor, certify that:-
(a) The surveys to which this dataset relates are accurate, and were undertaken by me or under my direction in accordance with the Cadastral Survey Act 2002 and the Surveyor-General's Rules for Cadastral Survey 2002/1:
(b) This dataset is accurate, and has been created in accordance with that Act and those Rules.

Dated at Whangarei this 7th day of July 2005

Signature .....

Field Book .....p..... Traverse Book .....p.....
Reference Plans

Examined ..... Correct .....

Approved as to Survey by Land Information NZ on

18/8/2005

Deposited by Land Information NZ on

6/10/2005

File
Received 12 JUL 2005
Instructions

DP 356444
Approved AKLM 00/4

8900 OAKURA BEACH LIMITED

Land District NORTH AUCKLAND

SHEET 4 OF 4 SHEETS

PLAN OF LOTS 1 - 51 BEING A SUBDIVISION OF LOT 1 DP331773 & EASEMENTS OVER LOT 2 DP331773 & LOT 20 DP 36772

Territorial Authority WHANGAREI DISTRICT
Surveyed By REYBURN & BRYANT 1999 LTD
Scale 1:500 Date JUNE 2005

RECORD OF TITLE
UNDER LAND TRANSFER ACT 2017
FREEHOLD

Search Copy

R.W. Muir
Registrar-General
of Land

Identifier **230206**
Land Registration District **North Auckland**
Date Issued 06 October 2005

Prior References
130487

Estate Fee Simple
Area 910 square metres more or less
Legal Description Lot 41 Deposited Plan 356444
Registered Owners
Richard Francis David Margesson and Roselle Ita Margesson

Estate Fee Simple - 1/47 share
Area 3738 square metres more or less
Legal Description Lot 49 Deposited Plan 356444
Registered Owners
Richard Francis David Margesson and Roselle Ita Margesson

Interests

Appurtenant hereto is a right to drain,reticulate,treat and dispose of sewage created by Easement Instrument 6415624.2 - 11.5.2005 at 9:00 am

Appurtenant hereto is a right drain sewage created by Easement Instrument 6415624.2 - 11.5.2005 at 9:00 am

Appurtenant hereto is a right to drain water created by Easement Instrument 6415624.3 - 11.5.2005 at 9:00 am

6599944.3 Consent Notice pursuant to Section 221 Resource Management Act 1991 - 6.10.2005 at 9:00 am

6599944.10 Encumbrance to Oakura Society Incorporated - 6.10.2005 at 9:00 am

Subject to Section 241(2) Resource Management Act 1991 (affects DP 356444)

Appurtenant to Lots 41 and 49 DP 356444 is a right of way, rights to drain water and sewage, and rights to convey telecommunications and computer media easements, and appurtenant to Lot 41 DP 356444 is a right to drain sewage created by Easement Instrument 6599944.14 - 6.10.2005 at 9:00 am

The easements created by Easement Instrument 6599944.14 are subject to Section 243 (a) Resource Management Act 1991

Land Covenant in Easement Instrument 6599944.14 - 6.10.2005 at 9:00 am

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

A N D

IN THE MATTER of a subdivision consent as evidenced by Land Transfer Plan No. 356444

A N D

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

IT IS HEREBY CERTIFIED that the following conditions to be complied with on a continuing basis by the subdividing owner and subsequent owners were imposed by the Council as conditions of approval for the subdivision as effected by Land Transfer Plan No. 356444 ("the plan")

1. Lots 13, 14, 15, 34 and 35 on the plan shall not be developed for housing or any other purpose or disposed of individually until such time as the existing Council maintained communal septic tank and associated effluent disposal system located on these properties is decommissioned and removed from these properties and these properties are reinstated to the satisfaction of the Council's Senior Environmental Engineering Officer.

2. The house platforms and service and access routes for lots 28 and 48 on the plan shall be located away from the archaeological sites situated on these properties as identified in Clough & Associates archaeological report dated 5 February 2004, a copy of which is attached.

3. On lots 23 through 29 on the plan:

   (i) All trees within such lots are to be retained with any pruning work undertaken on such trees for removal of dead wood, crown lifting or

3 CONO 50

crown thinning for views to be undertaken by a qualified arborist to accepted arboriculture standards.

(ii) No trees may be topped.

(iii) Trees may only be removed in cases where life or property is threatened by failure of the tree and then only to an extent where remedial pruning is not an option.

(iv) All buildings must be of pole construction to limit excavation within the root zone of the trees on such properties.

(v) There is to be no excavation for construction within the drip line of the trees on such properties.

4. On lot 4 on the plan:

(i) The two mature Pohutukawa trees at the northern end of the property are to be retained.

(ii) Any pruning work undertaken on any trees on the property for removal of dead wood, crown lifting or crown thinning for views to be undertaken by a qualified arborist to accepted arboriculture standards.

(iii) No trees may be topped.

(iv) Trees may only be removed in cases where life or property is threatened by failure of the tree to an extent where remedial pruning is not an option.

(v) All buildings must be of pole construction to limit excavation within the root zone of trees on the property.

(vi) There is to be no excavation for construction within the drip line of trees on the property.

5. Any development on lots 1 through 31 and 33 through 51 on the plan shall be undertaken in accordance with the recommendations and restrictions on development as specified in the Riley Consultants Limited engineering reports dated 1 April 2005 and 7 July 2005, copies of which are attached, with all foundations for buildings on such properties being specifically designed by an experienced geotechnical engineer with the specific development requirements for each of such lots being as specified in Section 3.2 of the engineers report of 7 July 2005 with such foundation design to be addressed at the time of individual site development.

DATED at Whangarei this 17th day of August 2005

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

Authorised Signatory

X0507021.GJM.DOC:dy

OAKURA: PROPOSED SUBDIVISION: ARCHAEOLOGICAL SURVEY AND ASSESSMENT OF EFFECTS

Report prepared for Mainland Group Ltd

By

Rod Clough (PhD)

5 February 2004

Clough & Associates Ltd.
heritage@clough.co.nz
209 Carter Rd., Oratia
Telephone: (09) 818 1316
Mobile 0274 850 059
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INTRODUCTION

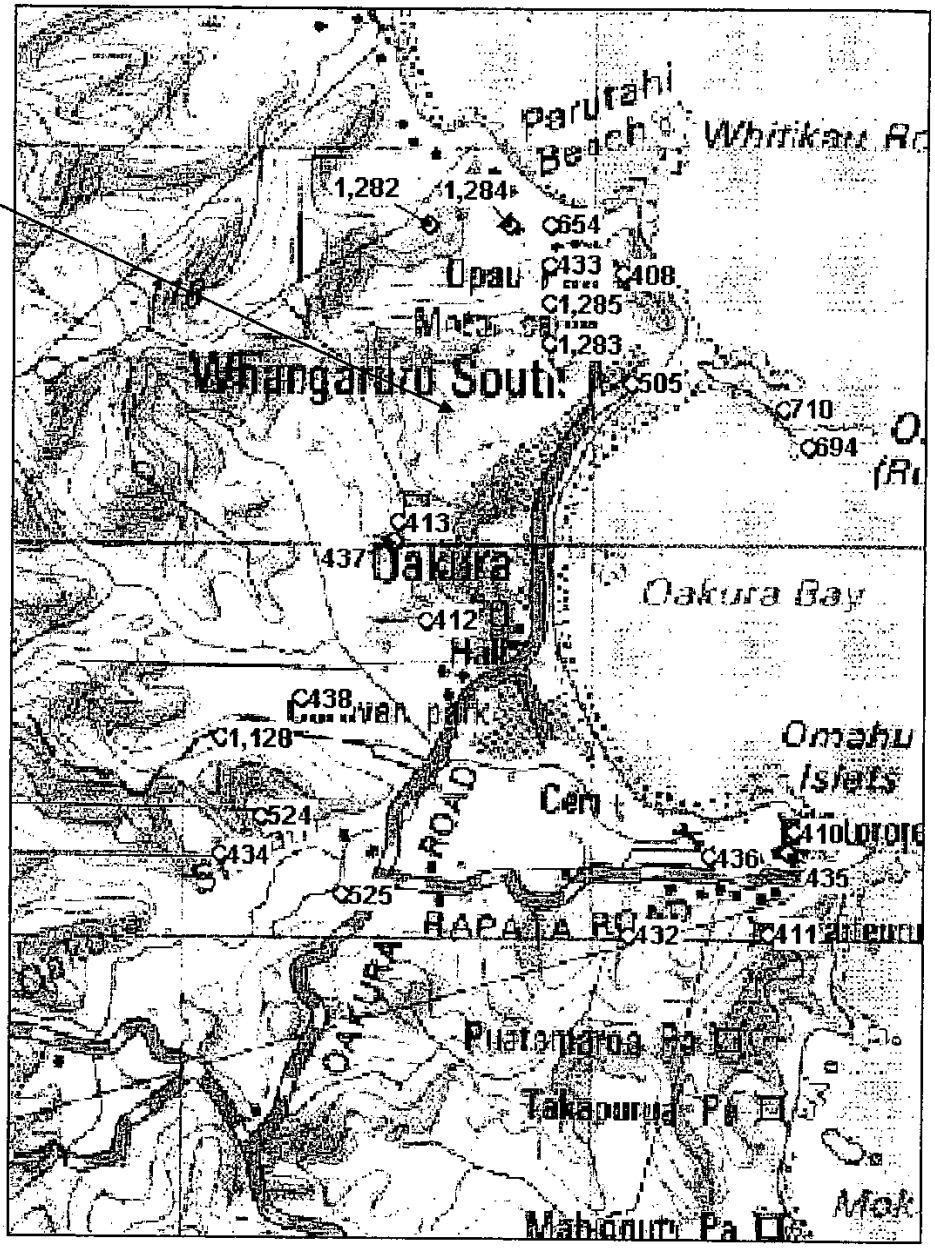
Project Background

An archaeological survey was carried out at the request of Cameron Wilson, Mainland Group Ltd, as part of the required assessment of the effects of a proposed subdivision at Whangaruru South.

The proposal involves the creation of a 48 lot subdivision in a small valley leading into the northern end of Oakura Bay at the entrance of the Whangaruru Harbour (Figure 1).

Continued on next page

Figure 1. Location of subdivision (arrowed and outlined) and recorded archaeological sites.



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INTRODUCTION, *CONTINUED*

Methodology

The New Zealand Archaeological Association's Central Site File Computer Index was searched for archaeological sites recorded on or in the vicinity of the subdivision. The Northland filekeeper provided hardcopies of site records for sites recorded in the vicinity of the proposed development. Cameron Wilson of Mainland Group Ltd provided plans detailing the location and proposed development plans.

A visual inspection with some probe and spade testing was conducted over the extent of the property. Soil profiles were examined for evidence of earlier modification such as modified soils, pits or the presence of shell midden and hangi. All archaeological sites located on the property were recorded using the Global Positioning System (Trimble Geoexplorer). Results were corrected against base station data and have sub 2m accuracy. Richard Smales (Reyburn & Bryant Ltd) surveyors plotted the archaeological features on the subdivision/contour plan (Figure 2).

RESULTS

Background Research

Several site surveys and archaeological assessments have been carried out in the Whangaruru area. The earlier surveys, of a large coastal area extending from Umukaha Bay to Ngahau Bay by Phillips, Horwood and Dwyer (1983) and at Whangaruru North on the other side of the harbour by Stretton and Cassels (1975), provided information on the environment and density of early Maori occupation around the Whangaruru Harbour.

More recent surveys have been carried out in advance of subdivision in the immediate vicinity of the proposed Oakura development. J. Maingay (1990) surveyed the headland at the north end of Oakura Bay to the immediate east of the proposed development area, while surveys at Parutahi Beach immediately to the north have been carried out by D. Nevin (2000) and D. Harlow (2001).

