

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 Schedule 4). 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):

- Land Use
- Fast Track Land Use*
- Subdivision
- Consent under National Environmental Standard
(e.g. Assessing and Managing Contaminants in Soil)
- Other (please specify) _____
- Discharge
- Change of Consent Notice (s.221(3))
- Extension of time (s.125)

* 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 If we qualify it will be great to have this.

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 Te Hono at Far North District Council tehonosupport@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)	
	Postcode 0230

6. Address for Correspondence

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

Name/s:	CPPC Planning - Claire Phillips
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.*

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:	Shaun Anderson and Cayla Timperley
Property Address/ Location:	
	Postcode

8. Application Site Details

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

Name/s:	Shaun Anderson and Cayla Timperley	
Site Address/ Location:	_____ _____ _____	
	Postcode	
Legal Description:	Lot 21 DP 533315	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 let advise when site visit will be planned

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.

Consent to relocate a new pre built dwelling to site.
Please refer to the AEE for further details.

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.

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 Enter BC ref # here (if known)

Regional Council Consent (ref # if known) Ref # here (if known)

National Environmental Standard consent Consent here (if known)

Other (please specify) Specify 'other' here

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. 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

13. Draft Conditions:

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

If yes, do you agree to extend the processing timeframe pursuant to Section 37 of the Resource Management Act by 5 working days? Yes No Unless agreed

14. 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 - Please use our account
Email:	
Phone number:	
Postal address: (or alternative method of service under section 352 of the act)	
	Postcode
	0230

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 12-Jan-2026
	NDATORY

15. 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. 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.

15. Important information continued...

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 12-Jan-2026

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

Checklist (please tick if information is provided)

- Payment (cheques payable to Far North District Council)
- 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.

PO Box 550, Warkworth 0941
Mobile: 021 302 340
Email: craig.phillips1@xtra.co.nz
Web: www.cppcplanning.co.nz

RESOURCE CONSENT APPLICATION FOR 6 FRAZER PLACE, COOPERS BEACH

JANUARY 2026

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APPLICANT DETAILS

Applicant: Advance Build

Owner: Shaun Steven Anderson and Cayla Timperley

Site Address: 6 Frazer Place, Coopers Beach

Legal Description: Lot 21 DP 53315 and 1/23rd share of Lot 5 DP 533315 and 3/92nd share in Lot 11 DP 407591

Site Area: 4249m²

Consent: Land Use

Activity: Land use consent for the relocation one new prebuilt dwelling and servicing and earthworks.

District Plan Zones:
Operative District Plan

<u>Zone</u>
Rural Living

Proposed District plan

<u>Zone</u>
Rural Residential

Address for Service: Claire Phillips
Consultant Planner
CPPC Planning
PO Box 550, Warkworth, 0941, New Zealand
Mobile: 021302340
Email: claire.phillips1@xtra.co.nz

PROPOSAL DESCRIPTION

Consent is being sought pursuant to section 88 of the Resource Management Act 1991 for the relocation one new prebuilt dwelling and servicing and earthworks at 6 Frazer Place, Coopers Beach.

The proposal involves the following elements:

- The construction of a new prebuilt single level dwelling. The dwelling will have a floor area of 122.5m² (and a roof area of 133.67m²) and will contain three bedrooms, bathrooms, laundry, kitchen, dining and living room and entry. There is a deck off the northern façade of the dwelling. The dwelling is to be constructed utilizing armorsteel corrugate roofing, weathergroove cladding and weathertex selflok horizontal cladding.



Figure 1: Perspective of dwelling

- The dwelling will have three 25,000 litre promax water tank for water supply. These tanks are either to be on the surface or buried 1 metre.
- Provision has been made for a future shed with an area of 140m².
- Access to the development will be over an existing crossing and right of way from Frazer Place. No new crossings are proposed as part of the application.
- It is proposed to use a secondary treatment system loading sub surface pressure compensating drip irrigation line within a planted and fenced area for on-site wastewater disposal. The design for wastewater is contained within the RS Eng Ltd dated 26 November 2025, referenced 19940.

- To provide for the building platform for the dwelling and future shed earthworks are to be undertaken over an area of 744.14m² and with a cut volume of 535.9m³ and fill volume of 238.98m³. Any earthworks will be undertaken in accordance with Council's Guidance Document GD05 which provides guidance on erosion and sediment control. In particular this proposal will utilize silt fencing and a stabilized crossing with Frazer Place. Furthermore earthworks are proposed to be undertaken during good weather conditions.
- The proposal involves impervious surfaces of 853.07m² (20.07% of the site area) which includes the proposed dwelling, future shed, accessways and driveways. RS Eng recommends that stormwater runoff from the roof of the new dwelling and future shed is directed into rainwater storage tanks and runoff from part of the driveway into an attenuation pit, both with restricted outlets which reduce the peak flows to predevelopment levels. The attenuation structures restrict stormwater runoff to compensate for the increased flows from the uncollected paved area. The design for stormwater is contained within the RS Eng Ltd dated 26 November 2025, referenced 19940.

SITE DESCRIPTION AND RECORD OF TITLE

SITE DESCRIPTION

The property is vacant of buildings and is in grass, access over an existing driveway. The property is located amongst an existing rural living locality. The remainder of the site in pasture and undulating and slopes in a northerly direction.



Figure 2: Aerial Photo of site and locality

RECORD OF TITLE

The subject property is currently legally described as Lot 21 DP 53315 and 1/23rd share of Lot 5 DP 533315 and 3/92nd share in Lot 11 DP 407591 with the main lot having an area of 4249m² which excludes the access over the jointly owned access lots and is contained with Identifier 875800.

The record of title is subject to the following interests:

- Land covenants
- Easements
- Consent notice – 11612412.4
 - Wastewater disposal in accordance with Haigh Workman Ltd
 - Stormwater detention
 - Potable water for fire fighting.
 - Foundation design
 - Kiwi present

STATUTORY ASSESSMENT

FAR NORTH DISTRICT COUNCIL – OPERATIVE DISTRICT PLAN

The subject site is zoned Rural Living as shown on the portion of planning map below:

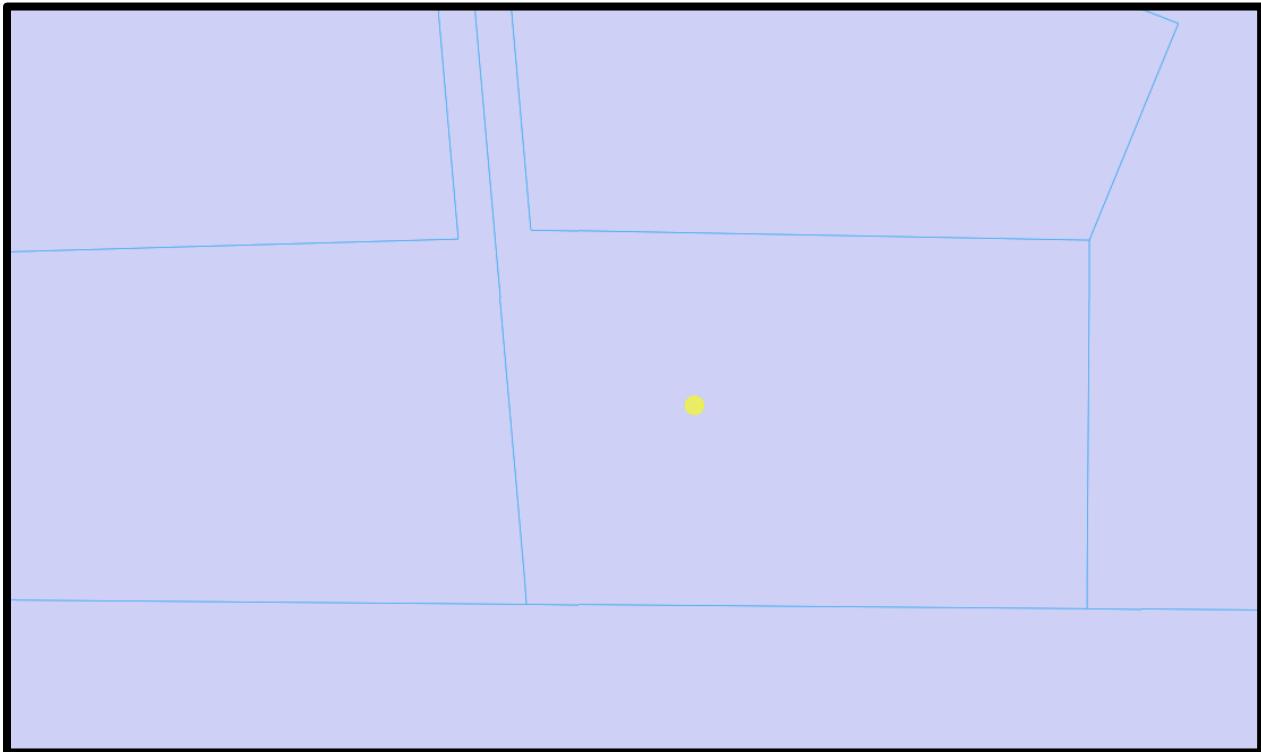


Figure 5: Zone Map – Source – Far North Operative District Plan

Chapter 8 – Rural Environment

Section 7 – Rural Living Zone

Stormwater Management

- Rule 8.7.5.1.5 states that as a permitted activity ...*the maximum proportion or amount of the gross site area covered by buildings and other Impermeable Surfaces shall be 12.5% or 3000m², whichever is the lesser.*" The proposal involves impervious surfaces of 853.07m² (20.07% of the site area) and is therefore a **Discretionary activity** under Rule 8.7.5.4.

Chapter 12 – Natural and Physical Resources

Section 3 – Soils and minerals

- Rule 12.3.6.1.2 states excavation or filling is permitted if it does not exceed 300m³ on any 12 month period per site and does not exceed a cut height of 1.5 metres. The proposal

involves earthworks with a volume of 774.88m³ and a fill face height of 1.650 metres and is therefore a **restricted discretionary activity** under Rule 12.3.6.2.

FAR NORTH DISTRICT COUNCIL – PROPOSED DISTRICT PLAN

The Far North Proposed District Plan was notified on July 27, 2022. Only some parts of this plan have legal effects and only those rules where relevant are assessed below.

The subject site is zoned Rural Residential as shown on the portion of planning map below:

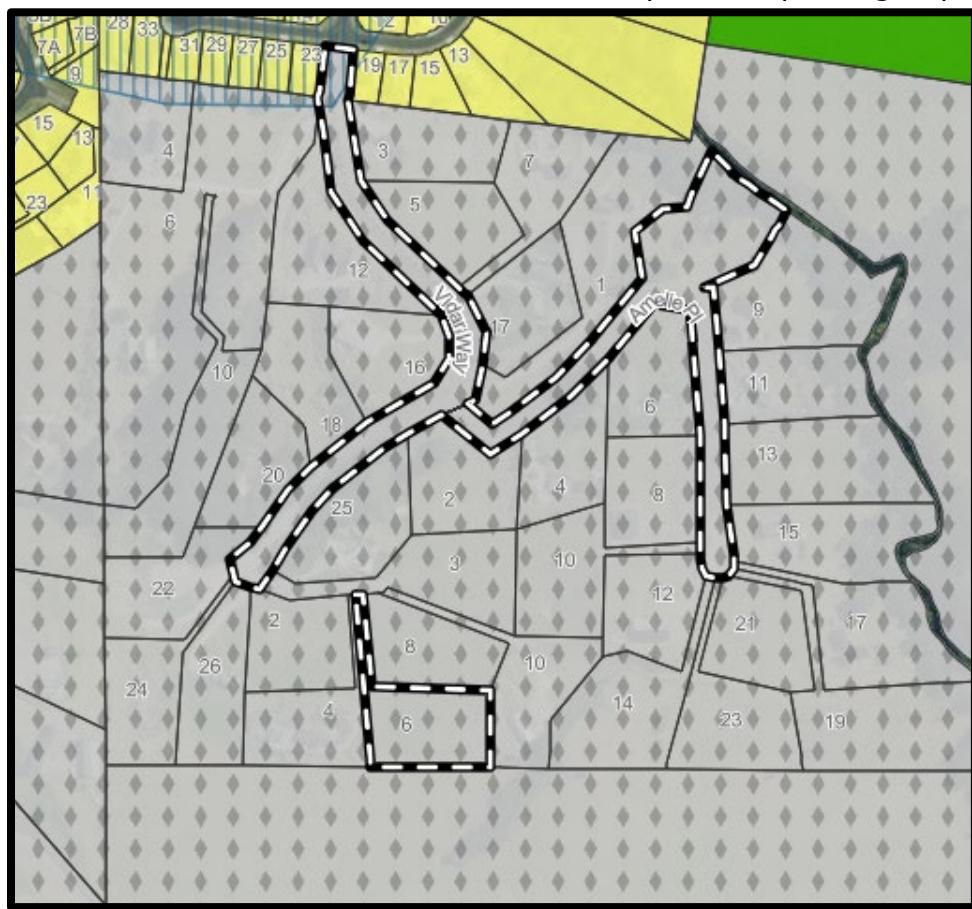


Figure 6: Zone Map – Source – Far North Proposed District Plan

PART 2 – DISTRICT-WIDE MATTERS - NATURAL ENVIRONMENT VALUES - Natural character

- No parts of this chapter have legal effect.

PART 2 – District Wide – General District Wide Matter Earthworks

- Earthworks that comply with the standards in EW-S5 Erosion and Sediment Control are permitted under rule EW-R13. As demonstrated on the plans and within this application,

the proposal involves the installation of a stabilized crossing and silt fencing, that is commensurate of the level of earthworks proposed. Accidental discovery protocol will be employed should discovery occur.

PART 3 – AREA-SPECIFIC MATTERS – ZONES - Rural zones - Rural residential

- No parts of this chapter have legal effect.

Note: The above only reflects those rules that have immediate legal effect. If the Council considers that more rules require assessment, I am sure you will let us know.

Overall, the proposal is considered to be a Non-Complying Activity.

PUBLIC NOTIFICATION ASSESSMENT

ASSESSMENT OF STEPS 1 TO 4 (SECTION 95A)

Section 95A specifies the steps the council is to follow to determine whether an application is to be publicly notified. These steps are addressed in the statutory order below.

STEP 1: MANDATORY PUBLIC NOTIFICATION IN CERTAIN CIRCUMSTANCES

Step 1 states that no mandatory notification is required as:

- the applicant has not requested that the application is publicly notified (s95A(3)(a));
- there are no outstanding or refused requests for further information (s95C and s95A(3)(b)); and
- The application does not involve any exchange of recreation reserve land under s15AA of the Reserves Act 1977 (s95A(3)(c)).

In this case the applicant does not request notification.

STEP 2: IF NOT REQUIRED BY STEP 1, PUBLIC NOTIFICATION PRECLUDED IN CERTAIN CIRCUMSTANCES

Step 2 states that the application is not precluded from public notification as:

- The activities are not subject to a rule or national environmental standard (NES) which precludes public notification (s95A(5)(a)); and
- The application does not exclusively involve one or more of the activities described in s95A(5)(b).

In this case, the proposal is not precluded from notification.

STEP 3: IF NOT PRECLUDED BY STEP 2, PUBLIC NOTIFICATION REQUIRED IN CERTAIN CIRCUMSTANCES

The application is not required to be publicly notified as the activity are not subject to any rule or a NES that requires public notification (s95A(8)(a)).

The following assessment addresses the adverse effects of the activities on the environment, as public notification is required if the activities will have or are likely to have adverse effects on the environment that are more than minor (s95A(8)(b)).

STEP 4: PUBLIC NOTIFICATION IN SPECIAL CIRCUMSTANCES

If an application has not been publicly notified as a result of any of the previous steps, then the council is required to determine whether special circumstances exist that warrant it being publicly notified (s95A (9)).

Special circumstances are those that are:

- exceptional, abnormal or unusual, but something less than extraordinary or unique.
- outside of the common run of applications of this nature; or
- circumstances which make notification desirable.

In this instance I have turned my mind specifically to the existence of any special circumstances and conclude that there is nothing exceptional or unusual about the application, and that the proposal has nothing out of the ordinary run of things to suggest that public notification should occur.

ASSESSMENT OF ENVIRONMENTAL EFFECTS

EXISTING ENVIRONMENT AND PERMITTED BASELINE

ENVIRONMENT

The 'Environment' includes the 'Existing Environment' which includes all lawfully established activities that exist – and the 'Future Environment' which includes the effects of activities enabled by an unimplemented consent where the consent is 'live' that have not lapsed and there are no reasons why the consent is not likely to be implemented.

These activities and their constituent effects form part of the existing (lawfully established) environment.

In this case the site and locality have been described in the site description above.

PERMITTED BASELINE

RMA states that for the purposes of formulating an opinion as to whether the adverse effects on the environment will be minor or more than minor a consent authority may disregard an adverse effect of an activity on the environment if the plan permits an activity with that effect. In this

case the site is within Rural Living Zone and the following activities are provided for as it relates to this application:

- The traffic intensity value for each dwelling is 10 vehicle movements, the proposal results in 20 vehicle movements, with 20 movements permitted from the site.
- Earthworks up to 300m³ and with a cut/fill less than 1.5 metres in height.
- A single residential dwelling and associated accessory buildings.
- Impervious surfaces equating to 12.5% of the property, so in this case equating to 626.87m².
- Retaining walls up to 1m on the boundary provided they have no surcharge.

ASSESSMENT OF EFFECTS

Having regard to the above and after an analysis of the application, including any proposed mitigation measures, the adverse effects of the activity on the environment are identified and discussed below.

RURAL CHARACTER EFFECTS

The character of an area are those special qualities, in particular natural and physical characteristics that make an area pleasant, unique or different.

In this case, the site is within the Rural Living Zone, known for residential living on small rural properties. The proposal involves the relocation of a new pre built dwelling and carport into this rural living environment. The property itself has been described in the preceding sections and under the Operative Plan does not contain any overlays or significant outstanding landscape features.

The introduction of the dwelling will form a cluster of built development adjacent to dwellings on other rural living sites within this subdivision within what is predominantly a rural living landscape has the potential to impact upon landscape character and rural amenity values if the design is insensitive and inappropriate to the locality.

The architectural plans show that the dwelling is to be integrated into this landscape setting through the earthworks proposed and design. This will ensure that development upon the site will be sensitive to the character of the local environs within which it is situated.

The characteristics of the future activities associated with the development will be in keeping with the current use of this zone. The potential adverse landscape and rural character effects of the proposal initially will be low to moderate (minor) as the proposal will form a visible and recognizable change and new element within the scene which will be noticeable, however it will not detract from the overall quality of the scene.

The development will not result in buildings that could be considered dominant or out of character, particularly when viewed in conjunction with other properties and built structures and are considered to be an improvement on the site.

Overall, it is considered that the adverse effects of the proposed papakainga development on rural character will be less than minor.

VISUAL AMENITY EFFECTS

The amenity values means those natural or physical qualities and characteristics of an area that contribute to people's appreciation of its pleasantness, aesthetic coherence, and cultural and recreational attributes.

Visual changes to a landscape can have an effects on amenity values of peoples appreciation of an area. Visual effects are measured by the response of a particular viewing audience, which is influenced by the degree of visibility, whether the proposal is the focal point or part of a wider view, whether the view is transient or permanent and the degree of contrast with the surrounding environment. The second component is perceptions and expectations that people hold about amenity.

Overall any effects on amenity values and visual amenity will be less than minor given the vegetated backdrop and set into the landscape.

CULTURAL/HISTORIC HERITAGE

The Far North and west coast have a rich historical legacy. Evidence exists of European occupation as well as Maori occupation.

There are no known heritage sites or archaeological sites within the area or adjacent to the In accordance with standard protocols accidental discovery, work must cease immediately, and Council and Heritage NZ notified should any archaeological or heritage site be uncovered during the earthworks. Given this standard and the relatively unlikely nature of any archaeological site being uncovered, it is considered that the effects of the proposal on cultural matters will be less than minor.

Should consultation be required, we would expect this to be undertaken through the Council's internal processes.

The proposal will not have effects on the cultural or heritage values of the area.

EARTHWORKS

To provide for the building platform for the dwelling and future shed earthworks are to be undertaken over an area of 744.14m² and with a cut volume of 535.9m³ and fill volume of 238.98m³.

Any earthworks will be undertaken in accordance with Council's Guidance Document GD05 which provides guidance on erosion and sediment control. In particular this proposal will utilize silt fencing and a stabilized crossing with Frazer Place. Furthermore earthworks are proposed to be undertaken during good weather conditions.

The main adverse effects on the environment that could potentially arise from earthworks relate to the silt discharge from the earthworks site. The building platform is vacant of any vegetation apart from pasture. If silt is uncontrolled, it can create adverse effects on water quality of a waterway.

The effect of the proposed earthworks on water quality and quantity will be largely avoided by the location of the proposed earthworks being relatively distant from any waterways.

The applicant is to install measures to control and/or mitigate any silt/stormwater run-off. In particular the applicant proposes to install appropriate silt fencing until the completion of the dwelling construction. Further the earthworks will be undertaken during good weather in order to minimise sediment run-off.

The applicant intends to implement erosion and sediment control measures in accordance with the Auckland Councils GD05, which in this case includes clean water diversion and a sediment pond, as well as a stabilised crossing.

In terms of off-site effects such as noise, dust, vibration, and traffic generation, these effects on the surrounding environment will be no more than minor, given that the majority of earthworks are cut to fill on the site and because of the central location of the works within the site.

Overall, it is considered that the proposed earthworks will not compromise the use of the surrounding land for any other permitted or controlled activities and the potential off-site effects of the earthworks such as noise, dust, vibration, and traffic generation are considered to be no more than minor.

TRAFFIC AND ACCESS EFFECTS

Access to the development will be over an existing crossing and driveway with Frazer Place, being a local road formed to a rural sealed standard. Traffic associated with the dwelling will not be noticeable or exceed the permitted daily traffic movements to and from the site.

Construction machinery will be delivered to the site for the earthworks and once the earthworks and associated impervious surfaces are completed the construction machinery will be removed. The traffic movements to and from the site will be minimal and not outside the level anticipated in a Rural Living zone.

It is considered that any adverse traffic or roading effects will be less than minor.

NATURAL HAZARDS AND SERVICING EFFECTS

It is proposed to use a secondary treatment system loading sub surface pressure compensating drip irrigation line within a planted and fenced area for on-site wastewater disposal. The design for wastewater is contained within the RS Eng Ltd dated 26 November 2025, referenced 19940.

The proposal involves impervious surfaces of 853.07m² (20.07% of the site area) which includes the proposed dwelling, future shed, accessways and driveways. RS Eng recommends that stormwater runoff from the roof of the new dwelling and future shed is directed into rainwater storage tanks and runoff from part of the driveway into an attenuation pit, both with restricted outlets which reduce the peak flows to predevelopment levels. The attenuation structures restrict stormwater runoff to compensate for the increased flows from the uncollected paved area. The design for stormwater is contained within the RS Eng Ltd dated 26 November 2025, referenced 19940.

It is considered that the effects of the natural hazards and servicing of the site will be less than minor.

SUMMARY

In summary, having assessed the adverse effects of the activity on the environment, it is considered that the proposed new pre-built housing and associated earthworks will have less than minor adverse effects on the environment.

LIMITED NOTIFICATION ASSESSMENT

ASSESSMENT OF STEPS 1 TO 4 (SECTION 95B)

If the application is not publicly notified under s95A, the council must follow the steps set out in s95B to determine whether to limited notify the application. These steps are addressed in the statutory order below.

STEP 1: CERTAIN AFFECTED PROTECTED CUSTOMARY RIGHTS GROUPS MUST BE NOTIFIED

Step 1 requires limited notification where there are any affected protected customary rights groups or customary marine title groups or affected persons under a statutory acknowledgement affecting the land (ss95B (2) and 95B (3)).

The application site is not affected by customary rights.

STEP 2: IF NOT REQUIRED BY STEP 1, LIMITED NOTIFICATION PRECLUDED IN CERTAIN CIRCUMSTANCES

Step 2 describes that limited notification is precluded where all applicable rules and NES preclude public notification; or the application is for a controlled activity (other than the subdivision of land) or a prescribed activity (ss95B (5) and 95B (6)).

The proposal is a non-complying activity and there are no rules precluding notification.

STEP 3: IF NOT PRECLUDED BY STEP 2, CERTAIN OTHER AFFECTED PERSONS MUST BE NOTIFIED

Step 2 requires that where limited notification is not precluded under step 2 above, a determination must be made as to whether any of the following persons are affected persons:

- In the case of a boundary activity, an owner of an allotment with an infringed boundary.
- In the case of a prescribed activity under s360H(1(b)), a prescribed person; and
- In the case of any other activity, a person affected in accordance with s95E.

The application is not for a boundary or prescribed activity, and therefore an assessment in accordance with s95E is required. This assessment is set out below.

Overall, it is considered that any adverse effects in relation to adjacent properties will be less than minor, and accordingly that no persons are adversely affected.

STEP 4: FURTHER NOTIFICATION IN SPECIAL CIRCUMSTANCES

In addition to the findings of the previous steps, the council is also required to determine whether special circumstances exist in relation to the application that warrant notification of the application to any other persons not already determined as eligible for limited notification.

There are not considered to be any special circumstances that would warrant notification.

SECTION 95E STATUTORY MATTERS

As required by step 3 above, certain other affected persons must be notified, and the following assessment addresses whether there are any affected persons in accordance with s95E. A person is affected if the effects of the activity on that person are minor or more than minor (but not less than minor).

In deciding who is an affected person under section 95E:

- Adverse effects permitted by a rule in a plan or NES (the permitted baseline) may be disregarded.

It is considered that there is no useful baseline that can be applied as the land needs to be earth worked to provide building platforms and subdivision of the land would also require resource consent.

- The adverse effects on those persons who have provided their written approval must be disregarded.

Because of the minor scale of the proposal no written approvals have been sought for this proposal.

The sections below set out an assessment in accordance with section 95E, including identification of adjacent properties, and an assessment of adverse effects.

ADJACENT PROPERTIES

The adjacent properties to be considered in the limited notification assessment under section 95B and 95E are set out below:

No persons are considered to be adversely affected by the activity because:

- The design of the proposal has been designed to be sympathetic with the rural environment.
- The long-term potential visual amenity effects generated by the development will be low. This is due to the ability of the landscape to absorb the proposal into the context of the existing settlement pattern.
- The proposal retains sufficient separation distances between the neighbouring dwellings (consistent with other locations within this locality) and will not compromise the existing levels of amenity or rural character enjoyed by adjacent properties to a minor or more than minor extent.
- The proposal will be consistent in the rural character and scale to other dwellings located within the local vicinity and will comply with all the relevant development standards so will not generate adverse effects in terms of shading, overbearance and overlooking to the adjoining properties.
- There is a suitable water supply for firefighting purposes to ensure that the fire hazard (dwelling) is mitigated. Further the dwelling will contain standard fire safety.
- Any potential adverse noise, dust and sedimentation effects generated during the land disturbance and construction phase will be temporary in nature and can be suitably managed through appropriate erosion and sediment control measures. Earthworks are cut to fill on site, with no excess cut to be removed from the site.
- During the construction, there will be traffic, however these movements are considered consistent with the permitted level of traffic movements associated with a residential building. The proposal is not expected to greatly increase the amount of vehicular traffic

to and from the site beyond what can generally be associated with a rural residential activity.

