



Otaika  
386 Otaika Valley Road  
Proudly marketed by Steve & Miriam Davis

**Harcourts**  
Whangarei

# Floorplan





“

...the beautiful lifestyle property offers two dwellings waiting for you...

”



5 3 2 3 2

## Dual Family Lifestyle Living or Home & Investment

**FOR SALE**

**FLOOR AREA** 235sqm

**LAND AREA** 4.32ha

It's time to escape the city and live the lifestyle you have been dreaming of. Families who crave space will be captivated by this lifestyle property. Positioned within close proximity to the city, this beautiful lifestyle property offers two dwellings, and is waiting for you and your extended family, or a rental income opportunity - you choose!

What's on offer:

- North facing and fully fenced, (4.32 hectares) 14 Flat Paddocks with water troughs. Animal lovers have 6 small stables to choose from.
- Main dwelling - (150m2 approximately) offers 3 double bedrooms with 2 bathrooms including an ensuite. Comfortable and inviting, spacious open plan living, which flows outside to the expansive sun-drenched decking, and beautiful rural views for summer living. A Heat pump and fireplace are provided for the cooler months.
- Modern spacious kitchen for the chef of the home, and formal dining for family and entertaining.
- Double garaging, and carport providing cover for all the toys.
- 2nd Dwelling / Sleepout - North facing, fully insulated Skyline Cottage (85m2 approximately) with open plan living, which flows onto a covered deck. A generous kitchen and dining with a heat pump for winter.
- 2 spacious double bedrooms, and bathroom with a shower, toilet, and laundry.

With so much more on offer, if this beautiful lifestyle property sounds like something you have been waiting for, then don't delay, come and see for yourself you won't be disappointed.

[harcourtswangarei.co.nz/property/WR47792](http://harcourtswangarei.co.nz/property/WR47792)

# Dwelling 1



## Dwelling 2





# Property Information

|                    |                                               |
|--------------------|-----------------------------------------------|
| Property Type      | Lifestyle Property                            |
| Rooms              | 2 Dining Rooms                                |
| Hot Water          | Electric                                      |
| Heating            | Closed Fire, Heat Pump                        |
| Insulation         | Ceiling, Floor, Walls                         |
| Kitchen            | Modern                                        |
| Dining             | Combined Kitchen                              |
| Bathrooms          | Combined Bth/WCs, Ensuite                     |
| Lounge             | Separate                                      |
| Stove              | Electric                                      |
| Interior Condition | Very Good                                     |
| Exterior           | Plaster System, Weatherboard Timber           |
| Exterior Condition | Very Good                                     |
| Roof               | Coloured Steel, Concrete Tile                 |
| Flooring           | Carpet, Tiles, Vinyl                          |
| Garaging           | Boat Parking, Carport, Double, Off St Parking |
| Fencing            | Fully Fenced                                  |
| Aspect             | Northerly                                     |
| Views              | Bush, Private, Rural                          |
| Sewage             | Bio Cycle, Septic Tank                        |
| Water              | Town                                          |
| Frontage           | Street                                        |
| Amenities          | Close to Schools, Close to Shops              |

## Features & Chattels

|                |                                                                                                                                                                       |
|----------------|-----------------------------------------------------------------------------------------------------------------------------------------------------------------------|
| Living Rooms   | 2                                                                                                                                                                     |
| Chattels       | Blinds, Dishwasher, Drapes, Fireplace, Fixed Floor Coverings, Garden Shed, Heat Pump, Heated Towel Rail, Light Fittings, Rangehood, Smoke Detectors, Stove, Wall Oven |
| Other Features | Ceramic Cooktop                                                                                                                                                       |

## Additional Information

|                  |                                                                                                          |
|------------------|----------------------------------------------------------------------------------------------------------|
| More Details URL | <a href="http://harcourtswhangarei.co.nz/property/WR47792">harcourtswhangarei.co.nz/property/WR47792</a> |
|------------------|----------------------------------------------------------------------------------------------------------|



## Rental Appraisal

18 September 2025

**Otaika** 386 Otaika Valley Road - Dwelling One

3 2 1 2

**Rental Estimate:** \$580.00 - \$600.00 per week

### Comparable Properties

#### Address

Otaika Valley Road, Otaika  
Carruth Road, Maungatapere  
Newton Road, Maungatapere

#### Bedrooms and Bathrooms

3 Bedrooms, 1 Bathroom  
3 Bedrooms, 1 Bathroom  
3 Bedrooms, 2 Bathrooms

#### Rent Per Week

\$580.00  
\$580.00  
\$600.00

### 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 its full potential, contact us today.

## Harcourts Just Rentals

Your Local Property Management Specialists  
09 438 2054 | justrentalsnth@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 1986 and other relevant legislation, regulations and policies (including all Acts or Regulations in amendment, consolidation or substitution thereof). Your property can not be rented if it is not compliant with the Residential Tenancies (Smoke Alarms and Insulation) Regulations 2016, the Healthy Homes Guarantee Act 2017, and the Residential Tenancies (Healthy Homes Standards) Regulations 2019. Full compliance with Healthy Homes Standards is required from 1 July 2025. Information about these regulations can be found here: <https://www.tenancy.govt.nz/forms-and-resources/?topic=12&type=&target=&keyword=>. 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.

Disclaimer – if the power and water connections are not on separate meters for both properties, they must be included in the rent or legally separated. If the dwellings are not legally consented as separate dwellings, they must be rented as 1 dwelling.



# Rental Appraisal

18 September 2025

**Otaika** 386 Otaika Valley Road - Dwelling Two

2 1 1 2

**Rental Estimate:** \$460.00 - \$500.00 per week

### Comparable Properties

| Address                | Bedrooms and Bathrooms | Rent Per Week |
|------------------------|------------------------|---------------|
| Otaika Road, Raumunga  | 2 Bedrooms, 1 Bathroom | \$440.00      |
| Hill Street, Hikurangi | 2 Bedrooms, 1 Bathroom | \$460.00      |
| Otaika Road, Raumunga  | 2 Bedrooms, 1 Bathroom | \$500.00      |

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**99.36% of our tenants pay their rent on time**

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# Title



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



  
R.W. Muir  
Registrar-General  
of Land

**Identifier** **NA114D/610**  
**Land Registration District** **North Auckland**  
**Date Issued** 26 March 1998

**Prior References**  
NA46D/253

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**Estate** Fee Simple  
**Area** 4.3200 hectares more or less  
**Legal Description** Lot 2 Deposited Plan 183845

**Registered Owners**  
Peter Stanley Pascoe as to a 1/2 share  
Fiona Jane Pascoe as to a 1/2 share

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**Interests**

Subject to a pipeline right (in gross) over part marked B on DP 183845 in favour of Whangarei District Council created by Transfer 89093

D256066.4 Esplanade Strip Instrument pursuant to Section 235 Resource Management Act 1991 - 26.3.1998 at 12.40 pm

D292421.2 Mortgage to The National Bank of New Zealand Limited - 16.7.1998 at 1.08 pm



# Rates

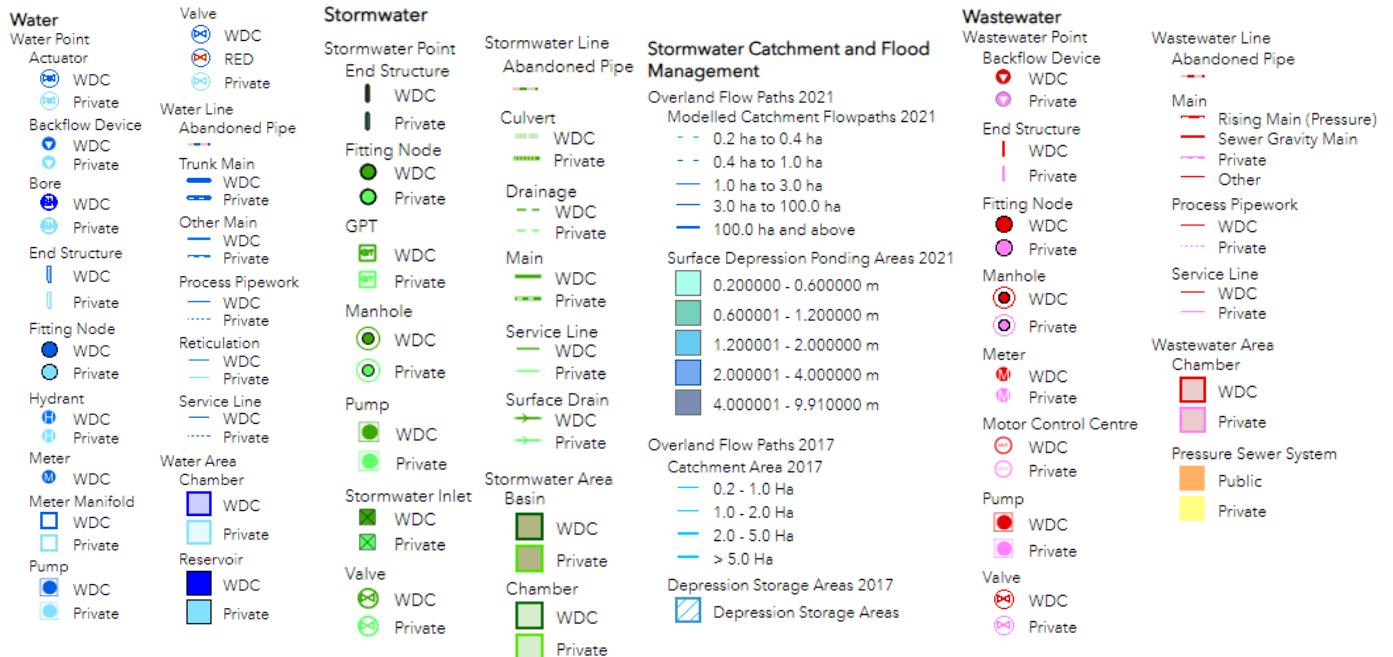
|                                |                                                      |             |  |
|--------------------------------|------------------------------------------------------|-------------|--|
| Legal Description:             | LOT 2 DP 183845 BLK XV XVI PURUA SD                  |             |  |
| Assessment Number:             | 0035023702                                           |             |  |
| Property ID:                   | 69454                                                |             |  |
| Address:                       | 386 Otaika Valley Road Whangarei 0170                |             |  |
| View Maps:                     | <a href="#">WDC Maps</a> <a href="#">Google Maps</a> |             |  |
| Land Area (hectares):          | 4.32                                                 |             |  |
| Capital Value:                 | 2025/2026                                            | \$1,125,000 |  |
| Land Value:                    | 2025/2026                                            | \$415,000   |  |
| Record of Title:               | 114D/610                                             |             |  |
| Floor Area (square metres):    | 235                                                  |             |  |
| Site Area (square metres):     | 235                                                  |             |  |
| Improvements:                  | DWG FLAT OI OB FG                                    |             |  |
| Land Use Code:                 | Lifestyle Multi Unit                                 |             |  |
| Number of Units:               | 2                                                    |             |  |
| Property Category:             | LI199B                                               |             |  |
| Zone (view District Plan Map): | <a href="#">District Plan Map</a>                    |             |  |
| Related Properties:            |                                                      |             |  |

|                                                     |            |        |            |
|-----------------------------------------------------|------------|--------|------------|
| WDC                                                 |            |        |            |
| General Residential - Lifestyle                     | Land Value | 415000 | \$1,210.68 |
| Uniform Annual General Charge                       | SUIPs      | 1      | \$901.00   |
| Uniform Annual General Charge - Multi Units         | SUIPs      | 1      | \$901.00   |
| Stormwater                                          | SUIPs      | 1      | \$79.00    |
| Stormwater Multi Units                              | SUIPs      | 1      | \$79.00    |
| Total                                               |            |        | \$3,170.68 |
| NRC                                                 |            |        |            |
| NRC - Regional Council Services                     | SUIPs      | 1      | \$229.89   |
| NRC - Regional Council Services - Multi Units       | SUIPs      | 1      | \$229.89   |
| NRC - Regional Economic Development                 | Land Value | 415000 | \$12.62    |
| NRC - Regional Emergency & Hazard Management        | SUIPs      | 1      | \$67.31    |
| NRC - Regional Emergency & Hazard Mgt - Multi Units | SUIPs      | 1      | \$67.31    |
| NRC - Regional Flood Infrastructure                 | SUIPs      | 1      | \$41.66    |
| NRC - Regional Flood Infrastructure - Multi Units   | SUIPs      | 1      | \$41.66    |
| NRC - Regional Land and Freshwater Management       | Land Value | 415000 | \$125.58   |
| NRC - Regional Pest Management                      | SUIPs      | 1      | \$109.47   |
| NRC - Regional Pest Management - Multi Units        | SUIPs      | 1      | \$109.47   |
| NRC - Regional Rescue Services                      | SUIPs      | 1      | \$8.87     |
| NRC - Regional Rescue Services - Multi Units        | SUIPs      | 1      | \$8.87     |
| NRC - Regional Sporting Facilities                  | SUIPs      | 1      | \$16.09    |
| NRC - Regional Sporting Facilities - Multi Units    | SUIPs      | 1      | \$16.09    |
| NRC - Regional Transport - Multi Units              | SUIPs      | 1      | \$30.40    |
| NRC - Regional Transport Rate                       | SUIPs      | 1      | \$30.40    |
| Total                                               |            |        | \$1,145.58 |
| Total                                               |            |        | \$4,316.26 |