Information from these surveys reveals an extensive history of Maori settlement in the area. Numerous pa sites were strategically located to protect both Whangaruru Bay and the entrance to the harbour. Much of the area around the harbour is not suitable for agriculture and cultivations would have been concentrated in the coastal valleys and beach flats, so that seafood would have been a particularly important resource (Maingay 1990: 8). Beyond the obvious marine resources of the sheltered harbour it has been suggested that the Huruiki obsidian on the western side of the harbour has been exploited for up to 1000 years (Harlow 2001). Many of the hills and valleys were still heavily forested in the late 19th century (Stretton & Cassels 1075: 3), and would have provided a rich habitat for birds, as well as a source of berries and timber. The sizeable Maori population around the harbour (estimated at c.2000 towards the end of the 19th century) and the importance of the area and its chiefs was also noted by historic travellers, including William Colenso (CMS Missionary) in 1838 and later in 1840 James Busby and Phillip Mair (Harlow 2001; Maingay 1990; Stretton & Cassels 1975). Land clearance and farming appear to have come relatively late, at the end of the 19th or in the early 20th century, in the Oakura Bay/Parutahi beach area (Harlow 2001).

The Oakura Bay area was densely settled, with at least 23 archaeological sites recorded by previous fieldworkers (Figure 1, Table 1). They include several pa, as well as terraces and pits indicating cultivation and food storage, and the ubiquitous midden sites (deposits of food waste, mainly shell, often associated with fire-cracked rock and charcoal relating to the cooking process).

No archaeological sites had been recorded within the survey area, but sites Q05/1283 (midden) and Q05/413 (pa?) were recorded close to the boundaries (grid references recorded on NZAA site records are only considered accurate to within 100m).

Continued on next page

RESULTS, CONTINUED

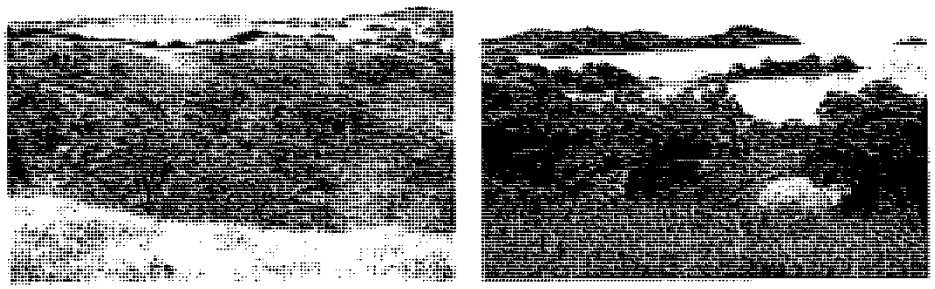
Table 1. Archaeological sites previously recorded at Oakura Bay

Map	Site Number	Easting	Northing	Description
Q05	408	2633000	6645600	PA
Q05	410	2633500	6644200	HEADLAND PA
Q05	412	2632600	6644800	HEADLAND PA
Q05	413	2632500	6645000	RIDGE PA
Q05	433	2632900	6645700	RIDGE PA
Q05	435	2633500	6644200	HEADLAND PA
Q05	436	2633300	6644200	TERRACES/PITS
Q05	437	2632500	6645000	PITS/TERRACES
Q05	438	2632300	6644600	LIVING AREA
Q05	505	2633100	6645400	MIDDEN
Q05	654	2632900	6645800	MIDDEN
Q05	694	2633500	6645200	TERRACE/MIDDEN
Q05	710	2633400	6645200	PA
Q05	1282	2632600	6645800	MIDDEN
Q05	1283	2632900	6645500	MIDDEN
Q05	1284	2632800	6645800	MIDDEN
Q05	1285	2632900	6645600	MIDDEN

Physical Setting

The survey property is the lower part of a valley surrounded by high ridges to the north and west and enclosed by a descending spur on the southern side. A central spur also running northeast divides the valley. Low swampy land occupies the valley floor either side of the central ridge. The northern side is fed by a small stream. Currently, the property consists predominantly of pasture with a number of mature native trees around the property (mainly pohutukawa) on the central and southern ridges which run in a northeasterly direction towards the bay (Figure). At the head of the central ridge/spur is a large tank which is part of the settlement's septic system. The irrigation field is demarcated by lush pasture in an otherwise lean summer environment (Figures 2 & 3).

Figure 2. Views northeast across the central spur – Whangaruru Harbour in distance (left) and down southern spur to Oakura Bay (right)



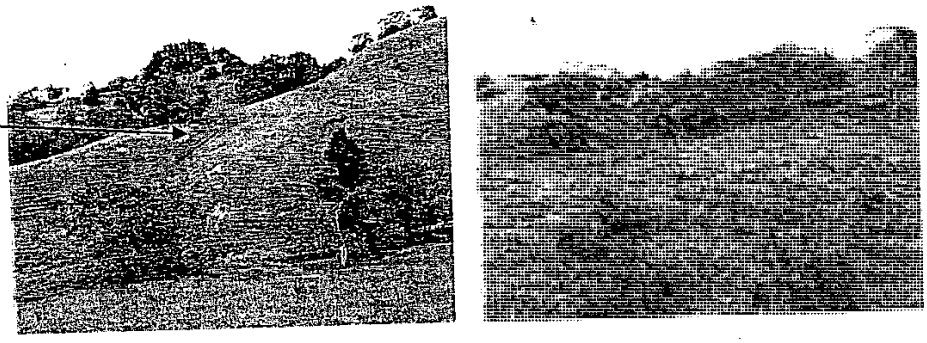


Figure 3. View south to central spur and septic field — View across lower part of valley (rt)

Field Survey

In total 4 new sites were recorded within the boundaries of the property. The sites included terraces, storage pits and midden relating to Maori occupation of the area and were located both on the central spur that dissects the valley and the southern spur which enclosed it (Figure 4). The high point outside of the property and some 200m to the southwest from which these spurs descend has been recorded as a pa Q05/413 (Figure 1). According to David Nevin (site record) this is not the same location as the pa symbol marked on the MS260 metric map. Examination of the top of the ridge during this survey was inconclusive as the ridge had been cut by a deep farm track and an access road and the knoll was deep in kikuyu. However, it would be logical to suggest that these new sites were related to occupation of the pa irrespective of its exact location.

Site 1

Part of a terrace and 1 possibly 2 pits is located on the central spur on the southern side of a farm track (also access road to Oakura's septic tank and irrigation field) near the western boundary of the property (Figures 4 and 5). This farm track runs up the spur and continues west beyond the property boundaries until it meets the high ridge enclosing the valley to the west. Below the terrace/pit, midden (cockle, charcoal) can be seen in exposed areas of the eroding slope. A large pohutukawa is located immediately to the west of the site. It appears that the access road would have removed part of this site. Occasional shells can be observed at other locations exposed in erosion on the southern slopes of this central spur, but they do not appear to be associated with any intact archaeology and it is likely that formation of the farm track/access road would have impacted on any previously existing archaeological features. Stock erosion has also taken a toll on the spur and elsewhere on the property.

Site 2. A small terrace (c.2.5x4m) was located near the toe of the southern spur adjacent to a pohutukawa and the valley floor (Figure 6). This is one of several features located on the ridge of the southern spur. Testing of the flat area below the toe of the spur revealed shell mixed with water worn pebbles and it appears that beach deposits of shell and pebble have been used to level the area. Below the shell was a deep deposit of pebbly sand representing an old beach deposit (Figure 7). These deposits are not considered to be archaeologically significant.

Site 3 This is a large terrace formed by levelling part of the spur some 30m southwest and up the spur from Site 2. It is approximately 10m x 4m (Figures 4 & 8). As there are no obvious signs of storage pits it has probably been used as a house platform.

Site 4 A vague terrace or levelled area c. 6 x 7m is located some 40m to the southwest and further up the slope from Site 3 (Figure 4). Testing of the terrace did not expose any archaeological material but down the slope to the southeast was an extensive deposit of dark soil and midden confirming that the terrace had been used for occupation in the past. Further to the south was reasonably level for another 30m and surrounded by numerous old pohutukawa trees (Figure 9). Testing in this area did not reveal any archaeological deposits. Further to the southwest the spur broadened and climbed steeply to the upper ridge outside and to the southwest of the property (in the vicinity of pa site Q05/413).

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Figure 4. Location of Archaeological Features Recorded on the Property

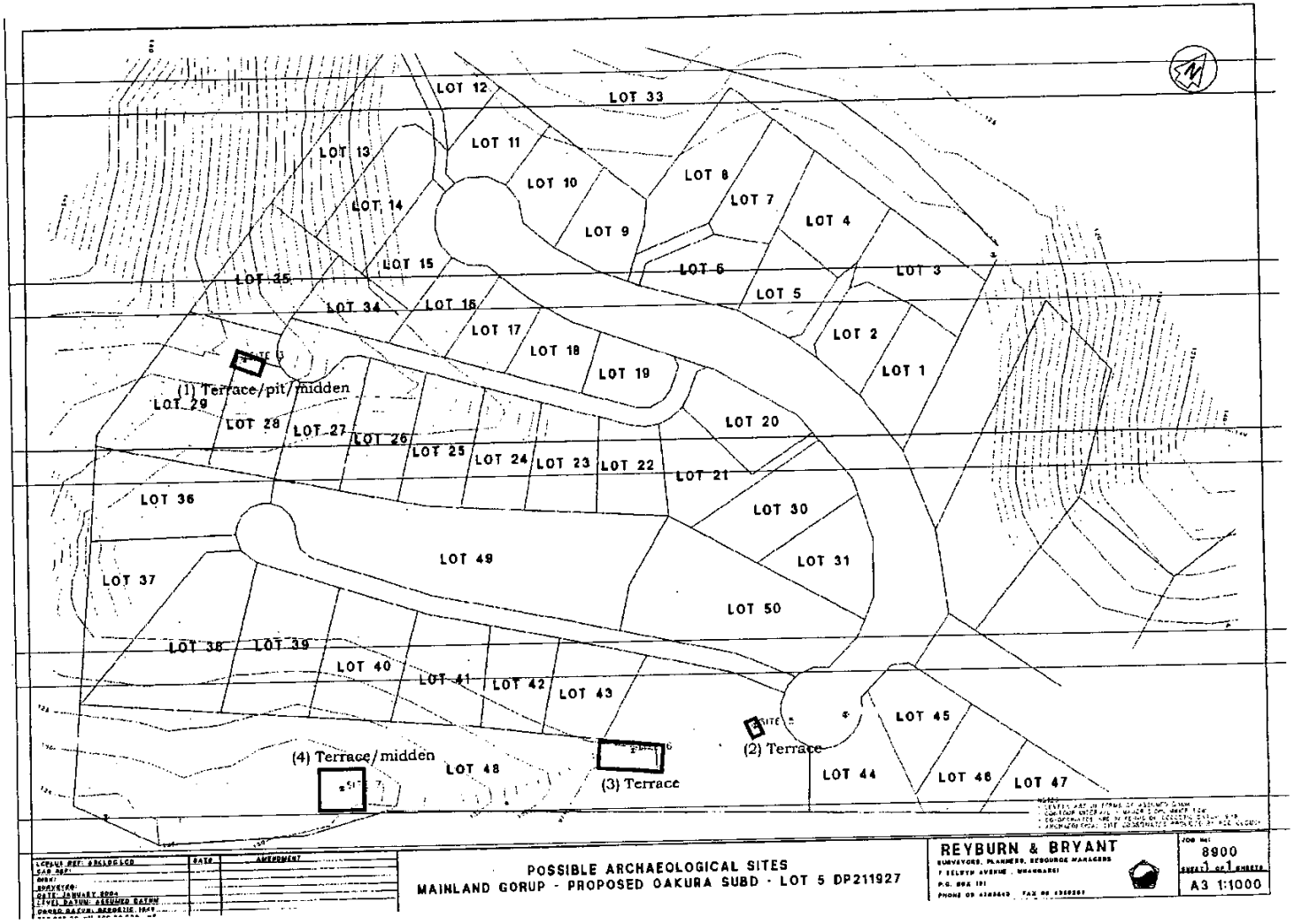

Figure 5. Site 1 and view down central spur.

