



Regent  
Flat 1/34 Mill Road

Proudly marketed by Steve and Miriam Davis

**Harcourts**  
Whangarei

# Property Information

Property Type	House
Rooms	Dining Room, 2 Double Bedrooms
Hot Water	Electric
Heating	Heat Pump
Kitchen	Standard
Dining	Open Plan Dining
Bathrooms	Separate WCs
Lounge	Lounge/Dining Combined
Stove	Electric
Interior Condition	Very Good
Exterior	Weatherboard Timber
Exterior Condition	Very Good
Roof	Iron
Flooring	Carpet, Vinyl
Garaging	Off St Parking, Single
Fencing	Partially Fenced
Aspect	Northerly
Views	City
Sewage	Mains
Water	Town
Frontage	Street
Amenities	Close to Schools, Close to Shops, Close to Transport

## Features & Chattels

Living Rooms	1
Chattels	Bathroom Extractor Fan, Drapes, Fixed Floor Coverings, Heat Pump, Light Fittings, Rangehood, Stove

## Additional Information

More Details URL	<a href="https://harcourtswangarei.co.nz/property/WR47327">harcourtswangarei.co.nz/property/WR47327</a>
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“

...in prime location for first home buyers, investors or retirees...

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2 1 1 1 1

## Calling First Home Buyers, Investors and Retirees

**FOR SALE**

**FLOOR AREA** 70sqm

This property is in a Prime location for First Home Buyers, Investors and Retirees.

This unit in the heart of Regent has been repainted inside and new carpet and vinyl has been laid giving it a very clean and tidy presentation making this property a real find for the astute buyer wanting a tidy easy-care, entry level property.

Boasting a small sunroom, 2 double bedrooms, 1 bathroom and laundry with open plan living and dining, separate kitchen, a heat pump for winter warmth, and fibre for internet and a lock up single garage.

Superbly situated, this property is in easy walking distance to local shops, including supermarkets, cafes and essential amenities, or a short drive into the city centre.

This unit is a perfect opportunity for anyone wanting to downsize or get on the property ladder, or for those wanting a secure lock up and leave property.

This location is hard to beat, you can move in, relax, and enjoy!







Rental Appraisal

6 May 2025

Regent 1/34 Mill Road

2 1 1 1

Rental Estimate: \$480.00 - \$530.00 per week

Comparable Properties

Address	Bedrooms and Bathrooms	Rent Per Week
Deveron Street, Regent	2 Bedrooms, 1 Bathroom	\$480.00
Mill Road, Regent	2 Bedrooms, 1 Bathroom	\$500.00
Davies Street, Regent	2 Bedrooms, 1 Bathroom	\$510.00
Kamo Road, Regent	2 Bedrooms, 1 Bathroom	\$520.00

Are you considering purchasing this home as an investment?

We are a highly experienced award-winning property management team who service the Whangarei area and would be delighted to manage your investment property. We take property management seriously and our results speak for themselves.

99.54% of our properties are tenanted

99.36% of our tenants pay their rent on time

To ensure your investment property reaches it’s full potential, contact us today.

Harcourts Just Rentals

Your Local Property Management Specialists  
09 438 2054 | justrentalsnorth@harcourts.co.nz

Disclaimer: This report is a market appraisal and does not purport to be a valuation, registered or otherwise. It provides an indication only of the amount the subject property may rent for. It has been prepared based on information provided by the owner and incorporates no warranty or guarantee as to the accuracy of the information which the owner has provided. The rental estimate is provided on the presumption that the home meets all legislative requirements under the Residential Tenancies Act and other relevant legislation, regulations and policies (including all Acts or Regulations in amendment, consolidation or substitution therefor). Your property may not be able to be rented if it is not compliant with the Residential Tenancies (Smoke Alarms and Insulation) Regulations 2016. Information about these regulations can be found here: <http://www.tenancy.govt.nz/assets/Uploads/Insulation-requirements.pdf>. This report is solely to provide information to the property owner and / or addressee. Any person, other than the property owner or addressee who relies on this report for any purpose does so in all respects at their own risk.

# Rates

Legal Description: FLAT 1 DP 81575 HAVING 1/5 INT IN 1012 SQ METRES BEING ALL DP 25050

Assessment Number:	0074111400E
Property ID:	18635
Address:	1 - 34 Mill Road Whangarei 0112
View Maps:	<a href="#">WDC Maps</a> <a href="#">Google Maps</a>
Land Area (hectares):	0
Capital Value:	2024/2025 \$465,000 2025/2026 \$445,000
Land Value:	2024/2025 \$200,000 2025/2026 \$190,000
Record of Title:	388/751
Floor Area (square metres):	70
Site Area (square metres):	70
Improvements:	FLAT OI
Land Use Code:	Residential Single Unit
Number of Units:	1
Property Category:	RF196B
Zone (view District Plan Map):	<a href="#">District Plan Map</a>
Related Properties:	18631, 18632, 18633, 18634

WDC			
General Residential	Land Value	200000	\$546.76
Uniform Annual General Charge	SUIPs	1	\$821.00
Sewage Disposal - Residential	Pans	1	\$928.00
Total			\$2,295.76
NRC			
NRC - Regional Council Services	SUIPs	1	\$209.33
NRC - Regional Economic Development	Land Value	200000	\$4.94
NRC - Regional Emergency & Hazard Management	SUIPs	1	\$57.07
NRC - Regional Flood Infrastructure	SUIPs	1	\$40.67
NRC - Regional Land and Freshwater Management	Land Value	200000	\$57.36
NRC - Regional Pest Management	SUIPs	1	\$100.86
NRC - Regional Rescue Services	SUIPs	1	\$11.30
NRC - Regional Sporting Facilities	SUIPs	1	\$16.18
NRC - Regional Transport Rate	SUIPs	1	\$51.81
NRC - Regional Urban Rivers Management - Gen Catchment	SUIPs	1	\$40.78
Total			\$590.30
Total			\$2,886.06



**RECORD OF TITLE  
UNDER LAND TRANSFER ACT 2017  
CROSS LEASE  
Search Copy**



R. W. Muir  
Registrar-General  
of Land

**Identifier** **NA38B/751**  
**Land Registration District** **North Auckland**  
**Date Issued** 02 August 1979

**Prior References**  
NA38A/768

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**Estate** Fee Simple - 1/5 share  
**Area** 1011 square metres more or less  
**Legal Description** Deposited Plan 25050  
**Registered Owners**  
Andrew Forbes and Emily Ann Forbes

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<b>Estate</b>	Leasehold	<b>Instrument</b>	L 750196.2
		<b>Term</b>	999 years from the 1.5.1979
<b>Legal Description</b>	Flat 1 Deposited Plan 81575 and Garage 1 Deposited Plan 81575		
<b>Registered Owners</b>	Andrew Forbes and Emily Ann Forbes		

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**Interests**

Fencing Agreement in Conveyance 174376 (R111/547) (Affects Fee Simple)  
365472.3 Lease of Flat 5 Composite CT NA38B/755 issued (Affects Fee Simple)  
Land Covenant in Lease 365472.3 (Affects Fee Simple)  
Land Covenant in Lease 750196.2 - 2.8.1979 (Affects Fee Simple)  
750196.2 Lease of Flat 1 and Garage 1 DP 81575 Term 999 years from the 1.5.1979 Composite CT NA38B/751 issued - 2.8.1979 (Affects Fee Simple)  
750196.3 Lease of Flat 2 Composite CT NA38B/752 issued - 2.8.1979 (Affects Fee Simple)  
Land Covenant in Lease 750196.3 - 2.8.1979 (Affects Fee Simple)  
750196.4 Lease of Flat 3 Composite CT NA38B/753 issued - 2.8.1979 (Affects Fee Simple)  
Land Covenant in Lease 750196.4 - 2.8.1979 (Affects Fee Simple)  
750196.5 Lease of Flat 4 Composite CT NA38B/754 issued - 2.8.1979 (Affects Fee Simple)  
Land Covenant in Lease 750196.5 - 2.8.1979 (Affects Fee Simple)  
11405347.8 Mortgage to Westpac New Zealand Limited - 3.5.2019 at 2:26 pm

Search Copy Dated 28/04/25 2:49 pm, Page 2 of 2  
Register Only

# WDC GIS Maps - Zoning



## Zones

### Residential Zones

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

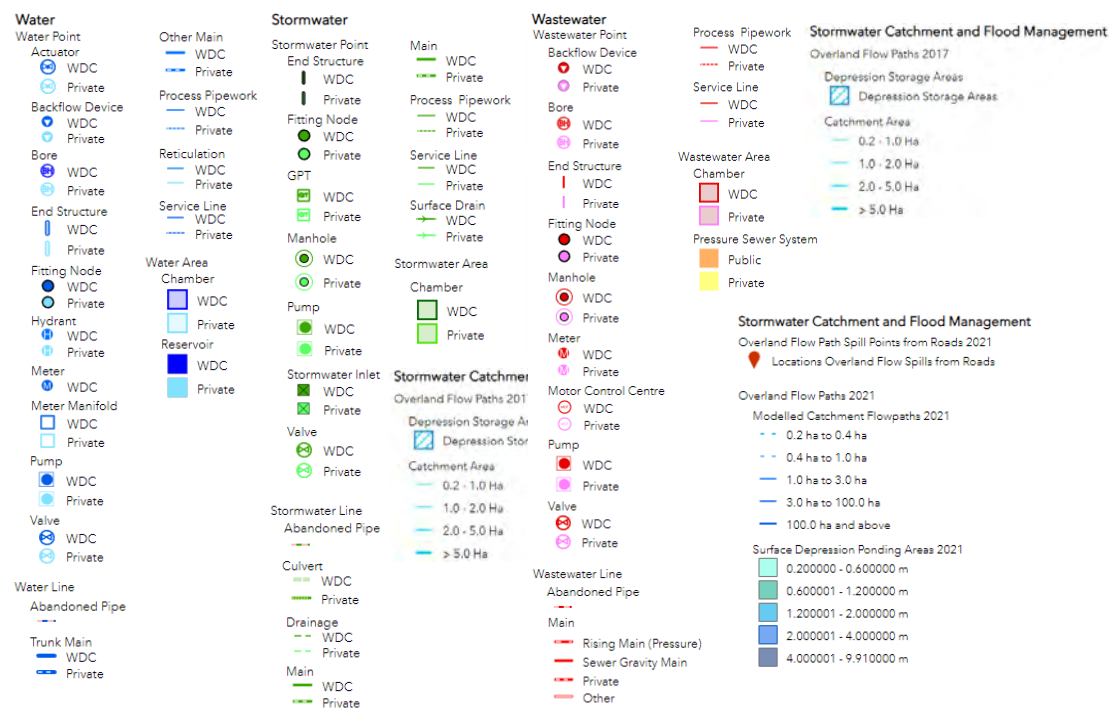
### Rural Zones

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

# WDC GIS Maps - Assets



## Assets Map

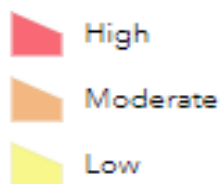


# WDC GIS Maps - Land Instability



## Land Stability

Landslide Susceptibility Zone





# WDC GIS Maps - Flooding




## Floods

### Flood Susceptible

-  Accepted by Council Decision for District Plan
-  Variation not accepted by Council

### Waipu Cove Flood Management

-  Waipu Cove Flood Management



**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

# Your Salespeople

## Steve & Miriam Davis

Steve & Miriam Davis are “hardworking”, “extremely professional”, “delightful to work with” and “achieve great results”, what our clients say.

For us real estate is all about the people, working and helping our clients to achieve major changes and or 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 as we aim to work for our clients to secure the best result as we are committed to working for clients. We also give back to our community, 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 sales team, with a commitment to work for you, providing you with a smooth journey through the process while securing the best result, then, please get in touch with us today.

Just a little more about Steve and Miriam:

Steve has acquired excellent skills in sales and marketing and negotiating major multi-million-dollar contracts in a long career in the printing, publishing and packaging industries. Becoming a National Sales Manager in his 20s, and then General Manager in his 30s. He held senior management positions in a variety of National and International companies with extensive overseas business experience.

Miriam’s past experience as a private teacher, facilitator, property manager and sales consultant has given her a clear business head, an eye for detail, oodles of patience, empathetic communication, and organisational skills.

