



Avenues
45 First Avenue

Proudly marketed by Steve & Miriam Davis

Harcourts
Whangarei





“

...location is everything whether you're a first home buyer, or savvy investor...

”



3 1 1 2 1

Opportunity Knocks in the Avenues!

FOR SALE

FLOOR AREA 97sqm

LAND AREA 680sqm

Location is everything whether you're a first home buyer, or savvy investor looking for a freehold property centrally located in the city. Leave the car or bus and enjoy all the amenities in a flat short walk to the city center or the Whangarei hospital.

The home provides single level living on a flat section, and offers three double bedrooms with open plan living, and a heat pump for winter comfort. An inviting modernised kitchen and bathroom providing two toilets for convenience. A water filtration system has been installed, and the home has had completely new wiring installed throughout the home. Solar panels have also been installed on the roof for the purchaser to take advantage of.

Offering a spacious lock up garage with plenty of workshop room for the hobbyist. A partially covered deck for entertaining family and friends all year round is a breeze with good indoor and outdoor flow.

This lovely home is a gardener's delight set on a generous 680 sqm (more or less) fenced section, with established edible plants and fruit trees with room for a few chooks.

With more on offer this property is a must see and needs to be sold, and is ideal for investors, and first homebuyers providing perfect accommodation for hospital staff and central living for tenants.





Floorplan



Property Information

Property Type	House
Rooms	Dining Room, 3 Double Bedrooms, Separate Laundry, Workshop
Hot Water	Electric
Heating	Heat Pump
Insulation	Ceiling, Floor
Kitchen	Modern
Dining	Open Plan Dining
Bathrooms	Combined Bth/WCs, Separate WCs
Lounge	Lounge/Dining Combined
Stove	Gas (bottled)
Interior Condition	Good
Exterior	Weatherboard Timber
Exterior Condition	Very Good
Flooring	Carpet, Tiles, Timber
Garaging	Automatic Doors, Boat Parking, Off St Parking, Single
Fencing	Fully Fenced
Aspect	Northerly
Views	Bush, Urban
Sewage	Mains
Water	Town
Frontage	Street
Amenities	Close to Schools, Close to Shops

Features & Chattels

Living Rooms	1
Chattels	Curtains, Drapes, Fixed Floor Coverings, Garage Door Opener Remote Control, Garden Shed, Heat Pump, Heated Towel Rail, Light Fittings, Rangehood, Smoke Detectors, TV Aerial, Wall Oven
Other Features	Garage Door Opener, Gas Hobbs

Additional Information

More Details URL	harcourtswangarei.co.nz/property/WR47936
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Title



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



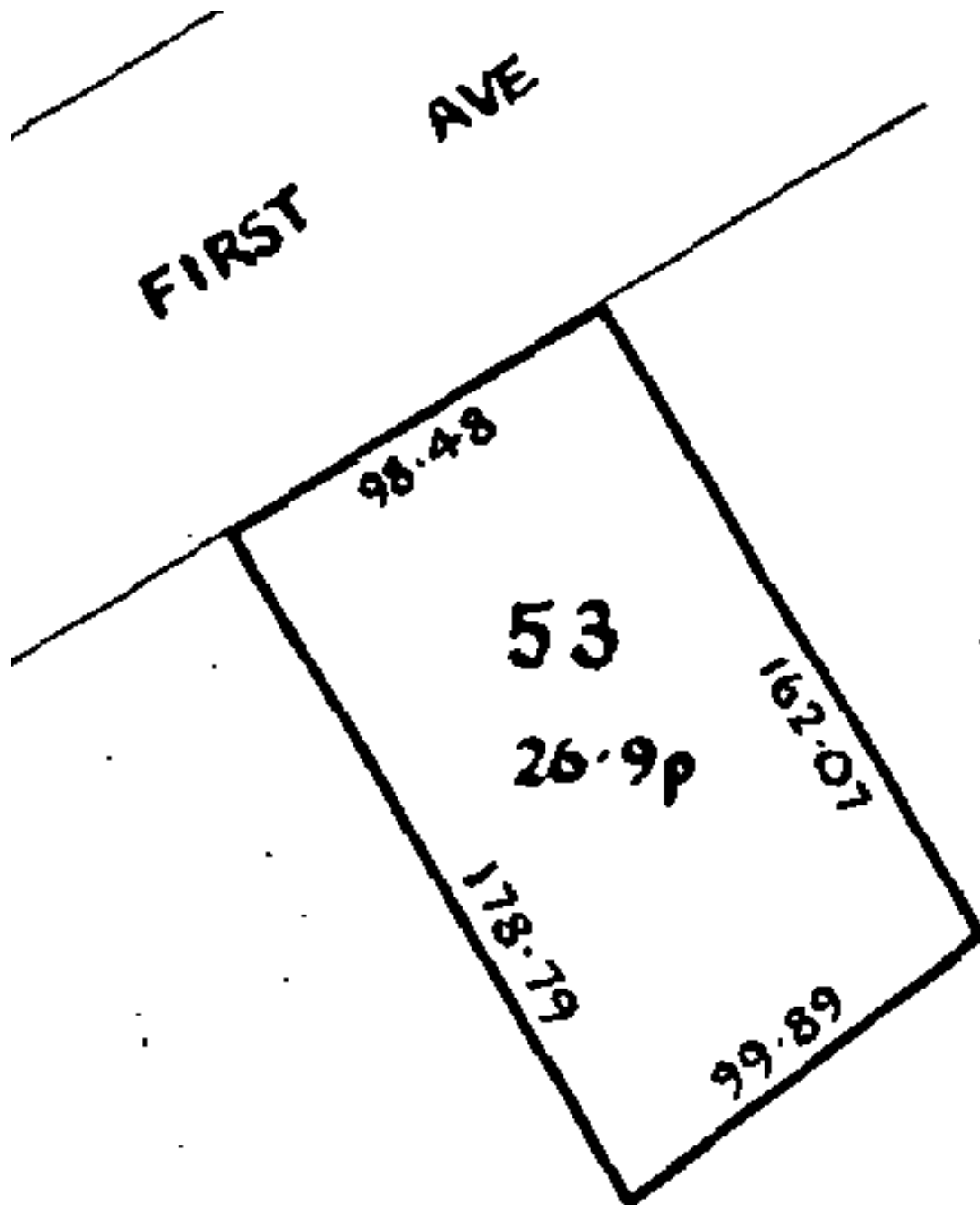

R.W. Muir
Registrar-General
of Land

Identifier **NA11D/481**
Land Registration District **North Auckland**
Date Issued 23 June 1967

Prior References
NA1375/27

Estate Fee Simple
Area 680 square metres more or less
Legal Description Lot 53 Deposited Plan 38048
Registered Owners
Christopher Graeme Nelson Wright and Maria Goretti Wright

Interests
K61870 Certifying the existence of a line of pipes for stormwater - 21.6.1957 at 12.20 pm
9904781.2 Mortgage to Kiwibank Limited - 28.11.2014 at 4:44 pm



Rates

Legal Description:	LOT 53 DP 38048		
Assessment Number:	0074309700		
Property ID:	20100		
Address:	45 First Avenue Whangarei 0110		
View Maps:	WDC Maps Google Maps		
Land Area (hectares):	0.068		
Capital Value:	2025/2026	\$540,000	
Land Value:	2025/2026	\$305,000	
Record of Title:	11D/481		
Floor Area (square metres):	97		
Site Area (square metres):	97		
Improvements:	DWG OBS OI		
Land Use Code:	Residential Single Unit		
Number of Units:	1		
Property Category:	RD194B		
Zone (view District Plan Map):	District Plan Map		
Related Properties:			

WDC			
General Residential	Land Value	305000	\$889.78
Uniform Annual General Charge	SUIPs	1	\$901.00
Sewage Disposal - Residential	Pans	1	\$966.00
Stormwater	SUIPs	1	\$79.00
Total			\$2,835.78
NRC			
NRC - Regional Council Services	SUIPs	1	\$229.89
NRC - Regional Economic Development	Land Value	305000	\$9.27
NRC - Regional Emergency & Hazard Management	SUIPs	1	\$67.31
NRC - Regional Flood Infrastructure	SUIPs	1	\$41.66
NRC - Regional Land and Freshwater Management	Land Value	305000	\$92.29
NRC - Regional Pest Management	SUIPs	1	\$109.47
NRC - Regional Rescue Services	SUIPs	1	\$8.87
NRC - Regional Sporting Facilities	SUIPs	1	\$16.09
NRC - Regional Transport Rate	SUIPs	1	\$30.40
NRC - Regional Urban Rivers Management - Gen Catchment	SUIPs	1	\$40.34
Total			\$645.59
Total			\$3,481.37



Rental Appraisal

01 October 2025

Avenues 45 First Ave

3 1 1 1

Rental Estimate: \$560.00 - \$585.00 per week

Comparable Properties

Address	Bedrooms and Bathrooms	Rent Per Week
Second Ave, Avenues	3 Bedrooms, 1 Bathroom	\$560.00
First Ave, Avenues	3 Bedrooms, 2 Bathrooms	\$580.00
Kauika Road, Avenues	3 Bedrooms, 2 Bathrooms	\$585.00

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 | 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 therefor). 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.