Figure 6. Site 2. Terrace (arrowed) with pohutukawa from north and south.

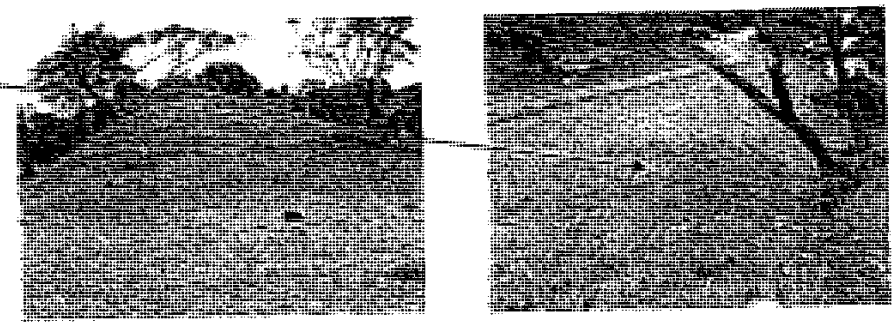

Figure 7. Testing on the flat below the southern spur (in vicinity of red bag in figure 6). Showing beach deposit in section and closeup

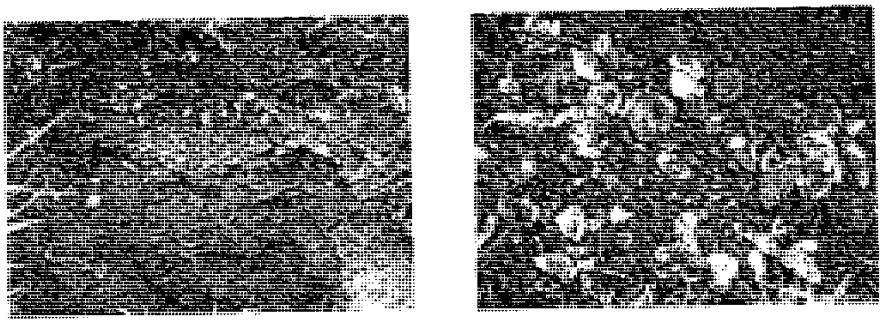

Figure 8. View of southern spur from north. Site 3 is located on the levelled part of the spur (left). Upper part of spur (right)

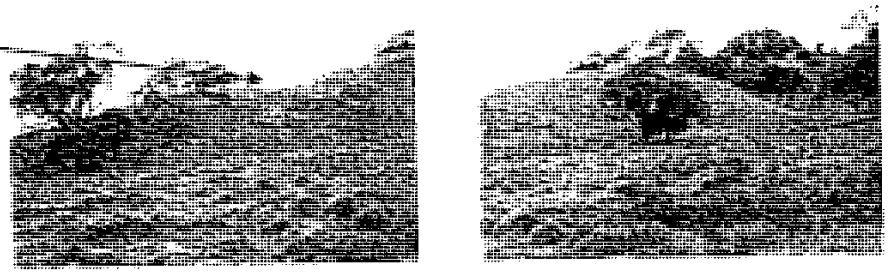

Figure 9. View to northeast on southern spur. Site 4 is located the far side of the central pohutukawa (left). View to southwest from the same location

DISCUSSION

Summary

Numerous archaeological sites are recorded in the general area of Whangaruru and Oakura Bay indicating that it was a significant area of Maori settlement. This was further confirmed for the early period of European contact by observations of Colenso and Busby in the mid 19th century.

No archaeological sites were previously recorded on the subject property, but several pa were located on highpoints and headlands within a few hundred metres of the property.

Site survey located 4 new archaeological sites which have been recorded in the NZAA site recording scheme as Q05/ (Sites 1-4, numbers to be provided). These were combinations of terraces, storage pits and midden which were most likely related to occupation of the pa Q05/413 c.300m to the south.

Further sites were likely to have been located on the central spur, as indicated by sparse scatterings of shell exposed by erosion, but no intact evidence was observed other than in the recorded sites.

Significance

Site 1 had been partially impacted on by the construction of a farm road. Site 2 was small and partially affected by erosion. Site 3 was in good condition as was Site 4 although the associated midden on the slopes was extensively exposed and impacted on by erosion.

These sites have the ability to provide information on the settlement of the bay, but as they are simple sites and generally common in the area and have been partly impacted on by agricultural activities and erosion, they can only be considered of low to moderate archaeological significance.

Impact on Archaeological Values

In response to this assessment, the developer was able to adjust the layout of the subdivision to avoid the recorded sites. There are now 4 fewer allotments than originally planned and there will be no known impact on archaeological values. However, there are indications that further features have been present, in particular down the central ridge, but have been destroyed by agricultural activities and the construction of access tracks for farming activities and installation of the Oakura Bay septic system. It is possibly that remnant features will be exposed in this area during earthworks and these should be recorded before modification.

General Considerations

This is an assessment of impact on archaeological values and does not include an assessment of Maori values. Such assessments can only be made by the tangata whenua.

It should be noted that archaeological survey techniques (based on visual inspection and minor sub-surface testing) cannot necessarily identify all sub-surface archaeological features, or detect wahi tapu and other sites of traditional significance to Maori, especially where these have no physical remains.

Historic Places Act

The Historic Places Act (1993) protects all archaeological sites whether recorded or not, and they may not be damaged or destroyed unless an Authority to modify an archaeological site has been issued by the New Zealand Historic Places Trust.

RECOMMENDATIONS

- That the archaeological sites identified in this report are avoided by locating house platforms and service and access routes away from the archaeological features.
- That prior to the commencement of earthworks, the archaeological sites identified in this report should be clearly marked by temporary fences in order to prevent accidental machine damage and the contractors should be informed of their locations.
- That if it is not possible to avoid impact on a recorded archaeological site, an Authority modify an archaeological site must be applied for under Section 11 of the Historic Places Act (1993) and obtained prior to the commencement of any ground disturbance which impacts on the site. (Note that this is a legal requirement).
- That a precautionary application under Section 12 of the HPA is considered as a way of dealing with any unrecorded features which may be exposed during earthworks.
- That the initial earthworks on the ridges are monitored by an archaeologist to establish whether any other subsurface archaeological features/deposits are present.
- That if subsurface archaeological features (shell midden, hangi, storage pits, etc) are exposed during construction, work should cease in the immediate vicinity and the Historic Places Trust should be contacted so that the appropriate procedures can be put in place (if no authority has been granted).
- That if koiwi (human remains) should be exposed during development, work should cease in the immediate vicinity and the Historic Places Trust, NZ Police and tangata whenua should be contacted so that appropriate arrangements can be made.
- That since archaeological survey cannot always detect wahi tapu and sites of traditional significance to Maori, the tangata whenua should be consulted regarding the Maori values of this area and the recommendations in this report.

BIBLIOGRAPHY

Harlow, D. 2001. Archaeological survey and assessment report for Lands and Survey Ltd, Whangarei. Ohawini Bay Developments Ltd, Parutahi Beach, Ohawini Bay, Whangaruru South.

Maingay, J. 1990. Archaeological Inspection of a Proposed Subdivision at Oakura. Unpublished Report. Northland Conservancy: Department of Conservation.

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Nevin, D. 2000. Archaeological Assessment: Ohawini Bay Developments Ltd, Ohawini Bay. Parutahi Block, Ohawini Bay, Whangaruru.

Phillips, S., L Horwood and V. Dwyer. 1983. Mimiwhangata – Mokau. Archaeological Site Survey. Project Employment Programme 1982-1983

Stretton, J and R. Cassels. 1975. Whangaruru North Head Archaeological Survey Report. University of Auckland: Department of Anthropology

Taylor, M. 1998. Archaeological Monitoring on Opau Pa, N16/2, at Oakura, Whangaruru (NZHPT Authority No. 1996/103). Prepared by Archaeology North.

RILEY CONSULTANTS

Reyburn & Bryant Ltd
PO Box 191
WHANGAREI

1 April 2005

Our Ref: 04307-O

Attention: Mr Richard Smales

COPY

Dear Richard

GEOTECHNICAL REPORT
SUBDIVISION OF LOT 50, OAKURA BEACH LTD

1.0 Introduction

Whangarei District Council has requested a geotechnical report be provided for the proposed subdivision of the existing Lot 50 into two smaller residential lots. It was originally proposed to have a boatshed facility in this area. Our earlier geotechnical review (Ref: 04307-B, 25 November 2004) commented on this proposal. Since that time additional information has been obtained from adjacent large excavations.

2.0 Geomorphology and Subsurface Conditions

The lot area is located in the low lying flat area immediately downstream of the recently completed detention dam. A silt pond for the subdivision was constructed at or near the northern boundary. The relevant data on subsurface conditions in this general area includes:

- A complete exposure of subsoils was observed during the extensive undercutting for the detention dam (undercutting was up to about 3m depth across the entire valley width). Earlier test pit and hand auger bores were drilled as well for the dam design.
- A silt pond was excavated to around 2m depth and similarly a full soil exposure was observable.
- Richardson Stevens undertook a series of penetrometer tests at the eastern end of the lot area in their investigation.

The expected ground conditions based on our observations and existing information are that soil conditions are extremely variable across the valley, with the deepest softest soils in the region of the existing watercourse. The soft soils extend to about 4m depth, becoming firmer below this depth. Rootlets and large organic inclusions (eg logs, etc) are encountered occasionally.

Completely weathered greywacke bedrock was encountered at 7.6m depth in a test pit for the dam. In the area of Lot 50 bedrock has not been proven in investigations to date and may lie at greater depths.

Shear vane values range typically 20 – 60kPa over the surficial 4m (mainly high plastic clays).

In a relatively narrow zone along the main watercourse values are as low as 10 – 15kPa to around 3m depth, becoming firmer below this depth to about 20kPa. Groundwater levels in this area are likely to be close to the ground surface.

3.0 Geotechnical Issues

There is no risk of slope instability in this area. The low strength soils and variable ground present risks of bearing capacity failure and settlement. This is discussed below:

4.0 Foundations

Specific design for foundations will be required by an experienced geotechnical engineer. Due to the variability and low strength of the subsoils further investigation is recommended specific to development proposals. It is envisaged dwellings will be supported on piled foundations (driven piles likely to be most appropriate). Shallow foundations or raft type solutions may be feasible. These would need to address low strength foundation conditions and potential shrink/swell effects of plastic days. Undercutting and replacement with engineered fill to create a stiff surficial raft may also be a feasible solution. Care will need to be taken to ensure imposed fill does not cause excessive settlement, and any proposals for filling must be reviewed by a geotechnical engineer.

5.0 Limitation

This report has been prepared solely for the benefit of Oakura Beach Ltd as our client with respect to the brief. The reliance by other parties on the information or opinions contained in the report shall, without our prior review and agreement in writing, be at such parties' sole risk.

Yours faithfully
RILEY CONSULTANTS LTD

Don Tate
Director, CPEng

Brett Black
Director, MIPENZ

cc: Oakura Beach Ltd
23A Birdwood Crescent
Parnell

RILEY CONSULTANTS

GEOTECHNICAL COMPLETION REPORT

OAKURA BAY SUBDIVISION

Engineers and Geologists

GEOTECHNICAL COMPLETION REPORT
OAKURA BAY SUBDIVISION

Report prepared for:	Oakura Beach Ltd
Report prepared by:	Andrew Newson, Engineering Geologist
	Don Tate, Director, CPEng
Report reviewed by:	Scott Vaughan, General Manager, CPEng
Report Reference:	04307-W
Date:	7 July 2005
Copies to:	Oakura Beach Ltd 1 copy
	Riley Consultants Ltd 1 copy
	Reyburn & Bryant Ltd 2 copies

Riley Consultants Limited, 4 Fred Thomas Drive, Takapuna
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Contents

Appendices

GEOTECHNICAL COMPLETION REPORT
OAKURA BAY SUBDIVISION

1.0 Introduction

The following geotechnical completion report has been prepared for Oakura Beach Limited. It contains observations made during the installation of subsurface drains on individual lots (counterfort and horizontal bored types), the construction of the stormwater detention dam, and comments on individual residential lots. This report is to be read in conjunction with Form B of Whangarei District Council (WDC), confirming the completed works give due regard to landslope and foundation stability considerations.