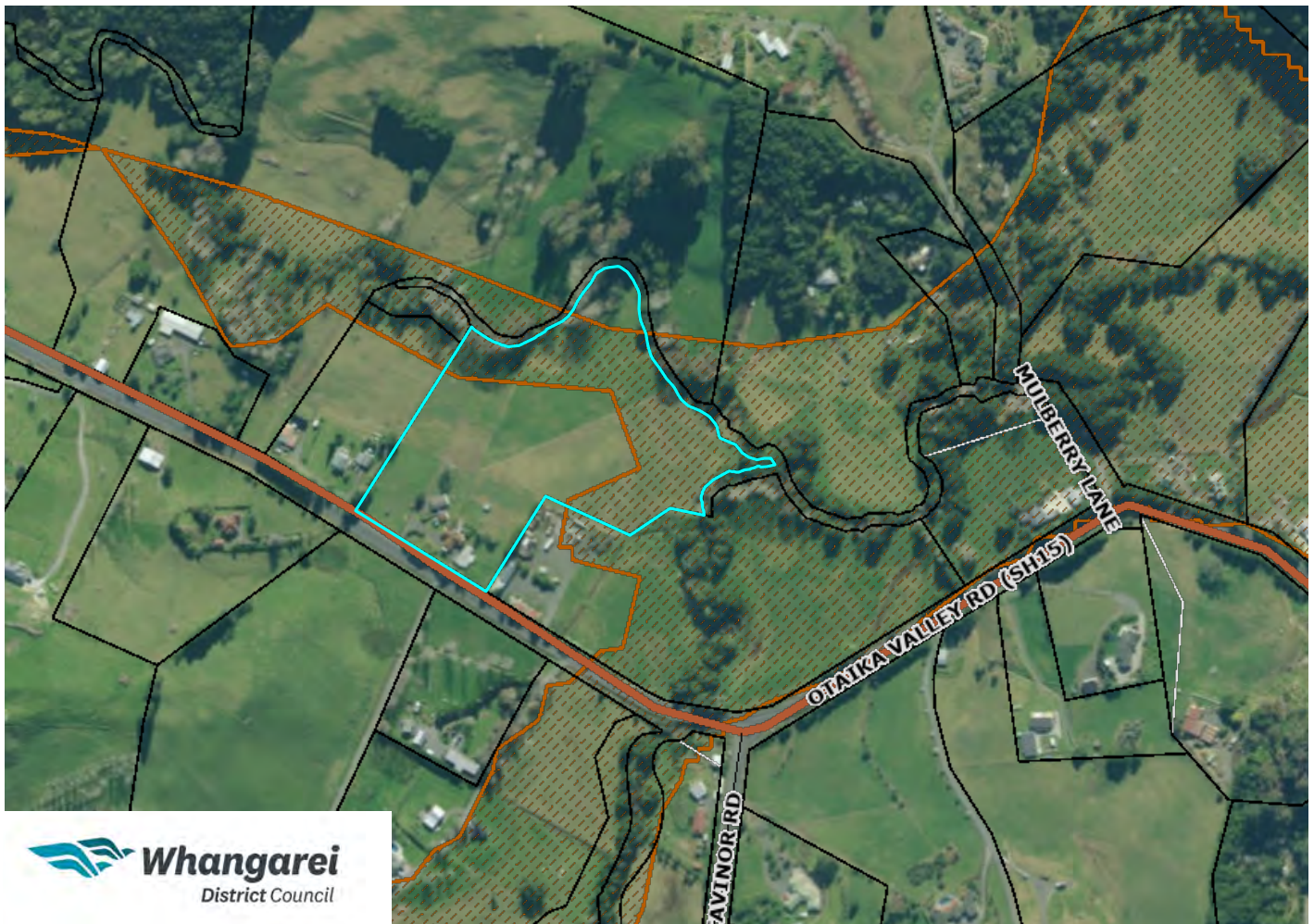
# WDC GIS MAPS - Assets



## Assets Map



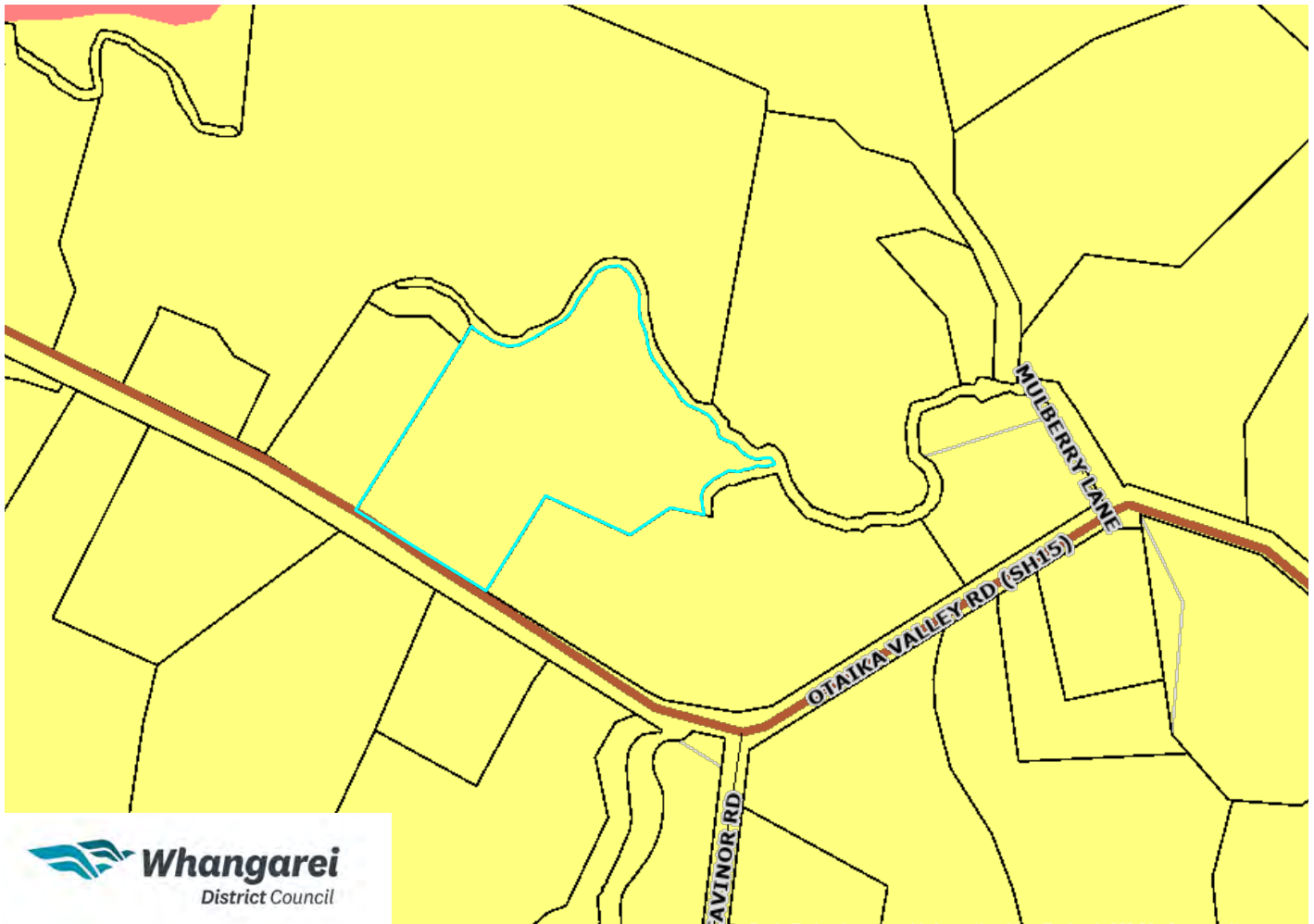
# WDC GIS MAPS - Acid Sulphate Risk



## Acid Sulphate

-  Confirmed Acid Sulphate Soil
-  Acid Sulphate Soil Risk

# WDC GIS MAPS - Effluent Unsuitability



## Effluent

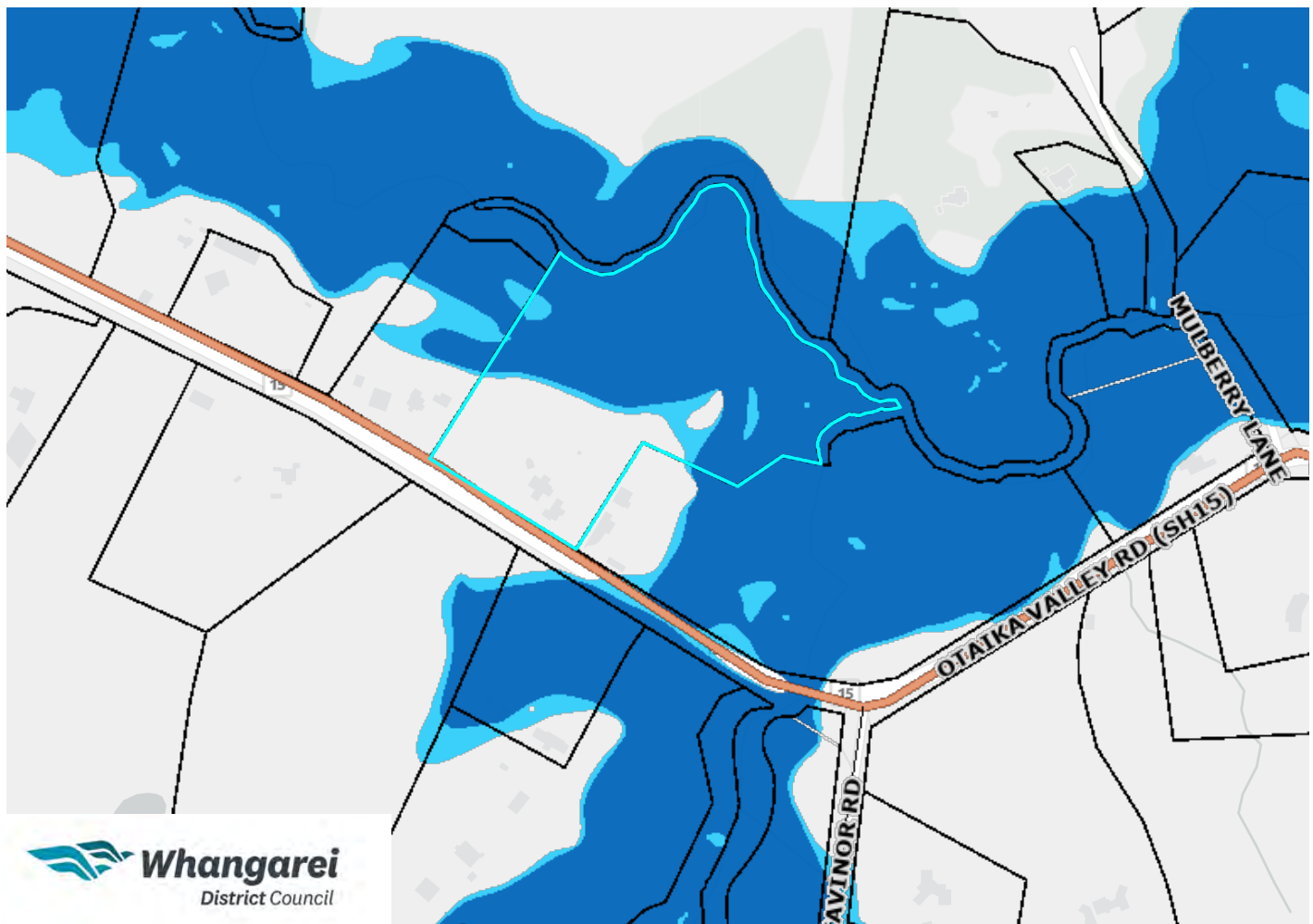
### Effluent Disposal Potential

- High Disposal Potential
- Medium Disposal Potential
- Low Disposal Potential

### Effluent Unsuitability

- High Unsuitability
- Medium Unsuitability

# WDC GIS MAPS - 10-100 Year Flooding



## Land Parcels



## Flood Hazard Area

Flood Hazard - 10yr extent



Flood Hazard - 100yr CC extent



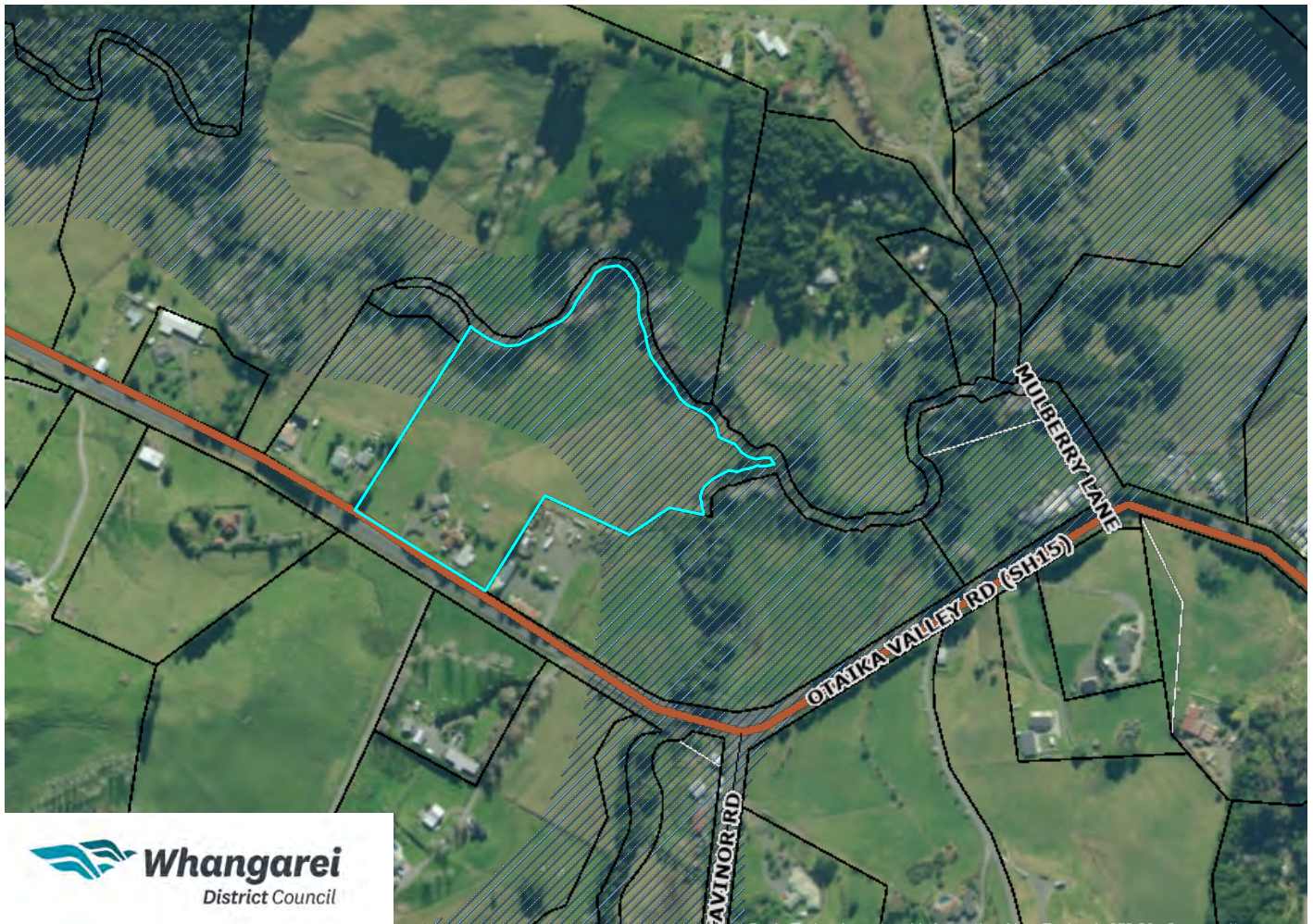
# WDC GIS MAPS - Noise Control Boundary



## 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

# WDC GIS MAPS - Flood Susceptibility



## Floods

### Flood Susceptible

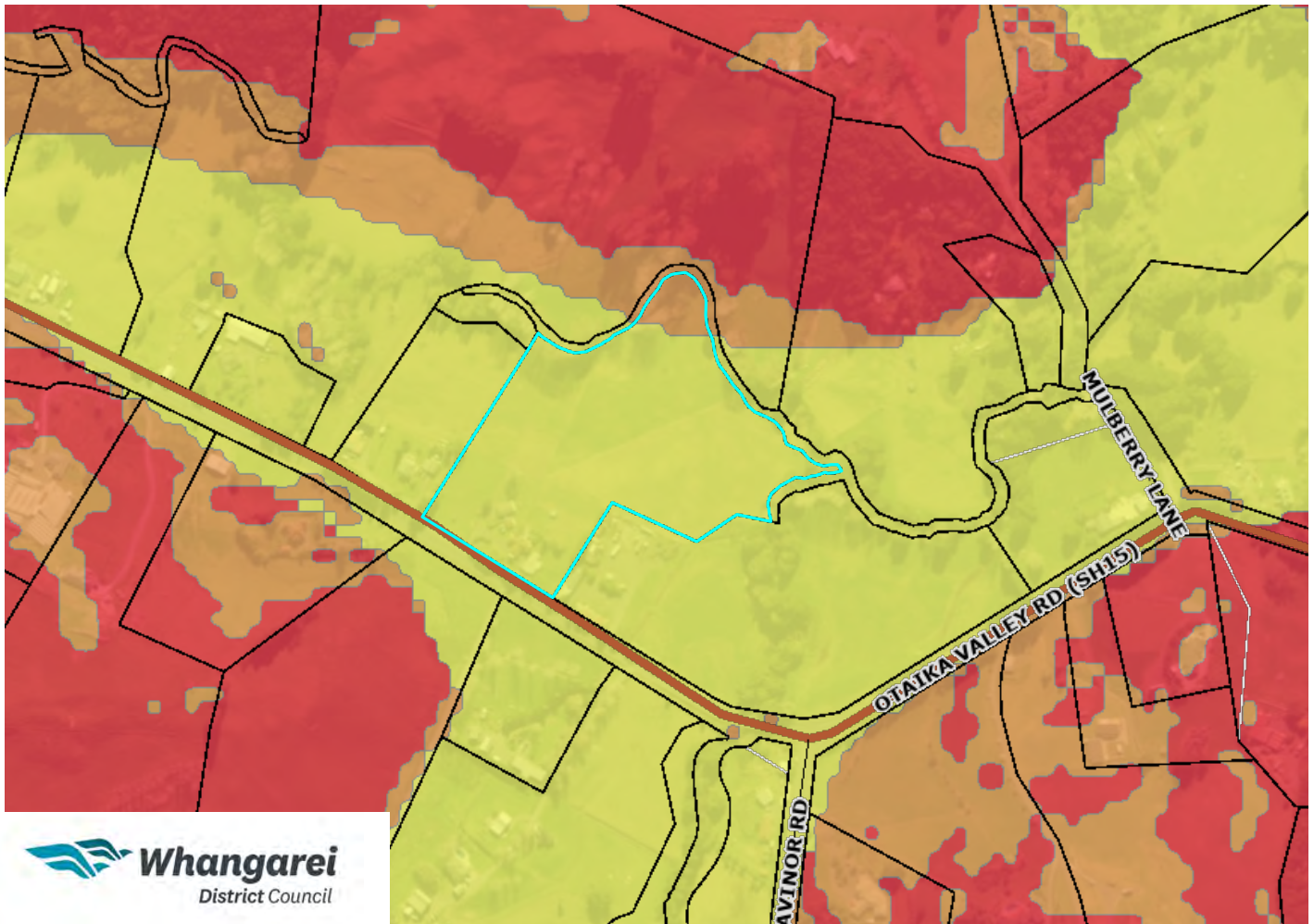
 Accepted by Council Decision for District Plan

 Variation not accepted by Council

### Waipu Cove Flood Management

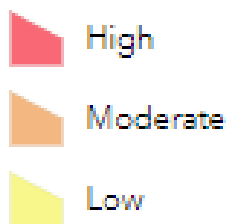
 Waipu Cove Flood Management

# WDC GIS MAPS - Land Stability



## Land Stability

Landslide Susceptibility Zone



# WDC GIS MAPS - Archaeological Site



## Archaeological and Historical Sites

Heritage New Zealand  
Pouhere Taonga

The historic places data is sourced from Heritage New Zealand Pouhere Taonga.  
<https://www.heritage.org.nz/>

3 April 2025

Scale 1:1,500

NZAA Sites

NZAA sites is sourced from the New Zealand Archaeological Association ArchSite.



Approved

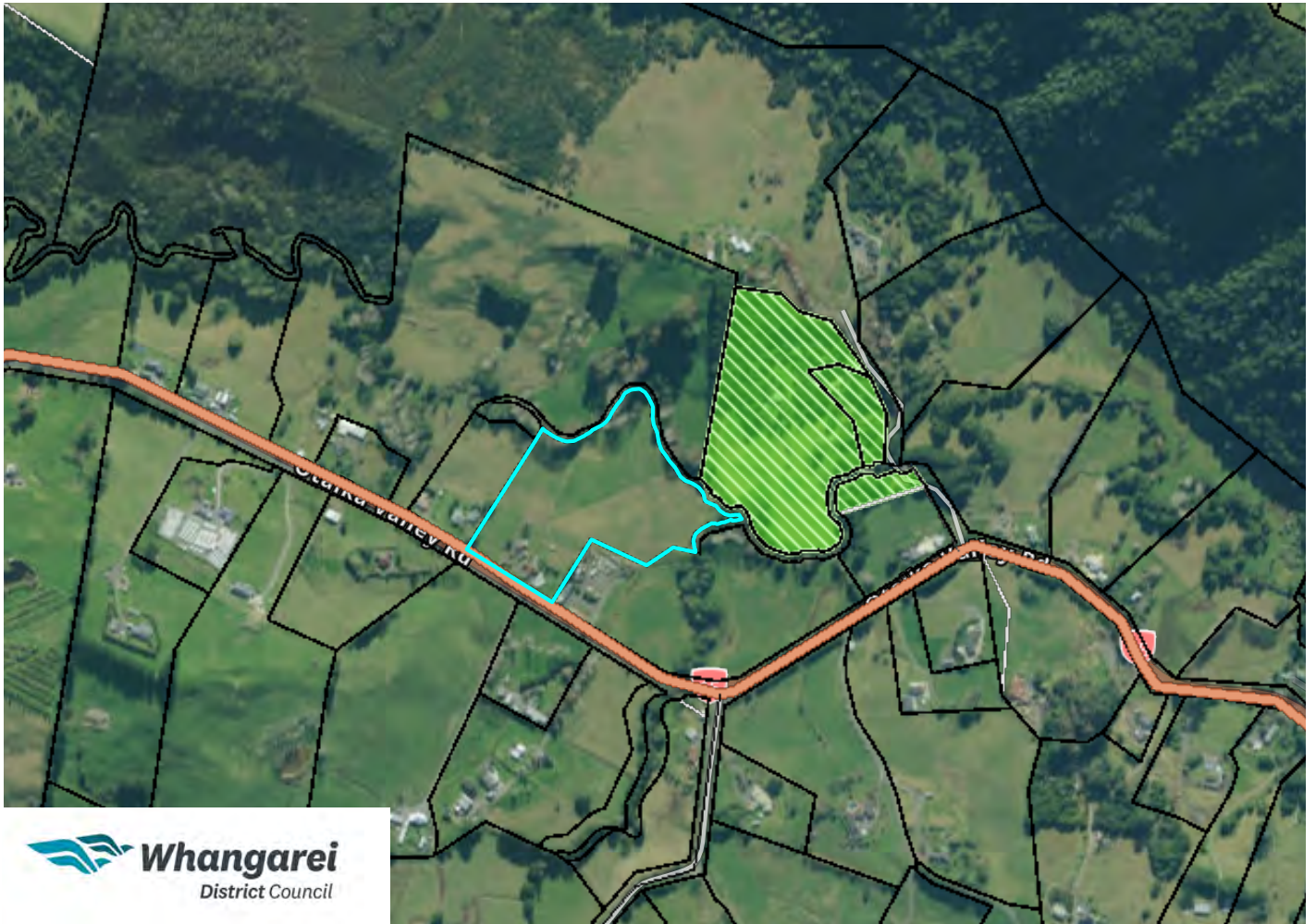
terms of use refer <https://nzaa-archsite.hub.arcgis.com/pages/terms-use>



Pending - Edit

To interpret the data refer <https://nzaa-archsite.hub.arcgis.com/pages/help#--text=Interpreting%20ArchSite%20data>

# WDC GIS MAPS - Memorial Area

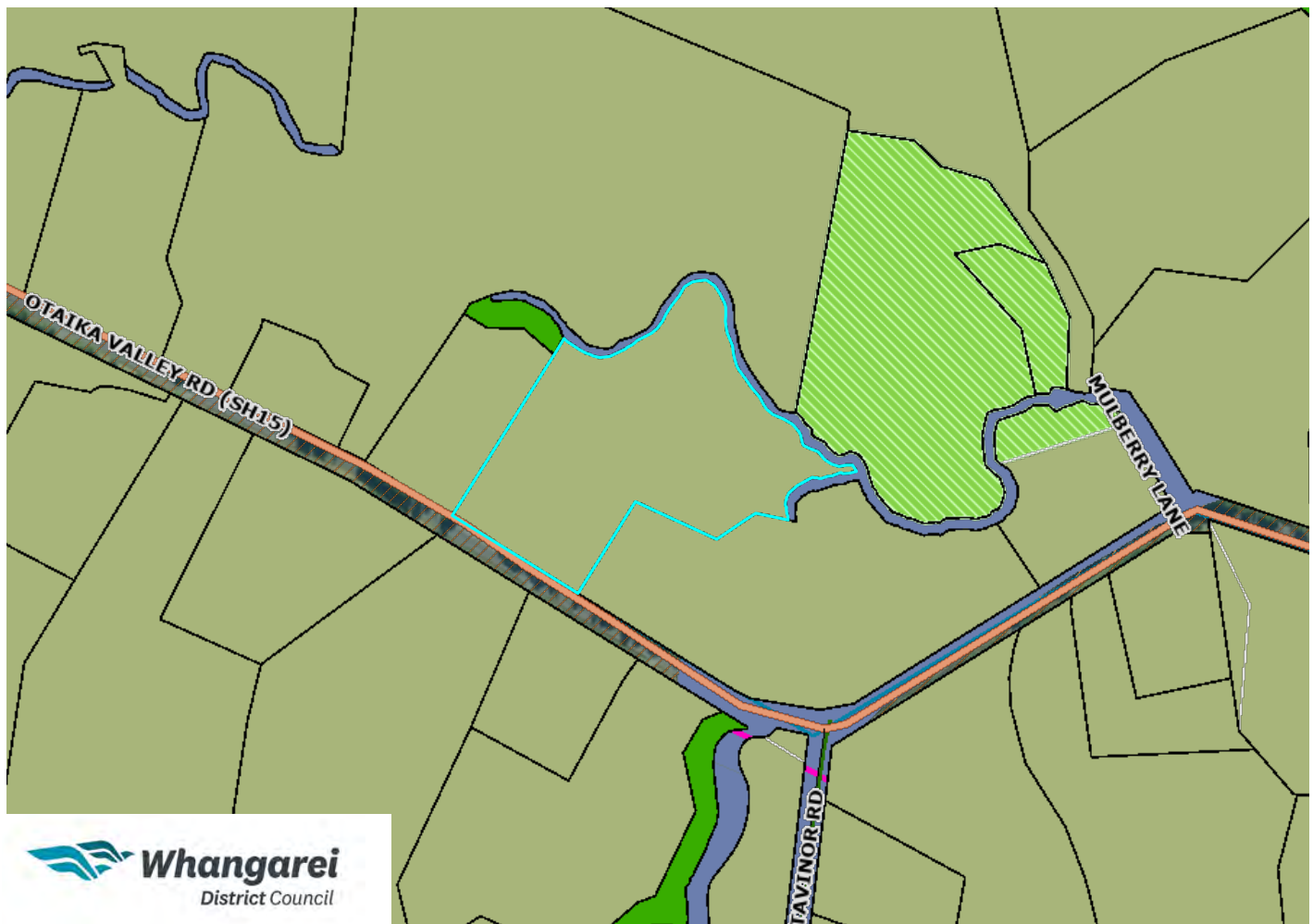


## Section 27B Memorials

Section 27B Memorials



# WDC GIS MAPS - Zoning



## Commercial and Mixed Use 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

## 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



## Your Salesperson

# 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 & Miriam Davis**

**M** 021 820 015 | **P** 09 430 1000

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

[whangarei.harcourts.co.nz](http://whangarei.harcourts.co.nz)

Optimize Realty Ltd MREINZ | Licensed Agent REAA 2008



## 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.



## Code Compliance Certificate BC1601466

### Section 95, Building Act 2004

Issued: 14 September 2017

#### The Building

Street address of building: 386 Otaika Valley Road  
Whangarei 0170

Legal description of land where building is located: LOT 2 DP 183845

LLP: 69455

Building name: N/A

Location of building within site/block number: N/A

Level unit number: N/A

Current, lawfully established use: Outbuildings

Year first constructed: 2017

#### The Owner

P S Pascoe  
F J Pascoe  
386 Otaika Valley Road  
RD 10  
Whangarei 0170

Phone number: 4329659

Mobile number: 0210500948

Facsimile number: N/A

Email address: [mistymountain.mini@gmail.com](mailto:mistymountain.mini@gmail.com)

Website: N/A

First point of contact for communications with the building consent authority:

#### Contact Person

C & H Construction Limited  
T/A Skyline Buildings Whangarei  
PO Box 6061  
Otaika  
Whangarei 0147

Phone number: 4381994

Mobile number: 0274950378

Facsimile number: 4381917

Email address: [c.hconstruction@vodafone.co.nz](mailto:c.hconstruction@vodafone.co.nz)

Website: [www.skylinebuildings.co.nz](http://www.skylinebuildings.co.nz)

Street address/registered office: 386 Otaika Valley Road  
Whangarei 0170

**Building Work**

Building Consent Number:

Issued by:

**New Sleepout**

BC1601466

Whangarei District Council

**Code Compliance**

The building consent authority named below is satisfied, on reasonable grounds, that -

- (a) The building work complies with the building consent.