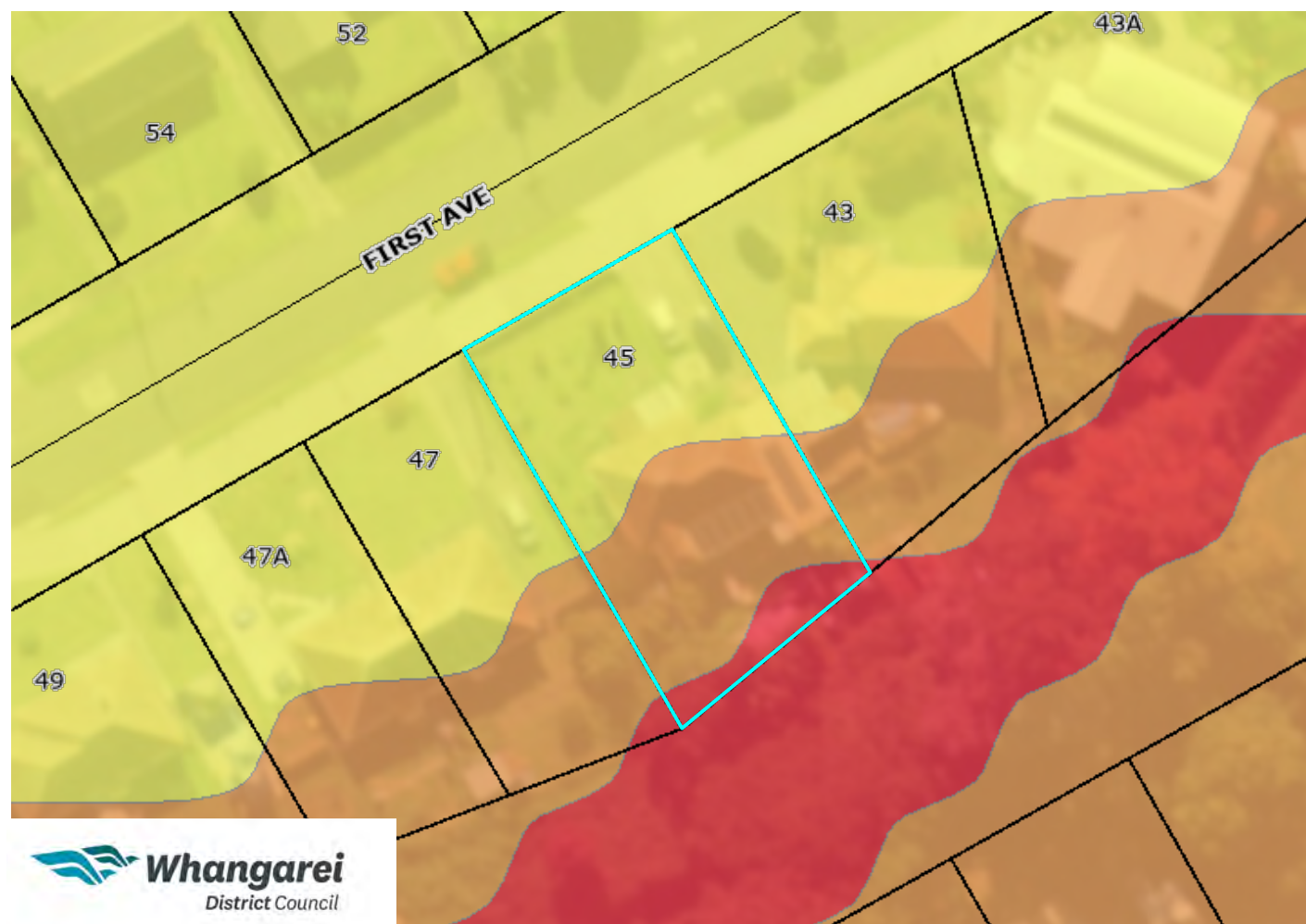
WDC GIS MAPS - Assets



Assets Map

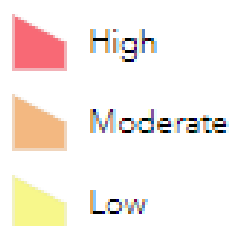
Water Water Point Actuator WDC Private Backflow Device WDC Private Bore WDC Private End Structure WDC Private Fitting Node WDC Private Hydrant WDC Private Meter WDC Private Meter Manifold WDC Private Pump WDC Private		Stormwater Stormwater Point End Structure WDC Private Fitting Node WDC Private GPT WDC Private Manhole WDC Private Pump WDC Private Stormwater Inlet WDC Private Valve WDC Private		Stormwater 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 Depression Storage Areas 2017 Depression Storage Areas				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		Water Line Abandoned Pipe WDC Private Trunk Main WDC Private Other Main WDC Private Process Pipework WDC Private Reticulation WDC Private Service Line WDC Private Water Area Chamber WDC Private Reservoir WDC Private		Stormwater Line Abandoned Pipe WDC Private Culvert WDC Private Drainage WDC Private Main WDC Private Service Line WDC Private Surface Drain WDC Private Stormwater Area Basin WDC Private Chamber WDC Private		Wastewater 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	
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WDC GIS MAPS - Land Stability