This report excludes Lots 13 to 15, 34 and 35 as counterfort drains are yet to be constructed on these lots.

2.0 Observations During Construction

2.1 General

The extent of earthworks necessary for site development was limited to three lengths of retaining measures, stabilisation measures in the form of counterfort and bored drains, and dam construction. The thickness of compacted fill did not exceed 0.5m on any of the residential lots. Periodic inspections were undertaken by RILEY personnel during the subdivisional works. These were generally at key points in the construction process.

2.2 Counterfort and Bored Drains

Counterfort drain construction was undertaken by the on-site contractors, Clements Farm Contractors. The final design layout was confirmed on-site by RILEY to take account of site constraints. The as-built drawings (see Appendix A) shows the final layout. Periodic inspections during installation revealed very stiff (100 kPa+) highly to completely weathered greywacke as expected. All counterfort drains were installed as per drainage schedule (our ref. 04307-F, dated 22 December 2004) except two 3m deep drains inside Lots 13, 14 and 35. Installation of these has been delayed due to the presence of an effluent field within the upper sections of Lot 35. These counterfort drains should be installed once local area wastewater works have been finalised. Recent site inspections indicate the northern most counterfort drains are flowing.

Riley Consultants Limited, 4 Fred Thomas Drive, Takapuna
PO Box 100 253, NSMC, Auckland, New Zealand
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rileys@rcl.co.nz www.rcl.co.nz

Horizontal bored drains were installed by Trigg Contractors. Target distances were achieved in most drains below lots on the central ridge; refusal was encountered beneath Lot 23. Difficulty was experienced on Lots 36 and 37 in achieving the target length due to difficult ground conditions and closing in of the holes. Additional drains were specified to compensate for this. Trigg Contractors indicated a weathered zone of greywacke was easily-drilled for several meters at the beginning of each bore, and blue-grey less weathered rock was then encountered, which was often difficult to penetrate. The final horizontal bored drain layout (as per drainage schedule, our ref. 04307-F, dated 22 December 2004) is illustrated in RILEY Dwg: 04307-14, sheets 1 to 3.

The drains are considered to have satisfied the design intent.

2.3 Dam Construction

The dam was constructed by Clements Farm Contractors. The work was inspected at the following key times:

- after initial foundation undercutting and also following further undercutting on the valley section,
- during placement of fill,
- during placement of the internal chimney drain,
- at the completion of the work.

As expected, soft soils were encountered in the valley section. In the worst places very soft clays were encountered (less than 15kPa shear vane value) which were undercut further. The typical undercut depth was 2m, with a maximum of 3 - 3.5m below original ground level. Fill was obtained from the central ridge, and typically comprised silt with some clay content. A sheep's foot roller was used for compaction and shear vane values recorded by the contractor and ourselves typically exceeded 160kPa or off the dial. Transit F2 material was used in all internal drains and construction of the central chimney drain was observed to be satisfactory.

On the basis of observations made on-site and information supplied to us the detention dam is considered to have satisfied the design intention.

3.0 Residential Lots

3.1 General Development Requirements

Following the completion of the site works to form the subdivision we can confirm that in general the conclusions and recommendations contained in our geotechnical report (ref: 04307-B) are still applicable. Further relevant geotechnical reports include report refs. 04307-E and 04307-O covering Lots 36, 37, 50 and 51. Notwithstanding the specific requirements for the lots set out below the following requirements are applicable to all lots.

Pile Foundations

Recommendations for expected pile depths are outlined in the lot descriptions. In all cases the principle design criterion is that piles extend into weathered rock of hard consistency, subject to confirmation by specific design.

Counterfort Drains

A number of slopes throughout the subdivision incorporate counterfort drainage to permanently maintain groundwater levels at a satisfactorily low level. The as-built layout is shown on Dwg: 04307-14, sheets 1 to 4 appended.

Notwithstanding specific foundation requirements, all piled foundations should extend below a 45° line projected from the drain inverts. Pile holes should be positioned at least 1m clear of the side of the counterfort to ensure their continued safe operation.

Bored Drains

Bored drains have been installed within Lots 22 to 29 and Lots 36 and 37. The as-built layout is shown on Dwg: 04307-14, sheets 1 to 3 appended. Notwithstanding specific foundation requirements, pile holes should be positioned clear of the bored drains to ensure their continued operation.

On Lots 36 and 37, if the position of the collector drains is a constraint to site development it is feasible to re-route the drains provided they are designed and constructed correctly. Any development which could affect the drains must be subject to advice from a geotechnical engineer.

Annual inspection and flushing of the drains should be undertaken by the body corporate.

Earthworks

Excavations into the slope may be required for development on a number of lots throughout the subdivision.

All excavations greater than 0.5m in height should be subject to specific geotechnical assessment and design inputs. Particular care should be undertaken when developing the construction methodology to maintain overall slope stability.

Any proposals for filling should be reviewed by a suitably qualified geotechnical engineer.

The effects of earthworks to create a level platform over the alluvial areas should be carefully considered. Cuts may remove the stiff surficial crust which typically overlies these areas. Filling adds surcharge load with potential to induce settlement of underlying low strength alluvial soils.

Expansive Soils

Shallow foundations or raft type foundation systems should be specifically designed to address potential shrink/swell effects.

The alluvial soils found near the base of the valley are variable in strength and composition. Soils can be classified to AS 2870: 1996 as class M to H.

Raft type foundations should be specifically designed by a structural engineer experienced with such systems. Reference should be made to the design guidelines prepared by Markplan Consulting Ltd for Firth Industries (circa 2001).

Site Development

Stormwater runoff from each development should be carefully collected and directed to the subdivision's stormwater system.

Planting of steep slopes should be encouraged within the subdivision. Pohutukawa are recommended as the preferred species due to their root binding effects increasing slope stability.

Overland Flow Paths

Building platforms should be located clear of overland flow paths. Floor levels should meet WDC or Northland Regional Council criteria for freeboard.

3.2 Specific Development Requirements for Lots

The following summary of key requirements should be read in conjunction with our geotechnical reports (RILEY ref 04307-B, -E and -O).

Lots 1 to 3

Counterfort drains have been installed with these lots and the above general recommendations are applicable.

Particular care should be taken in the development of the construction methodology to maintain overall slope stability. It is possible construction of timber pole or reinforced concrete palisade walls may be required prior to undertaking downslope excavations.

In general, filling should be avoided on Lot 3 and the upper and steeper portions of Lot 1 and Lot 2. Any proposals for filling should be subject to specific geotechnical input.

It is noted a minor gully/overland flow path extends through Lot 3 and into Lot 1 and Lot 2. Specific developments should consider the control of runoff.

Foundations

The design of foundations for dwellings constructed on these lots should be undertaken by an experienced geotechnical engineer.

In general, all dwellings/structures located on Lot 3 and the upper slopes of Lot 1 and Lot 2 should be supported on piled foundations extending to below the invert of the counterfort drains to avoid potential shrinkage effects from the drainage. Piles should extend to a minimum depth of 3m. It is envisaged at a minimum, piled foundations should consist of either 250mm SED timber poles or 300mm diameter reinforced concrete piles. Counterfort drain locations and invert depths are detailed on RILEY Dwg: 04307-14, sheets 1 to 4 appended.

Piled foundations may not be required for dwellings/structures located on the lower slopes of Lot 1 and Lot 2 adjacent to the road boundary. However, it is recommended further subsurface investigation is undertaken specific to development proposals outside of the designated building envelope for these lots. Notwithstanding further additional investigations, proposals for shallow foundations or raft type foundation systems should be designed to address potential shrink/swell effects as outlined above.

Lots 4 to 7

Counterfort drains have been installed with these lots and the above general recommendations are applicable.

Particular care should be taken in the development of the construction methodology to maintain overall slope stability. It is possible construction of timber pole or reinforced concrete palisade walls may be required prior to undertaking downslope excavations.

In general, filling should be avoided on Lot 4 and Lot 7 and the upper and steeper portions of Lot 5 and Lot 6. Any proposals for filling should be subject to specific geotechnical input.

It is noted a minor gully/overland flow path extends through Lot 7 and into Lot 5 and Lot 6. Specific developments on these lots should consider the control of runoff.

Foundations

The design of foundations for dwellings constructed on these lots should be undertaken by an experienced geotechnical engineer.

In general all dwellings/structures located on Lot 4 and Lot 7 and the upper slopes of Lot 5 and Lot 6 should be supported on piled foundations extending to below the invert of the counterfort drains to avoid potential shrinkage effects from the drainage. Piles should extend to a minimum depth of 2.5m. The piled foundations will also ensure near surface soils will not be surcharged by foundation loads. It is envisaged that as a minimum, piled foundations should consist of either 200 - 250mm diameter timber poles or 300mm diameter reinforced concrete piles. Counterfort drain locations and invert depths are detailed on RILEY Dwg: 04307- 14, sheets 1 to 4 appended.

Shallow foundations or raft type slab systems may be acceptable for dwellings/structures located on the lower slopes of Lot 5 and Lot 6 adjacent to the road boundary. However, it is recommended further subsurface investigation is undertaken specific to development proposals outside of the designated building envelope for these lots. Notwithstanding further additional investigations, proposals for shallow foundations or raft type foundation systems should be designed to address potential shrink/swell effects as outlined above.

Lots 8 to 12, and 33

Counterfort drains have been installed within Lots 11 and 12 and the above general recommendations are applicable.

Particular care should be taken in the development of the construction methodology to maintain overall slope stability. It is possible construction of timber pole or reinforced concrete palisade walls may be required prior to undertaking downslope excavations.

In general filling should be avoided on Lots 8, 11, 12 and 33 and the upper and steeper portions of Lot 9 and Lot 10. Any proposals for filling should be subject to specific geotechnical input.

Foundations

The design of foundations for dwellings constructed on these lots should be undertaken by an experienced geotechnical engineer.

In general, all dwellings/structures located on Lots 8, 11, 12, 33 and the upper slopes of Lot 9 and Lot 10 should be supported on piled foundations. Piles should extend to a minimum depth of 3m. On Lots 11 and 12 the piles should extend to below the invert of the counterfort drains to avoid potential shrinkage effects from the drainage. The piled foundations will also ensure near surface soils will not be surcharged by foundation loads. It is envisaged that as a minimum, piled foundations should consist of either 200 - 250mm diameter timber poles or 300mm diameter reinforced concrete piles. Counterfort drain locations and invert depths are detailed on RILEY Dwg: 04307-14, sheets 1 to 4 appended.

Shallow foundations or raft type slab systems may be acceptable for dwellings/structures located on the lower slopes of Lot 9 and Lot 10 adjacent to the road boundary. However, it is recommended further subsurface investigation is undertaken specific to development proposals outside of the designated building envelope for these lots. Notwithstanding further additional investigations, proposals for shallow foundations or raft type foundation systems should be designed to address potential shrink/swell effects as outlined above.

Lots 16 to 19

Particular care should be taken in the development of the construction methodology to maintain overall slope stability. It is possible construction of timber pole or reinforced concrete palisade walls may be required prior to undertaking downslope excavations. In order to enhance the stability of the steeper slopes above and adjacent to developments on these lots it is recommended extensive planting is undertaken.

In general, filling should be avoided. Any proposals for filling should be subject to specific geotechnical input.

Foundations

The design of foundations for dwellings constructed on these lots should be undertaken by an experienced geotechnical engineer.

Development of these sites is likely to involve some degree of excavation into the slopes. Piled foundations are recommended for dwellings/structures located on excavated benches on these slopes where the excavated bench is of 5m length or less. Where larger benches are excavated shallow foundations can be utilised to support dwellings/structures upslope of the initial 5m width. Where no excavation is proposed on the steeper slopes the entire structure should be supported on piled foundations.