---

Kylee Akast  
Support Assistant – Building Processing  
On behalf of Whangarei District Council

14 September 2017

---

Date

## **Building Consent No: BC1601466**

**Section 51, Building Act 2004**

**Issued: 7 February 2017**

**Project Information Memorandum No: PM1600382**

COPY

### **The Building**

Street address of building: 386 Otaika Valley Road  
Whangarei 0170

Legal description of land where building is located: LOT 2 DP 183845  
LLP: 69455

Building name: N/A

Location of building within site/block number: N/A

Level/unit number: N/A

### **The Owner**

P S Pascoe  
F J Pascoe  
386 Otaika Valley Road  
RD 10  
Whangarei 0170

Phone number: 4329659  
Mobile number: 0210500948  
Facsimile number: N/A  
Email address: mistymountain.mini@gmail.com  
Website: N/A

Street address/registered office: 386 Otaika Valley Road  
Whangarei 0170

First point of contact for communications with Council/building consent authority

### **Contact Person**

C & H Construction Limited  
T/A Skyline Buildings Whangarei  
PO Box 6061  
Otaika  
Whangarei 0147

Phone number: 4381994  
Mobile number: 021795188  
Facsimile number: 4381917  
Email address: c.hconstruction@vodafone.co.nz  
Website: www.skylinebuildings.co.nz

### **Building Work**

The following building work is authorised by this consent:

#### **New Sleepout**

This building consent is issued under section 51 of the Building Act 2004. This building consent does not relieve the owner of the building (or proposed building) of any duty or responsibility under any other Act relating to or affecting the building (or proposed building).

This building consent also does not permit the construction, alteration, demolition, or removal of the building (or proposed building) if that construction, alteration, demolition, or removal would be in breach of any other Act.

**This building consent is subject to the following conditions:**

**Section 90 Building Act 2004**

Under section 90 of the Building Act 2004, agents authorised by Council (acting as a Building Consent Authority) are entitled, at all times during normal working hours or while building work is being done, to inspect:

- ii) land on which building work is being or is proposed to be carried out; and
  - iii) building work that has been or is being carried out on or off that building site; and
  - iiii) any building.
1. See attached schedule of site requirements for inspections and documentation required.
  2. A copy of your Electrical Certificate will be required.

**Compliance Schedule**

A compliance schedule is not required for the building.

**Attachments**

The Project Information Memorandum for the building work covered by this building consent.

**Additional Information**

1. The applicant must control dust nuisance created by any site or building works.
2. Toilet facilities must be provided within reasonable distance of the construction site. Ground discharge is no longer acceptable.
3. Lapsing of building consent. For the purposes of S52(b) of the Building Act 2004, the period after which this consent will lapse if the building work to which it relates does not commence will be 12 months from the date of issue.
4. The owner of the wastewater system shall enter into a service agreement with the installer and a copy of the agreement shall be given to the Inspector prior to issue of Code of Compliance Certificate.



Enka Boylan  
Support Assistant – Building Processing  
On behalf of Whangarei District Council

7 February 2017

Date

PART C As-built services plan

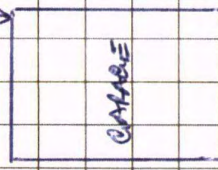
(to be completed in all cases. If details are already noted on separate drawings then provide copies in duplicate as appropriate and attach to this sheet. Ensure that drawing numbers, etc. is noted below)

RECEIVED  
05 SEP 2017  
WHANGAREI DISTRICT COUNCIL  
BUILDING CONTROL

clearstream  
TXR-1  
Sewage System



100 PVC SW



Existing House

OP Existing

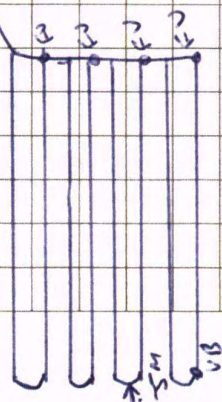
Existing SW to road

Driveway

October 2010

06/334816

267m Irrigation lines  
Buried 100mm to  
Engineers Design



Scale NTS  
Site address 396 Otaka Valley Rd



**SITE NOTES:**  
386 Otaika Valley Road

**LEGAL DESCRIPTION:**

Lot 2  
DP 183845  
Area: 4.3200

Wind Zone: High  
Environment: Countryside  
Exposure Zone: Zone C  
Earthquake Zone: Zone 1  
Hazards: No marked Hazards

Site Area: 43200m<sup>2</sup>  
5% Building Site Coverage allowed: 500m<sup>2</sup>  
Existing Dwelling: 180m<sup>2</sup>  
Existing Outbuilding: 36m<sup>2</sup>  
Proposed Sleepout: 86m<sup>2</sup>  
Verandah roof: 14.4m<sup>2</sup>  
Total Coverage to be used: 316.4m<sup>2</sup>  
Clear Level Site: OK

Stormwater: 100mm pipe existing stormwater drain

Wastewater: as per Engineers report

Existing Vehicle Access & Driveway - N/A

Parking Requirements - Off street parking has been provided for more than 2 vehicles

**SITE PLAN**  
**01466 0102**

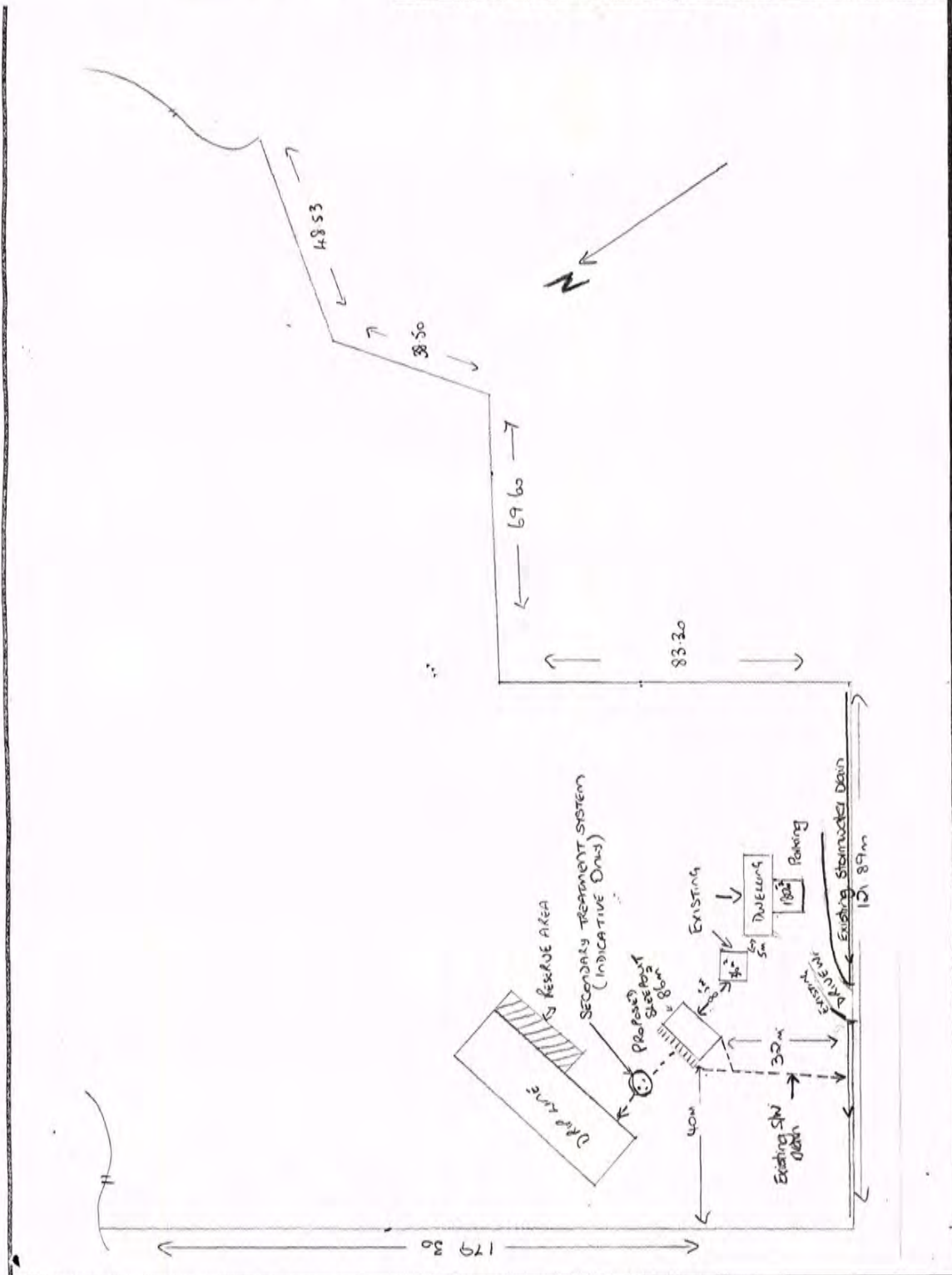
Date: 23/11/16

Scale: 1:10

**Distributor:**  
C & H Construction Ltd  
T/A SKYLINE Whangarei  
P.O. Box 6061 Otaika Whangarei  
4381994  
c.hconstruction@vodafone.co.nz



For: Peter Stanley & Fiona Jane Pascoe  
At: 386 Otaika Valley Road  
Lot: 2 DP: 183845



**RECEIVED**  
08 DEC 2016  
WHANGAREI DISTRICT COUNCIL  
BUILDING CONTROL

**NOTE :**  
Shower - Acrylic moulded shower tray with wall upstands. Acrylic impervious wall linings material with sealed joints  
Sink Area & Bathroom floor - Vinyl sheet material with sealed joints  
Bathroom walls - Gb Aqualine sheet material with enamel paint finish  
Sink Wall / Laundry walls - Gb Aqualine sheet material with enamel paint finish  
Main floor - Timber

(50) smoke detectors in accordance to AS 1670.5 and manufacturers details

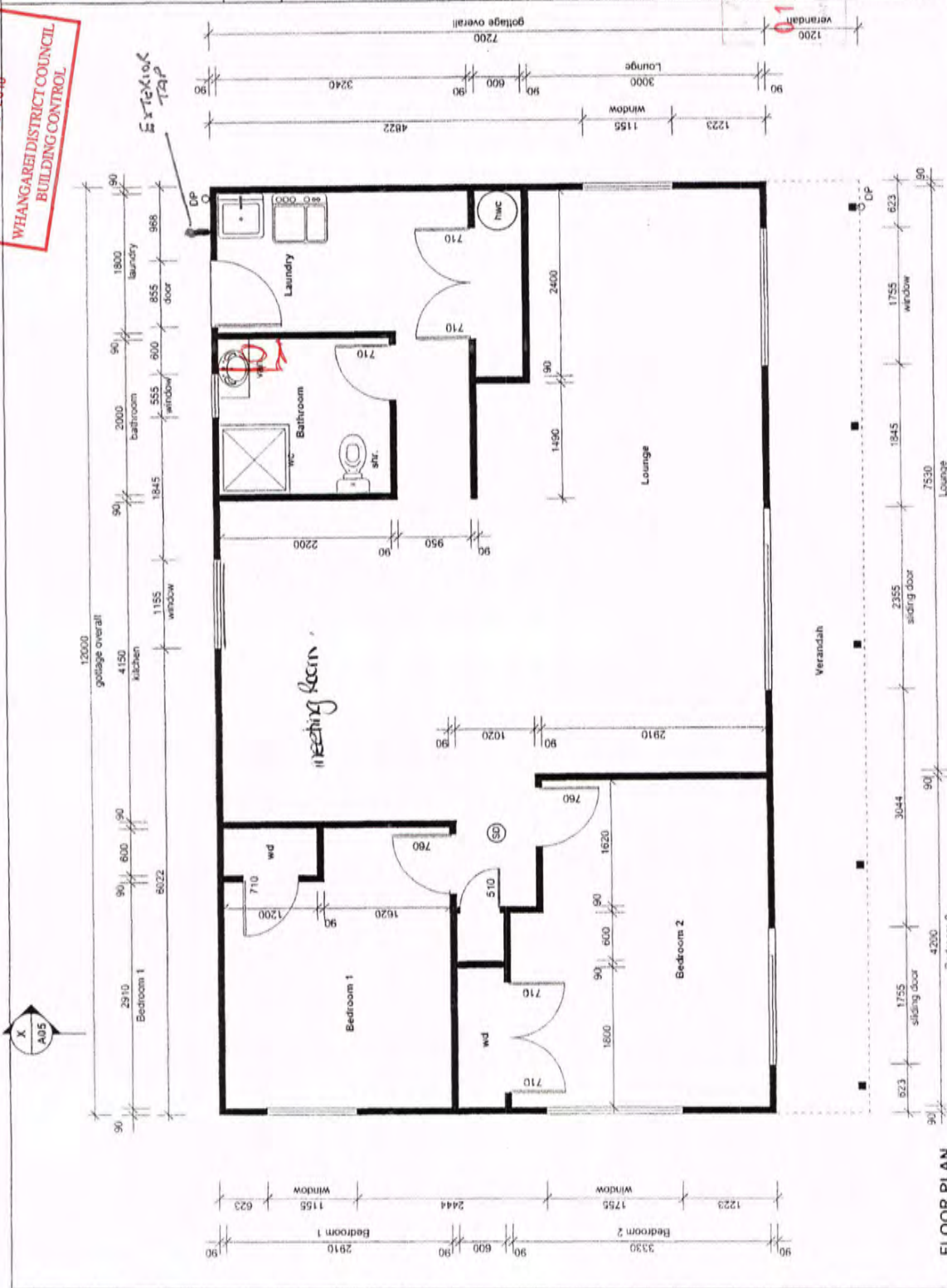
01466 0102  
SHIRAZ BUILDING  
10/10/16  
10/10/16



KEY TO EXTERIOR ELEVATIONS

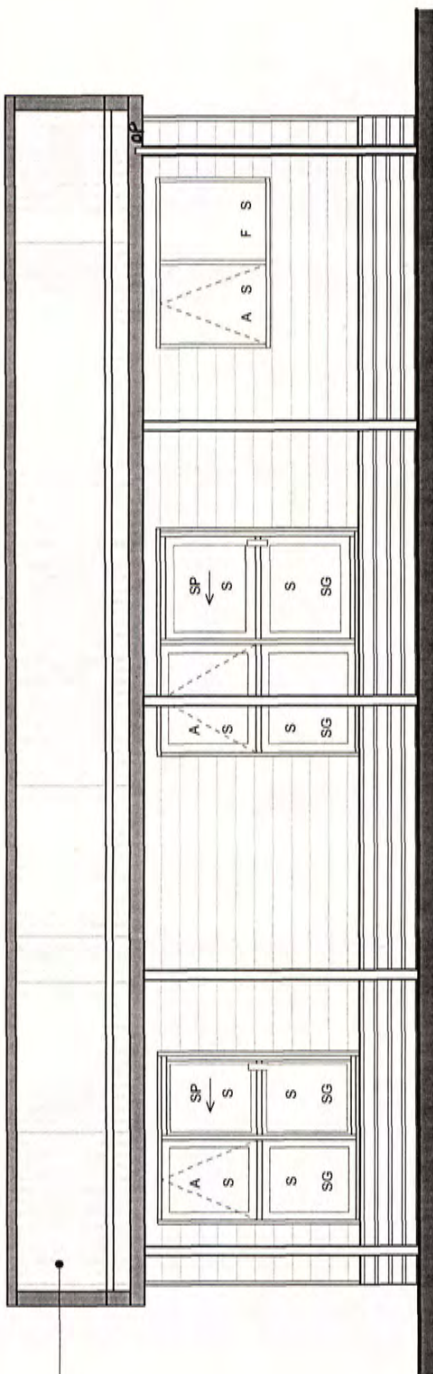


SHEET  
Number  
A02



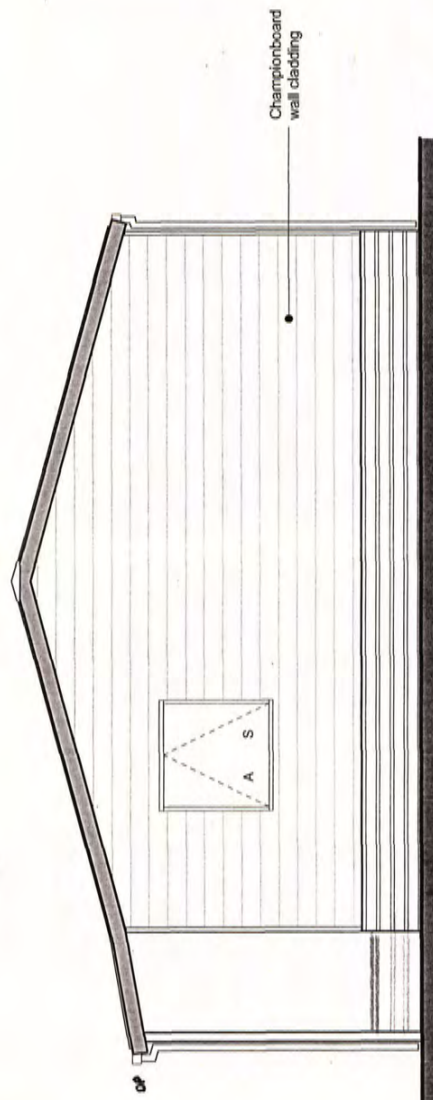
FLOOR PLAN

|                           |                      |                                                |
|---------------------------|----------------------|------------------------------------------------|
| Distributor : Whangarei   | Drawn By : DVS       | PROJECT : Proposed 12 x 7.2 Sleepout           |
| Salesperson : Jill Wilcox | Scale : 1:50 @ A3    | FOR : Peter Stanley Pascoe & Fiona Jana Pascoe |
| Revision :                | Date : November 2016 | AT : 386 Oraika Valley Road, RD10, Whangarei   |



NORTH

ELEVATION A



WEST

ELEVATION B

RECEIVED  
WHANGAREI  
DISTRICT COUNCIL  
24 NOV 2016

LEGEND

- SP - Sliding Panel
- F - Fixed Panel
- A - Awning Panel
- O - Obscure Glazing
- SG - Safety Glass
- S - Single Glazing



