

Application for resource consent

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

1. Pre-Lodgement discussion

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

☐ Yes ☐ No ☐ N/A

Have you consulted Council's Infrastructure Officer regarding infrastructure capacity to service the development?

☐ Yes ☐ No ☐ N/A

Have you consulted the Roding Officer regarding any road to vest or departure from District Plan / Engineering standards?

☐ Yes ☐ No ☐ N/A

**Contact details of who and how to engage in pre lodgement discussions can be found on the Resource Consent pages of the FNDC website.*

2. Type of consent being applied for

(more than one circle can be ticked):

☐ Land Use

☐ Fast Track (Land Use - Controlled Activity)

☐ Change of Consent Notice (s.221(3))

☐ Certificate of Compliance (s.139)

☐ Extension of time (s.125)

☐ Other (please specify)

☐ Discharge: Total volume = m³

Note; volumes >3m³ requires NRC Consent 3m³

☐ Subdivision

☐ Existing Use Certificate (s.139A)

☐ Consent under National Environmental Standard
(e.g. Assessing and Managing Contaminants in Soil)

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

☐ Yes ☐ No

4. Consultation

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

If yes, which groups have you consulted with?

Who else have you consulted with?

For any questions or information regarding iwi/hapū consultation, please contact:
The Resource Consents Planning Technicians, planning.technicians@fndc.govt.nz

5. Applicant details

Name/s:

David Justin Kehely and Michaela Marie Jensen

Email:**Phone number:**

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

Have you been the subject of abatement notices, enforcement orders, infringement notices and/or convictions under the Resource Management Act 1991?

☐ Yes ☒ No

If yes, please provide details:

6. Address for correspondence

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

Name/s:

Neil Mumby

Email:**Phone number:**

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

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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:

David Justin Kehely and Michaela Marie Jensen

Property address/
location:

Postcode

8. Application site details

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

Name/s:

David Justin Kehely and Michaela Marie Jensen

Site address/
location:

11A Terry Crescent
Kaitia

Postcode 0410

Legal description:

Lot 117 Deposited Plan 85220

Val Number:

31/14400

Certificate of title:

NA41C/109

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.

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.

Please refer to attached AFE

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

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

☐ 2009 ☒ 2023

10. Would you like to request public notification?

☐ Yes ☒ No

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

(more than one circle can be ticked):

☐ Building Consent

☐ Regional Council Consent (ref # if known)

☐ National Environmental Standard Consent

☐ Other (please specify)

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

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

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

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

☐ Subdividing land

☐ Disturbing, removing or sampling soil

☐ Changing the use of a piece of land

☐ Removing or replacing a fuel storage system

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

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

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

☐ Flooding

☐ Active Faults

☐ Landslips

☐ Liquefaction

☐ Coastal Erosion

☐ Tsunami

☐ Coastal Inundation

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

14. Assessment of environmental effects:

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

Your AEE is attached to this application ☐ Yes

15. Draft conditions:

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

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

16. Billing Details:

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

Name/s: (please write in full)

David Justin Kehely and Michaela Marie Jensen

Email:

Phone number:

Postal address:

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

Fees Information

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

Declaration concerning Payment of Fees

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

Name: (please write in full)

David Justin Kehely

Signature:

(signature of bill payer)

Date 25/09/2026

17. Important Information:

Note to applicant

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

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

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

Fast-track application

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

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

Privacy Information:

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

18. Declaration

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

Name (please write in full)

Neil Mumby

Signature

Date 25/09/26

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

See overleaf for a checklist of your information...

Checklist of your information

Please tick if information is provided

- ☐ Payment (cheques payable to Far North District Council)
- ☐ A current Certificate of Title (Search Copy not more than 6 months old)
- ☐ Details of your consultation with Iwi and hapū
- ☐ Copies of any listed encumbrances, easements and/or consent notices relevant to the application
- ☐ Applicant / agent / property owner / bill payer details provided
- ☐ Location of property and description of proposal
- ☐ Assessment of Environmental Effects
- ☐ Written approvals / correspondence from consulted parties
- ☐ Reports from technical experts (if required)
- ☐ Copies of other relevant consents associated with this application
- ☐ Location and site plans (land use) AND/OR
- ☐ Location and scheme plan (subdivision)
- ☐ Elevations / floor plans
- ☐ Topographical / contour plans

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



**APPLICATION FOR RESOURCE CONSENT TO THE FAR
NORTH DISTRICT COUNCIL PURSUANT TO SECTION 88 OF
THE RESOURCE MANAGEMENT ACT 1991**

**Discretionary Activity resource consent for siting a
dwelling within 26 metres of the Awanui River within a
flood hazard zone.**

11A Terry Crescent, Kaitaia

Assessment of Environmental Effects

September 2026



INTRODUCTION AND PROPOSAL

- 1.1 Michaela Marie Jensen and David Justin Kehely (“the Applicant”) seek resource consent under the Resource Management Act 1991 and the applicable Far North District Council Operative and Proposed District Plan provisions to establish a relocated dwelling within the 26 metre Awanui River margin and the mapped 1 in 100 Year River Flood Hazard Area.

DOCUMENTATION

- 1.2 This application is accompanied by the following documents;
- i. Register of Title (**Attachment 1**)
 - ii. Adjacent Land Analysis (**Attachment 2**)
 - iii. FNDC Correspondence and File Excerpts (**Attachment 3**)
 - iv. Architectural Plans (**Attachment 4**)
 - v. Engineering Report (**Attachment 5**)
 - vi. Operative District Plan Development Control Check (**Attachment 6**)
 - vii. Proposed District Plan Development Control Check (**Attachment 7**)
 - viii. Plan Weighting & Appeals Analysis (**Attachment 8**)
 - ix. Fourth Schedule Compliance Assessment (**Attachment 9**)
 - x. ODP : Relevant Objectives & Policies & Assessment Criteria (**Attachment 10**)
 - xi. PDP : Relevant Objectives & Policies & Assessment Criteria (**Attachment 11**)
 - xii. NRPS : Relevant Objectives & Policies (**Attachment 12**)
 - xiii. Application Form & Checklist (**Attachment 13**).

DESCRIPTION OF SITE AND SURROUNDS

- 1.3 The subject site is located at 11A Terry Crescent, Kaitaia and is legally described as Lot 117 DP 85220, comprising an area of 946m². There are no limitations on the Title. The property is a rear site accessed via a 3.06 metre wide access strip.
- 1.4 The site is level and is predominantly grassed. A relocated single-storey timber weatherboard dwelling has recently been temporarily positioned on the site pending completion of the proposed foundations and associated site works.
- 1.5 The Awanui River is located west of the site and is separated by a strip of reserve zoned land. A raised stop bank, approximately 1–2 metres in height, also extends along this boundary and physically separates the site from the river channel. The river corridor is relatively open and comprises the river channel, grassed margins, and areas of scattered riparian vegetation. This can be seen in the aerial image in Figure 1 below.