Piled foundations are recommended to avoid surcharging the surficial soils on the slope and should extend to a minimum depth of 3m below existing ground level. It is envisaged that any piled foundations should consist of either 200 - 250mm SED timber poles or 300mm diameter reinforced concrete piles.

Dwellings/structures located on the northern and lower portions of these sites can be located on shallow or raft type foundation systems provided they are designed to address potential shrink/swell effects as outlined above.

Lot 20

In general filling should be avoided on Lot 20. Any proposals for filling should be subject to specific geotechnical input.

Foundations

Specific design of foundations will be required by an experienced geotechnical engineer. It is envisaged dwellings/structures located on the lot will be supported on piled foundations extending to a depth of approximately 2.5m. Given the high groundwater level beneath the site driven timber piles are likely to provide less difficulty with construction than augered and cast in-situ piles. Due to the variability and low strength of the ground conditions it is recommended further subsurface investigation is undertaken specific to development proposals for this lot to assist foundation design.

Lot 21

Particular care should be taken in the development of the construction methodology to maintain overall slope stability. It is possible construction of timber pole or reinforced concrete palisade walls may be required prior to undertaking downslope excavations.

In general filling should be avoided on Lot 21. Any proposals for filling should be subject to specific geotechnical input.

Foundations

The design of foundations for a dwelling constructed on this lot should be undertaken by an experienced geotechnical engineer.

Development of this site is likely to involve some degree of excavation into the slopes. Piled foundations are recommended for dwellings/structures located on excavated benches on the slope where the excavated bench is of 5m length or less. Where larger benches are excavated shallow foundations can be utilised to support dwellings/structures upslope of the initial 5m width. Where no excavation is proposed on the steeper slopes the entire structure should be supported on piled foundations.

Piled foundations are recommended to avoid surcharging the surficial soils on the slope and should extend to a minimum depth of 3m below existing ground level. It is envisaged that any piled foundations should consist of either 200 - 250mm SED timber poles or 300mm diameter reinforced concrete piles.

Lots 22 to 29

Bored drains have been installed within Lots 22 to 29 and the above general recommendations are applicable.

Siteworks have also cut down the ridge significantly exposing very stiff to hard soils and, in places, weathered rock.

Foundations

Specific design of foundations and site development earthworks will be required by an experienced geotechnical engineer. Whilst exact foundation requirements will be specific to individual development proposals and locations we recommend in general the downslope (southern) perimeter of any dwelling/structure located on these lots is founded on piled foundations extending a minimum depth of 4m below existing ground level.

Upslope of these perimeter foundations pile foundation embedments can reduce to approximately 2m on the northern side of the building footprint. Shallow foundations may be feasible for the northern portions of the platforms setback at least 5m from the slopes. It is recommended that as a minimum, piled foundations should consist of either augered and concrete encased 175-250mm SED timber poles or 300mm diameter reinforced concrete piles.

On Lot 27 and Lot 28 there is less flat area on the ridge compared to the other lots and more piles are likely to be required.

Lots 30 and 31

In general, filling should be avoided on Lot 30 and Lot 31. Any proposals for filling should be subject to specific geotechnical input. It should be noted that a construction silt pond was located on these lots which extended to several metres depth. This has been backfilled with compacted clean earthfill.

Foundations

Specific design of foundations will be required by an experienced geotechnical engineer. It is envisaged dwellings/structures located on the lot will be supported on piled foundations. Given the high groundwater level beneath the site driven timber piles are likely to provide less difficulty with construction than augered and cast in-situ piles. Due to the variability and low strength of the ground conditions it is recommended further subsurface investigation is undertaken specific to development proposals for this lot to assist foundation design.

Cutting should be minimised to retain the stiff raft of materials overlying the site.

Lots 36 and 37

Counterfort and bored drains have been installed within Lot 36 and Lot 37 and the above general recommendations are applicable. Development areas have been designated as illustrated on RILEY Dwg: 04307-14, sheet 3 appended to minimize potential interference with these features. Development beyond these areas is possible however proposals for this should be reviewed by RILEY.

Particular care should be taken in the development of the construction methodology to maintain overall slope stability. It is possible construction of timber pole or reinforced concrete palisade walls may be required prior to undertaking downslope excavations.

In general, filling should be avoided on Lot 36 and Lot 37. Any proposals for filling should be subject to specific geotechnical input.

Foundations

The design of foundations for dwellings constructed on these lots should be undertaken by an experienced geotechnical engineer.

In general all dwellings/structures located on these slopes should be supported on piled foundations extending to below the invert of the counterfort drains to avoid potential shrinkage effects from the drainage. This is likely to require approximately 5m deep piles.

The piled foundations will also ensure near surface soils will not be surcharged by foundation loads. It is envisaged that as a minimum, piled foundations should consist of either 200 - 250mm diameter timber poles or 300mm diameter reinforced concrete piles. Counterfort drain locations and invert depths are detailed on RILEY Dwg: 04307-14, sheet 1 appended.

Debris Wall

As outlined in our earlier report a debris wall is recommended along the upslope boundary of Lot 37. This wall is intended to act as a catch wall for any debris transported to the base of the slope. Recommended design of the wall includes 250 SED poles at 1m spacing, with 5m embedment. The height above ground is 1.5m, i.e. a total pole length of 6.5m. The position and final detailing of the wall should be confirmed by the geotechnical engineer.

Lots 38 to 43, and 48

Particular care should be taken in the development of the construction methodology to maintain overall slope stability. It is possible construction of timber pole or reinforced concrete palisade walls may be required prior to undertaking downslope excavations. In order to enhance the stability of the steeper slopes above and adjacent to developments on these lots it is recommended that extensive planting is undertaken.

In general, filling should be avoided. Any proposals for filling should be subject to specific geotechnical input.

Foundations

The design of foundations for dwellings constructed on these lots should be undertaken by an experienced geotechnical engineer.

Development of these sites is likely to involve some degree of excavation into the slopes. Piled foundations are recommended for dwellings/structures located on excavated benches on these slopes where the excavated bench is of 5m length or less. Where larger benches are excavated shallow foundations can be utilised to support dwellings/structures upslope of the initial 5m width. Where no excavation is proposed on the steeper slopes the entire structure should be supported on piled foundations.

Piled foundations are recommended to avoid surcharging the surficial soils on the slope and should extend to a minimum depth of 3m below existing ground level. It is envisaged that piled foundations should consist of either 200 - 250mm SED timber poles or 300mm diameter reinforced concrete piles.

Lots 44 to 47

In general filling should be avoided on the lots. Any proposals for filling should be subject to specific geotechnical input.

Foundations

Specific design for foundations will be required by a suitably qualified engineer. It is envisaged dwellings/structures located on these lots will be supported on piled foundations, likely to at least 3 – 4m depth (subject to further investigation). Given the high groundwater level beneath the site driven timber piles are likely to provide less difficulty with construction than augered and cast in-situ piles.

Proposals for shallow foundations or raft type foundation systems should be designed to address potential shrink/swell effects as outlined in the general recommendations.

Due to the variability and low strength of the subsoils it is recommended that further subsurface investigation is undertaken specific to development proposals for these lots to assist foundation design.

Lots 50 and 51

Foundations

Specific design for foundations will be required by an experienced geotechnical engineer.

Due to the variability and low strength of the subsoils further investigation is recommended specific to development proposals. It is envisaged dwellings will be supported on piled foundations (driven piles likely to be most appropriate). Shallow foundations or raft type solutions may be feasible. These would need to address low strength foundation conditions and potential shrink/swell effects of plastic clays. Undercutting and replacement with engineered fill to create a stiff surficial raft may also be a feasible solution. Care will need to be taken to ensure imposed fill does not cause excessive settlement and any proposals for filling must be reviewed by a geotechnical engineer.

4.0 Limitation

This report has been prepared solely for the benefit of Oakura Beach Ltd as our client with respect to the brief. The reliance by other parties on the information or opinions contained in the report shall, without our prior review and agreement in writing, be at such parties' sole risk.

APPENDIX B

Form B
Whangarei District Council

To: **Whangarei District Council**
Private Bag 9023
WHANGAREI

STATEMENT OF PROFESSIONAL OPINION AS TO SUITABILITY OF LAND FOR BUILDING DEVELOPMENT

Subdivision: **Oakura Bay Subdivision**

Owner: **Oakura Beach Ltd**

Location: **Ohawini Road**
Oakura

I **Donald Robert Tate** of **Riley Consultants Ltd**

Address: **4 Fred Thomas Drive (PO Box 100 253), Takapuna, North Shore City**

Hereby confirm that:

1. I am a Chartered Professional Engineer (CPEng) experienced in the field of soils engineering and was retained by the subdividing owner as the Soils Engineer on the above subdivision.

2. The extent of my inspections during construction, and the results of all tests carried out are described in my report reference no: 04307-W, dated 7 July 2005.

3. In my professional opinion, not be construed as a guarantee, I consider that:

   ~~(a) The earth fills shown on the attached Plan No. ..... Have been placed in compliance with the Code of Practice of the ..... Council.~~

   (b) The completed works give due regard to land slope and foundation stability considerations.

   ~~(c) The filled ground is suitable for the erection thereon of residential buildings not requiring specific design in terms of NZS 3604 and related documents providing that:~~

   ~~(i) .....~~

   ~~(ii) .....~~

   ~~(iii) .....~~

   ~~(d) The original ground not affected by filling is suitable for the erection thereon of residential buildings not requiring specific design in terms of NZS 3604 and related documents providing that:~~

   ~~(i) .....~~

   ~~(ii) .....~~

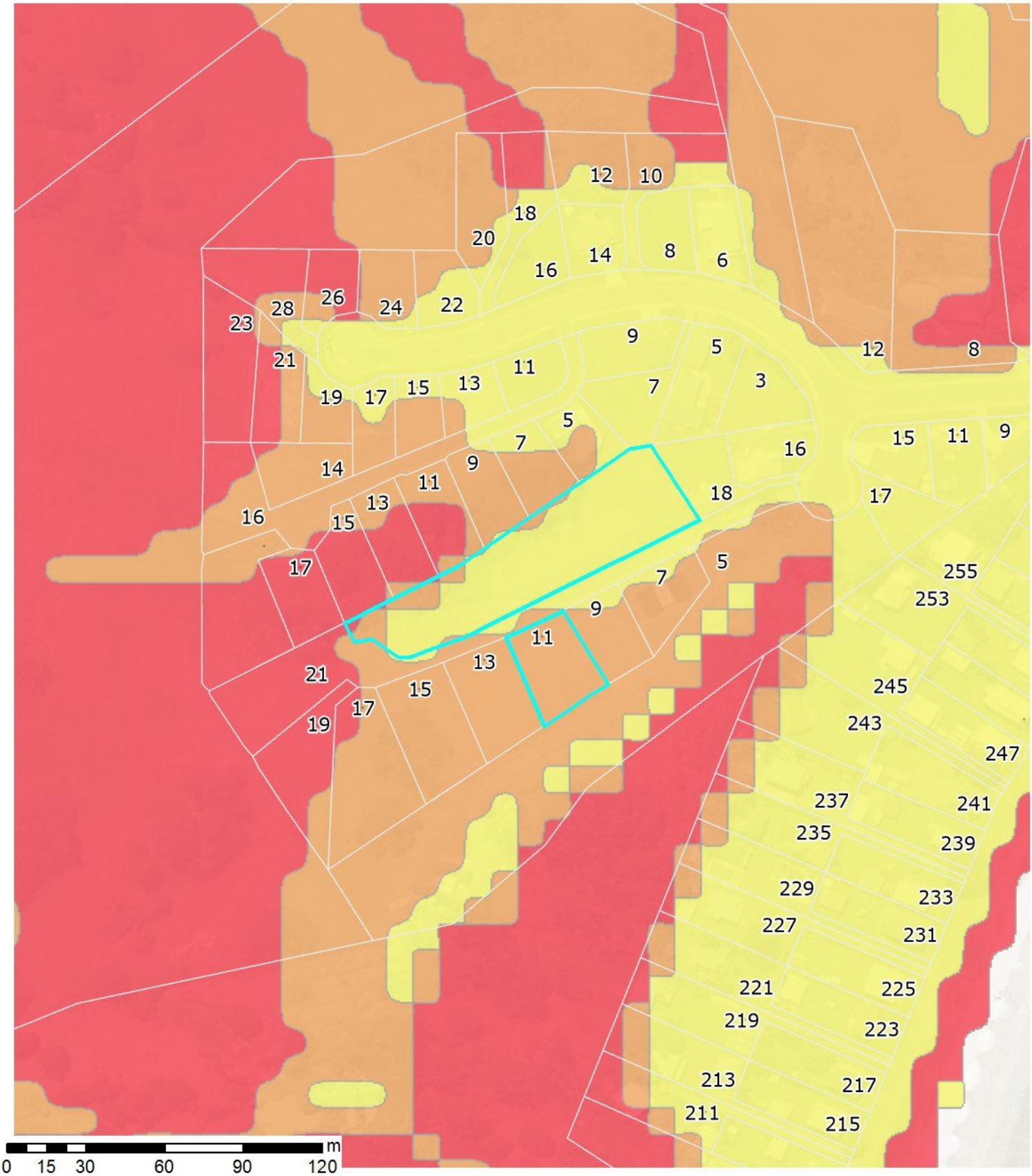
   ~~(iii) .....~~

4. This professional opinion is furnished to the Council and the subdividing owner for their purposes alone, on the express condition that it will not be relied upon by any other person and does not remove the necessity for the normal inspection of foundation conditions at the time of erection of any dwelling.

