

# Application for resource consent or fast-track resource consent

Or Associated Consent Pursuant to the Resource Management Act 1991 (RMA)) (If applying for a Resource Consent pursuant to Section 87AAC or 88 of the RMA, this form can be used to satisfy the requirements of [Form 9](#)). Prior to, and during, completion of this application form, please refer to [Resource Consent Guidance Notes](#) and [Schedule of Fees and Charges](#) — both available on the Council's web page.

## 1. Pre-Lodgement Meeting

Have you met with a council Resource Consent representative to discuss this application prior to lodgement?

☐ Yes ☒ No

## 2. Type of consent being applied for

(more than one circle can be ticked):

- |                                                                            |                                                                                                                           |
|----------------------------------------------------------------------------|---------------------------------------------------------------------------------------------------------------------------|
| <input type="radio"/> Land Use                                             | <input type="radio"/> Discharge: Total volume = <input type="text" value=""/> m <sup>3</sup>                              |
| <input type="radio"/> Fast Track Land Use*                                 | <i>Note; volumes &gt;3m<sup>3</sup> requires NRC Consent.</i>                                                             |
| <input checked="" type="radio"/> Change of Consent Notice (s.221(3))       | <input type="radio"/> Subdivision                                                                                         |
| <input type="radio"/> Certificate of Compliance (s.139)                    | <input type="radio"/> Existing Use Certificate (s.139A)                                                                   |
| <input type="radio"/> Extension of time (s.125)                            | <input type="radio"/> Consent under National Environmental Standard<br>(e.g. Assessing and Managing Contaminants in Soil) |
| <input type="radio"/> Other (please specify) <input type="text" value=""/> |                                                                                                                           |

*\*The fast track is for simple land use consents and is restricted to consents with a controlled activity status.*

## 3. Would you like to opt out of the fast track process?

☐ Yes ☒ No

## 4. Consultation

Have you consulted with iwi/Hapū? ☐ Yes ☒ No

If yes, which groups have you consulted with?

Who else have you consulted with?

For any questions or information regarding iwi/hapū consultation, please contact:  
The Resource Consents Planning Technicians, [planning\\_technicians@fndc.govt.nz](mailto:planning_technicians@fndc.govt.nz)

## 5. Applicant details

**Name/s:**

Angela Vujcich - Advance Build

**Email:**

**Phone number:**

**Postal address:**

(or alternative method of service under section 352 of the act)

Have you been the subject of abatement notices, enforcement orders, infringement notices and/or convictions under the Resource Management Act 1991? ☐ Yes ☒ No

If yes, please provide details.

|              |
|--------------|
| <br><br><br> |
|--------------|

## 6. Address for correspondence

*Name and address for service and correspondence (if using an Agent write their details here)*

**Name/s:**

Angela Vujcich - Advance Build

**Email:**

**Phone number:**

**Postal address:**

(or alternative method of service under section 352 of the act)

All correspondence will be sent by email in the first instance. Please advise us if you would prefer an alternative means of communication.

|      |
|------|
| <br> |
|------|

## 7. Details of property owner/s and occupier/s

*Name and Address of the owner/occupiers of the land to which this application relates (where there are multiple owners or occupiers please list on a separate sheet if required)*

**Name/s:**

Gysbert Denee

Property address/  
location:

|              |
|--------------|
| <br><br><br> |
|--------------|

## 8. Application site details

Location and/or property street address of the proposed activity:

Name/s:

Gysbert & Linda Denee

Site address/  
location:

2 Rarawa Beach Road, Ngataki

Postcode

Legal description:

Lot 3 DP413140

Val Number:

Certificate of title:

Please remember to attach a copy of your Certificate of Title to the application, along with relevant consent notices and/or easements and encumbrances (search copy must be less than 6 months old)

### Site visit requirements:

Is there a locked gate or security system restricting access by Council staff? ☒ Yes ☐ No

Is there a dog on the property? ☐ Yes ☒ No

Please provide details of any other entry restrictions that Council staff should be aware of, e.g. health and safety, caretaker's details. This is important to avoid a wasted trip and having to re-arrange a second visit.

Please provide 48 hours notice for visit due to tenants living at the address if a site visit needs to be done.

## 9. Description of the proposal

Please enter a brief description of the proposal here. Please refer to Chapter 4 of the *District Plan, and Guidance Notes*, for further details of information requirements.

Variation of consent notices - please refer to attached AEE

If this is an application for a Change or Cancellation of Consent Notice conditions (s.221(3)), please quote relevant existing Resource Consents and Consent Notice identifiers and provide details of the change(s), with reasons for requesting them.

The proposal has been prepared in accordance with the following version of the FNDC Engineering Standards:

☒ 2009 ☐ 2023

## 10. Would you like to request public notification?

☐ Yes ☒ No

## 11. Other consent required/being applied for under different legislation

(more than one circle can be ticked):

☐ Building Consent

☐ Regional Council Consent (ref # if known)

☐ National Environmental Standard Consent

☒ Other (please specify)

## 12. National Environmental Standard for Assessing and Managing Contaminants in Soil to Protect Human Health:

The site and proposal may be subject to the above NES. In order to determine whether regard needs to be had to the NES please answer the following:

Is the piece of land currently being used or has it historically ever been used for an activity or industry on the Hazardous Industries and Activities List (HAIL)? ☐ Yes ☒ No ☐ Don't know

Is the proposed activity an activity covered by the NES? Please tick if any of the following apply to your proposal, as the NESCS may apply as a result? ☐ Yes ☒ No ☐ Don't know

☐ Subdividing land

☐ Disturbing, removing or sampling soil

☐ Changing the use of a piece of land

☐ Removing or replacing a fuel storage system

## 13. Natural hazards (National Policy Statement for Natural Hazards 2025)

Is the site subject to known or potential natural hazards (for example, flooding, coastal inundation, erosion, or unstable land), as contemplated by the National Policy Statement for Natural Hazards 2025? ☐ Yes ☒ No

If yes, please identify the relevant natural hazard(s) by ticking the applicable box(es) below:

☐ Flooding

☐ Active Faults

☐ Landslips

☐ Liquefaction

☐ Coastal Erosion

☐ Tsunami

☐ Coastal Inundation

*Please ensure all relevant technical reports are submitted with the application.*

## 14. Assessment of environmental effects:

*Every application for resource consent must be accompanied by an Assessment of Environmental Effects (AEE). This is a requirement of Schedule 4 of the Resource Management Act 1991 and an application can be rejected if an adequate AEE is not provided. The information in an AEE must be specified in sufficient detail to satisfy the purpose for which it is required. Your AEE may include additional information such as written approvals from adjoining property owners, or affected parties.*

Your AEE is attached to this application ☒ Yes

## 15. Draft conditions:

Do you wish to see the draft conditions prior to the release of the resource consent decision? ☒ Yes ☐ No

If yes, please be advised that the timeframe will be suspended for 5 working days as per s107G of the RMA to enable consideration for the draft conditions.



## 16. Billing Details:

This identifies the person or entity that will be responsible for paying any invoices or receiving any refunds associated with processing this resource consent. Please also refer to Council's Fees and Charges Schedule.

**Name/s:** (please write in full)

Advance Build Ltd

**Email:**

**Phone number:**

**Postal address:**

(or alternative method of service under section 352 of the act)

### Fees Information

An instalment fee for processing this application is payable at the time of lodgement and must accompany your application in order for it to be lodged. Please note that if the instalment fee is insufficient to cover the actual and reasonable costs of work undertaken to process the application you will be required to pay any additional costs. Invoiced amounts are payable by the 20th of the month following invoice date. You may also be required to make additional payments if your application requires notification.

### Declaration concerning Payment of Fees

I/we understand that the Council may charge me/us for all costs actually and reasonably incurred in processing this application. Subject to my/our rights under Sections 357B and 358 of the RMA, to object to any costs, I/we undertake to pay all and future processing costs incurred by the Council. Without limiting the Far North District Council's legal rights if any steps (including the use of debt collection agencies) are necessary to recover unpaid processing costs I/we agree to pay all costs of recovering those processing costs. If this application is made on behalf of a trust (private or family), a society (incorporated or unincorporated) or a company in signing this application I/we are binding the trust, society or company to pay all the above costs and guaranteeing to pay all the above costs in my/our personal capacity.

**Name:** (please write in full)

Angela Vujcich

**Signature:**

(signature of bill payer)

**Date** 18/08/26

**MANDATORY**

## 17. Important Information:

### Note to applicant

You must include all information required by this form. The information must be specified in sufficient detail to satisfy the purpose for which it is required.

You may apply for 2 or more resource consents that are needed for the same activity on the same form.

You must pay the charge payable to the consent authority for the resource consent application under the Resource Management Act 1991.

### Fast-track application

Under the fast-track resource consent process, notice of the decision must be given within 10 working days after the date the application was first lodged with the authority, unless the applicant opts out of that process at the time of lodgement.

A fast-track application may cease to be a fast-track application under section 87AAC(2) of the RMA.

### Privacy Information:

Once this application is lodged with the Council it becomes public information. Please advise Council if there is sensitive information in the proposal. The information you have provided on this form is required so that your application for consent pursuant to the Resource Management Act 1991 can be processed under that Act. The information will be stored on a public register and held by the Far North District Council. The details of your application may also be made available to the public on the Council's website, [www.fndc.govt.nz](http://www.fndc.govt.nz). These details are collected to inform the general public and community groups about all consents which have been issued through the Far North District Council.

## 18. Declaration

The information I have supplied with this application is true and complete to the best of my knowledge.

**Name** (please write in full)

Angela Vujcich

**Signature**

**Date** 18/08/26

*A signature is not required if the application is made by electronic means*

*See overleaf for a checklist of your information...*

## Checklist of your information

*Please tick if information is provided*

- ☒ Payment (cheques payable to Far North District Council) to go on our account please
- ☒ A current Certificate of Title (Search Copy not more than 6 months old)
- ☐ Details of your consultation with Iwi and hapū
- ☒ Copies of any listed encumbrances, easements and/or consent notices relevant to the application
- ☒ Applicant / Agent / Property Owner / Bill Payer details provided
- ☒ Location of property and description of proposal
- ☒ Assessment of Environmental Effects
- ☐ Written Approvals / correspondence from consulted parties
- ☐ Reports from technical experts (if required)
- ☒ Copies of other relevant consents associated with this application
- ☒ Location and Site plans (land use) AND/OR
- ☐ Location and Scheme Plan (subdivision)
- ☒ Elevations / Floor plans
- ☒ Topographical / contour plans

*Please refer to Chapter 4 of the District Plan for details of the information that must be provided with an application.  
Please also refer to the RC Checklist available on the Council's website. This contains more helpful hints as to what information needs to be shown on plans.*



# APPLICATION TO VARY CONSENT NOTICE

## & ASSESSMENT OF ENVIRONMENTAL EFFECTS

FOR A NES-DMRU MINOR DWELLING

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**2 Rarawa Beach Road, Ngataki**

**Lot 3 DP 413140**

PREPARED FOR:

Gysbert William Sieger Dennee and Philip George Skelton

Rev A

17 MAY 2026

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## APPENDICES:

- Appendix A – Application Form
- Appendix B – Site, Floor and Elevation Plans
- Appendix C – Record of Title and Deposited Plan
- Appendix D – Relevant Consent Notice & Covenant
- Appendix E – Site Suitability Report
- Appendix F – Landscape Mitigation Plan (2024)

## 1. APPLICANT & PROPERTY DETAILS

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### 1.1 APPLICANT AND OWNER DETAILS

|                      |                                                                                     |
|----------------------|-------------------------------------------------------------------------------------|
| Applicant:           | Advance Manufacturing Limited trading as Advance Build on behalf of Owners          |
| Address for service: | Advance Build<br>Attn: Katerina Dvorakova<br>2077 State Highway 10<br>Waipapa, 0295 |
| Site owner/s:        | Gysbert William Sieger Denee and Philip George Skelton                              |

### 1.2 PROPERTY DETAILS

|                                                       |                                            |
|-------------------------------------------------------|--------------------------------------------|
| Site address:                                         | 2 Rarawa Beach Road, Ngataki               |
| Legal description, RoT:                               | Lot 3 DP 413140, RT 448869                 |
| Site area:                                            | 29,003 m <sup>2</sup> (2.9ha) more or less |
| Territorial authority:                                | Far North District                         |
| Operative zone:                                       | Rural Production                           |
| Proposed zone:                                        | Rural Production                           |
| Mapped overlays, controls, designations and features: | Nil identified                             |

### 1.3 PLANNING FRAMEWORK

The proposed building is a detached minor residential unit (DMRU). This application addresses the consent-notice restrictions affecting that proposal; the relevant NES-DMRU and District Plan context is addressed in Sections 7 and 8.

## 2. PROPOSAL & REASONS FOR APPLICATION

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### 2.1 PROPOSED DETACHED MINOR RESIDENTIAL UNIT

The applicants propose one detached minor residential unit on Lot 3 DP 413140. The Advance Build concept plans show a 70.0 m<sup>2</sup> single-storey unit on the lower part of the site at FFL RL 36.18 m, subsidiary to the existing principal dwelling and using the established access and servicing environment.

A Project Information Memorandum has been obtained. The proposal is intended to proceed by reference to the NES-DMRU framework; this application is required because the proposed unit

is outside the building area identified by Consent Notice 8541765.5 and may also conflict with the Architectural Guidelines incorporated by that notice.

## 2.2 CONSENT NOTICE 8541765.5

**Condition (viii)** requires buildings to be located within the Littoralis Draft Integration Plan building areas. The proposed minor dwelling is outside the area identified for Lot 3 and therefore requires variation of Condition (viii).

**Condition (ix)** requires future development to be consistent with the Architectural Guidelines referred to in that condition. The precise March 2008 Appendix One has not been located in the available records. However, the 2019 consent-notice variation for neighbouring Lot 5 DP 413140, prepared by Sheryl Hansford of Northland Planning & Development (2018) Limited considered the same Consent Notice 8541765.5 and RC 2100437 and interpreted the Guidelines as restricting secondary dwellings and accessory buildings. That application therefore varied both Conditions (viii) and (ix). The 2024 principal-dwelling consent for Lot 3 was also granted on the basis of variations to both conditions.

For certainty, this application similarly seeks a limited variation of both conditions for one minor dwelling not exceeding 70 m<sup>2</sup>. The variation is not made conditional on the dwelling ultimately qualifying as a permitted activity under the NES-DMRU; any separate statutory approval that may be required remains unaffected.

## 3. STATUTORY BASIS AND ACTIVITY STATUS

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This application is made under section 221(3) of the Resource Management Act 1991. Under section 221(3A), the relevant resource-consent provisions apply with the necessary modifications as if the application were for a discretionary activity. The assessment is therefore focused on the effects of **varying the consent notice** and whether the original landscape and development outcomes remain achieved.

## 4. PROPOSED VARIATION

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It is requested that Conditions (viii) and (ix) of Consent Notice 8541765.5 be varied as follows.

### **Condition (viii)**

**viii.** All buildings shall be located within the areas identified on the Draft Integration Plan referenced 863 Draft and dated 11/03/08 (REV 4), prepared by Littoralis Landscape Architect and attached to RC 2100437 with the Council's "Approved Plan" stamp affixed to it, **except that this requirement shall not restrict the siting of one minor dwelling on Lot 3 DP 413140 where that dwelling has a floor area not exceeding 70 m<sup>2</sup>.**

### **Condition (ix)**

**ix.** That all future development on the site shall be consistent with the Architectural Guidelines attached as Appendix 1 in the assessment of amenity, visual and natural character effects, prepared by Littoralis Landscape Architecture, dated March 2008, attached to RC 2100437,



**except insofar as those Guidelines would otherwise prevent the establishment of the one minor dwelling provided for by the exception in Condition (viii).**

The amendments are deliberately narrow: the existing consent-notice framework remains for other development, while one minor dwelling not exceeding 70 m<sup>2</sup> is excepted. The current plans provide the basis for the effects assessment but are not intended to create a replacement fixed building envelope.

## **5. SITE AND RECEIVING ENVIRONMENT**

### **5.1 EXISTING DEVELOPMENT**

Lot 3 is approximately 2.9 ha and is developed with the principal dwelling, driveway, water storage and wastewater servicing. The principal dwelling was approved under RC 2240478-RMAOTH in 2024 partly outside the original Littoralis building area. It has an approved FFL of approximately RL 41.7 m, while the proposed 70 m<sup>2</sup> DMRU is at RL 36.18 m, approximately 5.5 m lower and materially smaller in scale.



*Fig.: View from proposed DMRU to principal dwelling towards Rarawa Beach*

### **5.2 SURROUNDING ENVIRONMENT**

The surrounding environment is rural/rural-residential, with dwellings and smaller ancillary buildings on the lots created by the subdivision.

The proposed DMRU is approximately 600 m from both Rarawa Beach Road and Rarawa Beach. Approximately 200 m of elevated, densely vegetated coastal land lies between the site and the beach, completely screening the proposed unit from Rarawa Beach. This accords with the original Littoralis objective of integrating development with landform and vegetation so that it remains recessive in coastal views.



*Fig.: Google Earth view showing Lot 3 and surrounding properties*

The proposed DMRU is on the lower part of Lot 3 and is visually contained by landform and native vegetation generally around 2-5 m high. The building is also well separated from public viewing locations.



*Fig.: Western corner of Lot 3 – proposed DMRU location*





*Fig.: Western corner of Lot 3, South-western fence along shared drive*

## **6. CONSENT HISTORY AND LANDSCAPE FRAMEWORK**

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### **6.1 ORIGINAL LITTORALIS FRAMEWORK**

The original Littoralis landscape assessment informed the building areas and landscape/architectural controls incorporated into Consent Notice 8541765.5. Its principal purpose was to manage visual prominence through siting, landform, planting, recessive materials and careful treatment of access and earthworks. The present application assesses whether those underlying outcomes remain achieved despite the limited exception sought.

### **6.2 2024 PRINCIPAL DWELLING CONSENT**

RC 2240478-RMAOTH approved the principal dwelling partly outside the original building area together with the Northscape Landscape Mitigation Plan dated 22 May 2024. The plan was prepared for the principal dwelling, not the DMRU, but the approved planting has been established and now forms part of the receiving environment. The consent requires that planting to be maintained and replaced where necessary.

### **6.3 PŌHUTUKAWA PLANTING ADJACENT TO THE DMRU**

Three pōhutukawa established under the 2024 landscape treatment are immediately relevant to the DMRU. All three will be retained; two remain in situ and one will be professionally relocated by several metres to provide approximately 3 m building clearance. The number, species and local planting arrangement are therefore maintained, and no additional landscape mitigation plan is considered necessary.



*Fig.: Three existing Pohutukawa trees planted 2024-25. One tree to be relocated*

## 7. NES-DMRU

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The NES-DMRU, in force from 15 January 2026, establishes the current national framework for detached minor residential units. The proposed unit has been designed with that pathway in mind as a 70 m<sup>2</sup>, single-storey detached dwelling. The PIM records no natural-hazard or other environmental constraint affecting the proposed building location.

The NES-DMRU is relevant because the planning framework has materially changed since the consent notice was registered in 2010. This application does not, however, seek a determination that the unit is necessarily permitted under the NES-DMRU; it seeks only to remove the consent-notice restrictions. Any separate District Plan, Regional Plan, wastewater or other approval remains to be addressed through the applicable process.

Advance Build has **elected to obtain a building consent** for the proposed DMRU rather than rely on the available building-consent exemption. This is a separate building-quality and certification pathway and does not alter the applicants' intended reliance on the NES-DMRU for planning purposes. The TP58 wastewater assessment identified as outstanding in the PIM will be prepared and submitted as part of the building consent documentation, at which stage compliance of the proposed on-site wastewater system with the applicable requirements will be demonstrated. Any separate approval identified through that assessment, if required, will be addressed independently.

## 8. OPERATIVE AND PROPOSED DISTRICT PLANS

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### 8.1 PLANNING STATUS

The site is zoned **Rural Production under both the Operative Far North District Plan and the Proposed District Plan Decisions Version**. The PDP decisions were notified on 30 June 2026 and the appeal period closed on 12 August 2026. Both planning frameworks seek compatible rural development while maintaining rural character, productive potential and avoiding reverse-sensitivity effects.

### 8.2 OPERATIVE RURAL PRODUCTION ZONE

The Operative Rural Production Zone provisions seek, among other matters, to:

- provide for appropriate use and development of rural land;
- maintain rural character and amenity at a level appropriate to the productive intent of the zone;
- avoid incompatible land uses and reverse-sensitivity effects;
- protect significant natural and landscape values; and
- ensure development can be appropriately accessed and serviced.

The proposal is consistent with the Operative Rural Production Zone objectives and policies.

It adds one small subsidiary dwelling to an already developed 2.9 ha site without subdivision, material loss of rural land or a significant change in the relationship with surrounding rural activities. Council reached similar conclusions for the principal dwelling in 2024.

### 8.3 PROPOSED RURAL PRODUCTION ZONE

The Proposed Rural Production Zone seeks substantially similar outcomes. The DMRU remains minor relative to the 29,000 m<sup>2</sup> site and does not introduce an incompatible activity, subdivision or material reverse-sensitivity effect. The conclusions reached by Council for the principal dwelling remain applicable to this smaller proposal.