SHEET  
Number  
A03

PROJECT: Proposed 12 x 7.2 Sleepout

FOR: Peter Stanley Pascoe & Fiona Jane Pascoe

AT: 386 Otaka Valley Road, RD10, Whangarei

Drawn By: DVS

Scale: 1:50 @ A3

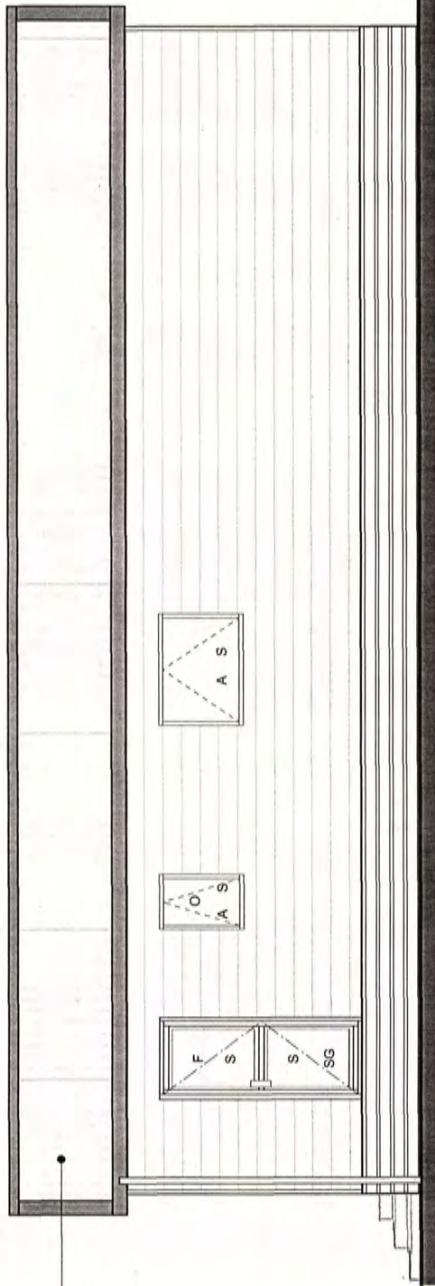
Date: November 2016

Distributor: Whangarei

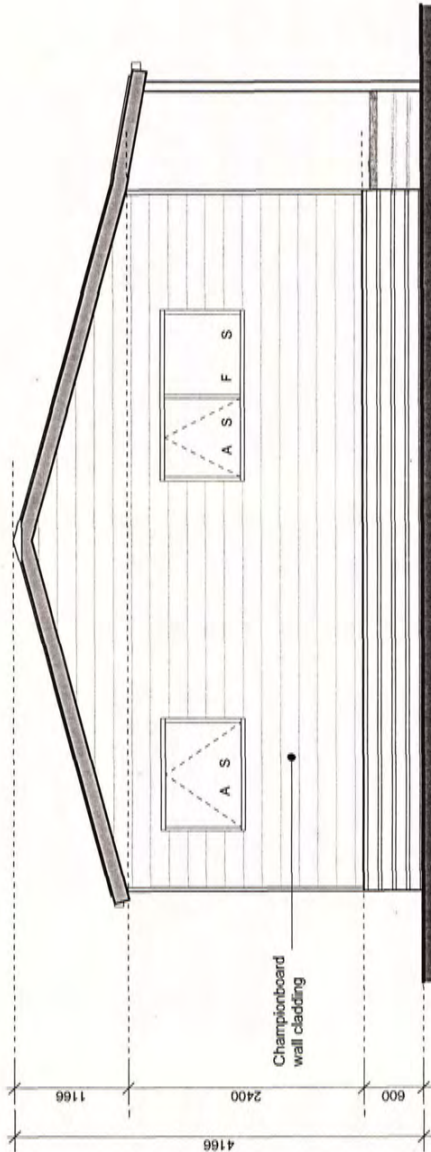
Salesperson: Jill Wilcox

Revision:

RECEIVED  
CUSTOMER SERVICES  
24 NOV 2016  
WHANGAREI  
DISTRICT COUNCIL



ELEVATION C



ELEVATION D

APPROVED 2017  
NUMBER DAY MONTH  
01466 0102  
WHANGAREI DISTRICT COUNCIL  
BCA

NO 47  
DAY MONTH  
01466 0102  
WHANGAREI DISTRICT COUNCIL

LEGEND

- SP - Sliding Panel
- F - Fixed Panel
- A - Awning Panel
- O - Obscure Glazing
- SG - Safety Glass
- S - Single Glazing



SHEET  
Number

A04

PROJECT : Proposed 12 x 7.2 Sleepout

FOR : Peter Stanley Pascoe & Fiona Jane Pascoe

AT : 388 Otara Valley Road, RD10, Whangarei

Drawn By : DVS

Scale : 1 : 50 @ A3

Date : November 2016

Distributor : Whangarei

Salesperson : Jill Wilcox

Revision :

RECEIVED  
CUSTOMER SERVICES  
24 NOV 2016  
WHANGAREI  
DISTRICT COUNCIL

## Code Compliance Certificate BC1300793

### Section 95, Building Act 2004

Issued: 19 April 2016



#### The Building

Street address of building: 386 Otaika Valley Road  
Whangarei 0170

Legal description of land where building is located: LOT 2 DP 183845

LLP: 69455

Building name: N/A

Location of building within site/block number: N/A

Level unit number: N/A

Current, lawfully established use: Detached Dwelling

Year first constructed: 1990

#### The Owner

P S Pascoe  
F J Pascoe  
386 Otaika Valley Road  
RD 10  
Whangarei 0170

Phone number: 4329659

Mobile number: 0210500948

Facsimile number: N/A

Email address: mistymountain.mini@gmail.com

Website: N/A

First point of contact for communications with the building consent authority:

#### Contact Person

C & H Construction Limited T/A Skyline Buildings Whangarei  
PO Box 6061  
Otaika  
Whangarei 0147

Phone number: 4381994

Mobile number: 021795188

Facsimile number: 4381917

Email address: c.hconstruction@vodafone.co.nz

Website: www.skylinegarages.co.nz

Street address/registered office: 386 Otaika Valley Road  
Whangarei 0170

**Building Work**

Building Consent number:

Issued by:

**Addition and Alteration to Existing Dwelling  
- Garage and Kitchen**

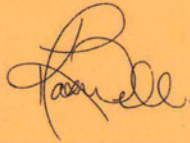
BC1300793

Whangarei District Council

**Code Compliance**

The building consent authority named below is satisfied, on reasonable grounds, that -

- (a) The building work complies with the building consent.



---

Kayla Maxwell  
Support Assistant – Building Processing  
On behalf of Whangarei District Council

19 April 2016

---

Date

1300793

Private Bag 9023 | Whangarei 0148 | New Zealand  
T: 09 430 4200 | 0800 WDC INFO | 0800 932 463 | F: 09 438 7632  
W: www.wdc.govt.nz | E: mailroom@wdc.govt.nz



WHANGAREI  
DISTRICT COUNCIL

## Building Consent No: BC1300793

Section 51, Building Act 2004

Issued: 26 August 2013

Project Information Memorandum No: PM1300234

COPY

### The Building

Street address of building: 386 Otaika Valley Road  
Whangarei 0170

Legal description of land where building is located: LOT 2 DP 183845  
LLP: 69455

Building name: N/A

Location of building within site/block number: N/A

Level/unit number: N/A

### The Owner

P S Pascoe  
F J Pascoe  
386 Otaika Valley Road  
RD 10  
Whangarei 0170

Phone number: 4329659

Mobile number: N/A

Facsimile number: N/A

Email address: N/A

Website: N/A

Street address/registered office: 386 Otaika Valley Road  
Whangarei 0170

First point of contact for communications with Council/building consent authority

### Contact Person

C & H Construction Limited  
PO Box 6061  
Otaika  
Whangarei 0147

Phone number: 4381994

Mobile number: 021795188

Facsimile number: 4381917

Email address: c.hconstruction@vodafone.co.nz

Website: N/A

### Building Work

The following building work is authorised by this consent:

**Addition and Alteration to Existing Dwelling - Garage and Kitchen**

This building consent is issued under section 51 of the Building Act 2004. This building consent does not relieve the owner of the building (or proposed building) of any duty or responsibility under any other Act relating to or affecting the building (or proposed building).

This building consent also does not permit the construction, alteration, demolition, or removal of the building (or proposed building) if that construction, alteration, demolition, or removal would be in breach of any other Act.

**This building consent is subject to the following conditions:**

**Section 90 Building Act 2004**

Under section 90 of the Building Act 2004, agents authorised by Council (acting as a Building Consent Authority) are entitled, at all times during normal working hours or while building work is being done, to inspect:

- ii) land on which building work is being or is proposed to be carried out; and
  - iii) building work that has been or is being carried out on or off that building site; and
  - iiii) any building.
1. See attached schedule of site requirements for inspections and documentation required.
  2. A copy of your Electrical Certificate will be required.
  3. Once existing cladding is removed, a Whangarei District Council Inspector is to carry out an inspection of the existing structure to confirm if there is any water damage and what action is required.

**Compliance Schedule**

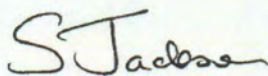
A compliance schedule is not required for the building.

**Attachments**

The Project Information Memorandum for the building work covered by this building consent.

**Additional Information**

1. The applicant must control dust nuisance created by any site or building works.
2. Toilet facilities must be provided within reasonable distance of the construction site. Ground discharge is no longer acceptable.



---

Sian Jackson  
Support Assistant – Building Processing  
On behalf of Whangarei District Council

---

26 August 2013  
Date

## PART C: AS BUILT SERVICES PLAN

OPEN DRAIN

to road

John Goodrich

[illegible]

2104m.

was not

3 at  $15 \mu \times 10 \times 5$

3 at 15m x 1.0 x 1.5

TRENCHES COVERED WITH ANTI-SHIP FABRIC.

TRENCHES FILLED WITH M. 65/40 ALUM. ALLOY

REFRIGERATED PVC PIPE

Scale: \_\_\_\_\_ in \_\_\_\_\_

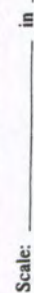
Site Address:



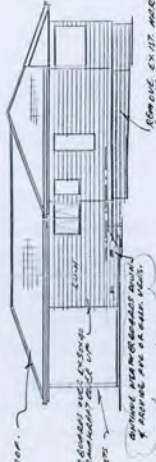
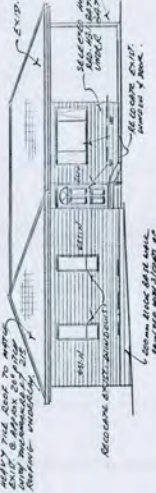
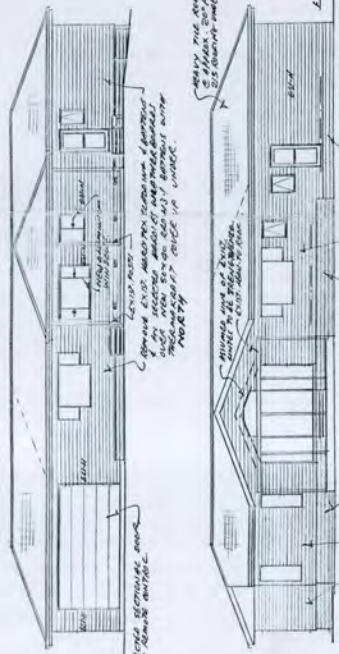
## PLAN

**PART C : AS BUILT SERVICES PLAN**

*(To be completed in all cases. If details are already noted on separate drawings then provide copies in duplicate as appropriate and attach to this sheet. Ensure that drawing numbers, etc. is noted below.)*



Site Address: \_\_\_\_\_

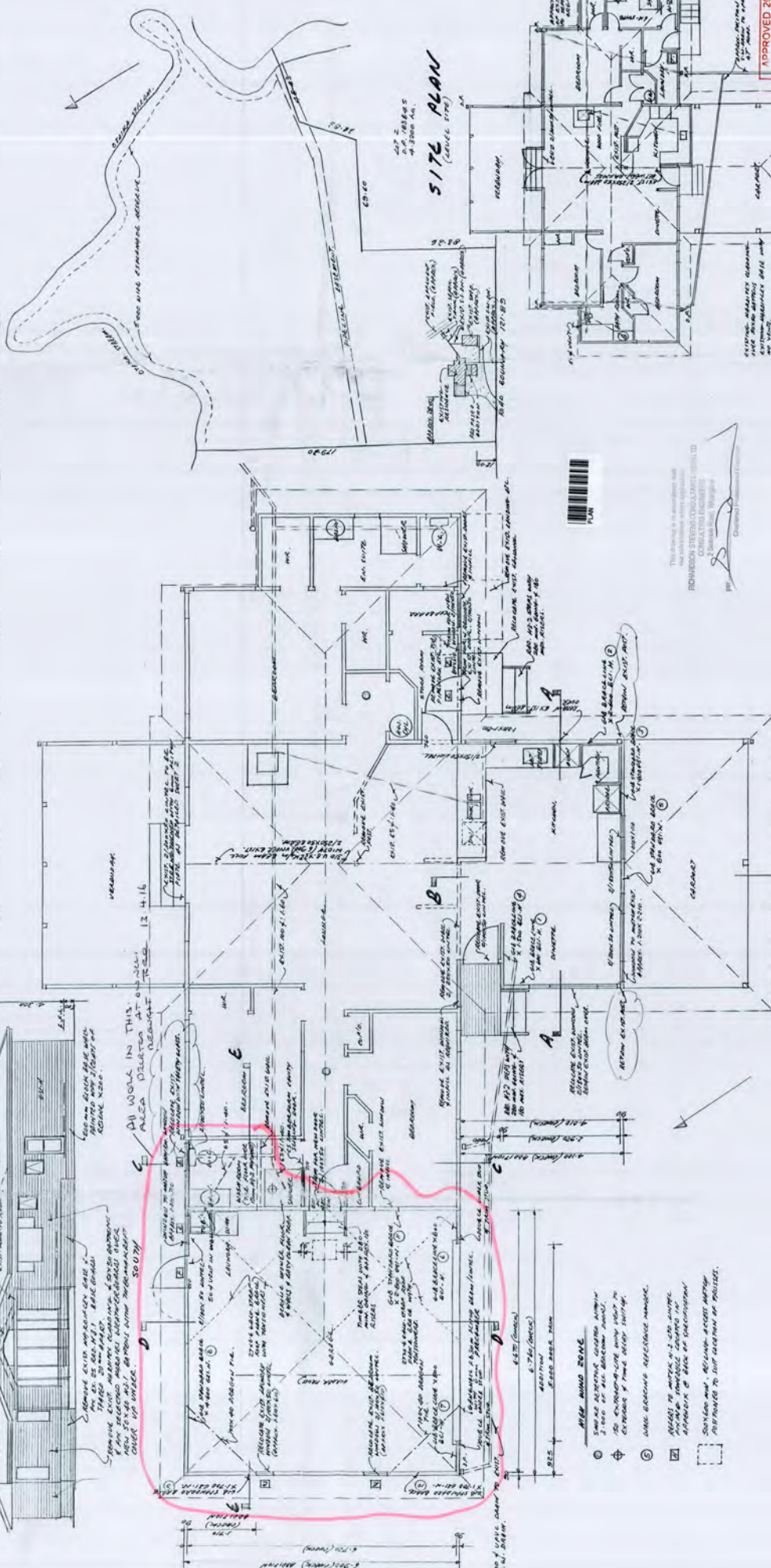


EXIST. REAR TYLE ROOF  
REAR TYLE ROOF TO BE REPLACED WITH NEW TYLE ROOF  
REAR TYLE ROOF TO BE REPLACED WITH NEW TYLE ROOF  
REAR TYLE ROOF TO BE REPLACED WITH NEW TYLE ROOF  
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REAR TYLE ROOF TO BE REPLACED WITH NEW TYLE ROOF

WEST

EAST

6 2 2 V A T 1 0 N S



SITE PLAN

PROPOSED FLOOR PLAN

EXISTING FLOOR PLAN

NOTE: ALL MEASUREMENTS & DETAILS ARE TO BE VERIFIED ON SITE

APPROVED 2013  
15 AUG 2013  
00793 2208  
WINDHAM DISTRICT COUNCIL  
BUILDING CONTROL

| PLAN | PROPOSED ADDITION & ALTERATIONS TO RESIDENCE AT 386 OTTAWA VALLEY ROAD FOR P. S. & P. J. PASCOE | SHEET  | SCALE                | PLAN NO |
|------|-------------------------------------------------------------------------------------------------|--------|----------------------|---------|
| 1    |                                                                                                 | 1 OF 3 | 1:50 / 1:100 / 1:250 | 7303    |



DEC

## Code Compliance Certificate BC1500396

### Section 95, Building Act 2004

Issued: 25 September 2015

#### The Building

Street address of building: 386 Otaika Valley Road  
Whangarei 0170

Legal description of land where building is located: LOT 2 DP 183845

LLP: 69455

Building name: N/A

Location of building within site/block number: N/A

Level unit number: N/A

Current, lawfully established use: Detached Dwelling

Year first constructed: 1990

#### The Owner

P S Pascoe  
F J Pascoe  
386 Otaika Valley Road  
RD 10  
Whangarei 0170

Phone number: 4329659

Mobile number: 0210500948

Facsimile number: N/A

Email address: mistymountain.mini@gmail.com

Website: N/A

First point of contact for communications with the building consent authority:

#### Contact Person

Home Heating Services Limited  
16 Stonelea Way  
RD 9  
Whangarei 0179

Phone number: 4385260

Mobile number: 0272730267

Facsimile number: 4385261

Email address: davidjeffery65@ihug.co.nz

Website: www.homeheatingservices.co.nz

Street address/registered office: 386 Otaika Valley Road  
Whangarei 0170

**Building Work**

Building Consent number:

Issued by:

**New Fireplace**

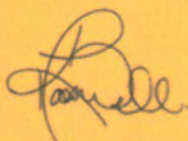
BC1500396

Whangarei District Council

**Code Compliance**

The building consent authority named below is satisfied, on reasonable grounds, that -

- (a) The building work complies with the building consent.

A handwritten signature in black ink, appearing to read 'Kayla Maxwell', written over a horizontal line.

Kayla Maxwell  
Support Assistant – Building Processing  
On behalf of Whangarei District Council

25 September 2015

Date

**COPY**

**Building Consent No: BC1500396**

**Section 51, Building Act 2004**

**Issued: 18 May 2015**

**The Building**

Street address of building: 386 Otaika Valley Road  
Whangarei 0170

Legal description of land where building is located: LOT 2 DP 183845  
LLP: 69455

Building name: N/A

Location of building within site/block number: N/A

Level/unit number: N/A

**The Owner**

P S Pascoe  
F J Pascoe  
386 Otaika Valley Road  
RD 10  
Whangarei 0170

Phone number: 4329659  
Mobile number: 0210500948  
Facsimile number: N/A  
Email address: mistymountain.mini@gmail.com  
Website: N/A

Street address/registered office: 386 Otaika Valley Road  
Whangarei 0170

First point of contact for communications with Council/building consent authority

**Contact Person**

Home Heating Services Limited  
16 Stonelea Way  
RD 9  
Whangarei 0179

Phone number: 4385260  
Mobile number: 0272730267  
Facsimile number: 4385261  
Email address: davidjeffery65@ihug.co.nz  
Website: www.homeheatingservices.co.nz

**Building Work**

The following building work is authorised by this consent:

**New Fireplace**

This building consent is issued under section 51 of the Building Act 2004. This building consent does not relieve the owner of the building (or proposed building) of any duty or responsibility under any other Act relating to or affecting the building (or proposed building).

This building consent also does not permit the construction, alteration, demolition, or removal of the building (or proposed building) if that construction, alteration, demolition, or removal would be in breach of any other Act.

**This building consent is subject to the following conditions:**

**Section 90 Building Act 2004**

Under section 90 of the Building Act 2004, agents authorised by Council (acting as a Building Consent Authority) are entitled, at all times during normal working hours or while building work is being done, to inspect:

- ii) land on which building work is being or is proposed to be carried out; and
- iii) building work that has been or is being carried out on or off that building site; and
- iiii) any building.

See attached schedule of site requirements for inspections and documentation required.

**Compliance Schedule**

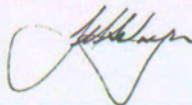
A compliance schedule is not required for the building.

**Attachments**

No attachments.

**Additional Information**

1. The applicant must control dust nuisance created by any site or building works.
2. Toilet facilities must be provided within reasonable distance of the construction site. Ground discharge is no longer acceptable.
3. Lapsing of building consent. For the purposes of S52(b) of the Building Act 2004, the period after which this consent will lapse if the building work to which it relates does not commence will be 12 months from the date of issue.



Tilly Selwyn  
Support Assistant – Building Processing  
On behalf of Whangarei District Council

18 May 2015

Date

A hand-drawn floor plan of a house, oriented vertically. The plan includes several rooms and areas:

- Top Section:** A large rectangular area at the top, possibly a garden or driveway, with handwritten labels "on street" and "fence".
- Living Area:** A central horizontal section containing a "Lounge" and a "TV/d heater". To the right of the lounge is a "Kitchen".
- Bedrooms:** There are three bedrooms labeled "Bed": one in the bottom left corner, one in the middle right section, and one in the top right section.
- Bathroom:** A bathroom labeled "Bath" is located between the two bedrooms on the right side.
- Hallway:** A central hallway connects the living area, kitchen, and bedrooms.
- Other Features:** A "Door" is indicated near the kitchen. A small square feature, possibly a fireplace or window, is marked with dimensions "10" and "110". A note "\* Smoke alarm s.s.b.c.s" is written near the lounge.