- Any construction related effects will be temporary and transient and less than minor.
- Suitable erosion and sediment control methods will be utilized to ensure that the effects on the adjacent sites as a result of the earthworks will be less than minor.

SECTION 104 MATTERS

The matters that require consideration in assessing this application are set out in section 104 of the Resource Management Act 1991. These matters include the actual and potential effects of the allowing the activity on the environment and the relevant rules and assessment criteria.

ASSESSMENT CRITERIA

FAR NORTH DISTRICT PLAN

Whilst the proposal is a discretionary activity, the following assessment criteria, matters for control and discretion are considered relevant to the application and provide a reliable basis to determine the effects of the proposal.

11.3	Stormwater Management		
	Requirement	Comment	Compliance
	<i>(a) The extent to which building site coverage and impermeable surfaces result in increased stormwater runoff and contribute to total catchment impermeability and the provisions of any catchment or drainage plan for that catchment.</i>	All water from the increase in built surfaces is to be caught for potable water supply. Any other water from driveways and surfaces is to be controlled and directed as per the RS Eng Ltd report dated 26 November 2025.	Compliant
	<i>(b) The extent to which Low Impact Design principles have been used to reduce site impermeability.</i>	The design principles of the proposal do not result in excessive impervious surfaces.	Compliant
	<i>(c) Any cumulative effects on total catchment impermeability</i>	There are no cumulative effects of the increased impervious surfaces.	Compliant

	<i>(d) The extent to which building site coverage and impermeable surfaces will alter the natural contour or drainage patterns of the site or disturb the ground and alter its ability to absorb water.</i>	The proposal is not considered to result in the altering of the natural drainage patterns.	Compliant
	<i>(e) The physical qualities of the soil type.</i>	The soil is not prime soils.	Compliant
	<i>(f) Any adverse effects on the life supporting capacity of soils.</i>	As above	Compliant
	<i>(g) The availability of land for the disposal of effluent and stormwater on the site without adverse effects on the water quantity and water quality of water bodies (including groundwater and aquifers) or on adjacent sites.</i>	The site does not propose any on-site effluent disposal and as stated above, any water from roofed areas is to be collected and utilised for potable supply.	Compliant
	<i>(h) The extent to which paved, impermeable surfaces are necessary for the proposed activity.</i>	The proposal does not result in excessive impervious surfaces.	Compliant
	<i>(i) The extent to which landscaping may reduce adverse effects of run-off.</i>	Not applicable	Compliant
	<i>(j) Any recognised standards promulgated by industry groups</i>	The RS Eng Ltd report has been prepared with the design principals proposed appropriate for industry standards.	Compliant
	<i>(k) The means and effectiveness of mitigating stormwater run-off to that expected by the permitted activity threshold.</i>	As per the RS Eng Ltd report, the proposal is appropriate.	Compliant
	<i>(l) The extent to which the proposal has considered and provided for climate change</i>	Climate change in this location is not an issue.	Compliant

	<i>(m) The extent to which stormwater detention ponds and other engineering solutions are used to mitigate any adverse effects.</i>	Detention is proposed with low impact design.	Compliant
12.3.7	Soils and Minerals		
Requirement	Comment	Compliance	
	<p><i>(a) the degree to which the activity may cause or exacerbate erosion and/or other natural hazards on the site or in the vicinity of the site, particularly lakes, rivers, wetlands and the coastline;</i></p> <p>Any earthworks will be undertaken in accordance with Council's Guidance Document GD05 which provides guidance on erosion and sediment control. In particular this proposal will utilize silt fencing and a stabilized crossing with Frazer Place. Further earthworks are proposed to be undertaken during good weather conditions.</p> <p>The applicant intends to implement erosion and sediment control measures in accordance with the Auckland Councils GD05, which in this case includes clean water diversion and a sediment pond, as well as a stabilised crossing. In terms of off-site effects such as noise, dust, vibration, and traffic generation, these effects on the surrounding environment will be no more than minor, given that the majority of earthworks are cut to fill on the site and because of the central location of the works within the site.</p>	Compliant	
	<i>(b) any effects on the life supporting capacity of the soil;</i>	The building footprint is 273.67m ² with the soil being Mangonui Formation. The development will not result in effects on the supporting capacity of the soil.	Compliant

	<i>(c) any adverse effects on stormwater flow within the site, and stormwater flow to or from other properties in the vicinity of the site including public roads;</i>	Silt control is proposed, with stormwater appropriately contained. Post development the proposal will detain water for potable supply and any other stormwater is to be directed to the stormwater drainage system.	Compliant
	<i>(d) any reduction in water quality;</i>	The effect of the proposed earthworks on water quality and quantity will be largely avoided by the location of the proposed earthworks being relatively distant from any waterways.	Compliant
	<i>(e) any loss of visual amenity or loss of natural character of the coastal environment</i>	The site is not located or visible to the rural living environment. The applicant is to install measures to control and/or mitigate any silt/stormwater run-off. In particular the applicant proposes to install appropriate silt fencing until the completion of the dwelling construction. Further the earthworks will be undertaken during good weather in order to minimise sediment run-off.	Compliant
	<i>(f) effects on Outstanding Landscape Features and Outstanding Natural Features (refer to Appendices 1A and 1B in Part 4, and Resource Maps);</i>	The site does not contain any overlays or features.	Compliant
	<i>(g) the extent to which the activity may adversely affect areas of significant indigenous vegetation or significant habitats of indigenous fauna;</i>	No vegetation removal is proposed.	Compliant
	<i>(h) the extent to which the activity may adversely affect heritage resources, especially archaeological sites;</i>	There are no known heritage sites or archaeological sites within the area or adjacent to the In accordance with standard protocols accidental	Compliant

		discovery, work must cease immediately, and Council and Heritage NZ notified should any archaeological or heritage site be uncovered during the earthworks. Given this standard and the relatively unlikely nature of any archaeological site being uncovered, it is considered that the effects of the proposal on cultural matters will be less than minor.	
	(i) <i>the extent to which the activity may adversely affect the cultural and spiritual values of Maori, especially Sites of Cultural Significance to Maori and waahi tapu (as listed in Appendix 1F in Part 4, and shown on the Resource Maps);</i>	As noted above, there are no known sites of cultural or spiritual value within the site.	Compliant
	(j) <i>any cumulative adverse effects on the environment arising from the activity;</i>	There are no known cumulative effects of the development	Compliant
	(k) <i>the effectiveness of any proposals to avoid, remedy or mitigate any adverse effects arising from the activity;</i>	The proposal involves erosion and sediment control measure appropriate and considered to mitigate the effects of the earthworks.	Compliant
	(l) <i>the ability to monitor the activity and to take remedial action if necessary;</i>	All silt control measures will remain on site until all works are completed.	Compliant
	(m) <i>the criteria in Section 11.20 Development Plans in Part 2</i>	NA	Compliant
	(n) <i>the criteria (p) in Section 17.2.7 National Grid Yard.</i>	NA	Compliant

OBJECTIVES AND POLICIES

FAR NORTH DISTRICT COUNCIL – OPERATIVE DISTRICT PLAN

The following objectives and policies are considered relevant when considering this application:

Chapter 8.6 Rural Environment – Section 7 Rural Living

- *Objectives 8.7.3.1 to 8.7.3.3*
- *Policies 8.7.4.1 to 8.7.4.12*

8.7	Rural Environment – Section 7 Rural Living		
	Objectives	Comment	Compliance
8.7.3.1	<i>A Rural Living Zone where residential living on small rural lots is compatible with those other rural activities that have an emphasis on production rather than lifestyle.</i>	In this case, the site is within the Rural Living Zone, known for residential living on small rural properties. The proposal involves the relocation of a new pre built dwelling and carport into this rural living environment. The property itself has been described in the preceding sections and under the Operative Plan does not contain any overlays or significant outstanding landscape features. The introduction of the dwelling is predominantly a rural living landscape has the potential to impact upon landscape character and rural amenity values if the design is insensitive and inappropriate to the locality.	Compliant
8.7.3.2	<i>A Rural Living Zone where the controls on the activities ensure a high standard of privacy and amenity for residential activities.</i>	Visual effects are measured by the response of a particular viewing audience, which is influenced by the degree of visibility, whether the proposal is the focal point or part of a wider view, whether the view is transient or permanent and the degree	Compliant

		<p>of contrast with the surrounding environment. The second component is perceptions and expectations that people hold about amenity. Overall any effects on amenity values and visual amenity will be less than minor given the vegetated backdrop and set into the landscape.</p>	
8.7.3.3	<i>A Rural Living Zone where activities are self sufficient in terms of water supply, sewerage and drainage, while not causing adverse effects on the environment.</i>	The proposal involves on-site water tanks for water supply, which are to be serviced by rain water. Wastewater is proposed onsite along with stormwater detained and released to the existing drainage patterns.	Compliant

	Policies	Comment	Compliance
8.7.4.1	<i>That a transition between residential and rural zones is achieved where the effects of activities in the different areas are managed to ensure compatibility.</i>	The location of the property does not conflict between residential and rural zones. All activities proposed within the site are residential and are considered to be compatible with the locality.	Compliant
8.7.4.2	<i>That the Rural Living Zone be applied to areas where existing subdivision patterns have led to a semi-urban character but where more intensive subdivision would result in adverse effects on the rural and natural environment.</i>	The proposal is located within a small rural living site, where it is expected that rural residential living is accommodated. Many dwellings are constructed on the more elevated parts of their site for views. The proposal to retain the minor dwelling and construct a new dwelling maintains the rural character of this site.	Compliant
8.7.4.3	<i>That residential activities have sufficient land associated with each household unit to provide for outdoor space, and where a reticulated</i>	In this case, the dwelling does have sufficient land to ensure outdoor living achieves a high standard. T	Compliant

	<i>sewerage system is not provided, sufficient land for onsite effluent disposal.</i>		
8.7.4.4	<i>That no limits be placed on the types of housing and forms of accommodation in the Rural Living Zone, in recognition of the diverse needs of the community.</i>	The proposal allows for the construction of the new modest dwelling.	Compliant
8.7.4.5	<i>That non-residential activities can be established within the Rural Living Zone subject to compatibility with the existing character of the environment.</i>	NA	Compliant
8.7.4.6	<i>That home-based employment opportunities be allowed in the Rural Living Zone.</i>	The applicants work from home in their home offices.	Compliant
8.7.4.7	<i>That provision be made for ensuring that sites, and the buildings and activities which may locate on those sites, have adequate access to sunlight and daylight.</i>	The dwelling has been designed to ensure solar access is achieved.	Compliant
8.7.4.8	<i>That the scale and intensity of activities other than a single residential unit be commensurate with that which could be expected of a single residential unit.</i>	The scale and intensity of the site is envisaged.	Compliant
8.7.4.9	<i>That activities with effects on amenity values greater than a single residential unit could be expected to have, be controlled so as to avoid, remedy or mitigate those adverse effects on adjacent activities.</i>	Visual effects are measured by the response of a particular viewing audience, which is influenced by the degree of visibility, whether the proposal is the focal point or part of a wider view, whether the view is transient or permanent and the degree of contrast with the surrounding environment. The second component is perceptions and expectations	Compliant

		<p>that people hold about amenity.</p> <p>I</p> <p>Overall any effects on amenity values and visual amenity will be less than minor given the vegetated backdrop and set into the landscape.</p>	
7.8.4.10	<i>That provision be made to ensure a reasonable level of privacy for inhabitants of buildings on adjoining sites.</i>	Privacy can be achieved both within the site and adjacent sites.	Compliant
8.7.4.11	<i>That the built form of development allowed on sites with frontage to Kerikeri Road between its intersection with SH10 and Cannon Drive be maintained as small in scale, set back from the road, relatively inconspicuous and in harmony with landscape plantings and shelter belts.</i>	NA	Compliant
8.7.4.12	<i>That the Council maintains discretion over new connections to a sewerage system to ensure treatment plant discharge quality standards are not compromised (refer to Rule 13.7.3.5).</i>	That is acknowledged.	Compliant

12.3	Natural and Physical Resources – Soils and Minerals		
	Objectives	Comment	Compliance
12.3.3.1	<i>To achieve an integrated approach to the responsibilities of the Northland Regional Council and Far North District Council in respect to the management of adverse effects arising from soil</i>	Any earthworks will be undertaken in accordance with Council's Guidance Document GD05 which provides guidance on erosion and sediment control. In particular this proposal will utilize silt fencing and a	Compliant

	<p><i>excavation and filling, and minerals extraction.</i></p>	<p>stabilized crossing with Frazer Place. Further earthworks are proposed to be undertaken during good weather conditions. The main adverse effects on the environment that could potentially arise from earthworks relate to the silt discharge from the earthworks site. The building platform is vacant of any vegetation apart from pasture. If silt is uncontrolled, it can create adverse effects on water quality of a waterway.</p> <p>The effect of the proposed earthworks on water quality and quantity will be largely avoided by the location of the proposed earthworks being relatively distant from any waterways.</p> <p>The applicant is to install measures to control and/or mitigate any silt/stormwater run-off. In particular the applicant proposes to install appropriate silt fencing until the completion of the dwelling construction. Further the earthworks will be undertaken during good weather in order to minimise sediment run-off.</p> <p>The applicant intends to implement erosion and sediment control measures in accordance with the Auckland Councils GD05, which in this case includes clean water diversion and a sediment pond, as well as a stabilised crossing.</p>	
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		<p>In terms of off-site effects such as noise, dust, vibration, and traffic generation, these effects on the surrounding environment will be no more than minor, given that the majority of earthworks are cut to fill on the site and because of the central location of the works within the site.</p> <p>Overall, it is considered that the proposed earthworks will not compromise the use of the surrounding land for any other permitted or controlled activities and the potential off-site effects of the earthworks such as noise, dust, vibration, and traffic generation are considered to be no more than minor.</p>	
12.3.3.2	<i>To maintain the life supporting capacity of the soils of the District.</i>	As above	Compliant
12.3.3.3	<i>To avoid, remedy or mitigate adverse effects associated with soil excavation or filling.</i>	As above	Compliant
12.3.3.4	<i>To enable the efficient extraction of minerals whilst avoiding, remedying or mitigating any adverse environmental effects that may arise from this activity.</i>	NA	

Policies	Comment	Compliance
12.3.4.1 <i>That the adverse effects of soil erosion are avoided, remedied or mitigated.</i>	Any earthworks will be undertaken in accordance with Council's Guidance Document GD05 which provides guidance on erosion and sediment control. In particular this proposal will utilize silt fencing and a	Compliant

	<p>stabilized crossing with Frazer Place. Further earthworks are proposed to be undertaken during good weather conditions.</p> <p>The main adverse effects on the environment that could potentially arise from earthworks relate to the silt discharge from the earthworks site. The building platform is vacant of any vegetation apart from pasture. If silt is uncontrolled, it can create adverse effects on water quality of a waterway.</p> <p>The effect of the proposed earthworks on water quality and quantity will be largely avoided by the location of the proposed earthworks being relatively distant from any waterways.</p> <p>The applicant is to install measures to control and/or mitigate any silt/stormwater run-off. In particular the applicant proposes to install appropriate silt fencing until the completion of the dwelling construction. Further the earthworks will be undertaken during good weather in order to minimise sediment run-off.</p> <p>The applicant intends to implement erosion and sediment control measures in accordance with the Auckland Councils GD05, which in this case includes clean water diversion and a sediment pond, as well as a stabilised crossing.</p>	
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		<p>In terms of off-site effects such as noise, dust, vibration, and traffic generation, these effects on the surrounding environment will be no more than minor, given that the majority of earthworks are cut to fill on the site and because of the central location of the works within the site.</p> <p>Overall, it is considered that the proposed earthworks will not compromise the use of the surrounding land for any other permitted or controlled activities and the potential off-site effects of the earthworks such as noise, dust, vibration, and traffic generation are considered to be no more than minor.</p>	
12.3.4.2	<i>That the development of buildings or impermeable surfaces in rural areas be managed so as to minimise adverse effects on the life supporting capacity of the soil.</i>	See previous section on assessment of the development. It is concluded that the effects on the soil is less than minor.	Compliant
12.3.4.3	<i>That where practicable, activities associated with soil and mineral extraction be located away from areas where that activity would pose a significant risk of adverse effects to the environment and/or to human health. Such areas may include those where:</i> <i>(a) there are people living in close proximity to the site or land in the vicinity of the site is zoned Residential, Rural Living, Coastal Residential or</i>	NA	Compliant

	<i>Coastal Living; (b) there are significant ecological, landscape, cultural, spiritual or heritage values; (c) there is a potential for adverse effects on lakes, rivers, wetlands and the coastline; (d) natural hazards may pose unacceptable risks.</i>		
12.3.4.4	<i>That soil excavation and filling, and mineral extraction activities be designed, constructed and operated to avoid, remedy or mitigate adverse effects on people and the environment.</i>	The earthworks will not impact on adjacent sites through the industry accepted practises that are to be employed.	Compliant
12.3.4.5	<i>That soil conservation be promoted.</i>	Acknowledged	Compliant
12.3.4.6	<i>That mining tailings that contain toxic or bio-accumulative chemicals are contained in such a way that adverse effects on the environment are avoided.</i>	NA	Compliant
12.3.4.7	<i>That applications for discretionary activity consent involving mining and quarrying be accompanied by a Development Plan.</i>	NA	Compliant
12.3.4.8	<i>That as part of a Development Plan rehabilitation programmes for areas no longer capable of being actively mined or quarried may be required.</i>	NA	Compliant
12.3.4.9	<i>That soil excavation and filling in the National Grid Yard are managed to ensure the stability of National Grid support structures and the minimum ground to conductor clearances are maintained.</i>	NA	Compliant

12.3.4.10	<i>To ensure that soil excavation and filling are managed appropriately, normal rural practices as defined in Chapter 3 will not be exempt when determining compliance with rules relating to earthworks, except if the permitted standards in the National Grid Yard specify that activity is exempt.</i>	Compliant
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The proposed Papakainga housing takes into consideration the existing features of the property and is considered to adequately avoid, remedy and mitigate any potential effects through the design of the buildings, including colours and materials and the landscape mitigation planting. Overall, the proposal is in keeping with these objective and policies.

In summary it is concluded that this proposal satisfies the relevant matters requiring consideration under section 104.

FAR NORTH DISTRICT COUNCIL – PROPOSED DISTRICT PLAN

PART 2 – District Wide – General District Wide Matter Earthworks

- *Objectives EW-O1 - O3*
- *Policies EW-P1 – EW-P8*

Earthworks that comply with the standards in EW-S5 Erosion and Sediment Control are permitted under rule EW-R13. As demonstrated on the plans and within this application, the proposal involves the installation of a stabilized crossing and silt fencing, that is commensurate of the level of earthworks proposed. Accidental discovery protocol will be employed should discovery occur.

PART 3 – AREA-SPECIFIC MATTERS – ZONES - Rural zones - Rural residential

- *Objectives RLZ-O1 - O4*
- *Policies RLZ-P1 – RLZ-P4*

The above objectives and policies seek to ensure the Rural residential zone is managed to ensure low density residential activities are accommodated. That development maintains rural character and amenity values of this low density.

The proposed development on the proposed site is consistent with the direction of the above objectives and policies.

In summary it is concluded that this proposal satisfies the relevant matters requiring consideration under section 104.

NATIONAL ENVIRONMENTAL STANDARD

NATIONAL ENVIRONMENTAL STANDARD FOR ASSESSING & MANAGING CONTAMINANTS IN SOIL TO PROTECT HUMAN HEALTH) REGULATIONS 2011

The Resource Management (National Environmental Standard for Assessing and Managing Contaminants in Soil to Protect Human Health) Regulations 2011 (NES Contaminated Soils) were gazetted on 13th October 2011 and took effect on 1st January 2012. Council is required by law to implement this NES in accordance with the Resource Management Act 1991 (RMA). The standards are applicable if the land in question is, or has been, or is more likely than not to have been used for a hazardous activity or industry and the applicant proposes to subdivide or change the use of the land, or disturb the soil, or remove or replace a fuel storage system.

The application site has been utilised for small residential living, with no changes proposed. Therefore there is no known trigger requirement for consent under this NES.

NATIONAL POLICY STATEMENTS

NATIONAL POLICY STATEMENT FOR INDIGENOUS BIODIVERSITY 2023

The National Policy Statement for Indigenous Biodiversity 2023 seeks to protect, maintain and restore indigenous biodiversity requiring at least no further reduction nationally. There is no indigenous biodiversity on the site.

NATIONAL POLICY STATEMENT FOR FRESHWATER MANAGEMENT 2020 (NPSFM)

The NPS-FM aims to maintain and enhance freshwater quality. In this case the site does not contain any wetlands.

NATIONAL POLICY STATEMENT FOR HIGHLY PRODUCTIVE LAND (NPS-HPL)

The NPS-HPL came into force on 17 October 2022, with most provisions having immediate effect, placing restrictions on rezoning, subdivision and land-use proposals on land that meets the transitional definition of HPL (Land Use Capability (LUC) classes 1–3, with some exceptions). The site does not contain prime soils.

PART II OF THE RESOURCE MANAGEMENT ACT

Part II of the Act sets out the Purpose and Principles. This proposal is in keeping with Part II as the effects of the proposal on the environment will be minor and the proposal will not compromise the ability of this site to be used by existing and future generations, also the life supporting capacity of air, water, soil and ecosystems will not be compromised.

Section 5 of the Resource Management Act 1991 (the Act) describes the Purpose and Principles of the Act and provides a definition of 'sustainable management' which includes reference to managing the use and development of natural and physical resources at a rate that allows people and communities to provide for their wellbeing, whilst avoiding, remedying and mitigating any adverse effects of activities on the environment. This involves sustaining resource potential (excluding minerals), safeguarding the life supporting capacity of air, water, soil and ecosystems and avoiding, remedying or mitigating adverse effects. The effects of this proposal on the environment have been described above. The proposal is considered to be consistent with the Purposed and Principles outlined above as the effects on character and amenity will be no more than minor. Further any potential effects can be adequately avoided, remedied and mitigated.

Section 6 of the Act requires all persons exercising functions and powers under the Act to recognise and provide for matters of national importance in relation to the natural character of the coastal environment, wetlands, lakes and rivers and the protection of them from inappropriate subdivision use and development. Outstanding natural features and landscapes are also to be protected from inappropriate subdivision, use and development. The proposal is considered to be consistent with section 6 of the Act as there are considered to be no matters of national importance on this site.

Section 7 relates to other matters that are to which regard must be had in achieving the sustainable management of natural and physical resources: The proposed shed is considered to be consistent with the provisions of the section of the Act.

Section 8 requires that account shall be taken of the principles of the Treaty of Waitangi. The proposal is considered to be consistent with the matters outlined in Section 8.

Overall, it is considered that the proposal is in keeping with Part II of the Resource Management Act 1991.

CONCLUSION

It is concluded that the proposal will have less than minor adverse effects on the surrounding environment. Further the proposed activity is in keeping with the relevant assessment criteria, objectives and policies set out in Far North District Plan.

As a result of the above granting consent to this proposal will be in keeping with the provisions set out in Part II of the Resource Management Act 1991 and sections 104 and 104B.