### 8.4 DISTRICT PLAN ACTIVITY STATUS

In the absence of the NES-DMRU pathway, the 70 m<sup>2</sup> unit would not meet the 65 m<sup>2</sup> minor-unit provisions of either plan. Under the ODP it would instead be treated as an additional residential unit and fail the one-unit-per-2-ha residential-intensity standard on this 2.9 ha site; under PDP RPROZ-R19, exceeding 65 m<sup>2</sup> also results in non-complying status. This is noted for completeness only and does not alter the discretionary status of this section 221 application.

## 9. ASSESSMENT OF ENVIRONMENTAL EFFECTS

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### 9.1 SCOPE OF EFFECTS ASSESSMENT

The relevant effects are those arising from the requested variation. The exception is limited to **one minor dwelling on Lot 3 DP 413140 not exceeding 70 m<sup>2</sup>**; the balance of the consent-notice framework remains unchanged. The current Project No. 1334 plans demonstrate the



proposal presently intended and provide the basis for assessing effects, without creating a new fixed building platform.

The 2019 Lot 5 variation, prepared by Sheryl Hansford of Northland Planning & Development (2018) Limited and approved by Felicity Foy, found that a departure from the original building area and the addition of a separate accessory building could still achieve the original subdivision objectives where development remained visually recessive and appropriately integrated. The present proposal is assessed on the same underlying landscape outcome.

## 9.2 LANDSCAPE AND VISUAL EFFECTS

A further landscape mitigation plan would not materially assist the assessment and is not considered necessary.

The DMRU is small, low on the site and approximately 5.5 m below the principal dwelling. It is about 600 m from Rarawa Beach, separated by approximately 200 m of elevated dense native coastal vegetation, and will not be visible from the beach. Existing vegetation around the development area further breaks up views from adjoining land.

The three relevant pōhutukawa from the 2024 approved landscape treatment are retained, with one relocated a short distance. Although the Northscape plan was prepared for the principal dwelling, the established planting now forms part of the receiving environment and continues to provide landscape integration.

The proposal therefore maintains the fundamental Littoralis outcomes of recessive development integrated with landform and vegetation. Landscape, visual and coastal-natural-character effects are considered **less than minor**, and no additional landscape mitigation plan is considered necessary.

## 9.3 NEIGHBOURING PROPERTIES, RURAL CHARACTER AND RURAL PRODUCTION

The surrounding area is rural-residential in character and contains dwellings and smaller buildings of varying scales. One 70 m<sup>2</sup> subsidiary dwelling will not materially alter that pattern. Landform, vegetation and the retained pōhutukawa limit views, and no significant dominance, privacy, lighting, noise or traffic effect is anticipated. Effects on adjoining owners and occupiers are therefore less than minor.

The proposal does not involve subdivision or a material loss of land available for rural use, and the site already contains residential activity. The DMRU does not materially change the relationship with surrounding rural land or introduce a significant additional reverse-sensitivity risk. Effects on rural character and the productive function of the Rural Production Zone are negligible to **less than minor**.

## 9.4 ACCESS, SERVICING AND NATURAL HAZARDS

The DMRU will use the established site access, with a modest increase in residential vehicle movements. No separate transport infringement has been identified.

Final TP58 wastewater design will be provided through the subsequent building consent process. Water supply and stormwater will likewise be addressed through detailed design. These matters do not form the reason for the section 221 application and any separate approval remains unaffected.

The PIM identifies no natural-hazard constraint affecting the proposed building location. No native vegetation clearance is required, and the three relevant pōhutukawa are retained as described above. No material natural-hazard or ecological effect is identified.

## 9.5 OVERALL EFFECTS

Overall, the requested variation remains tightly constrained and retains the environmental outcomes of the original subdivision. Having regard to the assessments above, adverse effects on the environment are considered no more than minor and effects on individual persons **less than minor**.

## 10. NOTIFICATION AND CONSULTATION

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Public notification is not requested. As assessed in Section 9, the variation does not result in adverse effects that are more than minor and no special circumstances have been identified that warrant public notification under section 95A.

Effects on adjoining owners and occupiers are assessed as less than minor in Section 9.3; no person is therefore considered affected under section 95E. The original subdivision and the 2024 principal-dwelling consent were also processed without notification. Limited notification is not considered necessary.

## 11. SECTION 104 ASSESSMENT

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Pursuant to section 221(3A), this application is considered as a discretionary activity and the relevant section 104 matters apply. The variation is limited to one minor dwelling not exceeding 70 m<sup>2</sup>; the effects and consent-notice purpose are assessed in Section 9, and the relevant NES-DMRU and Rural Production planning context is addressed in Sections 7 and 8. The variation does not itself confer permitted-activity status or remove any other statutory requirement. Overall, the requested variation is considered appropriate.

## 12. PART 2 OF THE RESOURCE MANAGEMENT ACT

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The proposal enables reasonable use of an already developed rural property while retaining the broader landscape and environmental outcomes of the original subdivision. For the reasons assessed above, the variation is consistent with the sustainable-management purpose and relevant principles of Part 2 of the RMA.



## 13. CONCLUSION

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The application seeks a limited variation of Conditions (viii) and (ix) of Consent Notice 8541765.5 to enable one minor dwelling on Lot 3 DP 413140 with a floor area not exceeding 70 m<sup>2</sup>. The current plans demonstrate a small, visually contained unit on the lower part of the site, fully screened from Rarawa Beach and integrated with the established 2024 planting. As assessed in Section 9, the original landscape, rural-character and neighbouring-property outcomes remain achieved and adverse effects are no more than minor.

It is therefore requested that Far North District Council approve the application under section 221(3) of the RMA and vary Conditions (viii) and (ix) as set out in Section 4, while retaining the existing consent-notice framework for all other development.

### Author

**Katerina Dvorakova**

Registered Architect NZRAB / Pre-construction Manager / Advance Build Planning Team

# Proposed New Project

2 Rarawa Beach Road, Ngataki  
For: Bert & Linda Dennee



A smarter move

## CONTENTS

- P01 SITE LOCATION PLAN
- P01A SITE PLAN
- P02 FLOOR PLAN
- P03 ELEVATIONS
- P04 ELECTRICAL PLAN
- P05 FITTING PLAN
- P06 KITCHEN PLAN



## Concept Plans

Concept 1  
August 2026

FINAL WORKING DRAWINGS TAKE PRECEDENCE OVER CONCEPT PLANS. ALL LANDSCAPING, PLANTING, LIGHTING & FENCING IS SHOWN FOR IMAGING PURPOSES ONLY

REVISION:  
PROJECT NO.  
DRAWN BY:  
HC:

C01  
1334  
KAT  
TMS



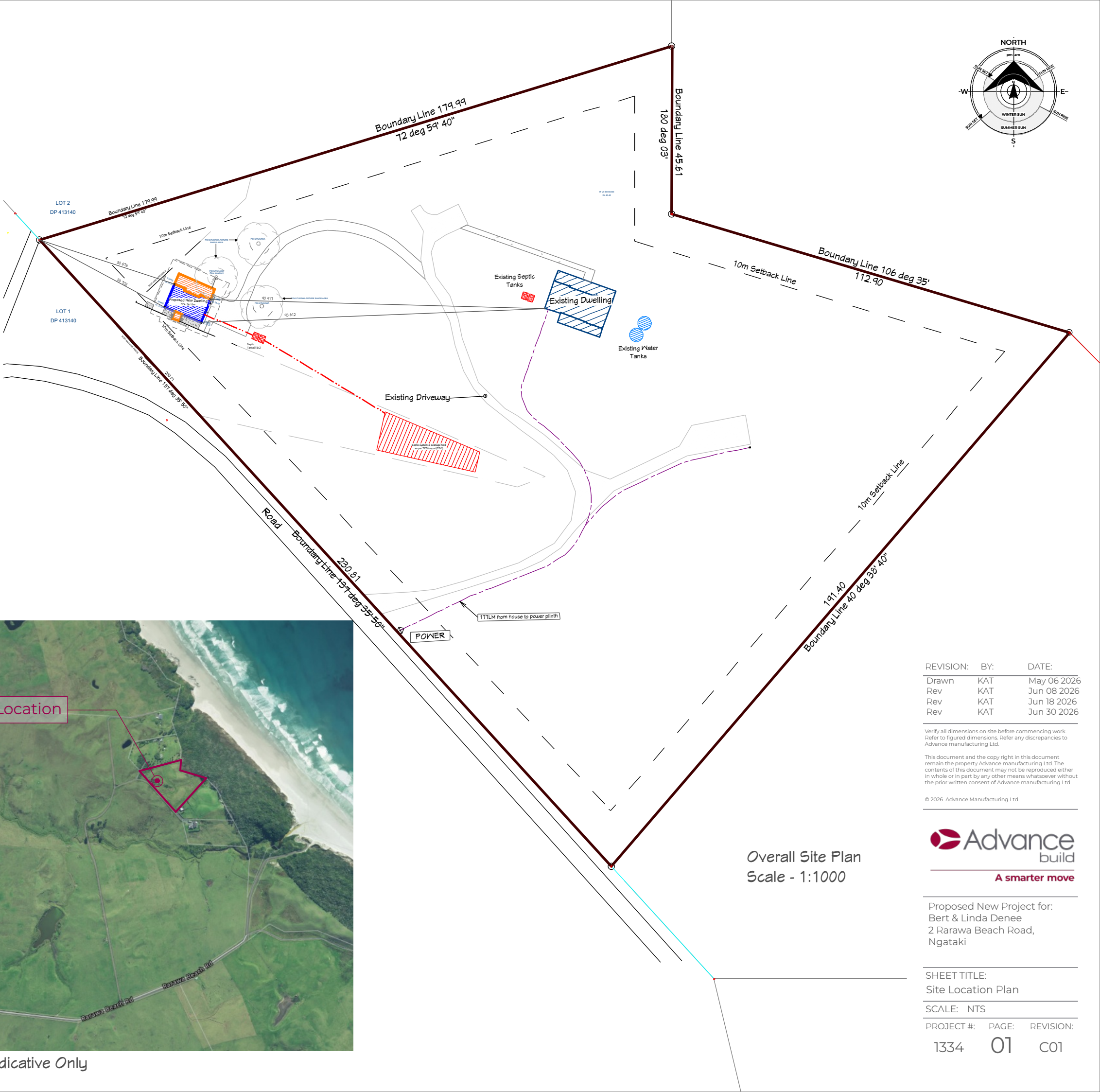
Site Information

2 Rarawa Beach Road, Ngataki  
Lot 3  
DP 413140  
Very High Wind Zone  
Corrosion Zone D  
Earthquake Zone 1  
ODP / PDP Zone: Rural Production

Site area: 29,000m2  
Driveway area (Metal): 274.62 m2  
Concrete Pad: 20.81m2  
New buildings area:  
    Floor Area(excl. slatted Deck): 70.0 m2  
    Roof Area: 91.18 m2  
Existing buildings: 210.91 m2  
Existing Driveway (Metal): 846.6 m2  
Total impermeable surfaces: 1,444.12 m2 =4.9 %



NB: Boundary Lines are Indicative Only



|           |     |             |
|-----------|-----|-------------|
| REVISION: | BY: | DATE:       |
| Drawn     | KAT | May 06 2026 |
| Rev       | KAT | Jun 08 2026 |
| Rev       | KAT | Jun 18 2026 |
| Rev       | KAT | Jun 30 2026 |

Verify all dimensions on site before commencing work. Refer to figured dimensions. Refer any discrepancies to Advance manufacturing Ltd.

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Proposed New Project for:  
Bert & Linda Dennee  
2 Rarawa Beach Road,  
Ngataki

SHEET TITLE:  
Site Location Plan

SCALE: NTS

PROJECT #:

PAGE:

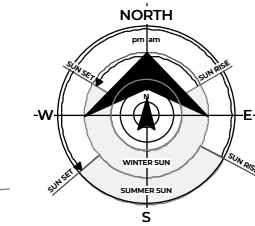
REVISION:

1334

01

C01

Boundary Line  
12 deg 59' 40"



Stormwater Dispersal into  
existing natural stormwater  
course

10m Setback Line

Indicative Metal Driveway &  
Turnaround Area

25,000L Concrete Tank,  
Fully Buried with max 150  
cover on top

POHUTUKAWA FUTURE  
SHADE AREA

POHUTUKAWA

Proposed Metal Driveway

38 676

38 702

POST AND WIRE FENCE

3m Wastewater setback from the building

POHUTUKAWA  
(New Location)

| Wastewater Treatment & Disposal Field Minimum Separation Distances |                   |
|--------------------------------------------------------------------|-------------------|
| Boundaries                                                         | 1.5m              |
| Buildings                                                          | 3.0m              |
| Surface Water Drains etc                                           | 15.0m             |
| Groundwater                                                        | 1200mm (vertical) |
| Rivers & Wetlands                                                  | 30m               |

STAKE  
GL 35.47

Proposed New Dwelling  
FFL: 36.18m

STAKE  
GL 35.43

90 917

POHUTUKAWA FUTURE SHADE AREA

| REVISION: | BY: | DATE:       |
|-----------|-----|-------------|
| Drawn     | KAT | May 06 2026 |
| Rev       | KAT | Jun 05 2026 |
| Rev       | KAT | Jun 08 2026 |
| Rev       | KAT | Jun 18 2026 |
| Rev       | KAT | Jun 30 2026 |
| Rev       | KAT | Jul 27 2026 |

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Proposed New Project for:  
Bert & Linda Dennee  
2 Rarawa Beach Road,  
Ngataki

SHEET TITLE:  
Site Plan

SCALE: 1 : 150 (A3 Original)

PROJECT #: PAGE: REVISION:

1334 01A C01

FNDC- 6m turning  
circle indicator

Septic  
Tanks(TBC)

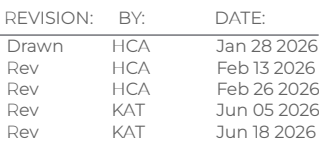
10m Setback Line

POST AND WIRE FENCE

Boundary



|    |       |        |       |
|----|-------|--------|-------|
|    |       | 10 680 |       |
|    | 3 180 | 4 420  | 3 080 |
| 90 | 3 000 | 4 420  | 2 900 |



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 **Advance**  
build  
**A smarter move**

SHEET TITLE:  
Floor Plan

---

SCALE: 1 : 75 (A3 Original)

---

|            |       |           |
|------------|-------|-----------|
| PROJECT #: | PAGE: | REVISION: |
| 1334       | 02    | P01       |

Roof Pitch 3 deg  
Stud height -3 deg raking to Kit/Din/Liv  
- 2.4m Flat Elsewhere

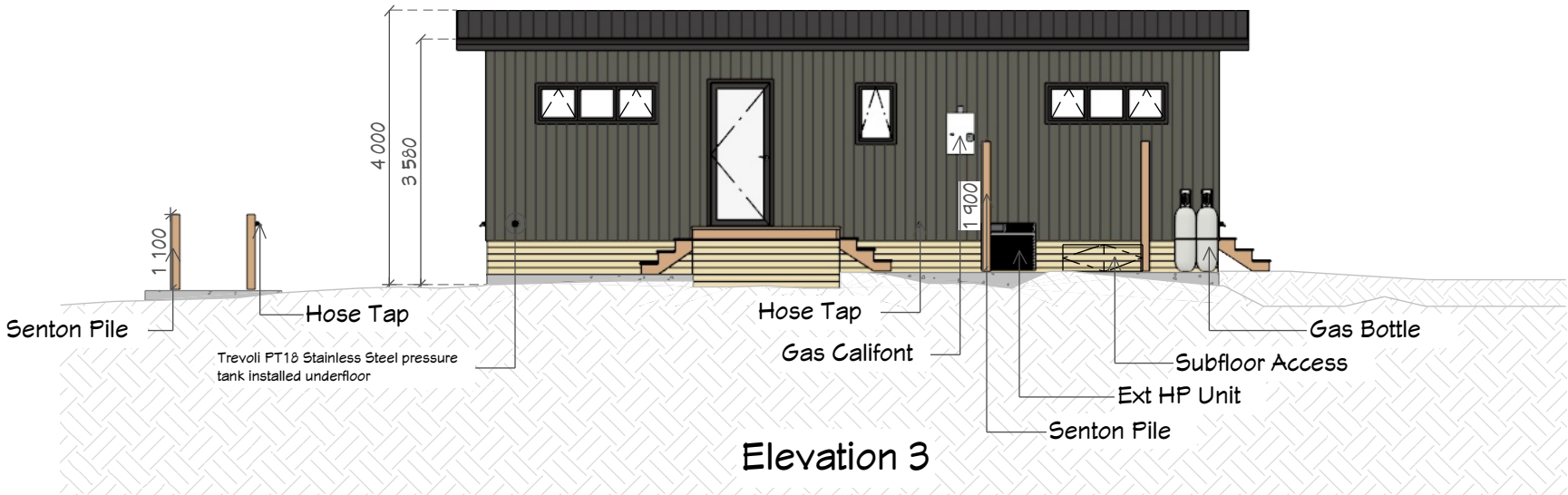
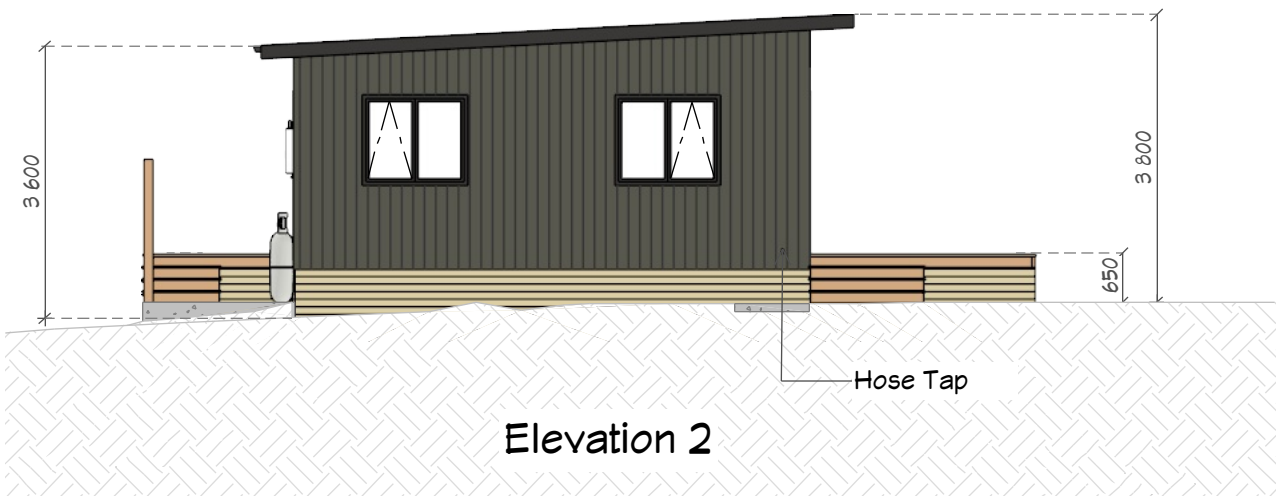
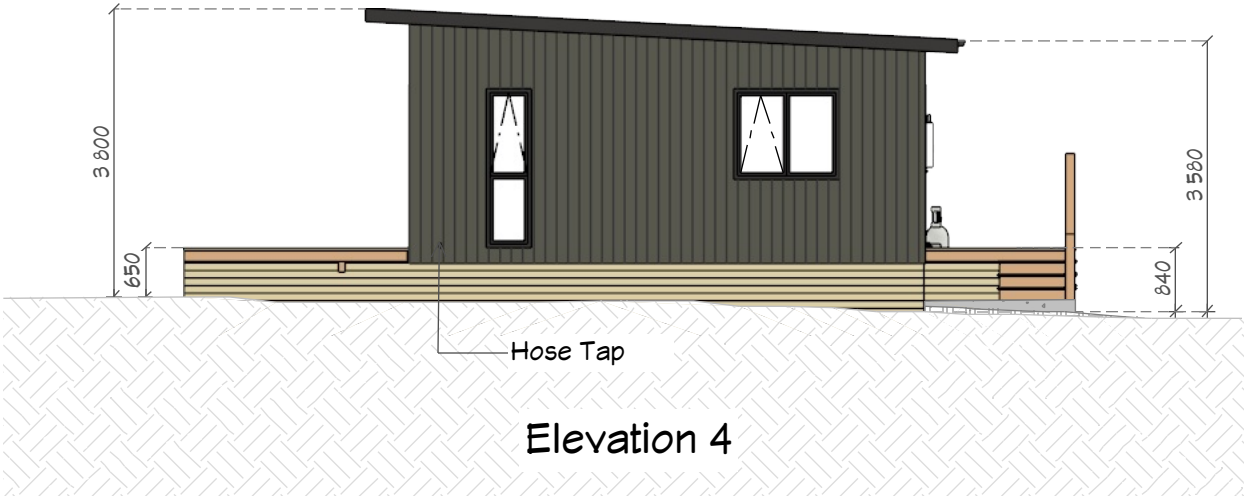
Weathergroove Smooth  
150 Vertical Groove

Armorsteel 5-Rib, Coastal  
0.40mm

Low E Double Glazed Windows

140x35 Premium Smooth H3 Pine  
Decking, Screw Fixed - uncoated

140x20 PG H3 Pine  
baseboards Unpainted



| REVISION: | BY  | DATE:       |
|-----------|-----|-------------|
| Drawn     | KAT | May 06 2026 |
| Rev       | KAT | Jun 04 2026 |
| Rev       | KAT | Jun 18 2026 |
| Rev       | KAT | Aug 06 2026 |