In our spare time, we love spending time with our family and enjoy fishing and outdoor activities or just relaxing at our beach home.



## Steve Davis

Licensed Real Estate Salesperson

**M** 021 820 015

[steve.davis@harcourts.co.nz](mailto:steve.davis@harcourts.co.nz)

## Miriam Davis

Licensed Real Estate Salesperson

**M** 027 577 6335

[miriam.davis@harcourts.co.nz](mailto:miriam.davis@harcourts.co.nz)

**Harcourts**  
Whangarei



## Property Documents

This information has been supplied by the Vendor or the Vendors agents. Accordingly, Optimize Realty Limited cannot guarantee its accuracy and reliability.

All intending Purchasers are advised to conduct their own due diligence investigation into the same. 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.

# Whangarei Borough Council

12030

B 24005 ✓  
B 24043

## BUILDING APPLICATION FORM

Please Note that any person wishing to take a whole or a part of a building other than a part of a building constructed for the purpose of being used as a dwelling must first obtain a building consent from the Council.

Date: 15/6/65 19.....

To: The Borough Engineer,

Sir,

I hereby apply for permission to

at 34 Mill Road for Miss J. Finlayson  
(House Number and Street) (Owner)

of No 6 R.D. Whangarei according to locality plan and detail plans, elevations  
(Address)

cross-sections and specifications of building deposited herewith in duplicate.

### PARTICULARS OF LAND:

Assess. No.: 13/16

Lot No.: 16

Cul D.P.: 25050

Allotment No.: 2

### LENGTH OF BOUNDARIES:

Front: .....

Back: .....

Side: ..... Area: 39.966

Side: .....

### PARTICULARS OF BUILDING:

Foundations: Concrete Blocks

Walls: Wood

Floors: Wood

Roofs: Iron

Area of Ground Floor: 3072 square feet.

Area of Outbuildings: ..... square feet.

Number of Storeys: Above kerb level..... Below kerb level.....

Average distance of set back of front of buildings from street boundary line: 10.00

### ESTIMATED COST:

Building £12450.00

Sanitary Plumbing and Drainage £1450.00

Additional in respect of Flat 5. Total 13,900.00

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

Proposed use or occupancy of other parts of buildings: .....

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

16 JUN 1965

WHANGAREI  
CITY COUNCIL

Yours faithfully,

Builder's Postal Address:

15 Russell Rd  
Whangarei

J. Finlayson Owner.

William Macdonald Ltd  
Per J. Macdonald Builder.

18630

Binding Margin to be left Blank

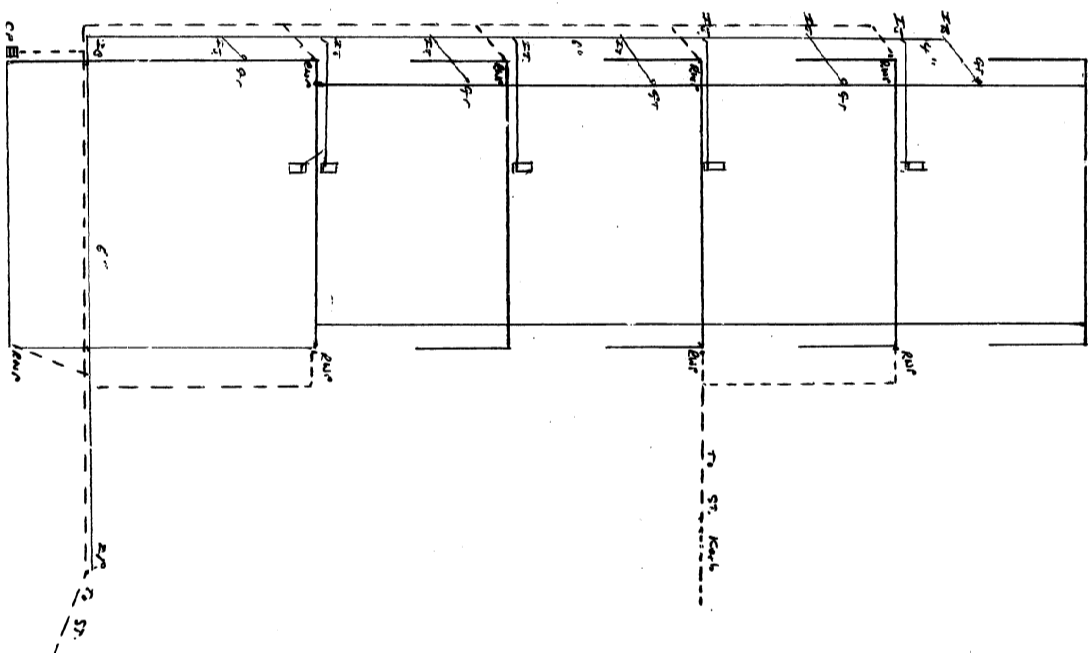
Whangarei Corporation

HOUSE CONNECTION PLAN

PERMIT No. 4622  
DATE 30/9/65

Scale: 1/4" = 1 ft. to a Foot  
New Sewerage Drains: Red.  
Storm Water: Dotted Black.  
Old Drains: — Full Black.

5257



Owner Mr. J. F. Fyfe  
Street St. Andrew's

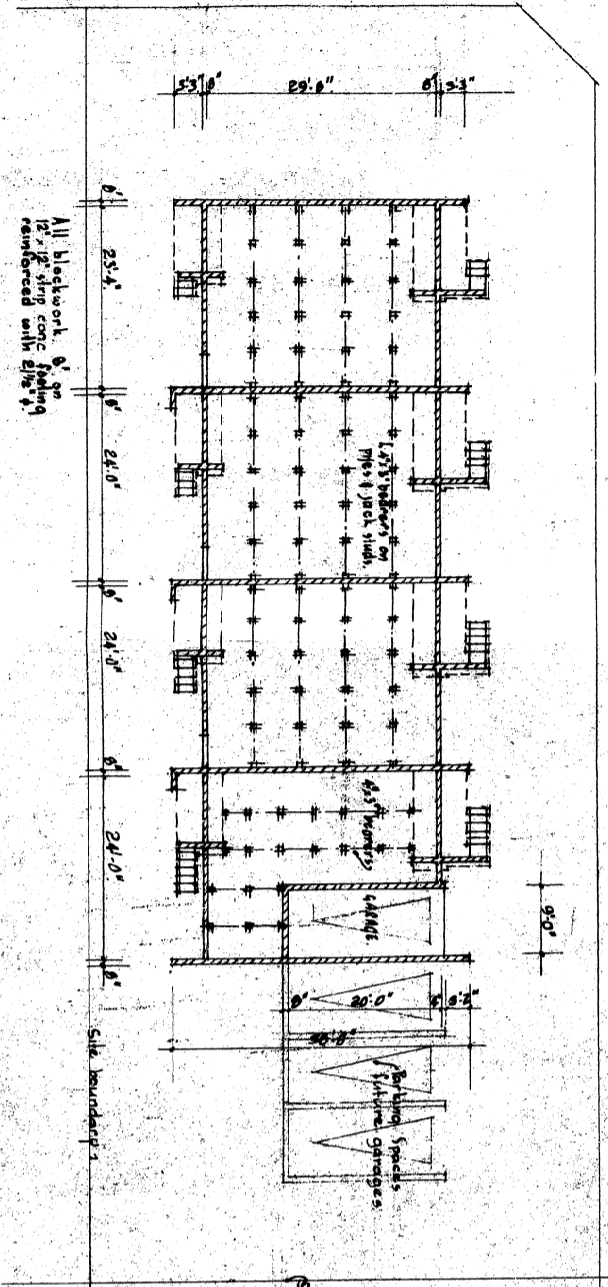
Assessment No. \_\_\_\_\_

Number \_\_\_\_\_  
Drainer W. J. Fyfe

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MILL RD

DRUMMOND STREET

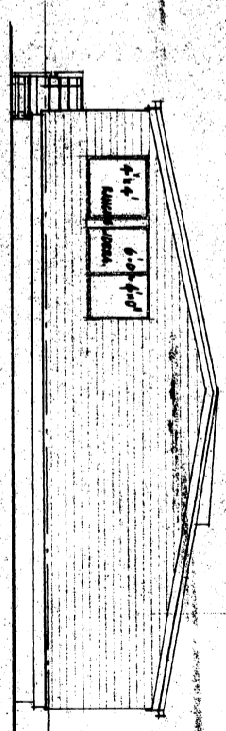


FOUNDATION PLAN.

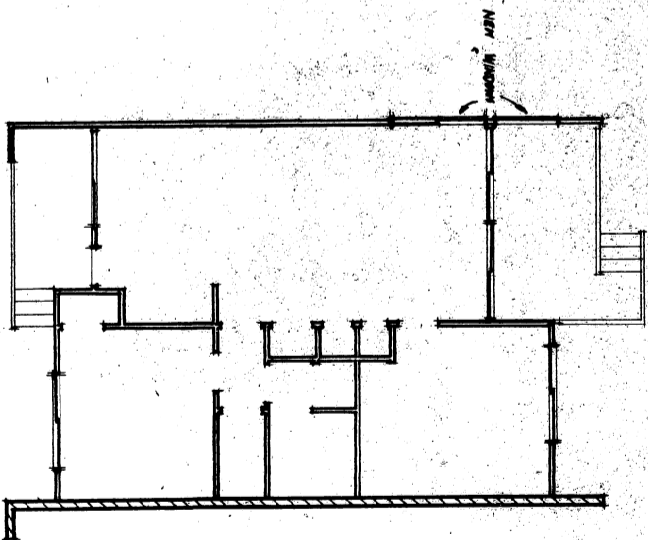
To be tied in conjunction with steel lintel & to supersede block thicknesses & footing size shown on same.

PROPOSED FLATS AT MILL RD FOR Miss J. Emleyson.  
Robt. B. Finch & Associates - Registered Architects, N.Z. 6-65. Scale 1/8" to 1 ft.

RECEIVED  
22 JUN 1965  
WHANGAREI  
CITY COUNCIL

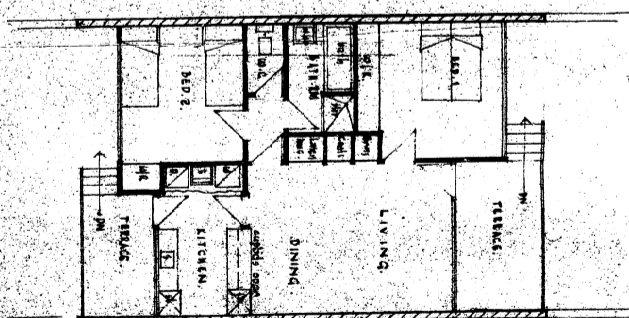
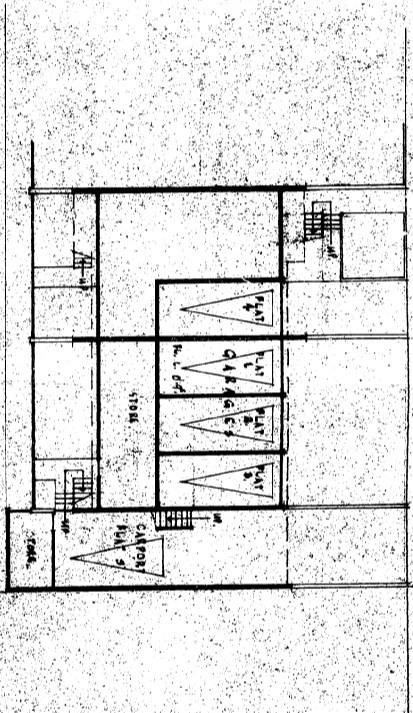
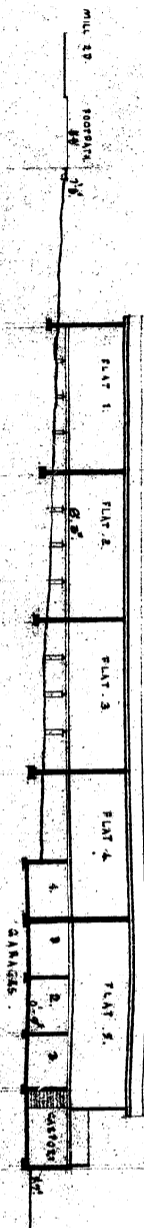


MILL ROAD ELEVATION.