The drawing is done in black ink on a white background.

WHANGAREI  
DISTRICT COUNCIL

WHANGAREI DISTRICT COUNCIL  
BCA

06469



CODE COMPLIANCE CERTIFICATE NO 26941

Section 56(3), Building Act 1991

Issued by: **Building Certifiers (Whangarei) Ltd** on **30 July 2001** currently approved and registered as a building certifier.

*[Cross each applicable box and attach relevant documents]*

To: **Whangarei District Council**

**Building Consent No: 26941**

**PID : 06469**

PROJECT

LOCATION

New or relocated building ( ☒ )  
Alteration ( )  
Additions ( )

Street address: **Otaika Valley Road**

Intended use(s) [In detail]  
**Relocate Show Home**

Legal description : **Pt Lot 2 DP 89576**

Intended life:

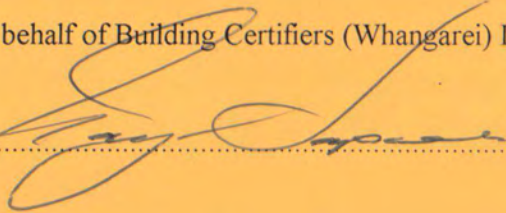
Indefinite but not less  
~~than 50 years~~ ( ☒ )  
Specified as..... Years  
Demolition ( )

Being stage ..... of an intended ..... stages

This is:

- ( ☒ ) A final code compliance certificate issued in respect of all of the building work under the above building consent.  
( ) An interim code compliance certificate in respect of part only of the building work under the above building consent as detailed below.

Signed on behalf of Building Certifiers (Whangarei) Ltd

Signature: 



FORUM NORTH • PRIVATE BAG 9023, WHANGAREI, NEW ZEALAND. TELEPHONE 09 438 4879. FAX 09 438 7632

**Issue Document**BUILDING CONSENT No: 26941  
Section 35, Building Act 1991

Issued: 30 Jan 98

Project Information Memorandum No: 26888

26941

**Applicant**PETER STANLEY PASCOE  
MAUNGATAPERE P D C  
PRIVATE BAG  
WHANGAREI**Agent**PETER STANLEY PASCOE  
MAUNGATAPERE P D C  
PRIVATE BAG  
WHANGAREI**Site Information**PROPERTY ID: 06469  
ASSESSMENT NO: 00350/237.00  
STREET ADDRESS: OTAICA VALLEY RD, R D 10, WHANGAREI  
LEGAL DESCRIPTION: LOT 1 DP 107980**Project Information**PROJECT IS FOR: Relocation  
INTENDED USE(S): RESITE DWELLING, BUILD CARPORT & GARAGE  
INTENDED LIFE: Indefinite but not less than 50 years  
VALUE OF WORK: \$17,000.00  
NUMBER OF STAGES: 1**Fees**COUNCIL'S TOTAL CHARGES FOR THIS BUILDING CONSENT ARE: \$85.00  
PAYMENTS RECEIVED TO DATE:

Receipt number: 1199826 Date: 23 Jan 98 Amount: \$85.00

This Consent is issued subject to the following conditions:  
=====

1: General

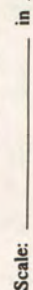
No Requirements.

Signed for and on behalf of the Council

Name:.....G. Byers.....

Signature:.....*G. Byers*..... Date: 30 / .1. / 98.

*(To be completed in all cases. If details are already noted on separate drawings then provide copies in duplicate as appropriate and attach to this sheet. Ensure that drawing numbers, etc., is noted below.)*

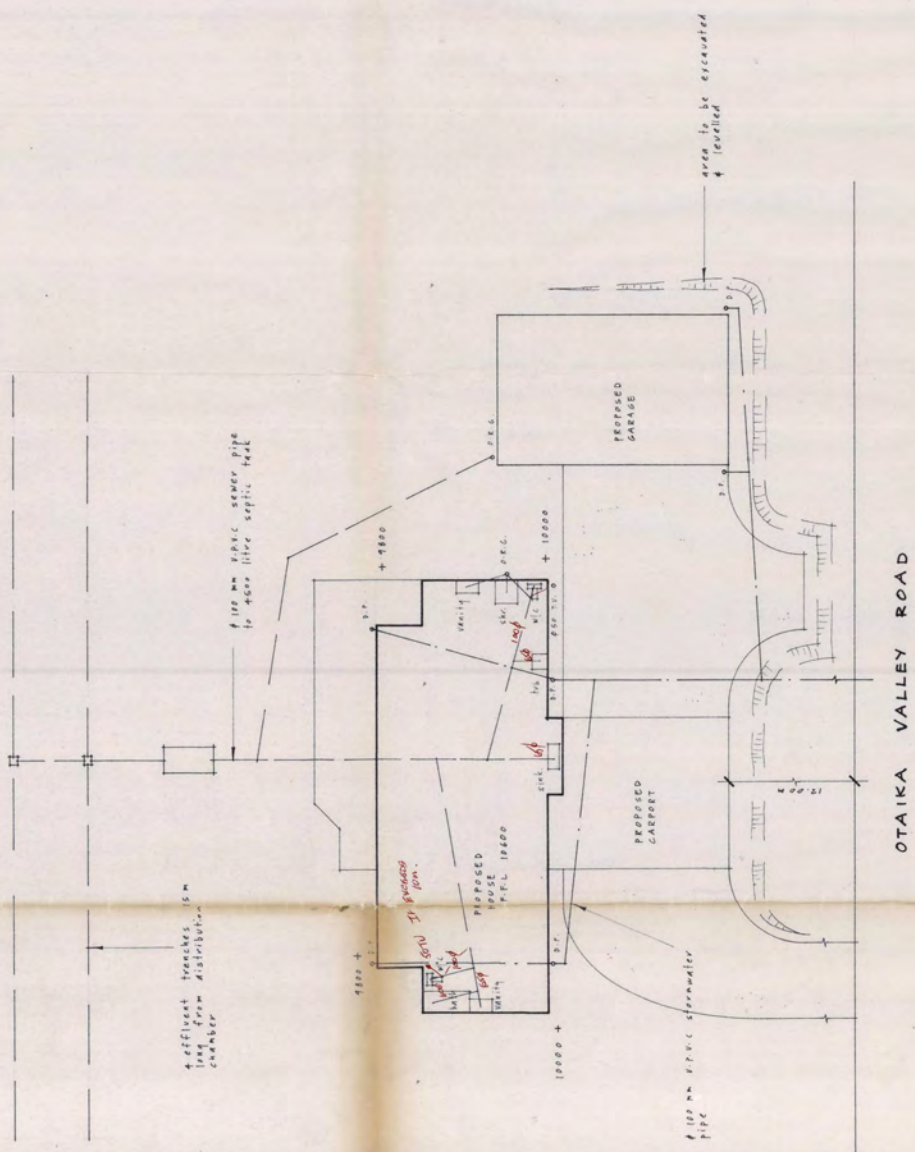


Site Address: \_\_\_\_\_



RECEIVED  
13 JAN 1958  
BCW LTD.

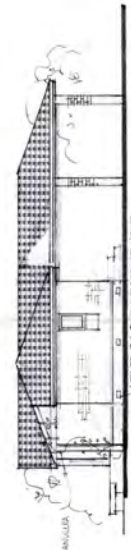
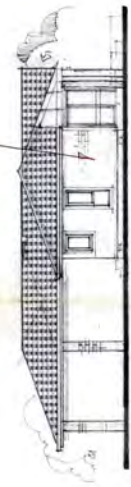
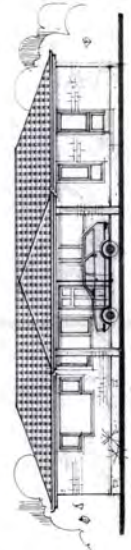
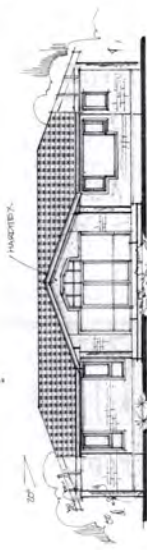
APPROVED  
29 JAN 1958  
M. C. W. LTD.



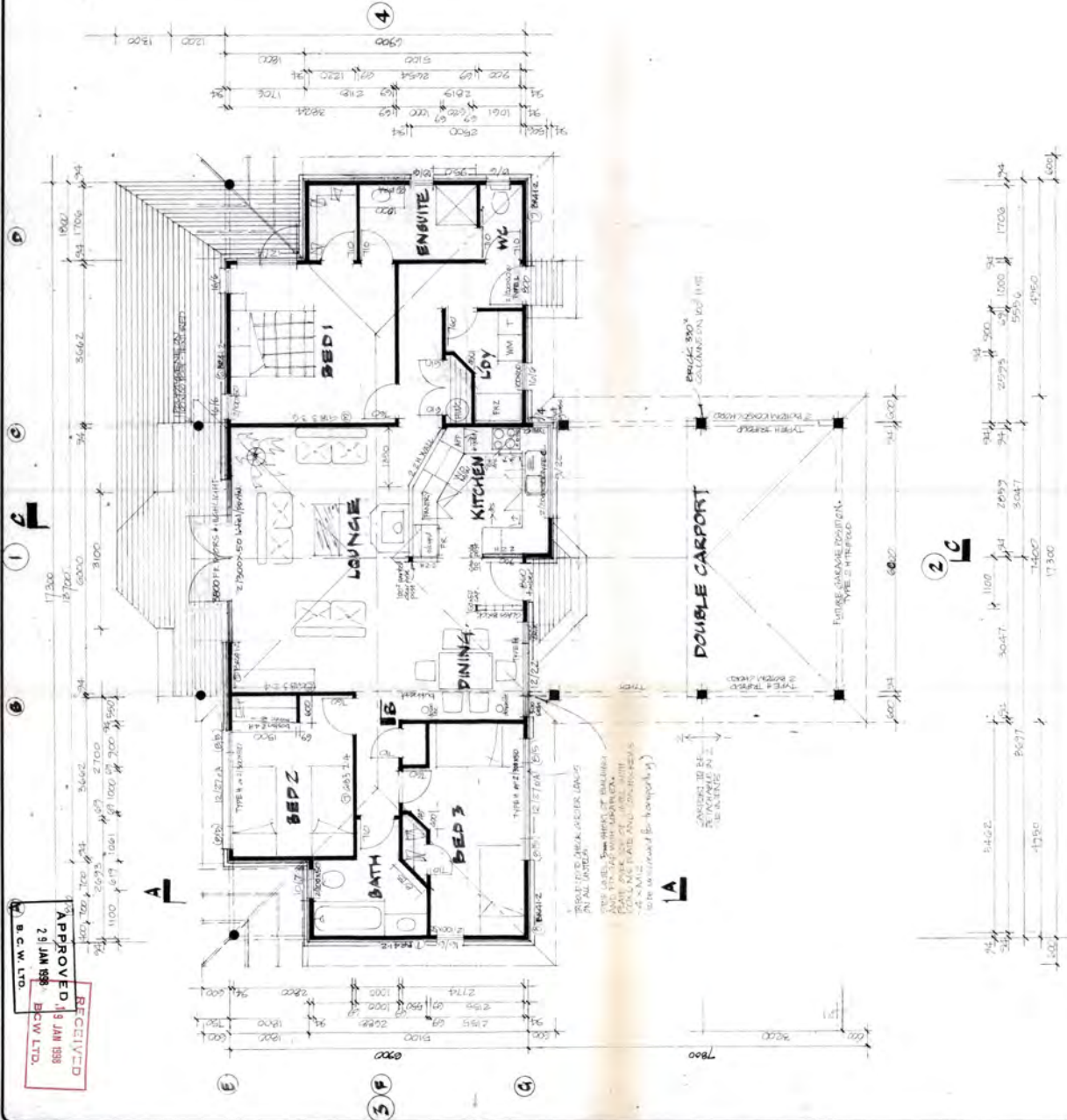
LOCALITY PLAN

PROPOSED HOUSE FOR MR & MRS PASCOE AT  
OTAICA VALLEY ROAD

|        |           |         |              |
|--------|-----------|---------|--------------|
| SHEET  | 1         | OF      | 1            |
| DRAWN  | KARL KAGG | CHECKED | DATE 12/1/57 |
| TRACED |           | SCALE   | 1:100        |



NOTE: BRICK VENTUR WAS REMOVED  
IN 1997 FOR TRANSPORTATION  
AND RECLADDED WITH HARDITEX



# FLOOR PLAN 150

TRUFFLE LITERATURE AS SHOWN

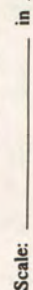
ARCHITECTURAL DESIGN  
Alan Simpkin  194005248  
Kuala Lumpur  
16 Church St.

SHOWHOME

Exclusive  
SHEET  
01

|        |    |         |          |               |
|--------|----|---------|----------|---------------|
| DRAWN  | Am | CHECKED | SPRINGER | SERIES 1 OF 3 |
| TRACED |    | DATE    | 4/15/73  | REF           |

*(To be completed in all cases. If details are already noted on separate drawings then provide copies in duplicate as appropriate and attach to this sheet. Ensure that drawing numbers, etc., is noted below.)*

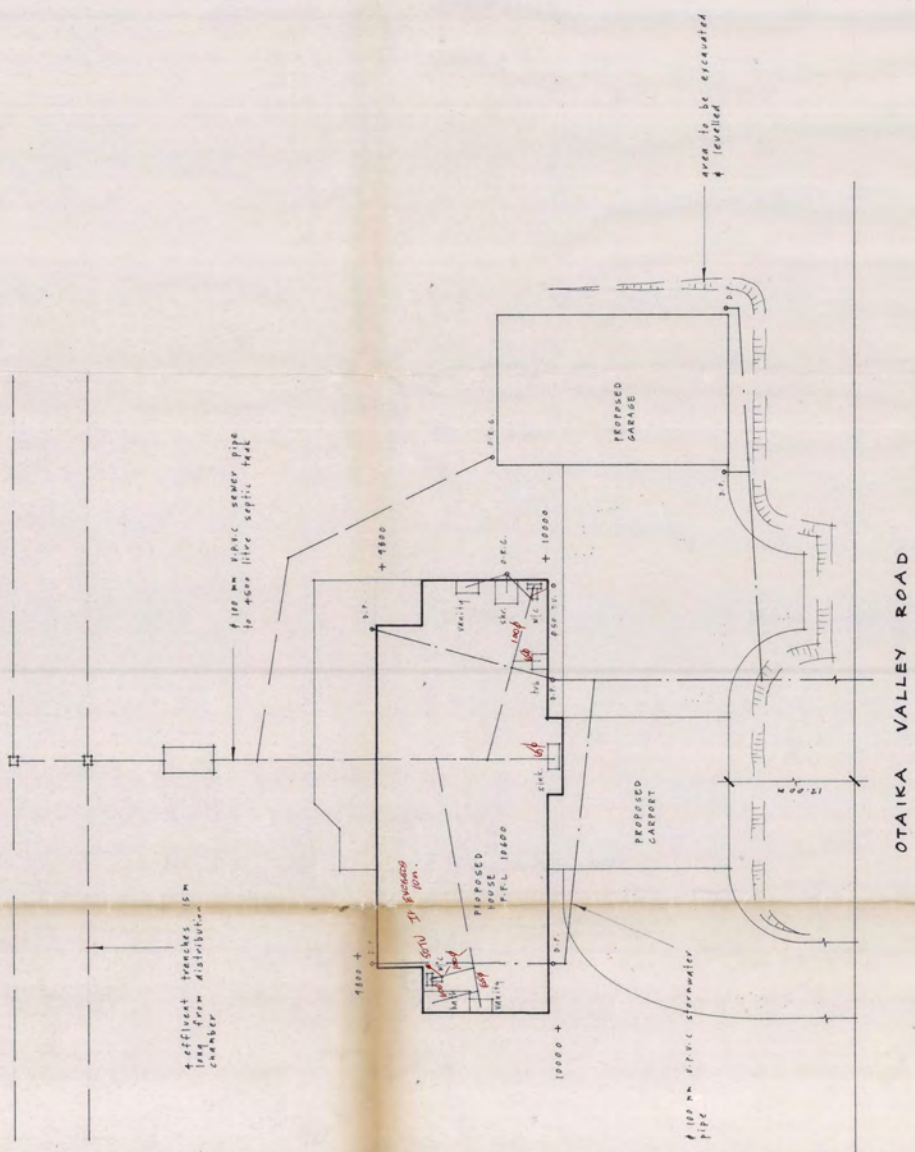


Site Address: \_\_\_\_\_



RECEIVED  
13 JAN 1958  
BCW LTD.

APPROVED  
29 JAN 1958  
M. C. W. LTD.

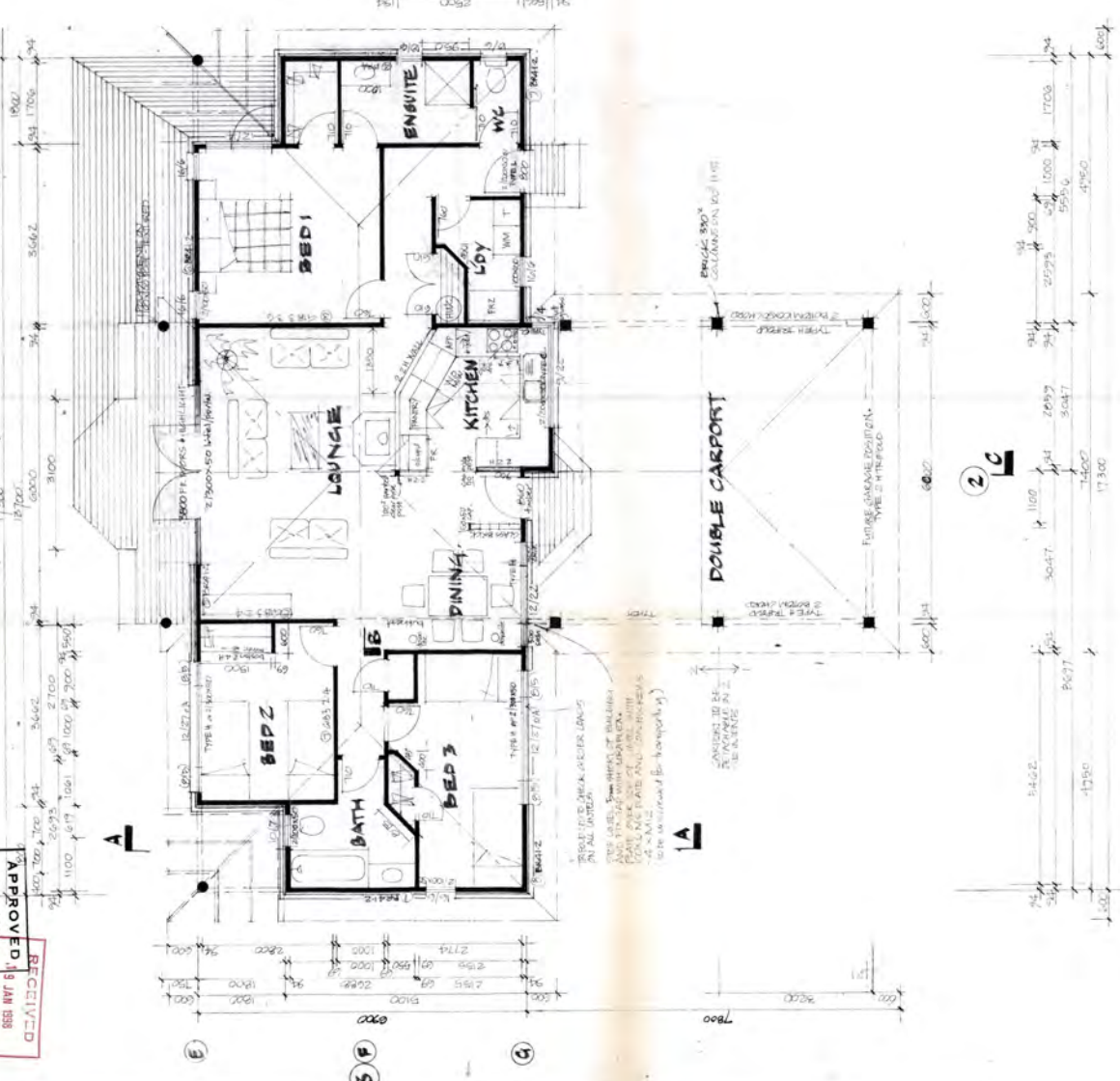


LOCALITY PLAN

PROPOSED HOUSE FOR MR & MRS PASCOE AT  
OTAICA VALLEY ROAD

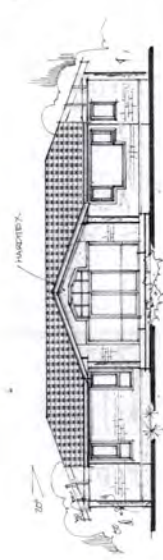
|        |           |         |              |
|--------|-----------|---------|--------------|
| SHEET  | 1         | OF      | 1            |
| DRAWN  | KARL KAGG | CHECKED | DATE 12/1/57 |
| TRACED |           | SCALE   | 1:100        |

RECEIVED  
29 JAN 1958  
APPROVED  
29 JAN 1958  
B.C.W. LTD.