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Proposed New Project for:  
Bert & Linda Denee  
2 Rarawa Beach Road,  
Ngataki

SHEET TITLE:  
Elevations

SCALE: 1:100 (A3 Original)

PROJECT #: PAGE: REVISION:

1334 03 C01

Note: Single phase 63A mains power

- Isolator Switch / Powerpoint for Tank pump (baseboards)
- Starlink Modem



| REVISION: | BY: | DATE:       |
|-----------|-----|-------------|
| Drawn     | KAT | May 06 2026 |
| Rev       | KAT | May 12 2026 |
| Rev       | KAT | Jun 18 2026 |
| Rev       | KAT | Jul 13 2026 |
| Rev       | KAT | Aug 06 2026 |

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Proposed New Project for:  
Bert & Linda Dennee  
2 Rarawa Beach Road,  
Ngataki

SHEET TITLE:  
Electrical Plan

SCALE: 1 : 75 (A3 Original)

PROJECT #: 1334    PAGE: 04    REVISION: C01

Interior Door Handles

SL=Sliding  
PS=Passage  
PV=Privacy  
DM=Dummy

Exterior Door Handles

KL=Keyed Lock

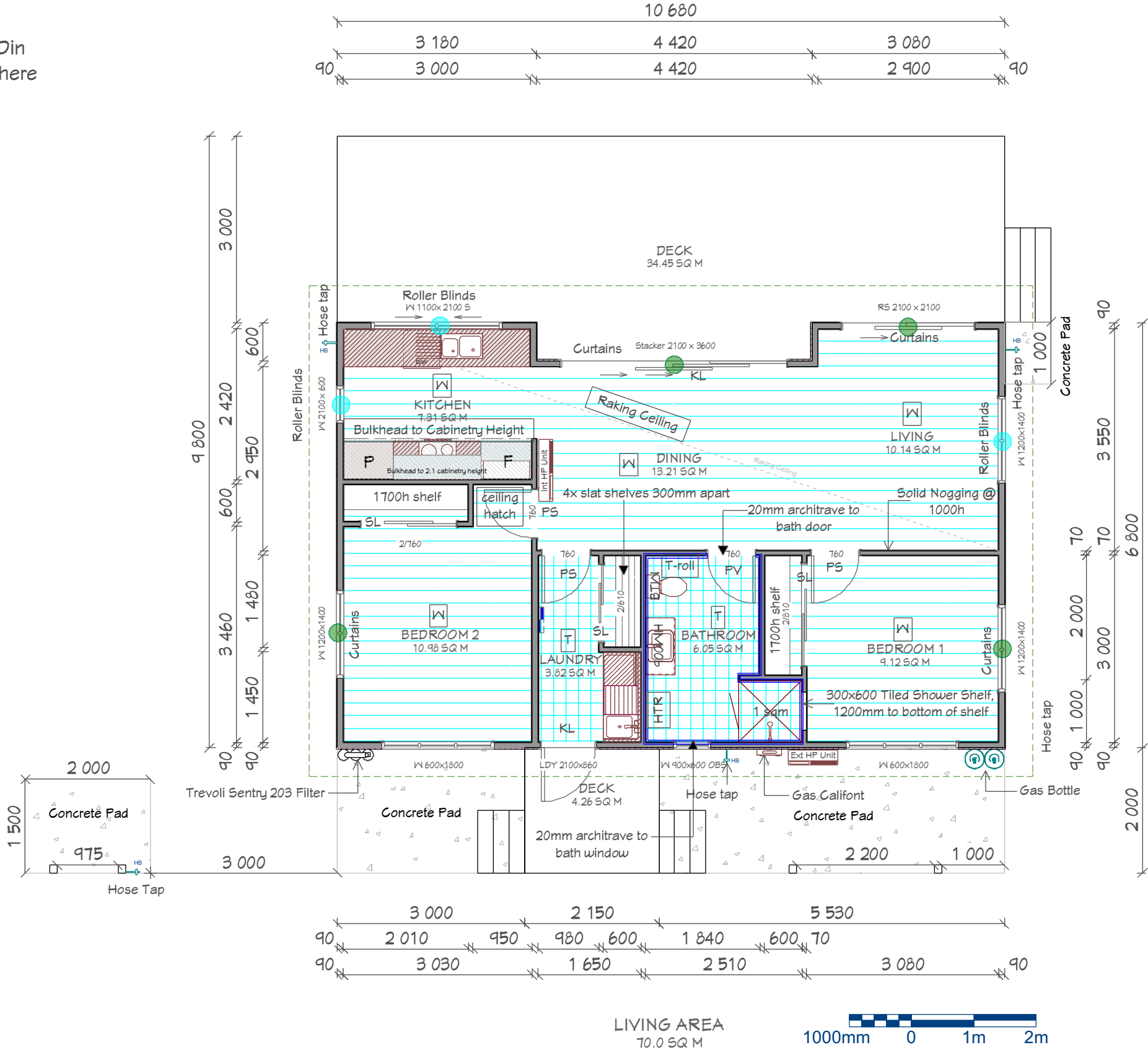
Ceiling Height

3 deg ceiling to Kit/Liv/Din  
2.4m Flat ceiling elsewhere

Floorcoverings

C=Carpet  
T=Tiles  
W=Wooden Planking

|                                                                                                                                        |                                                       |
|----------------------------------------------------------------------------------------------------------------------------------------|-------------------------------------------------------|
| Rebated to all doors for flush entry                                                                                                   | All windows & doors at 2.1m lintel height             |
| Window Latches to double pronged for ventilation                                                                                       | Hollow Core Vertical U-Groove (Avon) to internal door |
| <div></div> Supply & Install Antipodes in Sage Fabric with Superfit in Porcelain Track curtains to Bed side windows, Din and Liv Doors | H3 Strandboard flooring to Laundry and Bath           |
| <div></div> Supply & Install Roller Blinds to kitchen/Liv windows                                                                      | 20mm architrave to bath door and window               |
|                                                                                                                                        | <div></div> - Full height tiles to bathroom walls     |



Truck Direction  
(Reverse In)

| REVISION: | BY: | DATE:       |
|-----------|-----|-------------|
| Drawn     | KAT | May 06 2026 |
| Rev       | KAT | May 12 2026 |
| Rev       | KAT | Jun 05 2026 |
| Rev       | KAT | Jun 18 2026 |
| Rev       | KAT | Jul 09 2026 |

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Proposed New Project for:  
Bert & Linda Denee  
2 Rarawa Beach Road,  
Ngataki

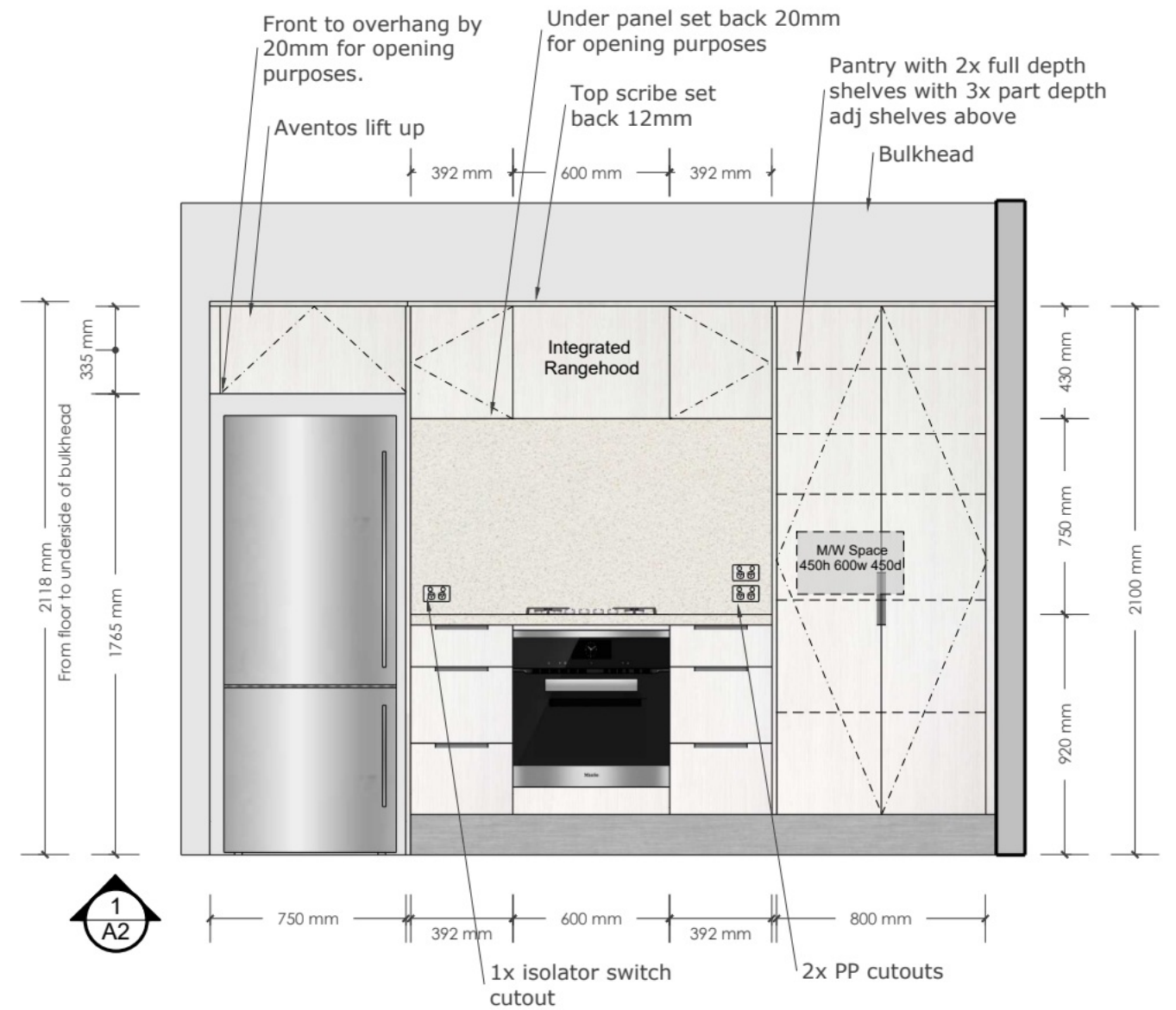
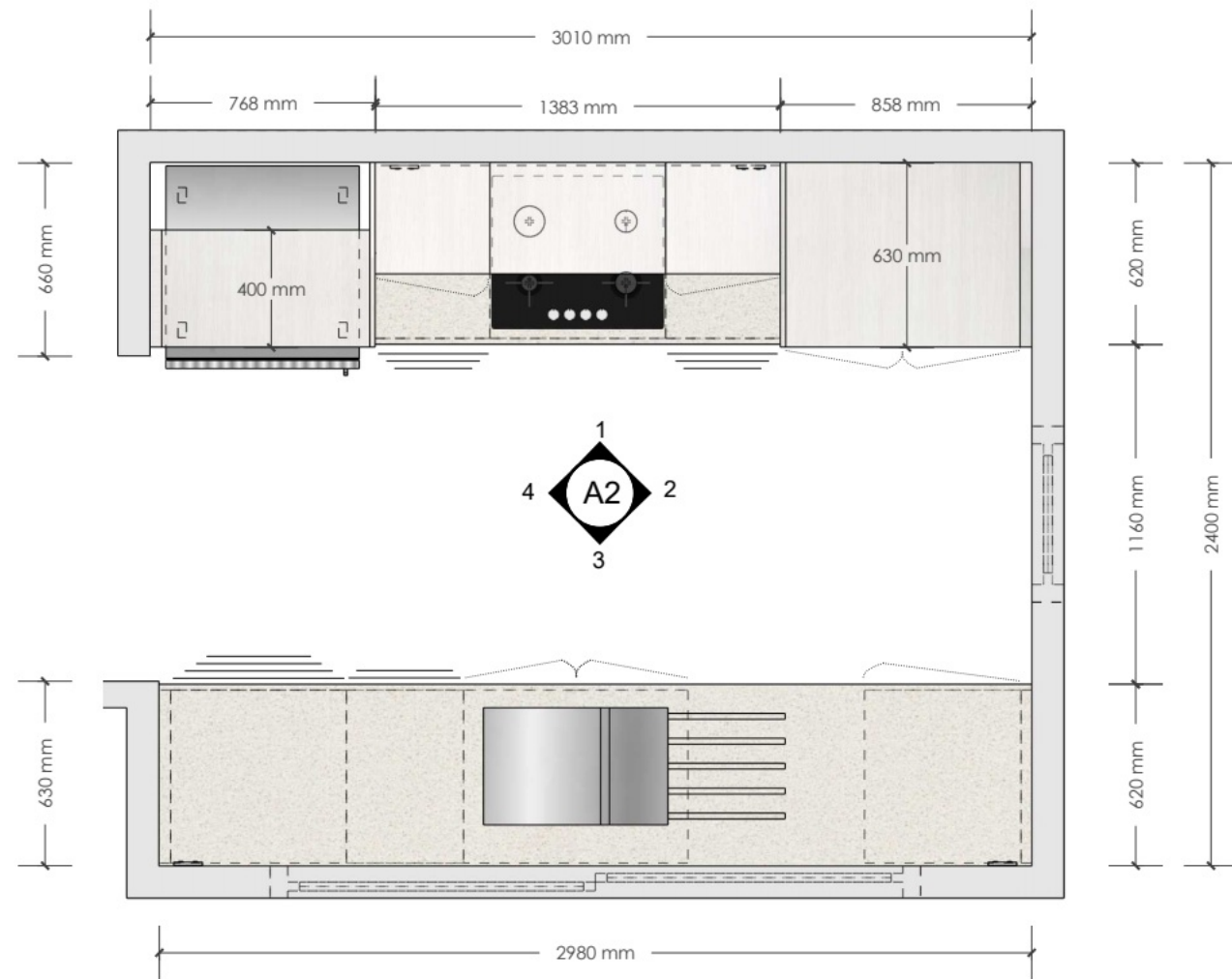
|                               |       |           |
|-------------------------------|-------|-----------|
| SHEET TITLE:<br>Fittings Plan |       |           |
| SCALE: 1 : 75 (A3 Original)   |       |           |
| PROJECT #:                    | PAGE: | REVISION: |
| 1334                          | 05    | C01       |



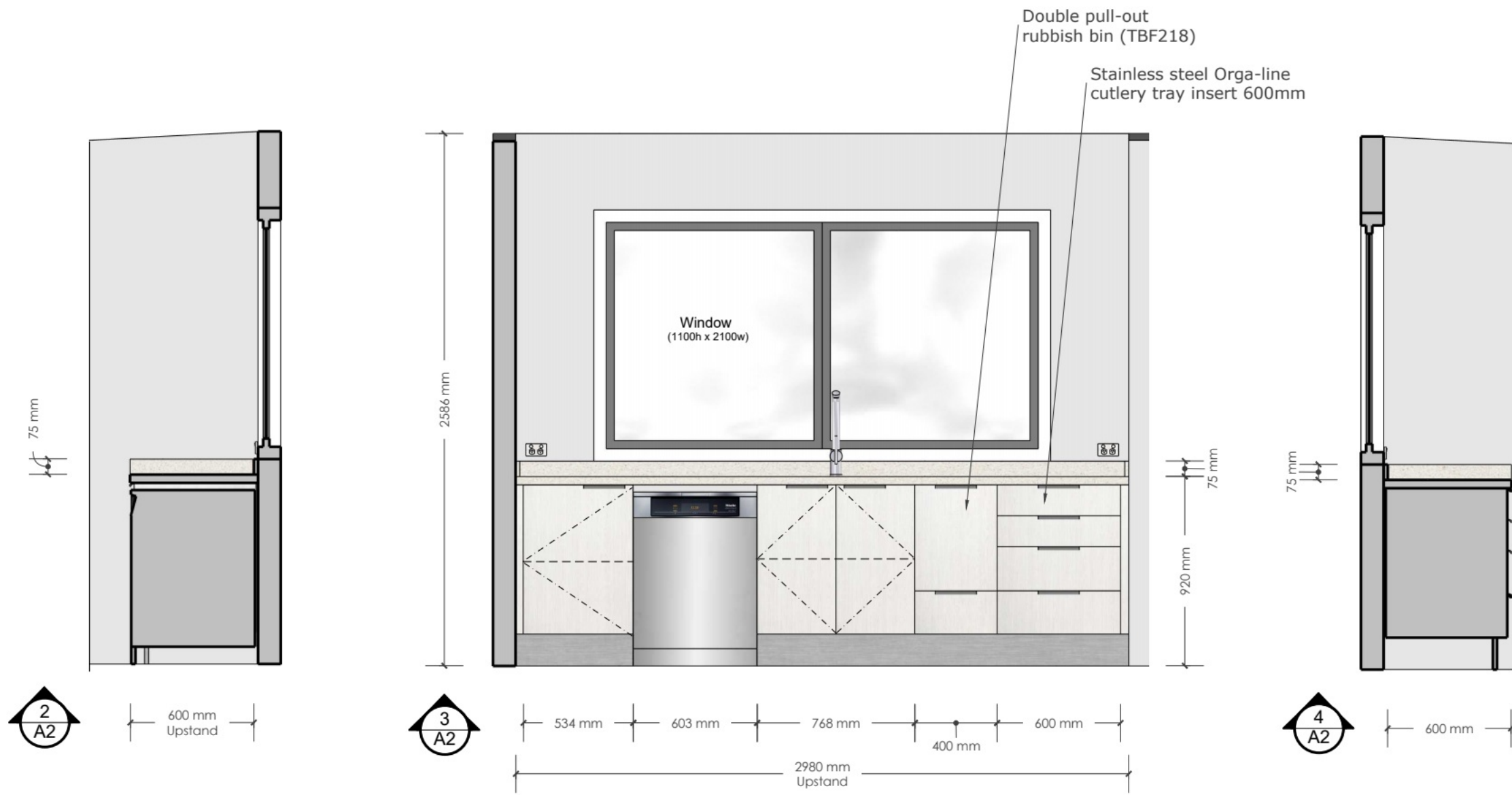
# Kitchen













# Laundry



DRAWING TITLE:  
**#6354 AB Denee**

LEGAL DESCRIPTION:

FULL ADDRESS:  
2 Rarawa Beach Road,  
Ngataki

**NOTES:**

Verify all dimensions on site before commencing work. Refer to figured dimensions.  
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STAGE:

CREATED: 07.08.2026

DESIGNER: Luca Bill

VERSION: C01

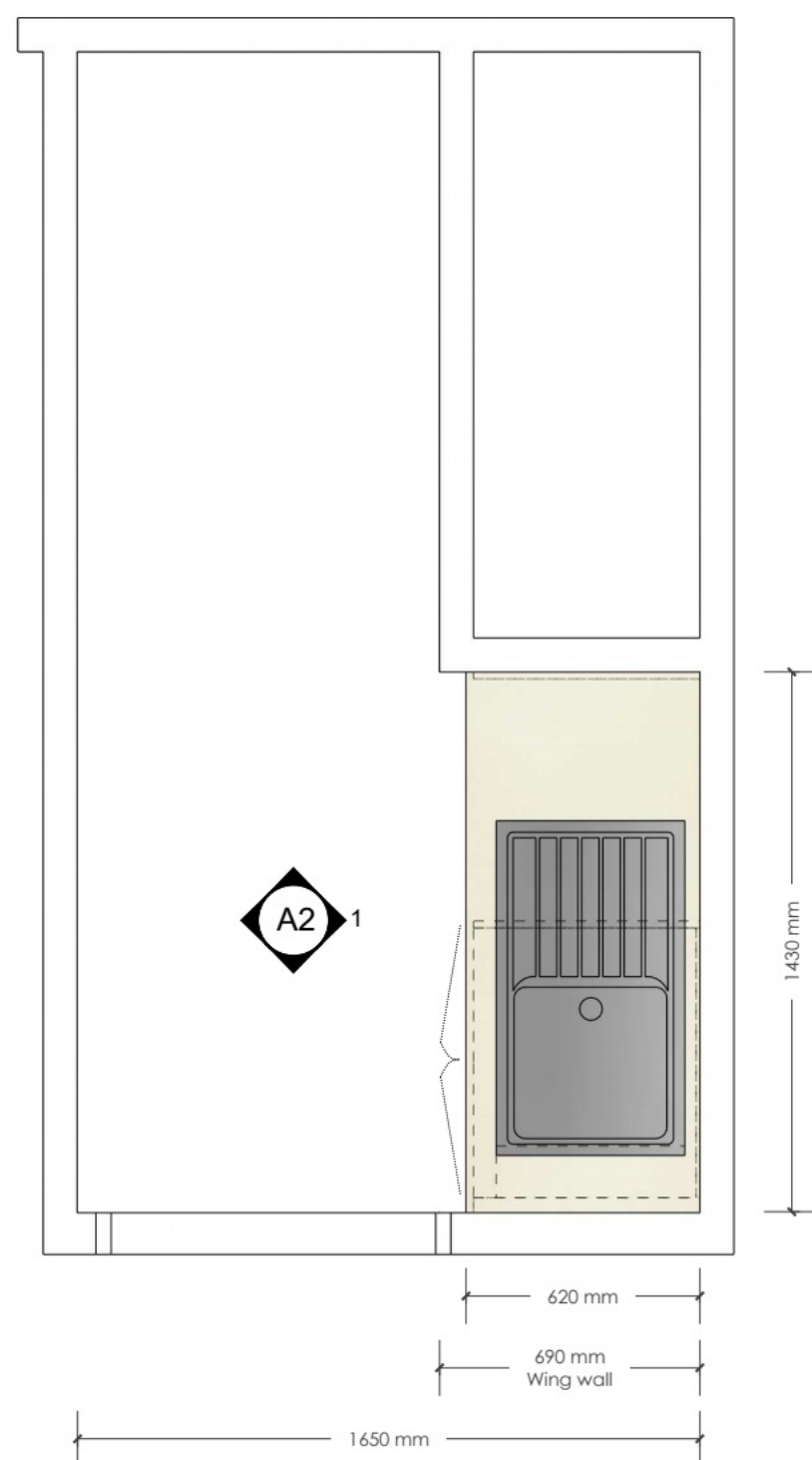
REVISION: BY:

DATE:

TECHNICIAN:

JOB #

SCALE:



|  |  |                                         |                                                                            |                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                    |               |                     |                     |        |
|--|--|-----------------------------------------|----------------------------------------------------------------------------|----------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|---------------|---------------------|---------------------|--------|
|  |  | DRAWING TITLE:<br><b>#6354 AB Denee</b> | LEGAL DESCRIPTION:<br><br>FULL ADDRESS:<br>2 Rarawa Beach Road,<br>Ngataki | NOTES:<br><small>Verify all dimensions on site before commencing work. Refer to figured dimensions. Refer any discrepancies to Advance manufacturing Ltd.</small><br><small>This document and the copy right in this document remain the property Advance manufacturing Ltd. The contents of this document may not be reproduced either in whole or in part by any other means whatsoever without the prior written consent of Advance manufacturing Ltd.</small><br>© 2019 Advance Manufacturing. | STAGE:        | CREATED: 07.08.2028 | DESIGNER: Luca Bill |        |
|  |  |                                         |                                                                            |                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                    | VERSION: C01  | DATE:               | TECHNICIAN:         |        |
|  |  |                                         |                                                                            |                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                    | REVISION: BY: | Drawn               |                     |        |
|  |  |                                         |                                                                            |                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                    |               |                     | JOB #               | SCALE: |



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

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



  
R.W. Muir  
Registrar-General  
of Land

**Identifier** **448869**  
**Land Registration District** **North Auckland**  
**Date Issued** 12 July 2010

**Prior References**  
NA85A/707

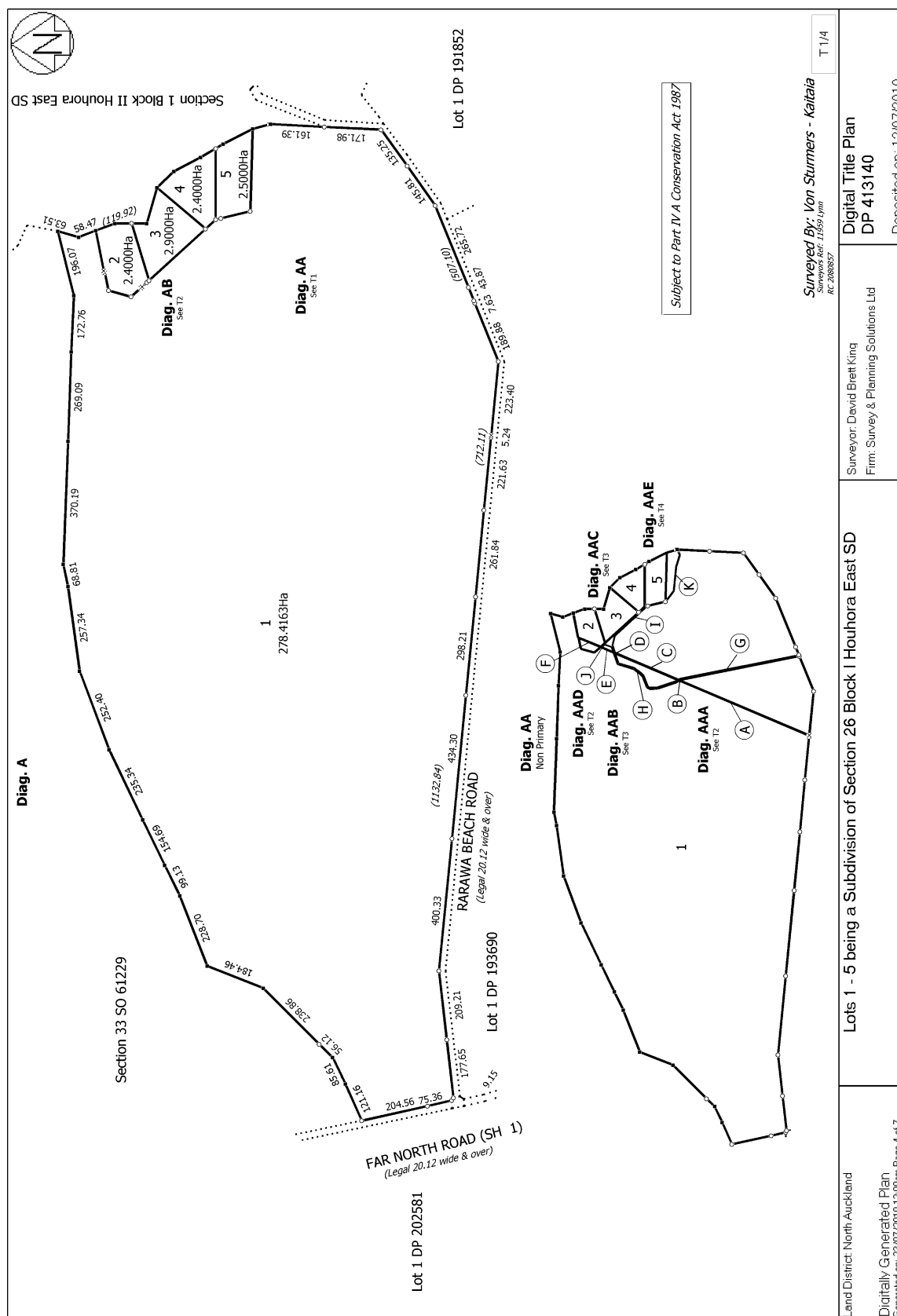
---

**Estate** Fee Simple  
**Area** 2.9000 hectares more or less  
**Legal Description** Lot 3 Deposited Plan 413140  
**Registered Owners**  
Gysbert William Sieger Denee and Philip George Skelton

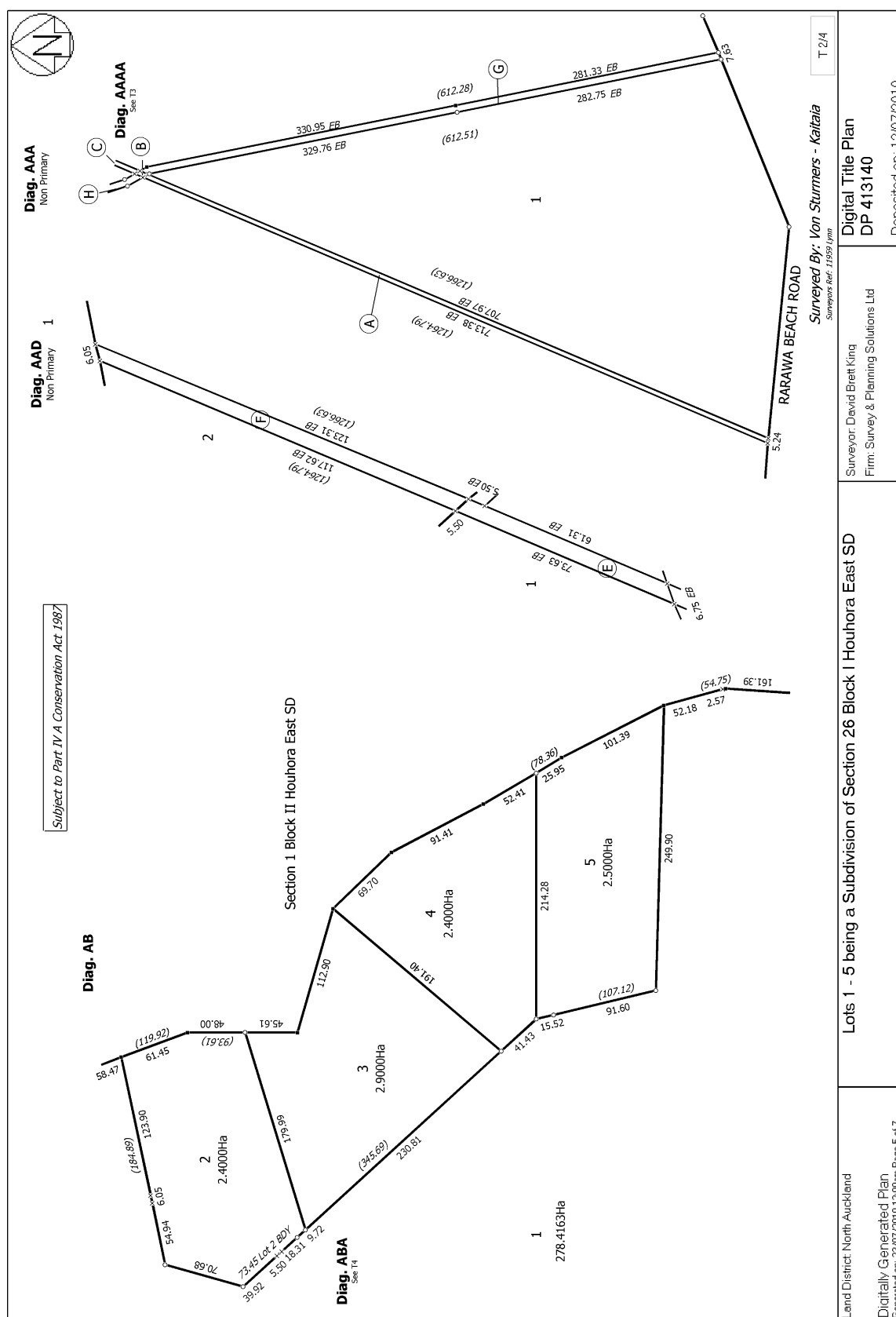
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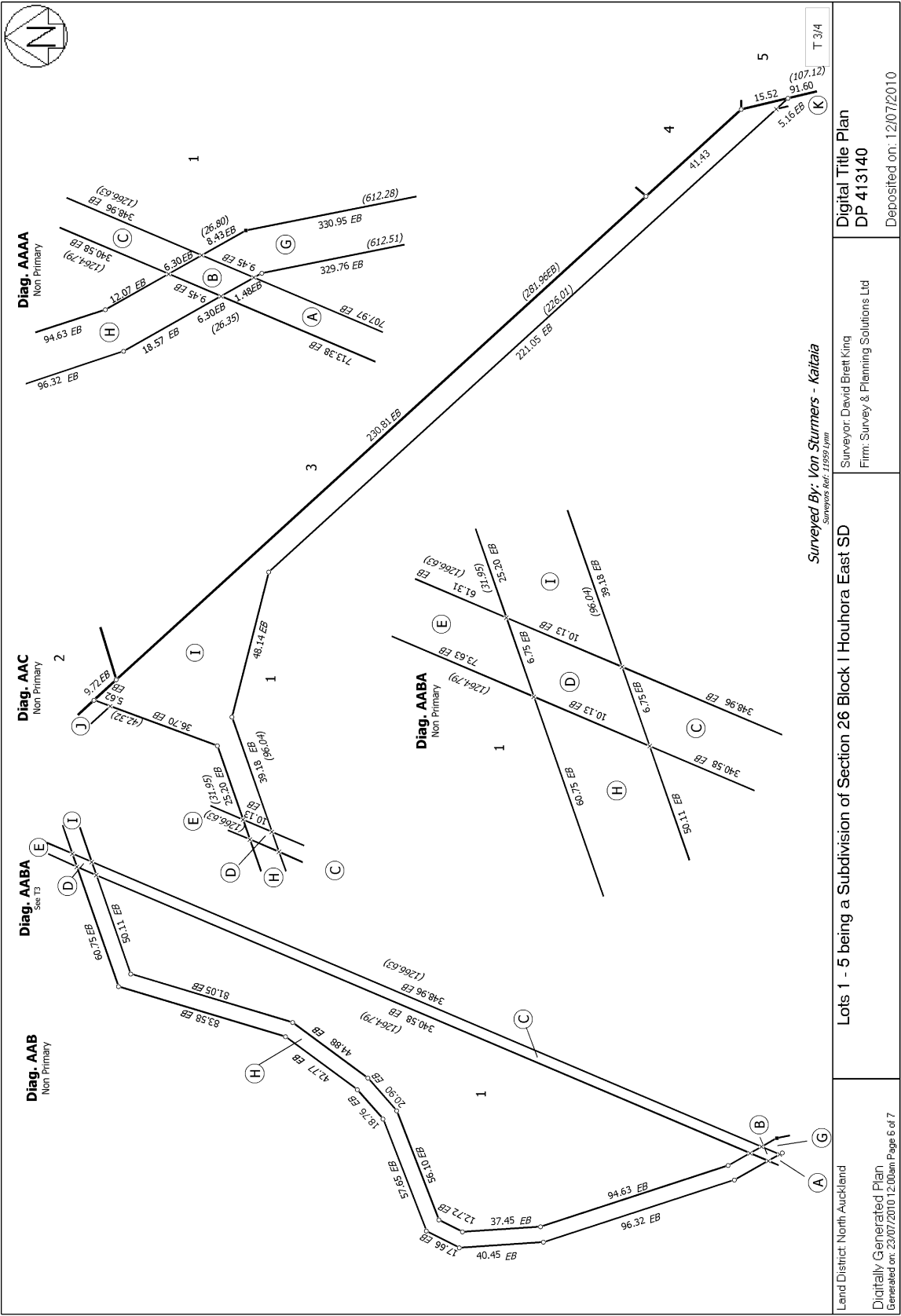
**Interests**

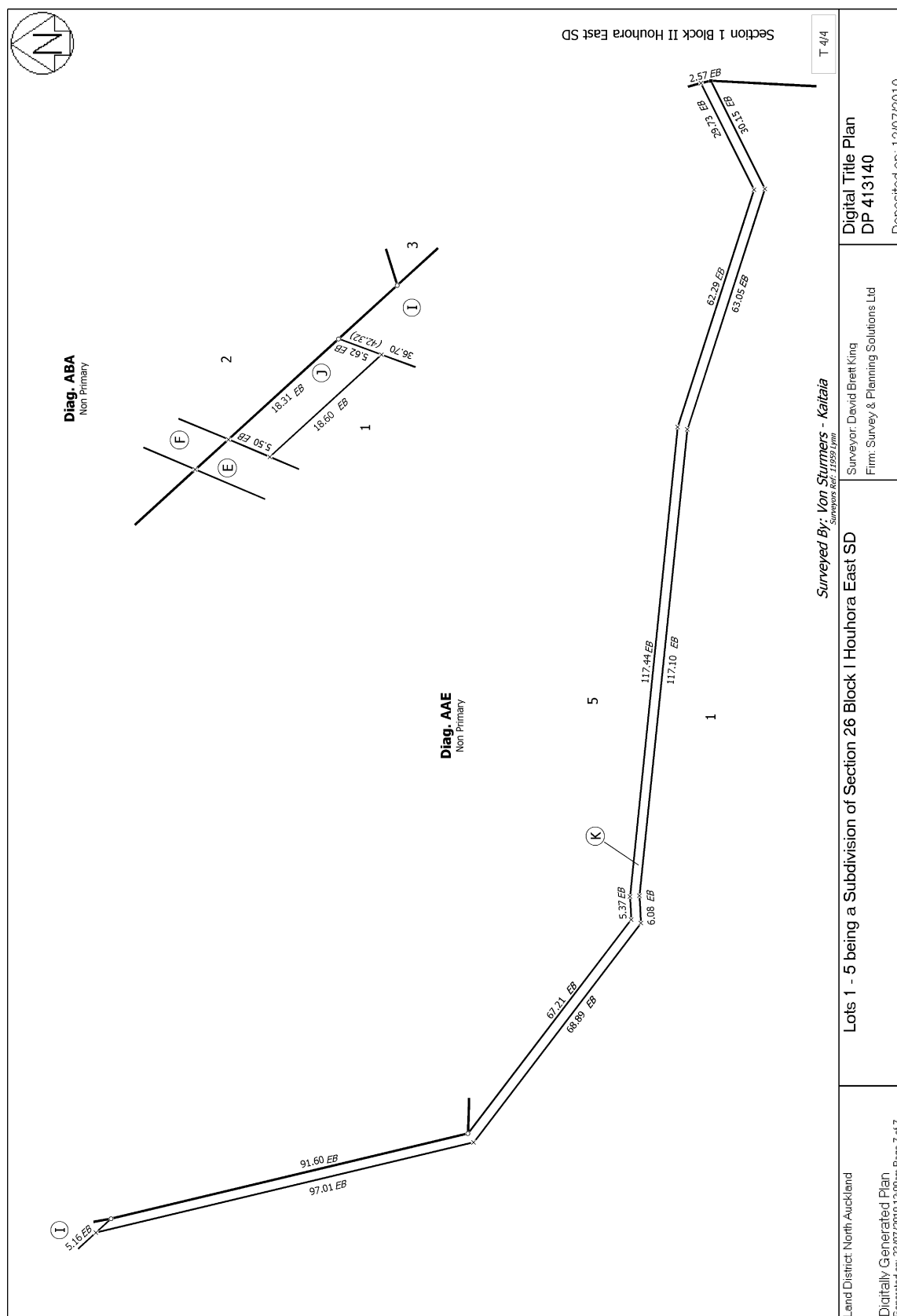
Subject to Part IV A Conservation Act 1987  
Subject to Section 11 Crown Minerals Act 1991  
8541765.5 Consent Notice pursuant to Section 221 Resource Management Act 1991 - 12.7.2010 at 4:05 pm  
Appurtenant hereto is a right of way, a right to convey telecommunications and a pedestrian access right created by  
Easement Instrument 8541765.7 - 12.7.2010 at 4:05 pm  
The easements created by Easement Instrument 8541765.7 are subject to Section 243 (a) Resource Management Act 1991  
Land Covenant in Easement Instrument 8541765.8 - 12.7.2010 at 4:05 pm  
Fencing Covenant in Easement Instrument 8541765.8 - 12.7.2010 at 4:05 pm











# View Instrument Details



**Instrument No** 8541765.8  
**Status** Registered  
**Date & Time Lodged** 12 July 2010 16:05  
**Lodged By** Stuart, Donald McNaughton  
**Instrument Type** Easement Instrument



---

| Affected Computer Registers | Land District  |
|-----------------------------|----------------|
| 448867                      | North Auckland |
| 448868                      | North Auckland |
| 448869                      | North Auckland |
| 448870                      | North Auckland |
| 448871                      | North Auckland |

---

**Annexure Schedule:** Contains 9 Pages.

---

## Grantor Certifications

- I certify that I have the authority to act for the Grantor and that the party has the legal capacity to authorise me to lodge this instrument ☒
- I certify that I have taken reasonable steps to confirm the identity of the person who gave me authority to lodge this instrument ☒
- I certify that any statutory provisions specified by the Registrar for this class of instrument have been complied with or do not apply ☒
- I certify that I hold evidence showing the truth of the certifications I have given and will retain that evidence for the prescribed period ☒
- I certify that the Mortgagee under Mortgage D611850.3 has consented to this transaction and I hold that consent ☒

## Signature

Signed by Donald McNaughton Stuart as Grantor Representative on 12/07/2010 04:01 PM

---

## Grantee Certifications

- I certify that I have the authority to act for the Grantee and that the party has the legal capacity to authorise me to lodge this instrument ☒
- I certify that I have taken reasonable steps to confirm the identity of the person who gave me authority to lodge this instrument ☒
- I certify that any statutory provisions specified by the Registrar for this class of instrument have been complied with or do not apply ☒
- I certify that I hold evidence showing the truth of the certifications I have given and will retain that evidence for the prescribed period ☒

## Signature

Signed by Donald McNaughton Stuart as Grantee Representative on 12/07/2010 04:01 PM

\*\*\* End of Report \*\*\*



**Form B****Easement instrument to grant easement or *profit à prendre*, or create land covenant**

(Sections 90A and 90F Land Transfer Act 1952)

**Grantor**

Murray Richard Lynn, Lynda Jeanne Lynn and Donald McNaughton Stuart

**Grantee**

Murray Richard Lynn, Lynda Jeanne Lynn and Donald McNaughton Stuart

**Grant of Easement or *Profit à prendre* or Creation of Covenant**

The Grantor being the registered proprietor of the servient tenement(s) set out in Schedule A **grants to the Grantee** (and, if so stated, in gross) the easement(s) or *profit(s) à prendre* set out in Schedule A, or **creates** the covenant(s) set out in Schedule A, with the rights and powers or provisions set out in the Annexure Schedule(s)

**Schedule A***Continue in additional Annexure Schedule, if required*

| Purpose (Nature and extent) of easement; <i>profit</i> or covenant                                                                                | Shown (plan reference) | Servient Tenement (Computer Register) | Dominant Tenement (Computer Register) or in gross |
|---------------------------------------------------------------------------------------------------------------------------------------------------|------------------------|---------------------------------------|---------------------------------------------------|
| Land Covenants as recorded in the annexure schedule and Fencing Covenant as defined in Section 2 of the Fencing Act 1978 in favour of the Grantee | 413140                 | 448868 to 448871 (inclusive)          | 448867 to 448871 (inclusive)                      |

Form B - continued

**Easements or profits à prendre rights and powers (including terms, covenants and conditions)**

*Delete phrases in [ ] and insert memorandum number as required; continue in additional Annexure Schedule, if required*

Unless otherwise provided below, the rights and powers implied in specified classes of easement are those prescribed by the Land Transfer Regulations 2002 and/or Schedule Five of the Property Law Act 2007

The implied rights and powers are hereby ~~[varied]~~ ~~[negated]~~ ~~[added to]~~ or ~~[substituted]~~ by:

~~[Memorandum number , registered under section 155A of the Land Transfer Act 1952]~~

~~[the provisions set out in Annexure Schedule ]~~

**Covenant provisions**

*Delete phrases in [ ] and insert Memorandum number as require; continue in additional Annexure Schedule, if required*

The provisions applying to the specified covenants are those set out in:

~~[Memorandum number , registered under section 155A of the Land Transfer Act 1952]~~

~~[Annexure Schedule ]~~

Form L

Annexure Schedule

Page 3 of 7 Pages

Insert instrument type

Easement Instrument

*Continue in additional Annexure Schedule, if required*

It is intended that the land in Certificates of Title 448868 to 448871 inclusive ("the Lots") shall be subject to certain covenants as set forth in Schedule One to this instrument to the intent that each of the Lots ("the servient Lots") shall be bound by the stipulations and restrictions set out in Schedule One for the benefit of the land in Certificates of Titles 448867 to 448871 (inclusive) ("the dominant Lots") and that the owners and occupiers for the time of any of the dominant Lots may enforce the observance of such stipulations and restrictions against the owner and occupier for the time being of the servient Lots.