Appendix 1 – Record of Title

Appendix 2 – Plans

Appendix 3 – Stormwater and Wastewater Report



**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 **875800**

Land Registration District **North Auckland**

Date Issued 21 November 2019

Prior References

655441

Estate Fee Simple

Area 4249 square metres more or less

Legal Description Lot 21 Deposited Plan 533315

Registered Owners

Shaun Steven Anderson and Cayla Timperley

Estate Fee Simple - 1/23 share

Area 1.0905 hectares more or less

Legal Description Lot 5 Deposited Plan 533315

Registered Owners

Shaun Steven Anderson and Cayla Timperley

Estate Fee Simple - 3/92 share

Area 8950 square metres more or less

Legal Description Lot 11 Deposited Plan 407591

Registered Owners

Shaun Steven Anderson and Cayla Timperley

Interests

Subject to Section 59 Land Act 1948

Appurtenant to Lot 21 DP 533315 and that part of Lot 5 DP 533315 and Lot 11 DP 407591 parts formerly Lot 1 DP 195701 is a cable television supply right created by Transfer D506002.6 - 16.5.2000 at 1.22 pm

Subject to a right to convey water over part Lot 11 DP 407591 marked E on DP 407591 created by Easement Instrument 6058130.4 - 28.6.2004 at 9:00 am

Land Covenant in Easement Instrument 6058130.5 - 28.6.2004 at 9:00 am (Affects part Lot 11 DP 407591 formerly Lot 28 DP 331991)

Subject to a right (in gross) to drain water over part Lot 11 DP 407591 marked E on DP 407591 in favour of Far North District Council created by Easement Instrument 6058130.7 - 28.6.2004 at 9:00 am

The easement created by Easement Instrument 6058130.7 is subject to Section 243 (a) Resource Management Act 1991

Subject to a right of way and rights to convey electricity, telecommunications, computer media and water and to drain sewage over part Lot 11 DP 407591 marked D, E and F on DP 407591 created by Easement Instrument 6630103.6 - 1.11.2005 at 9:00 am

Appurtenant hereto is a right to convey water created by Easement Instrument 6630103.6 - 1.11.2005 at 9:00 am

The easements created by Easement Instrument 6630103.6 are subject to Section 243 (a) Resource Management Act 1991
Land Covenant created by Easement Instrument 8262440.3 - 21.8.2009 at 9:03 am (affects Lot 5, 21 DP 533315)

Subject to a right of way, right to convey electricity and right to convey telecommunications and computer media over part
Lot 5 DP 533315 marked A on DP 533315 created by Easement Instrument 8262440.4 - 21.8.2009 at 9:03 am

Some of the easements created by Easement Instrument 8262440.4 are subject to Section 243 (a) Resource Management
Act 1991

Subject to a right (in gross) to convey electricity over part Lot 5 DP 533315 marked A on DP 533315 and over part Lot 11
DP 407591 marked C, D, E and F on DP 407591 in favour of Top Energy Limited created by Easement Instrument
8262440.5 - 21.8.2009 at 9:03 am

The easements created by Easement Instrument 8262440.5 are subject to Section 243 (a) Resource Management Act 1991

Subject to a right (in gross) to convey telecommunications and computer media over part Lot 5 DP 533315 marked A on
DP 533315 and over part Lot 11 DP 407591 marked C, D, E and F on DP 407591 in favour of Telecom New Zealand
Limited created by Easement Instrument 8262440.6 - 21.8.2009 at 9:03 am

Subject to Section 241(2) Resource Management Act 1991 (affects DP 533315)

11612412.4 Consent Notice pursuant to Section 221 Resource Management Act 1991 - 21.11.2019 at 12:49 pm (affects
Lot 5, 21 DP 533315)

Land Covenant (in gross) in favour of Kauri Grove Management Limited created by Covenant Instrument 11612412.5 -
21.11.2019 at 12:49 pm (Affects Lot 21 DP 533315)

Subject to a right (in gross) to convey telecommunications over part Lot 5 DP 533315 marked B on DP 533315 in favour
of Chorus New Zealand Limited created by Easement Instrument 11612412.6 - 21.11.2019 at 12:49 pm

The easements created by Easement Instrument 11612412.6 are subject to Section 243 (a) Resource Management Act 1991

Subject to a right (in gross) to convey water over part Lot 5 DP 533315 marked A and B on DP 533315 in favour of
Doubtless Bay Water Supply Company Limited created by Easement Instrument 11612412.7 - 21.11.2019 at 12:49 pm

The easements created by Easement Instrument 11612412.7 are subject to Section 243 (a) Resource Management Act 1991

Subject to a right of way and a right to drain storm water over part Lot 5 DP 533315 marked A and B and a right to drain
storm water over part Lot 21 DP 533315 marked V all on DP 533315 created by Easement Instrument 11612412.8 -
21.11.2019 at 12:49 pm

Appurtenant to Lot 21 DP 533315 is a right of way and a right to drain storm water created by Easement Instrument
11612412.8 - 21.11.2019 at 12:49 pm

The easements created by Easement Instrument 11612412.8 are subject to Section 243 (a) Resource Management Act 1991

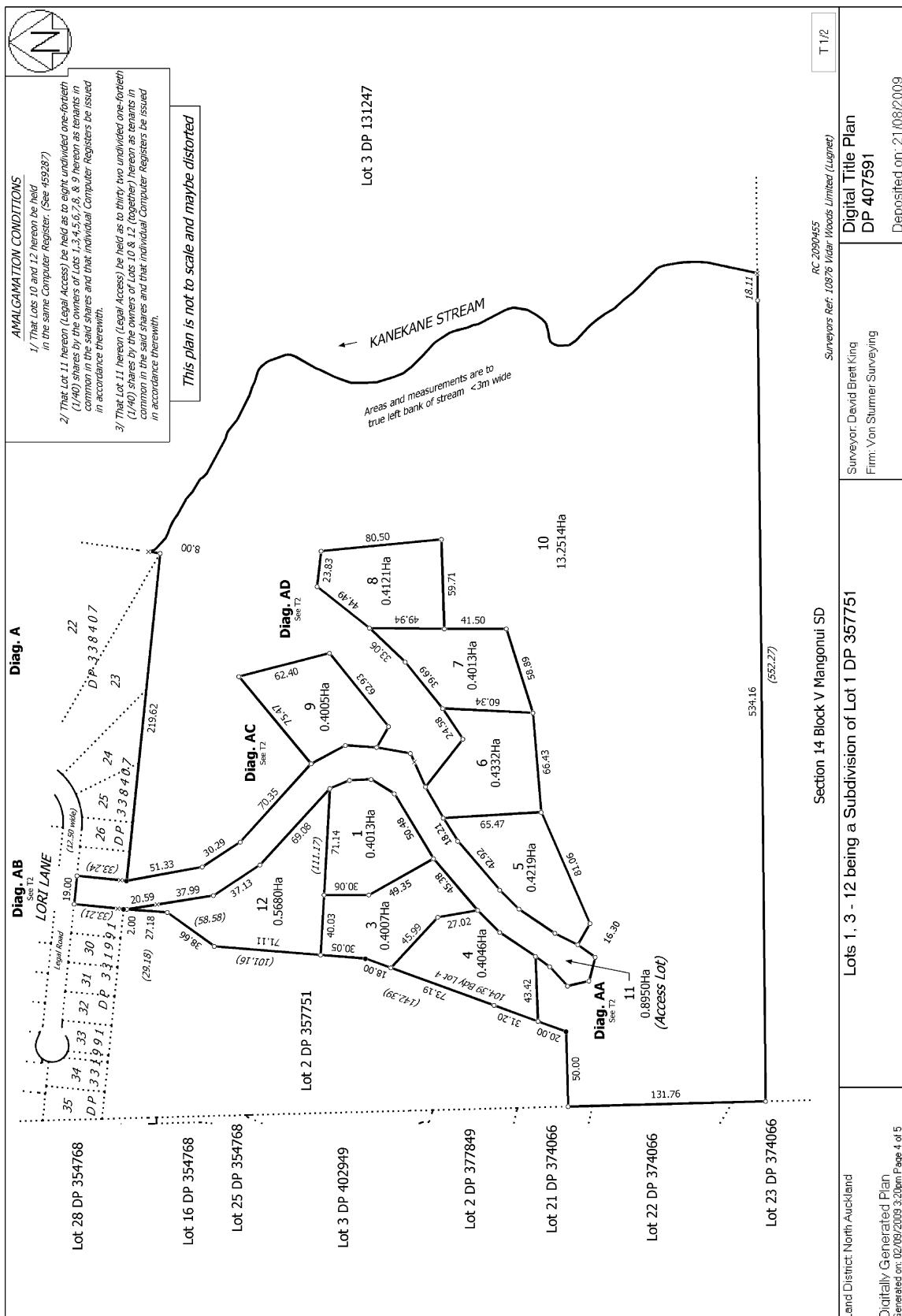
Subject to a right (in gross) to convey electricity over part Lot 5 DP 533315 marked B on DP 533315 in favour of Top
Energy Limited created by Easement Instrument 11612412.10 - 21.11.2019 at 12:49 pm

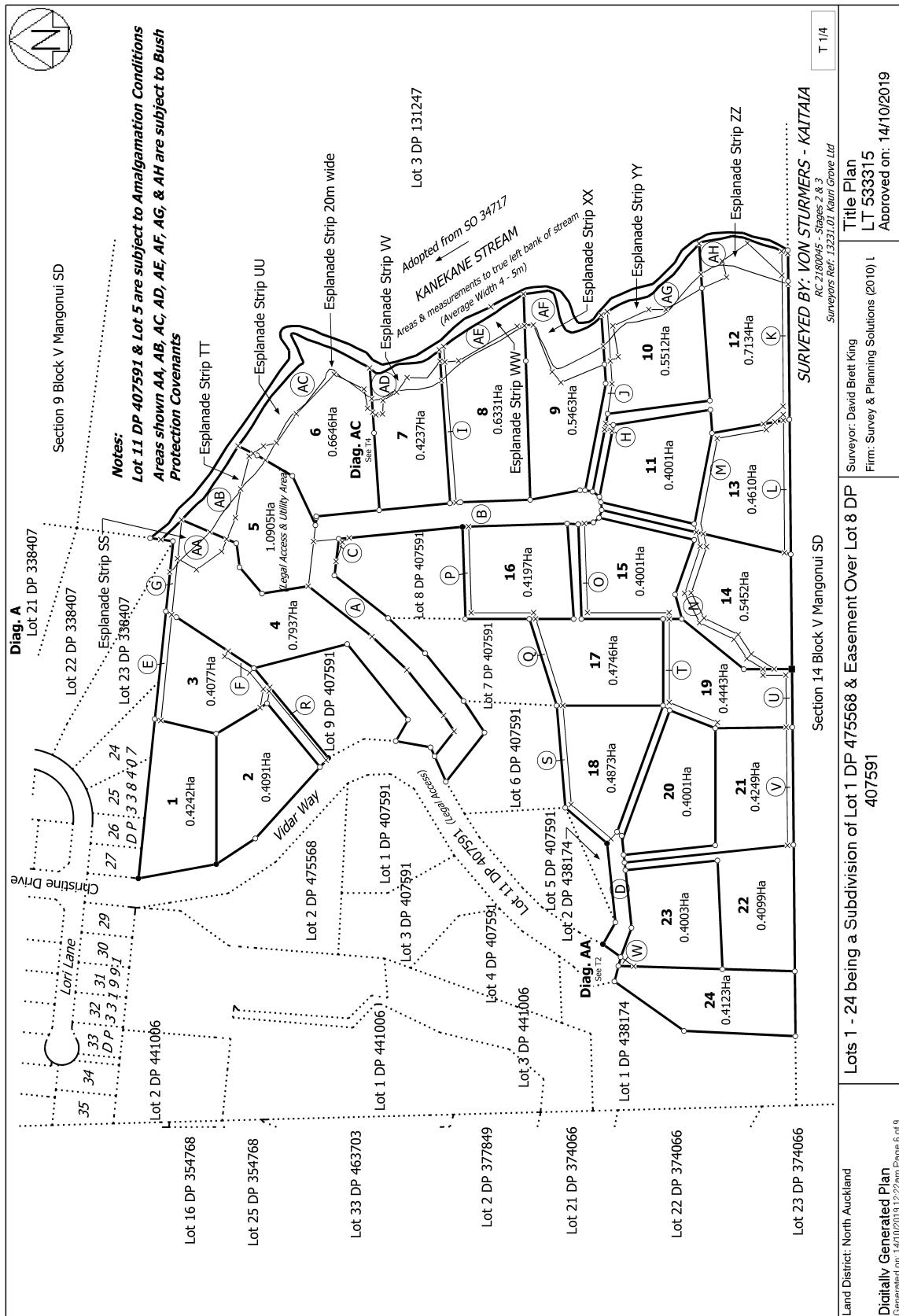
The easements created by Easement Instrument 11612412.10 are subject to Section 243 (a) Resource Management Act
1991

11612412.12 Esplanade Strip Instrument pursuant to Section 232 Resource Management Act 1991 - 21.11.2019 at 12:49
pm (Affects Lot 5 DP 533315)

11612412.13 Encumbrance of Lot 21 DP 533315 to Kauri Grove Management Limited - 21.11.2019 at 12:49 pm

12930870.2 Mortgage to Kiwibank Limited - 19.2.2024 at 3:51 pm





View Instrument Details



Instrument No 11612412.4
Status Registered
Date & Time Lodged 21 November 2019 12:49
Lodged By Gray, Amy Frances
Instrument Type Consent Notice under s221(4)(a) Resource Management Act 1991



Affected Records of Title	Land District
875781	North Auckland
875782	North Auckland
875783	North Auckland
875784	North Auckland
875785	North Auckland
875786	North Auckland
875787	North Auckland
875788	North Auckland
875789	North Auckland
875790	North Auckland
875791	North Auckland
875792	North Auckland
875793	North Auckland
875794	North Auckland
875795	North Auckland
875796	North Auckland
875797	North Auckland
875798	North Auckland
875799	North Auckland
875800	North Auckland
875801	North Auckland
875802	North Auckland
875803	North Auckland

Annexure Schedule Contains 3 Pages.

Signature

Signed by Javlyn Deidre Swan as Territorial Authority Representative on 21/10/2019 03:33 PM

*** End of Report ***



Far North
District Council

Private Bag 752, Memorial Ave
Kaitaia 01440, New Zealand
Fax: 0800 920 029
Phone: (09) 401 5200
Fax: (09) 401 2137
Email: rci.wa@fndc.govt.nz
Website: www.fndc.govt.nz

Te Kaunihera o Tai Tokerau Ki Te Raki

THE RESOURCE MANAGEMENT ACT 1991

SECTION 221: CONSENT NOTICE

Being the Subdivision of Lot 1 DP 475568 having 30/40 share in Lot 11 DP 407591
REGARDING RC 2180045
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 below.

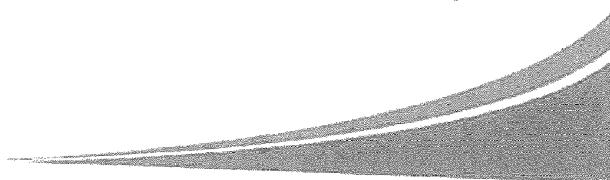
Lots 1 – 4, Lots 6 – 24 DP533315

SCHEDULE

(i) In conjunction with the construction of any building requiring a wastewater disposal system the Lot owner shall obtain a Building Consent and install the wastewater treatment and effluent disposal system as detailed in the *Site Suitability Report*, dated July 2017 prepared by Haigh Workman Ltd Civil and submitted with Resource Consent 2180045.

Where a wastewater treatment and effluent disposal system is proposed that differs from that detailed in the above mentioned report, a new TP 58 / Site and Soil Evaluation Report will be required to be submitted, and Council's approval of the new system must be obtained, prior to its installation.

(ii) In conjunction with the construction of any building on the Lot, the lot owner shall install a stormwater detention tank with a flow attenuated outlet. The system shall be designed such that the total stormwater discharged from the site, after development, is no greater than the pre development flow from the site for rainfall events up to a 2% AEP plus allowance for climate change. The details of the on-site detention storage and flow attenuation shall be prepared by a suitably qualified chartered professional engineer and submitted with the Building Consent application.





Pineapple Bay 752, Memorial Ave
Kaitaia 0440, New Zealand
Freephone: 0800 920 029
Phone: (09) 401 5200
Fax: (09) 401 2137
Email: info.fndc@dnzec.govt.nz
Website: www.fndc.govt.nz

Te Kaunihera o Toi Tokerau Ki Te Raki

Lots 1, 2, 6 – 9 and 16 DP533315

(iii) In conjunction with the construction of any building on the Lot or prior to the construction of a vehicle crossing, the lot owner shall obtain a permit from the Council as to the siting, earthworks, formation and drainage of the crossing.

Lots 1 – 24 DP 533315

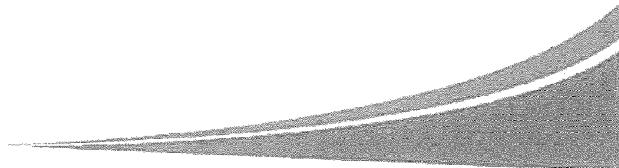
(iv) Without the prior approval of the Council, no building shall be erected, nor any works which increase impermeable surfaces be undertaken, nor any planting or structure placed which may create a flow obstruction, on any area of the site which has been proposed as a secondary / overland (Q100) flow path as shown on the as-built drawings attached.

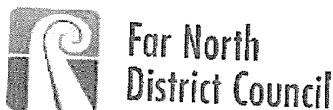
Lots 1 – 4 and Lot 12 DP 533315

(v) The lot owner shall preserve the indigenous trees and bush on Lots 4 – 10 and Lot 12 within areas AA, AB, AC, AD, AE, AF, AG, and AH as shown on DP533315 and shall not without the prior written consent of the Council and then only in strict compliance with any conditions imposed by the Council, cut down, damage or destroy any of such trees or bush. The owner shall be deemed to be not in breach of this prohibition if any of such trees or bush shall die from natural causes not attributable to any act or default by or on behalf of the owner or for which the owner is responsible.

Lots 1 – 24 DP533315

(vi) The Council assumes no responsibility, including costs, for the ongoing maintenance of the private stormwater system (including the stormwater pond on Lot 5 and stormwater drains). The system must be maintained on an ongoing basis to a reasonable and operational standard by the lot owners. Until such times as the Council of its own volition decides to assume responsibility, the lot owners shall not request Council to undertake maintenance of the system.





Far North
District Council

Private Bag 752, Memorial Ave
Kaosole 01440, New Zealand
Telephone: 0800 920 029
Phone: (09) 401 5200
Fax: (09) 401 2137
Email: enr@fndc.govt.nz
Website: www.fndc.govt.nz

Te Kaunihera o Tai Tokerau Ki Te Raki

Lots 1 – 4, Lots 6 -24 DP 533315

(vii) Any new dwelling shall have in addition to a potable water supply, a firefighting water supply in accordance with New Zealand Fire Fighting Water Supply Code of Practice SNZ PAS 4509:2003. This may be sprinklers or on-site storage supplied by a connection the Doubtless Bay Water Supply Company's system or roof water collection. The tank(s) shall be positioned so that they are safely accessible for fire-fighting purposes and fitted with outlet compatible with rural fire service equipment. The minimum on-site tank storage shall be 45,000m³ or lesser quantity as approved by New Zealand Fire Service local fire officer or have access to an alternative firefighting water source as set out in Appendix B of the Code.

Lots 1 – 24 DP533315

(viii) All buildings will require foundations specifically designed by a Chartered Professional Engineer in accordance with design parameters specified by a suitably qualified Geotechnical Engineer. The foundation design details shall be submitted in conjunction with the building consent application.

(ix) The site is identified as being within a kiwi present zone. Any dogs and/or cats kept on site shall be tied up or kept inside at night to reduce risk of predation of the Northland brown kiwi by domestic dogs and cats.

SIGNED:

A handwritten signature in black ink, appearing to read 'P.J. Killalea'.

Mr Patrick John Killalea - Authorised Officer

By the FAR NORTH DISTRICT COUNCIL

Under delegated authority:

PRINCIPAL PLANNER – RESOURCE MANAGEMENT

DATED at KERIKERI this 29th day of July 2019

Approved by Registrar-General of Land under No. 2002/6055

Easement instrument to grant easement or *profit à prendre*, or create land covenant
Sections 90A and 90F, Land Transfer Act 1952

Land registration district

NORTH AUCKLAND



EI 6058130.5 Easement I

Cpy - 01/01, Pgs - 007, 28/06/04, 11:37



DocID: 311482316

Surname(s) must be underlined or in CAPITALS.

Grantor

COOPERS BEACH HEIGHTS LIMITED

Grantee

Surname(s) must be underlined or in CAPITALS.

COOPERS BEACH HEIGHTS LIMITED

Grant* of easement or *profit à prendre* or creation or 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).

Dated this 24th day of June 2004

Attestation

	Signed in my presence by the Grantor
Signature of witness	
Witness to complete in BLOCK letters (unless legibly printed) Witness name	
Occupation	DENNIS JOHN McBREARTY
Address	SOLICITOR PAIHIA
Signature [common seal] of Grantor	

	Signed in my presence by the Grantee
Signature of witness	
Witness to complete in BLOCK letters (unless legibly printed) Witness name	
Occupation	DENNIS JOHN McBREARTY
Address	SOLICITOR PAIHIA
Signature [common seal] of Grantee	

Certified correct for the purposes of the Land Transfer Act 1952.

[Solicitor for] the Grantee

*If the consent of any person is required for the grant, the specified consent form must be used.

REF: 7003 - AUCKLAND DISTRICT LAW SOCIETY

Annexure Schedule 1

Easement instrument

Dated

Page **1** of **4** pages**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 (Identifier/CT)	Dominant tenement (Identifier/CT or in gross)
Land Covenant	DP 331991	131347 to 131377 inclusive	131347 to 131379 inclusive

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 specific classes of easement are those prescribed by the Land Transfer Regulations 2002 and/or the Ninth Schedule of the Property Law Act 1952.

The implied rights and powers are **[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 2].

Covenant provisions

Delete phrases in [] and insert memorandum number as required.

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 2].

All signing parties and either their witnesses or solicitors must sign or initial in this box

Annexure Schedule

Insert type of instrument

"Mortgage", "Transfer", "Lease" etc



Easement

Dated

Page **2** of **4** Pages

(Continue in additional Annexure Schedule, if required.)

Continuation of "Covenant provisions"

The Grantor so as to bind the land in the servient tenements **DOTH HEREBY COVENANT AND AGREE TO** the stipulations and restrictions in Schedule B hereto **TO THE INTENT** that the land in the servient tenements shall be forever bound by the stipulations and restrictions set out in Schedule A hereto for the benefit of the dominant tenements.

SCHEDULE A
SCHEDULE OF RESTRICTIVE COVENANTS

The Grantor shall not:

- (i) Permit any second-hand dwelling unit or other structure or any prebuilt transportable or relocatable dwelling or other structure to be moved on to or erected upon any lot forming part of the land secondly described ("any lot") and no second-hand materials used in the building of any dwelling unit or other structure erected on any lot.
- (ii) Use or permit to be used in the construction of any dwelling unit or accessory structure on the property any corrugated iron, flat asbestos cement sheathing in the external walls and not use any flat fibrolite/hardiflex, plywood sheeting or planks as external wall cladding except for soffits and/or unless the surface is textured in such a manner as to fully clad the bare material.
- (iii) Permit any metalclad roof that has not been factory prepainted or precoated with a decorative finish.
- (iv) Permit any dwelling or accessory structure or associated works in the course of construction to be left without substantial work being carried out for a period exceeding three months and completion of construction of such dwelling unit or accessory structure shall not extend beyond 9 months from the date of commencement of construction and shall not for more than 15 months of laying down the foundations leave uncompleted any ancillary work such as driveways, fencing and landscaping.
- (v) Permit any dwelling unit to be erected on the property with a floor area of less than 100m² (The floor area measurement to be exclusive of any garage, carport, decking, breezeway or roof overhang forming part of the dwelling unit).
- (vi) Erect on the land any buildings which are outside the setback minimum distance from boundaries or above the maximum height restrictions as set out in the Schedule B hereto and more particularly delineated on DP 331991.
- (vii) With the exception of Lot 9, erect more than one dwelling on the lot herein purchased.
- (viii) Erect any dwelling with less than 8 outside external corners and 6 roof planes except with the written approval of the Grantor.
- (ix) Erect any building with exposed sub floor framing or exposed foundation pole system.
- (x) Install a water tank which is visible from any other allotment.

If this Annexure Schedule is used as an expansion of an instrument, all signing parties and either their witnesses or solicitors must sign or initial in this box.

Annexure Schedule

Insert type of instrument

"Mortgage", "Transfer", "Lease" etc

**Easement**

Dated

Page **3** of **4** Pages*(Continue in additional Annexure Schedule, if required.)*

- (xi) Construct any dwelling unless a minimum of 75% of the exterior cladding consists of any of the following materials: Kiln fired or concrete brick, stucco textured finish, stone or timber or other high quality exterior cladding material approved by the Grantor.
- (xii) Permit or suffer the said land to be occupied or used as a residence either by the erection of temporary structures or the placing thereon of caravans and/or vehicles for human habitation.
- (xiii) Use the land as a residence before a building has been substantially completed in accordance with the terms of this covenant and the requirements of the Far North District Council pursuant to the Building Act 1991.
- (xiv) Permit or suffer any rubbish or noxious substances likely to cause nuisance or annoyance to the neighbouring occupiers to accumulate and/or be placed upon the land.
- (xv) Bring onto or allow to remain on the land or any internal road of the subdivision any temporary dwelling, caravan, heavy trade vehicle requiring a heavy transport licence or other equipment or machinery unless garaged or screened so as to preserve the amenities of the neighbourhood and to prevent noise likely to cause offence in the subdivision.
- (xvi) Permit any shadehouse, glasshouse or polyhouse, (other than a single structure of an area less than 20m²) to be erected on the property.
- (xvii) Carry on or permit or suffer to be carried on on the property any industrial or retail activity, or any commercial activity except for a professional or clerical home occupation carried on in part of the residence by the registered proprietor.
- (xviii) Keep or permit to be kept on the land any farm animal.
- (xix) Allow the Council owned road frontage of the land or the right of way providing access to the land to become untidy or neglected.
- (xx) Carry out any construction or development work on the land without being liable to reinstate or be responsible for all costs arising from any damage or replace any loss to the landscape, roading curbs, concrete or other structures in the subdivision arising from the Grantee's use of the land directly or indirectly through the Grantee's agents or invitees.
- (xxi) Being the owners of Lots 18, 19, 20, 21, 22 and 23 remove or damage or permit to be removed or damaged the indigenous trees and brush on the existing vegetative areas of these sections.
- (xxii) Erect any fence which is higher than 1.2 metres. This does not apply to retaining walls.
- (xxiii) If there should be any breach or non-observance of any of the foregoing covenants and without prejudice to any other liability which the registered proprietor of any lot may have to any person having the benefit of this covenant the registered proprietor will upon written demand being made by any of the registered proprietors of the lots having the benefit of the covenants;
 - (a) Remove or cause to be removed from the land any dwelling unit, garage, building, fence or other structure erected or placed on the land in breach or non-observance of the foregoing covenants.
 - (b) Replace any building materials used in breach or non-observance of the foregoing covenants.
- (xxiv) All questions which may arise between the registered proprietors of any of the subject lots in respect of the stipulations and restrictions set out herein shall be submitted to arbitration in New Zealand.

If this Annexure Schedule is used as an expansion of an instrument, all signing parties and either their witnesses or solicitors must sign or initial in this box.

Annexure Schedule

Insert type of instrument

"Mortgage", "Transfer", "Lease" etc



Easement

Dated

Page **4** of **4** Pages

(Continue in additional Annexure Schedule, if required.)

(xxv) The Grantee shall as regards the covenants and conditions be liable only in respect of breaches of them which occur while the Grantee is the registered proprietor of the property or any part of it in respect of which any breach occurs.

If this Annexure Schedule is used as an expansion of an instrument, all signing parties and either their witnesses or solicitors must sign or initial in this box.



Annexure Schedule

Insert type of instrument
"Mortgage", "Transfer", "Lease" etc

Easement

Dated

Page **3** of **5** Pages

(Continue in additional Annexure Schedule, if required.)

SCHEM B**SETBACK AND HEIGHT RESTRICTIONS**
(all values in metres)

Lot	Minimum Setback from Road Boundary	Minimum Setback from Northern Boundary	Minimum Setback from Eastern Boundary	Minimum Setback from Southern Boundary	Minimum Setback from Western Boundary	Maximum Height Restriction
1	4	9	1.5			A
2	4	9	1.5		1.5	A
3	4	9	1.5		1.5	B
4	4	9	1.5		1.5	B
5	4	9	1.5		1.5	B
6	4	9	1.5		1.5	B
7	4	9	1.5		1.5	C
8	4	9	1.5		1.5	D
9	4	7.5	4.5	1.5	1.5	D
10	4	1.5	4.5	1.5		D
11	4	1.5	4.5	1.5		D
12		1.5	4.5	6(Road)	4(Road)	D
28	6		1.5	4.5	1.5	E
29	6		1.5	4.5	1.5	E
30	6		1.5	4.5	1.5	E
31	6		1.5	4.5	1.5	E
32	6		1.5	4.5	1.5	E
33	6		1.5	4.5	1.5	E
34	4	4	1.5	4.5	1.5	E
37		6	1.5	8	1.5	F
38	4	6	1.5		1.5	F
39	6	6	1.5		1.5	F
40	6	6	1.5		1.5	F
41	6	6	1.5		1.5	F
42	6	6			1.5	F
43	6			4	1.5	G
44	6		1.5	4	1.5	H
45	6		1.5	4	1.5	I
46	6		1.5	4	1.5	I
47	6		1.5	4	1.5	I
48	6		1.5	4	1.5	J

If this Annexure Schedule is used as an expansion of an instrument, all signing parties and either their witnesses or solicitors must sign or initial in this box.