Figure 1 – Current Aerial Imagery

Source FNDC GIS September 2026

- 1.6 In general terms, the surrounding environment is predominantly residential, with detached residential dwellings located to the east and south. The development west of the river is predominantly residential but there is an area of industrial land located some 120 metres to the north west of the site located at the end of the Milky Way industrial area. Adjacent land analysis is contained in **Attachment 2**.
- 1.7 The subject site is zoned Residential under the ODP, with no limitations noted on the Resource Maps, but of interest is that a flooding notation is listed on the accompanying Flood Hazard Maps themselves. Please refer to Figures 2, 3 & 4 below.

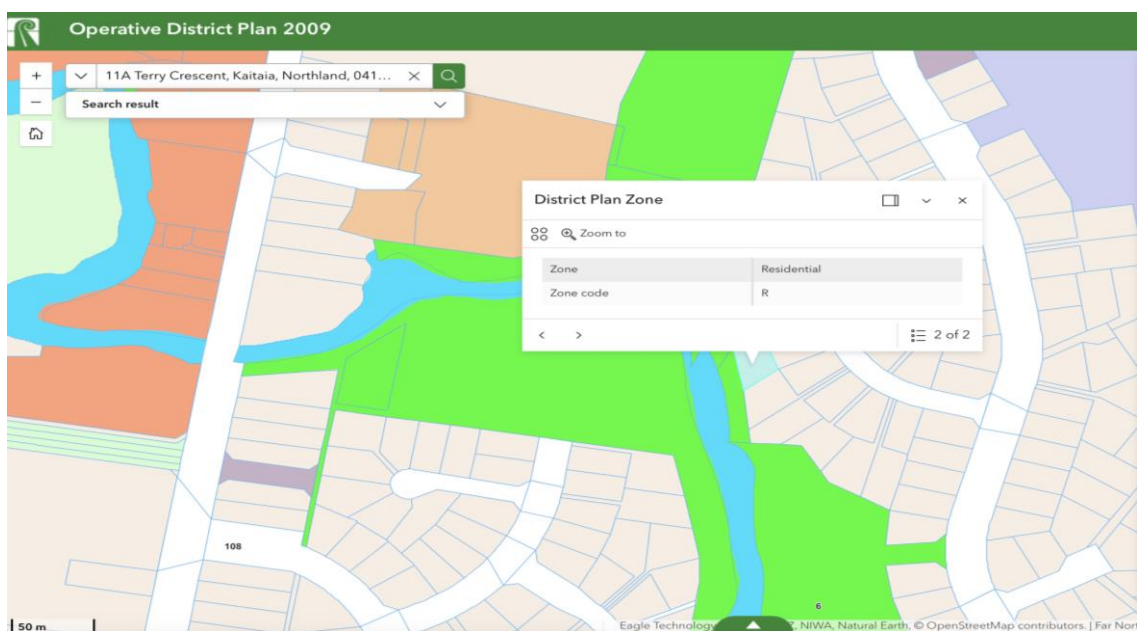


Figure 2 : FNDC ODP Zoning Maps

Source FNDC GIS February 2026

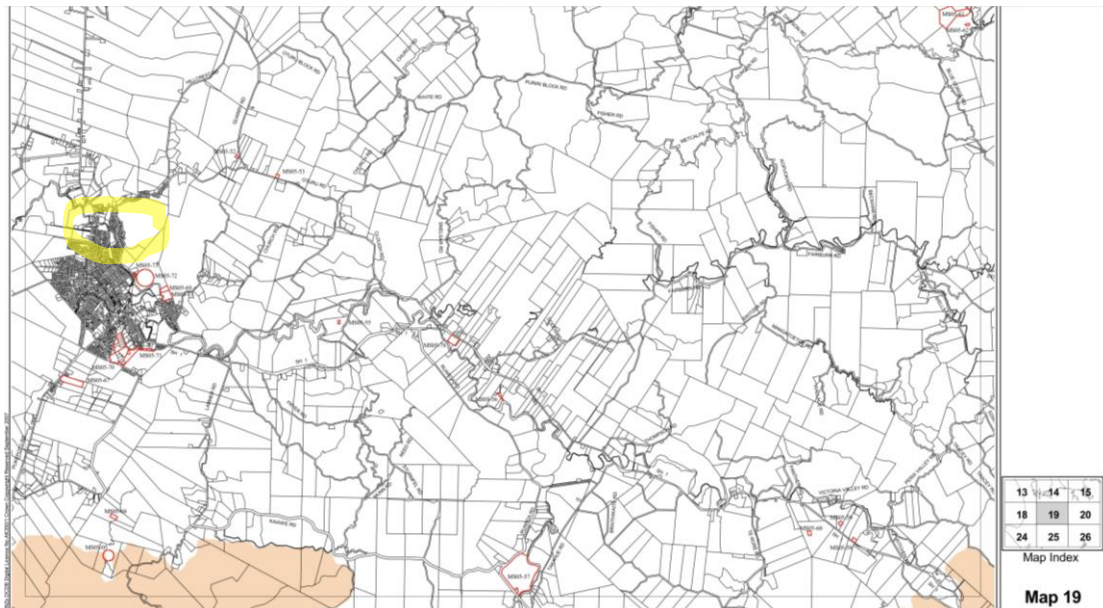


Figure 3 : FNDC Resource Maps

Source FNDC ODP Map 15

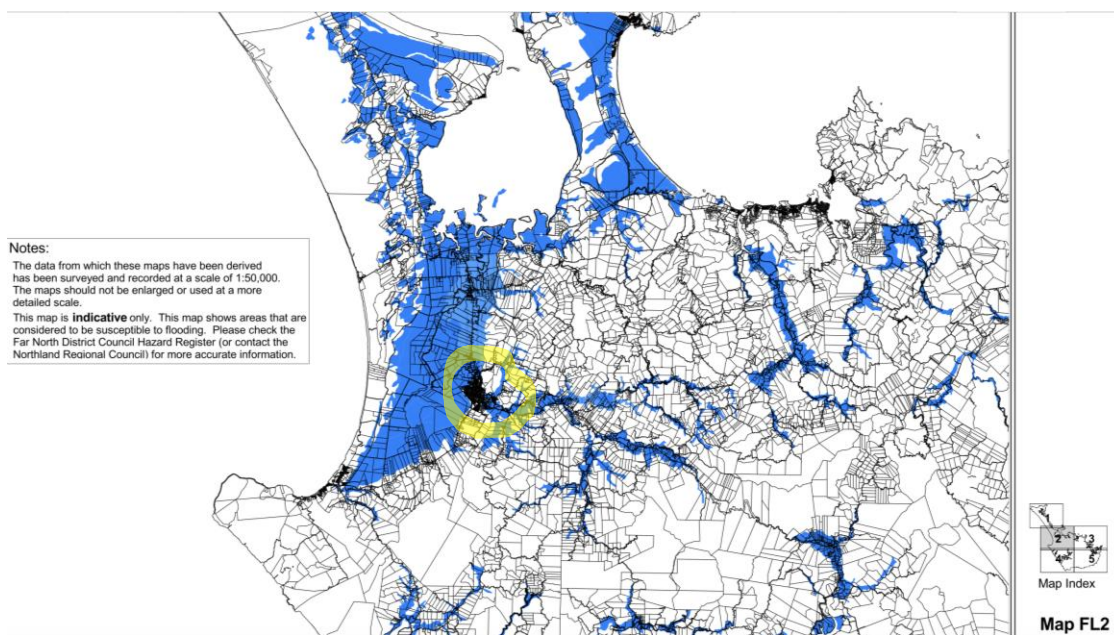


Figure 4 : Flood Map - 2009

Source FNDC ODP Planning Maps FL2



- 1.8 Council's GIS contains more recent flood mapping for the area. The site is affected by mapped river flood hazard, including the 1 in 100 year flood extent. The proposed dwelling is outside the mapped 1 in 10 year flood extent but within the mapped 1 in 50 and 1 in 100 year flood extents, as confirmed by the FNR Consulting flood hazard assessment. This is as shown in Figure 5 below.