Signed: ..... Reg. No: CPEng 7285 Date: 6 July 2005

Land Stability

Whangarei District Council



m
0 15 30 60 90 120

Landslide Susceptibility Zone

High Moderate Low

Thursday, June 15, 2023 Scale:1:2,000

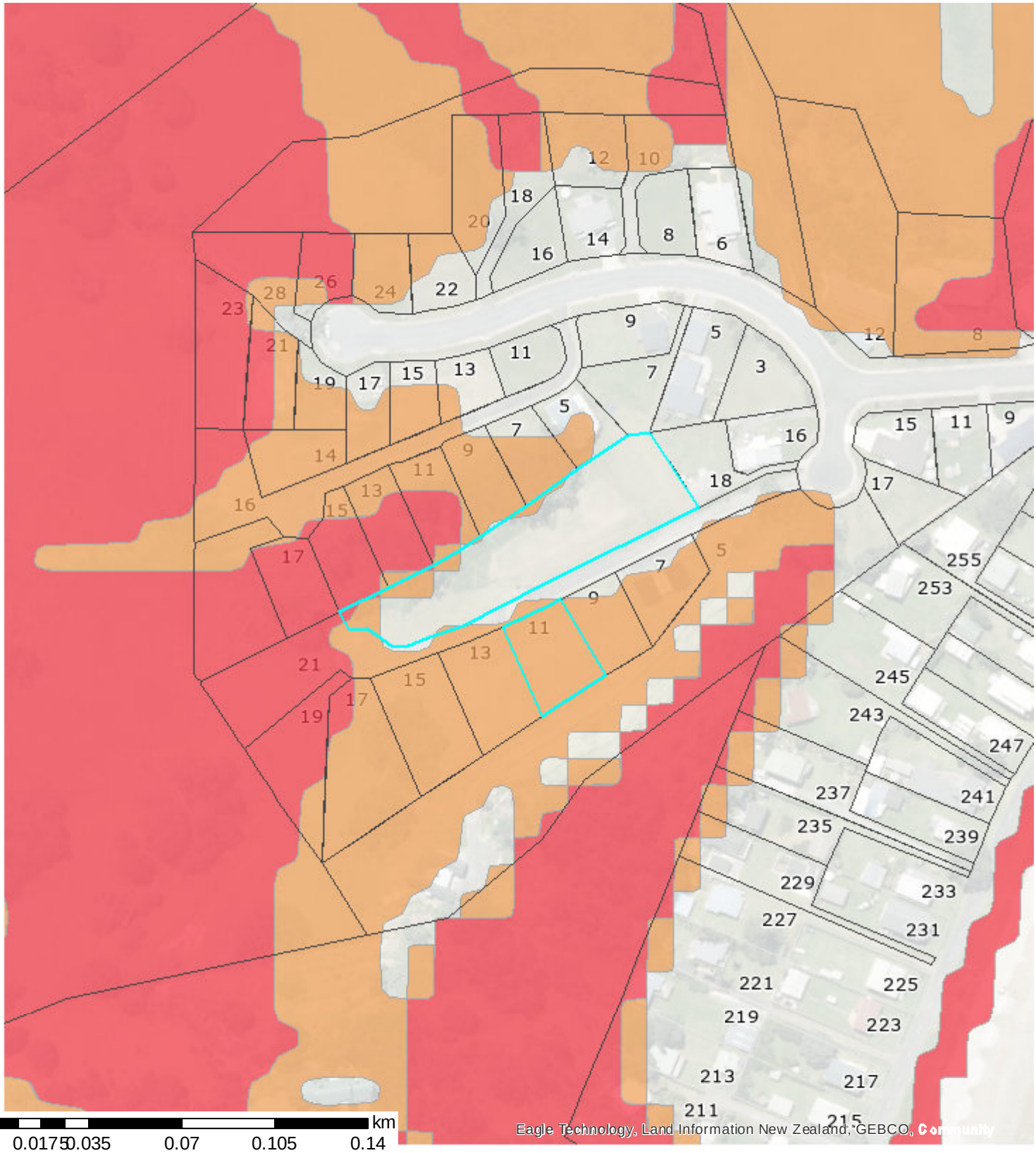
Whangārei District Council holds indicative information on land stability hazard for Whangārei. The Whangarei District Council may require site-specific investigations before granting future subdivision or building consent for the property, depending on the level of stability risk of the area the property is in.

Tonkin + Taylor Ltd Landslide Susceptibility assessment report:
https://www.wdc.govt.nz/files/assets/public/documents/council/reports/hazard-reports/land-stability/landslide-susceptibility-technical-report.pdf

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. Cadastral information has been derived from Land Information New Zealands (LINZ) Core Record System Database (CRS).

District Plan Change 1 - Natural Hazards
Land Instability

Whangarei District Council

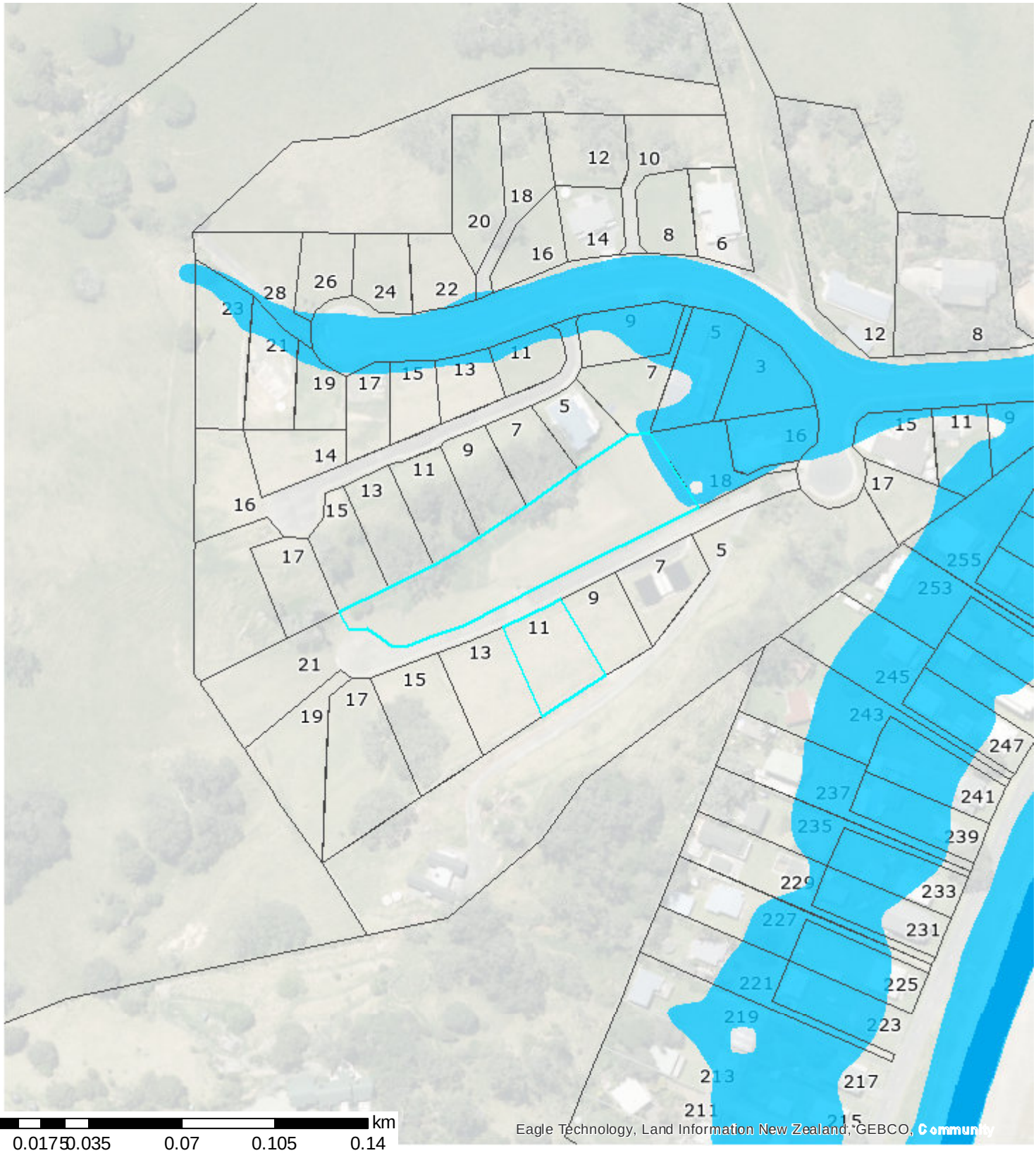


PC1 - Natural Hazards
Land Instability
- High Susceptibility to Land Instability
- Moderate Susceptibility to Land Instability

Thursday, June 15, 2023
Scale 1:2,000

Information provided on this map forms part of Plan Change 1 - Natural Hazards. To view further information please visit: https://www.wdc.govt.nz/Services/Planning/District-Plan-changes/Current-plan-changes