REF: 7025 - AUCKLAND DISTRICT LAW SOCIETY

Annexure Schedule

Insert type of instrument

"Mortgage", "Transfer", "Lease" etc

Easement

Dated

Page **4** of **4** Pages

(Continue in additional Annexure Schedule, if required.)

Maximum Height Restrictions

All elevations are in metres above Mean Sea Level (MSL) Lands and Survey Datum

All structures shall be designed and constructed to be no higher than:

A Lots 1 - 2 a downward tilting plane at a slope of 4 degrees below the horizon covering the building setback envelope with its highest edge, defined by a horizontal line, directly above the Minimum Road Setback Line for Lot 2 and extending onto Lot 1, at an elevation of 46m above MSL (Lands and Survey Datum).

B Lots 3 - 6 a downward tilting plane at a slope of 4 degrees below the horizon covering the building setback envelope with its highest edge, defined by a horizontal line, directly above the Minimum Road Setback Line at an elevation of 48m above MSL (Lands and Survey Datum).

C Lot 7 a downward tilting plane at a slope of 4 degrees below the horizon covering the building setback envelope with its highest edge, defined by a horizontal line, directly above the Minimum Road Setback Line at an elevation of 46m above MSL (Lands and Survey Datum).

D Lots 8 - 12 a downward tilting plane at a slope of 4 degrees below the horizon covering the building setback envelope with its highest edge, defined by a horizontal line, directly above the Minimum Road Setback Line, at an elevation of 45m above MSL (Lands and Survey Datum).

E Lots 28-34 8 metres above natural ground level.

F Lots 37 - 42 8 metres above natural ground level.

G Lot 43 a level plane 51.0m above MSL (Lands and Survey Datum) covering the setback envelope.

H Lot 44 an upward tilting plane at a slope of 4 degrees above the horizon covering the building setback envelope with its lowest edge, defined by a horizontal line, directly above the Minimum Road Setback Line, at an elevation of 52.5m above MSL (Lands and Survey Datum).

I Lots 45 - 47 an upward tilting plane at a slope of 4 degrees above the horizon covering the building setback envelope with its lowest edge, defined by a horizontal line, directly above the Minimum Road Setback Line, at an elevation of 52.5m above MSL (Lands and Survey Datum).

J Lot 48 an upward tilting plane at a slope of 4 degrees above the horizon covering the building setback envelope with its lowest edge, defined by a horizontal line, directly above the Minimum Road Setback Line, at an elevation of 51m above MSL (Lands and Survey Datum).

If this Annexure Schedule is used as an expansion of an instrument, all signing parties and either their witnesses or solicitors must sign or initial in this box.

View Instrument Details



Instrument No 8262440.3
Status Registered
Date & Time Lodged 21 August 2009 09:03
Lodged By Boyd, Margaret Anne
Instrument Type Easement Certificate



Affected Computer Registers	Land District
426674	North Auckland
426675	North Auckland
426676	North Auckland
426677	North Auckland
426678	North Auckland
426679	North Auckland
426680	North Auckland
426681	North Auckland
426682	North Auckland

Annexure Schedule: Contains 7 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

Signature

Signed by Russell Howard Manning as Grantor Representative on 20/08/2009 07:33 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 Russell Howard Manning as Grantee Representative on 20/08/2009 07:33 PM

*** End of Report ***

Approved by Registrar-General of Land under No. 2007/6225
Easement instrument to grant easement or *profit à prendre*, or create land covenant
 Sections 90A and 90F, Land Transfer Act 1952

Land registration district

NORTH AUCKLAND



BARCODE

Grantor

Surname(s) must be underlined or in CAPITALS.

VIDAR WOODS LIMITED

Grantee

Surname(s) must be underlined or in CAPITALS.

VIDAR WOODS LIMITED

Grant* of easement or *profit à prendre* or creation or 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).

Dated this day of 2009

Attestation

	Signed in my presence by the Grantor
	<i>Signature of witness</i> <i>Witness to complete in BLOCK letters (unless legibly printed)</i> <i>Witness name</i> <i>Occupation</i> <i>Address</i>
<i>Signature [common seal] of Grantor</i>	<i>Signed in my presence by the Grantee</i> <i>Signature of witness</i> <i>Witness to complete in BLOCK letters (unless legibly printed)</i> <i>Witness name</i> <i>Occupation</i> <i>Address</i>
	<i>Signature [common seal] of Grantee</i>

Certified correct for the purposes of the Land Transfer Act 1952.

[Solicitor for] the Grantee

*If the consent of any person is required for the grant, the specified consent form must be used.

REF: 7003 – AUCKLAND DISTRICT LAW SOCIETY

Approved by Registrar-General of Land under No. 2007/6225
Annexure Schedule 1



Easement instrument Dated 2009 Page 1 of 6 pages

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 (Identifier/CT)	Dominant tenement (Identifier/CT or in gross)
Land Covenants		Lot 1 Deposited Plan 407591 (Computer freehold register 426674)	Lots 3, 4, 5, 6, 7, 8, 9, 10 and 12 Deposited Plan 407591 (Computer freehold registers 426675, 426676, 426677, 426678, 426679, 426680, 426681 and 426682)

(Schedule A continued on Annexure Schedule page 2)

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 specific classes of easement are those prescribed by the Land Transfer Regulations 2002 and/or the Fifth Schedule of the Property Law Act 2007.

The implied rights and powers are **[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 2].

Covenant provisions

Delete phrases in [] and insert memorandum number as required.
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 2].

All signing parties and either their witnesses or solicitors must sign or initial in this box

Approved by Registrar-General of Land under No. 2002/5032
Annexure Schedule



Insert type of instrument
"Mortgage", "Transfer", "Lease" etc

Easement

Dated

Page **2** of **6** Pages

(Continue in additional Annexure Schedule, if required.)

(Schedule A continued)			
Purpose (nature and extent) of easement, <i>profit</i> , or covenant	Shown (plan reference)	Servient tenement (Identifier/CT)	Dominant Tenement (Identifier/CT or in gross)
Land Covenants		Lot 3 Deposited Plan 407591(Computer freehold register 426675)	Lots 1, 4, 5, 6, 7, 8, 9, 10 and 12 Deposited Plan 407591 (Computer freehold registers 426674, 426676, 426677, 426678, 426679, 426680, 426681 and 426682)
Land Covenants		Lot 4 Deposited Plan 407591(Computer freehold register 426676)	Lots 1, 3, 5, 6, 7, 8, 9, 10 and 12 Deposited Plan 407591 (Computer freehold registers 426674, 426675, 426677, 426678, 426679, 426680, 426681 and 426682)
Land Covenants		Lot 5 Deposited Plan 407591(Computer freehold register 426677)	Lots 1, 3, 4, 6, 7, 8, 9, 10 and 12 Deposited Plan 407591 (Computer freehold registers 426674, 426675, 426676, 426678, 426679, 426680, 426681 and 426682)
			(Schedule A continued on Annexure Schedule page 3)

If this Annexure Schedule is used as an expansion of an instrument, all signing parties and either their witnesses or solicitors must sign or initial in this box.

Approved by Registrar-General of Land under No. 2002/5032
Annexure Schedule

Insert type of instrument
"Mortgage", "Transfer", "Lease" etc



Easement Dated Page **3** of **6** Pages

(Continue in additional Annexure Schedule, if required.)

(Schedule A continued)			
Purpose (nature and extent) of easement, <i>profit</i> , or covenant	Shown (plan reference)	Servient tenement (Identifier/CT)	Dominant Tenement (Identifier/CT or in gross)
Land Covenants		Lot 6 Deposited Plan 407591(Computer freehold register 426678)	Lots 1, 3, 4, 5, 7, 8, 9, 10 and 12 Deposited Plan 407591 (Computer freehold registers 426674, 426675, 426676, 426677, 426679, 426680, 426681 and 426682)
Land Covenants		Lot 7 Deposited Plan 407591(Computer freehold register 426679)	Lots 1, 3, 4, 5, 6, 8, 9, 10 and 12 Deposited Plan 407591 (Computer freehold registers 426674, 426675, 426676, 426677, 426678, 426680, 426681 and 426682)
Land Covenants		Lot 8 Deposited Plan 407591(Computer freehold register 426680)	Lots 1, 3, 4, 5, 6, 7, 9, 10 and 12 Deposited Plan 407591 (Computer freehold registers 426674, 426675, 426676, 426677, 426678, 426679, 426681 and 426682)
			(Schedule A continued on Annexure Schedule page 4)

If this Annexure Schedule is used as an expansion of an instrument, all signing parties and either their witnesses or solicitors must sign or initial in this box.

Approved by Registrar-General of Land under No. 2002/5032
Annexure Schedule

Insert type of instrument
"Mortgage", "Transfer", "Lease" etc

Easement

Dated

Page 4 of 6 Pages

(Continue in additional Annexure Schedule, if required.)

(Schedule A continued)	Purpose (nature and extent) of easement, <i>profit</i> , or covenant	Shown (plan reference)	Servient tenement (Identifier/CT)	Dominant Tenement (Identifier/CT or in gross)
Land Covenants		Lot 9 Deposited Plan 407591(Computer freehold register 426681)		Lots 1, 3, 4, 5, 6, 7, 8, 10 and 12 Deposited Plan 407591 (Computer freehold registers 426674, 426675, 426676, 426677, 426678, 426679, 426680 and 426682)
Land Covenants		Lot 10 Deposited Plan 407591(Computer freehold register 426682)		Lots 1, 3, 4, 5, 6, 7, 8, 9 and 12 Deposited Plan 407591 (Computer freehold registers 426674, 426675, 426676, 426677, 426678, 426679, 426680, 426681 and 426682)
Land Covenants		Lot 12 Deposited Plan 407591(Computer freehold register 426682)		Lots 1, 3, 4, 5, 6, 7, 8, 9 and 10 Deposited Plan 407591 (Computer freehold registers 426674, 426675, 426676, 426677, 426678, 426679, 426680, 426681 and 426682)
				(continued on page 5)

If this Annexure Schedule is used as an expansion of an instrument, all signing parties and either their witnesses or solicitors must sign or initial in this box.

Approved by Registrar-General of Land under No. 2002/5032
Annexure Schedule



Insert type of instrument
"Mortgage", "Transfer", "Lease" etc

Easement

Dated

Page **5** of **6** Pages

(Continue in additional Annexure Schedule, if required.)

Annexure Schedule 2

(SCHEDULE OF LAND COVENANTS)

The Grantor (as proprietor of the servient tenements) covenants with the Grantee (as proprietor of the dominant tenements) for the benefit of the dominant tenements in perpetuity, with the intent that these covenants shall be enforceable by the proprietor(s) of each of the dominant tenements against the proprietor(s) of each of the servient tenements, as follows:

- (1) The provisions of Section 298 (Rights of proprietors of access lot that is or includes driveway or proposed driveway) of the Property Law Act 2007 apply to the proprietors of Lot 11 Deposited Plan 407591 (hereinafter called "the access lot") which is an access lot that includes a driveway, but subject as varied or modified by the provisions in clause (3) hereof where applicable.
- (2) Each of the proprietors of the access lot shall also have, in common with the rest of them, the rights and powers implied in easements of right of way as set out in clauses 6 (Rights of way), 10 (General rights), 11 (Repair, maintenance, and costs), 12 (Rights of entry), 13 (Default) and 14 (Disputes) of Schedule 4 of the Land Transfer Regulations 2002, as if the access lot were an easement of right of way, but subject as varied or modified by the provisions in clause (3) hereof where applicable.
- (3) The following provisions shall also apply to the access lot and to the use thereof by each of the proprietors thereof and their respective agents, contractors, employees, invitees, licensees and tenants:
 - (i) Formation of vehicle crossings from the formed driveway on the access lot to each servient tenement shall be constructed to the standard specified in NZS 4404.
 - (ii) The maximum speed of vehicles using the driveway on the access lot shall be limited to twenty kilometres per hour (20 kmph).
 - (iii) The proprietor of Lots 10 and 12 (which are held in the same title) and the proprietors of Lots 1, 3, 4, 5, 6, 7, 8 and 9 Deposited Plan 407591 shall share equally the costs of maintenance, upkeep and repair of the driveway on the access lot, **except for** the costs of repairing any damage to the driveway made necessary by any deliberate or negligent act of any proprietor or that proprietor's agents, contractors, employees, invitees, licensees or tenants, which costs shall be paid by that proprietor.
 - (iv) Lots 1, 3, 4, 5, 6, 7, 8 and 9 Deposited Plan 407591 shall not be further subdivided (subdivision including cross leasing, unit titles and all other forms of subdivision), unless the consent in writing of Vidar Woods Limited is first obtained and then only in accordance with the terms and conditions (if any) of such consent which may at the complete discretion of Vidar Woods Limited be withheld. This covenant however shall cease to apply after 1st January 2020.

(continued page 6)

If this Annexure Schedule is used as an expansion of an instrument, all signing parties and either their witnesses or solicitors must sign or initial in this box.

Approved by Registrar-General of Land under No. 2002/5032
Annexure Schedule



Insert type of instrument
"Mortgage", "Transfer", "Lease" etc

Easement

Dated

Page **6** of **6** Pages

(Continue in additional Annexure Schedule, if required.)

- (v) Lots 10 and 12 Deposited Plan 407591 may be further subdivided after the date hereof and if subdivided the undivided 32/40th share in the access lot held in the same title as Lots 10 and 12 may be apportioned between the new lots in any subdivision of Lots 10 and 12, or in any subdivision of either of those lots or any part thereof, in such shares as the subdivider shall decide.
- (vi) In any subdivision of any of Lots 1, 3, 4, 5, 6, 7, 8, 9, 10 and 12 Deposited Plan 407591 or of any part of any of those lots, the proprietor of each new lot shall share equally with the proprietors of all the other lots having shares in the access lot, the costs of maintenance, upkeep and repair of the driveway on the access lot, **except for** the costs of repairing any damage to the driveway made necessary by any deliberate or negligent act of any proprietor or that proprietor's agents, contractors, employees, invitees, licensees or tenants, which costs shall be paid by that proprietor.
- (vii) Each of the proprietors of Lots 1, 3, 4, 5, 6, 7, 8, 9, 10 and 12 Deposited Plan 407591 and each of the proprietors of any new lots subdivided from any of those lots or from any part thereof shall be allowed use of the parts of the access lot outside of the carriageway formation and stormwater swale, which are situated between the driveway and their respective lots, for gardens (lawns, small trees and shrubs), for vehicle parking, and for temporary storage of materials when building on their respective lots, **provided however** that each proprietor using such area adjacent to that proprietor's lot shall keep the area tidy and well presented and shall not do anything on the area which might reasonably be expected to upset neighbours or cause a nuisance and no permanent structures (including fencing) shall be erected on these areas.

If this Annexure Schedule is used as an expansion of an instrument, all signing parties and either their witnesses or solicitors must sign or initial in this box.

View Instrument Details



Instrument No 11612412.5
Status Registered
Date & Time Lodged 21 November 2019 12:49
Lodged By Gray, Amy Frances
Instrument Type Land Covenant under s116(1)(a) or (b) Land Transfer Act 2017



Affected Records of Title	Land District
875781	North Auckland
875782	North Auckland
875783	North Auckland
875784	North Auckland
875785	North Auckland
875786	North Auckland
875787	North Auckland
875788	North Auckland
875789	North Auckland
875790	North Auckland
875791	North Auckland
875792	North Auckland
875793	North Auckland
875794	North Auckland
875795	North Auckland
875796	North Auckland
875797	North Auckland
875798	North Auckland
875799	North Auckland
875800	North Auckland
875801	North Auckland
875802	North Auckland
875803	North Auckland

Annexure Schedule Contains 3 Pages.

Covenantor Certifications

I certify that I have the authority to act for the Covenantor 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 Javlyn Deidre Swan as Covenantor Representative on 21/10/2019 03:33 PM

Covenantee Certifications

I certify that I have the authority to act for the Covenantee 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 Javlyn Deidre Swan as Covenantee Representative on 21/10/2019 03:33 PM

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

Form 26**Covenant Instrument to note land covenant**

(Section 116(1)(a) & (b) Land Transfer Act 2017)

Covenantor**KAURI GROVE LIMITED****Covenantee****KAURI GROVE MANAGEMENT LIMITED****Grant of Covenant**

The Covenantor, being the registered owner of the burdened land(s) set out in Schedule A, **grants to the Covenantee** (and, if so stated, in gross) the covenant(s) set out in Schedule A, with the rights and powers or provisions set out in the Annexure Schedule(s).

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

Purpose of covenant	Shown (plan reference)	Burdened Land (Record of Title)	Benefited Land (Record of Title) or in gross
Land Covenant	DP 533315	Lots 1 – 4 and Lots 6 – 24 DP 533315 ROT 875781, 875782,875783, 875784,875785, 875786,875787, 875788,875789, 875790,875791, 875792,875793, 875794,875795, 875796,875797, 875798,875799, 875800,875801, 875802,875803	In gross

Covenant rights and powers (including terms, covenants and conditions)

Delete phrases in [] and insert memorandum number as required.

Continue in additional Annexure Schedule if required.

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

[Memorandum number _____, registered under section 209 of the Land Transfer Act 2017].

[Annexure Schedule B herein].

SCHEDULE B

1. DEFINITIONS

(a) The following words shall have the following meanings in the instrument:

"Owner" means the registered proprietor of the Burdened Land;
"Developer" means Kauri Grove Limited;
"Company" means Kauri Grove Management Limited;
"Lot" means a residential lot within the Kauri Grove Estate at Vidar Way, Coopers Beach being a subdivision undertaken by the Developer.

2. COVENANTS

Use of Individual Lots

2.1 The Owner of a Lot shall:

- (a) Not erect or permit to be erected on the Lot any second-hand relocated or prefabricated building or temporary structure including a garage or carport. For the sake of clarity, a newly built relocated or prefabricated dwelling is permitted.
- (b) Not erect or cause to be erected on the Lot any improvements, site works or landscaping without first obtaining from the relevant local and government authorities all necessary consents and permits.
- (c) Not permit the Lot to be occupied or used as a residence until the buildings and driveways on the property have been substantially completed, and the buildings meet the requirements of local and government authorities and all exterior finishings (including exterior painting or staining) has been completed.
- (d) Not permit any building to remain incomplete any later than twelve (12) months after the laying down of foundations of such building.
- (e) Not place on the Lot any caravan that is not roadworthy or does not have a current warrant of fitness and not allow any caravan, shed, garage, vehicle or container on the Lot to be used as permanent accommodation.
- (f) Not cause or permit damage to the roading, footpaths, services or any structures or areas intended for the common use and enjoyments of Owners of the Lots and to reinstate or replace any items so damaged.
- (g) Be bound by a fencing covenant within the meaning of Section 2 of the Fencing Act 1978 to the extent that the Developer shall not be liable to pay for or contribute towards the cost of construction or maintenance of any fence between a Lot and any adjoining Lot or other property of the Developer. This fencing covenant shall not inure for the benefit of any subsequent purchaser or owner of any adjacent property.
- (h) Not modify or permit or allow any workers, tradespeople or the like to modify the stormwater flow path without the express written authority of the Company.

Proposed New Dwelling

6 Frazer Place, Coopers Beach
For: Shaun Anderson & Cayla Timperley



A smarter move

CONTENTS



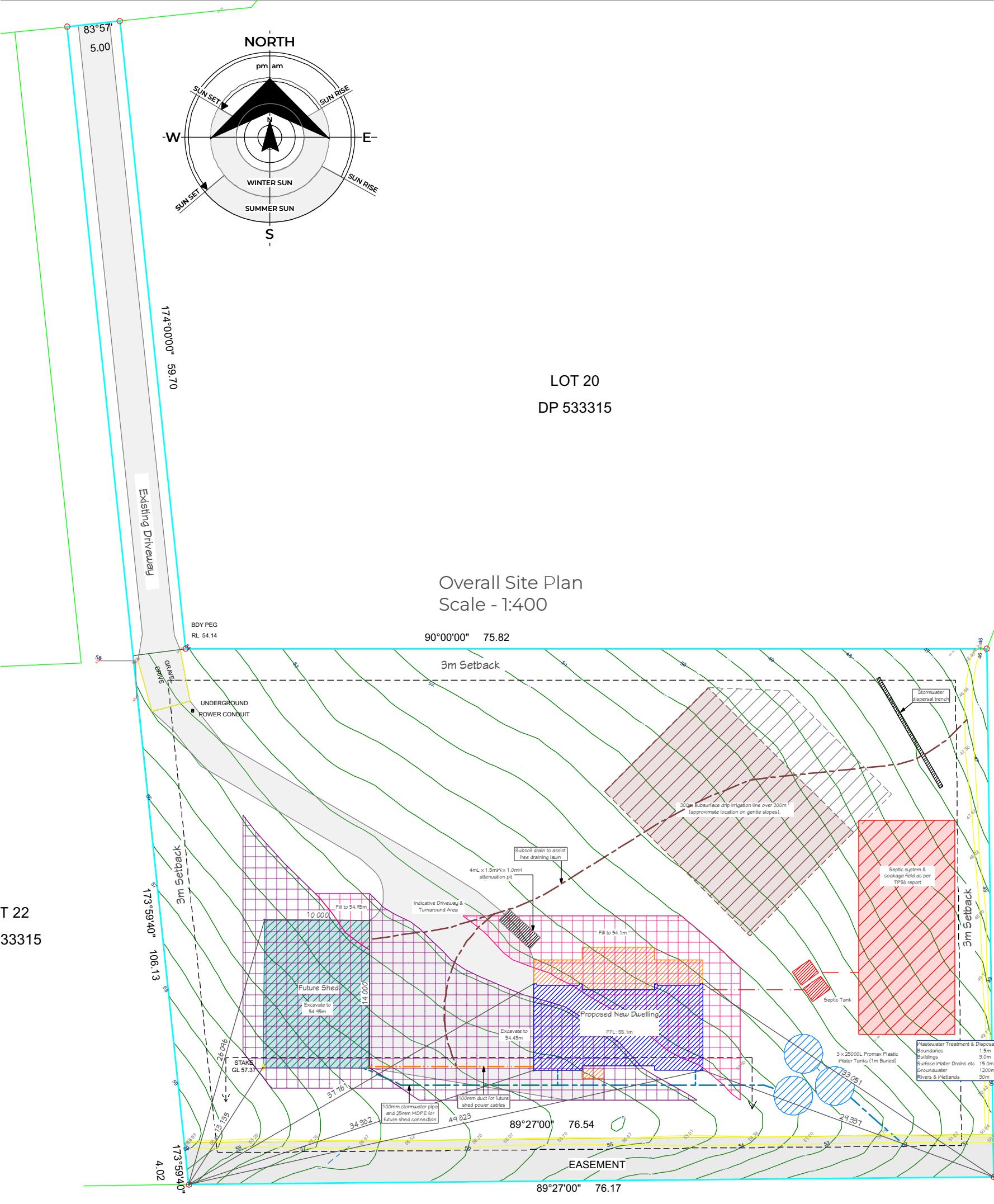
- P01 SITE LOCATION PLAN
- P01A SITE PLAN
- P02 FLOOR PLAN
- P03 ELEVATIONS
- P04 ELECTRICAL PLAN
- P05 FITTING PLAN
- P06 KITCHEN PLAN

Concept Plans

Concept 1
December 2025

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

REVISION: C01
PROJECT NO. 1307
DRAWN BY: JBD
HC: TMS



NB: Boundary Lines are Indicative Only

REVISION: BY DATE:
Drawn JBD Oct 27 2025

Verify all dimensions on site before commencing work.
Refer to figured dimensions. Refer any discrepancies to
Alderson Manufacturing Ltd.