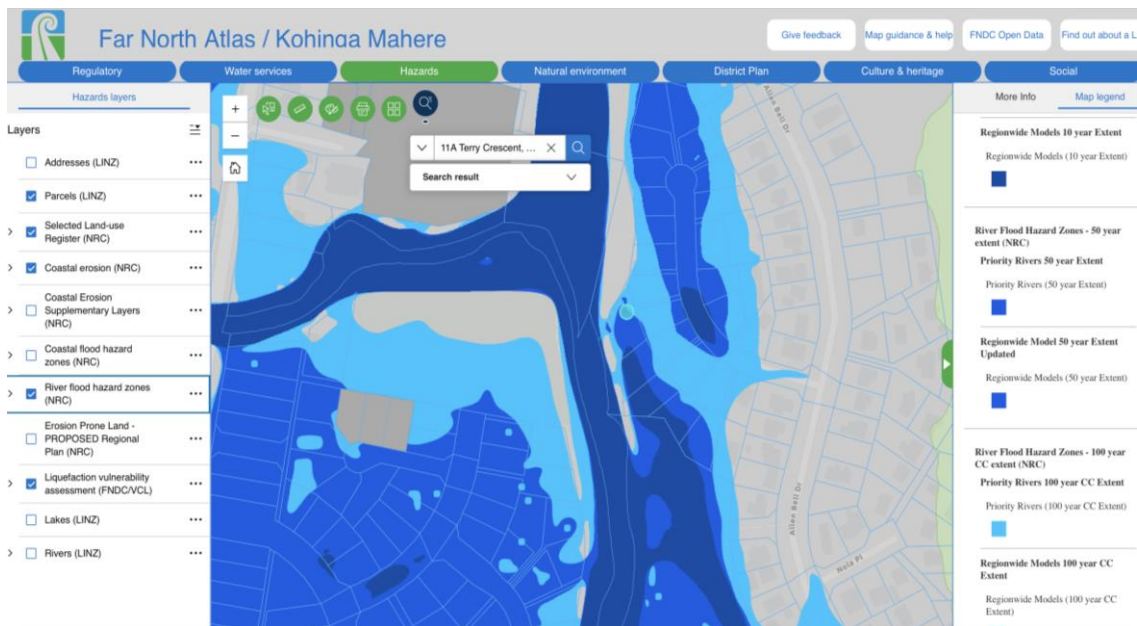


Figure 5 : Flood Map

Source FNDC GIS 20/09/26

- 1.9 No recorded HAIL sites are present on the site, with the nearest recorded contaminated site being located to the west and north west on the opposite side of the Awanui River as shown in Figure 6 below;

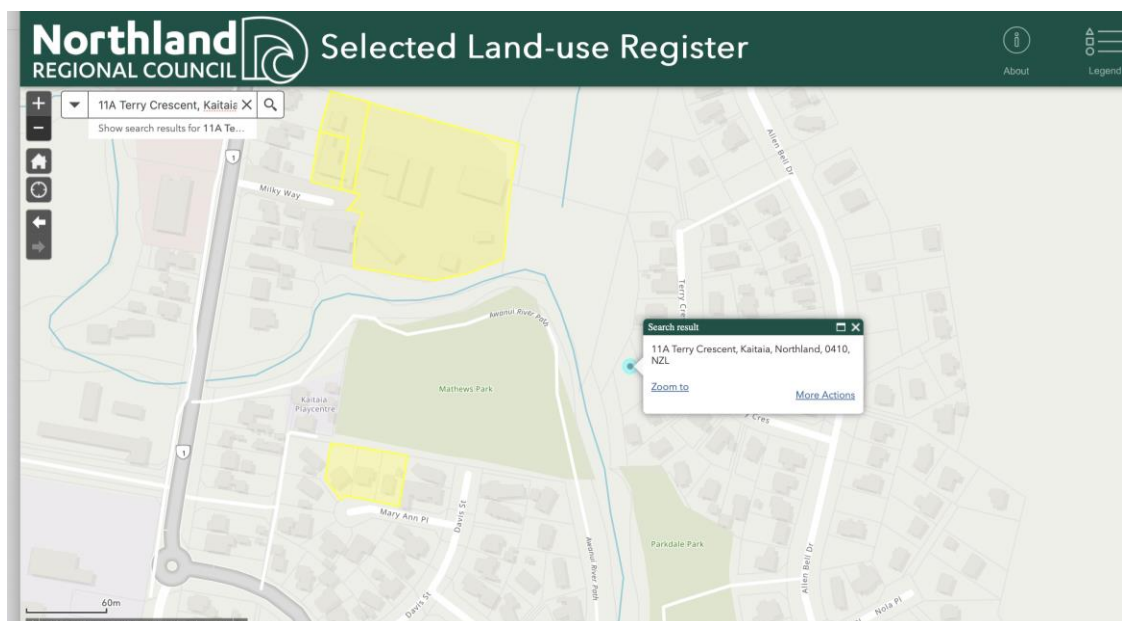


Figure 6 : HAIL Map

Source FNDC GIS 13/02/26



- 1.10 No recorded Archaeological sites are shown on the site in Council's GIS. The site also does not contain any District Plan Historic Sites, or District Plan Sites of Significance to Māori. The nearest recorded archaeological site is some 200 metres to the east as can be seen in Figure 7 below.