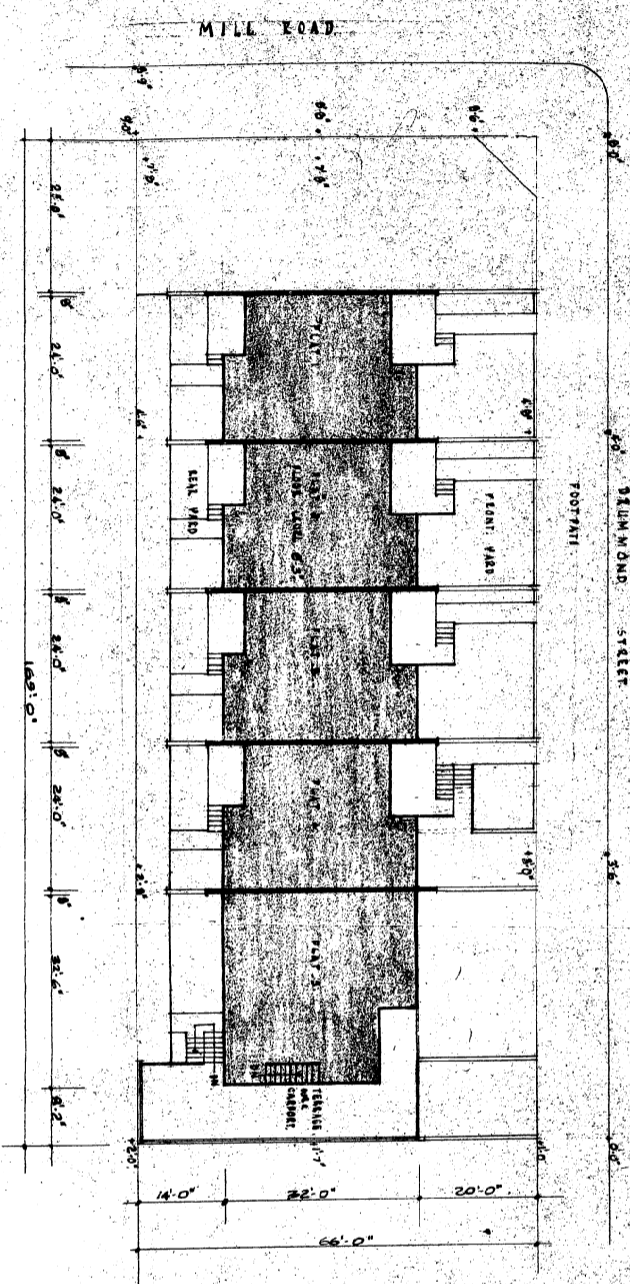


WINDOW AMENDMENT.

18630

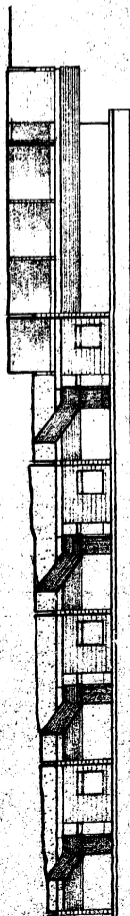


ALTERNATE PLAN



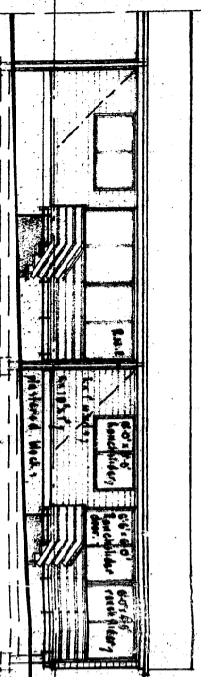
GROUND FLOOR PLAN

ELEVATION DRUMMOND STREET

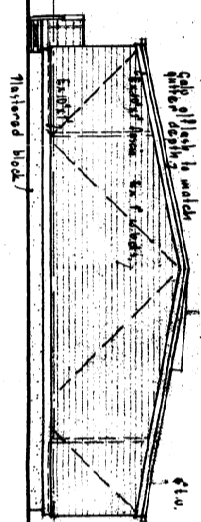


PROPOSED FLATS AT MILL RD. MISS J FINLAYSON.  
 ROBT. B. FINCH & ASSOCIATES, ARCHITECTS, WANGANUI. 4.4. MAY 1961 1177/1

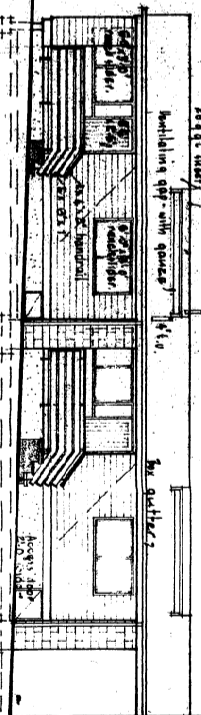
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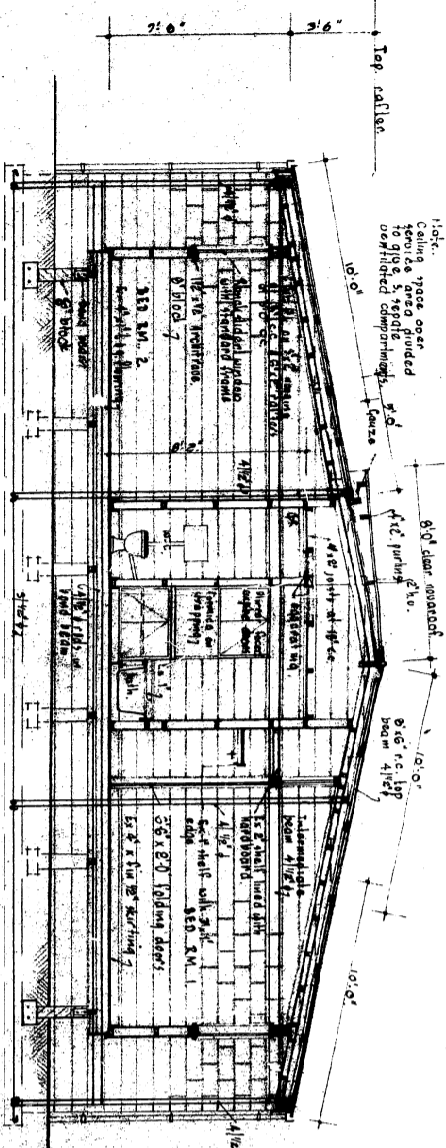
DRUMMOND STREET ELEVATION



MILL ROAD ELEVATION

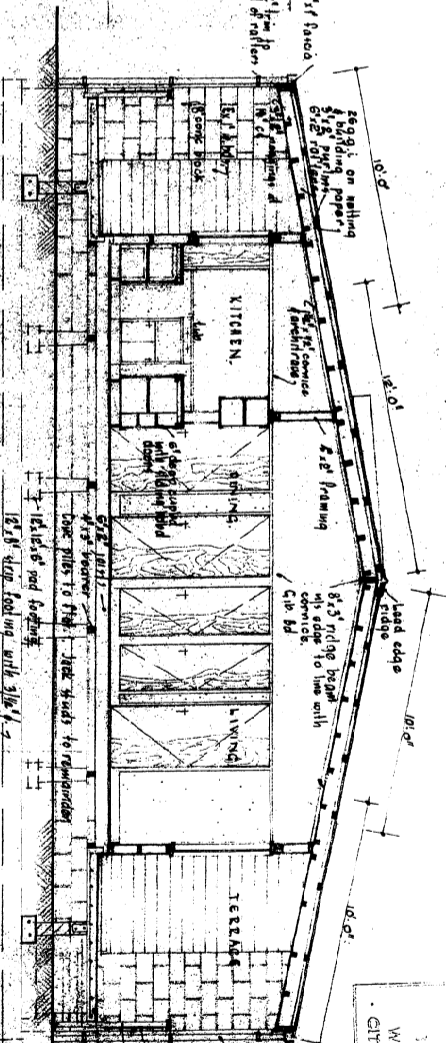


REAR ELEVATION



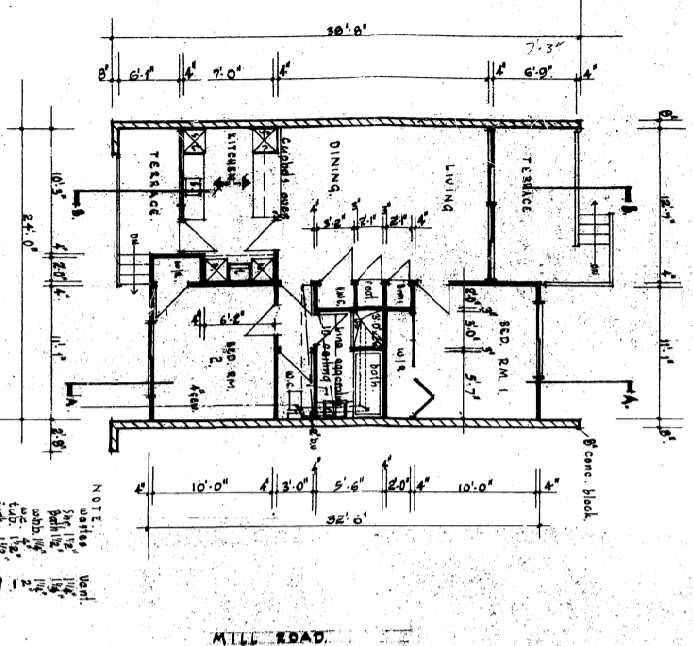
SECTION A.A. 1/4" = 1'

This section is referred to that shown on plan indication.



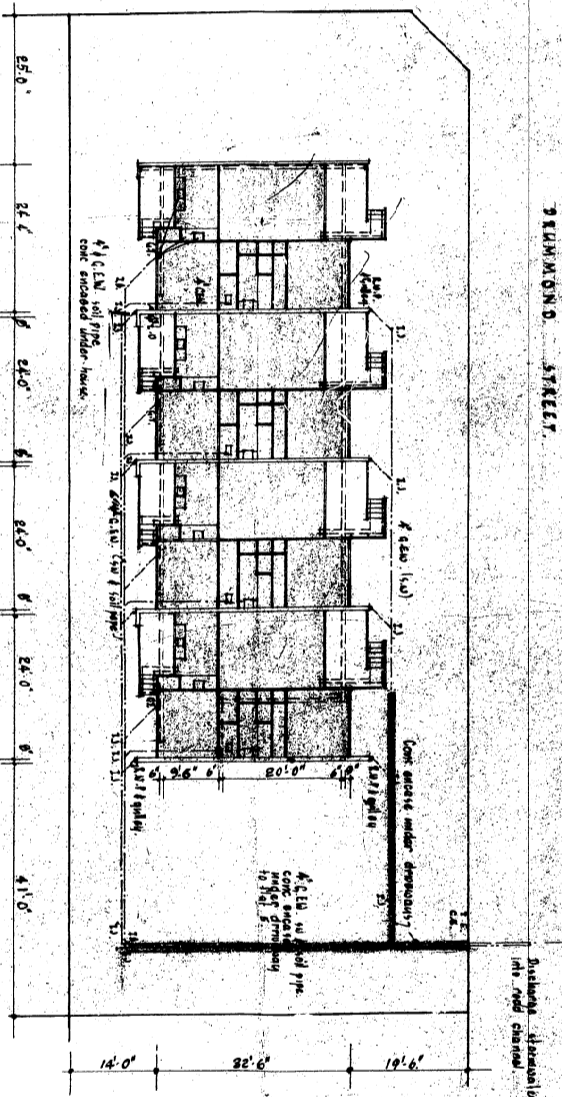
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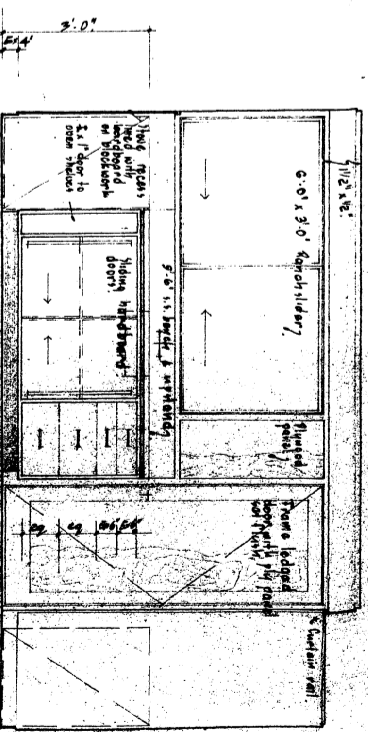


TYPICAL PLAN 3/16" = 1'

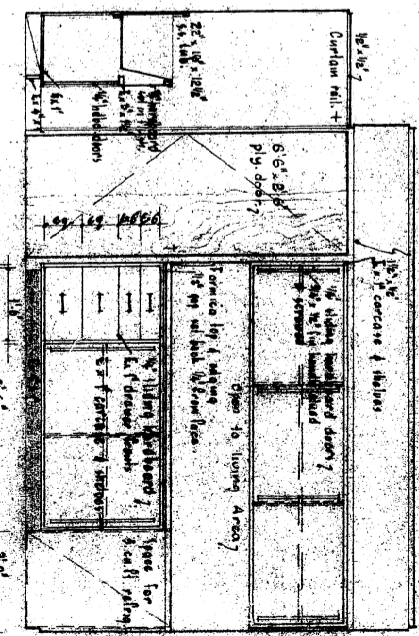
NOTE: Back entry from air & bath combined under floor & covered to open in above back level. Combined from air & bath.