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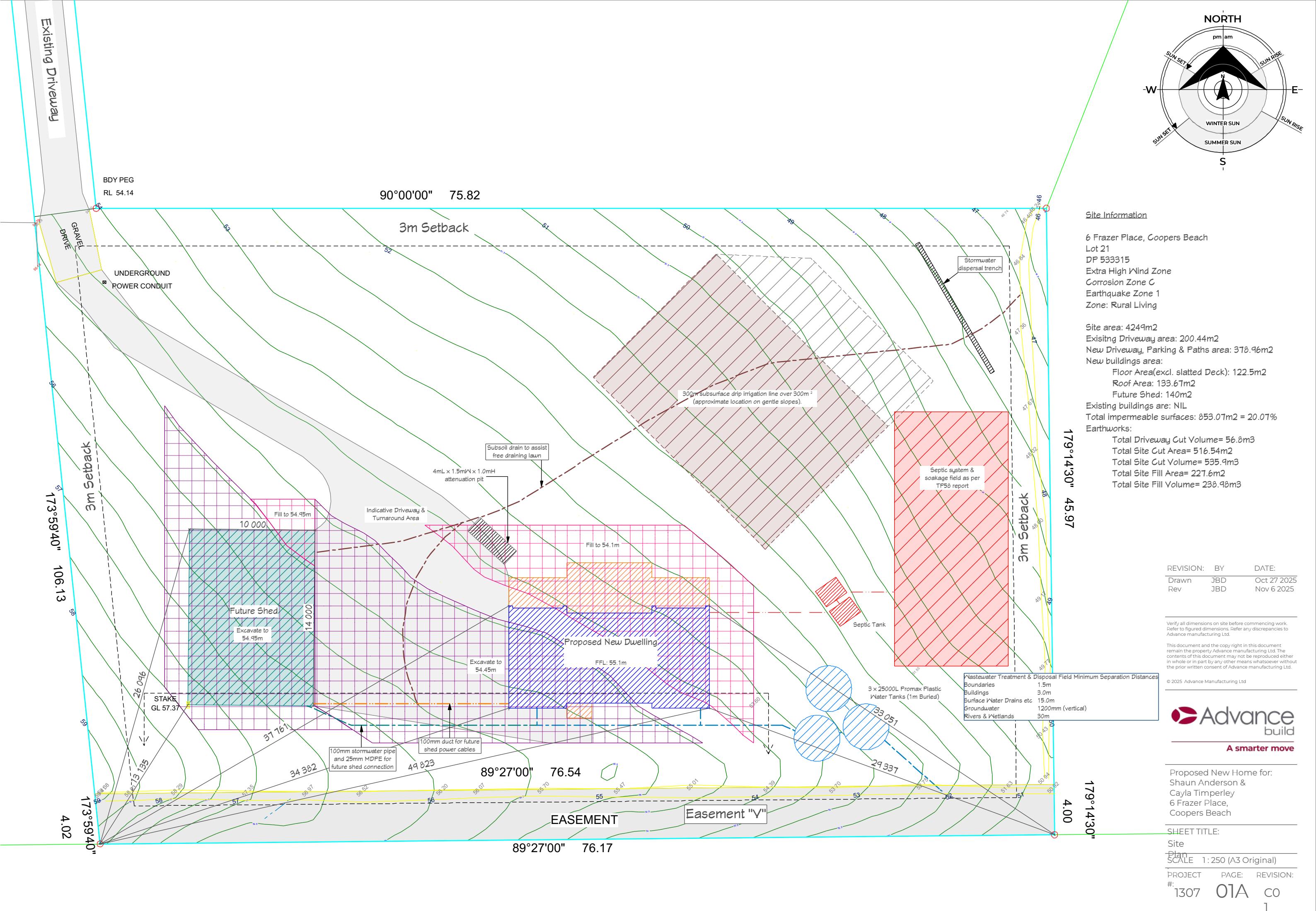
Proposed New Home for:
Shaun Anderson &
Cayla Timperley
6 Frazer Place,
Coopers Beach

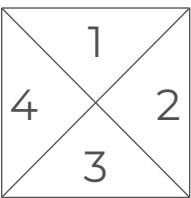
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Site Location

Plan SCALE NTS

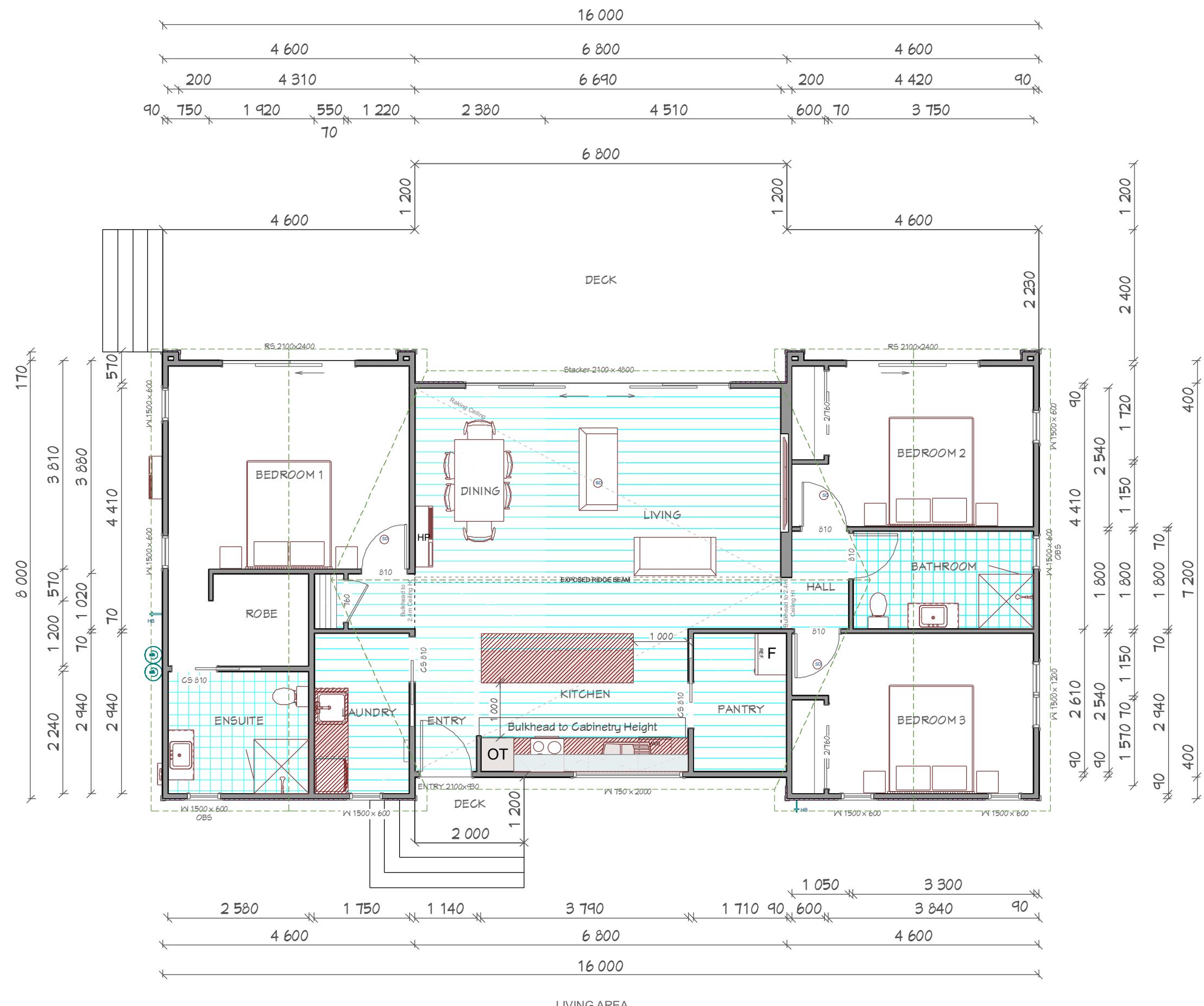
PROJECT #: 1307 PAGE: 01 REVISION: 00

1507 01 00
1





Elevations



REVISION:	BY	DATE:
Drawn	JBD	Sep 25 2025
Rev	HCA	Oct 01 2025
Rev	HCA	Oct 03 2025
Rev	HCA	Oct 16 2025
Rev	JBD	Oct 30 2025
Rev	JBD	Nov 6 2025
Rev	JBD	Nov 14 2025
Rev	JBD	Nov 25 2025

Verify all dimensions on site before commencing work. Refer to figured dimensions. Refer any discrepancies to the architect or engineer.

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SHEET TITLE: Fl. Bl.

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PROJECT PAGE: REVISION:

#:
1307 02 P01

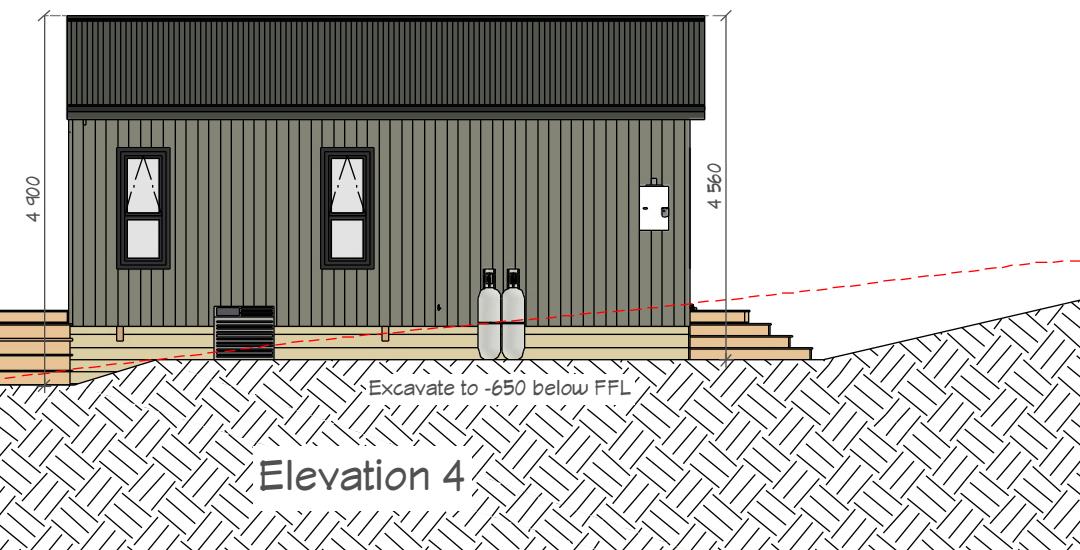
Armorsteel Corrugate, Coastal
0.40mm roofing or similar

Weathergroove Smooth 150mm
cladding - 20mm drained cavity

Weathertex Selflok Ecogroove 150mm
Horizontal Groove cladding - 20mm drained cavity
To Recess- Elevation 1 (Living/Dining wall)

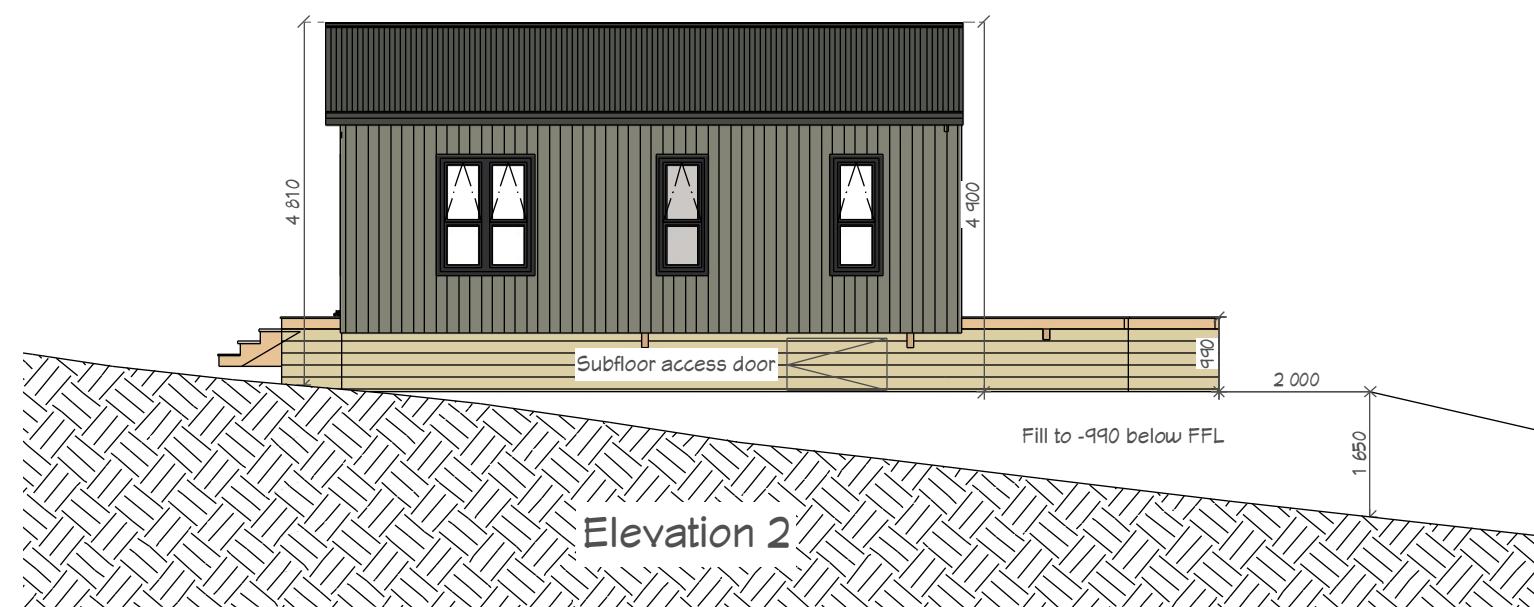


Roof Pitch 25 deg & 12 deg
Stud height - 12deg raking from 2.4m to Kit/Liv/Din/Ent
- 2.4m Flat Elsewhere



Double glazed windows

140mm H3 baseboards, 25mm gap



REVISION: BY DATE:
Drawn JBD Oct 27 2025
Rev JBD Nov 6 2025
Rev JBD Nov 14 2025
Rev JBD Nov 17 2025

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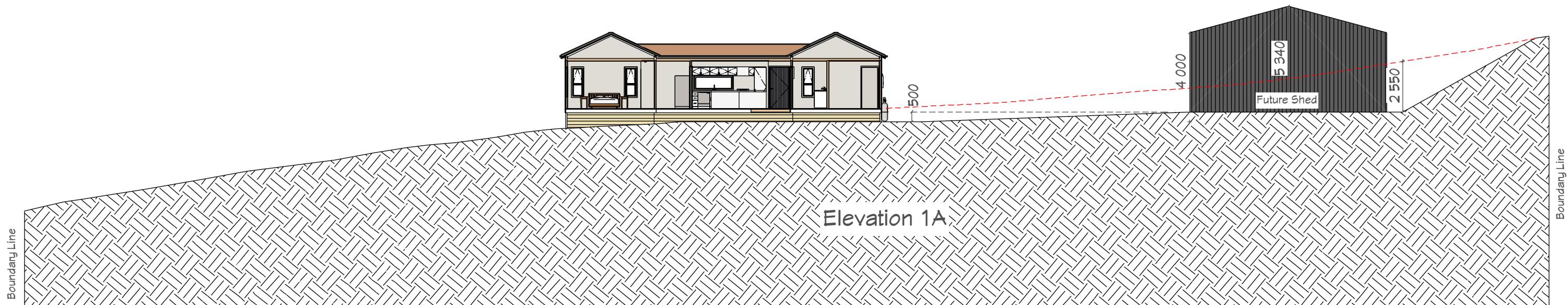
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Proposed New Home for:
Shaun Anderson &
Cayla Timperley
6 Frazer Place,
Coopers Beach

SHEET TITLE:
Elevations

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PROJECT #:
1307
PAGE: 03
REVISION:
CO 1



REVISION: BY DATE:
 Drawn JBD Nov 7 2025
 Rev JBD Nov 14 2025
 Rev JBD Nov 17 2025

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 Refer to figured dimensions. Refer any discrepancies to Advance manufacturing Ltd.

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Proposed New Home for:
 Shaun Anderson &
 Cayla Timperley
 6 Frazer Place,
 Coopers Beach

SHEET TITLE:
 Elevations

SCALE 1:200 (A3 Original)

PROJECT #: 1307
 PAGE: 03
 REVISION: CO
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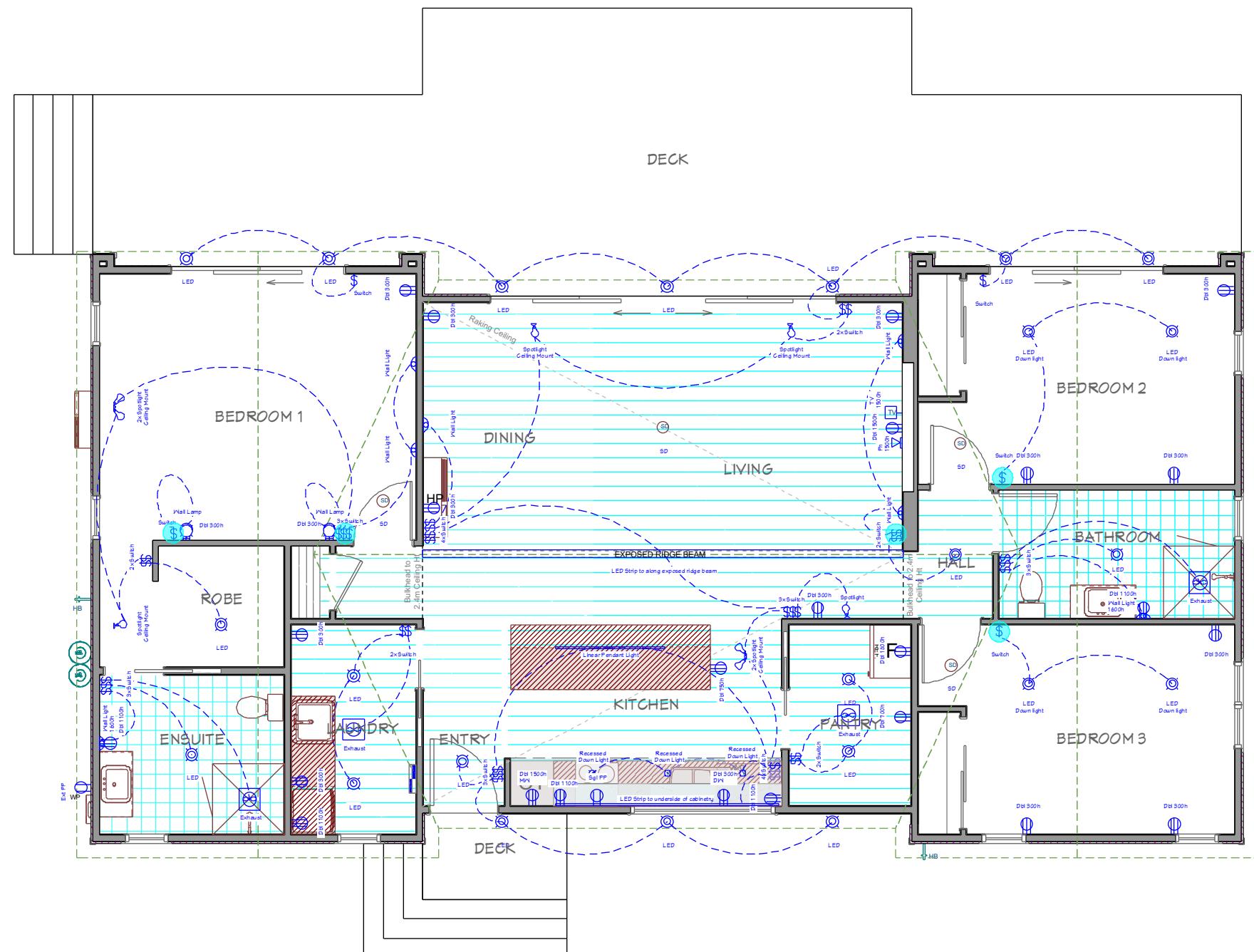
NOTE:

Single Phase Mains Power Connection

Add 1 External Power Point on the Shed (Location TBC)

Electrical Legend

○	Single Power Outlet	1
○	Double Power Outlet	26
□	Television Outlet	1
▽	Telephone Outlet	1
∞	Light Switch	30
○	Recessed Down Light	3
HTR	Heated Towel Rail	
○	Inline Fan	4
○	LED Down Light	23
○	Dimmer Switch	8
○	Interior Wall Light	7
HP	Heat Pump	1
○	Spotlight Ceiling Mount	8
○	Wall Lamp	2
○	Weatherproof Power Outlet	1
○	Linear Pendant Light	1
○	LED Strip lighting underside	1
○	Meter Box	
○	Distribution Board	1
○	Battery Smoke Detector	4



● - Dimmer Switches

REVISION: BY: DATE:
 Drawn JBD Oct 27 2025
 Rev JBD Nov 6 2025
 Rev JBD Nov 17 2025
 Rev JBD Nov 20 2025
 Rev JBD Nov 25 2025
 Rev JBD Dec 5 2025

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Proposed New Home for:
 Shaun Anderson &
 Cayla Timperley
 6 Frazer Place,
 Coopers Beach

SHEET TITLE:
 Electrical Plan

SCALE 1:75 (A3 Original)

PROJECT #: 1307 PAGE: 04 REVISION: 1 CO 1



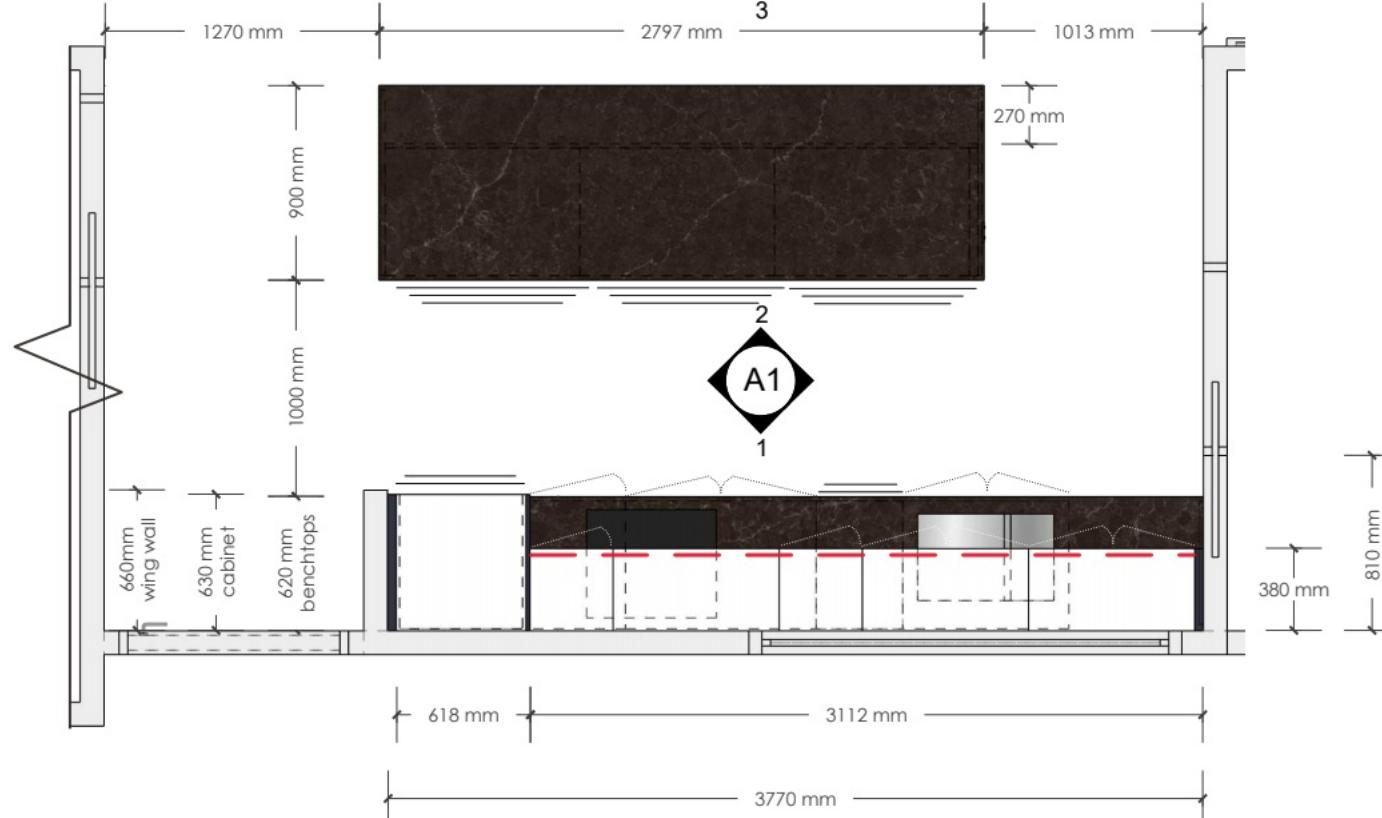
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(to be supplied and installed by Owner)



Kitchen:

A1

3

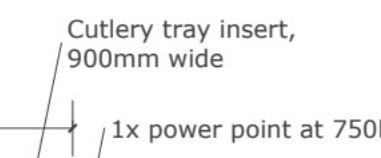
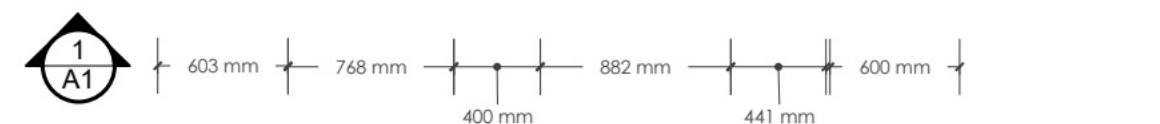
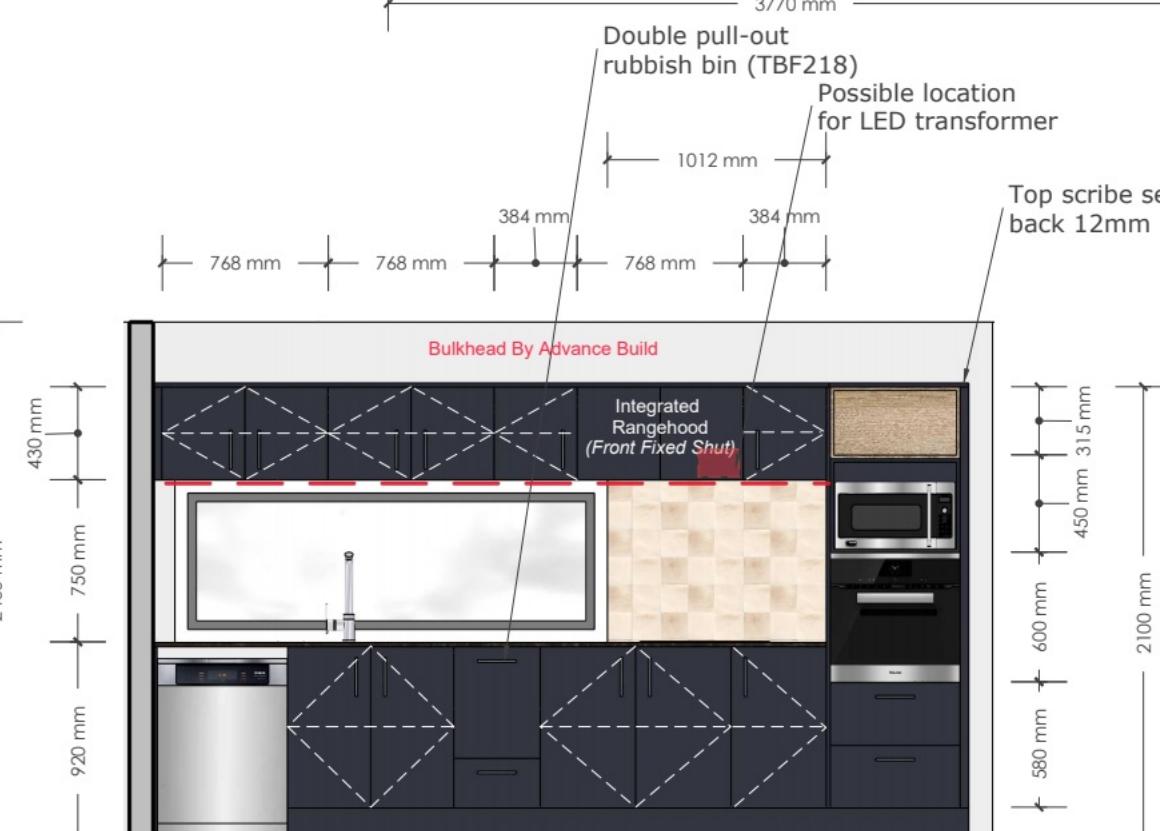


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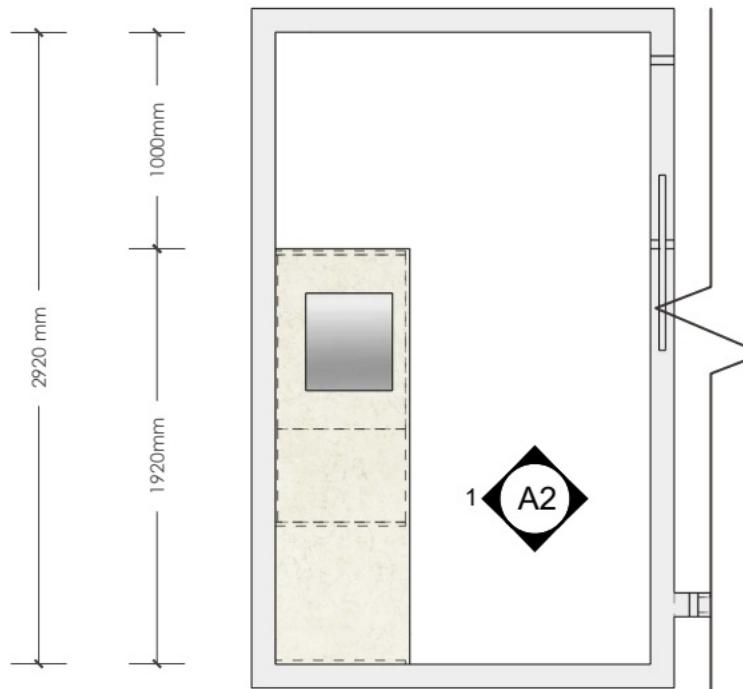
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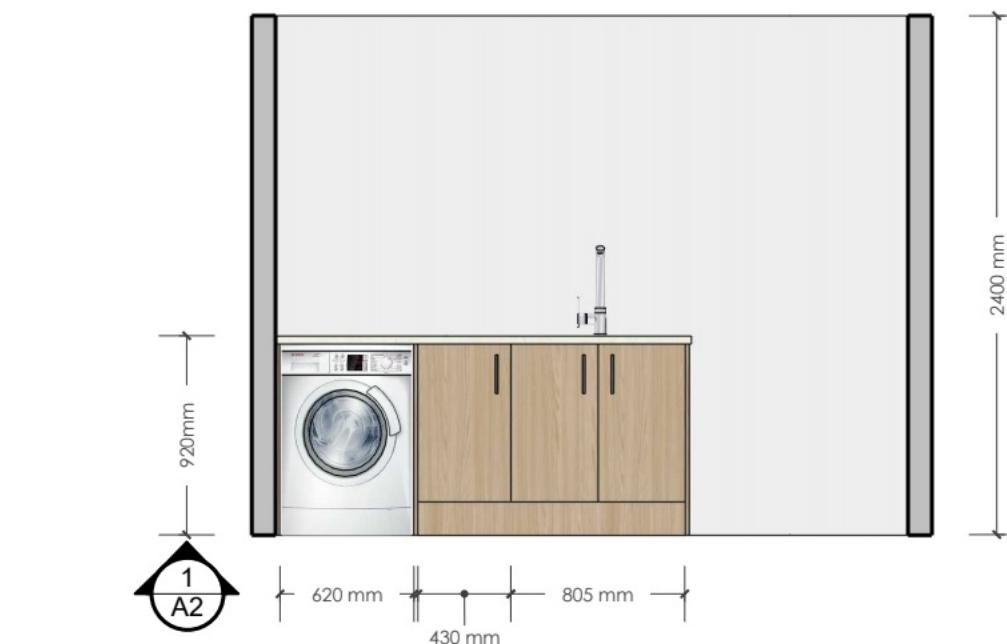
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Laundry:



620 mm
1730 mm



1
A2
620 mm
430 mm
805 mm





STORMWATER AND WASTEWATER DESIGN REPORT

**6 Frazer Place
Coopers Beach
(Lot 21 DP 533315)**

STORMWATER AND WASTERWATER DESIGN REPORT

6 Frazer Place

Coopers Beach

(Lot 21 DP 533315)

Report prepared for: Advance Build

Report reference: 19940

Date: 26 November 2025

Revision: 1

Document Control

Date	Revision	Description	Prepared by:	Reviewed by:	Authorised by:
26/11/2025	1	Building Consent Issue	R Beasley	S Scott Compton	M Jacobson



association of
consulting and
engineering

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Appendices

A	Drawings
B	On-site Wastewater Disposal Details
C	Stormwater Attenuation Design and Details
D	TP58 Form

STORMWATER AND WASTEWATER DESIGN REPORT

6 Frazer Place, Coopers Beach

(Lot 21 DP 533315)

1.0 Introduction

RS Eng Ltd (RS Eng) has been engaged by Advance Build to design stormwater and wastewater systems for the proposed new dwelling. The purpose of this report is to detail the design of a stormwater attenuation system, on-site wastewater disposal system and provide stormwater disposal recommendations.