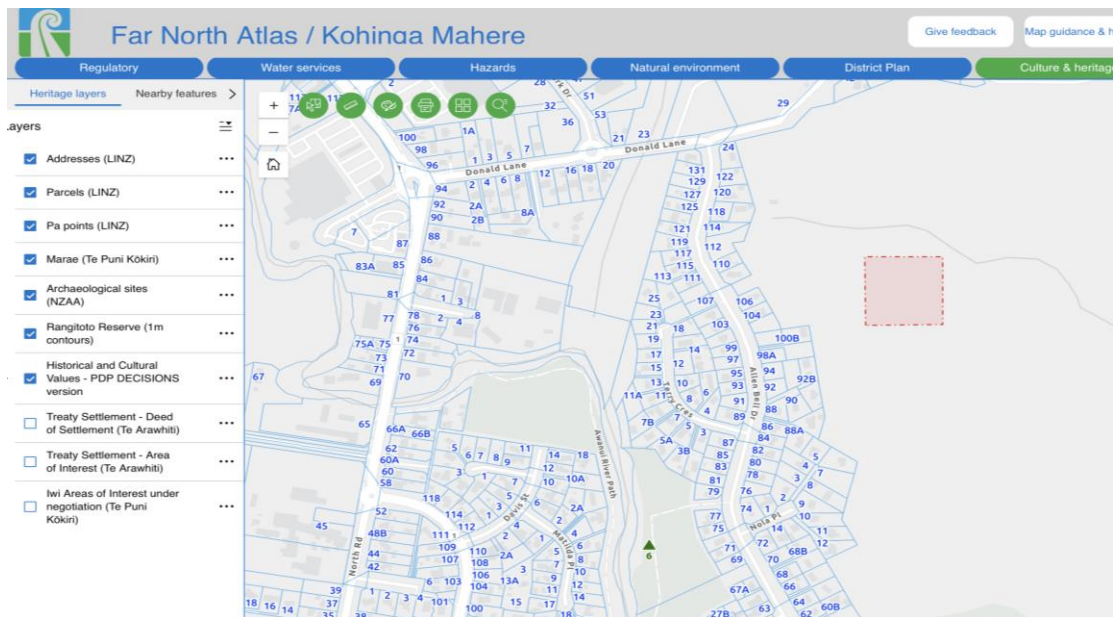


Figure 7: NZAA Archaeological Sites Map

Source FNDC GIS 13/2/26

- 1.11 The site is zoned General Residential under the PDP and is subject to mapped river flood hazards. Council's GIS also identifies the site within a Treaty Settlement Area of Interest; however, this is a non-District Plan information layer only and the site is not identified within the statutory Treaty Settlement Land Overlay. This can be seen in Figure 8 below.

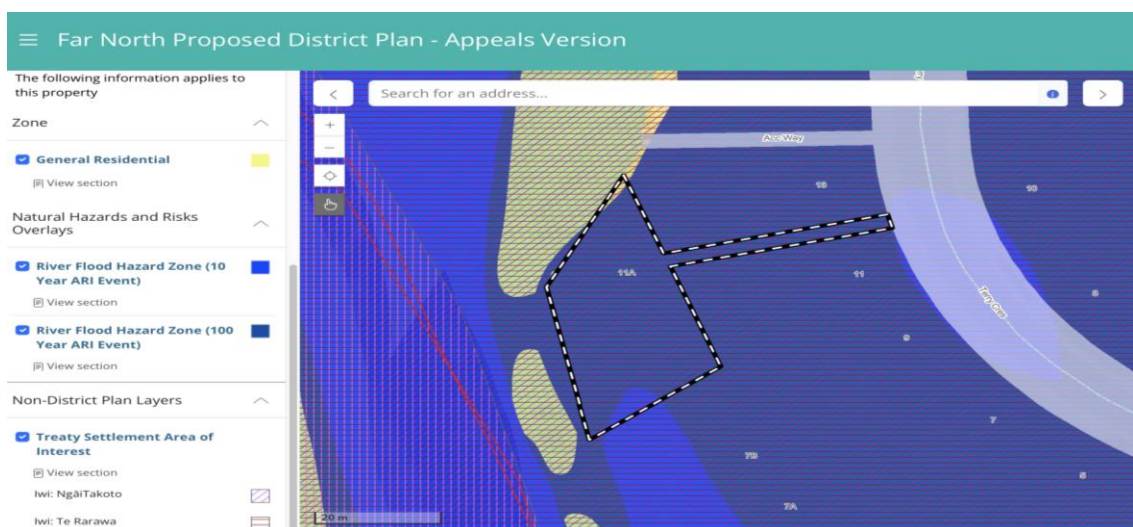


Figure 8 : FNDC PDP Zoning Maps

Source FNDC GIS 20/09/26



- 1.12 No heritage matters, notable trees, Sites and Areas of Significance to Māori, Outstanding Natural Landscapes, Outstanding Natural Features, or Statutory Acknowledgment Areas are notated on the site on the relevant PDP maps.

Site History

- 1.13 A review of the Council files for the property indicates that site was created as a part of a substantial multi lot subdivision granted consent by the then Kaitiaia Borough Council in the 1970's (Council Ref 811105), with Title issuing in 1978.
- 1.14 Building consent was granted for a dwelling to be constructed on the site in the 1980's (BP3075867). Unfortunately this dwelling was then burnt down in the mid 1990's with building consent from Council needed for its subsequent demolition (Council Ref BC940042). It is understood that the site has been vacant since that time until the time of the current application.
- 1.15 In this respect the Council has issued EBC-2027-67/0 in September 2026 for the construction of a relocatable dwelling on the site. This building consent was issued with a Form 4 under Section 37 of the Building Act 2004 with the requirement for resource consent to be obtained before further development occurs on the site.
- 1.16 It is noted that Council's PIM correspondence identifies Rule C.6.8.3 of the Regional Plan for Northland as potentially relevant to earthworks within the mapped river flood hazard area. The proposed works however, only involve approximately 10.8 m³ of earthworks, and none is within the mapped 1 in 10 year flood extent. Having regard to this rule's applicable standards, these works are permitted under the regional plan.
- 1.17 Copies of the relevant council records and correspondence are contained in **Attachment 3**.



Figure 13 : Facing West with Stop Bank in Foreground

Source Site Visit 17/09/2026



Figure 14 : Awanui River – Photo Facing West from top of Stop Bank Source Site Visit 17/09/2026

Engineering Design Considerations

- 3.1 FNR Consulting has confirmed that the site is suitable for the proposed dwelling via both a geotechnical report and flooding addendum. In this respect, the dwelling is outside the mapped 1 in 10 year flood extent and within the mapped 1 in 100 year flood extent. A finished floor level of 14.50 m NZVD2016 provides 500 mm freeboard above the mapped 1 in 100 year flood level of 14.0 m. The proposed open piled foundation allows floodwater to pass beneath the dwelling with minimal restriction and does not rely on



further filling of the floodplain. FNR assesses the residual flood risk to the dwelling and its occupants as low and the effects on neighbouring properties as negligible. The engineering reports are contained in **Attachment 5** for ease of reference.

NATIONAL PLANNING FRAMEWORK

- 3.2 The Planning Bill and Natural Environment Bill passed their third reading on 22 September 2026. At the time of preparation of this application, the transitional consenting provisions had not commenced. This application is therefore assessed under the Resource Management Act 1991 and the applicable Operative and Proposed District Plan provisions.

DISTRICT PLANNING FRAMEWORK

- 3.3 The relevant district planning instruments are the Operative Far North District Plan 2009 ("ODP") and the Appeals Version of the Proposed Far North District Plan ("PDP"). No provision of Variation 1 has been identified as relevant to the change sought.
- 3.4 Council notified its decisions on submissions on the PDP on 30 June 2026. The appeal period subsequently closed on 12 August 2026 and the PDP has progressed to the Appeals Version.
- 3.5 Under the transitional planning framework, PDP rules that are beyond challenge are treated as operative in accordance with the RMA and replace corresponding ODP rules to the extent provided by the Act.
- 3.6 Detailed assessments of the appeal status and relevance of the PDP provisions are discussed below.