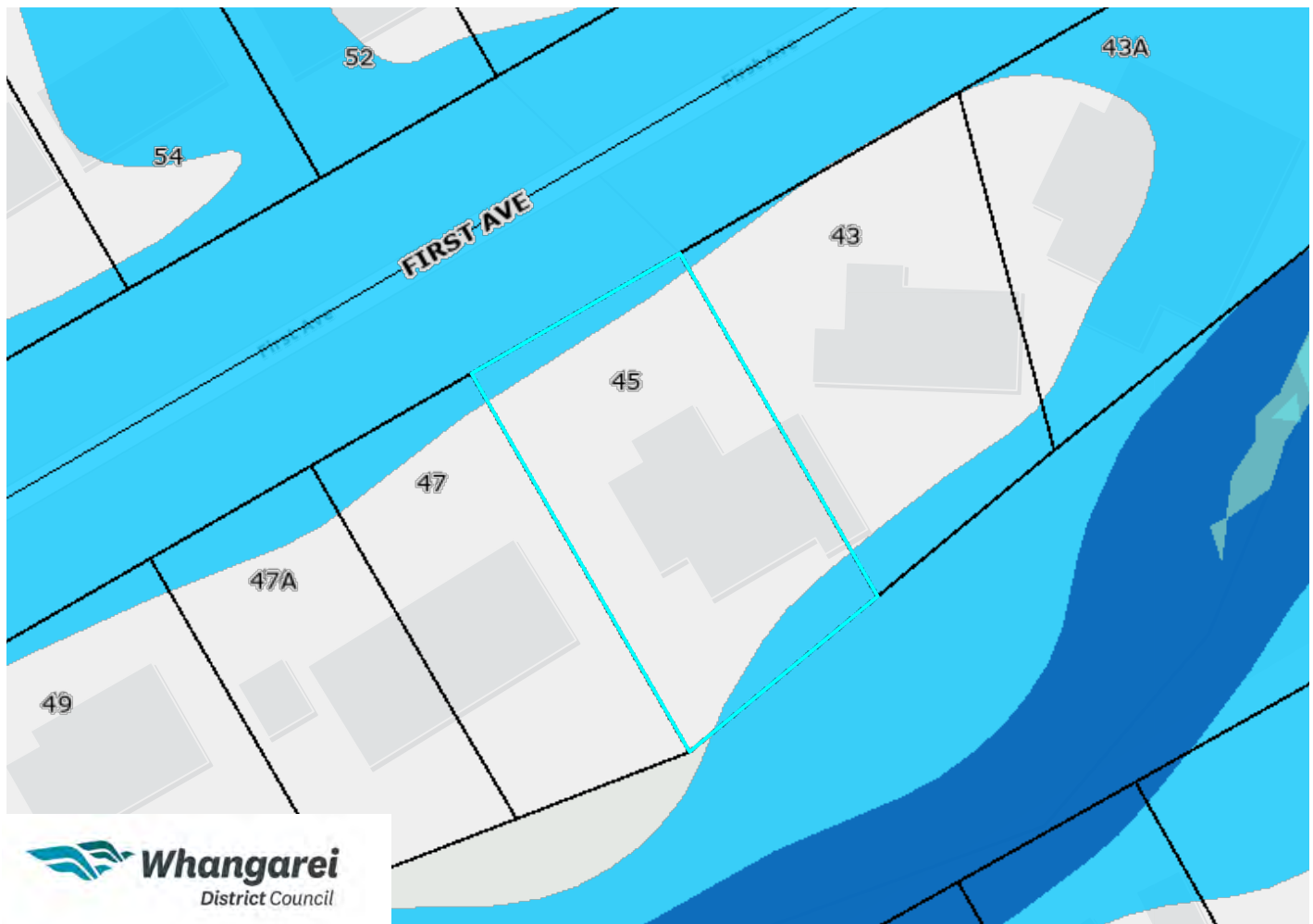


Land Stability

Landslide Susceptibility Zone



WDC GIS MAPS - 10 & 100 Year Flood



Land Parcels



Flood Hazard Area

Flood Hazard - 10yr extent



Flood Hazard - 100yr CC extent



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

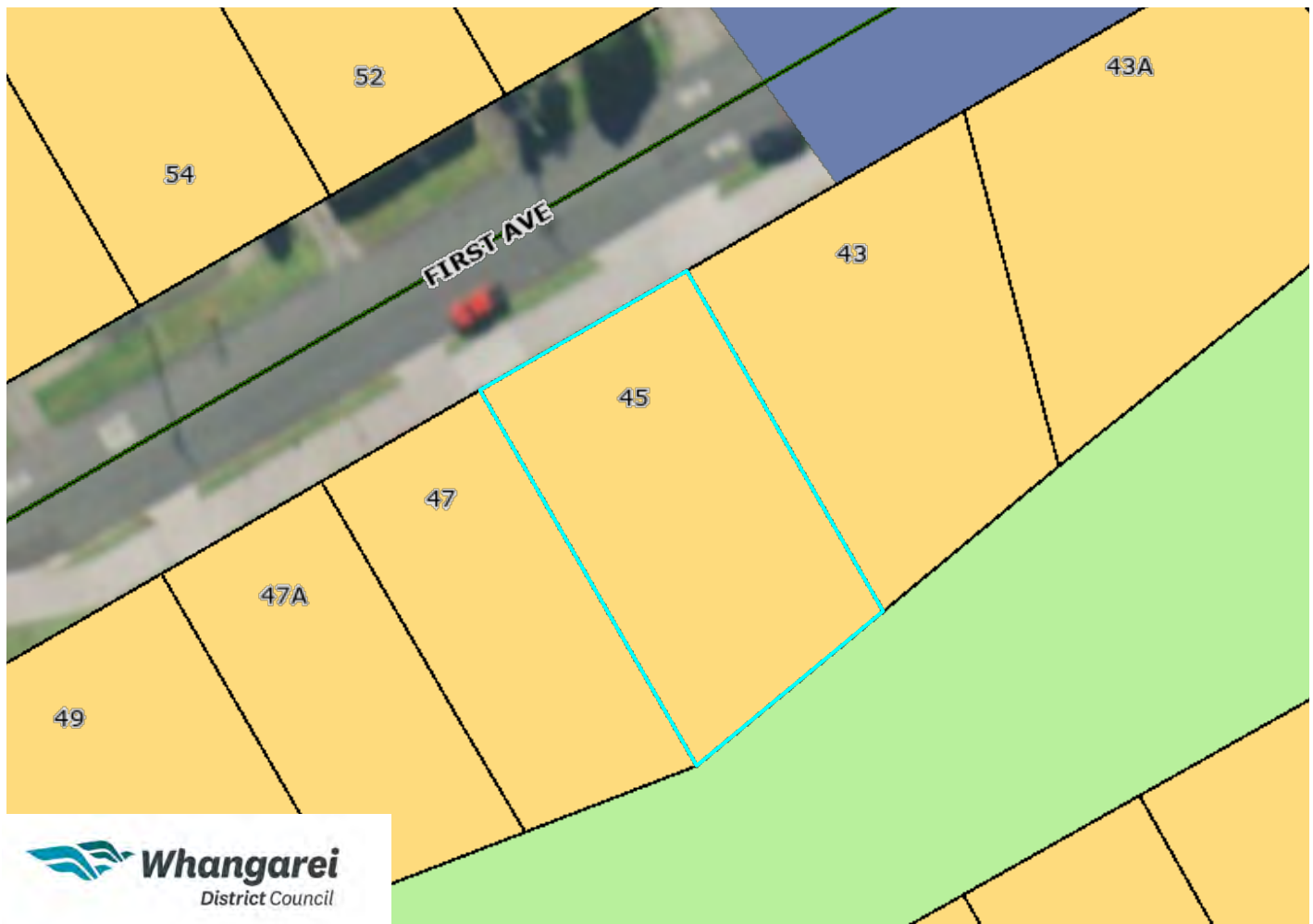
WDC GIS MAPS - Acid Sulphate Risk



Acid Sulphate

-  Confirmed Acid Sulphate Soil
-  Acid Sulphate Soil Risk

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



Team

DAVIS

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

Miriam Davis

Licensed Real Estate Salesperson

M 027 577 6335

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 CITY COUNCIL

201001

DO28918 ✓

BUILDING APPLICATION FORM

Please Note that any person wishing to take a vehicle over footpath, other than a proper crossing constructed for such purpose, shall apply to Council for a permit to do so and shall pay a fee of \$20.

Date 3-11-1971

To: The City Engineer,

Sir,

I hereby apply for permission to Erect a Garport.
 at 45 First Ave. for CROWN (SAC) W. KING tenant.
(House Number and Street) (Owner)
 of 45 First Ave. according to locality plan and detail plans, elevations cross-sections
(Address)
 and specifications of building deposited herewith in duplicate.

PARTICULARS OF LAND:

Assess. No. 74/154
 Lot No. 53
 D.P. 35385.
 Allotment No. _____

LENGTH OF BOUNDARIES:

Front _____
 Back _____
 Side _____ Area _____
 Side _____

PARTICULARS OF BUILDING:

Foundations _____
 Walls _____

Floors _____
 Roofs Corrugated Iron + Nova Roof.

Area of Ground Floor _____ 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 _____

ESTIMATED COST:

Building _____ \$ 90: 0
 Sanitary Plumbing and Drainage _____ \$ 40: 0
 Total _____ \$ 130: 00

Footpath Bond	_____
Permit Fee	_____
Water	_____
Inspector	_____
Rec. No. <u>6864</u>	Date <u>19/11/71</u>

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

Proposed use or occupancy of other parts of buildings _____

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

Yours faithfully,

87775 P. Olding Owner

Builder's Postal Address:

B. B. Happell
12 Tuhangi St. Kamo.
 Builder's Phone 72003

B. B. Happell Builder

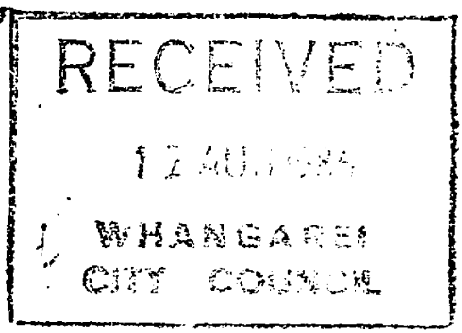
RECEIVED

19 NOV 1971

WHANGAREI
CITY COUNCIL

Calder Print—5,000/8/68

2006052
PERMIT NUMBER
19 8 86



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

To: The CITY Engineer

I hereby apply for permission to Erect Porch Addition
at 45 First Ave for Mr. W.O. King
(House Number and Street) (Owner)
of Above according to locality plan and detail plans, elevations
(Address)

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

PARTICULARS OF LAND:	LENGTH OF BOUNDARIES:
Assess. No. <u>743/97</u>	Front Area
Lot No. <u>53</u>	Back
D.P. <u>38048</u>	Side Side

PARTICULARS OF BUILDINGS:

Foundations <u>Concrete</u>	Floors
Walls <u>Timber & Glass</u>	Roofs <u>Tiles</u>

Area of Ground Floor (Metres) Area of First Floor or Mezzanine (Metres)
Area of Basement (Metres) Area of Outbuildings (Metres)
Number of Storeys: Above kerb level Below kerb level
Average distance of set back of front of buildings from street boundary line

ESTIMATED VALUE:

Buildings	\$ <u>2500</u> : <u>00</u>
Sanitary Plumbing	\$ <u>included</u> : <u>00</u>
Sanitary Drainage	\$:
Total	\$ <u>2500</u> : <u>00</u>