SITE & DRAINAGE PLAN 3/16" = 1'



ELEVATION 1. 3/16" = 1'



ELEVATION 2. 3/16" = 1'

PROPOSED NEW FLATS AT MILL ROAD FOR MISS J. FINLAYSON

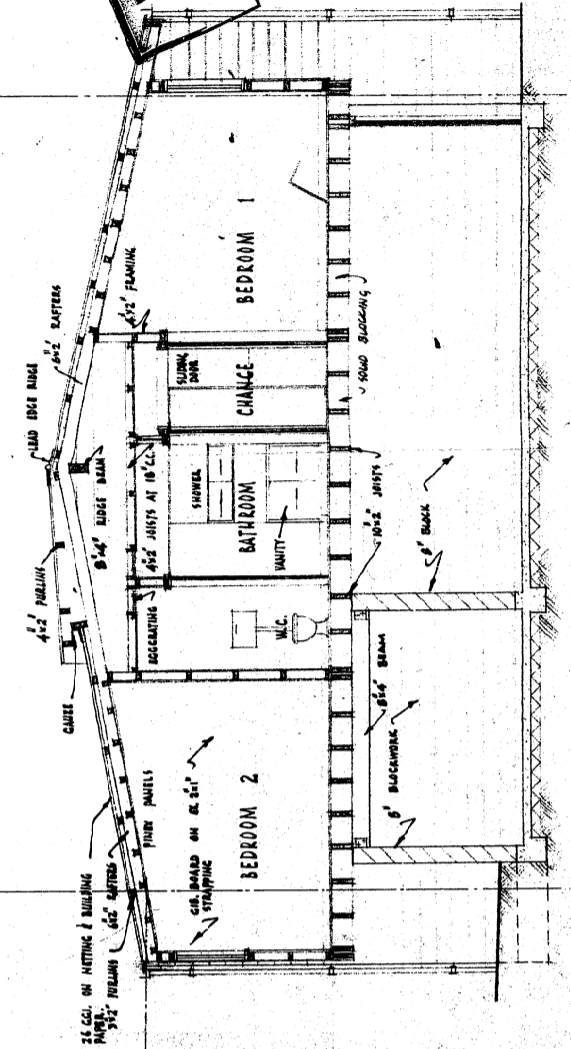
ROBT. B. FINCH & ASSOCIATES REGISTERED ARCHITECTS WHANGAREI

CONTRACTORS TO VERIFY ALL DIMENSIONS ON JOB. DRAWN BY: H.A.C. JUNE 65. CHECKED BY: H.A.C. JUNE 65.