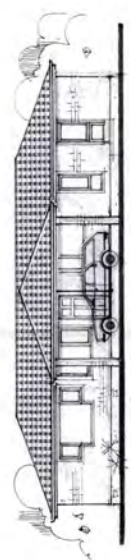


FLOOR PLAN 1:50

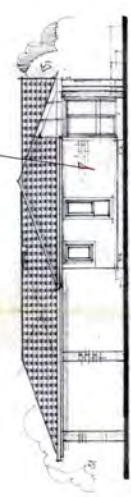
NOTE: DETAILS AS SHOWN. N.B. - DIMENSIONS ARE APPROXIMATE.



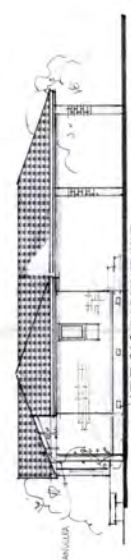
ELEVATION 1



ELEVATION 2



ELEVATION 3



ELEVATION 4

WHITE BRICK VENEER WAS REMOVED IN 1997 FOR RE-TRANSPORTATION AND REPLACED WITH HARDITEX

ARCHITECTURAL DESIGN  
Alan Simpkin & Partners

SHOWHOME

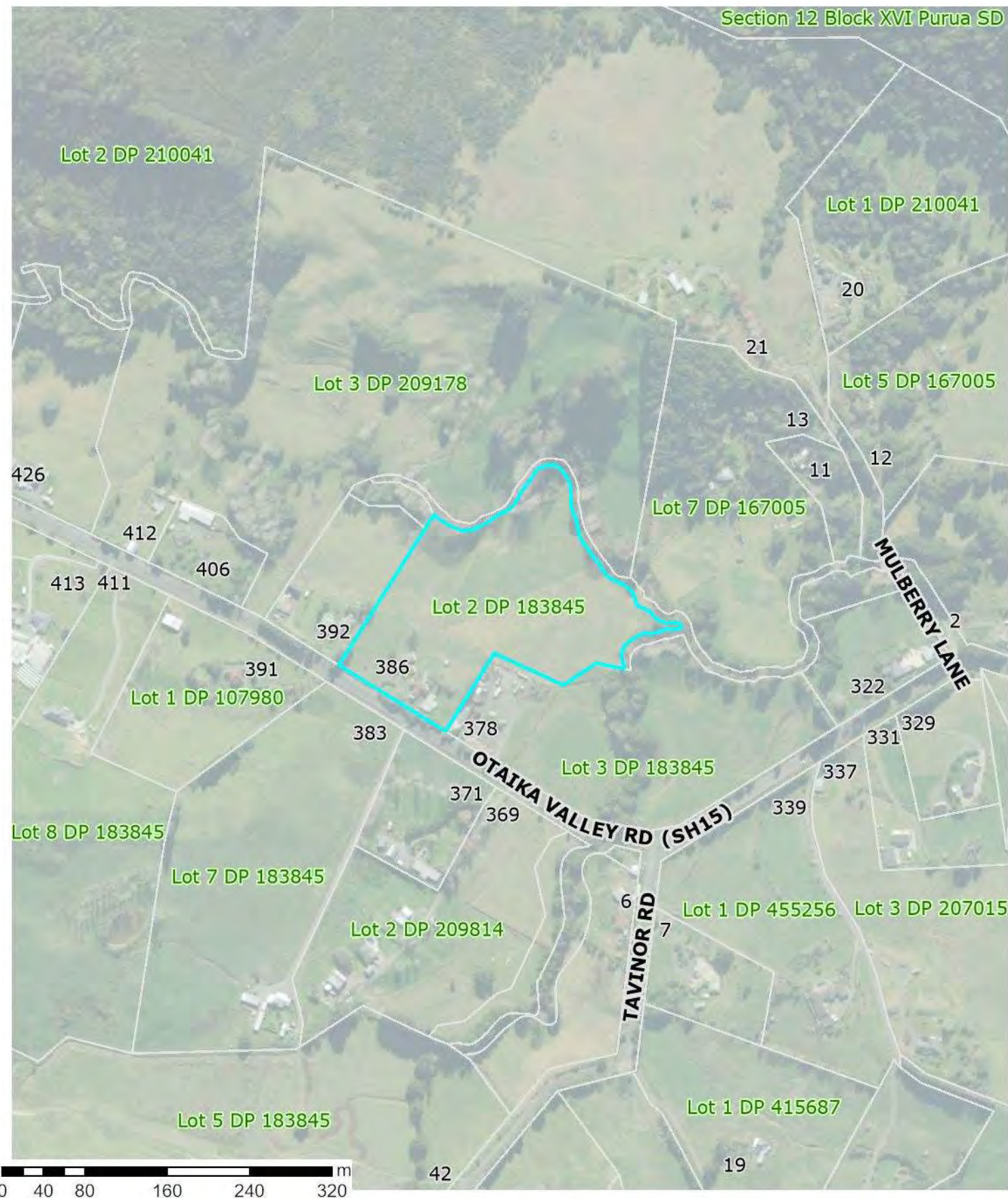
01  
Exclusive  
HOMES LTD  
CHECKED  
DATE 1/10/15  
DRAWN  
TRACED

# ***Property***

## **Information maps**



# Property Map



## New Subdivisions

- Proposed Pre-223
- 223 Certificate

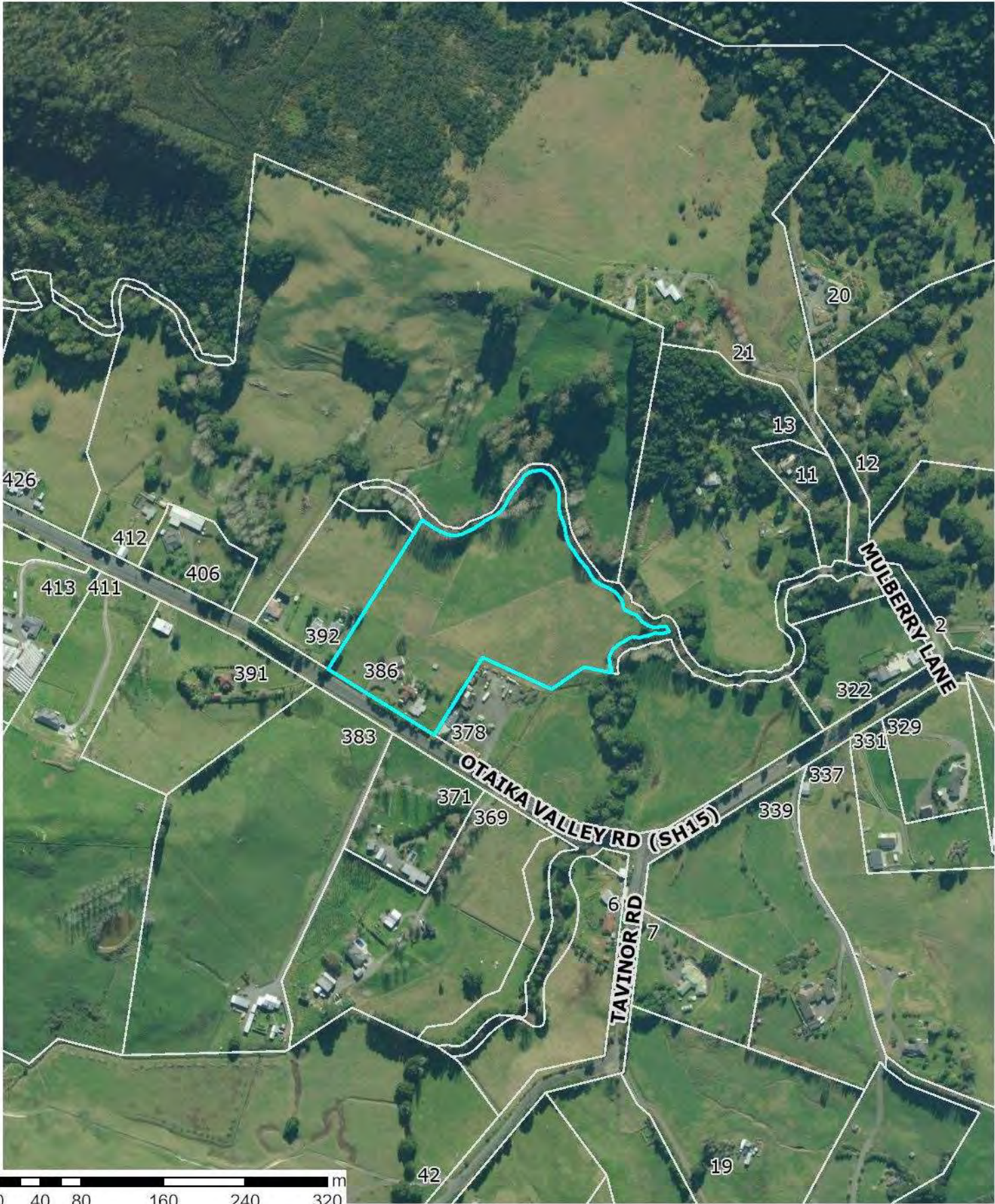
New subdivisions: Proposed as accepted, pre-223 and 223 Certificate with set Conditions.

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.

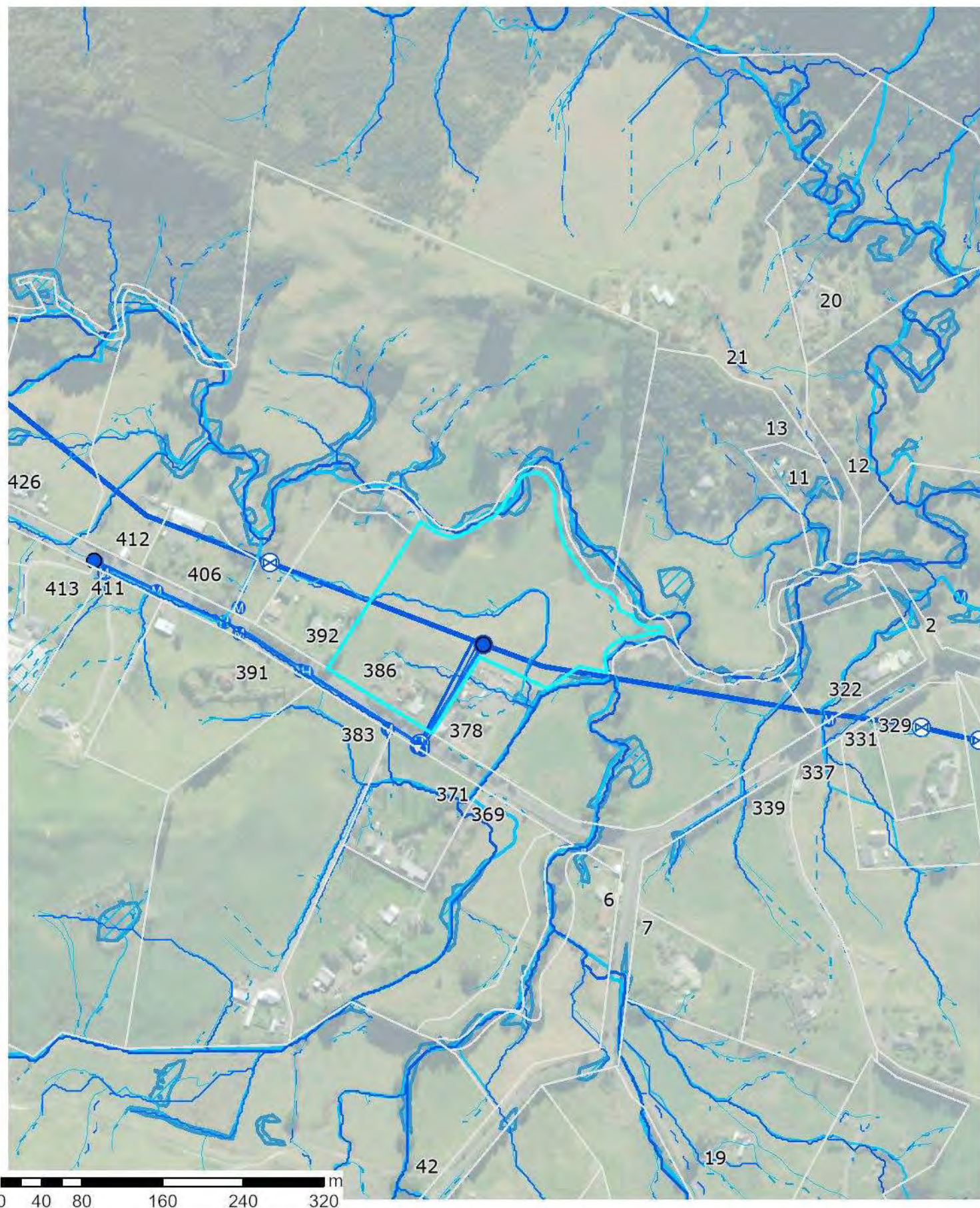
29 August 2025

Scale 1:5,000





# Water, Wastewater and Stormwater



# Water, Wastewater and Stormwater – Map Legend

## Water

### Water Point

#### Actuator

-  WDC
-  Private

#### Backflow Device

-  WDC
-  Private

#### Bore

-  WDC
-  Private

#### End Structure

-  WDC
-  Private

#### Fitting Node

-  WDC
-  Private

#### Hydrant

-  WDC
-  Private

#### Meter

-  WDC

#### Meter Manifold

-  WDC
-  Private

#### Pump

-  WDC
-  Private

#### Valve

-  WDC
-  RED
-  Private

### Water Line

#### Abandoned Pipe

- 

#### Trunk Main

-  WDC
-  Private

#### Other Main

-  WDC
-  Private

#### Process Pipework

-  WDC
-  Private

#### Reticulation

-  WDC
-  Private

#### Service Line

-  WDC
-  Private

### Water Area

#### Chamber

-  WDC
-  Private

#### Reservoir

-  WDC

## Stormwater

### Stormwater Point

#### End Structure

-  WDC
-  Private

#### Fitting Node

-  WDC
-  Private

#### GPT

-  WDC
-  Private

#### Manhole

-  WDC
-  Private

#### Pump

-  WDC
-  Private

#### Stormwater Inlet

-  WDC
-  Private

#### Valve

-  WDC
-  Private

### Stormwater Line

#### Abandoned Pipe

- 

#### Culvert

-  WDC
-  Private

#### Drainage

-  WDC
-  Private

#### Main

-  WDC
-  Private

#### Service Line

-  WDC
-  Private

#### Surface Drain

-  WDC
-  Private

### Stormwater Area

#### Basin

-  WDC
-  Private

#### Chamber

-  WDC
-  Private

## Stormwater Catchment and Flood Management

### Overland Flow Paths 2021

#### Modelled Catchment Flowpaths 2021

-  0.2 ha to 0.4 ha
-  0.4 ha to 1.0 ha
-  1.0 ha to 3.0 ha
-  3.0 ha to 100.0 ha
-  100.0 ha and above

#### Surface Depression Ponding Areas 2021

-  0.200000 - 0.600000 m
-  0.600001 - 1.200000 m
-  1.200001 - 2.000000 m
-  2.000001 - 4.000000 m
-  4.000001 - 9.910000 m

### Overland Flow Paths 2017

#### Catchment Area 2017

-  0.2 - 1.0 Ha
-  1.0 - 2.0 Ha
-  2.0 - 5.0 Ha
- > 5.0 Ha symbol" data-bbox="437 452 459 467"/> > 5.0 Ha

#### Depression Storage Areas 2017

- 

## Wastewater

### Wastewater Point

#### Backflow Device

-  WDC
-  Private

#### End Structure

-  WDC
-  Private

#### Fitting Node

-  WDC
-  Private

#### Manhole

-  WDC
-  Private

#### Meter

-  WDC
-  Private

#### Motor Control Centre

-  WDC
-  Private

#### Pump

-  WDC
-  Private

#### Valve

-  WDC
-  Private

### Wastewater Line

#### Abandoned Pipe

- 

#### Main

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

#### Process Pipework

-  WDC
-  Private

#### Service Line

-  WDC
-  Private

### Wastewater Area

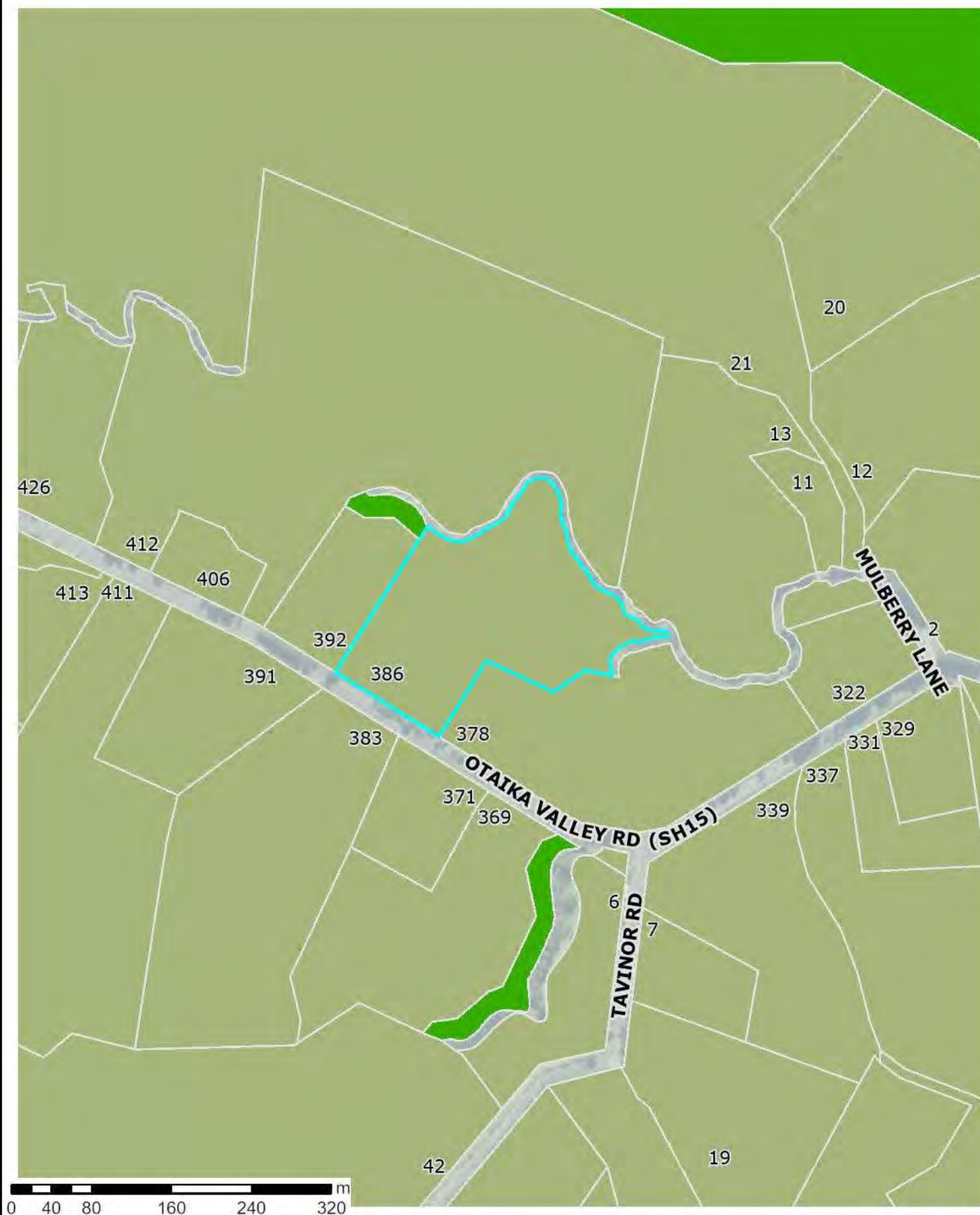
#### Chamber

-  WDC
-  Private

#### Pressure Sewer System

-  Public
-  Private





# Operative District Plan – Map Legend

## District-Wide Matters

### Energy, Infrastructure and Transport

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

### Hazards and Risks

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

### Historical and Cultural Values

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

### Natural Environment Values

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

### General District-Wide Matters

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

## Area Specific Matters

- Designation
- Precinct
- Development Area

### Residential Zones

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

### Rural Zones

- Rural Production Zone
- Rural Lifestyle Zone
- Settlement Zone
- 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

The information displayed is schematic only and serves as a guide.