OFFICE USE ONLY

FEES PAID BY OWNER/BUILDER/OWNER'S AGENT

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) Porch -

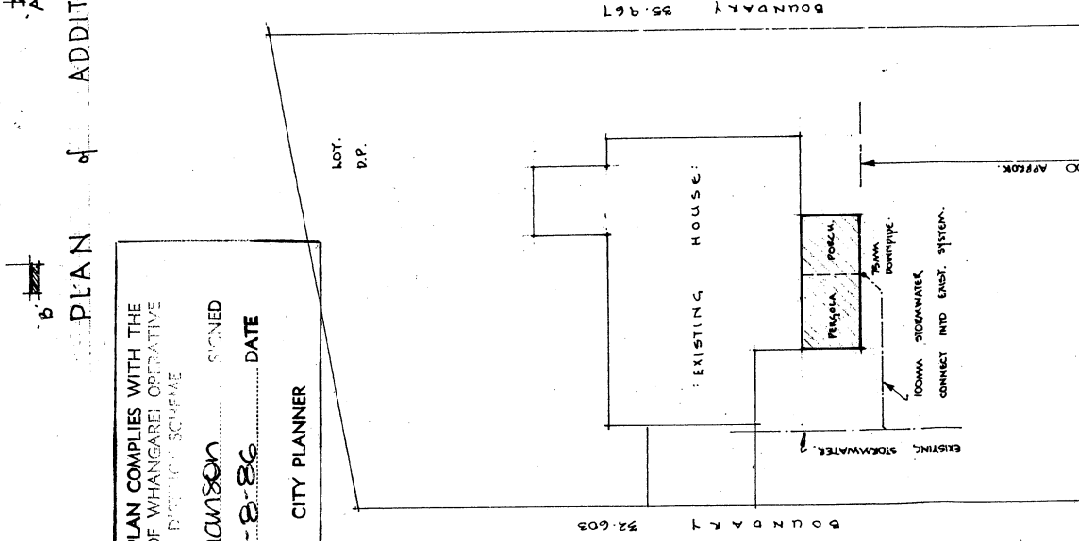
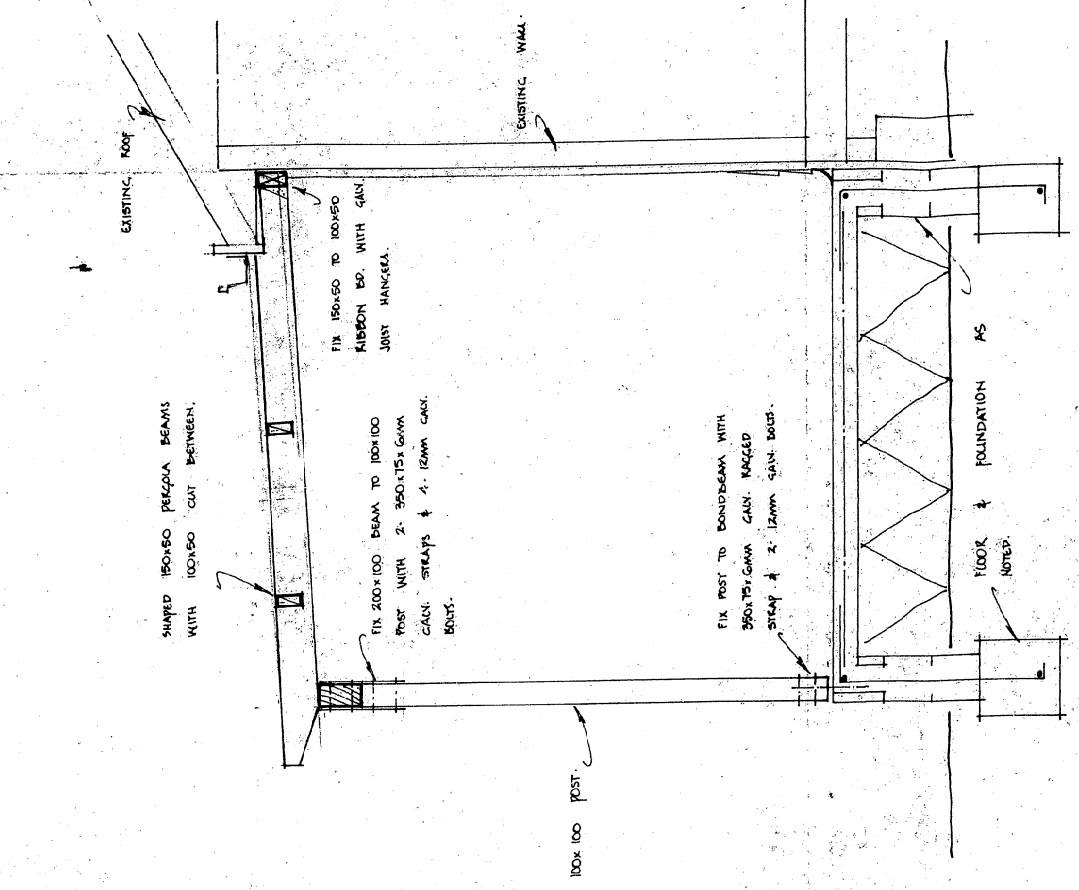
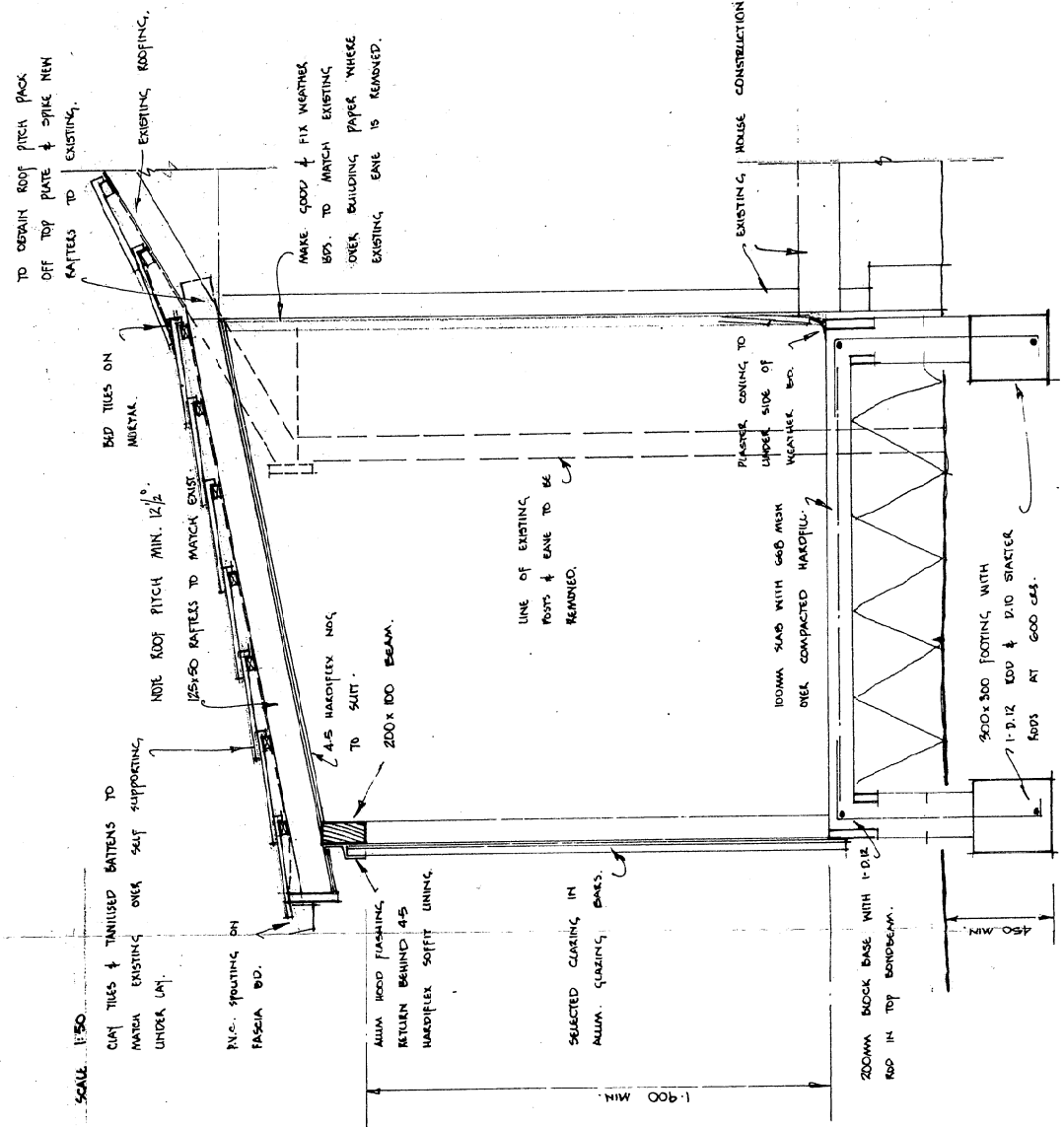
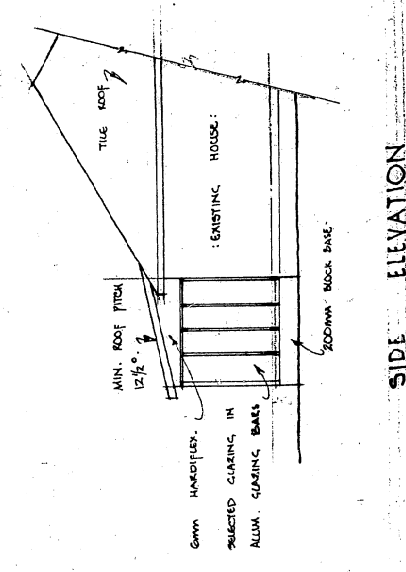
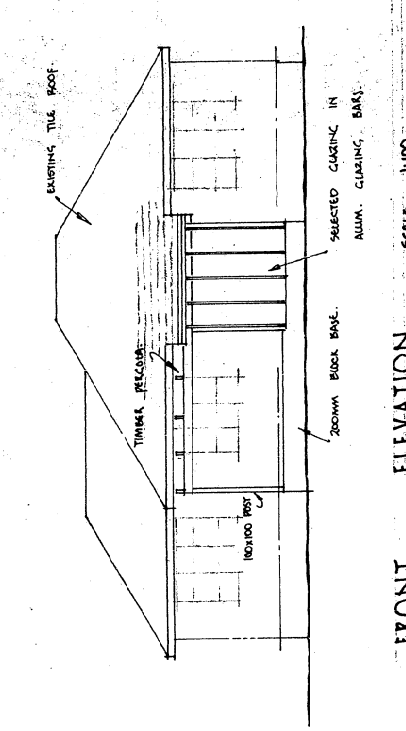
Proposed use or occupancy of other parts of buildings