District Plan Change 1 - Natural Hazards Flooding



PC1 - Natural Hazards

Flood Hazard Area

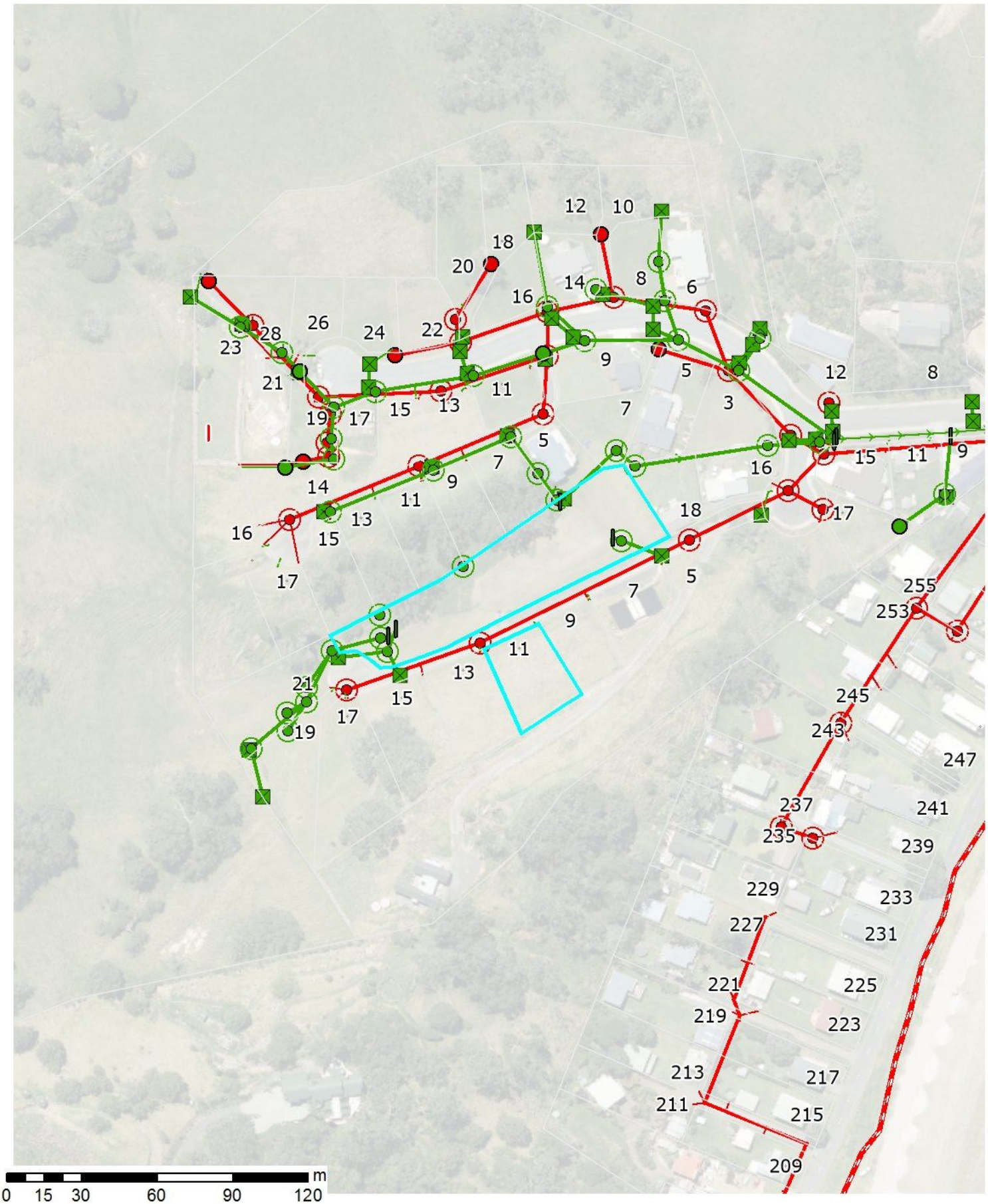
- 10 Year Flood Hazard Area
- 100 Year Flood Hazard Area

Thursday, June 15, 2023

Scale 1:2,000

Information provided on this map forms part of Plan Change 1 - Natural Hazards. To view further information please visit: https://www.wdc.govt.nz/Services/Planning/District-Plan-changes/Current-plan-changes

Pipeline Assets



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.

Thursday, June 15, 2023

Scale:1:2,000

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

Pipeline Assets – Map Legend

Whangarei District Council

Water

Water Point
- Actuator
  - WDC
  - Private
- Backflow Device
  - WDC
  - Private
- Bore
  - WDC
  - Private
- End Structure
  - WDC
  - Private
- Fitting Node
  - WDC
  - Private
- Hydrant
  - WDC
  - Private
- Meter
  - WDC
- Meter Manifold
  - WDC
  - Private
- Pump
  - WDC
  - Private
- Valve
  - WDC
  - 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
- Process Pipework
  - WDC
  - Private
- Service Line
  - WDC
  - Private
- Surface Drain
  - WDC
  - Private

Stormwater Area
- Chamber
  - WDC
  - Private

Stormwater Catchment and Flood Management

Overland Flow Paths 2017
- Depression Storage Areas
  - Depression Storage Areas
- Catchment Area
  - 0.2 - 1.0 Ha
  - 1.0 - 2.0 Ha
  - 2.0 - 5.0 Ha
  - > 5.0 Ha

Wastewater

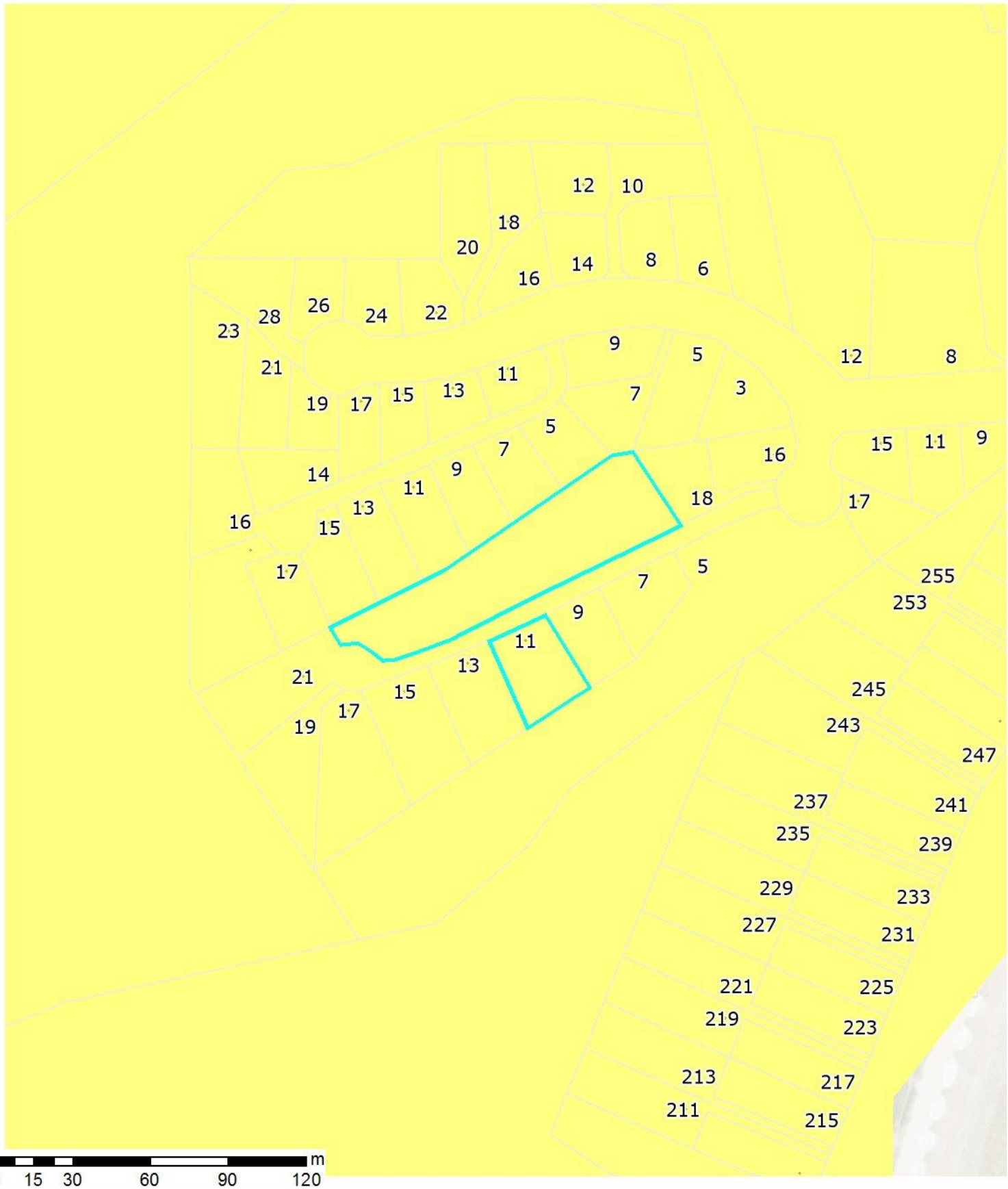
Wastewater Point
- Backflow Device
  - WDC
  - Private
- Bore
  - WDC
  - Private
- End Structure
  - WDC
  - Private
- Fitting Node
  - WDC
  - Private
- Manhole
  - WDC
  - Private
- Meter
  - WDC
  - Private
- Motor Control Centre
  - WDC
  - Private
- Pump
  - WDC
  - Private
- Valve
  - WDC
  - 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

Effluent Unsuitability

Whangarei District Council



0 15 30 60 90 120 m

Effluent Unsuitability
- High Unsuitability
- Medium Unsuitability

The engineering report by Duffill Watts Consulting Group "Guidelines for Determining Limitations of Land for On-Site Wasterwater Discharge in Northland".

This was done for the NRC and at a usability scale of 1:50,000.

Thursday, June 15, 2023 Scale:1:2,000

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

Rates LIM Report

As at: Thursday, 15 June, 2023

Property Number	116246
Legal Description	LOT 41 DP 356444 HAVING 1/47SH IN LOT 49 DP 356444
Assessment Number	0030010148
Address	11 Omahu Nui Way (Pvt) Hikurangi 0184
Record of Title(s)	230206,-
Land Value	$215,000
Capital Value	$215,000
Date of Valuation	01-July-2021
Effective Date (used for rating purposes)	01-July-2022
Meter Location	

Rates Breakdown (up to 30 June 2023)

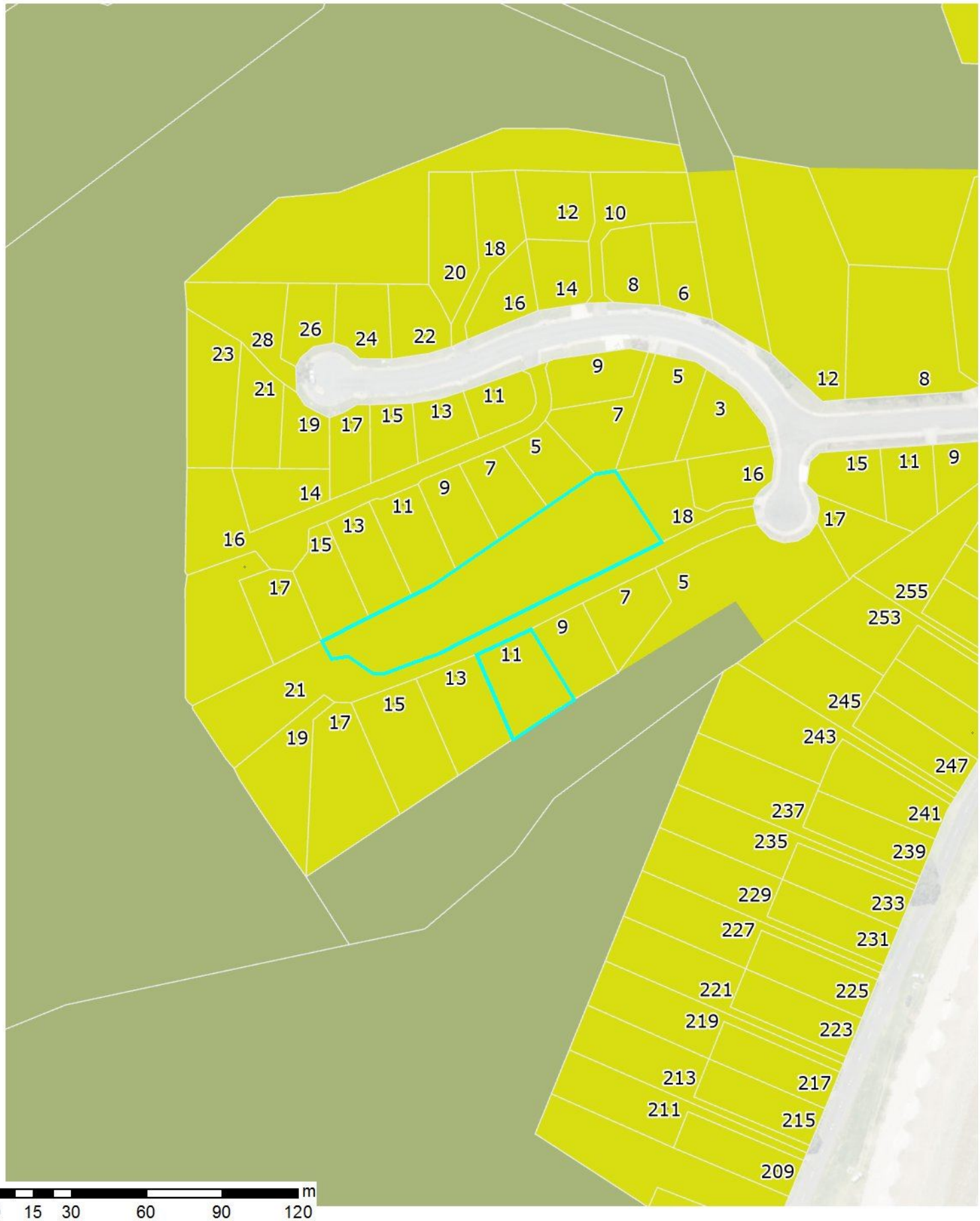
Rates Charge	Charge Total
General Residential	$464.79
Uniform Annual General Charge	$650.00
Regional Council Services	$158.26
Regional Economic Development	$4.04
Regional Emergency & Hazard Management	$44.88
Regional Emergency Services Rate	$11.60
Regional Flood Infrastructure	$33.24
Regional Land and Fresh Water Management	$59.77
Regional Pest Management	$80.23
Regional Sporting Facilities	$16.60
Regional Transport Rate	$38.47
Annual Charge Total	**$1,561.88**