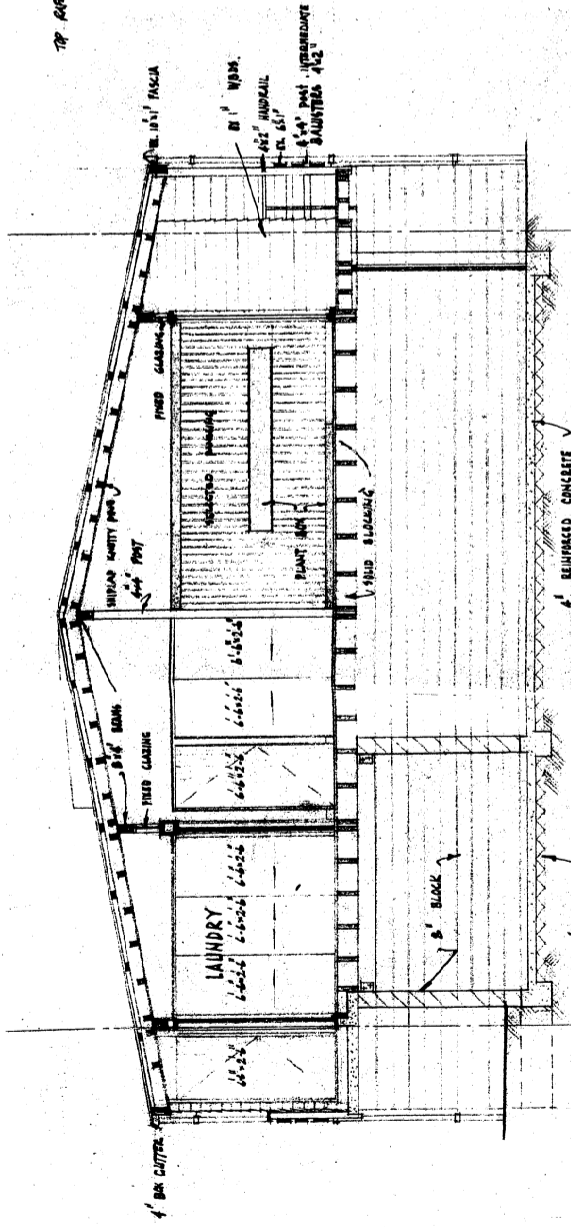
1177/1 IN SET OF

18630

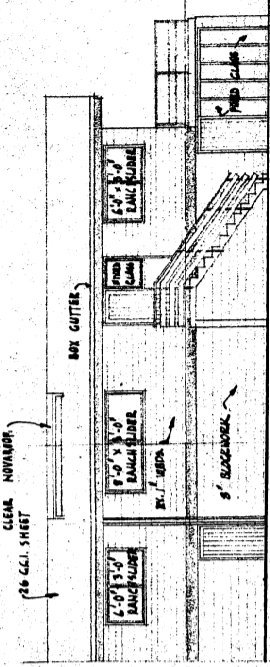
REGISTERED  
CITY COUNCIL  
WANGAREI



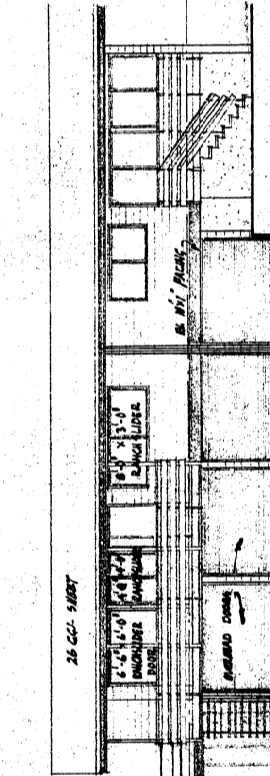
SECTION 2-2



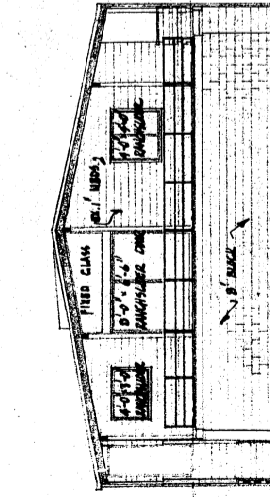
SECTION 1-1



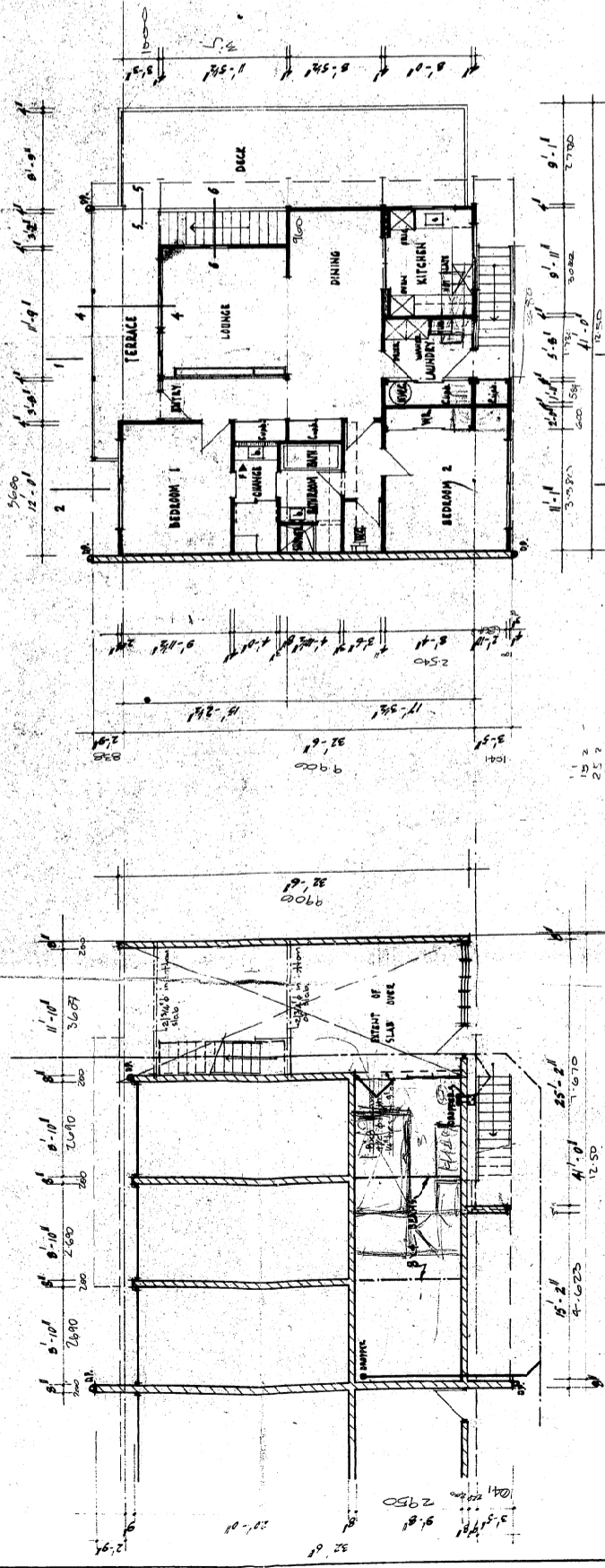
REAR ELEVATION



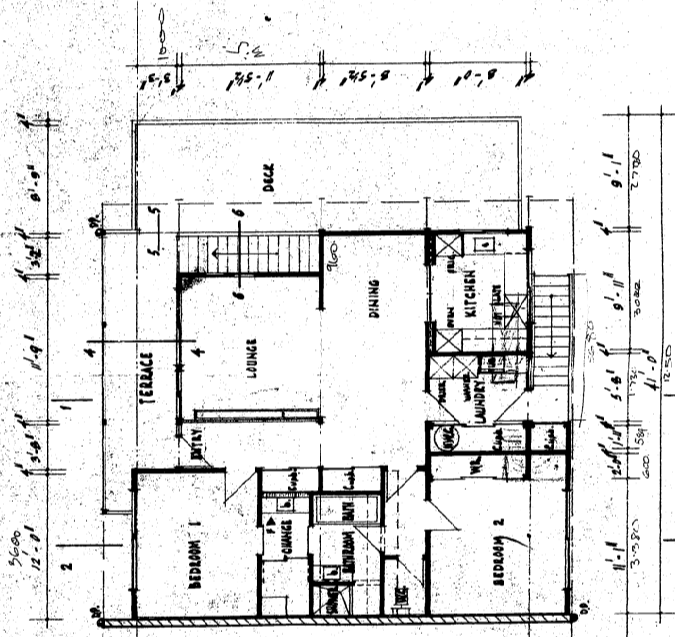
DRUMMOND STREET ELEVATION



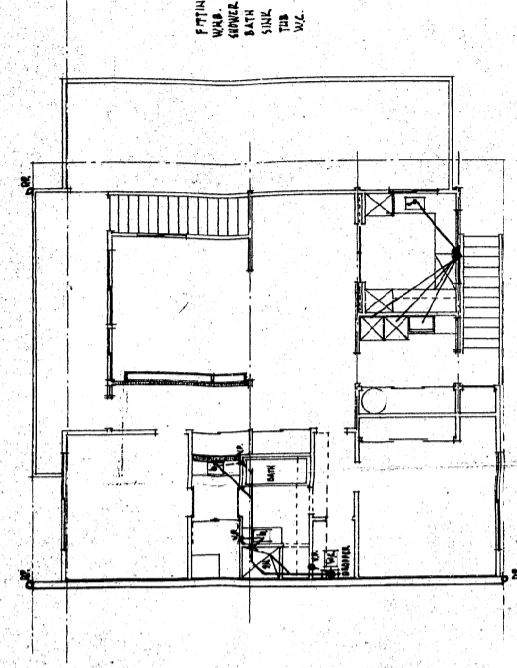
END ELEVATION



BASEMENT PLAN



PLAN



ELECTRICAL & DRAINAGE PLAN

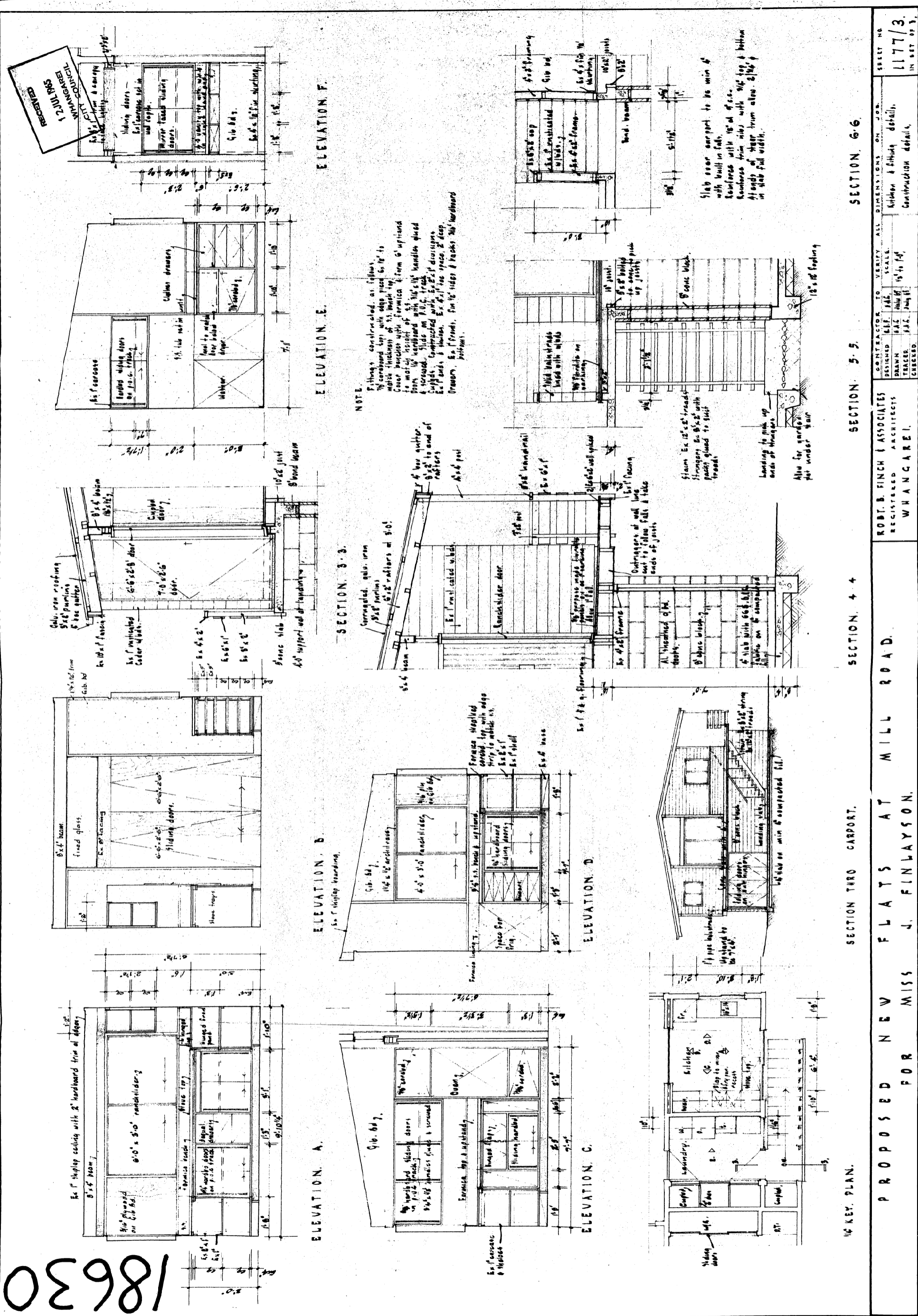
PROPOSED NEW FLATS AT MILL ROAD  
FOR MISS J. FINLAYSON.

ROBT B. FINCH & ASSOCIATES  
REGISTERED ARCHITECTS  
WANGAREI.

CONTRACTOR TO VERIFY ALL DIMENSIONS ON JOB  
DESIGNED BY ARCHT. JUNE 45  
DRAWN BY ARCHT. JULY 45  
CHECKED BY ARCHT. JULY 45  
SCALE 1/8" = 1'-0"

SHEET NO. 1177/2.  
IN SET OF 3

18630





K084368  
22.2.82

15/2  
WHANGAREI CITY COUNCIL

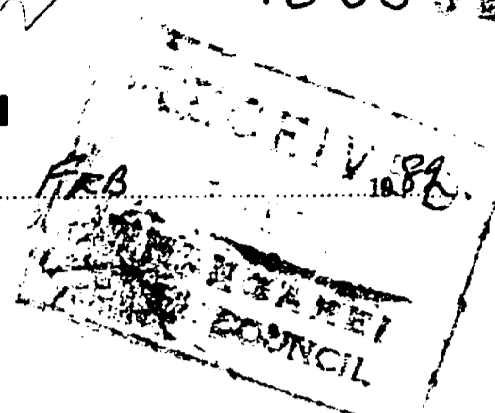
5257

18630

BUILDING APPLICATION FORM

Date

5th FEB 1982



To: The Director of Engineering,  
Sir.

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

I hereby apply for permission to ERECT A NEW EXTERIOR WALL  
at 34 MILL RD. (UNIT 1) for MR. TOM FLEMING  
(House Number and Street) (Owner)  
of 34 MILL RD (UNIT 1) according to locality plan and detail plans, elevations cross-sections  
(Address)  
and specifications of building deposited herewith in duplicate

PARTICULARS OF LAND:

LENGTH OF BOUNDARIES:

Assess. No. 73/16 Front  
Lot No. 17LL Back  
D.P. 25050 Side Area  
Allotment No. Side

PARTICULARS OF BUILDING:

Foundations EXISTING Floors EXISTING  
Walls 100MM TIMBER ASBESTOS SHEATHED Roofs EXISTING  
Area of Ground Floor 6.75 m<sup>2</sup> (Metres)  
Area of Basement (Metres)  
Area of First Floor or Mezzanine (Metres)  
Area of Outbuildings (Metres)  
Number of Storeys: Above kerb level 1 Below kerb level  
Average distance of set back of front of buildings from street boundary line 15-5 metres

ESTIMATED VALUE:

Building	\$ 1020 : 00
Sanitary Plumbing Drainage	\$ :
Total	\$ 1020 : 00.

Proposed purpose for which every part of building is to be used or occupied (describing separately each part intended for use or occupation for a separate purpose) ~~34 MILL RD~~ CONSERVATORY

Proposed use or occupancy of other parts of buildings

Dwelling

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

Volcanic

PLEASE PRINT

Yours faithfully,

Builder's Postal Address.

(Please print)

T. FLEMING

Owner

M.J. WALDRON

Builder

M.J. WALDRON

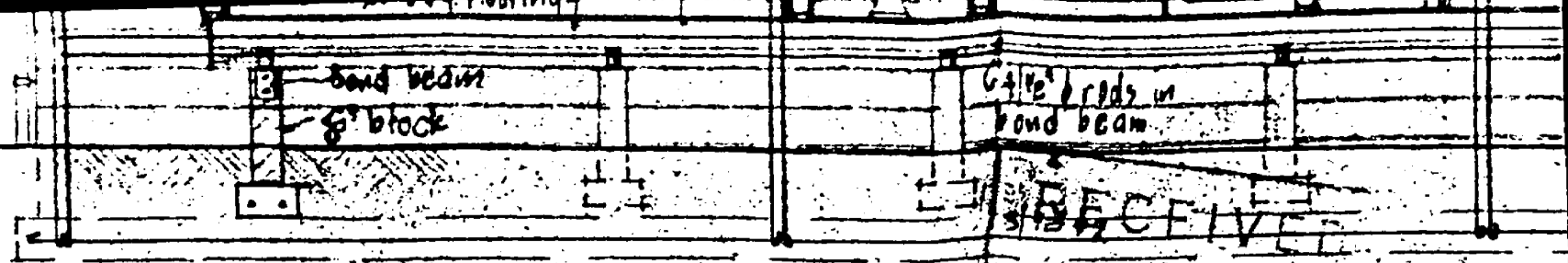
13 JESSIE ST.

Builder's Phone

83146

M.J. Waldron

Signature



# SECTION A-A 1/4" to 1"

This section is reversed to that shown on plan indication.