As incidental to the within instrument the Grantor hereby covenants with the Grantee as set out in Schedule One to the intent that each of the servient Lots shall be subject to the covenants set forth in Schedule One hereto for the benefit of the dominant Lots and that any of the owners and occupiers for the time being of the dominant Lots may enforce the observance of such stipulations and restrictions against any of the owners for the time being of the servient Lots PROVIDED ALWAYS that the owners of the servient Lots shall as regards to the stipulations and restrictions be personally liable only in respect of breaches thereof which shall occur while such owner or owners are registered as proprietors of the servient Lots in respect of which any such breach shall occur or is alleged to have occurred.

AND FURTHER, the Grantors covenant with the registered proprietor of the land held in Certificate of Title 448867 as set out in Schedule Two

#### **SCHEDULE ONE**

The grantor for the benefit of the dominant tenements does hereby covenant and agree with the Grantee as follows:

1. (a) Not to erect or place or permit to be erected or placed on the property any dwelling house without first obtaining the approval of the

Form L

Annexure Schedule

Page4 of 7 Pages

*Insert instrument type*

Easement Instrument

*Continue in additional Annexure Schedule, if required*

Grantee, or such other person as may be nominated by the Grantee, to all the plans and colours of such dwelling house, provided that such approval shall not be unreasonably or arbitrarily withheld by the Grantee provided that the building otherwise complies with the building covenants as are herein specified. If the plans include a garage, carport or other ancillary building of any nature then the same shall be embodied in the plans and should be designed in affinity with the dwelling house. The Grantor must:

- (i) Have the dwelling house and garage carport and any ancillary buildings designed by an architectural design person suitably qualified in residential design and it shall be so designed as to be in and to remain in affinity and in harmony with the surrounding environment in both context and colour.
  - (ii) Not to utilise any second-hand building materials in the construction of any building unless specified by the designer for specific effect and not use any flat fibrolite/hardiflex, plywood, sheeting or planks as external wall cladding except for soffits and/or in association with textured finishes or for specific effect.
2. To complete any alternate access to the property in accordance with the requirements of the Local Authority and of a design that is sympathetic to the surrounding finishes and environment of each Lot. Such access shall be completed prior to occupation the dwelling.
3. To complete the exterior of the dwelling house in all respects within 12 months of laying down the foundations for such dwelling house. No building once under construction shall be left without substantial work being carried out for a period exceeding three months.



Form L

Annexure Schedule

Page 5 of 7 Pages

Insert instrument type

Basement Instrument

Continue in additional Annexure Schedule, if required

4. Not to construct or permit to be constructed or installed any letterbox other than one which is in keeping with a high standard of design and construction.
5. To screen from view by an appropriate structure any clothes or washing line.
6. Not to allow grass or weeds on the land to exceed 300ml in height nor allow rubbish or waste material to accumulate on the land or otherwise allow the property to become unsightly.
7. Not to remove nor allow the removal of soil from the land except as shall be necessary during the course of construction or for water supply or irrigation.
8. Not to erect or place or permit to be erected or placed on the land any advertisement, sign or hoarding of a commercial nature unless such sign or hoarding is professionally constructed and written and is in affinity with the nature of the subdivision and does not exceed a dimension of 3 metres in length nor 1 metre in height.
9. Not to place or erect or permit to be erected or placed upon the land any dwelling house other than a new dwelling house designed and approved in accordance with Clause 1 of these covenants.
10. Not to place or erect or permit to be erected or placed upon the land any caravan, hut or shed to be used as a dwelling house or temporary dwelling house other than for temporary accommodation during the course of construction providing that such accommodation does not exceed a period of six months from the date on which construction of the main dwelling house commenced.

**Form L****Annexure Schedule**

Page 6 of 7 Pages

*Insert instrument type*

Easement Instrument

*Continue in additional Annexure Schedule, if required*

11. Not to allow to be kept or placed on the land any vehicle or equipment or machinery which is unsightly or which causes a nuisance to any owner or occupier of a dominant tenement.
12. Not use nor allow the land nor any part of the land for pig farming, poultry farming, kennels of any descriptions nor the keeping of commercial aviaries as defined in the rules of the Territorial Authority.
13. Not to use the land nor permit the land to be used for any trading or commercial purposes other than for any purpose permitted or allowed by and in accordance with the relevant District Council Plan PROVIDED HOWEVER that the provisions of this clause shall not permit any activity which breaches the restrictions contained in the Clause (12) of these covenants.
14. Not to install nor permit to be installed on the land a water tank of a height greater than 1.5 metres above natural ground level.
15. Not to keep on the land any dog that causes a nuisance or which causes undue noise.
16. Not to fell nor remove any existing trees or any trees that are required to be planted or protected in accordance with the Resource Consent granted in respect of the subdivision nor fell any native trees that are of a height in excess of four metres without the prior written consent of the Grantee.
17. To reinstate replace or repair and be responsible for all costs arising from damage to roading, footpaths, accessways, fences, structures, berms or kerbs which may be caused by the Grantor or his or her licencees invitees or contractors whether during the course of construction or otherwise.

Form L

Annexure Schedule

Page 6 of 7 Pages

Insert instrument type

Basement Instrument

Continue in additional Annexure Schedule, if required

For the purposes of the foregoing covenants the term dwelling house shall include any ancillary building or buildings.

#### **SCHEDULE TWO**

The registered proprietors for the time being of the land held in Certificates of Title 448868 to 448871 inclusive (or any titles issued in substitution) shall not oppose nor object to any application for a Resource Consent pursuant to the Resource Management Act 1991 or the Building Act 1991 or any enactment or enactments for the foregoing legislation by the registered proprietor of the land held in Certificate of Title 448867 (or any title or titles issued in substitution).



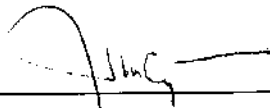
**CERTIFICATE OF NON-REVOCATION  
OF POWER OF ATTORNEY**

Ida Lina Malo

I, **Ida Lina Malo**, **Quality Assurance Officer of** Auckland, New Zealand, certify:

1. That by deed dated 12 July 2005, Bank of New Zealand, of Level 4, 80 Queen Street, Auckland, New Zealand, appointed me its attorney.
2. A copy of the deed is deposited in the North Auckland registration district of Land Information New Zealand as dealing No. 6508607.
3. That I have not received notice of any event revoking the power of attorney.

SIGNED at Auckland 19 June 2010

  
\_\_\_\_\_  
Ida Lina Malo





# View Instrument Details



|                               |                                                              |
|-------------------------------|--------------------------------------------------------------|
| <b>Instrument No</b>          | 8541765.5                                                    |
| <b>Status</b>                 | Registered                                                   |
| <b>Date &amp; Time Lodged</b> | 12 July 2010 16:05                                           |
| <b>Lodged By</b>              | Stuart, Donald McNaughton                                    |
| <b>Instrument Type</b>        | Consent Notice under s221(4)(a) Resource Management Act 1991 |



| <b>Affected Computer Registers</b> | <b>Land District</b> |
|------------------------------------|----------------------|
| 448867                             | North Auckland       |
| 448868                             | North Auckland       |
| 448869                             | North Auckland       |
| 448870                             | North Auckland       |
| 448871                             | North Auckland       |

**Annexure Schedule:** Contains 3 Pages.

## Signature

Signed by Donald McNaughton Stuart as Territorial Authority Representative on 12/07/2010 03:54 PM

\*\*\* End of Report \*\*\*



Private Bag 752, Memorial Ave  
Kaikohe 0400, New Zealand  
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Website: [www.fndc.govt.nz](http://www.fndc.govt.nz)

## **THE RESOURCE MANAGEMENT ACT 1991**

### **SECTION 221: CONSENT NOTICE**

#### **REGARDING RC 2100437**

Being the Subdivision Sec 26 Blk I Houhora SD  
North Auckland Registry

**PURSUANT** to Section 221 and for the purpose of Section 224 (c)(ii) of the Resource Management Act 1991, this Consent Notice is issued by the **FAR NORTH DISTRICT COUNCIL** to the effect that conditions described in the schedule below are to be complied with on a continuing basis by the subdividing owner and the subsequent owners after the deposit of the survey plan, and these are to be registered on the titles of the allotments specified under each condition below.

### **SCHEDULE**

#### **Lot 1 DP 413140**

- i. No occupier of the land shall keep or introduce on to the site domestic cats, dogs and mustelids. Working dogs needed for the purpose of stock control are exempt from this condition.

#### **Lots 2, 3, 4 and 5 DP 413140**

- ii. No buildings shall be constructed upon the proposed location of the wastewater treatment plant, pipelines between treatment plant and the soakage system area for each lot as submitted as part of condition 4(a) under RC 2100437 in accordance with the Engineering Standards and signed off by an approved Independent Qualified Person.
- iii. No occupier of the land shall keep or introduce on to the site domestic cats, dogs and mustelids.
- iv. Any habitable building shall have a roof water collection system with a minimum tank storage of 45,000 litres. The tank(s) shall be positioned so that they are safely accessible for fire-fighting purposes fitted with an outlet

compatible with rural fire service equipment. Where more than one tank is utilised they shall be coupled together and at least one tank fitted with an outlet compatible with rural fire service equipment. Alternatively, the dwelling can be fitted with a sprinkler system approved by Council.

- v. The location and design of wastewater treatment and application systems is to be carried out utilising the design information contained in the TP58 Wastewater Report, prepared by Effluent Drainlayers Ltd and dated 26 August 2008 and submitted with the application RC 2100437.

The cost estimate of the treatment and land application system as at 06 May 2010 is \$16,356.00 including GST per each lot. This costing is valid for a period of 6 months from the date of issue of the 224(c) certificate. Where a disposal site is chosen which differs from that described in the report referred to above, a new site and soil evaluation report will be required to be submitted for approval prior to the installation of the system.

- vi. Reticulated power supply or telecommunication services is not a requirement of this subdivision consent. The responsibility for providing both power supply and telecommunication services will remain the responsibility of the property owner.

**Lots 1, 2, 3, 4 and 5 DP 413140**

- vii. No direct access from the lots to the adjoining public reserve land is permitted EXCEPT the one existing walking track from proposed Lot 1 which can remain as long as Mr Lynn (applicant) owns that lot, and a walking track that enters the public land near the stream with any bridge over the stream being located on Rarawa Farms property and not on public land.
- viii. All buildings shall be located within the areas identified on the Draft Integration Plan referenced 863 Draft and dated 11/03/08 (REV 4) prepared by Littoralis Landscape Architects and attached to RC 2100437 with the Council's "Approved Plan" stamp affixed to it.
- ix. That all future development on the site shall be consistent with the Architectural Guidelines attached as Appendix 1 in the assessment of amenity, visual and natural character effects, prepared by Littoralis Landscape Architecture, dated March 2008, attached to RC 2100437.
- x. That all vehicle driveways and manoeuvring areas shall be finished with natural materials, e.g. metal, or paved

with other materials, e.g. concrete or seal, using oxide additives which reduce brightness and visual prominence within the landscape.

- xi. Exotic vegetation which could adversely affect natural regeneration or local forest health is not to be introduced on the site. This includes the introduction of invasive plant species, including those currently listed on the nationally-banned-for-sale list (see Northland Regional Pest Management Strategy). Planting of other exotic species should be confined to the immediate vicinity of dwellings and species with berry-type fruits are to be grown with netting to prevent seed spread by birds.
- xii. The landscaping planting required under Condition 5(d) of RC 2100437 is to be maintained in perpetuity.

SIGNE

alea

DATEI



# Home Starter Pack

## Authorisation for Council

2 Rarawa Beach Rd, Ngataki, 0484

As the legal owner of property at: .....

I give authority and permission for the builder (Advance Manufacturing Ltd) or nominated designer to apply for a PIM Report, Resource Consent and Building Consents on my behalf and to undertake site visits on my property.

Date: 5/1/2026 30.04.2026 Home Consultant: Teresa Smith  
 Client/s Name/s: Bert Denee Linda Denee

Client/s Signatu

### Help us Support Starship:

Advance Build are thrilled to have come on board as a partner of the Starship Foundation in support of Starship children's hospital. We are inviting you to help us fundraise as we want to help ensure kiwi kids get the best level of care.



To donate either **\$30, \$50, \$100, \$200 or \$500** please scan the QR Code. We appreciate your support!





## **SUITABILITY REPORT**

**Rarawa Beach Road**

**Ngataki**

**(Lot 3 DP 413140)**

# SUITABILITY REPORT

Rarawa Beach Road

Ngataki

(Lot 3 DP 413140)

Report prepared for: Advance Build - Denee

Report reference: 20248

Date: 30 June 2026

Revision: 1

## Document Control

| Date       | Revision | Description            | Prepared by: | Reviewed by: | Authorised by: |
|------------|----------|------------------------|--------------|--------------|----------------|
| 30/06/2026 | 1        | Building Consent Issue | M McClure    | C Hay        | M Jacobson     |
|            |          |                        |              |              |                |
|            |          |                        |              |              |                |
|            |          |                        |              |              |                |



association of  
consulting and  
engineering

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| B | Subsurface Investigations           |
| C | On-site Wastewater Disposal Details |

# SUITABILITY REPORT

## Rarawa Beach Road, Ngataki

### (Lot 3 DP 413140)

---

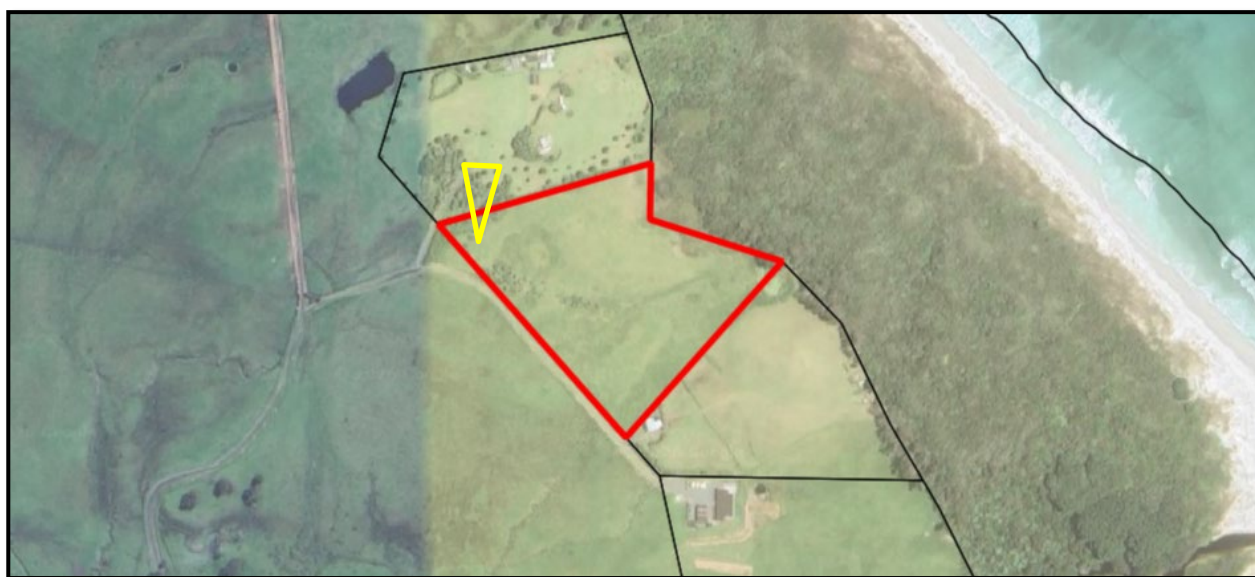
#### 1.0 Introduction

RS Eng Ltd (RS Eng) has been engaged by Advance Build to investigate the suitability of their client's property (Lot 3 DP 413140) for residential construction. The purpose of this report is to assess the suitability of the building site making foundation and earthworks recommendations and detail the design of an on-site wastewater disposal system.

The client proposes to construct a single-storey, two-bedroom minor dwelling founded on timber pile foundations.

#### 2.0 Site Description

This 2.9ha property is located on the northern side of Rarawa Beach Road, accessed via a private driveway, approximately 2.4km from its intersection with Far North Road (State Highway 1). The property generally consists of gently to moderately sloping topography, with the proposed building site situated on the gently sloping (5-8°) topography. Ground coverage currently consists of an existing dwelling to the east, the existing driveway and grass.



**Figure 1:** Lot 3 DP 413140 – yellow arrow marks proposed building area (Source: QGIS).

### 3.0 Desk Study

#### 3.1 Referenced/Reviewed Documents

The following documents have been referenced in this report:

- GNS – Geology Of The Kaitaia Area – Isaac – 1996.

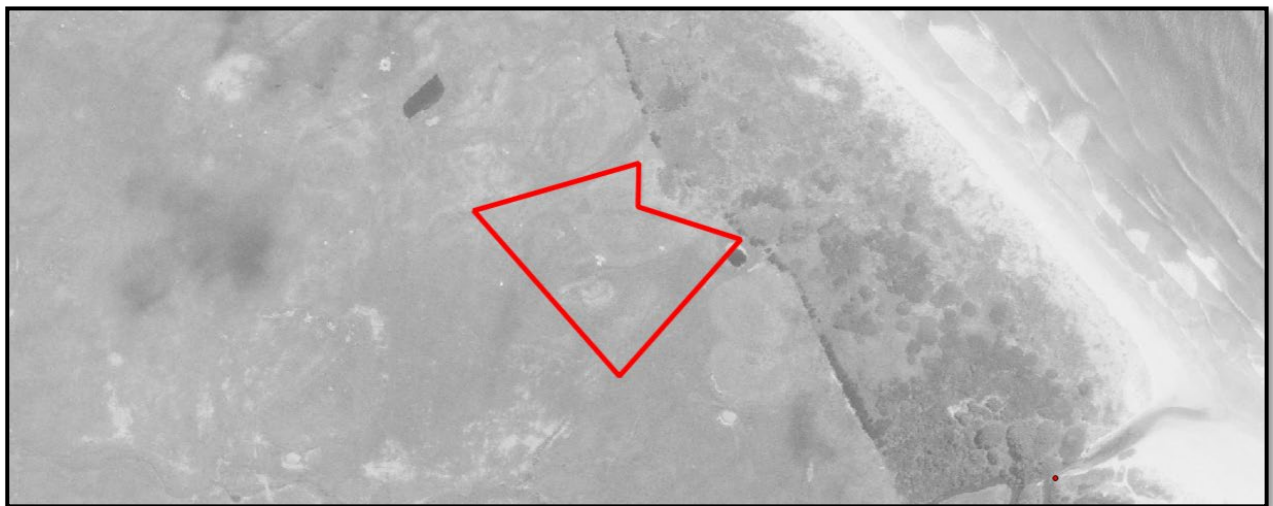
#### 3.2 Site Geology

The GNS 1:250,000 scale New Zealand Geology Web Map indicates that the property is located within an area that is underlain by Early Pleistocene parabolic dunes, however site investigations confirmed the property to be underlain with Awhitu Group dunes which is mapped approximately 50m south of the proposed building area, which has been described as follows: *“Cemented dune sands and associated facies.”*

#### 3.3 Aerial Photography

RS Eng has undertaken a review of historical aerial photography, specifically images from 1979 and Google Earth Imagery. See Figure 2 below of the 1979 image. Several notable features were observed, listed below.

- The land remains unchanged throughout the historical imagery.
- The access driveway was established between 2007 – 2011.
- No signs of soil creep or slope instability can be observed throughout the historical imagery.
- The existing dwelling was not observed up to the 2023 Google Earth Imagery.



**Figure 2:** 1979 Aerial Image (Source: [www.retro lens.nz](http://www.retro lens.nz)).

## **4.0 Field Investigation**

Technicians from this office visited the property on 9 June 2026 to undertake a walkover inspection, three Scala Penetrometer tests and three hand augers.