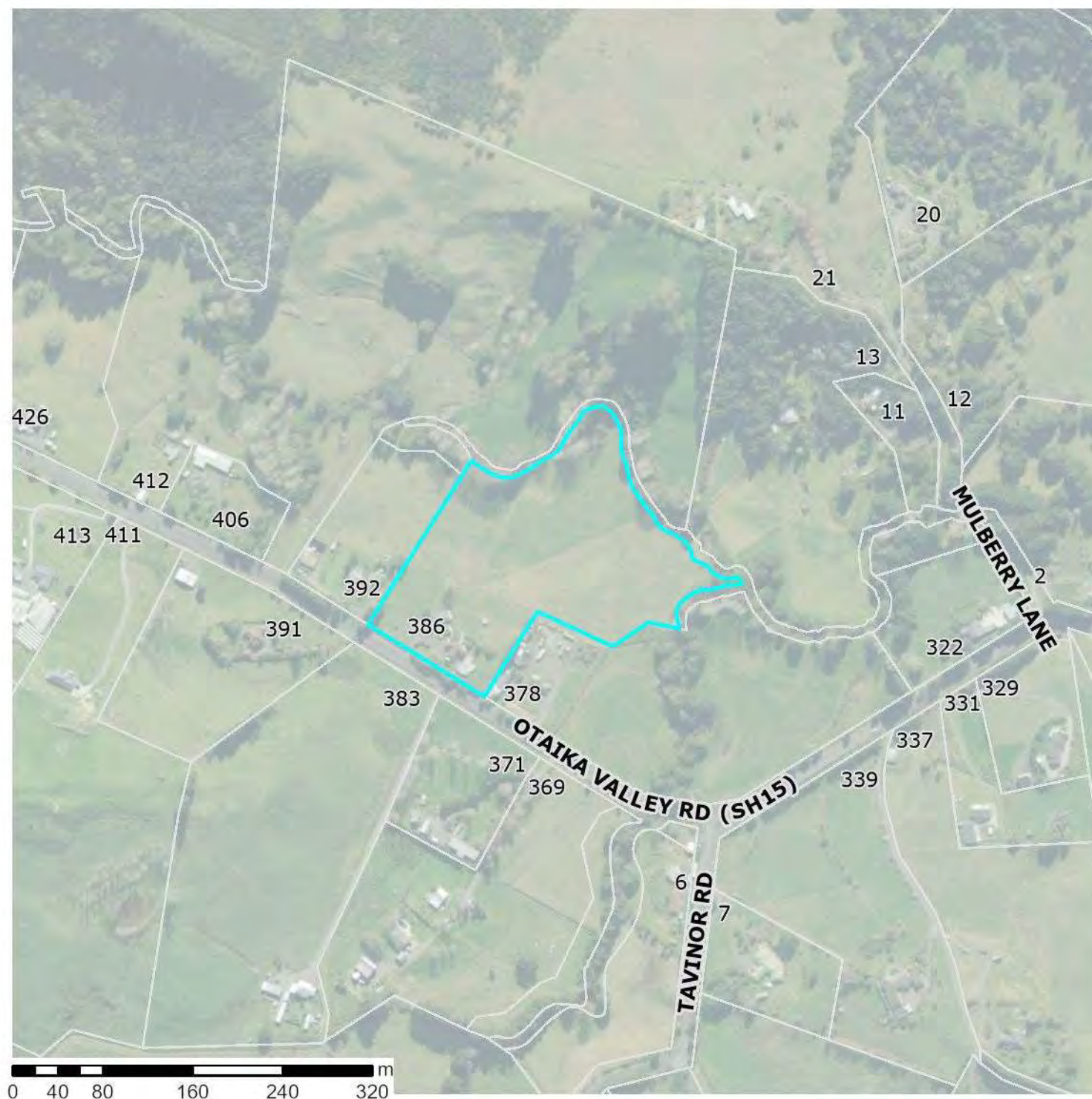
It has been compiled from Whangarei District Council records and is made available in good faith, but its accuracy or completeness is not guaranteed.

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

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

# 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)

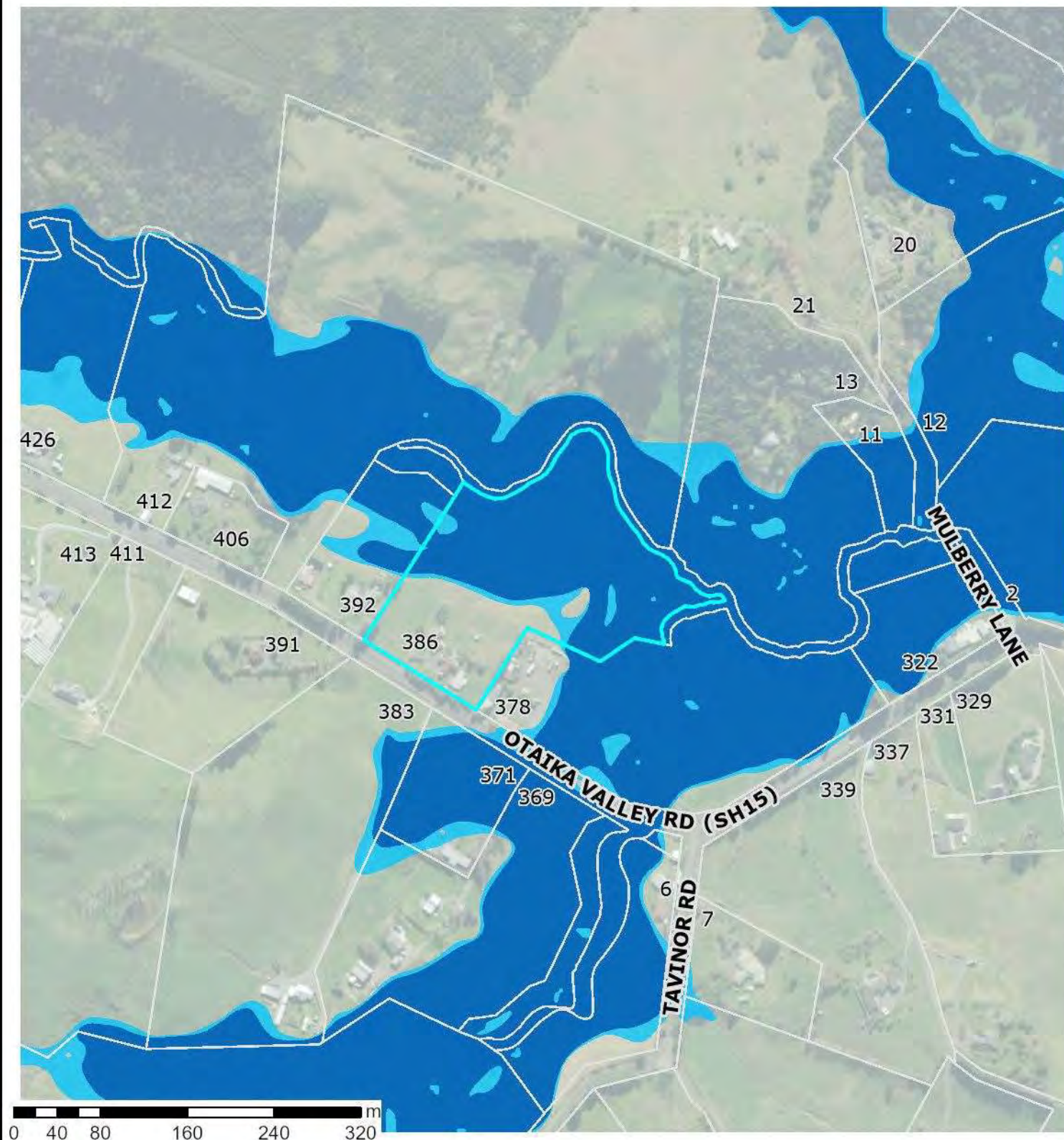
#### Coastal Flood Hazards

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

29 August 2025  
Scale 1:5,000



# District Plan Change 1 - Natural Hazards Flooding



PC1 - Natural Hazards

Flood Hazard Area

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

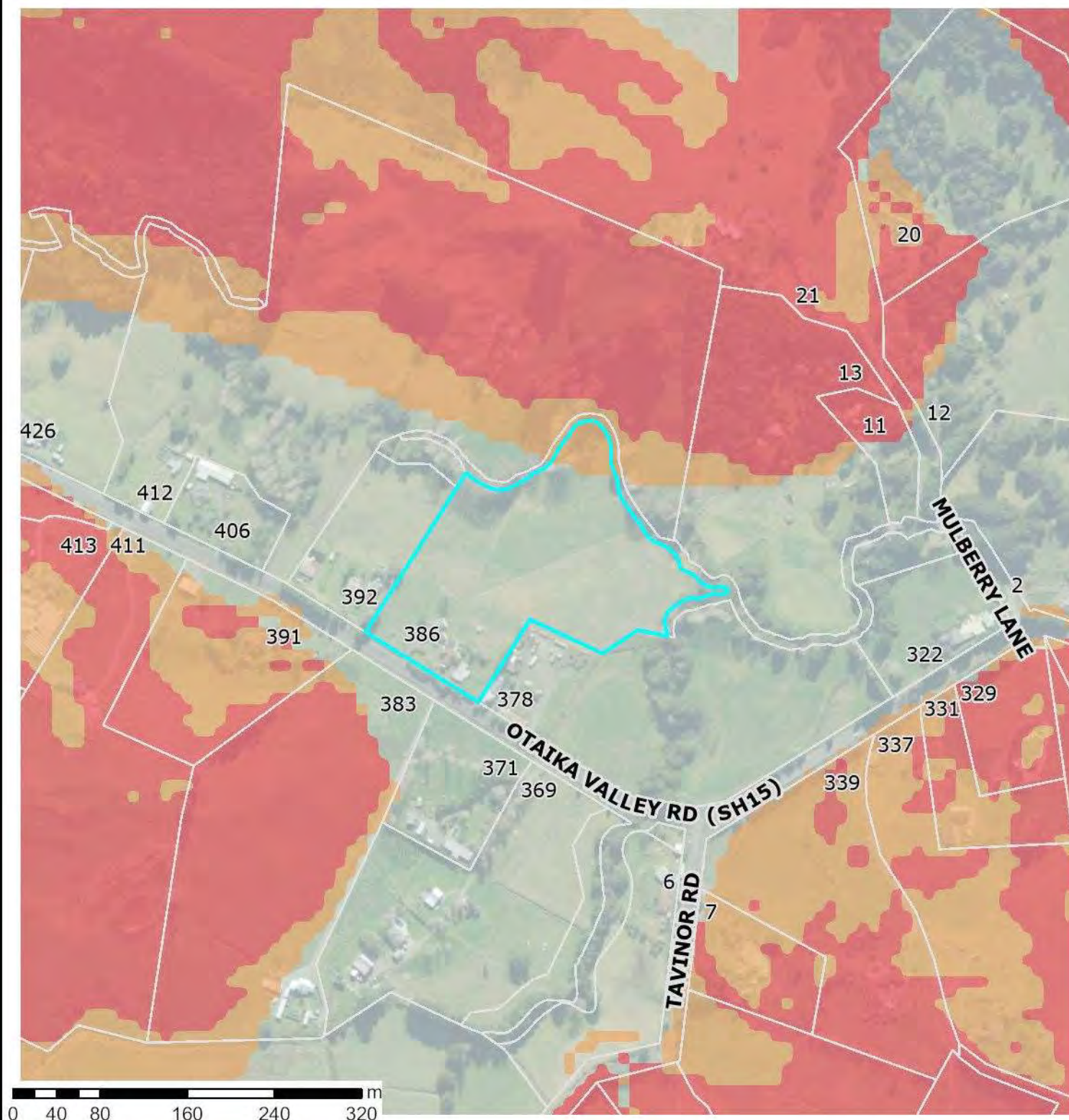
29 August 2025

Scale 1:5,000



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 1 - Natural Hazards Land Instability



PC1 - Natural Hazards

Land Instability

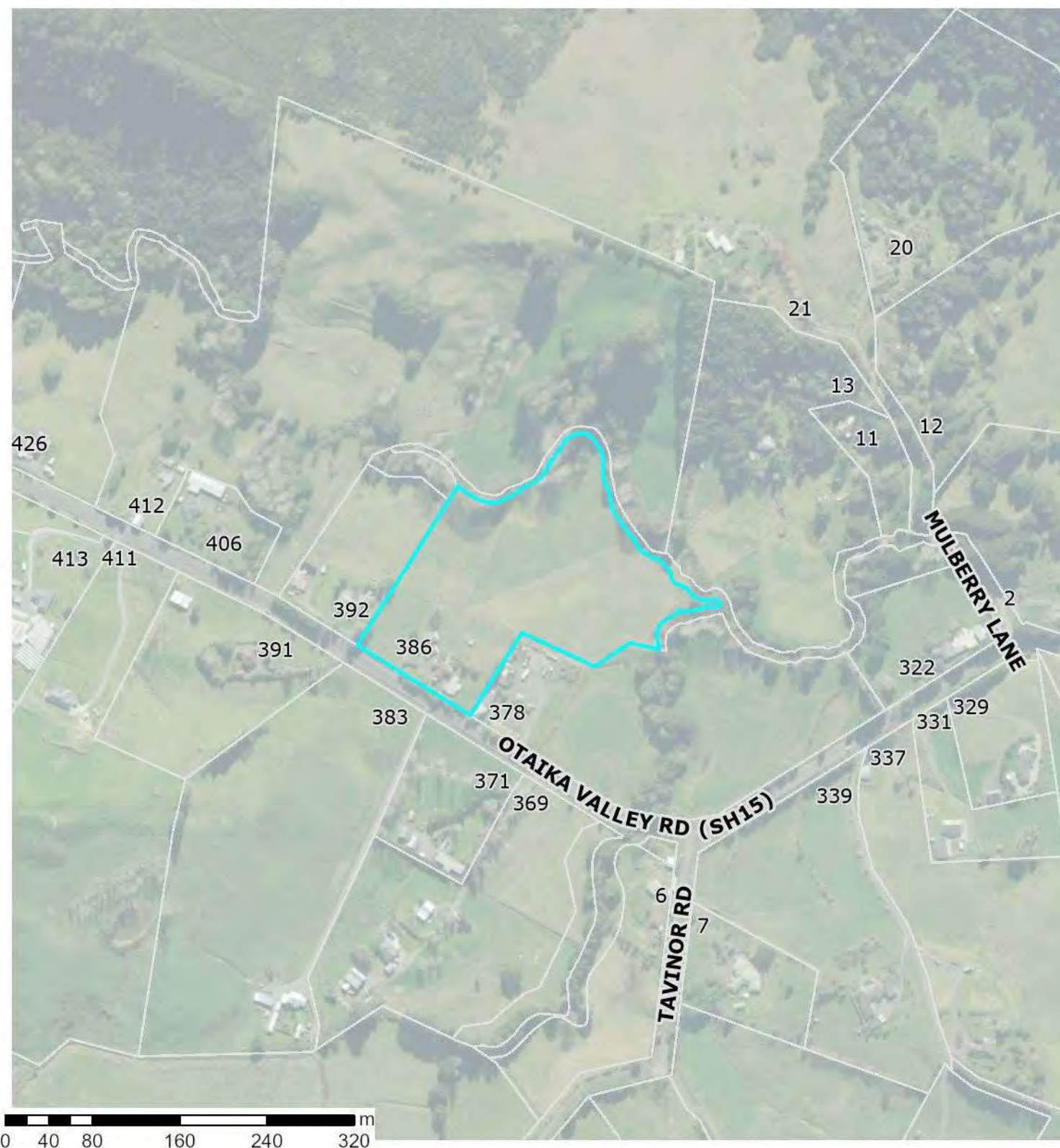
- High Susceptibility to Land Instability
- Moderate Susceptibility to Land Instability