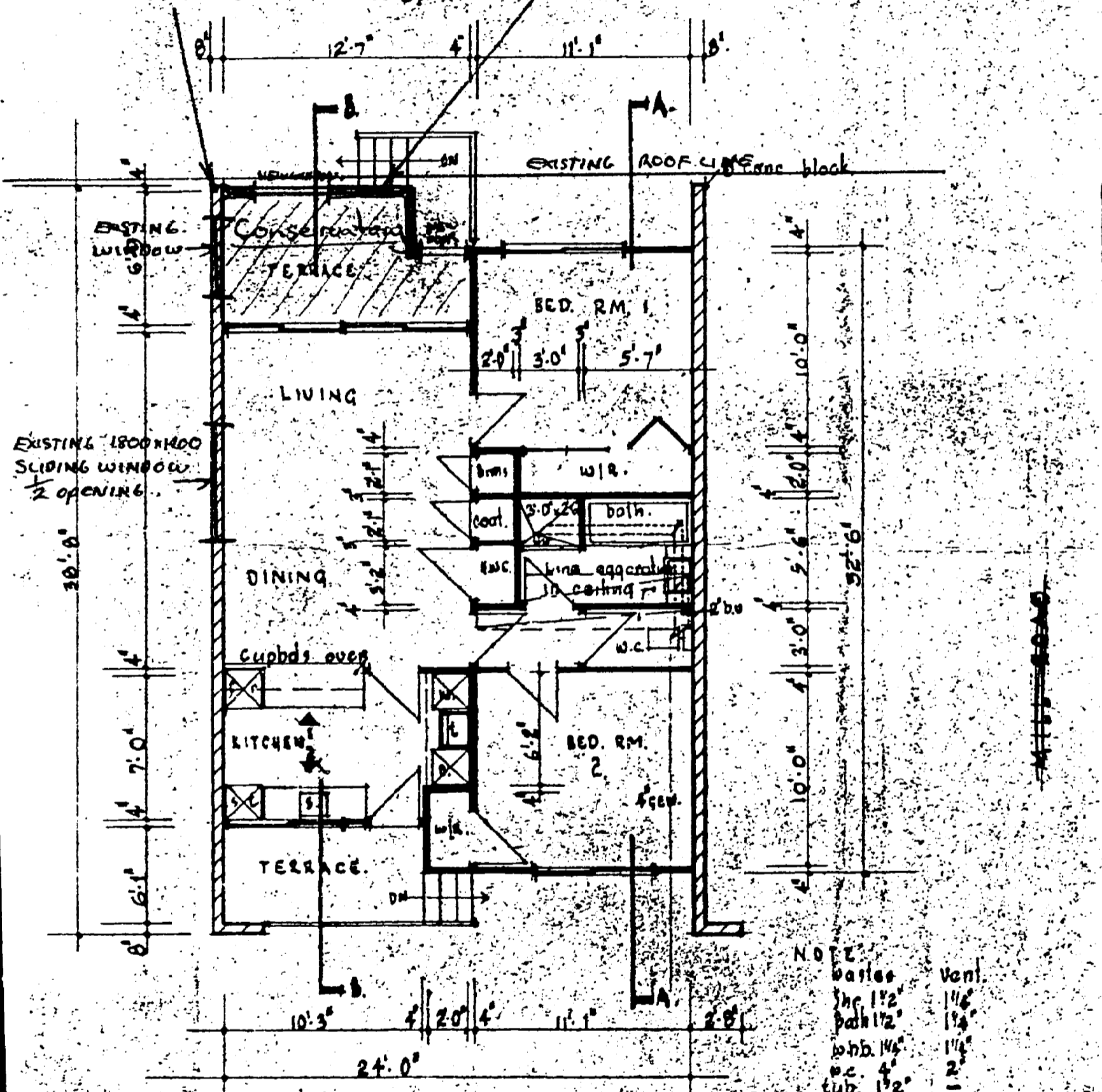
5 FEB 1982  
WHANGAREI  
CITY COUNCIL

18630

## NOTE

ON THIS END UNIT (No 1)  
THIS WALL IS 100MM TIMBER  
FRAMED SHEATHED WITH  
CEDAR WEATHERBOARDS.

PROPOSED NEW WALL



TYPICAL PLAN. 5/4/81

NOTE

Barrel	Vent.
shr 1 1/2"	1 1/4"
bath 1 1/2"	1 1/4"
whb 1 1/4"	1 1/4"
w.c. 4"	2"
tub. 1 1/2"	-
Sink 1 1/2"	-

Back vents from shr & bath  
combined under floor & carried  
up alongside w.c. back vent  
to join in above whb  
floor level.  
Wastes from shr, bath & whb  
combined to join into soil pipe.

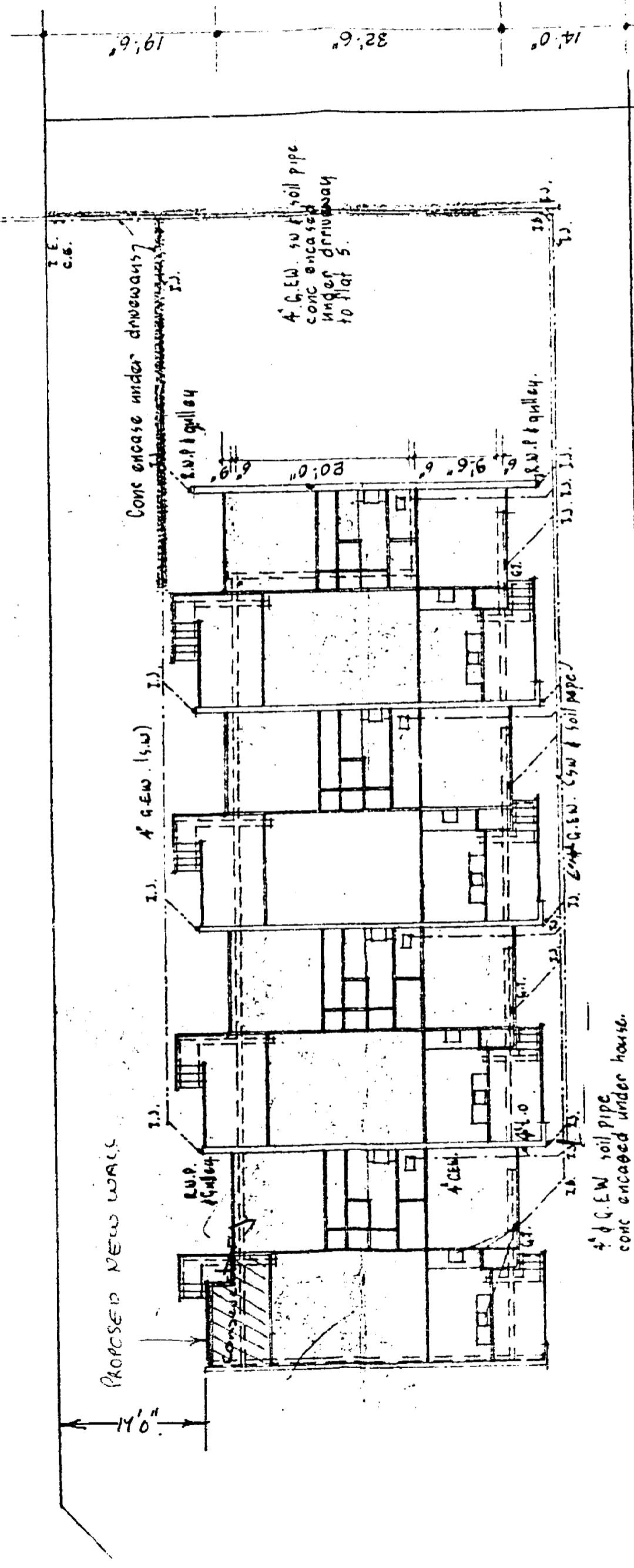
PROPOSED NEW FLA  
FOR MISS J.

Depth 6.34'

03504

DRUMMOND STREET.

Discharge stormwater into road channel.



RECEIVED  
5 FEB 1982  
WHANGAREI  
CITY COUNCIL

SITE & DRAINAGE PLAN. 1/10" to 1'0"

INT. LINING 4-75mm HARDBOARD

98630

3-75mm  
HARDBOARD

100x50mm  
@ 600 centres

EXISTING CORR FLUKE  
TOWER

BRICKWORK

500mm  
AIR SPACE

HIGH LINE  
OVER BUILDING  
PAPER

NEW 810mm GLAZED  
EXTERIOR DOOR

SHEATHED WITH  
"HILINE" OVER BUILDING  
PAPER

NEW 1200x1200  
ALUM. WINDOW

500mm  
AIR SPACE  
UNDER ROOF

Gable of flash to match  
gutter depth

EXISTING  
WINDOW  
1800x1200  
1/2 OPENING

EXISTING  
WINDOW  
1200x1200  
1/2 OPENING

Plastered block

DRUMMOND STREET ELEVATION

MILL ROAD ELEVATION  
RECEIVED  
MILL ROAD COUNCIL

8'0" clear over roof  
8'10" r.c. top  
beam 4'12"

Plate  
Ceiling space over  
service area divided  
to give 3 separate  
ventilated compartments  
9'0" gauge

Top rafter

10'0"

4'0" joists at 18" cc

separating

Intermediate  
beam 4'12"

Ex 2' shelf lined with  
hardboard



# Property Map



## New Subdivisions

- Proposed Pre-223
- 223 Certificate

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

29 April 2025

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

Scale 1:1,000





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

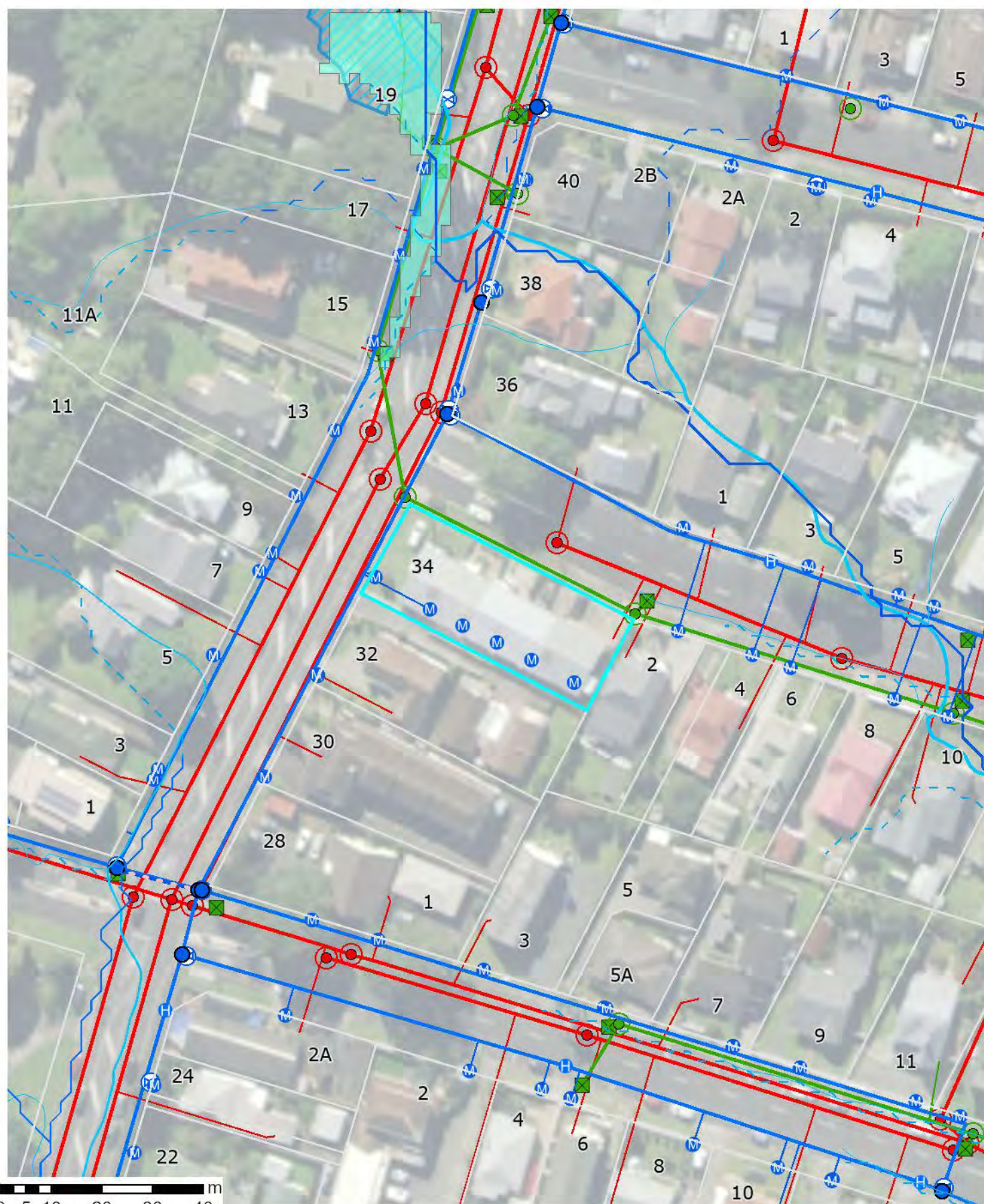
29 April 2025

Scale 1:1,000



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# Water, Wastewater and Stormwater



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

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Scale 1:1,000



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# Water, Wastewater and Stormwater – Map Legend