The walkover inspection did not observe any signs of concern at the building site in relation to the proposal.

The hand augers were dug to a maximum depth of 1.3m below ground level (BGL). Soil and rock descriptions are in general accordance with the New Zealand Geotechnical Society guideline.

The Scala Penetrometer tests were performed next to the hand augers recording 1 to 3 blows per 100mm to approximately 0.5m before increasing to 4-50 blows per 100mm from 0.5m to 1.6m BGL.

## **5.0 Subsoil Conditions**

Interpretation of the subsurface conditions is based on the investigations shown on the drawings in Appendix A. The conditions are summarised below.

- Topsoil was recorded at the surface to a depth of 0.3m BGL.
- Awhitu Group subsoils consisting of loose silty sand was recorded to a depth of 0.6m, before becoming medium-dense to dense to a depth of 1.2m.
- Cemented sand consisting of very dense sand was encountered from depths between 0.8m to 1.2m. The hand auger was unable to penetrate the cemented soils.
- Groundwater inflow was recorded at 0.8m BGL, being perched above the cemented sand.

## **6.0 Geotechnical Assessment**

### **6.1 Slope Stability**

The proposed building area is situated on gently sloping topography underlain by silty sand overlying cemented sand. Given the lack of recent or historical instability near the proposed building area and the underlying geology, RS Eng consider the risk of slope instability to the proposed building area to be low, provided the recommendations in this report are adhered to.

### **6.2 Liquefaction**

Sand, sandy gravels and sandy silts are potentially at risk of liquefaction induced by earthquake ground shaking. The site is underlain by a shallow depth of silty sand overlying a cemented sand, described as very dense to hard silty sand and sandy silt. Based on the exposures on the neighbouring farmland, the cemented sand is inferred to be greater than 2m thick. While



liquefaction triggering below the cemented sand is possible, surface manifestation or ejecta at the ground surface is unlikely due to the non-liquefiable cemented sand.

On the above basis, RS Eng considers the risk of liquefaction to be low.

### 6.3 Expansive Soils

Based on the sandy soils and cemented sand encountered during the subsoil investigation, RS Eng considers the soils as being Class A (Non-Expansive) as per AS 2870.

## 7.0 On-site Wastewater Disposal

### 7.1 Site Evaluation

The land available for effluent disposal is gently sloped (less than 8°) and waxing divergent. Subsoil investigations have assessed the soil as Category 2 as per AS/NZS 1547:2012, given the presence of the underlying cemented sand. RS Eng recommend the use of a secondary treatment system loading sub surface pressure compensating drip irrigation line within a planted and fenced area. These systems use lower application rates and are more easily laid around the boundary and on sloping ground when compared with conventional type soakage bed systems.

### 7.2 Design

The proposed dwelling has two bedrooms. The design calculations are presented in Table 1 below.

**Table 1:** Wastewater Disposal Calculations.

|                          |     |                       |
|--------------------------|-----|-----------------------|
| Number of Bedrooms       | 2   | No.                   |
| Number of Persons        | 4   | No.                   |
| Flow Allowance           | 180 | L/person/Day          |
| Total Flow               | 720 | L/Day                 |
| Irrigation Rate (DIR)    | 4   | L/m <sup>2</sup> /day |
| Slope Reduction Factor   | 0   | %                     |
| Irrigation Area Required | 180 | m <sup>2</sup>        |
| Irrigation Line Spacing  | 1   | m                     |

### 7.3 Northland Regional Council Discharge Compliance

Table 2 below demonstrates compliance with the Northland Regional Council's New Regional Plan.

**Table 2:** NRC Permitted Discharge Compliance.

| Feature                                   | Proposed Regional Plan | Available |
|-------------------------------------------|------------------------|-----------|
| Identified Stormwater Flow Path           | 5m                     | >5m       |
| River, Lake, Pond, Stream, Dam or Wetland | 15m                    | >15m      |
| Existing Water Supply Bore                | 20m                    | >20m      |
| Property Boundary                         | 1.5m                   | >1.5m     |
| Groundwater                               | 0.6m                   | >0.6m     |
| 10m Buffer Zone                           | Slopes >10°            | <10°      |
| Floodplain Exclusion                      | 5% AEP                 | N/A       |
| Reserve area                              | 30%                    | 30%       |

### 8.0 Overland Flows

An existing ponding area was observed during the site visit adjacent the building area, with a raised outlet where it is evident surface water ponds following periods of rainfall due to the elevated outlet and reduced permeability due to the underlying cemented sand. Refer to Figure 3 below.

RS Eng recommend a minimum ground level of 35m NZVD at the building area in order not to short circuit stormwater from the ponding area over the building area.



**Figure 3:** Water ponding southeast of the proposed building area (Source: RS Eng).

## **9.0 Engineering Recommendations**

### **9.1 Site Subsoil Class**

In accordance with NZS 1170.5:2004, Section 3.12.3 the site has been assessed for its Site Subsoil Class. Based on the observations listed above RS Eng considers the site soils lie within Site Class C *“Shallow Soil Sites.”*

### **9.2 Earthworks**

To form level access to and create a building platform for the proposed building earthworks are proposed. To suitably develop the building area, RS Eng recommend as follows.

- Cuts and fills shall be limited to 0.5m without further geotechnical assessment.
- Cuts shall not short circuit the existing basin adjacent to the building area to the southeast. A minimum ground level of 35m NZVD shall be maintained.
- Cut and fill batters should be sloped at angles less than 1V to 3H.
- Any sandy exposed cuts shall be re-topsoiled or vegetated as soon as practical to prevent erosion.
- Site works shall generally be completed in accordance with NZS 4431.
- The building site and driveway should be shaped to assist in stormwater run-off and avoid ponding of surface water.

### **9.3 Shallow Foundations**

It is proposed to construct a timber floor dwelling on standard NZS 3604 type pile foundations. To suitably found the proposed construction, RS Eng make the following recommendations.

- Standard NZS 3604 timber pile foundations shall extend to the cemented sand. Foundation depths in the order of 0.8m - 1.2m are expected.

Notwithstanding the recommendations of this report, for the specific design of shallow foundations, RS Eng has assessed the following.

- 300kPa Ultimate Bearing Capacity (Geotechnical Ultimate).
- 150kPa Dependable Bearing Capacity (Ultimate Limit State).
- 100kPa Allowable Bearing Capacity (Serviceability Limit State).

### **9.4 Stormwater Disposal**

All stormwater should be collected from roofs and paved surfaces and discharged in a controlled manner. RS Eng recommends stormwater is discharged to a stormwater dispersal trench located northwest of the dwelling. Under no circumstances shall uncontrolled stormwater be discharged to sloping ground.

## **10.0 Conclusions**

It is the conclusion of RS Eng Ltd that the building area is suitable for the proposal provided the recommendations and limitations stated within this report are adhered to.

RS Eng Ltd also concludes that subject to the recommendations of this report, in terms of Section 72 of the Building Act 2004;

(a) the building work to which an application for a building consent relates will not accelerate, worsen, or result in slippage or subsidence on the land on which the building work is to be carried out or any other property; and

(b) the land is neither subject to nor likely to be subject to slippage or subsidence.

## 11.0 Limitations

This report has been prepared solely for the benefit of our client. The purpose is to determine the engineering suitability of the proposed new dwelling, in relation to the material covered by the report. The reliance by other parties on the information, opinions or recommendations contained therein shall, without our prior review and agreement in writing, do so at their own risk.

Recommendations and opinions in this report are based on data obtained as previously detailed. The nature and continuity of subsoil conditions away from the test locations are inferred and it should be appreciated that actual conditions could vary from those assumed. If during the construction process, conditions are encountered that differ from the inferred conditions on which the report has been based, RS Eng should be contacted immediately.

Construction site safety is the responsibility of the builder/contractor. The recommendations included herein should not be construed as direction of the contractor's methods, construction sequencing or procedures. RS Eng can provide recommendations if specifically engaged to, upon request.

Prepared by:



Mark McClure  
Technician

Reviewed by:



Codie Hay  
Senior Technician  
NZDE(Civil)

Approved by:



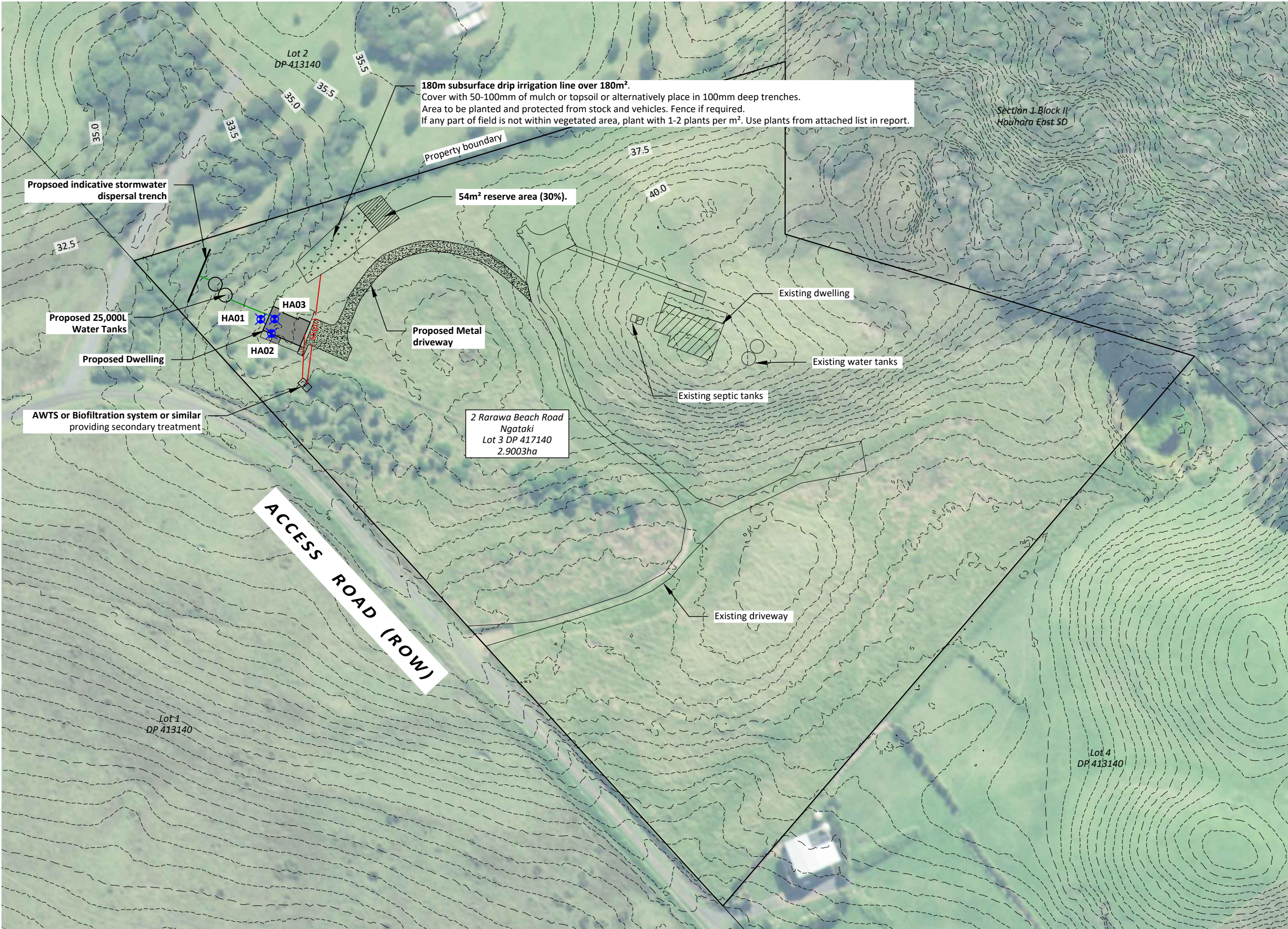
Matthew Jacobson  
Director  
NZDE(Civil), BE(Hons)(Civil), CPEng, CMEngNZ

**RS Eng Ltd**

## **Appendix A**

### **Drawings**





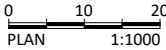
- NOTES:**
- If any part of these drawings are unclear, please contact RS Eng.
  - These plans are indicative only and shall not be used for construction set-out or scaled off.
  - All services shall be identified on-site prior to construction.
  - It is the responsibility of the lead designer/project manager to complete the design coordination and clash detection.
  - This plan is copyright to RS Eng Ltd and should not be reproduced without prior permission.



**LEGEND**

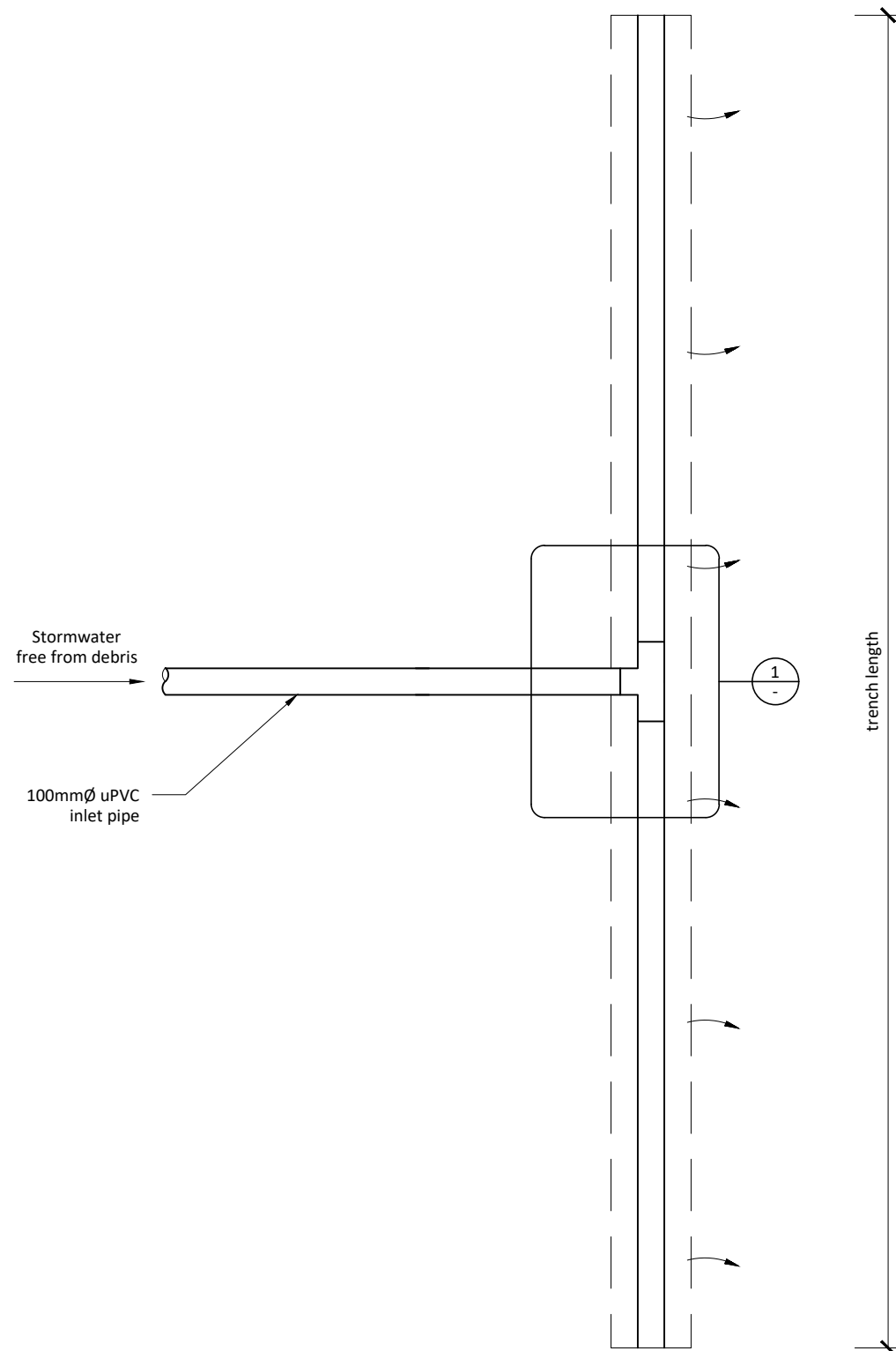
- Hand Auger Location
- Proposed Dwelling
- Existing Dwelling
- WWM Field
- Reserve Area 30%

Contour Interval: 0.5m  
Vertical Datum: NZVD2016  
Survey Data Source: LiDAR (2024)



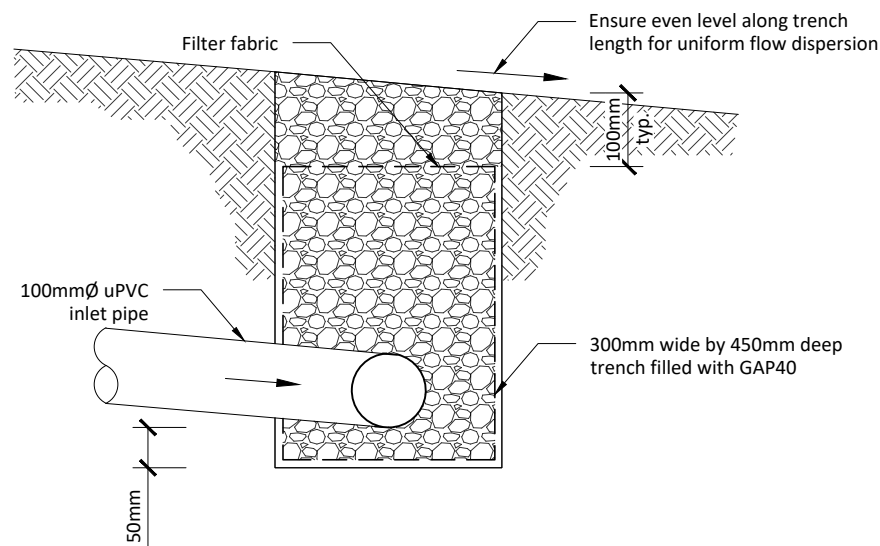
|  |                                                                                             |                                                                                                                                                                                 |                                                                         |                                                                                                  |               |     |                |                                                                                    |                                                    |
|--|---------------------------------------------------------------------------------------------|---------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|-------------------------------------------------------------------------|--------------------------------------------------------------------------------------------------|---------------|-----|----------------|------------------------------------------------------------------------------------|----------------------------------------------------|
|  | <b>RS Eng Ltd</b><br>09 438 3273<br>office@RSEng.co.nz<br>2 Seaview Road,<br>Whangarei 0110 | These drawings are copyright to RS Eng Ltd and should not be reproduced without prior permission.<br><br>If any part of these documents are unclear, please contact RS Eng Ltd. | <b>PROPOSED DWELLING<br/>SUITABILITY REPORT<br/>SITE INVESTIGATIONS</b> | Client<br><b>ADVANCE BUILD - DENEE</b><br><br>Location<br><b>2 RARAWA BEACH ROAD<br/>NGATAKI</b> |               |     |                | Scale<br><b>1:1000</b><br><br>Original<br><b>A3</b><br><br>Job No.<br><b>20248</b> | Rev No.<br><b>A</b><br><br>Sheet No.<br><b>C01</b> |
|  |                                                                                             |                                                                                                                                                                                 |                                                                         |                                                                                                  | 30/06/2026    | A   | Report issue 1 |                                                                                    |                                                    |
|  |                                                                                             |                                                                                                                                                                                 |                                                                         |                                                                                                  | Date          | Rev | Notes          |                                                                                    |                                                    |
|  |                                                                                             |                                                                                                                                                                                 |                                                                         |                                                                                                  | Drawn by: VDT |     |                | Reviewed by: NW                                                                    |                                                    |
|  |                                                                                             |                                                                                                                                                                                 |                                                                         |                                                                                                  |               |     |                | Approved by: MJ                                                                    |                                                    |



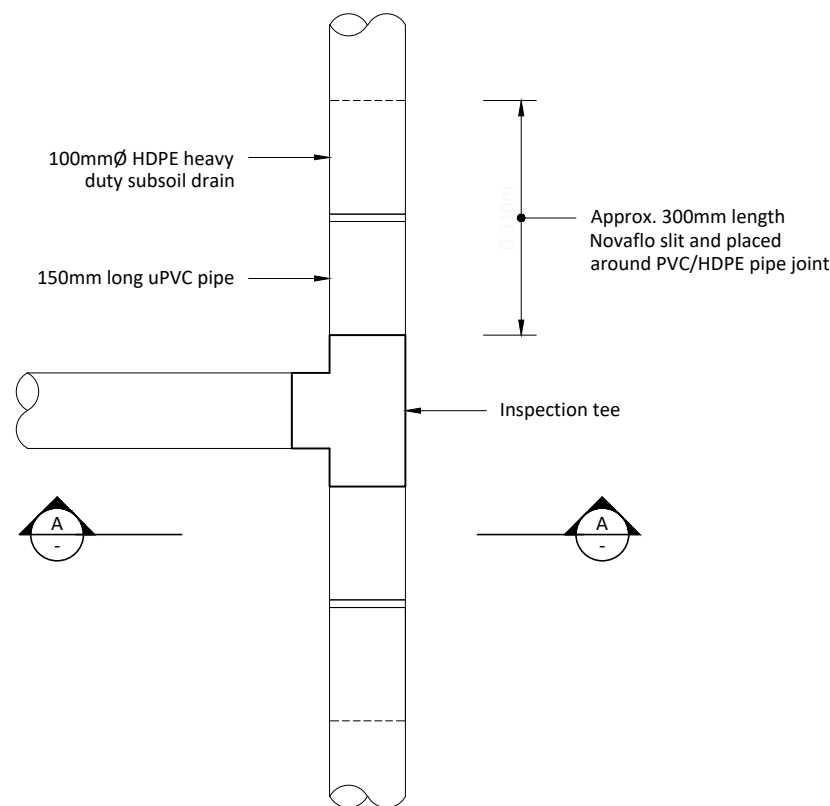


**NOTE:**  
Keep dispersal trench 3.0m clear of property boundary

**PLAN**  
1:25



**SECTION A**  
1:10



**PIPE CONNECTION DETAIL**  
1:10

- NOTES:**
- All services should be located on-site prior to commencement of works.
  - All works to comply with all relevant local authority by-laws and council regulations where applicable.
  - Contractors to confirm all dimensions on site prior to commencing any work.
  - Do not scale off drawings.
  - These drawings are to be read in conjunction with specifications - plans take precedence.
  - If any part of these documents are unclear, please contact RSEng Ltd.
  - This plan is copyright to RSEng Ltd and should not be reproduced without prior permission.