Opening Balance as at 01/07/2022 $-149.03

Rates Instalments	Total
20/07/2022 Instalment	$391.88
20/10/2022 Instalment	$390.00
20/01/2023 Instalment	$390.00
20/04/2023 Instalment	$390.00
Rates Total	**$1,561.88**

Balance to Clear $-90.51

Operative District Plan - Area Specific Matters



Thursday, June 15, 2023 Scale:1:2,000

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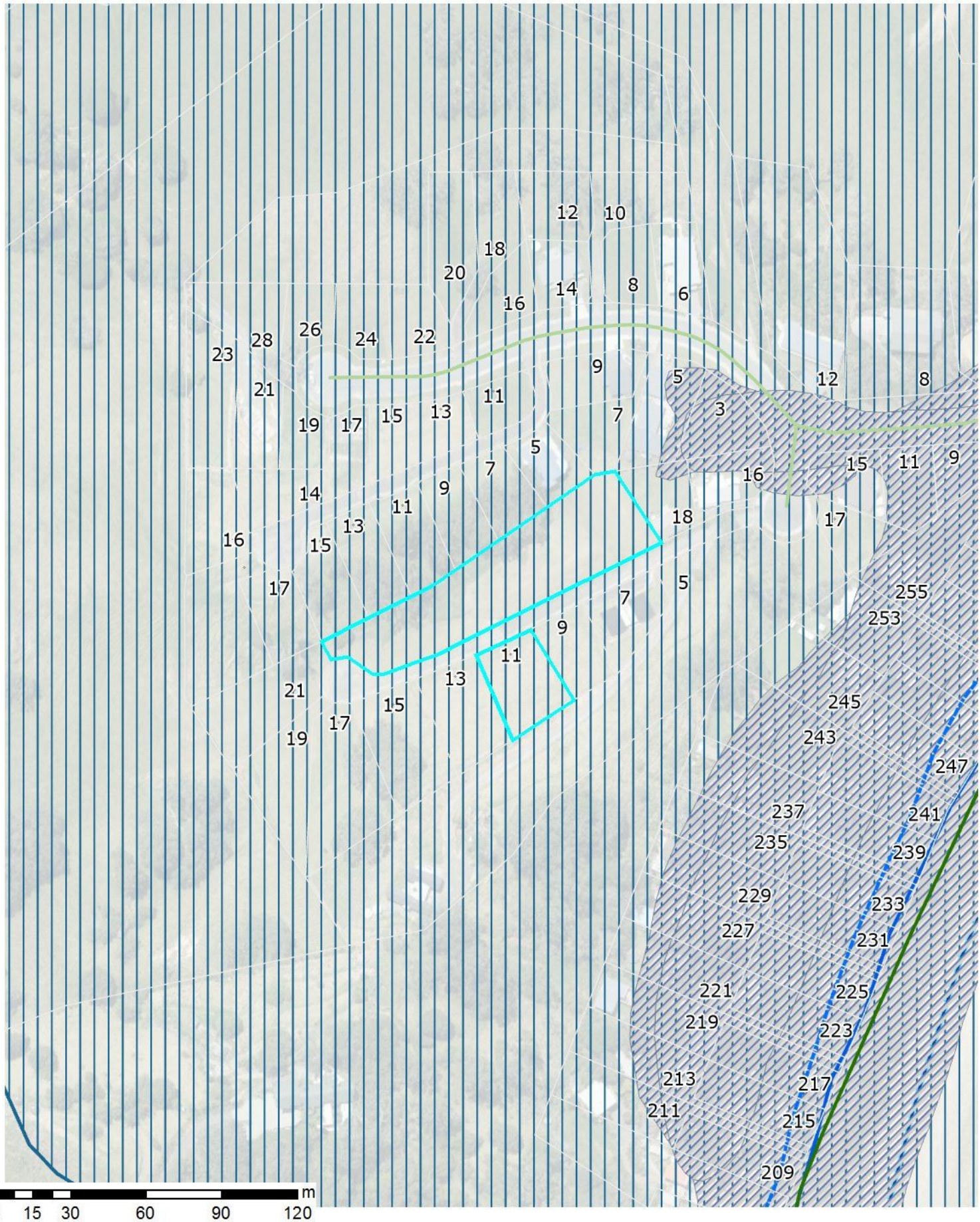
Cadastral Information has been derived from land Information New Zealands (LINZ) Core Record System Database (CRS).

Operative District Plan - District Wide Matters



0 15 30 60 90 120 m

Thursday, June 15, 2023 Scale:1:2,000

The information displayed is schematic only and serves as a guide.
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Operative District Plan – Map Legend

Whangarei District Council

District Wide Matters

Energy, Infrastructure and Transport

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

Hazards and Risks

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

Historical and Cultural Values

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

Natural Environment Values

- Esplanade Priority Area
- Coastal Marine Area (CMA) boundary
- Goat Control Areas
- QRA Quarrying Resource Area
- QRA Mining
- QRA Buffer
- QRA 500m Indicative Setback
- Outstanding Natural Feature
- Outstanding Natural Landscape

General District Wide Matters

- Air Noise Boundary
- Outer Control Boundary
- Helicopter Hovering Area
- Noise Control Boundary Overlay
- Rail noise alert area
- Rail vibration alert area
- Coastal Environment Overlay
- Outstanding Natural Character Area
- High Natural Character Area

Area Specific Matters

- Multi Title Site
- Designation
- Precinct
- Development Area

Residential Zones

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

Rural Zones

- Settlement Zone Residential Sub-Zone
- Settlement Zone Centre Sub-Zone
- Settlement Zone Industry Sub-Zone
- Rural Production Zone
- Rural Lifestyle Zone
- Future Urban Zone
- Strategic Rural Industries Zone
- Fonterra Kauri Milk Processing SRIZ – Ancillary Irrigation Farms

Commercial and Mixed Zones

- Local Centre Zone
- Neighbourhood Centre Zone
- Commercial Zone
- Mixed Use Zone
- Town Centre Zone
- City Centre Zone
- Waterfront Zone
- Shopping 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
- Hospital Zone
- Port Zone
- Ruakaka Equine Zone

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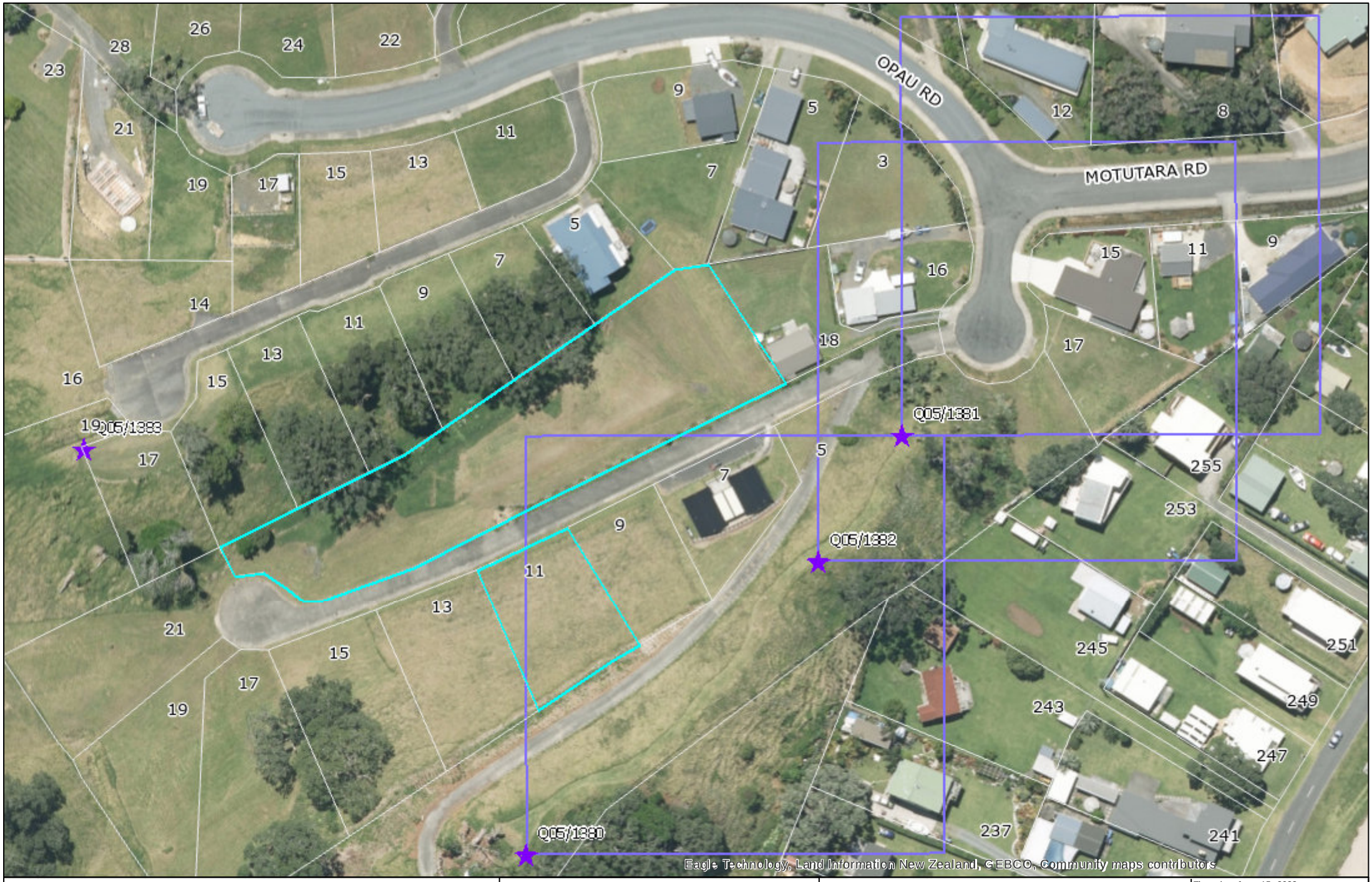
Parcel Information is sourced from the Land Information New Zealand (LINZ) Data Service.



Whangarei District Council

Archaeological Map

This aerial photography map is composed of several overlapping sets of photography. They are a state highway strip about 4 kilometers wide of a resolution from 0.15m to 0.4m taken in December 2008.

The district-wide background is from satellite imagery 0.6m resolution ranging from 2008 to 2011.

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Scale: 1:1,128

Projection: NZGD2000 / NZTM 2000

Original Sheet Size 210x297mm