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

PLEASE PRINT OWNER	BUILDER	OWNER'S AGENT
NAME <u>Mr. W.O. King</u>	NAME <u>Owen Bowers</u>	NAME
POSTAL ADDRESS <u>45 First Ave</u> <u>Whangarei</u>	POSTAL ADDRESS <u>17 Beuzley Cres</u>	POSTAL ADDRESS
PHONE	PHONE <u>72918</u>	PHONE
Signature <u>L. L. Bowers</u>		Date <u>12-8-86</u>

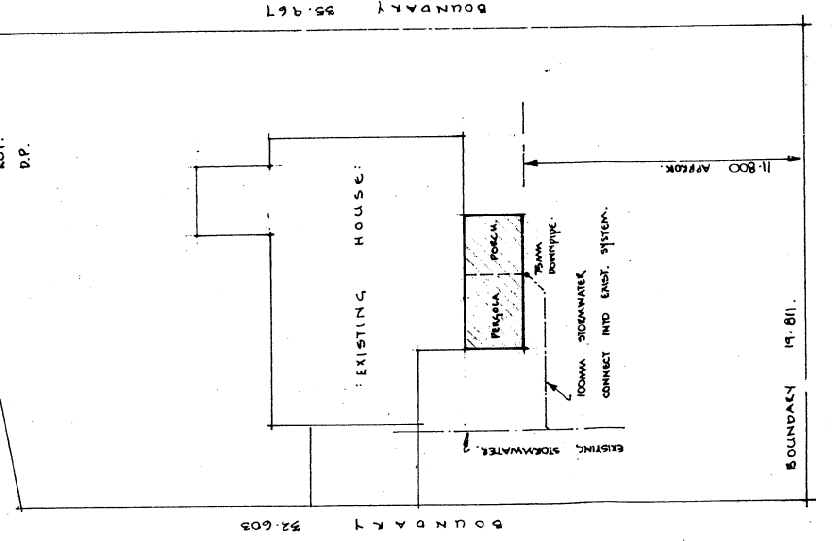
Hand-drawn architectural floor plan of a building interior, showing structural details and construction notes. The plan includes the following elements:

- EXISTING WALLS.**: Indicated by thick lines and arrows pointing to the existing structure.
- EAVE LINE**: A dashed line indicating the roof edge.
- FIXED GLAZING.**: A label pointing to a window area.
- DIAGONAL STRAP ROOF BRACING.**: A label pointing to a dashed line representing a roof brace.
- P.O.R.C.H.**: A label for the porch area, with dashed lines indicating its extent.
- REMOVE TIMBER POSTS.**: A label with arrows pointing to specific timber posts to be removed.
- FIXED GLAZING.**: Another label pointing to a window area.
- 100 X 100 TIMBER POSTS.**: A label pointing to a specific timber post.
- 200 X 100 BEAMS.**: A label pointing to a specific timber beam.
- 150 X 50 PERGOLA BEAMS.**: A label pointing to a specific timber beam.
- 100 X 100 POST.**: A label pointing to a specific timber post.
- steps up.**: A label with an arrow pointing to a set of stairs.
- FAIL LAB.**: A label with an arrow pointing to a specific area.
- A' A'** and **B' B'**: Section line markers.



THIS PLAN COMPLIES WITH THE
CITY OF WHANGAREI OPERATIVE
ENVIRONMENT SCHEME

WILKINSON SIGNED
13-8-86 DATE
FOR CITY PLANNER



PORCH ADDITION for Mr. W. O. KINC. at
 15 FIRST AVE WHANCAREL
 BUILDER O. BOWERS ☐ BENJAMIN ☐ DEANNN E. C. MIC DONASO PR



DEC

WHANGAREI DISTRICT COUNCIL



FORUM NORTH • PRIVATE BAG 9023, WHANGAREI, NEW ZEALAND. TELEPHONE 09 430 4200. FAX 09 438 7632

Issue Document

CODE COMPLIANCE CERTIFICATE NO: 63082

Section 43(3), Building Act 1991

Issued: 10/02/2003
Building Consent No: 63082**Applicant**CHRISTOPHER GRAEME NELSON WRIGHT
45 FIRST AVE
WHANGAREI 0101**Agent**CHRISTOPHER GRAEME NELSON WRIGHT
45 FIRST AVE
WHANGAREI 0101**Site Information**PROPERTY ID: 052344
ASSESSMENT NO:
STREET ADDRESS: 45 FIRST AVE, WHANGAREI 0101
LEGAL DESCRIPT: LOT 53 DP 38048**Project Information**PROJECT IS FOR: Other & Demolition
INTENDED USE(S): INSTALL SWIMMING POOL AND FENCING
INTENDED LIFE: Indefinite but not less than 50 years

NUMBER OF STAGES: 1

Fees

There are no outstanding fees.

FINAL CODE COMPLIANCE CERTIFICATE: 63082
See attached page(s) for any other conditions.

Page : 1

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

Signed for and on behalf of the Council

Name:.....BRIAN...MEHARRY.....

Signature:..........

Date:..26/.6../03

**Issue Document**

BUILDING CONSENT No: 63082
Section 35, Building Act 1991
Issued: 10Feb03

63082

Project Information Memorandum No: 63034

Applicant

CHRISTOPHER GRAEME NELSON WRIGHT
45 FIRST AVE
WHANGAREI 0101

Agent

CHRISTOPHER GRAEME NELSON WRIGHT
45 FIRST AVE
WHANGAREI 0101

Site Information

PROPERTY ID: 052344
STREET ADDRESS: 45 FIRST AVE, WHANGAREI 0101
LEGAL DESCRIPTION: LOT 53 DP 38048

Project Information

PROJECT IS FOR: Other & Demolition
INTENDED USE(S): INSTALL SWIMMING POOL AND FENCING
INTENDED LIFE: Indefinite but not less than 50 years
VALUE OF WORK: \$1,600.00
NUMBER OF STAGES: 1

Fees

COUNCIL'S TOTAL CHARGES FOR THIS BUILDING CONSENT ARE: \$205.00
PAYMENTS RECEIVED TO DATE:
Receipt number: 2381529 Date: 07Feb03 Amount: \$205.00

This Consent is issued subject to the following conditions:

=====

1: **General**

A backflow prevention device is to be fitted before pool is filled.