29 August 2025

Scale 1:5,000

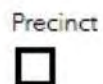


# District Plan Change 1 - Natural Hazards Mining Subsidence or Precinct



PC1 - Natural Hazards  
Mining Subsidence Hazard Area

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

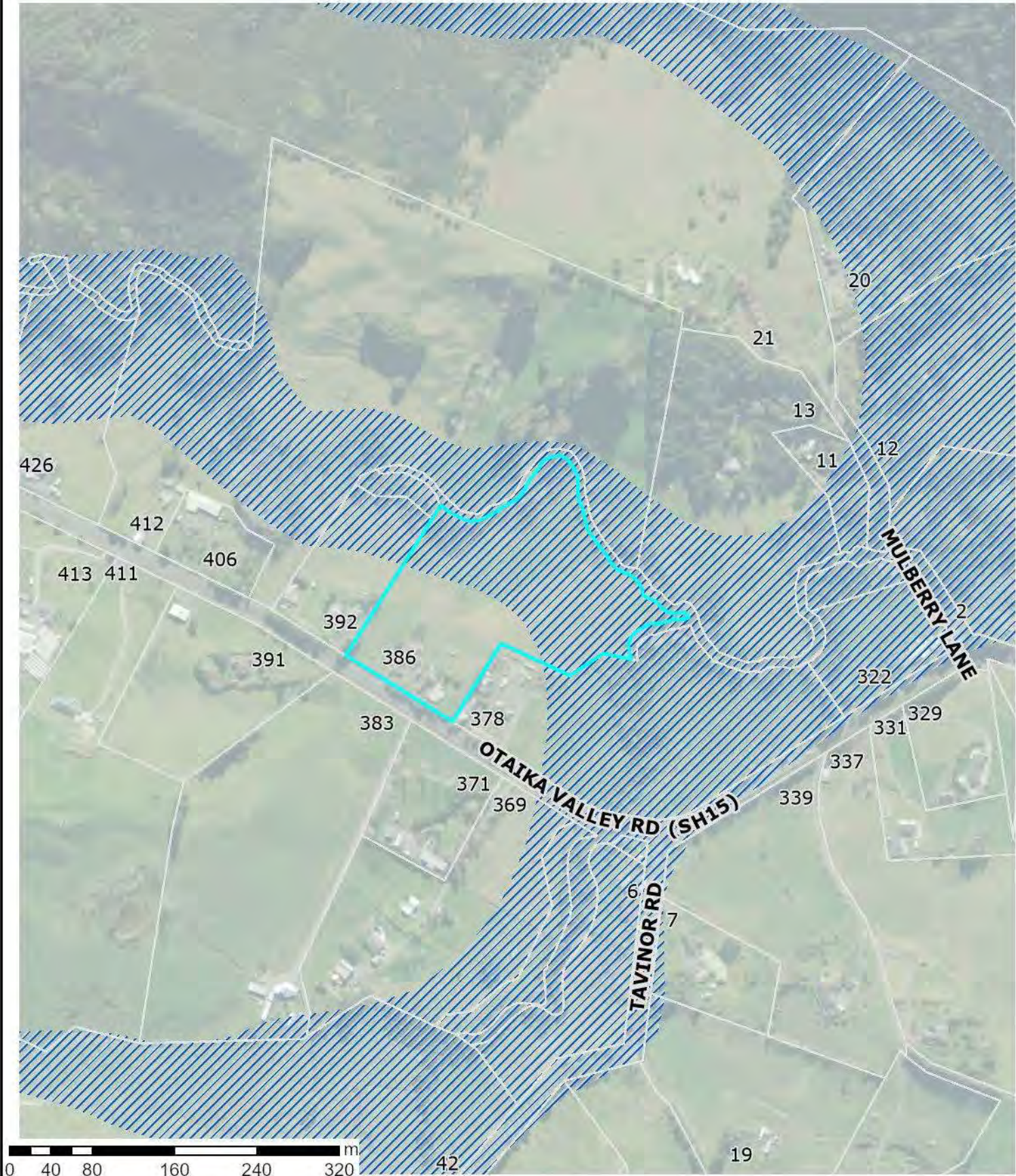


29 August 2025  
Scale 1:5,000



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>

# Flood Susceptibility Review



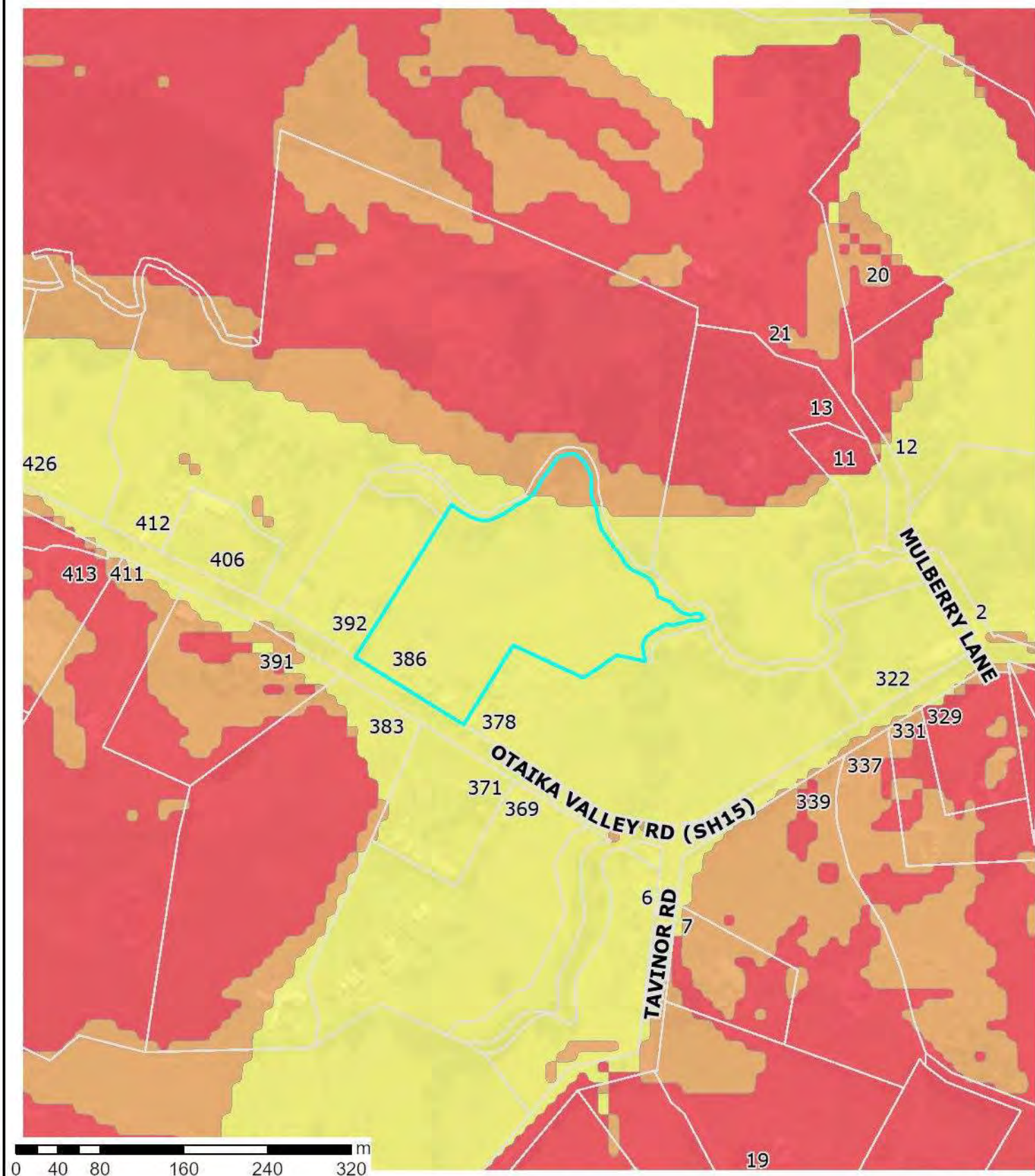
Flood Susceptible  
Accepted by Council Decision for District Plan  
Variation not accepted by Council

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.

29 August 2025  
Scale 1:5,000



# Land Instability



## Landslide Susceptibility Zone

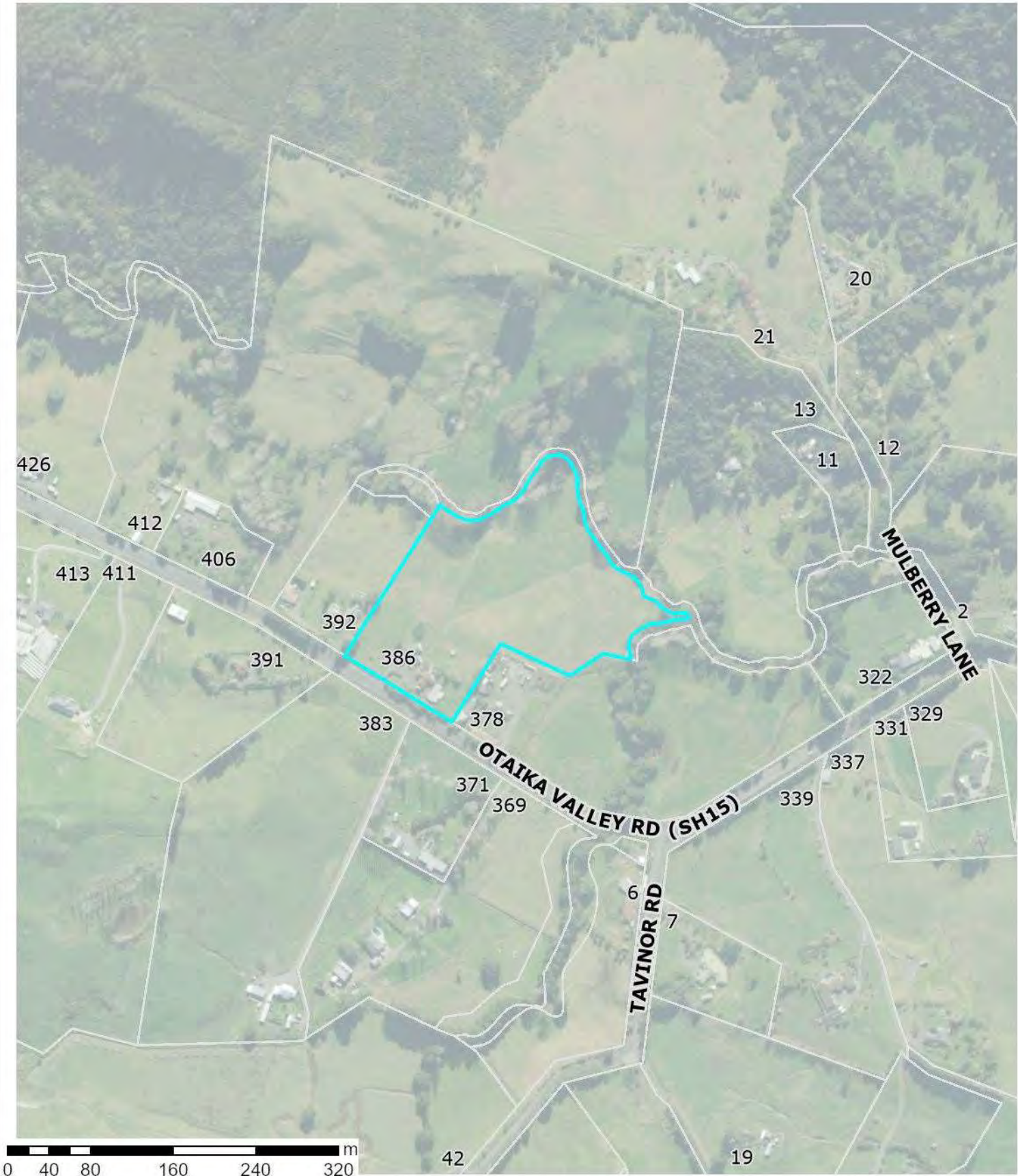
- High
- Moderate
- Low

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>

29 August 2025  
Scale 1:5,000



# Mine Zones



## Mine Zones

- Mine Zone 1
- Mine Zone 2
- Mine Zone 3

This Mine Zone hazard information is from a Tonkin & Taylor engineering report Hikurangi: Jan 2001  
Ref No: 18596 and Kamo: July 2013 Ref No: 29269

29 August 2025  
Scale 1:5,000

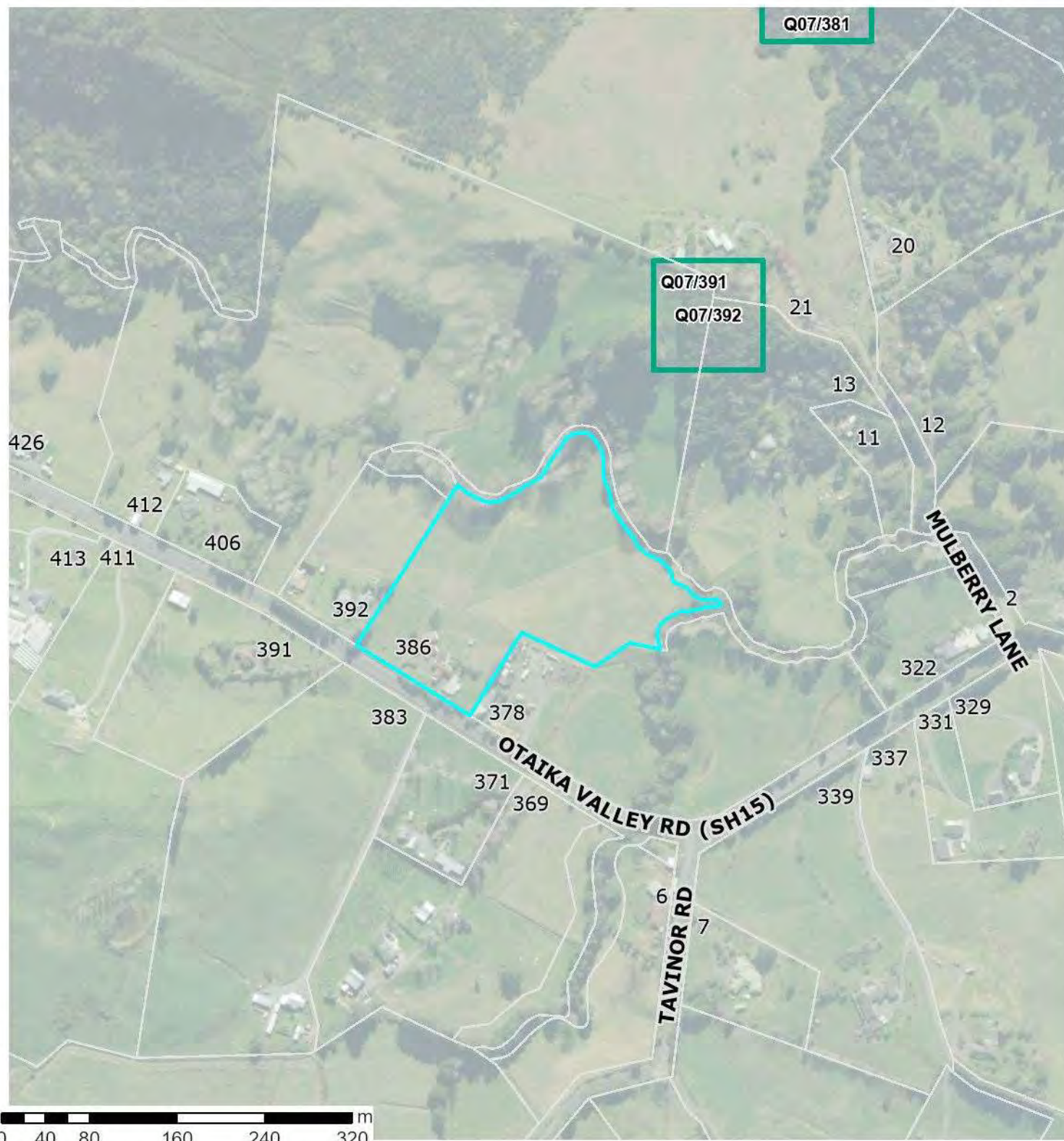
Hazard information as shown is approximate and should not be used as a replacement for site specific investigation and assessments. The absence of hazard information shown does not mean that there is none, only that the information may not yet have been collected.



# Acid Sulphate Soil (Risk/Confirmed)



# Archaeological and Historical Sites



## Archaeological and Historical Sites

Heritage New Zealand  
Pouhere Taonga

The historic places data is sourced from Heritage New Zealand Pouhere Taonga.  
<https://www.heritage.org.nz/>

29 August 2025  
Scale 1:5,000



### NZAA Sites

NZAA sites is sourced from the New Zealand Archaeological Association ArchSite.

  Approved

Terms of use refer <https://nzaa-archsite.hub.arcgis.com/pages/terms-use>

  Pending - Edit

To interpret the data refer <https://nzaa-archsite.hub.arcgis.com/pages/help#:~:text=Interpreting%20ArchSite%20data>



## Section 27B Memorials



A section 27B memorial is a memorial which is placed on private land that has previously been owned by a state-owned enterprise. This memorial notes that the Tribunal can recommend the return of that land to Māori.

29 August 2025

Scale 1:5,000

## Statutory Acknowledgements



Pakikaikutu Coastal Statutory Area

A statutory acknowledgement is a formal acknowledgement from the Crown of the mana of tangata whenua in relation to a special area.

## Agreements and arrangements

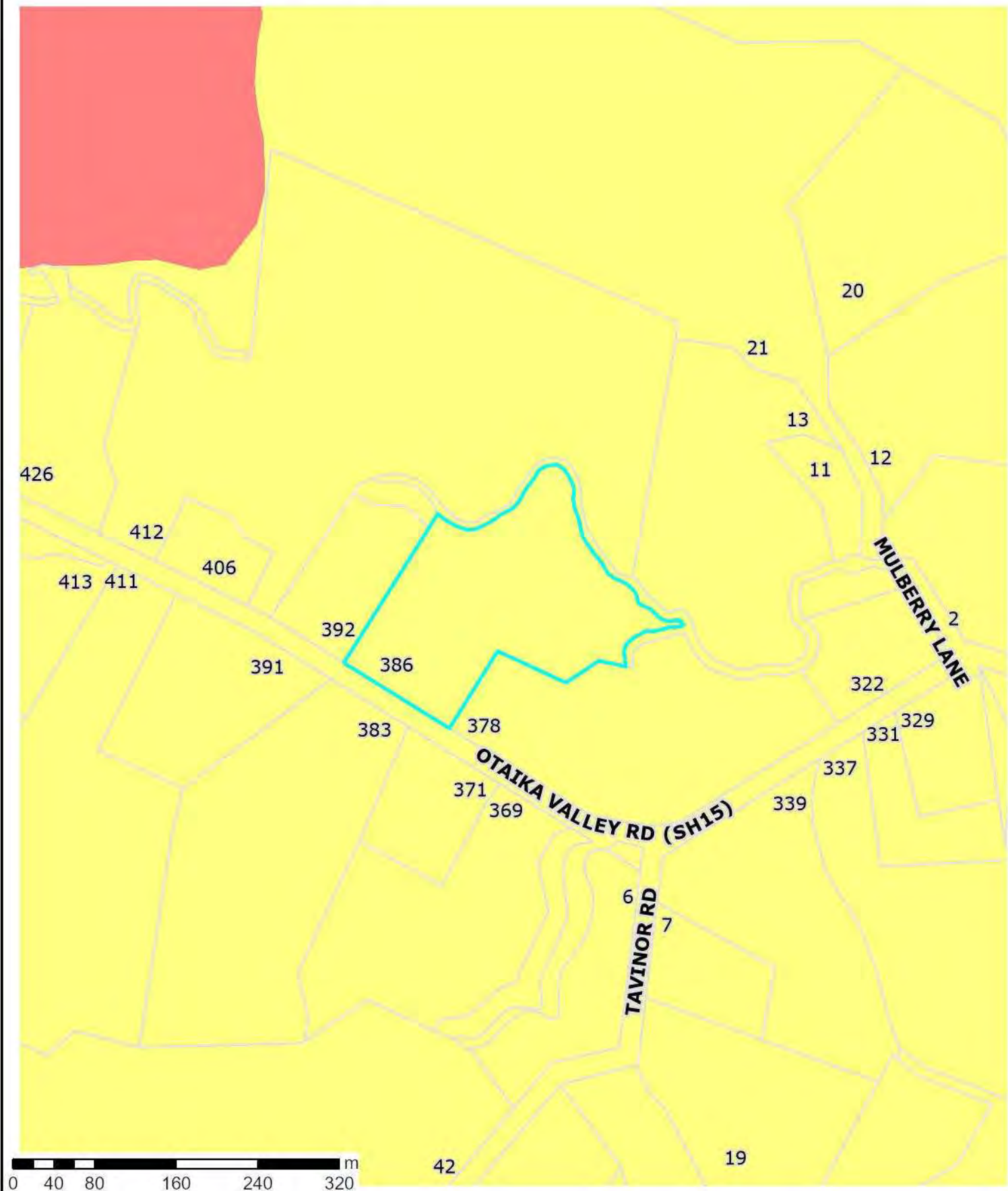


Ngararatunua Marae

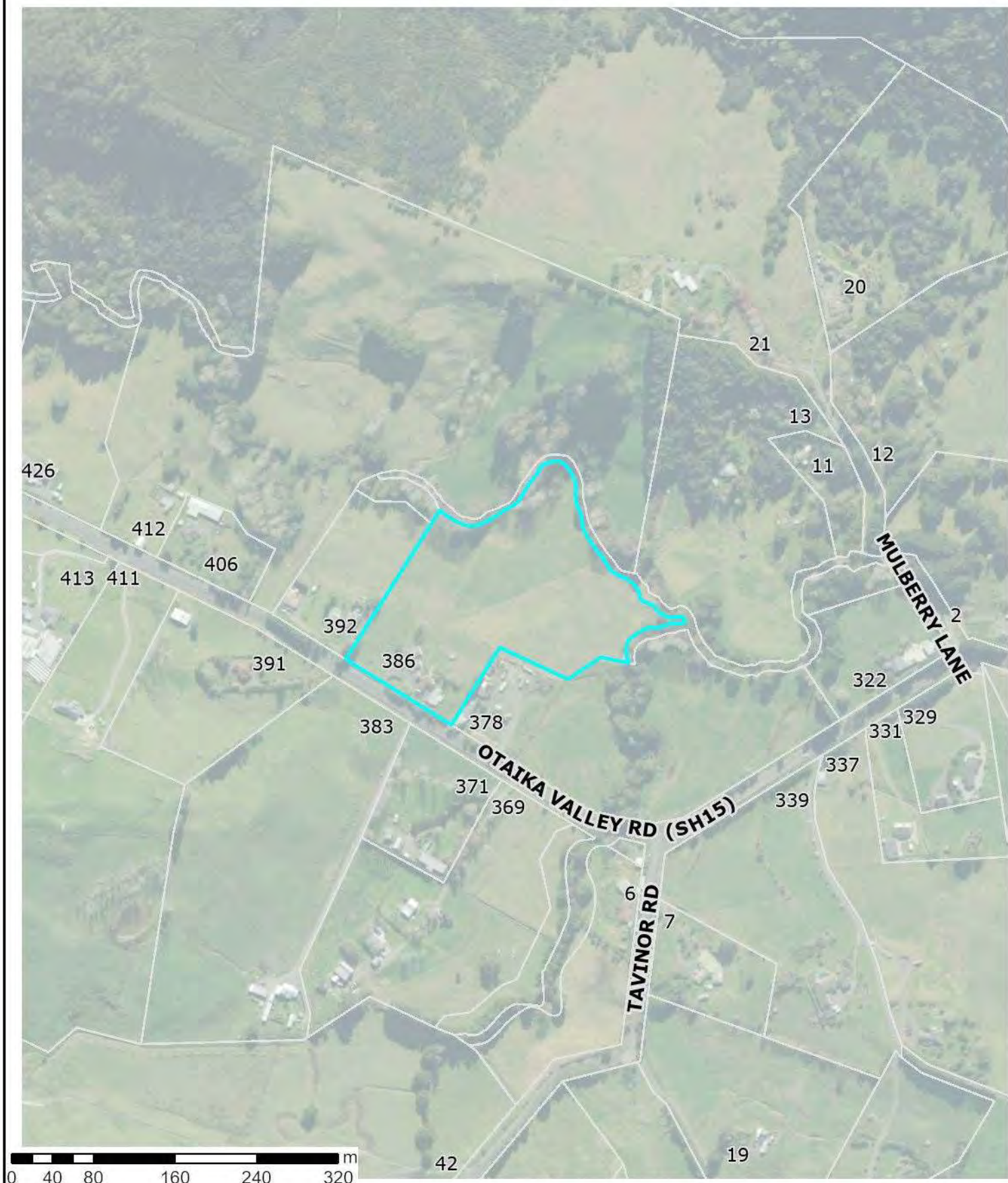
Area of agreement between Ngararatunua Marae and WDC: RMA 671/01  
Indicative only, boundary approximate.



# Effluent Unsuitability



# Coastal Erosion Hazard (CEHZ) Map



- NRC CEHZ 50 years
- 50 years less certain
- NRC CEHZ 100 years
- 100 years less certain
- Coastal Erosion Hazard 1

Coastal Erosion Hazard Assessment by Tonkin & Taylor Ltd, in 2014, for NRC.

29 August 2025

Scale 1:5,000



Coastal Erosion Hazard 1 & 2 lines from combination of District Plan lines plus