Reasons for Consent

- 3.7 Development control checks against the ODP and PDP rules are contained in **Attachments 6 and 7** respectively. The identified reasons for consent are as follows;
- The proposed dwelling does not comply with NATC-R1 because it is located within the 26 metre margin of the Awanui River. The dwelling encroaches into the required margin by a maximum depth of 4.2 metres over a maximum horizontal distance of 18.29 metres and requires consent as a restricted discretionary activity.
 - The 115 m² proposed dwelling does not satisfy NH-R3 PER-1 and is therefore assessed under NH-R7. The dwelling is outside the 1 in 10 Year River Flood Hazard Area, provides the required 500 mm freeboard above the mapped 1 in 100 year flood level, does not materially divert flood flows onto other properties, and is supported by the required engineering assessment. It therefore satisfies



NH-R7 RDIS-1 to RDIS-4 and requires restricted discretionary activity consent under NH-R7.

- The proposed dwelling does not comply with ODP Rule 12.7.6.1.1 because it is located within the required 26 metre setback from the edge of the Awanui River. The dwelling encroaches into the required setback by a maximum depth of 4.2 metres over a maximum horizontal distance of 18.29 metres and requires consent as a discretionary activity.

Overall the proposal is considered as a discretionary activity.

Appeals Scope

- 3.8 The PDP Appeals Version identifies the relevant Natural Character and Natural Hazards rules as subject to appeal. The scope of the identified appeals themselves has therefore been reviewed. Please refer to **Attachment 8** for tabulated analysis.
- 3.9 In this respect, Waitangi Limited's proposed NATC-R1 exception concerns the Waitangi Estate, while Top Energy's proposed NATC-R1 and natural hazards amendments concern network utilities. Foodstuffs North Island Limited seeks changes to the permitted threshold and provision for certain lower risk structures under NH-R2 and NH-R3; the proposed dwelling, at approximately 115 m², would exceed both the current or proposed threshold.
- 3.10 On the relief presently identified, none of these appeals appears to alter the consent pathway in practice for this dwelling under NATC-R1 and NH-R3/NH-R7. The application has nevertheless and conservatively been assessed against both the applicable ODP and PDP provisions. The relevance and weight of their objectives and policies are considered in the section 104 assessment.

ASSESSMENT OF EFFECTS

- 3.11 The Council must decide whether the activity will have, or is likely to have, adverse effects on the environment that are more than minor. An assessment against the matters required under the Fourth Schedule of the RMA 1991 is contained at **Attachment 9**.

Permitted Baseline and Receiving Environment

- 3.12 The subject site is entirely within the 1:100 year flood plain. Rule NH-R3 PER-1 effectively means that any building greater than 10m² in area requires restricted discretionary resource consent in the first instance. As such the permitted baseline has limited application to the proposal.



- 3.13 The receiving environment includes the established residential development around Terry Crescent and the modified Awanui River corridor adjoining the site. No nearby unimplemented resource consent has been identified that would materially alter this assessment of the local receiving environment. If Council is aware of any applications on neighbouring sites, this assessment can be updated accordingly.

Natural Character of the River Margin

- 3.14 The dwelling is located approximately 21.8 m from the edge of the Awanui River and within the 26 metre river margin identified in the PDP. Its presence will introduce a residential building into that margin. The effect must be assessed in the context of the existing stop bank, and the established residential setting. This setting includes for example, a dwelling located at 7B Terry Crescent (to the immediate south) located closer to the Awanui River than that proposed in this application.
- 3.15 The dwelling is single storey and is set back from the river behind the stop bank. It does not extend into the riverbed or require works to the stop bank or channel. The proposal does not require the removal of any established riparian vegetation. The building's scale and location within an existing residential property limits its effect on views along the river corridor and the ability of that corridor to retain its open and vegetated character.
- 3.16 The proposal will also not restrict existing public access along the river corridor. The dwelling will not affect the river's water quality, aquatic habitat or the vegetation along its banks. On that basis, the adverse effect on the natural character and amenity of the river margin is assessed as less than minor.

Flood Hazard and Access

- 3.17 The site is affected by mapped river flood hazard associated with the Awanui River. FNR Consulting confirms that the dwelling is outside the mapped 1 in 10 year flood extent but within the 1 in 100 year extent, for which the mapped flood level is 14.0 m NZVD2016. The proposed finished floor level of 14.50 m therefore provides the 500 mm freeboard required for a vulnerable activity.
- 3.18 The dwelling will be supported on an open piled foundation which allows floodwater to pass beneath it without reliance on further filling. FNR calculates that the piles will displace less than 1 m³ of floodplain storage and concludes that the development is unlikely to materially obstruct, divert or worsen flood flows onto neighbouring properties.
- 3.19 The access and Terry Crescent itself are also within the mapped flood area and may experience shallow flooding during a 1 in 100 year event. FNR advises that Awanui River floods typically develop over several hours and recommends early evacuation on receipt of a flood warning rather than reliance on vehicle access during the peak event. With the proposed freeboard, open piled construction and this emergency response, FNR assesses the residual risk to the dwelling and occupants as low and the effects on



others as negligible.

- 3.20 Subject to implementation of the recommendations in the FNR reports, the proposal appropriately manages the identified flood hazard and will not materially increase flood risk beyond the site.

Residential Amenity and Servicing

- 3.21 A single-storey dwelling is consistent with the residential use and built form of the surrounding area. Its visual presence and the ordinary activity associated with one household will not materially affect neighbouring residential amenity. Roof water and site drainage will be managed without concentrating runoff onto adjoining properties or the river margin. Effects on neighbouring properties are therefore assessed as less than minor.

Overall Effects Conclusion

- 3.22 The principal effects arise from the dwelling's location within the river margin and its exposure to flooding. In the context of the modified river corridor and established residential surroundings, effects on natural character are assessed as less than minor. The FNR assessment confirms that the proposed finished floor level and open piled foundation appropriately manage flood risk, that residual risk to occupants is low, and that effects on neighbouring properties are negligible. Overall, the proposal's adverse environmental effects are considered no more than minor.



STATUTORY REQUIREMENTS

4.0 Section 5 – Purpose of the RMA

Purpose

- (1) *The purpose of this Act is to promote the sustainable management of natural and physical resources.*
- (2) *In this Act, “sustainable management” means managing the use, development and protection of natural and physical resources in a way, or at a rate, which enables people and communities to provide for their social, economic, and cultural wellbeing and for their health and safety while –*
 - (a) *Sustaining the potential of natural and physical resources (excluding the minerals) to meet the reasonably foreseeable needs of future generations; and*
 - (b) *Safeguarding the life-supporting capacity of air, water, soil and ecosystems; and*
 - (c) *Avoiding, remedying, or mitigating any adverse effects of activities on the environment.*

Section 104 – Consideration of Consent Applications

- 5.0 Section 104(1) of the RMA identifies the matters to which Council must have regard when considering the application, including actual and potential environmental effects and the relevant provisions of national and regional policy statements and the operative and proposed district plans.

“s. 104B Determination of applications for discretionary or non-complying activities

After considering an application for a resource consent for a discretionary activity or non-complying activity, a consent authority—

- (a) may grant or refuse the application; and*
- (b) if it grants the application, may impose conditions under section 108.”*

- 5.1 As a discretionary activity, Council may grant or decline the application. The PDP and ODP provide a range of assessment criteria relevant to that determination.