Signed for and on behalf of the Council

G. Byers

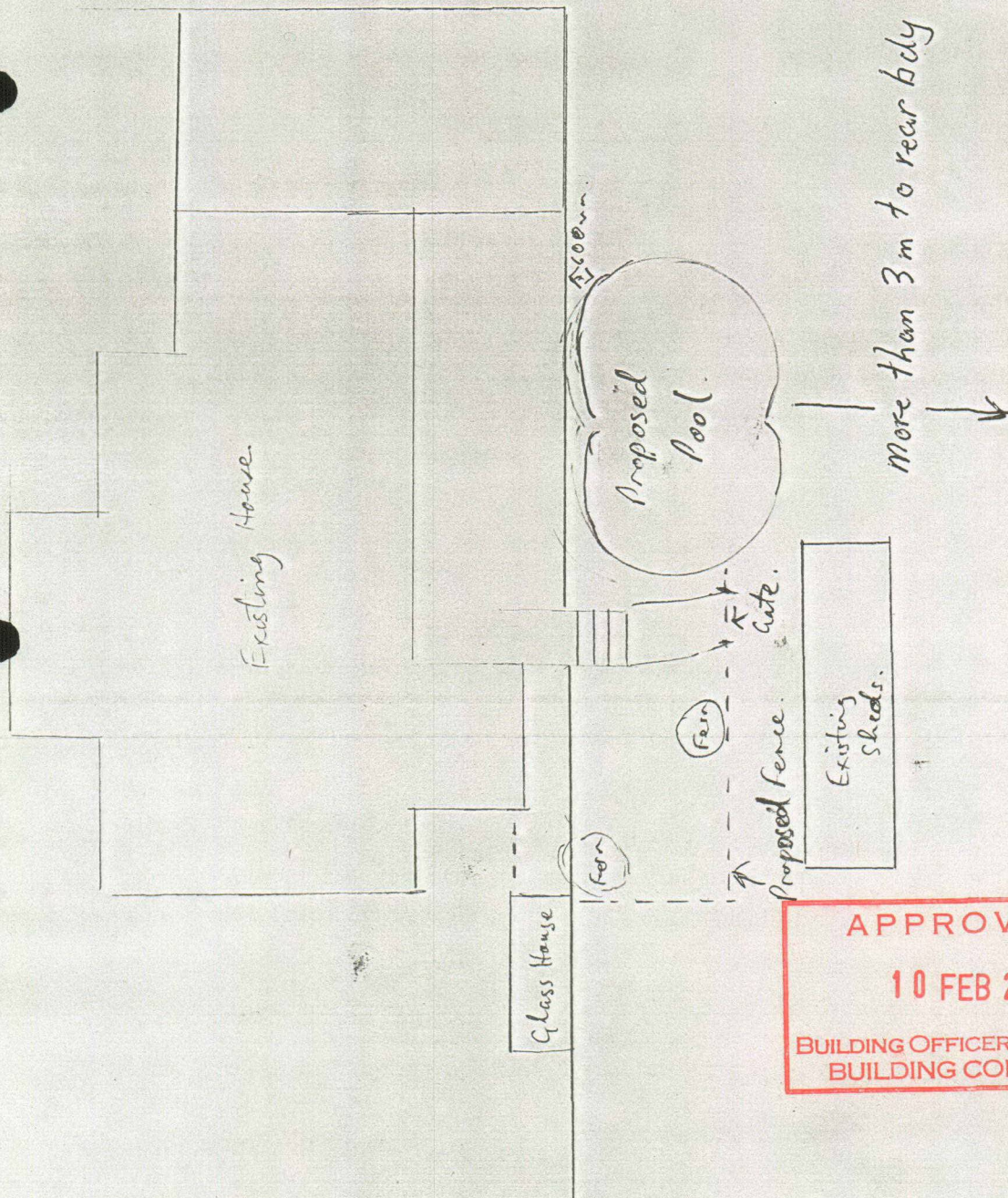
Name:.....

Signature:.....*G Byers*.....

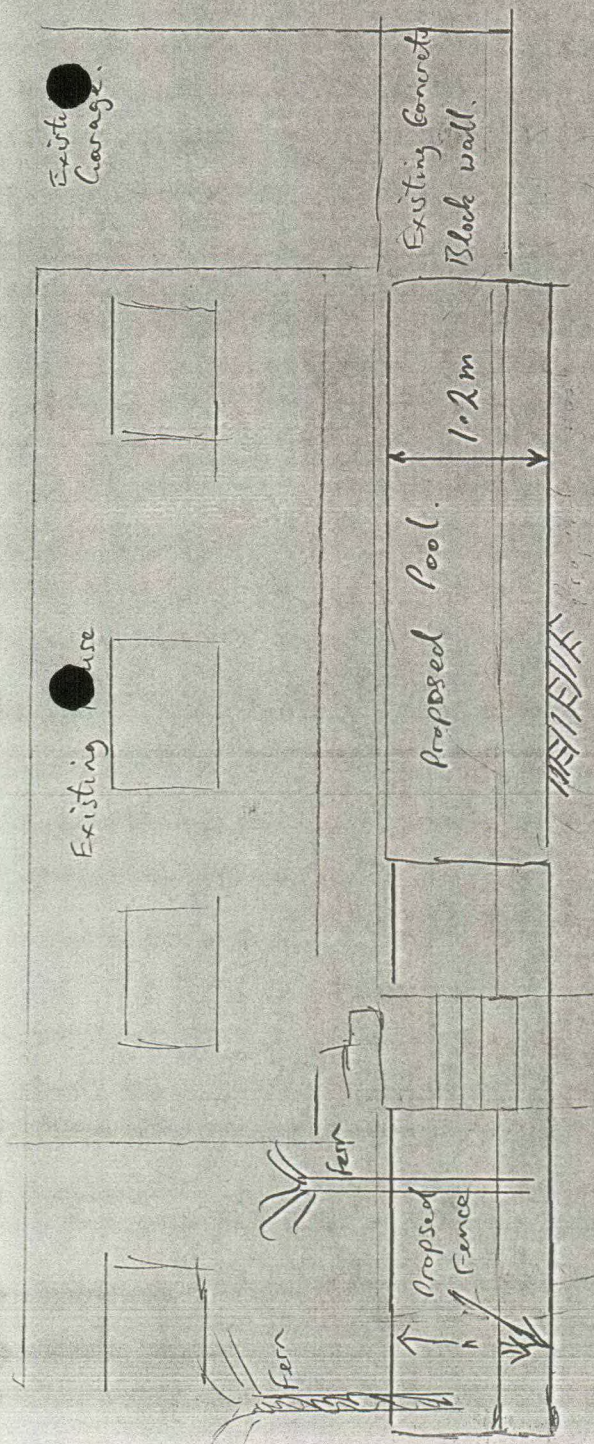
Date: *10../.2../03*

SEC

RECEIVED
04 FEB 2003
WHANGAREI
DISTRICT COUNCIL



APPROVED
10 FEB 2003
BUILDING OFFICER.....
BUILDING CONTROL



Fencing over 1.2m high
No gaps over 100m. ie is proper pool fencing

APPROVED
10 FEB 2003
BUILDING OFFICER.....
BUILDING CONTROL

RECEIVED
04 FEB 2003
WHANGAREI
DISTRICT COUNCIL

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

26 September 2025
Scale 1:500





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

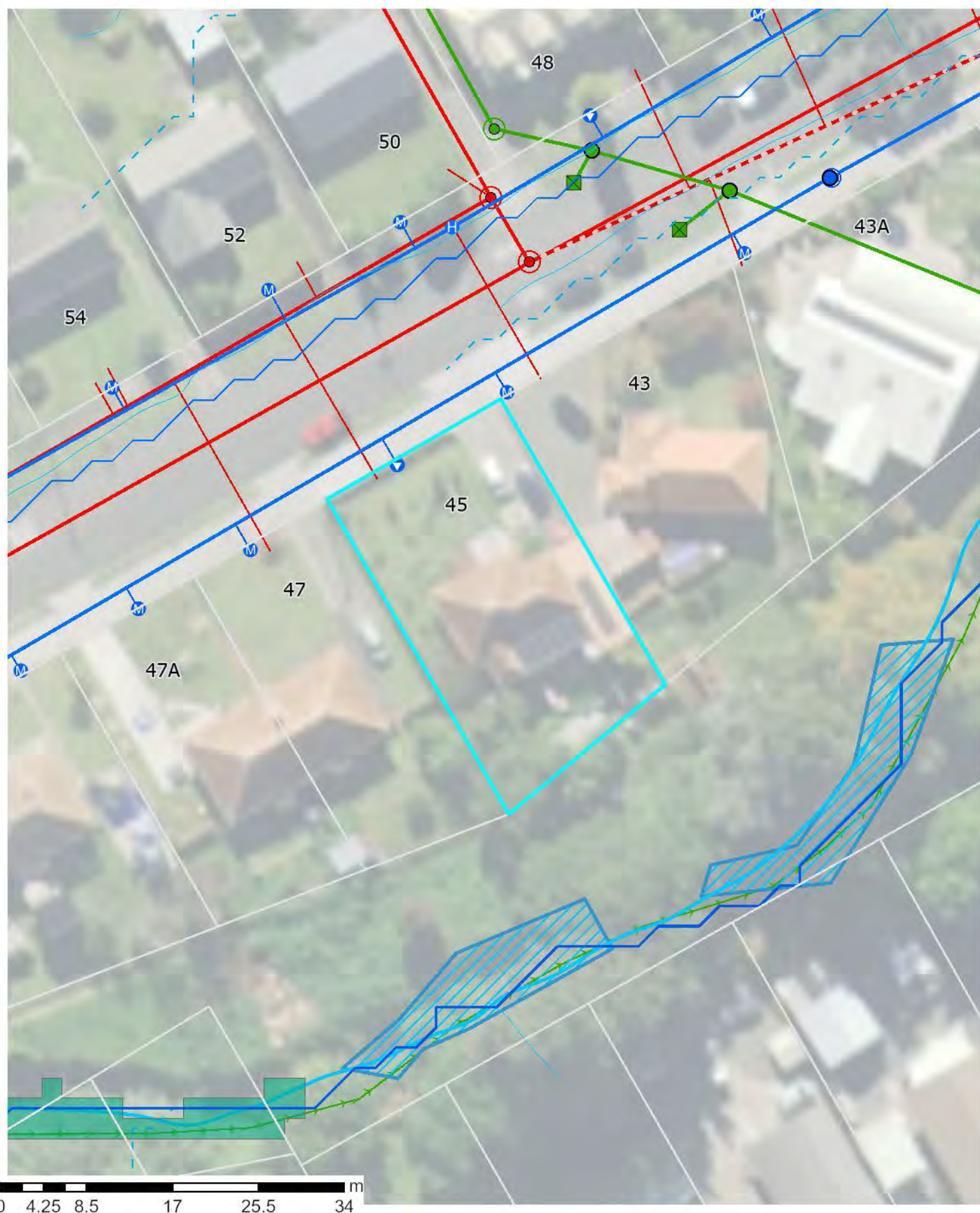
26 September 2025

Scale 1:500



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

Water, Wastewater and Stormwater



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.