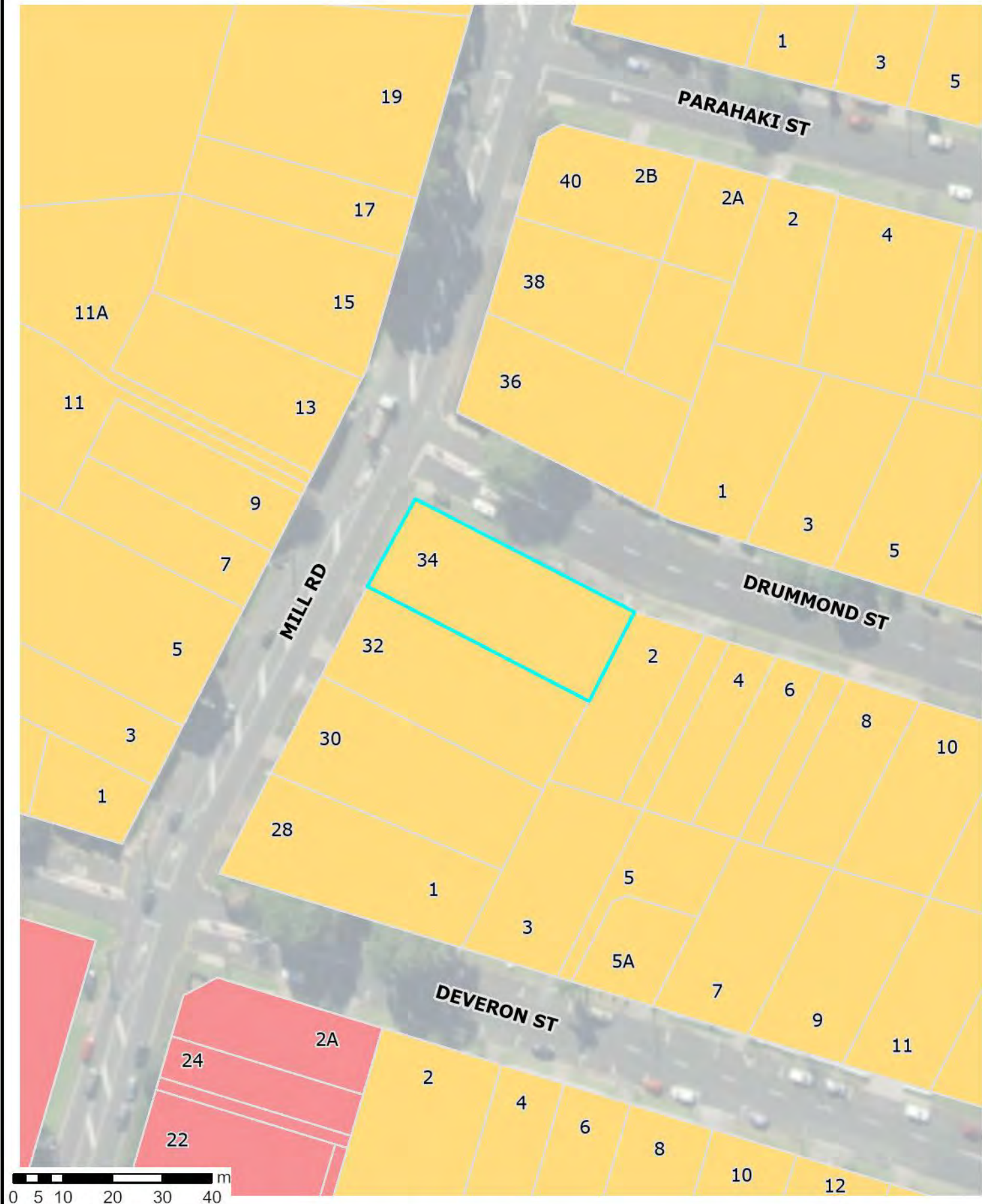
Water	Stormwater	Stormwater Catchment and Flood Management	Wastewater
<b>Water Point</b> <b>Actuator</b> WDC Private <b>Backflow Device</b> WDC Private <b>Bore</b> WDC Private <b>End Structure</b> WDC Private <b>Fitting Node</b> WDC Private <b>Hydrant</b> WDC Private <b>Meter</b> WDC <b>Meter Manifold</b> WDC Private <b>Pump</b> WDC Private <b>Valve</b> WDC RED Private	<b>Stormwater Point</b> <b>End Structure</b> WDC Private <b>Fitting Node</b> WDC Private <b>GPT</b> WDC Private <b>Manhole</b> WDC Private <b>Pump</b> WDC Private <b>Stormwater Inlet</b> WDC Private <b>Valve</b> WDC Private <b>Stormwater Line</b> <b>Abandoned Pipe</b> WDC Private <b>Culvert</b> WDC Private <b>Drainage</b> WDC Private <b>Main</b> WDC Private <b>Service Line</b> WDC Private <b>Surface Drain</b> WDC Private <b>Stormwater Area</b> <b>Basin</b> WDC Private <b>Chamber</b> WDC Private	<b>Overland Flow Paths 2021</b> <b>Modelled Catchment Flowpaths 2021</b> 0.2 ha to 0.4 ha 0.4 ha to 1.0 ha 1.0 ha to 3.0 ha 3.0 ha to 100.0 ha 100.0 ha and above <b>Surface Depression Ponding Areas 2021</b> 0.200000 - 0.600000 m 0.600001 - 1.200000 m 1.200001 - 2.000000 m 2.000001 - 4.000000 m 4.000001 - 9.910000 m <b>Overland Flow Paths 2017</b> <b>Catchment Area 2017</b> 0.2 - 1.0 Ha 1.0 - 2.0 Ha 2.0 - 5.0 Ha > 5.0 Ha <b>Depression Storage Areas 2017</b> Depression Storage Areas	<b>Wastewater Point</b> <b>Backflow Device</b> WDC Private <b>End Structure</b> WDC Private <b>Fitting Node</b> WDC Private <b>Manhole</b> WDC Private <b>Meter</b> WDC Private <b>Motor Control Centre</b> WDC Private <b>Pump</b> WDC Private <b>Valve</b> WDC Private <b>Wastewater Line</b> <b>Abandoned Pipe</b> WDC Private <b>Main</b> Rising Main (Pressure) Sewer Gravity Main Private Other <b>Process Pipework</b> WDC Private <b>Service Line</b> WDC Private <b>Wastewater Area</b> <b>Chamber</b> WDC Private <b>Pressure Sewer System</b> Public Private



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# Operative District Plan – Map Legend

## District-Wide Matters

### Energy, Infrastructure and Transport

- Airport Runway
- Indicative Road
- National Road
- Regional Road
- Arterial Road
- Primary Collector Road
- Secondary Collector Road
- Low Volume Road
- Access Road
- Strategic Road Protection Area
- Strategic Railway Protection Line
- 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 Overlay
- Heritage Item Overlay
- Heritage Area Overlay
- Sites of Significance to Maori
- Areas of Significance to Maori

### Natural Environment Values

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

### General District-Wide Matters

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

## Area Specific Matters

- 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

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

### Commercial and Mixed Use Zones

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

### Industrial Zones

- Light Industrial Zone
- Heavy Industrial Zone

### Open Space and Recreation Zones

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

### Special Purpose Zones

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

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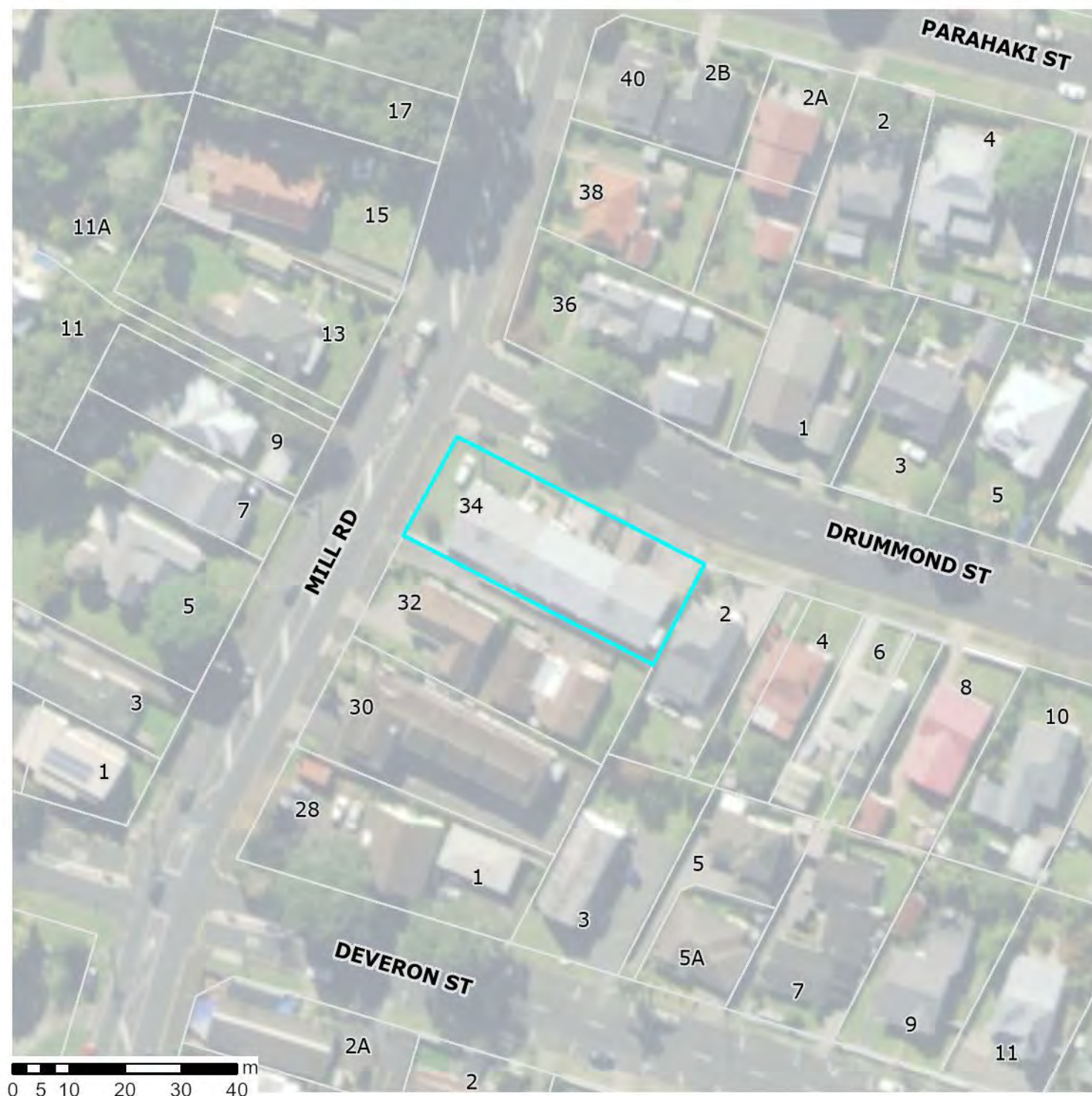
The Whangarei District Council district plan GIS data was created at a specific point in time.

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# District Plan Change 1 - Natural Hazards

## Coastal Erosion and Coastal Flooding



### PC1 - Natural Hazards

#### Coastal Erosion Hazards

- CEHA 0 (Current)
- CEHA 1 (50 years)
- CEHA 2 (100 years)
- CEHA 3 (100 years + Rapid Sea Level Rise Scenario)

#### Coastal Flood Hazards

- CFHA 0 (Current)
- CFHA 1 (50 years)
- CFHA 2 (100 years)
- CFHA 3 (100 years + Rapid SLR Scenario)

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

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# District Plan Change 1 - Natural Hazards Flooding



PC1 - Natural Hazards

Flood Hazard Area

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

Information provided on this map forms part of Plan Change 1 – Natural Hazards.  
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<https://www.wdc.govt.nz/Services/Planning/District-Plan-changes/Current-plan-changes>.