Weighting

- 5.2 The Proposed District Plan has reached the appeals stage and its relevant objectives and policies warrant greater weight in the assessment of this application. Although the Natural Character and Natural Hazards chapters are identified as subject to appeal, the relief sought in the identified appeals do not appear to raise a material challenge to the policy direction applicable to this proposal.



FNDC ODP Objectives and Policies & Assessment Criteria

- 5.3 As already stated, the proposal constitutes a discretionary activity under the ODP. The pertinent objectives and policies and assessment criteria are contained in **Attachment 10**.

Commentary – Objectives and Policies

- 5.4 The proposed dwelling is of a scale and character appropriate to the surrounding residential area and will not result in adverse effects on the surrounding environment or neighbours. The proposal is in accordance with Residential objectives 7.3.1, 7.3.3 and 7.3.4 and policies 7.4.2 and 7.4.8 as a consequence.
- 5.5 The dwelling is within the Awanui River setback, but is set approximately 21.8 m from the edge of the river, behind an existing stop bank, in a modified residential setting. It will not involve works in the river channel or restrict public access along it. Earthworks and runoff can be appropriately managed and no removal of established riparian vegetation is proposed. Accordingly, effects on the characteristics and values of the river margin will be limited. The proposal is therefore in accordance with Natural and Physical Resource objectives 12.7.3.1 & 12.7.3.5 and Policies 12.7.4.1 and 12.7.4.3.
- 5.6 The FNR assessment confirms an appropriate finished floor level and foundation design, identifies the implications of flooding for access and egress, and concludes that residual flood risk to occupants is low and effects on neighbouring properties are negligible. The proposal therefore appropriately addresses the natural hazard considerations relevant under Natural Hazards objectives 12.4.3.1 & 12.4.3.2 and Policy 12.4.4.1

Summary

- 5.7 In summary, for the reasons detailed above, the proposal can be considered consistent with the relevant objectives and policies contained within the ODP.



PDP Objectives and Policies & Assessment Criteria

- 5.8 The proposal provides for one dwelling on an existing residential allotment that has previously accommodated a dwelling. It is consistent with GRZ-O1, GRZ-O2, GRZ-O4 and GRZ-O5 and GRZ-P1, which provide for residential development that is appropriately serviced and compatible with the scale, character and amenity of the General Residential zone. The single-storey dwelling is consistent with the surrounding residential environment and complies with the applicable General Residential zone development standards. The proposal is therefore consistent with the relevant general residential objectives and policies.
- 5.9 The dwelling is however within the defined river margin and therefore requires assessment against NATC-O1 and NATC-P1. The adjoining stop bank, maintained grass and surrounding residential development form part of the context in which the margin's remaining natural character is assessed. The dwelling is set approximately 21.8 m from the edge of the river and will not involve works within the channel or restrict public access along the Awanui River. Earthworks and runoff can be appropriately managed and no removal of established riparian vegetation is proposed. Effects on the characteristics and values of the river margin will therefore be limited. The proposal is therefore consistent with the relevant natural character objectives and policies.
- 5.10 The dwelling's exposure to flooding has been assessed against NH-O1, NH-O2 and NH-P2–NH-P6. FNR confirms that the dwelling is outside the 1 in 10 year flood extent, provides 500 mm freeboard above the mapped 1 in 100 year flood level and, through its open piled construction, will not materially worsen flooding on neighbouring properties. FNR assesses the residual risk to the dwelling and occupants as low and effects on others as negligible. The proposal is therefore consistent with the relevant natural hazard objectives and policies.
- 5.11 Excerpts of the relevant objectives, policies and assessment criteria are contained in **Attachment 11**.

Variation 1 to the PDP

- 5.12 Proposed Plan Variation 1 has been reviewed and no provision has been identified that materially alters the assessment or activity status of this proposal



PROVISIONS OF ANY RELEVANT PLAN, POLICY STATEMENT, OR OTHER REGULATION

- 5.13 Ten new or amended national direction instruments under the Resource Management Act 1991 came into effect on 15 January 2026. The following analysis has been informed by these most recent amendments for completeness.

National Policy Statement for Natural Hazards 2025

- 5.14 The National Policy Statement for Natural Hazards 2025 applies to the flood risk associated with the proposed dwelling. It requires a risk-based assessment that considers both the likelihood and consequences of flooding, followed by management measures proportionate to the assessed risk. The assessment must also consider residual risk where mitigation measures are exceeded, any increase in risk on other properties, the best available information and the potential effects of climate change over at least 100 years.
- 5.15 The assessment of flood risk draws on the available flood mapping and the site-specific engineering information provided with the application. That information addresses the proposed finished floor level, the dwelling's position relative to the mapped flood extents, the effects of the proposed works on flood flows, and the implications of flooding for access. Having regard to the likelihood and potential consequences of flooding, the proposed design measures and any residual risk, the proposal is considered to manage flood risk proportionately in accordance with the National Policy Statement for Natural Hazards 2025.

National Environmental Standard for Assessing and Managing Contaminants in Soil to Protect Human Health

- 5.16 A review of available Council records, historic aerial photographs and mapped HAIL information has not identified a past activity on the site that would indicate contamination. Having regard to that site history and the limited earthworks proposed, no consent requirement under the National Environmental Standard for Assessing and Managing Contaminants in Soil to Protect Human Health has been identified.

Freshwater and Indigenous Biodiversity

- 5.17 The proposed dwelling will not involve works within the Awanui River. Site works will be managed to avoid sediment or concentrated runoff entering the river or adversely affecting its margins. No natural inland wetland, significant natural area or removal of indigenous riparian vegetation has been identified as part of the proposal. On the information presently available, no separate consent requirement under the National Environmental Standards for Freshwater has been identified, and the proposal is not inconsistent with the relevant direction of the National Policy Statement for Freshwater Management or the National Policy Statement for Indigenous Biodiversity.

Northland Regional Policy Statement

- 5.18 The Northland Regional Policy Statement ("NRPS") was made operative in May 2016. The site is located outside of any outstanding natural landscape, outstanding natural



features, or natural character areas. This can be seen in Figure 15 below.