DESIGN PARAMETERS

| EFFECTIVE CATCHMENT AREA DRAINED (m²) | TRENCH LENGTH (m) |
|---------------------------------------|-------------------|
| 100                                   | 11                |
| 200                                   | 16                |
| 300                                   | 19                |
| 400                                   | 22                |
| 500                                   | 24                |
| 600                                   | 27                |

**RS Eng Ltd**  
09 438 3273  
office@RSEng.co.nz  
2 Seaview Road,  
Whangarei 0110

Title

**STANDARD DISPERSAL DRAIN  
TYPICAL DETAIL**

Client

Location

|            |     |                |
|------------|-----|----------------|
|            |     |                |
| 23/12/2021 | A   | Original Issue |
| Date       | Rev | Notes          |

|          |          |        |
|----------|----------|--------|
| Scale    | Original | Rev    |
| AS SHOWN | A3       | A      |
| Drawn    | Approved | File # |
| ME       | ST       |        |

Sheet

**1**

## **Appendix B**

### **Subsurface Investigations**



HOLE NO.:  
HA01

|                 |                             |
|-----------------|-----------------------------|
| <b>CLIENT:</b>  | Advance Build - Dennee      |
| <b>PROJECT:</b> | Geotechnical Investigaitons |

**JOB NO.:**  
**20248**

**SITE LOCATION:** 2 Rarawa Beach Road, Ngataki  
**CO-ORDINATES:** 1606402mE, 6158445mN

**ELEVATION:** 35.26m

START DATE: 09/06/2026  
END DATE: 09/06/2026  
LOGGED BY: MM

Groundwater Not Encountered

**PHOTO(S)**



## WATER

-  Standing Water Level  
 Out flow  
 In flow

## INVESTIGATION TYPE

- ☒ Hand Auger  
☐ Test Pit



HOLE NO.:  
HA02

|                 |                             |
|-----------------|-----------------------------|
| <b>CLIENT:</b>  | Advance Build - Dennee      |
| <b>PROJECT:</b> | Geotechnical Investigaitons |

**JOB NO.:**  
**20248**

**SITE LOCATION:** 2 Rarawa Beach Road, Ngataki

**CO-ORDINATES:** 1606405mE. 6158441mN

**ELEVATION:** 35.48m

**START DATE:** 09/06/2026

**END DATE: 09/06/2026**

LOGGED BY: CH

[illegible]

**PHOTO(S)**



## REMARKS

## WATER

-  Standing Water Level  
 Out flow  
 In flow

## INVESTIGATION TYPE

- ☒ Hand Auger  
☐ Test Pit



**RS Eng Ltd**  
09 438 3273  
office@RSEng.co.nz  
2 Seaview Road,  
Whangarei 0110

# HAND AUGER LOG

HOLE NO.:  
**HA03**

|                 |                             |
|-----------------|-----------------------------|
| <b>CLIENT:</b>  | Advance Build - Denee       |
| <b>PROJECT:</b> | Geotechnical Investigaitons |

**JOB NO.:**  
**20248**

**SITE LOCATION:** 2 Rarawa Beach Road, Ngataki  
**CO-ORDINATES:** 1606406mE. 6158445mN

**ELEVATION:** 35.37m

START DATE: 09/06/2026  
END DATE: 09/06/2026  
LOGGED BY: CH

[illegible]

**PHOTO(S)**



## REMARKS

## WATER

-  Standing Water Level  
 Out flow  
 In flow

## INVESTIGATION TYPE

- ☒ Hand Auger  
☐ Test Pit



## **Appendix C**

### **On-site Wastewater Disposal Details**

## **Irrigation Field Installation Details**

- Use a system producing secondary treated effluent.
- **Use 180m (minimum) of Sub Surface Pressure Compensating Drip irrigation line**, with Arkal filters, flushing and air release valves fitted.
- Irrigation line is to be laid in a 50-100mm (minimum) trench (sub surface) or covered in mulch surface).
- Irrigation line is to be laid parallel with the contour.
- Disposal Field to be Planted.
- System to be installed and maintained as per manufacturer's recommendations including regular de-sludging of the primary treatment tank.
- Disposal area to be protected from stock and vehicles.
- Refer to "How to look after your septic tank" (published by the Northland Regional Council) when protecting the disposal area.
- The system will benefit from the use of water reduction fixtures, i.e. dual flush 6/3 litre water closets, shower-flow restrictors, aerator tap fittings and water conserving automatic washing machines.

## **Irrigation Line Specification**

- Distribution is to be via drip irrigation line with self-compensating pressure drip emitters.
- Install an Arkal disc filter at the outlet of the treatment system. Install pressure checkpoints on either side of the filter to allow for gauges to check for blockages. Install pressure checkpoints at the end of each lateral.
- Install either manual or automatic flushing valves at the end of each lateral. Install air release valves in the high points of the irrigation field.
- Allow 5m head loss from semi-blocked filter and ensure 12m of end pressure for the lowest emitter in the field.
- Ensure there is laminar flow through all lines in the field. Ensure flushing velocity is greater than 0.5m/s.
- **Use drip irrigation line with 1.0m dripper spacing and 1.0m spacing between laterals.**

## **Suitable Plant Species for Evapo – Transpiration Systems**

(Source: NRC *“Looking after your household Sewerage System”*)

### **Native Shrubs and Trees**

- Coprosma
- Hebe
- Manuka
- Weeping Mapou
- Flax (Fast)
- Pokaka (slow)
- Cabbage Tree (fast)
- Rangiora (fast)
- Lacebark (fast)
- Ribbonwood (fast)
- Poataniwha
- Heketara
- Poataniweta
- Kohuhu (fast)

### **Grasses**

- Jointed Twig Sedge
- Longwood Tussock
- Pukio
- Toetoe (native species)
- Umbrella Sedge
- Oioi
- Hooksedge

### **Introduced Species**

- Canna Lilies
- Taro
- Aralia
- Fuschia
- Philodendrons
- Begonias

# **PRODUCER STATEMENT**

## **DESIGN: ON-SITE EFFLUENT DISPOSAL SYSTEMS (T.P.58)**

ISSUED BY: Matthew Jacobson on behalf of RS Eng Ltd  
(approved qualified design professional)

TO: Advance Build  
(owner)

TO BE SUPPLIED TO: Far North District Council

PROPERTY LOCATION: 2 Rarawa Beach Road, Ngataki

LOT 3 DP 413140 VALUATION NUMBER

TO PROVIDE : Design an on-site effluent disposal system in accordance with Technical paper 58 and provide a schedule to the owner for the systems maintenance.

THE DESIGN: Has been in accordance with G13 (Foul Water) G14 (Industrial Liquid Waste) B2 (durability 15 years) of the Building Regulations 1992.

As an independent approved design professional covered by a current policy of Professional Indemnity Insurance (Design) to a minimum value of \$200,000.00, I BELIEVE ON REASONABLE GROUNDS that subject to:

- (1) The site verification of the soil types.
- (2) All proprietary products met the performance requirements.

The proposed design will met the relevant provisions of the Building Code and 5.3.11 of The Far North District Council Engineering Standards.

(Signature of approved design professional)

BE(Civil), CPEng, CMEngNZ  
(Professional qualifications)

1161533  
(Licence Number or professional Registration number)

Address 2 Seaview Road, Whanagrei

Phone Number

Fax Number

Cell Phone

Date 30/06/26

**Note:** This form is to accompany every application for a Building Consent incorporating a T.P.58. Approval as a design professional is at Councils discretion.

### **On-site Wastewater Disposal Site Evaluation Investigation Checklist**

**FAR NORTH DISTRICT COUNCIL**

# **Appendix E**

**TP58**

## **On-site Wastewater Disposal Site Evaluation Investigation Checklist**

**Part A –Owners Details****1. Applicant Details:**

|                        |                   |         |  |
|------------------------|-------------------|---------|--|
| Applicant Name         | Angela Vujcich    |         |  |
| Company Name           | Advance Build Ltd |         |  |
|                        | First Name(s)     | Surname |  |
| Property Owner Name(s) |                   |         |  |

|                      |           |
|----------------------|-----------|
| Nature of Applicant* | Developer |
|----------------------|-----------|

(*\*i.e. Owner, Leasee, Prospective Purchaser, Developer*)

**2. Consultant / Site Evaluator Details:**

|                        |                           |               |         |  |
|------------------------|---------------------------|---------------|---------|--|
| Consultant/Agent Name  | RS Eng Ltd                |               |         |  |
| Site Evaluator Name    | Matthew Jacobson          |               |         |  |
| Postal Address         | 2 Seaview Road, Whanagrei |               |         |  |
|                        |                           |               |         |  |
| Phone Number           | Business                  | (09) 438 3272 | Private |  |
|                        | Mobile                    |               | Fax     |  |
| Name of Contact Person |                           |               |         |  |
| E-mail Address         |                           |               |         |  |

**3. Are there any previous existing discharge consents relating to this proposal or other waste discharge on this site?**

|                                                |  |    |                                     |               |
|------------------------------------------------|--|----|-------------------------------------|---------------|
| Yes                                            |  | No | <input checked="" type="checkbox"/> | (Please tick) |
| If yes, give Reference Numbers and Description |  |    |                                     |               |
|                                                |  |    |                                     |               |
|                                                |  |    |                                     |               |

**4. List any other consent in relation to this proposal site and indicate whether or not they have been applied for or granted**

If so, specify Application Details and Consent No.

(*eg. LandUse, Water Take, Subdivision, Earthworks Stormwater Consent*)

|  |
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**Part B- Property Details****1. Property for which this application relates:**

|                                            |                                                                                 |
|--------------------------------------------|---------------------------------------------------------------------------------|
| Physical Address of Property               |                                                                                 |
|                                            |                                                                                 |
|                                            |                                                                                 |
| Territorial Local Authority                | FAR NORTH DISTRICT COUNCIL                                                      |
| Regional Council                           | NORTHLAND REGIONAL COUNCIL                                                      |
| Legal Status of Activity                   | Permitted:                      Controlled:                      Discretionary: |
| Relevant Regional Rule(s)<br>(Note 1)      | ✓                                                                               |
|                                            | ✓                                                                               |
| Total Property Area (m²)                   | 2.9ha                                                                           |
| Map Grid Reference of Property<br>If Known |                                                                                 |
|                                            |                                                                                 |

**2. Legal description of land (as shown on Certificate of Title)**

|                 |   |        |        |        |  |
|-----------------|---|--------|--------|--------|--|
| Lot No.         | 3 | DP No. | 413140 | CT No. |  |
|                 |   |        |        |        |  |
|                 |   |        |        |        |  |
| Other (specify) |   |        |        |        |  |

Please ensure copy of Certificate of Title is attached

**PART C: Site Assessment - Surface Evaluation**

**(Refer TP58 - Sn 5.1 General Purpose of Site Evaluation and Sn 5.2.2(a) Site Surface Evaluation)**

**Note: Underlined terms defined in Table 1, attached**

**Has a relevant property history study been conducted?**

|     |   |    |  |
|-----|---|----|--|
| Yes | ✓ | No |  |
|-----|---|----|--|

 (Please tick one)

If yes, please specify the findings of the history study, and if not please specify why this was not considered necessary.

|                                                                      |
|----------------------------------------------------------------------|
| Refer to RS Eng "Suitability Report", Ref #20248, dated 30 June 2026 |
|                                                                      |
|                                                                      |
|                                                                      |
|                                                                      |
|                                                                      |
|                                                                      |

**1. Has a Slope Stability Assessment been carried out on the property?**

|     |                                     |    |                          |             |
|-----|-------------------------------------|----|--------------------------|-------------|
| Yes | <input checked="" type="checkbox"/> | No | <input type="checkbox"/> | Please tick |
|-----|-------------------------------------|----|--------------------------|-------------|

If No, why not?

|  |
|--|
|  |
|  |

If Yes, please give details of report (and if possible, please attach report):

|                                        |                  |
|----------------------------------------|------------------|
| Author                                 | Matthew Jacobson |
| Company/Agency                         | RS Eng Ltd       |
| Date of Report                         | 30 June 2026     |
| Brief Description of Report Findings:- |                  |
|                                        |                  |
|                                        |                  |
|                                        |                  |

**2. Site Characteristics (See Table 1 attached):**

Provide descriptive details below:

**Performance of Adjacent Systems:**

Not known

**Estimated Rainfall and Seasonal Variation:**

Information available from N.I.W.A MET RESEARCH

**Vegetation / Tree Cover:**

Pasture

**Slope Shape: (Please provide diagrams)**

Waxing divergent

**Slope Angle:**

&lt;8°

**Surface Water Drainage Characteristics:**

Sheet flow

**Flooding Potential: YES/NO**

No

If yes, specify relevant flood levels on appended site plan, i.e. one in 5 years and/or 20 year and/or 100 year return period flood level, relative to disposal area.

**Surface Water Separation:**

&gt;0.6m

**Site Characteristics: or any other limitation influencing factors**

Gently sloping

**3. Site Geology****Check Rock Maps**

Site investigations have confirmed Awhitu Group subsoils.

Geological Map Reference Number

**4. What Aspect(s) does the proposed disposal system face? (please tick)**

|            |                                     |            |  |
|------------|-------------------------------------|------------|--|
| North      | <input checked="" type="checkbox"/> | West       |  |
| North-West |                                     | South-West |  |
| North-East |                                     | South-East |  |
| East       |                                     | South      |  |

**5. Site clearances,( Indicate on site plan where relevant)**

| Separation Distance from                | Treatment Separation Distance (m) | Disposal Field Separation Distance (m) |
|-----------------------------------------|-----------------------------------|----------------------------------------|
| Boundaries                              | >1.5m                             | Check Council requirements             |
| Surface water, rivers Creeks drains etc | >15m                              | >15m                                   |
| Groundwater                             | >0.6m                             | >0.6m                                  |
| Stands of Trees/Shrubs                  | >5m                               | >5m                                    |
| Wells, water bores                      | >20m                              | >20m                                   |
| Embankments/retaining walls             | Nil                               | Nil                                    |
| Buildings                               | >5m                               | >5m                                    |
| Other (specify):                        |                                   |                                        |

**PART D: Site Assessment - Subsoil Investigation**

(Refer TP58 - Sn 5.1 General Purpose of Site Evaluation, and Sn 5.2.2(a) Site Surface Evaluation and Sn 5.3 Subsurface Investigations)

Note: Underlined terms defined in Table 2, attached

**1. Please identify the soil profile determination method:**

|                  |  |                     |                  |   |
|------------------|--|---------------------|------------------|---|
| Test Pit         |  | (Depth _____ m      | No of Test Pits  |   |
| Bore Hole        |  | (Depth <u>1.3</u> m | No of Bore Holes | 3 |
| Other (specify): |  |                     |                  |   |

Soil Report attached?

|     |                                     |    |                          |             |
|-----|-------------------------------------|----|--------------------------|-------------|
| Yes | <input checked="" type="checkbox"/> | No | <input type="checkbox"/> | Please tick |
|-----|-------------------------------------|----|--------------------------|-------------|

**2. Was fill material intercepted during the subsoil investigation?**

|     |                          |    |                                     |             |
|-----|--------------------------|----|-------------------------------------|-------------|
| Yes | <input type="checkbox"/> | No | <input checked="" type="checkbox"/> | Please tick |
|-----|--------------------------|----|-------------------------------------|-------------|

If yes, please specify the effect of the fill on wastewater disposal

|  |
|--|
|  |
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|  |

**3. percolation testing (mandatory and site specific for trenches in soil type 4 to 7)**

Please specify the method

|  |
|--|
|  |
|  |

|                       |     |  |    |                                     |             |
|-----------------------|-----|--|----|-------------------------------------|-------------|
| Test Report Attached? | Yes |  | No | <input checked="" type="checkbox"/> | Please tick |
|-----------------------|-----|--|----|-------------------------------------|-------------|

#### 4. Are surface water interception/diversion drains required?

|     |  |    |                                     |             |
|-----|--|----|-------------------------------------|-------------|
| Yes |  | No | <input checked="" type="checkbox"/> | Please tick |
|-----|--|----|-------------------------------------|-------------|

If yes, please show on site plan

#### 4a Are subsurface drains required

If yes enter details

#### 5. Please state the depth of the seasonal water table:

|        |  |   |          |  |           |  |
|--------|--|---|----------|--|-----------|--|
| Winter |  | m | Measured |  | Estimated |  |
| Summer |  | m | Measured |  | Estimated |  |

#### 6. Are there any potential storm water short circuit paths?

|     |                                     |    |  |             |
|-----|-------------------------------------|----|--|-------------|
| Yes | <input checked="" type="checkbox"/> | No |  | Please tick |
|-----|-------------------------------------|----|--|-------------|

If the answer is yes, please explain how these have been addressed

|                                                                       |
|-----------------------------------------------------------------------|
| Refer to Section 8.0 of RS Eng report, Ref #20248, dated 30 June 2026 |
|                                                                       |
|                                                                       |

#### 7. Based on results of subsoil investigation above, please indicate the disposal field soil category (Refer TP58 Table 5.1)

|                     |                           |
|---------------------|---------------------------|
| Is Topsoil Present? | If so, Topsoil Depth? (m) |
|---------------------|---------------------------|

| Soil Category | Description                                  | Drainage                  | Tick One                            |
|---------------|----------------------------------------------|---------------------------|-------------------------------------|
| 1             | Gravel, coarse sand                          | Rapid draining            |                                     |
| 2             | Coarse to medium sand                        | Free draining             |                                     |
| 3             | Medium-fine & loamy sand                     | Good drainage             | <input checked="" type="checkbox"/> |
| 4             | Sandy loam, loam & silt loam                 | Moderate drainage         |                                     |
| 5             | Sandy clay-loam, clay loam & silty clay-loam | Moderate to slow drainage |                                     |
| 6             | Sandy clay, non-swelling clay & silty clay   | Slow draining             |                                     |
| 7             | Swelling clay, grey clay, hardpan            | Poorly or non-draining    |                                     |

Reasons for placing in stated category

|                                                                    |
|--------------------------------------------------------------------|
| Refer to RS Eng suitability report, Ref #20248, dated 30 June 2026 |
|                                                                    |
|                                                                    |
|                                                                    |

### PART E: Discharge Details

#### 1. Water supply source for the property (please tick):

|                             |                                     |
|-----------------------------|-------------------------------------|
| Rainwater (roof collection) | <input checked="" type="checkbox"/> |
| Bore/well                   |                                     |
| Public supply               |                                     |

**2. Calculate the maximum daily volume of wastewater to be discharged, unless accurate water meter readings are available**

**(Refer TP58 Table 6.1 and 6.2)**

|                                   |            |     |  |                                    |
|-----------------------------------|------------|-----|--|------------------------------------|
| Number of Bedrooms                | 2 Bedrooms |     |  |                                    |
| Design Occupancy                  | 4          |     |  | (Number of People)                 |
| Per capita Wastewater Production  |            | 180 |  | (tick) (Litres per person per day) |
| Other - specify                   |            |     |  |                                    |
|                                   |            |     |  |                                    |
|                                   |            |     |  |                                    |
| Total Daily Wastewater Production |            |     |  | (litres per day)                   |

**3. Do any special conditions apply regarding water saving devices**

|                                     |     |   |    |                                     |               |
|-------------------------------------|-----|---|----|-------------------------------------|---------------|
| a) Full Water Conservation Devices? | Yes |   | No | <input checked="" type="checkbox"/> | (Please tick) |
| b) Water Recycling - what %?        |     | % |    | <input checked="" type="checkbox"/> | (Please tick) |

If you have answered yes, please state what conditions apply and include the estimated reduction in water usage

|  |
|--|
|  |
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**4. Is Daily Wastewater Discharge Volume more than 2000 litres:**

|     |                                     |               |
|-----|-------------------------------------|---------------|
| Yes |                                     | (Please tick) |
| No  | <input checked="" type="checkbox"/> | (Please tick) |

*Note if answer to the above is yes, an N.R.C wastewater discharge permit may be required*

**5. Gross Lot Area to Discharge Ratio:**

|                                   |       |                              |
|-----------------------------------|-------|------------------------------|
| Gross Lot Area                    | 29000 | M                            |
| Total Daily Wastewater Production | 720   | (Litres per day)(from above) |
| Lot Area to Discharge Ratio       | 2.5%  |                              |