The client proposes to construct a three-bedroom dwelling, founded on standard timber pile foundations.

2.0 Site Description

This 0.4249ha property is accessed south off Frazer Place, some 90m southeast of the intersection with Vidar Way. The property consists of gentle slopes ($<10^\circ$), generally falling towards the northeast, underlain with Mangonui Formation. Ground coverage consists of pasture over the property.



Figure 1: Lot 21 DP 533315.

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.
- Property Consent Notice.
- TMC Consulting Engineers Ltd – “*Lot 21 Frazer Place, Coopers Beach Site Suitability Report*” – dated 01 November 2021.

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 Mangonui Formation, which has been described as follows: “*Conglomerate, pebbly sandstone, mudstone and lignite.*”

3.3 Referenced Reports

The property was reported on by TMC Consulting Engineers Ltd in a report entitled “*Lot 21 Frazer Place, Coopers Beach Site Suitability Report*” dated 1 November 2021. The following statements were made:

- *“The natural subsurface conditions are considered to be generally consistent with the published geological information.*
- *Based on the results of our fieldwork investigation, along with our knowledge and experience with these soils, we classify the investigated site as CLASS M, Moderately Expansive in terms of AS2870:2011.*
- *Groundwater ingress was noted at depths of 1.4m and 1.6m bgl within BH1 and BH2 respectively.*
- *Concentrated stormwater flows from driveways, tanks, roofed and paved areas, etc. must be collected and carried in sealed pipes or drains and discharged in a controlled manner to a disposal point as appropriate.*
- *In terms of AS/NZS 1547:2012, site soils are assessed as a Category 5; Light Clays.”*

4.0 On-site Wastewater Disposal

4.1 Site Evaluation

The land available for effluent disposal is gently sloped (less than 10°) and waxing planar. Subsoil investigations from the Suitability Report referenced in this report, have assessed the soil as Category 5 as per AS/NZS 1547:2012. 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.

4.2 Design

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

Table 1: Wastewater Disposal Calculations.

Number of Bedrooms	3	No.
Number of Persons	5	No.
Flow Allowance	180	L/person/Day
Total Flow	900	L/Day
Irrigation Rate (DIR)	3.0	L/m ² /day
Irrigation Area Required	300	m ²
Irrigation Line Spacing	1.0	m

4.3 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
Floodplain Exclusion	5% AEP	5% AEP
Reserve area	30%	30%

As per the consent notice requirements, a TP58 form has been included in Appendix D.

5.0 Stormwater Attenuation Assessment

The consent notice specifies that all new impervious surfaces be attenuated.

The new dwelling and future shed are proposed to have roof areas and a new paved area of 134m², 141m² and 415m², respectively. The existing driveway has been excluded from the design. Impervious surfaces allow little or no infiltration of stormwater into the ground, causing a greater volume and peak flow of rainfall runoff. As a result, attenuation of the stormwater runoff is

required. This minimises any potential adverse effects on downstream properties and council assets.

The property consent notice specifies that post-development stormwater runoff be attenuated for the 2% Annual Exceedance Probability (AEP) event, plus climate change.

It is proposed to direct stormwater runoff from the roof of the new dwelling and future shed into rainwater storage tanks and runoff from part of the driveway into an attenuation pit, both with restricted outlets which reduce the peak flows to predevelopment levels. The attenuation structures restrict stormwater runoff to compensate for the increased flows from the uncollected paved area.

The pre-development and post-development runoff flows were modelled using HydroCAD. The United States Department of Agriculture Technical Release 55 (TR55) Type 1A method was adopted for calculating the run-off flow, using rainfall depths from HIRDS 4 (High Intensity Rainfall Design System, NIWA) including an additional 20% rainfall depth to account for climate change as required by FNDC ES. The subsoils have been assessed as Light Clays, designated as Group C soils with fair grass cover, from FNDC ES. Table 3 includes a summary of the stormwater attenuation modelling.

The FNDC ES Section 4.3.21.2 states that when stormwater is being re-used (i.e. water supply from rainwater tanks) then a reduction in attenuation volume is allowed. Table 4.12 of the FNDC ES specifies a 25% reduction in attenuation for 275m² using two 25,000L water tanks. Included below is the calculation of storage adjustment used to account for this in HydroCAD.

$$\text{Storage adjustment} = 1 / \left[1 - \left(\text{Reduction} * \frac{\text{Roof Area}}{\text{Total Area}} \right) \right]$$

Table 3: Stormwater Attenuation Design Summary.

	Pre-development	Post-development	
Permeable Area (m ²) Grassed	690		
Impervious Area (m ²) Roof		134	
Shed		141	
Paved (uncollected)		315	
Paved (collected)		100	
Peak flow l/s From surfaces	2% AEP 6.83	2% AEP +20% 10.63	
Total attenuated flows		6.80	
Tank storage required		11.8m ³	
Pit storage (38% voids)		2.2m ³	
Attenuation Tank Summary			
Tank	2x 25,000L water tanks		
Tank Diameter	3.6m		
	Diameter	Depth from Overflow	
Primary Orifice	31mm	0.52m	
Attenuation Storage Pit Summary			
Material	65 – 40 Washed Graded Chip		
	Length	Width	Depth
Pit Dimensions	4.0m	1.5m	1.0m
	Diameter		Depth from Base
Primary Orifice	20mm		0.0m

6.0 Stormwater Disposal

Uncontrolled and concentrated stormwater discharges can result in erosion and slope instability. RS Eng recommends that stormwater is collected where possible and piped to a dispersal trench. See Appendix A for sizing and details.

7.0 Limitations

This report has been prepared solely for the benefit of our client. The purpose is to design stormwater and wastewater disposal systems for the shed and 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.

This report does not address matters relating to the National Environmental Standard for Contaminated Sites, and if applicable separate advice should be sought on this matter from a suitably qualified person.

Prepared by:



Rachel Beasley

Geologist

BSc(Geology)

Reviewed by:



Sarah Scott Compton

Senior Technician

NZDE(Civil)

Approved by:



Matthew Jacobson

Director

NZDE(Civil), BE(Hons)(Civil), CPEng, CMEngNZ

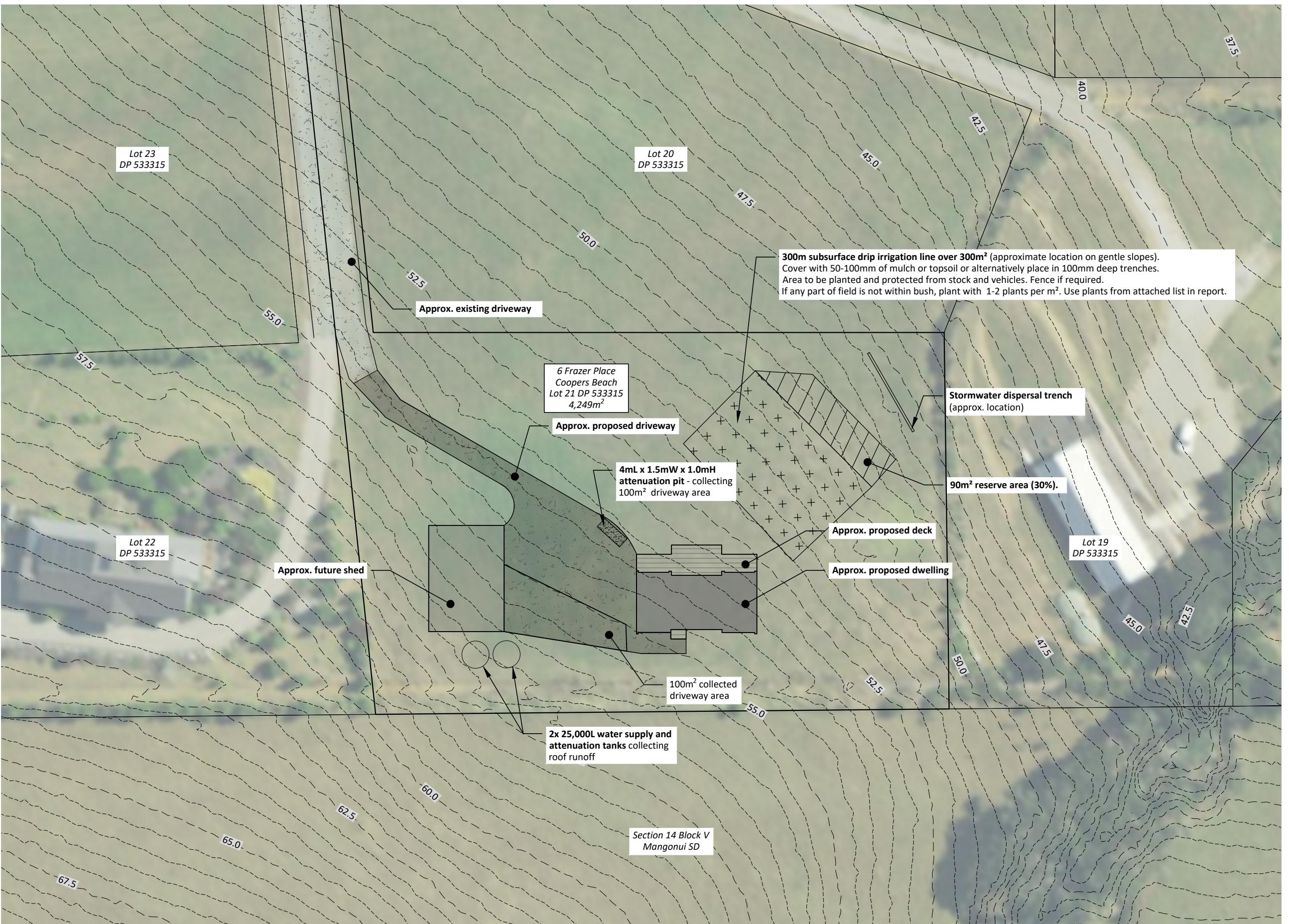
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Appendix A

Drawings

NOTES:

- If any part of these documents are unclear, please contact RSEng Ltd.
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WORK IN PROGRESS



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

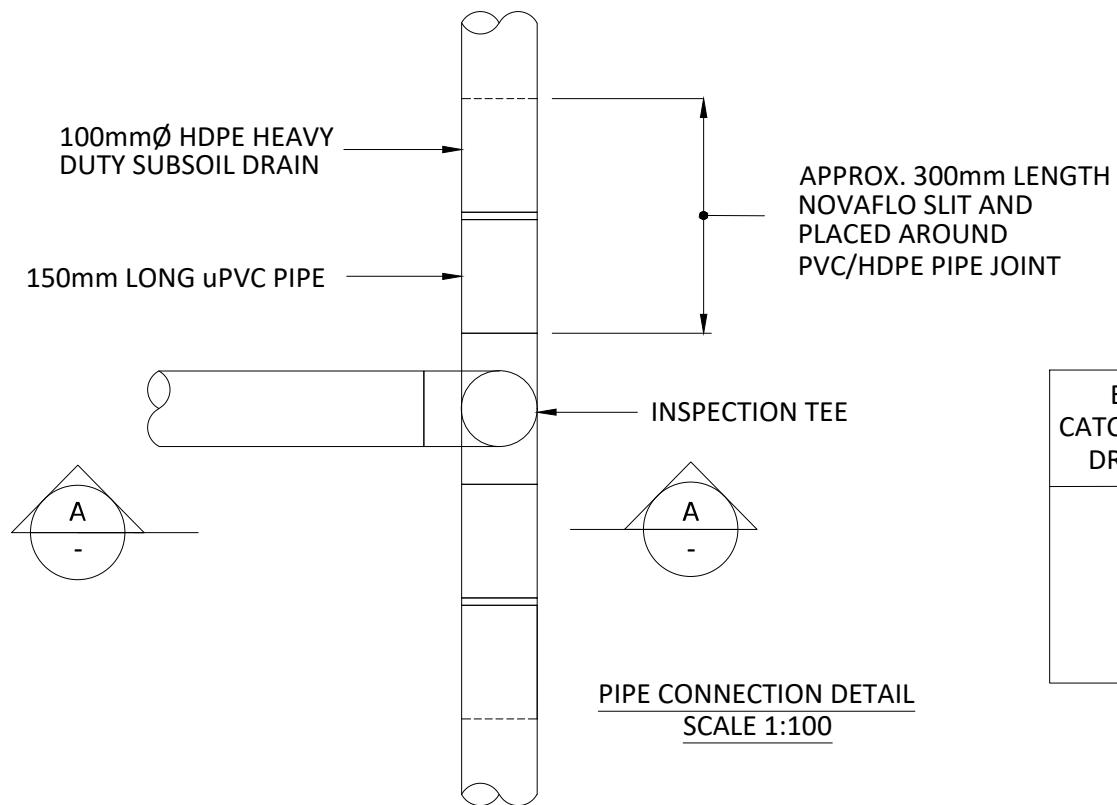
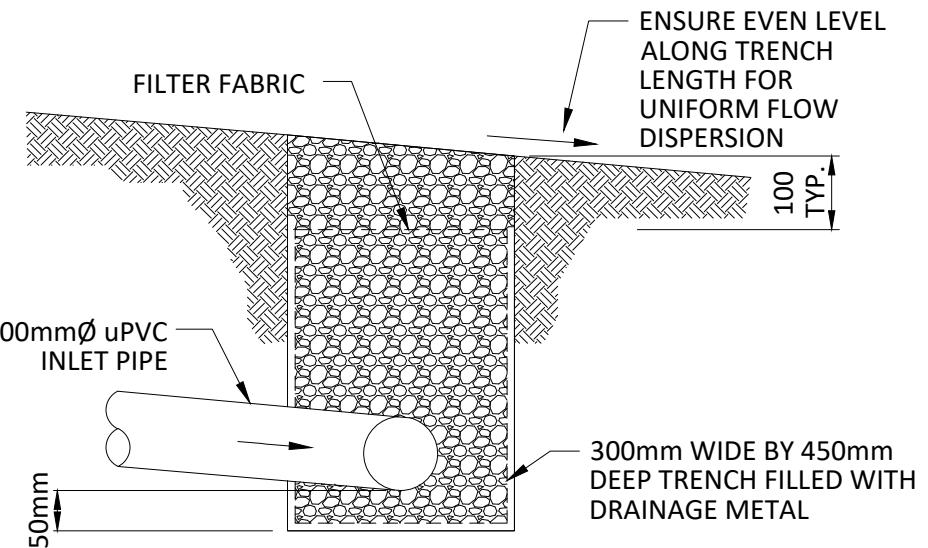
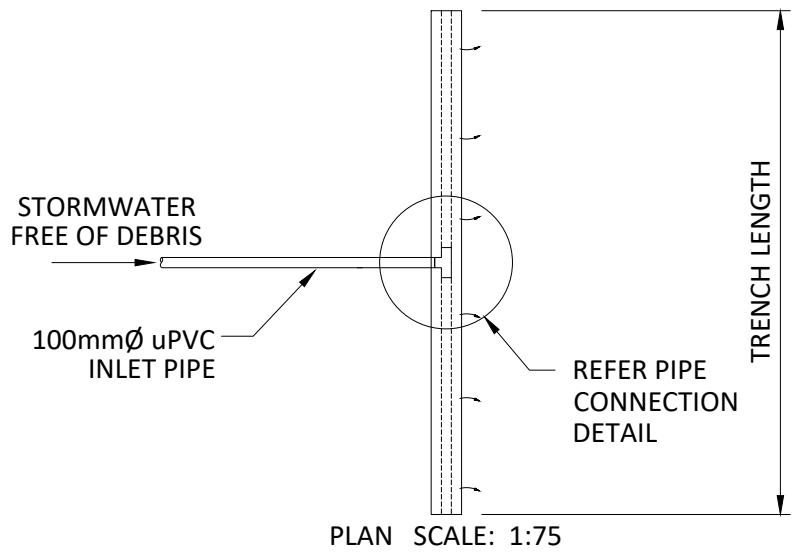
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**PROPOSED NEW DWELLING
SUITABILITY REPORT
SITE PLAN**

Client
ADVANCE BUILD LTD
Location
**6 FRAZER PLACE
COOPERS BEACH**

Scale 1:500
Rev No. A
Original A3
25/11/2025 A Original Issue
Date Rev Notes
Drawn by: LMC Reviewed by: SSC Approved by: MJ
Job No. 19940

0 5 10
PLAN 1:500
Sheet No. A
C01



DESIGN PARAMETERS

EFFECTIVE CATCHMENT AREA DRAINED (m ²)	TRENCH LENGTH (m)
100	8
200	12
300	14
400	16
500	18
600	20



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

Title: **STANDARD DISPERSAL DRAIN TYPICAL DETAIL**

Client: _____

Location: _____

2018 A Original Issue

Date Rev Notes

Scale	Original	A4
As Shown	Original	Rev
Drawn by NW	Approved by ST	File _____
		Sheet 1

Appendix B

On-site Wastewater Disposal Details

Irrigation Field Installation Details

- Use a system producing secondary treated effluent.
- **Use 300m (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

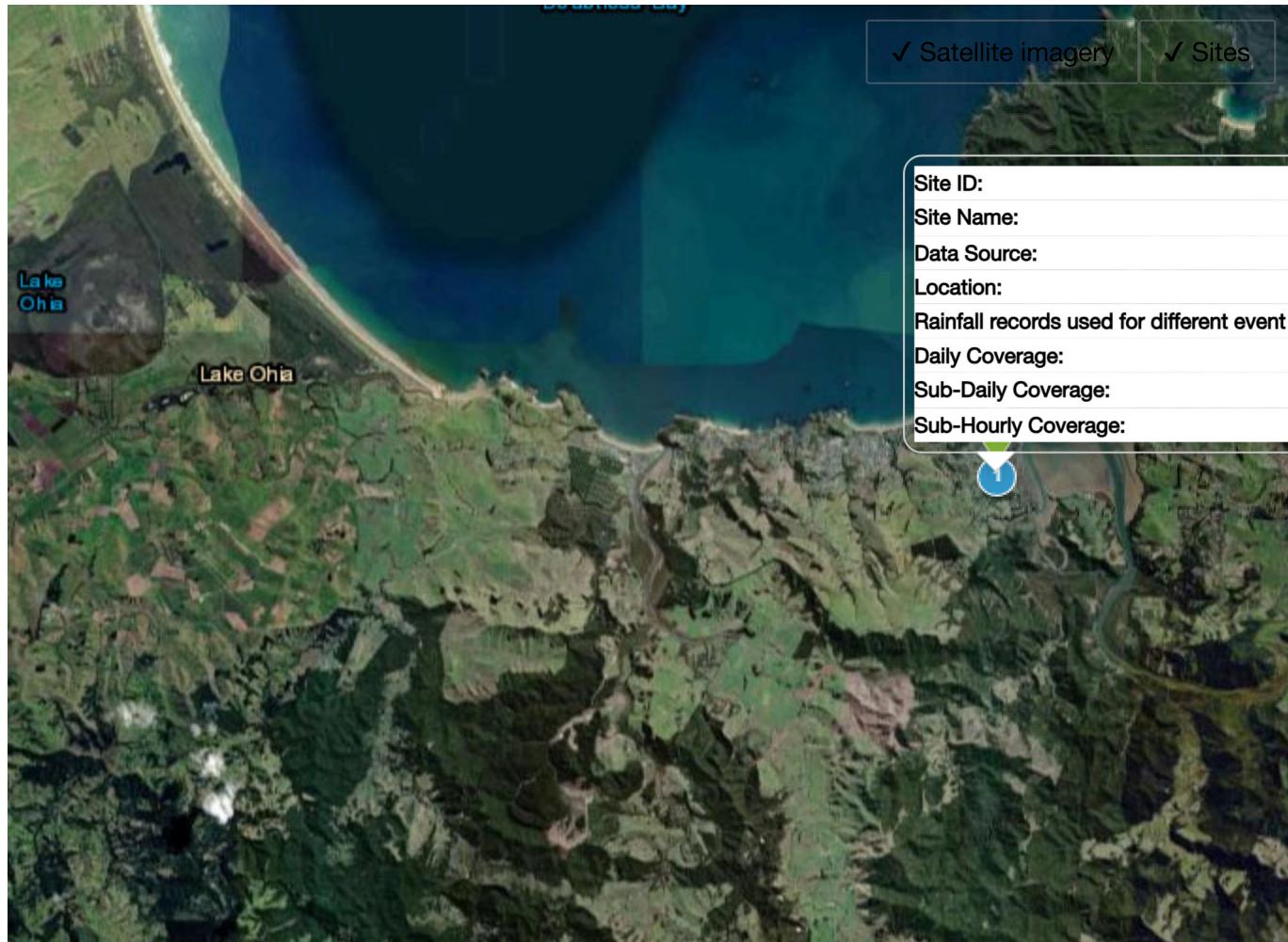
Appendix C

Stormwater Attenuation Design and Details

High Intensity Rainfall Design System V4 (/)

Location

Address search	Vidar Way, Coopers Beach, Te Hiku Community, Far North District, Northland, 042
----------------	---



Site Information

To generate a set of results, either click on an existing data point, or a new location and enter a site name, then press the Generate Report button.