26 September 2025

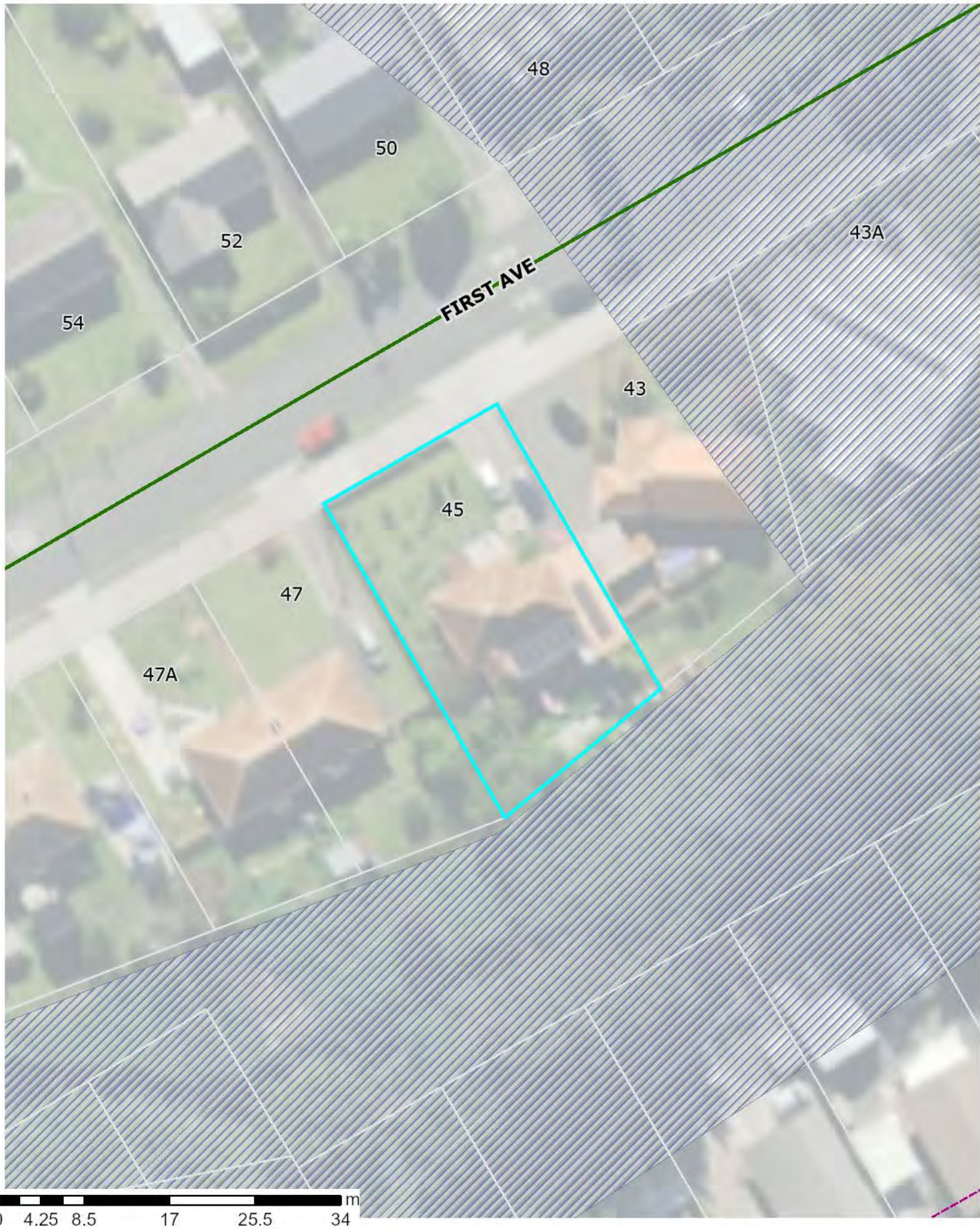
Scale 1:500



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Water, Wastewater and Stormwater – Map Legend

Water	Stormwater	Stormwater Catchment and Flood Management	Wastewater
Water Point Actuator WDC Private Backflow Device WDC Private Bore WDC Private End Structure WDC Private Fitting Node WDC Private Hydrant WDC Private Meter WDC Meter Manifold WDC Private Pump WDC Private Valve WDC RED Private Water Line Abandoned Pipe Trunk Main WDC Private Other Main WDC Private Process Pipework WDC Private Reticulation WDC Private Service Line WDC Private Water Area Chamber WDC Private Reservoir WDC Private	Stormwater 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 Depression Storage Areas 2017 Depression Storage Areas	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



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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
- 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
- Residential Sub-Zone
- Settlement Zone Centre Sub-Zone
- Settlement Zone Industry Sub-Zone

Commercial and Mixed Use Zones

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

Industrial Zones

- Light Industrial Zone
- Heavy Industrial Zone

Open Space and Recreation Zones

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

Special Purpose Zones

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

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

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

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District Plan Change 1 - Natural Hazards

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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Scale 1:500



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

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Flood Hazard Area

Scale 1:500

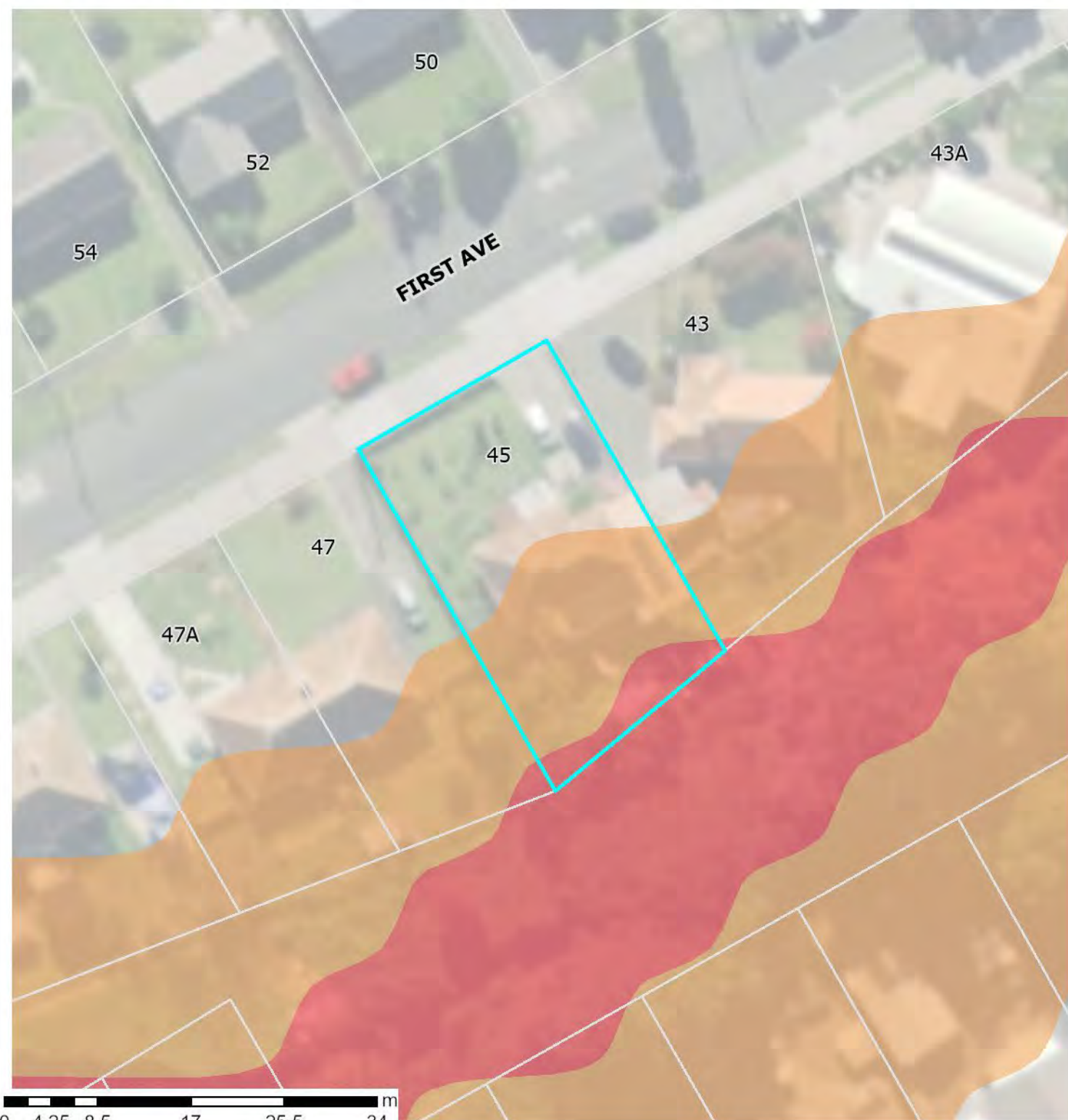
- 10 Year Flood Hazard Area
- 100 Year Flood Hazard Area