**7. Does this proposal comply with the Northland Regional Council Gross Lot Area to Discharge Ratio of greater than 3?**

|     |  |    |  |             |
|-----|--|----|--|-------------|
| Yes |  | No |  | Please tick |
|-----|--|----|--|-------------|

**8. Is a Northland Regional Council Discharge Consent Required?**

|     |  |    |                                     |               |
|-----|--|----|-------------------------------------|---------------|
| Yes |  | No | <input checked="" type="checkbox"/> | (Please tick) |
|-----|--|----|-------------------------------------|---------------|

## PART F: Primary Treatment (Refer TP58 Section 7.2)

1. Please indicate below the no. and capacity (litres) of all septic tanks including type (single/dual chamber grease traps) to be installed or currently existing: If not 4500 litre, dual chamber explain why not

| Number of Tanks | Type of Tank   | Capacity of Tank (Litres) |
|-----------------|----------------|---------------------------|
|                 |                |                           |
|                 |                |                           |
|                 |                |                           |
|                 |                |                           |
|                 |                |                           |
|                 | Total Capacity |                           |

2. Type of Septic Tank Outlet Filter to be installed?

## PART G: Secondary and Tertiary Treatment

(Refer TP58 Section 7.3, 7.4, 7.5 and 7.6)

1. Please indicate the type of additional treatment, if any, proposed to be installed in the system: (please tick)

|                              |                                     |         |
|------------------------------|-------------------------------------|---------|
| Secondary Treatment          | <input checked="" type="checkbox"/> |         |
| Home aeration plant          | <input type="checkbox"/>            |         |
| Commercial aeration plant    | <input type="checkbox"/>            |         |
| Intermediate sand filter     | <input type="checkbox"/>            |         |
| Recirculating sand filter    | <input type="checkbox"/>            |         |
| Recirculating textile filter | <input type="checkbox"/>            |         |
| Clarification tank           | <input type="checkbox"/>            |         |
| Tertiary Treatment           | <input type="checkbox"/>            |         |
| Ultraviolet disinfection     | <input type="checkbox"/>            |         |
| Chlorination                 | <input type="checkbox"/>            |         |
| Other                        | <input type="checkbox"/>            | Specify |
|                              |                                     |         |

## PART H: Land Disposal Method

(Refer TP58 Section 8)

1. Please indicate the proposed loading method: (please tick)

|               |                                     |
|---------------|-------------------------------------|
| Gravity       | <input type="checkbox"/>            |
| Dosing Siphon | <input type="checkbox"/>            |
| Pump          | <input checked="" type="checkbox"/> |

2. High water level alarm to be installed in pump chambers

Yes ☐ no ☐

If not to be installed, explain why

|  |
|--|
|  |
|  |
|  |



**3. If a pump is being used, please provide the following information:**

|                          |  |          |
|--------------------------|--|----------|
| Total Design Head        |  | (m)      |
| Pump Chamber Volume      |  | (Litres) |
| Emergency Storage Volume |  | (Litres) |

**4. Please identify the type(s) of land disposal method proposed for this site: (please tick)**  
(Refer TP58 Sections 9 and 10)

|                                |   |  |
|--------------------------------|---|--|
| Surface Dripper Irrigation     |   |  |
| Sub-surface Dripper irrigation | ✓ |  |
| Standard Trench                |   |  |
| Deep Trench                    |   |  |
| Mound                          |   |  |
| Evapo-transpiration Beds       |   |  |
| Other                          |   |  |
| Specify                        |   |  |
|                                |   |  |

**5. Please identify the loading rate you propose for the option selected in Part H, Section 4 above, stating the reasons for selecting this loading rate:**

|               |         |                              |
|---------------|---------|------------------------------|
| Loading Rate  | 5       | (Litres/m <sup>2</sup> /day) |
| Disposal Area | Design  | 180 (m <sup>2</sup> )        |
|               | reserve | 54 (m <sup>2</sup> )         |

**Explanation** (Refer TP58 Sections 9 and 10)

|  |
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**6. What is the available reserve wastewater disposal area** (Refer TP58 Table 5.3)

|                                         |    |
|-----------------------------------------|----|
| Reserve Disposal Area (m <sup>2</sup> ) | 54 |
| Percentage of Primary Disposal Area (%) | 30 |

**7. Please provide a detailed description of the design and dimensions of the disposal field and attach a detailed plan of the field relative to the property site:**

**Description and Dimensions of Disposal Field:**

|                |     |   |    |  |               |
|----------------|-----|---|----|--|---------------|
|                |     |   |    |  |               |
|                |     |   |    |  |               |
|                |     |   |    |  |               |
|                |     |   |    |  |               |
|                |     |   |    |  |               |
|                |     |   |    |  |               |
| Plan Attached? | Yes | ✓ | No |  | (Please tick) |

**If not, explain why not**

|  |
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## PART I: Maintenance & Management

(Refer TP58 Section 12.2)

### 1. Has a maintenance agreement been made with the treatment and disposal system suppliers?

|     |  |    |                                     |               |
|-----|--|----|-------------------------------------|---------------|
| Yes |  | No | <input checked="" type="checkbox"/> | (Please tick) |
|-----|--|----|-------------------------------------|---------------|

Name of Suppliers

|  |
|--|
|  |
|--|

## PART J: Assessment of Environmental Effects

### 1. Is an assessment of environmental effects (AEE) included with application?

(Refer TP58 section 5. Ensure all issues concerning potential effects addressed)

|     |  |    |                                     |               |
|-----|--|----|-------------------------------------|---------------|
| Yes |  | No | <input checked="" type="checkbox"/> | (Please tick) |
|-----|--|----|-------------------------------------|---------------|

If Yes, list and explain possible effects

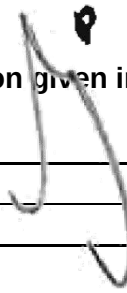
## PART K: Is Your Application Complete?

### 1. In order to provide a complete application you have remembered to:

|                                                                       |                                     |
|-----------------------------------------------------------------------|-------------------------------------|
| Fully Complete this Assessment Form                                   | <input checked="" type="checkbox"/> |
| Include a <i>Location Plan</i> and <i>Site Plan</i> (with Scale Bars) | <input checked="" type="checkbox"/> |
| Attach an Assessment of Environmental Effects (AEE)                   |                                     |

### 1. Declaration

I hereby certify that, to the best of knowledge and belief, the information given in this application is true and complete.

|                           |           |                                                                                       |
|---------------------------|-----------|---------------------------------------------------------------------------------------|
| Name Matthew Jacobson     | Signature |  |
| Position Director / CPEng | Date      | 30/06/2026                                                                            |

### Note

Any alteration to the site plan or design after approval will result in non compliance.

## Landscape Mitigation Plan

2 Rarawa Beach Road, Ngataki 0484





**northscape**  
PREMIUM LANDSCAPE SOLUTIONS

22/05/2024

Denee Residence  
2 Rarawa Beach Road,  
Ngataki

Re: Landscape Mitigation Plan for 2 Rarawa Beach Road, Ngataki

A landscape plan has been prepared for the area around the proposed dwelling to assist with the visual and landscape integration and mitigation of the development.

The application site is located along Rarawa Beach and is situated in the Rural Production Zone. There are no Outstanding Natural Landscape or Outstanding Natural Features located within or on the property.

The attached Landscape Plan details where the new landscape plantings will be located, the species composition and number of plants.

The key aspects of landscape mitigation and enhancement plantings are:

- Feature Specimen trees and plantings within the site to tie the proposed building with the surroundings. This is also to create balance in height variations as well as mitigate and act as screening from surrounding locations
- Planting around the water tanks and the proposed dwelling exterior colors will add to the mitigation of the proposed dwelling as well as the surrounding environment

The cut batter formed to create the building platform around the outside of the dwelling footprint will be of a grade that is easily mowable. The cut batter should have a 300 mm layer of topsoil added to the batters to ensure a good establishment of lawn areas.

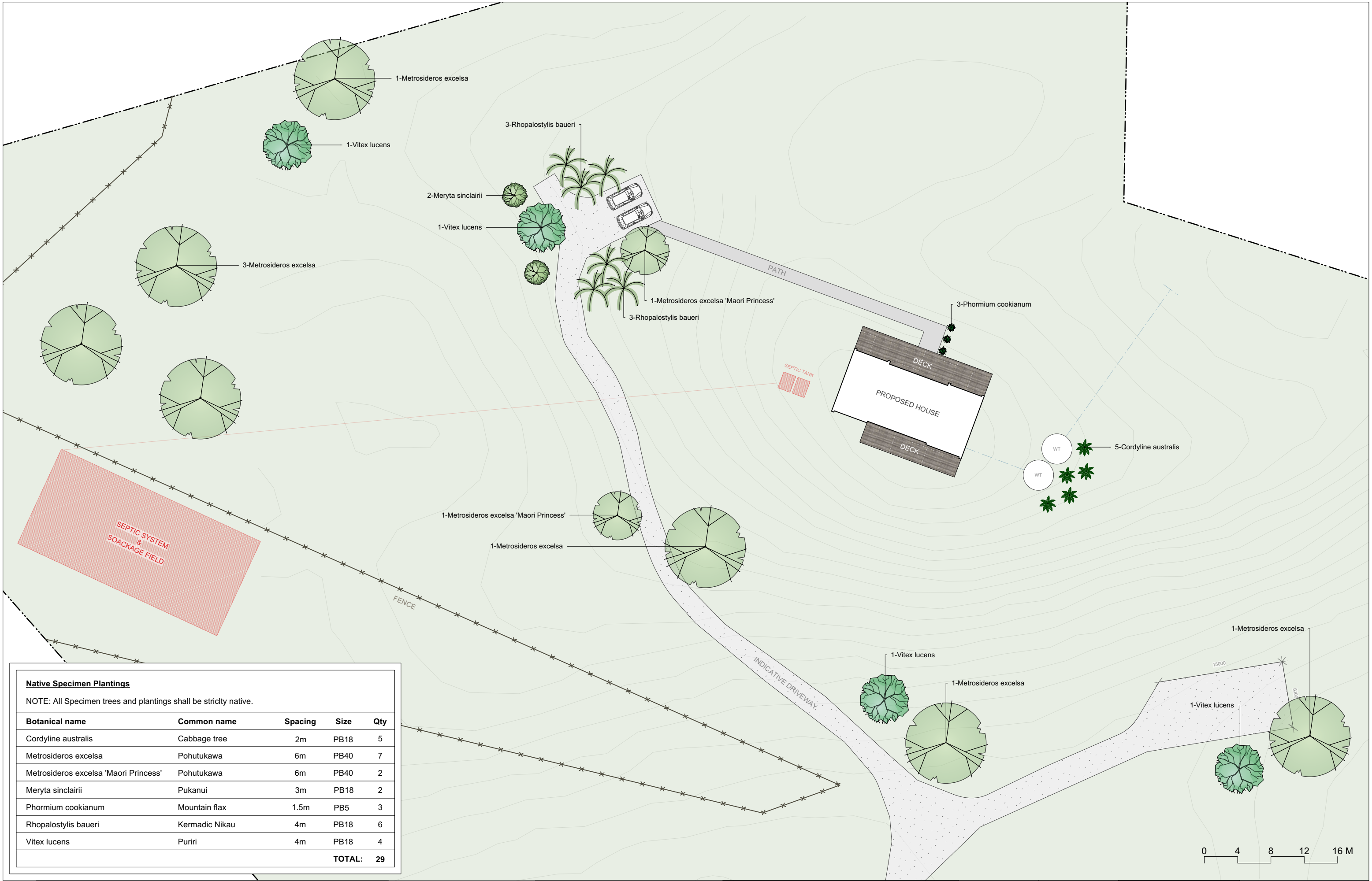
Should you have any questions, please don't hesitate to contact me.

Yours sincerely,

Catherine Correia  
**Northscape**

**Attached:** Landscape Mitigation Plan & Maintenance Schedule





| Native Specimen Plantings                                        |                |         |      |     |
|------------------------------------------------------------------|----------------|---------|------|-----|
| NOTE: All Specimen trees and plantings shall be strictly native. |                |         |      |     |
| Botanical name                                                   | Common name    | Spacing | Size | Qty |
| Cordyline australis                                              | Cabbage tree   | 2m      | PB18 | 5   |
| Metrosideros excelsa                                             | Pohutukawa     | 6m      | PB40 | 7   |
| Metrosideros excelsa 'Maori Princess'                            | Pohutukawa     | 6m      | PB40 | 2   |
| Meryta sinclairii                                                | Pukanui        | 3m      | PB18 | 2   |
| Phormium cookianum                                               | Mountain flax  | 1.5m    | PB5  | 3   |
| Rhopalostylis baueri                                             | Kermadic Nikau | 4m      | PB18 | 6   |
| Vitex lucens                                                     | Puriri         | 4m      | PB18 | 4   |
| TOTAL:                                                           |                |         |      | 29  |





CORDYLINE AUSTRALIS



METROSIDEROS EXCELSA



METROSIDEROS EXCELSA 'MAORI PRINCESS'



MERYTA SINCLARII



PHORMIUM COOKIANUM



RHOPALOSTYLIS BAUREI



VITEX LUCENS

| Native Specimen Plantings                                        |                |         |      |     |
|------------------------------------------------------------------|----------------|---------|------|-----|
| NOTE: All Specimen trees and plantings shall be strictly native. |                |         |      |     |
| Botanical name                                                   | Common name    | Spacing | Size | Qty |
| Cordyline australis                                              | Cabbage tree   | 2m      | PB18 | 5   |
| Metrosideros excelsa                                             | Pohutukawa     | 6m      | PB40 | 7   |
| Metrosideros excelsa 'Maori Princess'                            | Pohutukawa     | 6m      | PB40 | 2   |
| Meryta sinclairii                                                | Pukanui        | 3m      | PB18 | 2   |
| Phormium cookianum                                               | Mountain flax  | 1.5m    | PB5  | 3   |
| Rhopalostylis baueri                                             | Kermadic Nikau | 4m      | PB18 | 6   |
| Vitex lucens                                                     | Puriri         | 4m      | PB18 | 4   |
| TOTAL:                                                           |                |         |      | 29  |

| Native Revegetation Planting                                                                                                                                                                                                                                                |                  |         |     |
|-----------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|------------------|---------|-----|
| NOTE:<br>(If required) The cut and fill batters and the spetic & soakage field shall be revegetated with native species and will be eco-sourced if necessary. This will enhance the amenity and value of the property and visually soften the presence of the new dwelling. |                  |         |     |
| Plant a mix of the following species in groups of 3, 5 and 9 plants (This will be will be calculated in percentages as this is optional).                                                                                                                                   |                  |         |     |
| Botanical name                                                                                                                                                                                                                                                              | Common name      | Spacing | Qty |
| Apodasmia similis                                                                                                                                                                                                                                                           | Oioi             | 7cm     | 10% |
| Muehlenbeckia astonii                                                                                                                                                                                                                                                       | Shrubby tororaro | 1.5m    | 20% |
| Muehlenbeckia axillaris                                                                                                                                                                                                                                                     | Pohuehue         | 1m      | 10% |
| Phormium cookianum                                                                                                                                                                                                                                                          | Mountain flax    | 1.5m    | 30% |
| Phormium tenax                                                                                                                                                                                                                                                              | Harakeke flax    | 1.5m    | 30% |





**Planting Method/Implementation:**

- I. Undertake clearance of any exotic weed species. No native vegetation shall be removed.
- II. The initial weed control should be carried out during the autumn months prior to the winter planting when plants are still actively growing and therefore more susceptible to herbicides.
- III. Blanket spray planting areas three weeks before planting. A follow-up spray should be applied if Required.
- IV. Apart from grasses one of the main weeds that may require spraying is gorse. For gorse, the following is recommended:

**For Gorse:**

- I. Spray with 5g metsulfuron-methyl (600g/kg e.g. Escort®) + 10 ml penetrant per 10 litres water;  
or
- II. Gun and hose at a rate of 35g metsulfuron-methyl + 100 ml penetrant per 100 litres of water.  
or
- III. To be mowed

**For grasses:**

- I. Spray 100ml glyphosate (e.g. Roundup)+ 20ml penetrant per 10 litres water  
or
- IV. To be mowed

**Timing of Planting:**

- I. Planting shall only be undertaken between the months of April to September. If planting is undertaken early or late in the season, plants should be irrigated during any dry periods.

**Plant Material:**

- I. Plants shall be purchased from a reputable nursery. All plants shall be the best nursery stock, being healthy and vigorous. Root systems shall be well developed and in balance with the amount of foliage growth of the plant.
- II. Root-bound plants or those with badly spiraling root systems shall not be acceptable. Plants should have a root ball of fine, fresh root growth. This should be sliced through vertically with a sharp knife when removing the planter bag.
- III. Plants are to be planted as soon as possible after delivery and no later than 3 days after delivery.





**Siting of Plants:**

- I. Planting shall be in accordance with and as shown on the Proposed Individual Site Landscape Plan.

**Planting:**

- I. In areas where mass planting/total vegetation replacement is proposed a 150mm layer of 50/50 mix of locally sourced compost and topsoil should be placed over the whole area to receive planting. More of this soil/compost mix should also be mixed into individual plant holes during planting (as described below).
- II. Hessian matting is to be placed over any steeper areas or those close to a water source to prevent excessive runoff.
- III. Plants should be well watered in their containers prior to planting.
- IV. Holes for the larger (PB3 and above) plants should be dug approximately 1.5 times wider than the root ball so that the roots are not cramped. Some loose soil should be left in the bottom of the hole to aid root growth and drainage.
- V. Approximately one tablespoon of good quality, eighteen to twenty-four-month slow-release fertilizer should be placed in the bottom of the plant hole, and mixed in with the loose soil, ensuring that the fertilizer is not sitting directly on the roots (as it may burn them).
- VI. Soil returned around the roots should be firmed with the foot, with a small amount of loose soil left at the top of the hole.
- VII. Holes for large plants may exceed the depth of topsoil. In these cases, the subsoil is to be thoroughly broken and well mixed with topsoil, which has been added as a 100mm layer to the bottom of the planting hole. Any compacted soil pan is to be thoroughly broken by relevant measures ensuring good root penetration and drainage.
- VIII. Individual specimens should be planted approx 50mm proud of the existing ground level to prevent Waterlogging.
- IX. The base of the planting hole is to be filled and firmed with backfilling material to a level where the top of the plant root ball is level with the surrounding ground.
- X. All care shall be taken to keep the root ball of the plant intact during placement.
- XI. Finish all newly planted areas with a 70mm layer of mulch



**Specimen Tree Planting:**

- I. Ground preparation is to take place prior to planting; consisting of a 1m<sup>3</sup> hole for each pb95 grade tree. Integrate existing soil within this hole with a 50/50 mix of locally sourced compost and topsoil.
- II. Trees should be planted approx 50mm proud of the existing ground level to prevent waterlogging.
- III. Finish with a 70mm layer of locally sourced, high-quality mulch to a 1m diameter around the tree trunk, do not mound up around the trunk.
- IV. Stake trees with appropriate wooden stakes and soft tree ties.

**Watering In:**

Immediately after planting all of the plants are to be thoroughly watered until the planting hole is saturated. The foliage of plants is also to be thoroughly wetted. This is to be done even if soil conditions are already wet.

**Planting Maintenance & Schedule:**

- I. Maintenance weed control should commence within three months following the planting, and then twice annually (see Table 1.1 for maintenance timing).
- II. Maintenance shall be undertaken for a minimum period of 3 years following practical completion in accordance with this specification and the accompanying plan.
- III. Care should be taken to identify and control any weeds that may have been introduced to the property in potting mix associated with the new plants.
- IV. All weeds should be cleared from the site by appropriate physical and chemical control. The majority of weeds growing close to the plant can be pulled by hand (taking care not to damage the roots of the plant) or, if appropriate, sprayed with herbicide by an experienced operator.
- V. During this three-year maintenance programme, any dead plants will need to be replaced.
- VI. An annual top-up of mulch is required throughout all mass-planted areas, and around each specimen, to achieve a 70mm layer of mulch
- VII. Selective pruning/trimming of specimen trees shall be undertaken to remove any dead wood or damaged growth and to maintain healthy vigor and good form.



northscape  
PREMIUM LANDSCAPE SOLUTIONS

| Maintenance Task                                                                                                                    | Frequency   | Time of Year to Complete Tasks |     |     |     |     |     |     |     |     |     |     |     |
|-------------------------------------------------------------------------------------------------------------------------------------|-------------|--------------------------------|-----|-----|-----|-----|-----|-----|-----|-----|-----|-----|-----|
|                                                                                                                                     |             | Jan                            | Feb | Mar | Apr | May | Jun | Jul | Aug | Sep | Oct | Nov | Dec |
| Maintenance weeding around specimen trees and in all mass planted areas.                                                            | 2x annually |                                |     |     |     |     |     |     |     |     |     |     |     |
| Top up of mulch on all trees and mass planted areas to achieve a 70mm layer.                                                        | 2x annually |                                |     |     |     |     |     |     |     |     |     |     |     |
| removal and replacement of any damaged or dead specimens.                                                                           | 1x annually |                                |     |     |     |     |     |     |     |     |     |     |     |
| Selective pruning/trimming of specimen trees to remove any dead wood or damaged growth and to maintain healthy vigour and good form | 1x annually |                                |     |     |     |     |     |     |     |     |     |     |     |