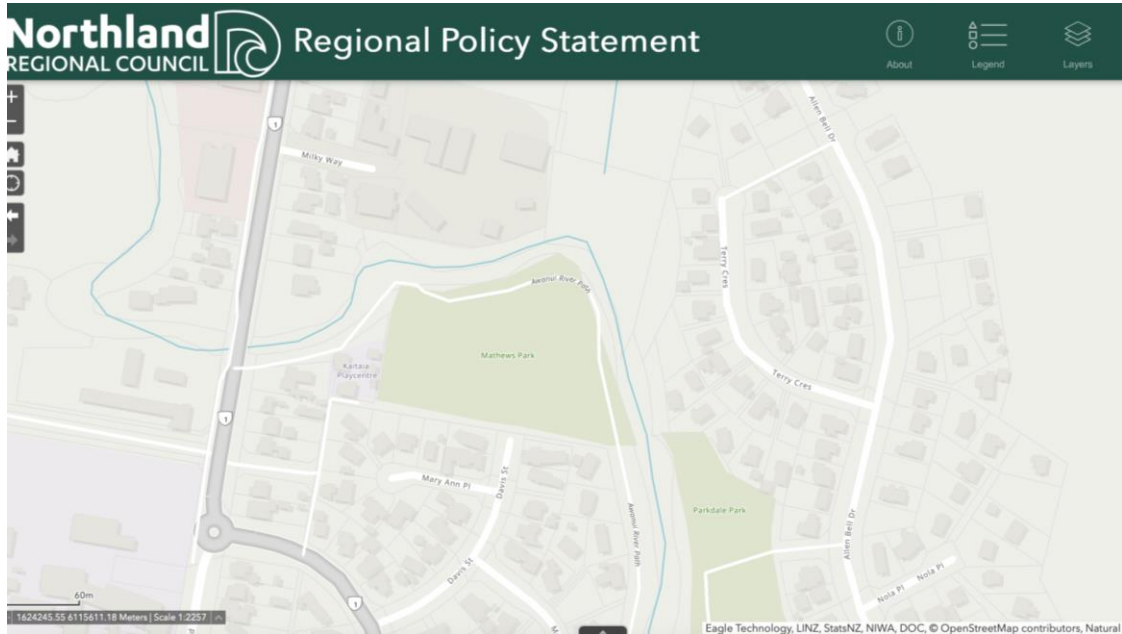


Figure 15: Regional Policy Statement Map

Source NRC GIS 20/09/26

- 5.19 The proposal makes reasonable residential use of an existing urban allotment while retaining a substantial setback from the Awanui River and avoiding works within its channel. The FNR assessment confirms that flood risk to occupants is appropriately managed, that the proposed works will not materially worsen flooding on neighbouring properties, and that residual risk is low. Construction and drainage effects on the river can also be appropriately managed. The proposal is therefore considered consistent with the relevant direction of the Regional Policy Statement. Excerpts of the relevant objectives and policies of the Regional Policy Statement are contained in **Attachment 12**.



ANY OTHER RELEVANT AND REASONABLY NECESSARY MATTER

- 5.20 Section 104(1)(c) of the RMA allows the Council to have regard to any other matter it considers relevant and reasonably necessary to determine the application. The site's previous residential use, the existing stop bank and the engineering information accompanying the application provide context for the proposal and have been considered in the assessment above. No further matter has been identified that requires separate assessment under section 104(1)(c).

PART 2 OF THE RMA

- 6.0 Part 2 of the RMA sets out its purpose and principles. Section 5 provides for the sustainable management of natural and physical resources, including enabling people and communities to provide for their wellbeing while avoiding, remedying or mitigating adverse effects on the environment.
- 6.1 The proposal enables reasonable residential use of an existing allotment that has previously accommodated a dwelling. Its effects on the Awanui River margin and exposure to flooding must nevertheless be appropriately managed to achieve the purpose of the Act.
- 6.2 Section 6(a) requires recognition and provision for the preservation of the natural character of rivers and their margins and their protection from inappropriate use and development. The adjoining river corridor is modified by an existing stop bank and residential development. Having regard to that context, the dwelling's scale, its approximately 21.8 m setback from the river and the proposed management of site works, its effects on the river margin are considered acceptable. No identified outstanding natural feature or landscape, scheduled historic heritage item or significant indigenous vegetation is affected by the proposal.
- 6.3 Under section 7, particular regard has been given to the efficient use of the existing residential site, the maintenance of amenity values and the effects of climate change on flood risk. The FNR assessment confirms an appropriate floor level and foundation design and addresses the implications of flooding for access and egress. The proposal will therefore make efficient use of the site without creating unacceptable hazard risk or adverse effects on neighbouring land.
- 6.4 Section 8 requires the principles of the Treaty of Waitangi to be taken into account. No site-specific cultural effect has been identified. The proposal does not involve works within the Awanui River or removal of riparian vegetation and no Site or Area of Significance to Māori is mapped on the subject site.
- 6.5 Overall, having regard to the effects assessment and the proposed mitigation and engineering measures, the proposal is considered consistent with Part 2 of the RMA.



WRITTEN APPROVALS / CONSULTATION

- 7.0 Having regard to the location and scale of the proposal, the characteristics of neighbouring development, and the conclusions of the FNR flood assessment, no person is considered adversely affected by the proposal.

SECTION 95 NOTIFICATION

Public Notification

- 8.0 Section 95A of the RMA sets out the steps for determining whether an application must be publicly notified.

Step 1: Mandatory public notification

- 8.1 The applicant has not requested public notification. The application does not involve an exchange of recreation reserve land, and no circumstance requiring public notification under section 95C has arisen. Public notification is therefore not mandatory under step 1.

Step 2: Public notification precluded

- 8.2 No applicable district plan rule or national environmental standard precludes public notification of the application. The application is also not within the other categories for which public notification is precluded under section 95A(5). Public notification is therefore not precluded under step 2.

Step 3: Public notification required

- 8.3 No applicable rule or national environmental standard requires public notification. In assessing effects on the environment under section 95D, the principal considerations are the dwelling's effects on the Awanui River margin and whether the proposed works could increase flooding or otherwise affect land beyond the site.
- 8.4 The dwelling is located within an established residential area and is set approximately 21.8 m from the edge of the river, behind the existing stop bank. Effects on the character and amenity of the river corridor are assessed as less than minor. FNR concludes that the proposed development is unlikely to materially worsen flooding on neighbouring properties and assesses the effects on others as negligible. Adverse effects on the environment are therefore not considered more than minor, and public notification is not required under step 3.

Step 4: Special circumstances

- 8.5 The dwelling's position within the river margin, and the mapped flood hazard have been considered. These matters are addressed through the resource consent application and its supporting information. They do not, individually or together, give rise to special circumstances warranting public notification.
- 8.6 Having applied the steps in section 95A, public notification is not considered necessary.



Limited Notification

- 8.7 Section 95B sets out the steps for determining whether an application that is not publicly notified must be notified to particular persons.

Step 1: Customary rights and statutory acknowledgements

- 8.8 There are no protected customary rights groups or customary marine title groups affected by the proposed activities (s95B(2)).
- 8.9 In addition, Council must determine whether the proposed activity is on or adjacent to, or may affect, land subject to a statutory acknowledgement under Schedule 11, and whether the person to whom the statutory acknowledgement is made is an affected person under s95B(3). The Awanui River is subject to a statutory acknowledgement. The proposed dwelling is located approximately 21.8 m from the edge of the river, with an intervening stop bank and area of reserve land, and does not involve works within the river or its bed. No adverse effect on the statutory acknowledgement area requiring limited notification has been identified.

Step 2: Limited notification precluded

- 8.10 No applicable rule or national environmental standard precludes limited notification. The application is not otherwise within a category for which limited notification is precluded under section 95B(6).