Latitude
Longitude

Site Name	
Site Id	A43951

Output Table Format

- Depth - Duration - Frequency
- Intensity - Duration - Frequency

[Generate Report](#)

Results

[Spreadsheet Download](#) 

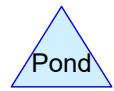
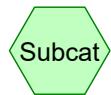
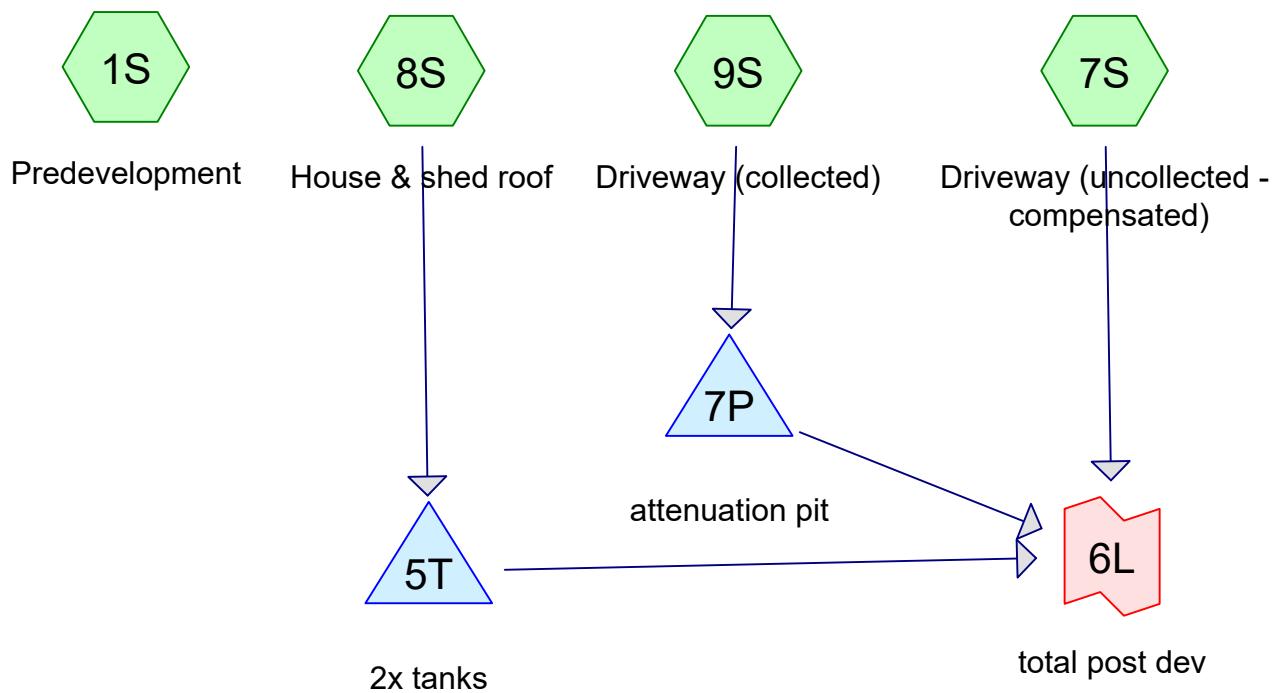
Site Details	Historical Data	RCP2.6 Scenario	RCP4.5 Scenario	RCP6.0 Scenario									
ARI	AEP	10m	20m	30m	1h	2h	6h	12h	24h	48h	72h	96h	120h
1.58	0.633	8.69	13.3	16.8	24.3	33.9	53.5	68.0	83.5	98.8	107	113	117
2	0.500	9.54	14.6	18.5	26.7	37.3	58.8	74.8	91.8	109	118	124	129
5	0.200	12.5	19.1	24.2	35.0	48.9	77.2	98.2	121	143	155	163	169
10	0.100	14.7	22.5	28.4	41.2	57.5	90.9	116	142	169	183	193	200
20	0.050	16.9	25.9	32.8	47.5	66.4	105	134	164	195	212	223	231
30	0.033	18.2	28.0	35.4	51.3	71.8	114	145	178	211	229	241	250
40	0.025	19.2	29.5	37.3	54.1	75.6	120	152	187	222	242	254	264
50	0.020	20.0	30.7	38.7	56.2	78.6	124	159	195	231	251	265	274
60	0.017	20.6	31.6	40.0	58.0	81.1	128	164	201	239	259	273	283
80	0.013	21.6	33.1	41.9	60.7	85.0	135	172	211	250	272	287	297
100	0.010	22.3	34.3	43.4	62.9	88.1	139	178	219	260	282	297	308
250	0.004	25.4	39.1	49.4	71.7	100	159	203	250	297	323	340	353

Depth standard error (mm) :: Historical Data

ARI	AEP	10m	20m	30m	1h	2h	6h	12h	24h	48h	72h	96h	120h
1.58	0.633	1.1	1.5	1.6	2.3	3.4	6.0	9.2	3.5	2.7	4.0	3.6	5.9
2	0.500	1.2	1.6	1.8	2.6	3.7	6.6	10	3.8	2.8	4.3	3.8	6.5
5	0.200	1.7	2.3	2.6	3.7	5.2	9.2	14	5.8	5.3	7.1	6.6	9.7
10	0.100	2.2	3.0	3.5	4.8	6.8	12	17	8.3	8.5	10	10	13
20	0.050	2.7	4.0	4.7	6.2	8.9	15	22	12	13	15	15	18
30	0.033	3.2	4.7	5.6	7.3	11	18	26	14	16	18	18	21
40	0.025	3.5	5.2	6.2	8.2	12	20	29	16	18	21	21	24
50	0.020	3.8	5.7	6.8	8.9	13	22	31	18	20	23	23	26
60	0.017	4.0	6.1	7.3	9.6	14	23	34	19	22	25	25	28
80	0.013	4.5	6.9	8.2	11	16	26	38	22	25	28	28	32
100	0.010	4.8	7.5	8.9	12	17	29	41	24	27	31	31	35
24.0	250	2017 NIWA and New Zealand Regional Councils	11	13	17	25	41	58	34	39	44	45	49

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Routing Diagram for 19940 Attenuation - 2x water supply tank
 Prepared by {enter your company name here}, Printed 25/11/2025
 HydroCAD® 10.00-15 s/n 06482 © 2015 HydroCAD Software Solutions LLC

Summary for Subcatchment 1S: Predevelopment

This subcatchment reproduces the runoff calculation from Sample Job #1 in the TR-20 manual.

Since TR-20 has no CN or Tc calculation procedures, these values have been entered directly, rather than using HydroCAD's built-in CN lookup table and Tc calculation procedures.

The resulting peak flow of 2176cfs is approximately 4% higher than the published TR-20 value of 2097cfs. This difference occurs at small Tc values due to the additional detail provided by the polynomial-based rainfall distributions used in HydroCAD.

If a more exact TR-20 match is desired, an optional "Type II 24-hr Tabular" rainfall definition is available, which produces a peak runoff of 2099cfs, just 0.1% higher than TR-20.

Runoff = 6.83 l/s @ 7.98 hrs, Volume= 98.8 m³, Depth> 143 mm

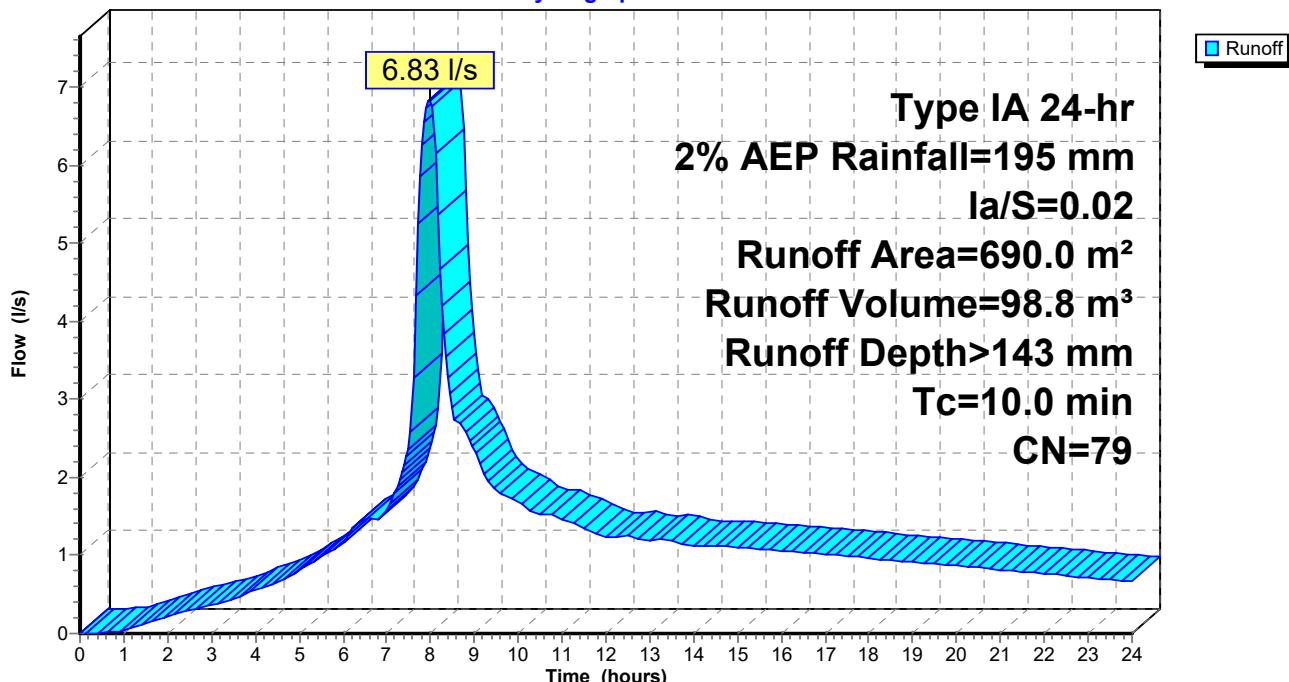
Runoff by SCS TR-20 method, UH=SCS, Weighted-CN, Time Span= 0.00-24.00 hrs, dt= 0.05 hrs
Type IA 24-hr 2% AEP Rainfall=195 mm, Ia/S=0.02

Area (m ²)	CN	Description
690.0	79	50-75% Grass cover, Fair, HSG C
690.0		100.00% Pervious Area

Tc (min)	Length (meters)	Slope (m/m)	Velocity (m/sec)	Capacity (m ³ /s)	Description
10.0					Direct Entry,

Subcatchment 1S: Predevelopment

Hydrograph



Summary for Subcatchment 7S: Driveway (uncollected - compensated)

This subcatchment reproduces the runoff calculation from Sample Job #1 in the TR-20 manual.

Since TR-20 has no CN or Tc calculation procedures, these values have been entered directly, rather than using HydroCAD's built-in CN lookup table and Tc calculation procedures.

The resulting peak flow of 2176cfs is approximately 4% higher than the published TR-20 value of 2097cfs. This difference occurs at small Tc values due to the additional detail provided by the polynomial-based rainfall distributions used in HydroCAD.

If a more exact TR-20 match is desired, an optional "Type II 24-hr Tabular" rainfall definition is available, which produces a peak runoff of 2099cfs, just 0.1% higher than TR-20.

Runoff = 4.85 l/s @ 7.94 hrs, Volume= 71.9 m³, Depth> 228 mm

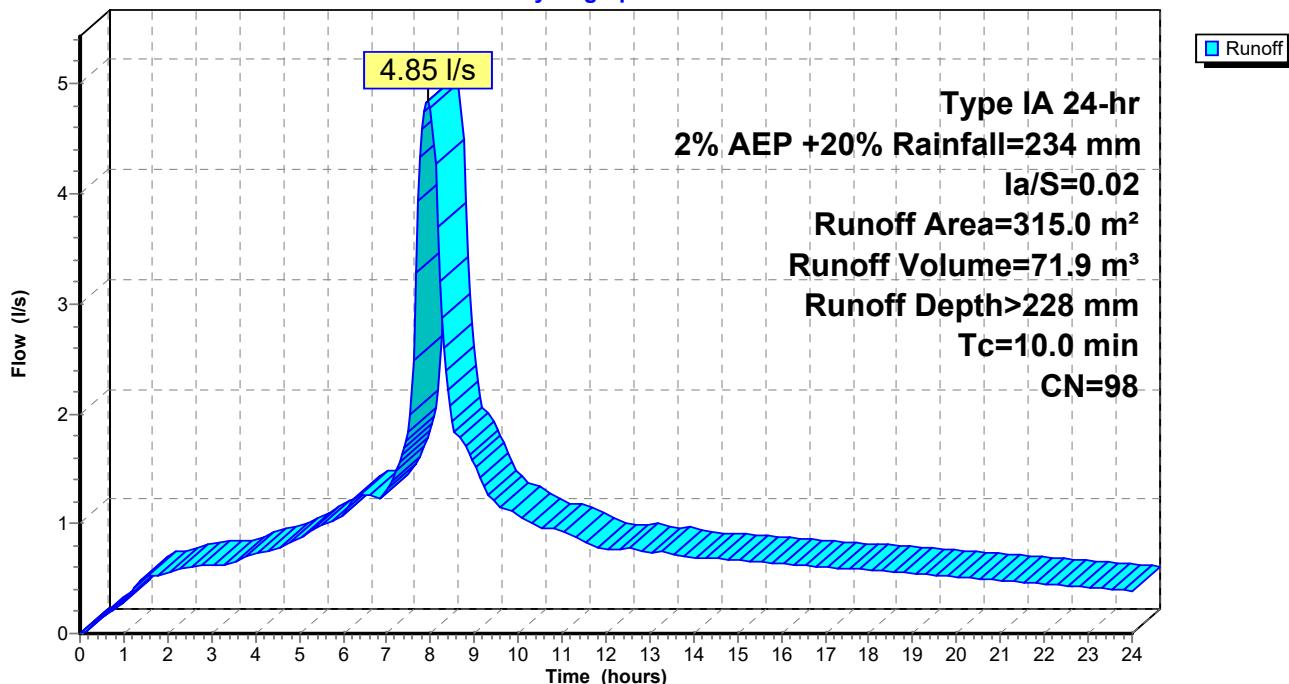
Runoff by SCS TR-20 method, UH=SCS, Weighted-CN, Time Span= 0.00-24.00 hrs, dt= 0.05 hrs
 Type IA 24-hr 2% AEP +20% Rainfall=234 mm, Ia/S=0.02

Area (m ²)	CN	Description
315.0	98	Paved parking, HSG C
315.0		100.00% Impervious Area

Tc (min)	Length (meters)	Slope (m/m)	Velocity (m/sec)	Capacity (m ³ /s)	Description
10.0					Direct Entry,

Subcatchment 7S: Driveway (uncollected - compensated)

Hydrograph



Summary for Subcatchment 8S: House & shed roof

This subcatchment reproduces the runoff calculation from Sample Job #1 in the TR-20 manual.

Since TR-20 has no CN or Tc calculation procedures, these values have been entered directly, rather than using HydroCAD's built-in CN lookup table and Tc calculation procedures.

The resulting peak flow of 2176cfs is approximately 4% higher than the published TR-20 value of 2097cfs. This difference occurs at small Tc values due to the additional detail provided by the polynomial-based rainfall distributions used in HydroCAD.

If a more exact TR-20 match is desired, an optional "Type II 24-hr Tabular" rainfall definition is available, which produces a peak runoff of 2099cfs, just 0.1% higher than TR-20.

Runoff = 4.24 l/s @ 7.94 hrs, Volume= 62.8 m³, Depth> 228 mm

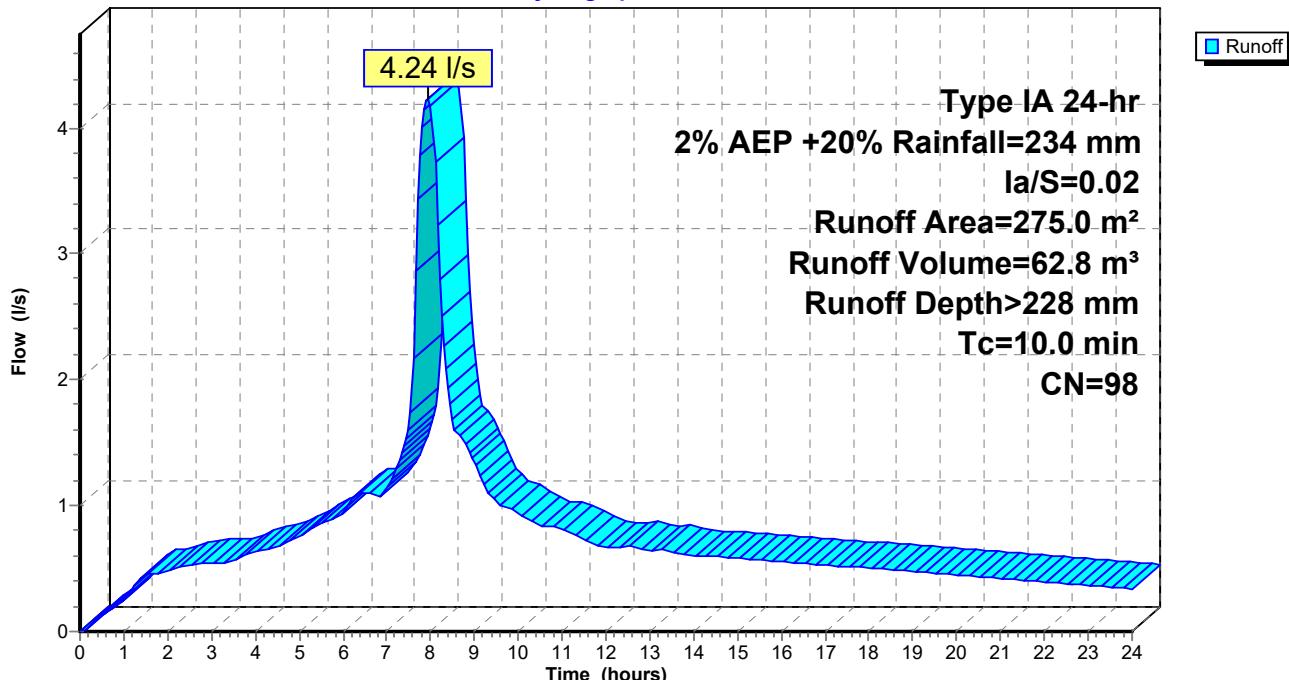
Runoff by SCS TR-20 method, UH=SCS, Weighted-CN, Time Span= 0.00-24.00 hrs, dt= 0.05 hrs
Type IA 24-hr 2% AEP +20% Rainfall=234 mm, Ia/S=0.02

Area (m ²)	CN	Description
275.0	98	House roof
275.0		100.00% Impervious Area

Tc (min)	Length (meters)	Slope (m/m)	Velocity (m/sec)	Capacity (m ³ /s)	Description
10.0					Direct Entry,

Subcatchment 8S: House & shed roof

Hydrograph



Summary for Subcatchment 9S: Driveway (collected)

This subcatchment reproduces the runoff calculation from Sample Job #1 in the TR-20 manual.

Since TR-20 has no CN or Tc calculation procedures, these values have been entered directly, rather than using HydroCAD's built-in CN lookup table and Tc calculation procedures.

The resulting peak flow of 2176cfs is approximately 4% higher than the published TR-20 value of 2097cfs. This difference occurs at small Tc values due to the additional detail provided by the polynomial-based rainfall distributions used in HydroCAD.

If a more exact TR-20 match is desired, an optional "Type II 24-hr Tabular" rainfall definition is available, which produces a peak runoff of 2099cfs, just 0.1% higher than TR-20.

Runoff = 1.54 l/s @ 7.94 hrs, Volume= 22.8 m³, Depth> 228 mm

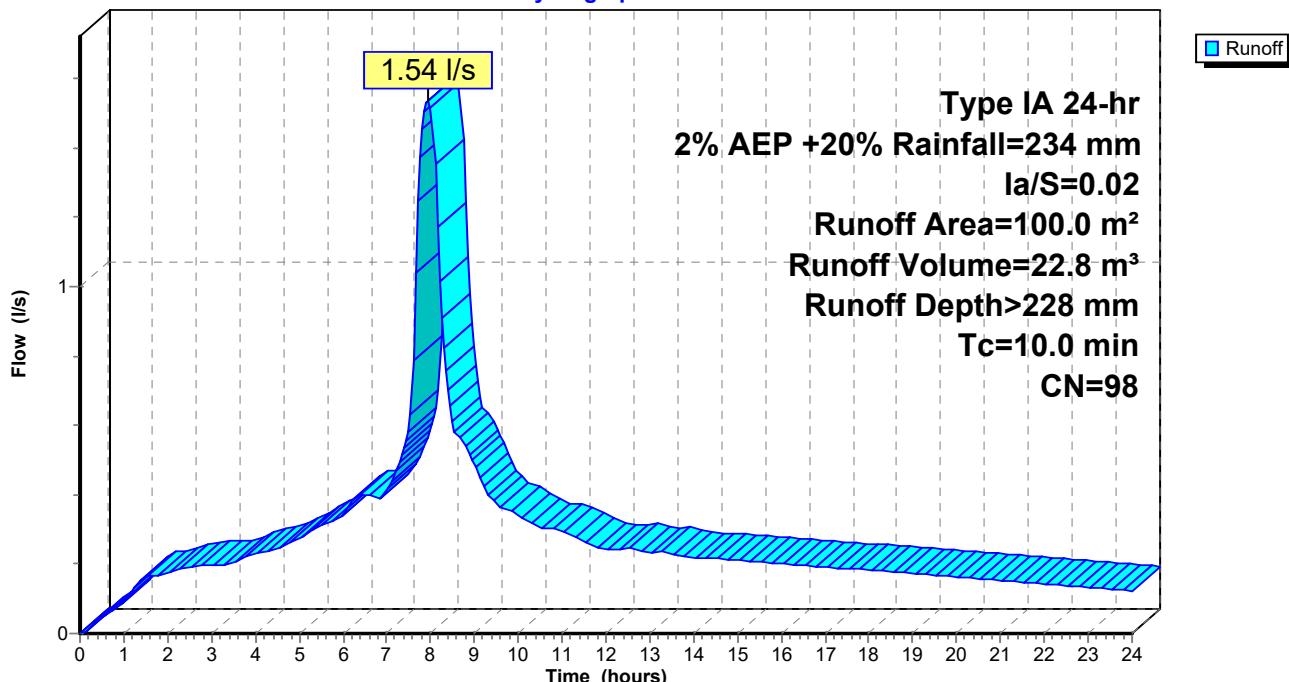
Runoff by SCS TR-20 method, UH=SCS, Weighted-CN, Time Span= 0.00-24.00 hrs, dt= 0.05 hrs
 Type IA 24-hr 2% AEP +20% Rainfall=234 mm, Ia/S=0.02

Area (m ²)	CN	Description
100.0	98	Paved parking, HSG C
100.0		100.00% Impervious Area

Tc (min)	Length (meters)	Slope (m/m)	Velocity (m/sec)	Capacity (m ³ /s)	Description
10.0					Direct Entry,

Subcatchment 9S: Driveway (collected)

Hydrograph



Summary for Pond 5T: 2x tanks

Inflow Area = 275.0 m², 100.00% Impervious, Inflow Depth > 228 mm for 2% AEP +20% event
 Inflow = 4.24 l/s @ 7.94 hrs, Volume= 62.8 m³
 Outflow = 1.43 l/s @ 8.90 hrs, Volume= 61.6 m³, Atten= 66%, Lag= 57.4 min
 Primary = 1.43 l/s @ 8.90 hrs, Volume= 61.6 m³

Routing by Stor-Ind method, Time Span= 0.00-24.00 hrs, dt= 0.05 hrs / 2
 Peak Elev= 0.522 m @ 8.90 hrs Surf.Area= 22.6 m² Storage= 11.8 m³

Plug-Flow detention time= 91.0 min calculated for 61.5 m³ (98% of inflow)
 Center-of-Mass det. time= 76.5 min (721.1 - 644.6)

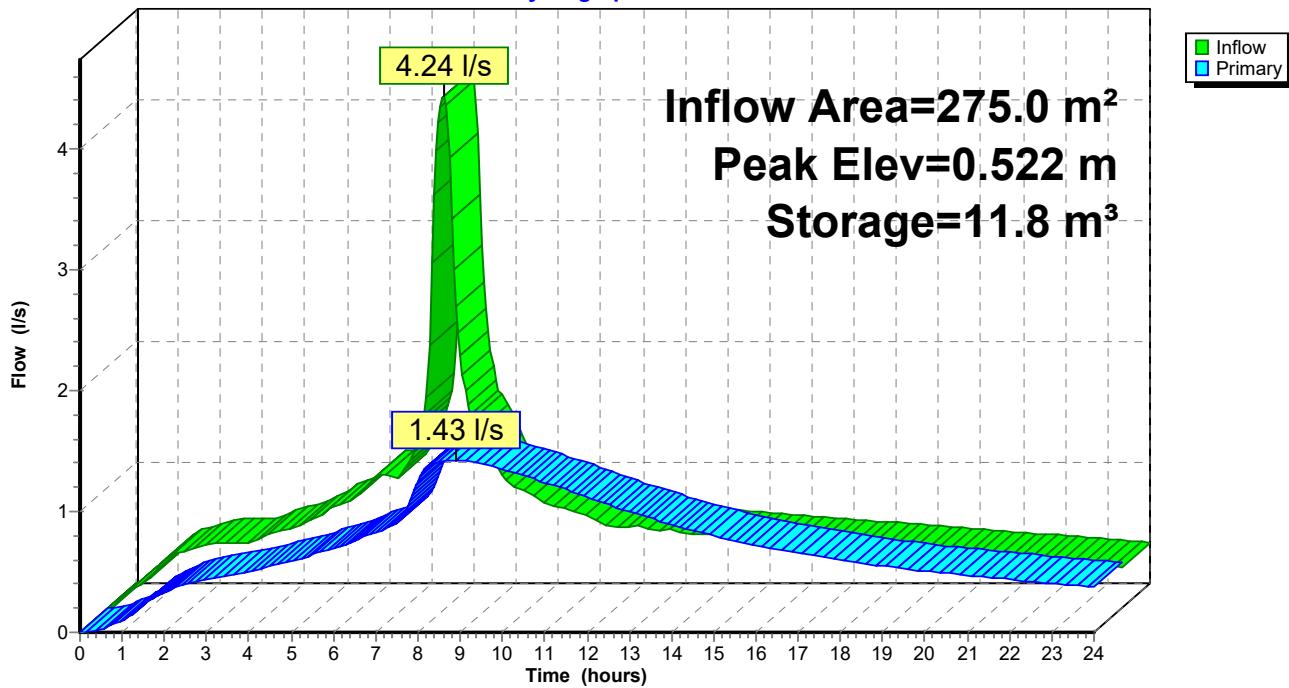
Volume	Invert	Avail.Storage	Storage Description
#1	0.000 m	54.2 m ³	3.60 mD x 2.40 mH Vertical Cone/Cylinder x 2.22

Device	Routing	Invert	Outlet Devices
#1	Primary	0.000 m	31 mm Vert. Orifice/Grate C= 0.600

Primary OutFlow Max=1.43 l/s @ 8.90 hrs HW=0.522 m (Free Discharge)
 ↑ 1=Orifice/Grate (Orifice Controls 1.43 l/s @ 1.89 m/s)

Pond 5T: 2x tanks

Hydrograph



Summary for Pond 7P: attenuation pit

Inflow Area = 100.0 m², 100.00% Impervious, Inflow Depth > 228 mm for 2% AEP +20% event
 Inflow = 1.54 l/s @ 7.94 hrs, Volume= 22.8 m³
 Outflow = 0.82 l/s @ 8.31 hrs, Volume= 22.8 m³, Atten= 47%, Lag= 22.1 min
 Primary = 0.82 l/s @ 8.31 hrs, Volume= 22.8 m³

Routing by Stor-Ind method, Time Span= 0.00-24.00 hrs, dt= 0.05 hrs / 2
 Peak Elev= 0.979 m @ 8.31 hrs Surf.Area= 6.0 m² Storage= 2.2 m³

Plug-Flow detention time= 21.7 min calculated for 22.7 m³ (99% of inflow)
 Center-of-Mass det. time= 19.0 min (663.6 - 644.6)