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

Land Instability



PC1 - Natural Hazards

Land Instability

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

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

Mining Subsidence or Precinct



PC1 - Natural Hazards

Mining Subsidence Hazard Area



Mining Hazard Area 1



Mining Hazard Area 2



Mining Hazard Area 3

Precinct

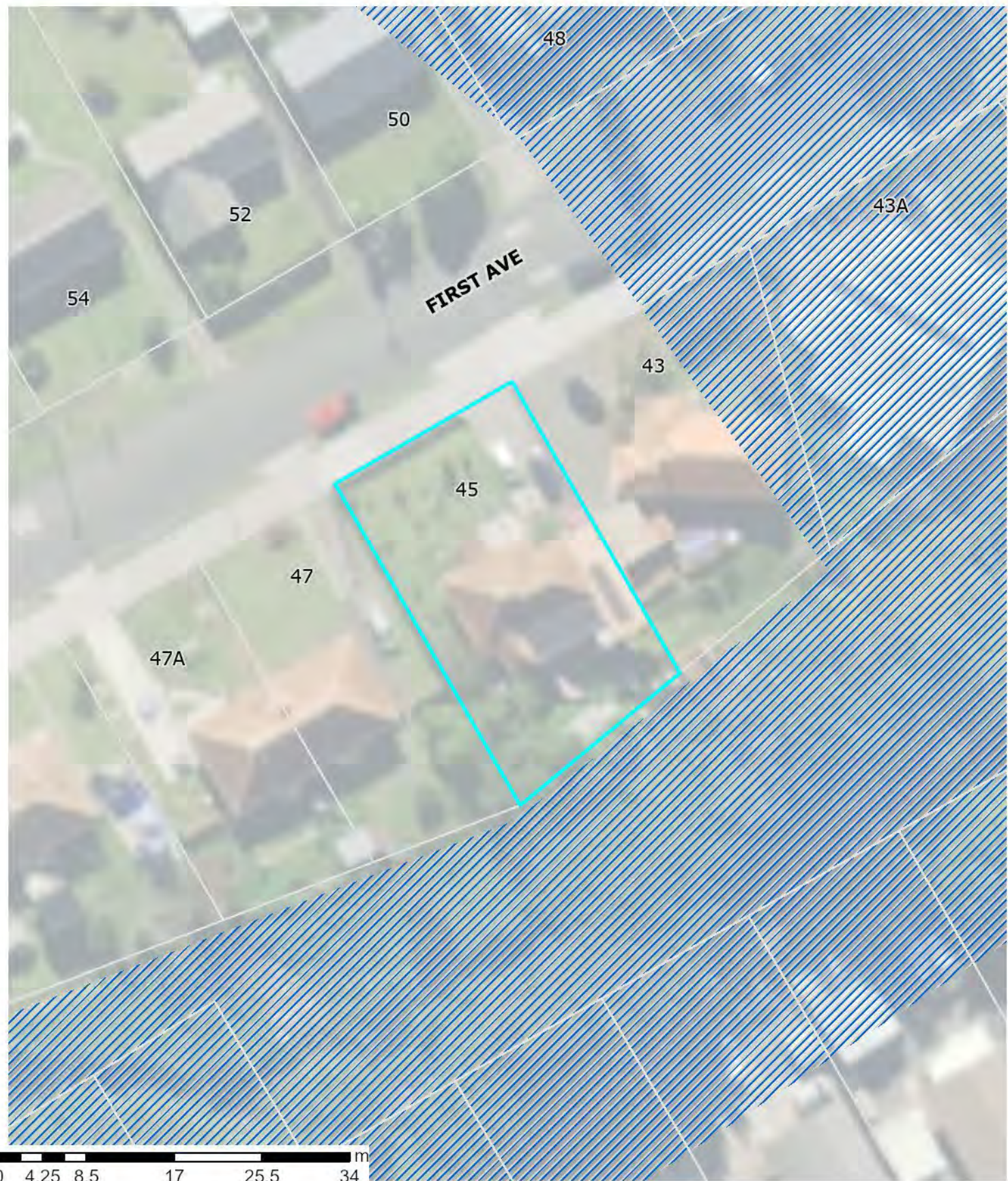


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Scale 1:500



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>.

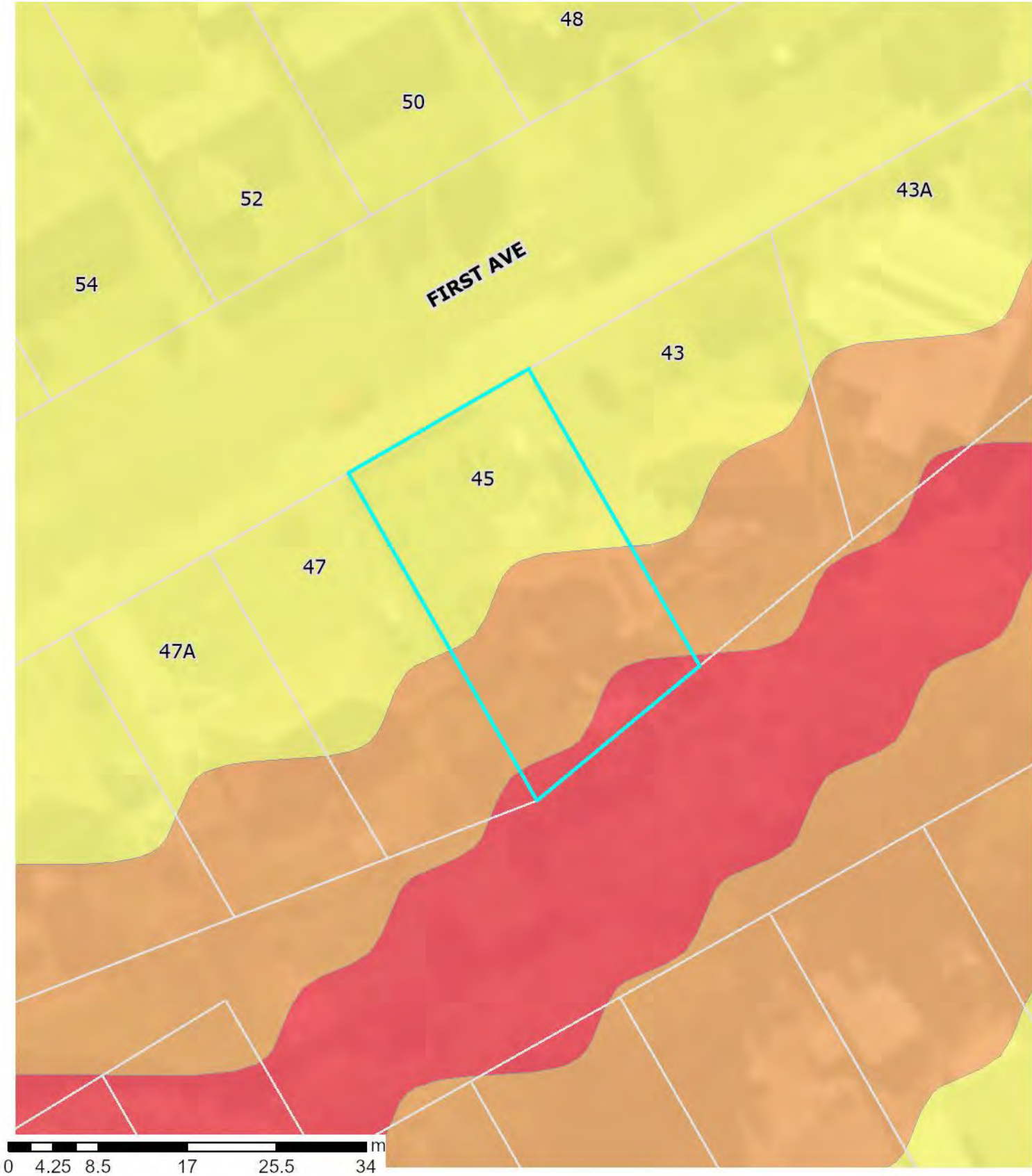


- Flood Susceptible
- Accepted by Council Decision for District Plan
 - Variation not accepted by Council

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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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

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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)



-  Confirmed Acid Sulphate Soil
-  Acid Sulphate Soil Risk

These soils, where present, can generate acidic groundwater and may require consideration with regard to land drainage and selection of building materials for buried structures.

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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/>

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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>

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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.

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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**
- High Unsuitability
 - Medium Unsuitability

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

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

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