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# District Plan Change 1 - Natural Hazards Land Instability



PC1 - Natural Hazards

Land Instability

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

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Scale 1:1,000

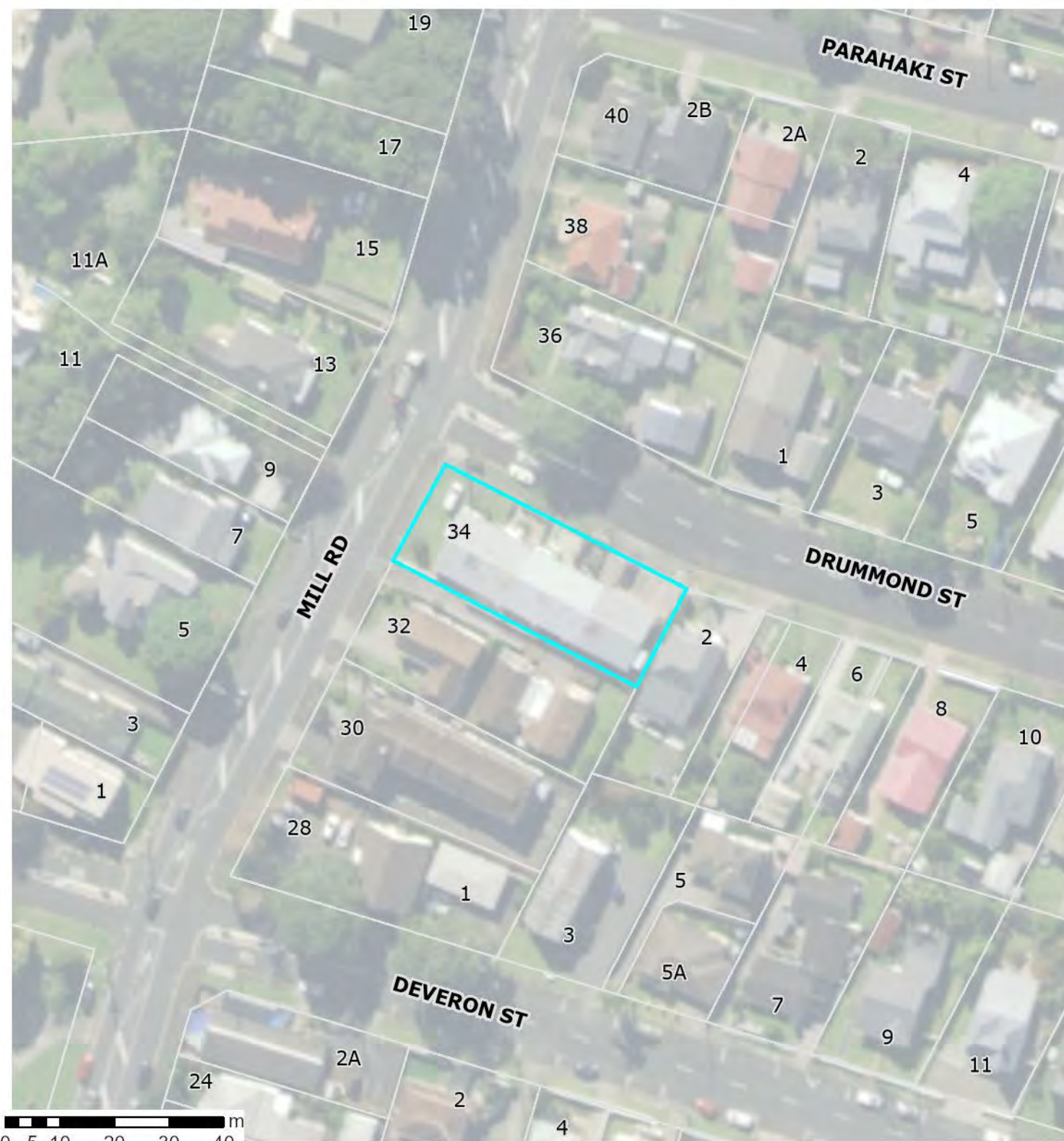


Information provided on this map forms part of Plan Change 1 – Natural Hazards.  
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# District Plan Change 1 - Natural Hazards

## Mining Subsidence or Precinct



PC1 - Natural Hazards  
Mining Subsidence Hazard Area

-  Mining Hazard Area 1
-  Mining Hazard Area 2
-  Mining Hazard Area 3

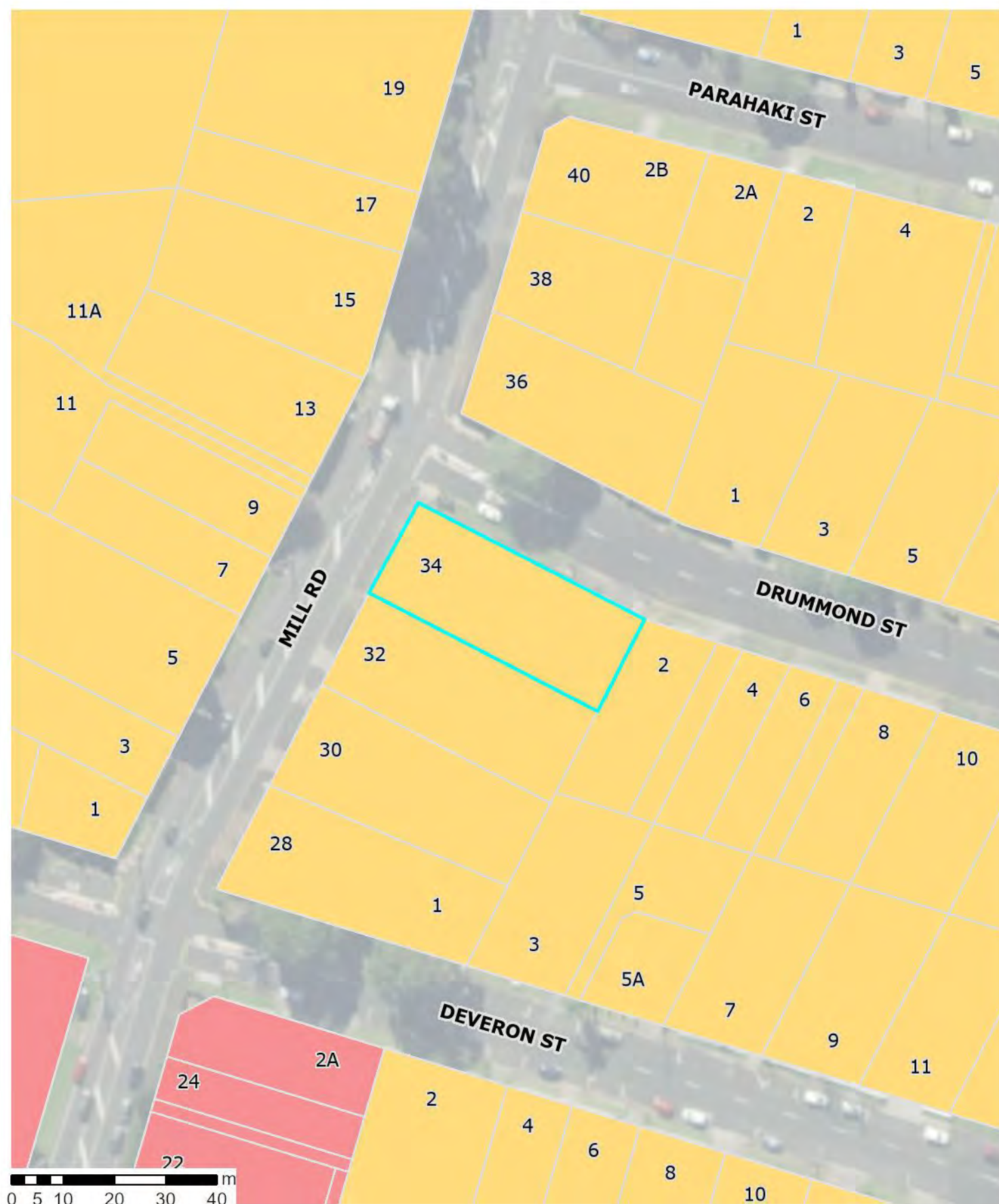
Precinct  


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

# District Plan Change 2 – General Amendments



Information provided on this map forms part of Plan Change 2 – General Amendments.  
To view the maps and see how the changes may affect the property please visit:  
<https://www.wdc.govt.nz/Services/Planning/District-Plan-changes/Current-plan-changes>.



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# District Plan Change 2 – Map Legend

## Notable Tree Updates




-  Removed Trees
-  Updated Tree Locations

## Overlay Removals




-  Rescue Helicopter Flight Path
-  Multi Title Site
-  Papakāinga

## Zoning Updates

### Open Space Rezoning

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

### New Open Space Zones





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

## Road Updates

-  Indicative Road Removals

## Zone Removals from Public Roads

### Residential Zones

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



### Rural Zones

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

### Commercial and Mixed Use Zones

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

### Industrial Zones

-  Light Industrial Zone
-  Heavy Industrial Zone

### Open Space and Recreation Zones

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

### Special Purpose Zones

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

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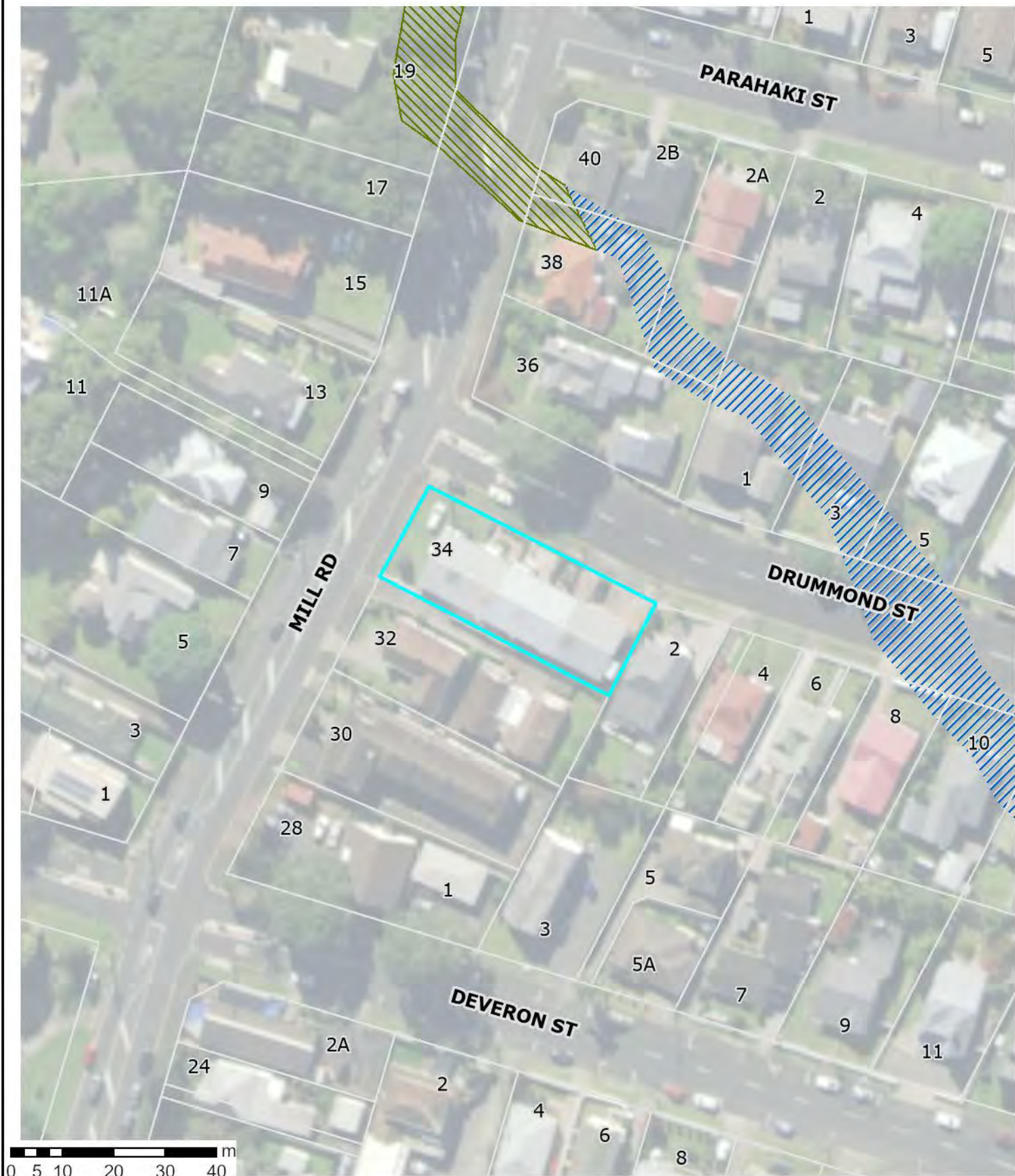
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# Flood Susceptibility Review



- Flood Susceptible
- Accepted by Council Decision for District Plan
  - Variation not accepted by Council

Flood susceptibility areas are symbolized to show both the information from the District Plan Flood Susceptible Areas: 'Accepted by Council Decision' (in diagonal blue) and Additional Flood Susceptible Areas: 'Yet to be accepted by Council' (in diagonal green) Floods information shown is approximate and should not be used as a replacement for site specific investigation and assessments. The absence of hazard information shown does not mean that there is none, only that the information may not yet have been collected.

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Landslide Susceptibility  
Zone

- High
- Moderate
- Low

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

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