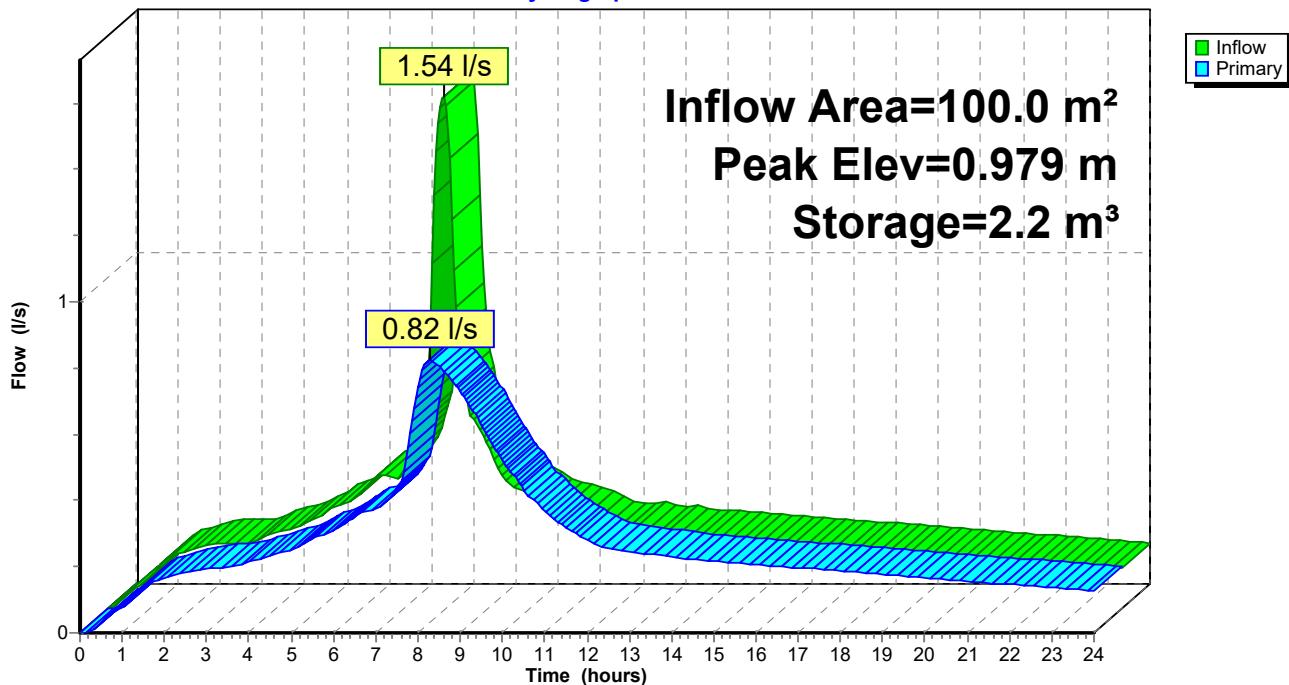
Volume	Invert	Avail.Storage	Storage Description
#1	0.000 m	2.3 m ³	1.50 mW x 4.00 mL x 1.00 mH Prismatoid 6.0 m ³ Overall x 38.0% Voids

Device	Routing	Invert	Outlet Devices
#1	Primary	0.000 m	20 mm Vert. Orifice/Grate C= 0.600

Primary OutFlow Max=0.82 l/s @ 8.31 hrs HW=0.978 m (Free Discharge)
 ↑=Orifice/Grate (Orifice Controls 0.82 l/s @ 2.62 m/s)

Pond 7P: attenuation pit

Hydrograph



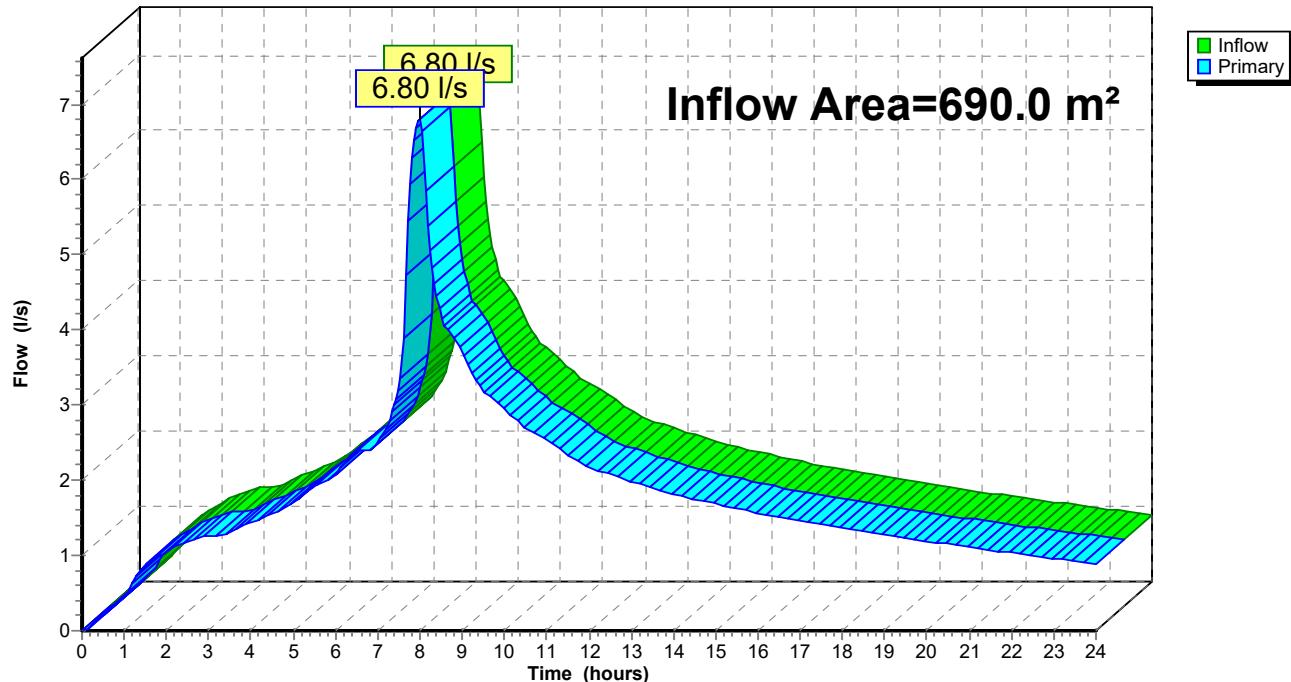
Summary for Link 6L: total post dev

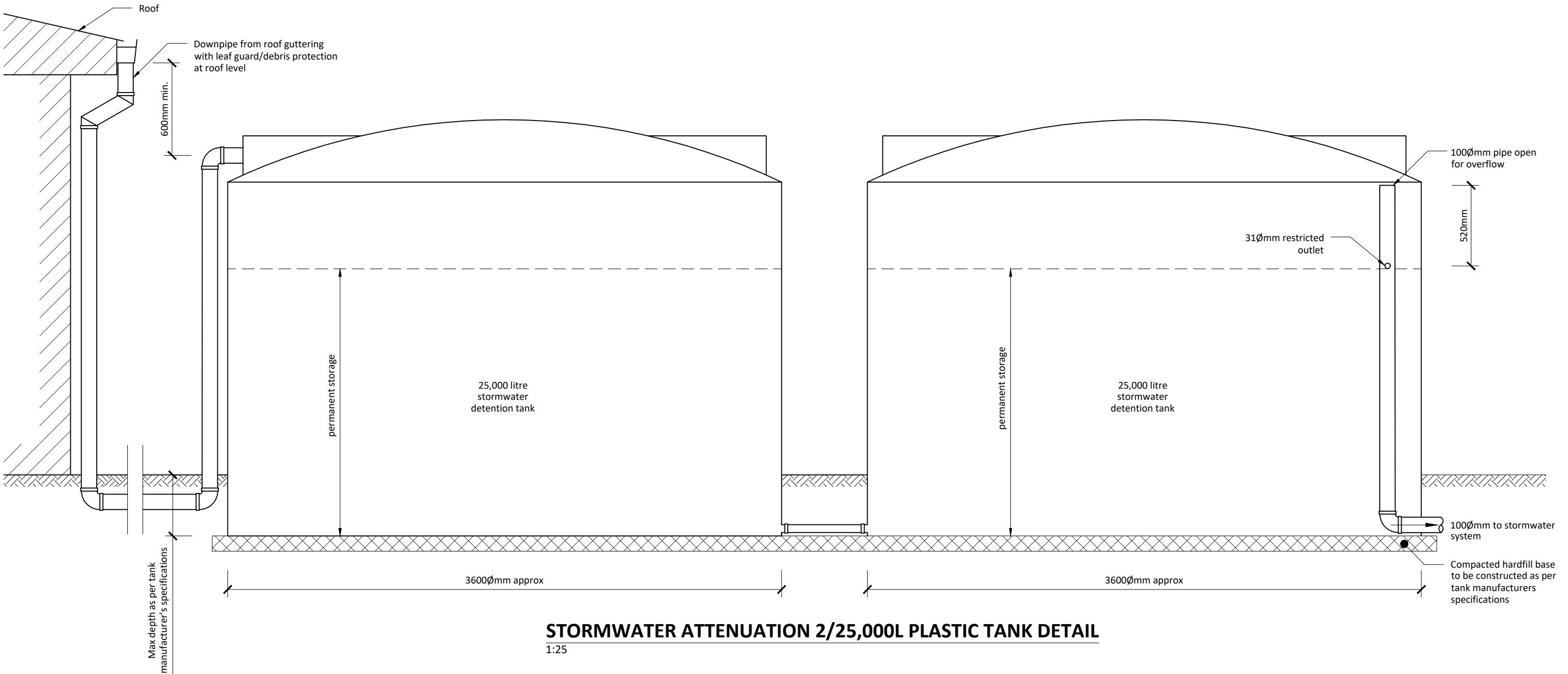
Inflow Area = 690.0 m², 100.00% Impervious, Inflow Depth > 226 mm for 2% AEP +20% event
Inflow = 6.80 l/s @ 7.99 hrs, Volume= 156.3 m³
Primary = 6.80 l/s @ 7.99 hrs, Volume= 156.3 m³, Atten= 0%, Lag= 0.0 min

Primary outflow = Inflow, Time Span= 0.00-24.00 hrs, dt= 0.05 hrs

Link 6L: total post dev

Hydrograph





STORMWATER ATTENUATION 2/25,000L PLASTIC TANK DETAIL

1:25

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.
- Tank installation and footing to manufacturers instructions.
- All tank penetrations and pipe connections to manufacturers instructions.
- Leaf guard/debris protection to manufacturers instructions.



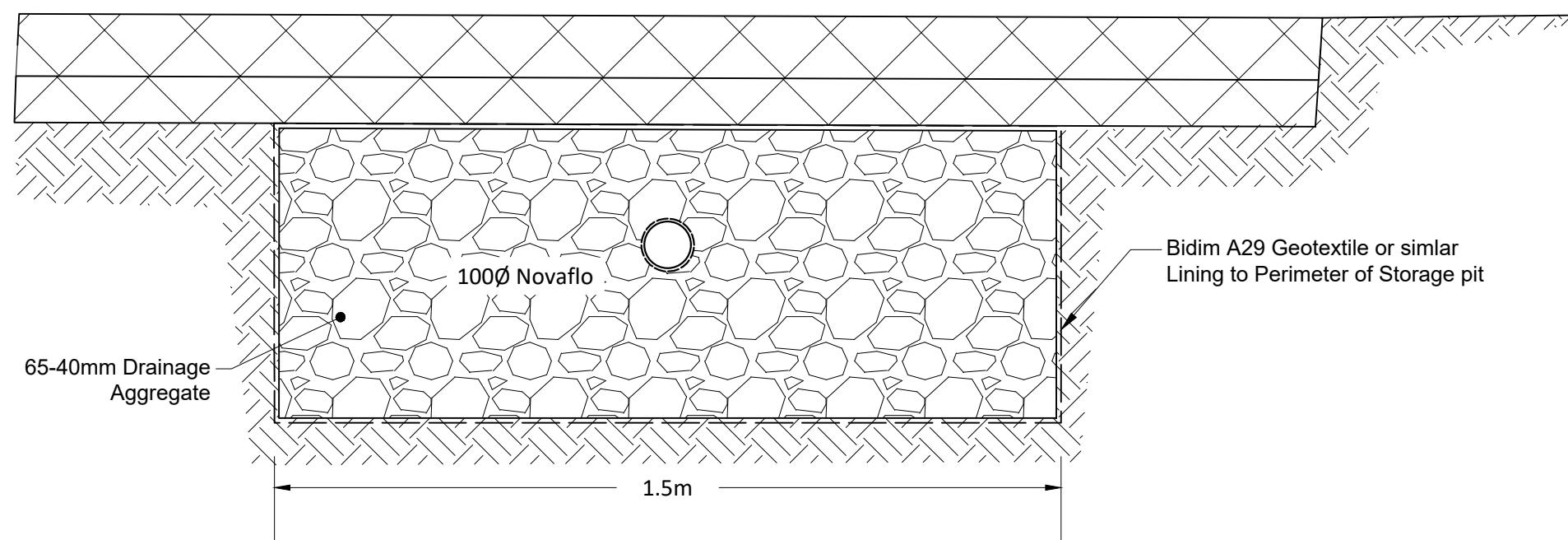
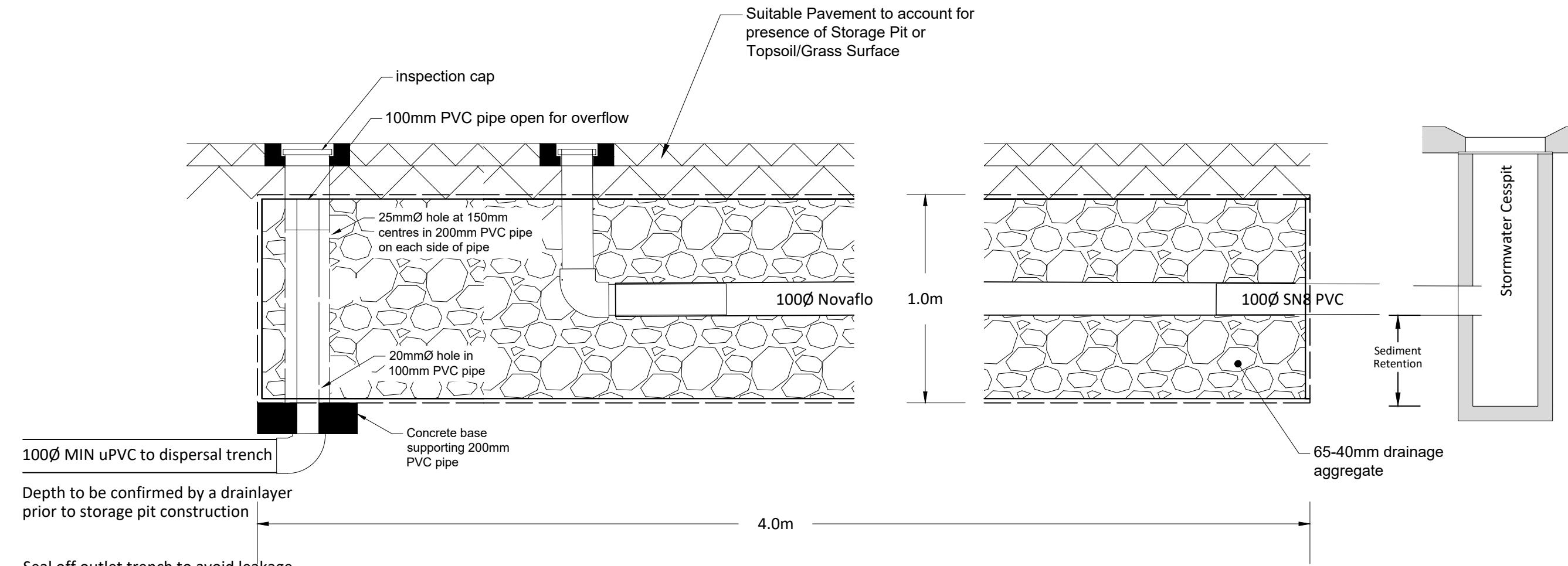
RS Eng Ltd
09 438 3273
office@RSEng.co.nz
2 Seaview Road,
Whangarei 0110

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If any part of these documents are unclear, please contact RS Eng Ltd.

PROPOSED DWELLING STORMWATER ATTENUATION 2x PLASTIC TANK DETAIL

Client
ADVANCE BUILD
Location
**6 FRAZER PLACE
COOPERS BEACH**

Drawn by: RB	Reviewed by: SSC	Approved by: MJ	Scale 1:25	Rev No. A
				Original A3
25/11/2025	A	Report Issue 1		
Date	Rev	Notes	Job No. 19940	Sheet No. D01



NOTES:

- All services should be located on-site prior to commencement of works.

-Locations of feature shown approximate only.

-This plan is copyright to RS Eng Ltd and should not be reproduced without prior permission.

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

Title
STORMWATER ATTENUATION
STORAGE PIT

Client
ADVANCE BUILD

Location
6 FRAZER PLACE
COOPERS BEACH

25/11/25 A Original Issue

Date Rev Notes

Scale Not to Scale Original A3

Drawn by RB Approved by MJ File 19940

Appendix D

TP58 Form

FAR NORTH DISTRICT COUNCIL

Appendix E

TP58

On-site Wastewater Disposal Site Evaluation Investigation Checklist

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

Applicant Name	Shaun Steven Anderson and Cayla Timperley	
Company Name		
Property Owner Name(s)	First Name(s)	Surname

Nature of Applicant* Owner

(*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, Whangarei		
Phone Number	Business	094383273	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 (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)

Subdivision - granted

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

Physical Address of Property	6 Frazer Place, Coopers Beach		
Territorial Local Authority	FAR NORTH DISTRICT COUNCIL		
Regional Council	NORTHLAND REGIONAL COUNCIL		
Legal Status of Activity	Permitted:	Controlled:	Discretionary:
Relevant Regional Rule(s) (Note 1)	✓ ✓		
Total Property Area (m ²)	4249		
Map Grid Reference of Property If Known			

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

Lot No.	21	DP No.	533315	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 TMC Consulting Engineers Site Suitability Report - dated 1 November 2021.

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

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

If No, why not?

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

Author	
Company/Agency	TMC Consulting Engineers Ltd
Date of Report	1 November 2021

Brief Description of Report Findings:-

No recent or historic aerial imagery observed any evidence of previous instability at the property. No recent or historic natural ground movement was evident at the proposed building site.

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 planar

Slope Angle:

<10°

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:

>0.6m

Site Characteristics: or any other limitation influencing factors

Gently sloping

3. Site Geology**Check Rock Maps**

Mangonui Formation	
--------------------	--

Geological Map Reference Number	
---------------------------------	--

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

North		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 _____ 2.1 m	No of Bore Holes	3
Other (specify):	Refer to TMC Consulting Engineers Ltd Report			

Soil Report attached?

Yes	✓	No		Please tick
-----	---	----	--	-------------

2. Was fill material intercepted during the subsoil investigation?

Yes		No	✓	Not at WW area	Please tick
-----	--	----	---	----------------	-------------

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

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	>5m

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

Yes	No	<input checked="" type="checkbox"/>	Please tick
If the answer is yes, please explain how these have been addressed			

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

Is Topsoil Present?	Yes	If so, Topsoil Depth? 0.1m - as per TMC Report(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	
4	Sandy loam, loam & silt loam	Moderate drainage	
5	Sandy clay-loam, clay loam & silty clay-loam	Moderate to slow drainage	<input checked="" type="checkbox"/>
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 TMC Consulting Engineers Site Suitability Report

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	3 bedrooms		
Design Occupancy	5		(Number of People)
Per capita Wastewater Production	180		(tick) (Litres per person per day)
Other - specify			
Total Daily Wastewater Production	900		(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 %?		%	No	(Please tick)

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

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

Yes	<input type="checkbox"/>	(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	4249m ²	M
Total Daily Wastewater Production	900	(Litres per day)(from above)
Lot Area to Discharge Ratio	4.72	

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

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

8. Is a Northland Regional Council Discharge Consent Required?

Yes	<input type="checkbox"/>	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)
1		
	Total Capacity	

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

3.5mm screen outlet filter

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	
Commercial aeration plant	
Intermediate sand filter	
Recirculating sand filter	
Recirculating textile filter	
Clarification tank	
Tertiary Treatment	
Ultraviolet disinfection	
Chlorination	
Other	Specify

PART H: Land Disposal Method

(Refer TP58 Section 8)

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

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

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

Yes	<input checked="" type="checkbox"/>
-----	-------------------------------------

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	3.0	(Litres/m ² /day)
Disposal Area	Design	300 (m ²)
	reserve	90 (m ²)

Explanation (Refer TP58 Sections 9 and 10)

Category 5 as per AS/NZS 1547:2012

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

Reserve Disposal Area (m ²)	90
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:**

300m ² drip irrigation line at 1.0m line spacing

Plan Attached? Yes No (Please tick)**If not, explain why not**

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)	<input checked="" type="checkbox"/>

1. Declaration

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

Name	Signature	
Position	Date	

Note

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

APPENDIX F:

DESIGN SIZE DISPOSAL AREA REQUIREMENTS

		Design Size (level or slightly sloping Sites -Most Conservative Design Loading)		
Disposal Systems and Site Conditions		3-Bedroom 5-persons 700 litres/day	2-Bedroom 4-Persons 450 litres/day (full water saving devices)	Design Area Requirements
1.0 TRENCHES				<p>(a) 20 m² gives 3 trenches 450 mm wide and 15 m length, 2.0 m centres, overall enclosing area 102 m² (with reserve area 102m², total is 204 m²).</p> <p>(b) 70 m² gives 5 trenches 450mm wide and (2x15) m length. 2.0m centres, overall enclosing area 340m² (width reserve area m², total is 680m²).</p>
2.0 BEDS				<p>(a) 35m² gives 2 beds 1500mm wide and 12m length at 3m centres, overall enclosing area 90m² (with reserve area 90m² total is 180m²)</p> <p>(b) 70m² gives 4 beds 1500mm wide and 12m length at 3m centres, overall enclosing area 180m² (with reserve area 180m², total is 360m²)</p>
3.0 INFILTRATIVE SYSTEMS		3.5m ²	2.25m ²	<p>(a) 3.5m² gives 3 of 1200 mm dia. Soakage holes (3.0m clearance between each) overall enclosing area 53m² (with reserve area 53m², total is 106m²).</p> <p>(b) 3.5m² gives one rectangular pit, 1200mm by 3000mm, overall enclosing area 25m² (with reserve area 25m² totals is 50m²).</p>

APPENDIX F:

DESIGN SIZE AND DISPOSAL AREA REQUIREMENTS

Disposal System and Site Conditions	Design size (Level or Slightly Sloping Sites -Most Conservative Design Loading)	Design Area Requirements
4.0 ETS (EVAPO-TRANSPERSION SEEPAGE) AND ASB (AEROBIC SEEPAGE BED) Loading rate 10mm/day (soil categories 5 and 6)	70 m ²	<p>45 m²</p> <p>a) Pre-treatment via two septic tanks in series (2700 litres plus 1800 litres) or "Ecotank". Pumped dose loading.</p> <p>a) Bed width 1500 mm with crowned and grassed (or ET planted) surface, plus surface water and groundwater controls.</p> <p>b) 70m² gives beds 1500mm wide and 12m length at 3m centres, overall enclosing area 180m² (with reserve area 180m². total is 360m²).</p>
5.0 TET (TOTAL EVAPO-TRANSPERSION OVERFLOW) Loading rate 7mm/day (Soil Categories 1 & 2 and which have potential for significant groundwater impacts).	100 m ²	<p>65 m²</p> <p>a) Pre-treatment via two septic tanks in series (2700 litres plus 1800 litres) or "Ecotank".</p> <p>b) Bed width 3.0m with crowned surface planted in canna lilies or other high transpiration plantings; bed fully sealed with plastic liners.</p> <p>c) 100m² gives 2 beds each 16.7m length, spacing 2m between each, overall enclosing area (including overflow trench) 225m² (with 50% reserve bed area at 20m², total is 375m²).</p> <p>d) Overflow trench length, 15m.</p>

APPROVED LIST OF TP58 WRITERS

Far North District Council

April 2006

NORTHERN WARD:

Rogers & Rogers
P O Box 177
KAITAIA 0500
Phone: (09) 4082660
Facsimile: (09) 4082660
Contact: Jack Rogers

Apex Plumbers Limited
P O Box 70
KAITAIA 0500
Phone: (09) 4080830
Facsimile: (09) 4080831
Mobile: (0274) 721048
Contact: Kerry Robertson

Chris Vernon
99 Cable Bay Block Rd
Coopers Beach, Mangonui
Phone: (09) 4061733
Mobile: (0274) 970457

Kaitaia Plumbers
14 Allen Bell Drive
KAITAIA 0500
Phone: (09) 4080210
Contact: Graeme Foster

Eric John Wagener
3778 Main North Road
R D 4
KAITAIA
Phone: (09) 4098854
Fax: (09) 40987720
Mobile: (0274) 885584

Glen L Drainage
PO Box 386
Mangonui
Phone: (09) 4060041
Mobile: (027) 220 2826
Contact: Glen Lemberg

Les Hogarth
Phone: (09) 4060976
Mobile: (025) 6220083

Dean Scanlen
Engineering Outcomes
PO Box 3048 Onerahi
Whangarei
Phone: (09) 4365534
Mobile: (027) 4720945

Nicholas John Ulkeman
57 Church Road
Kaitaia 0410
Phone: (09) 4080802
Fax: (09) 4080802
Mobile: (027) 4747118

EASTERN & WESTERN WARDS

Tobin Plumbers 1998 Limited
 P O Box 133
 KAIKOHE
 Phone: (09) 4010268

Mike Woodward
 181 Kerikeri Road
 KERIKERI 0470
 Phone: (09)4078694
 Mobile: (0274)970367
 Contact: Mike Woodward

Bay of Islands Plumbing and Drainage
 Puketotara Road
 P O Box 878
 KERIKERI 0470
 Phone: (09) 407 8591
 Contact: Gerry White

Len Parker
 Crisp Rd
 Parua Bay
 RD4 Whangarei
 Ph (09) 4365791
 Mobile: (025) 800332

Dave Miller
 P O Box 98, Waipapa 0246
 Ph (021) 1658080

Boyd Plumbing
 PO Box 676
 KAIKOHE
 Phone: (09) 4010748

John Chapman
 PO Box 73
 MOEREA
 Mobile: (0274) 999689
 Mobile: (025) 6080762

Darren Adams
 Valencia Lane
 RD3
 KERIKERI 0470
 Phone: (09) 4077586
 Mobile: (021) 407586

Dean Scanlen
 Engineering Outcomes
 PO Box 3048 Onerahi
 Whangarei
 Phone: (09) 4365534
 Mobile: (027) 4720945

And Any Chartered Professional Engineer

Any person wishing to apply to Council for the approval of TP 58 writing are welcome to contact the Building Office in Kaikohe by phoning 0800 920029

If you would like to contact us regarding approval of TP58 writing, please contact the building office using our normal contact details:

Private Bag 752, Memorial Ave, Kaikohe 0400, New Zealand, Freephone: 0800 920 029,
 Phone: (09) 405 2750, Fax: (09) 401 2137, Email: ask.us@fndc.govt.nz, Website: www.fndc.govt.nz

Home Starter Pack

Authorisation for Council

As the legal owner of property at: 6 Frazer place, Coopers beach, 0420

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: 19/10/2025 Home Consultant: Teresa Smith

Client/s Name/s: Shaun Anderson, Cayla Timperley

Client/s Signature:



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!