Step 3: Affected persons

- 8.11 The proposal is not a boundary activity. The owners and occupiers of adjoining properties have nevertheless been considered under sections 95B and 95E. The adjacent land assessment addresses the dwelling's scale and location in relation to those properties. Its residential use, visual presence and amenity effects are expected to be less than minor for those persons.
- 8.12 FNR concludes that the development is unlikely to materially obstruct, divert or worsen flood flows onto neighbouring properties and assesses effects on others as negligible. Accordingly, no adjoining owner or occupier is considered adversely affected.

Step 4: Special circumstances

- 8.13 There are no special circumstances warranting notification to any other person.
- 8.14 For these reasons, the application is considered suitable for processing without limited notification.



CONCLUSION

- 9.1 The site is zoned Residential under the ODP and General Residential under the PDP. Consent is required for the relocated dwelling because of its location within the Awanui River margin/setback and mapped River Flood Hazard Area. The overall activity status is discretionary.
- 9.2 The proposal provides for ordinary residential use of an existing residential allotment that previously accommodated a dwelling. Effects on the natural character and amenity of the river margin are assessed as less than minor. The FNR engineering assessment confirms that the proposed finished floor level and open piled foundation appropriately respond to the identified flood hazard, with residual risk to occupants assessed as low and effects on neighbouring properties as negligible.
- 9.3 Overall, the proposal is consistent with the relevant statutory provisions and can be granted resource consent on a non-notified basis, subject to appropriate conditions.

Neil Mumby
Planning Consultant
B. Soc.Sci (REP) (Hons)
MNZPI(Full),
Member
ISOCARP
September 2026

LIMITATION: *This report has been prepared on behalf of, and for, the exclusive use of a Client of Cable Bay Consulting Ltd. This report is subject to, and is issued in connection with, the provisions of a written agreement between Cable Bay Consulting Ltd and its Client. Cable Bay Consulting Ltd accepts no liability or responsibility whatsoever for, or in respect of, any use of or reliance upon this report by any third party*

Attachment 1



RECORD OF TITLE
UNDER LAND TRANSFER ACT 2017
FREEHOLD
Search Copy




R.W. Muir
Registrar-General
of Land

Identifier **NA41C/109**
Land Registration District **North Auckland**
Date Issued 03 March 1978

Prior References
NA17B/741

Estate Fee Simple
Area 946 square metres more or less
Legal Description Lot 117 Deposited Plan 85220

Registered Owners
Michaela Marie Jensen and David Justin Kehely

Interests

INTEL
CENTRAL FILES
1 2 3 4 5 6 7 8 9 10 11 12 13 14 15 16 17 18 19 20 21 22 23 24 25 26 27 28 29 30 31 32 33 34 35 36 37 38 39 40 41 42 43 44 45 46 47 48 49 50 51
DATE OF PHOTOGRAPH 18 MAR 1981

Attachment 2

Adjacent Land Assessment

11A Terry Crescent, Kaitaia

- 1.1 Adjacent land uses are primarily residential in nature, with a residential zoning present on those sites to the east and south of the site. To the north and west is an area of reserve land. A table identifying the legal descriptions of adjacent land (where available) and associated land uses are contained in Table 1 below;

Street Address	Legal Description	Property Description
Not Specified	Not specified.	An area of reserve land located on the northern boundary of the subject site with access between 13 and 15 Terry Crescent.
13 Terry Crescent	Lot 118 Deposited Plan 85220	A 731m ² residential zoned lot containing detached dwelling with landscaped grounds.
11 Terry Crescent	Lot 116 Deposited Plan 85220	A 683m ² residential zoned lot containing detached dwelling and garage with landscaped grounds.
9 Terry Crescent	Lot 115 Deposited Plan 85220	A 680m ² residential lot with detached dwelling and sleepout.
7B Terry Crescent	Lot 114 Deposited Plan 85220, Flat 1 Deposited Plan 143385 and Flat 2 DP 143385	A 905m ² cross leased residential zoned site with two detached residential dwellings present.
Not Specified	Lot 2 Deposited Plan 102748	An 800m ² area of reserve land located on the western boundary of the subject site

- 1.2 An image showing the location of the adjacent land is below in Figure 2 below;

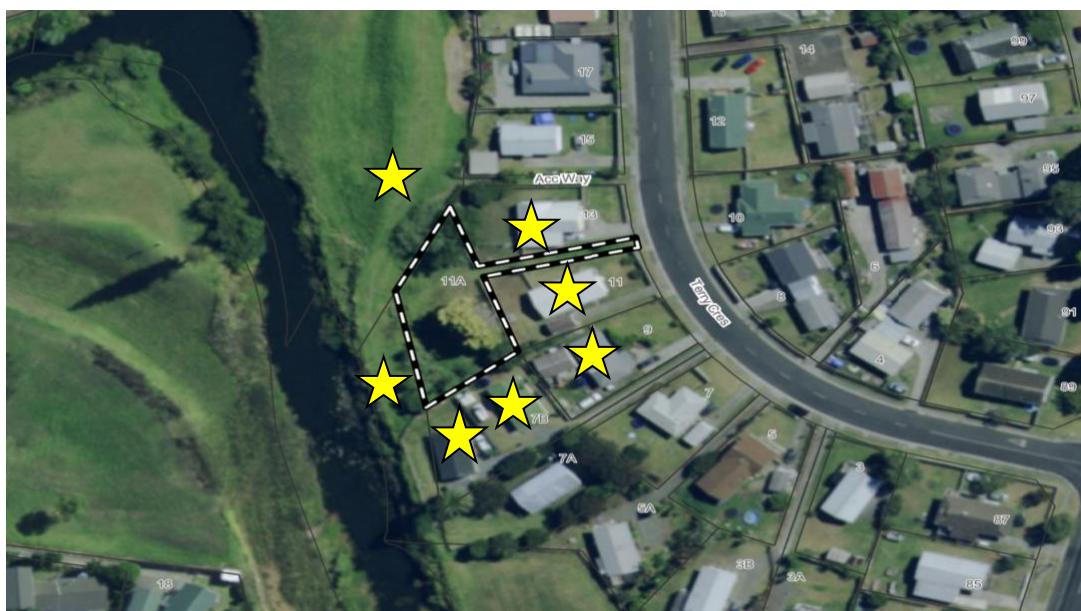


Figure 2 : Adjacent Land Assessment

Key

 = Adjacent Land

Attachment 3

11 September 2026

David Justin Kehely and Michaela Maree Jensen
76D Houhora Heads Road
RD 4
Kaitaia 0484

Tēnā koe,

Building consent number: EBC-2027-67/0
Property ID: 3302333
Address: 11A Terry Crescent, Kaitaia 0410
Description: Relocatable Dwelling with new foundation and new connection to council SS and SW

Requirement for Resource Consent

PIM Assessment of your application has highlighted the need for Resource Consent that must be granted prior to any building works or earthworks commencing.

The site is zoned **Residential** under the Operative District Plan, and **General Residential** under the Proposed District Plan – Appeals Version and Resource Consent is required for breach of the following:

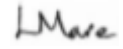
Rule:	12.7.6.1.1 Setback from Lakes, Rivers and the Coastal Marine Area
Reason:	Plans show the proposed building location breaches the minimum 26m setback required from the boundary of a river (the Awanui River to the west of this site).
Rule:	NH-R3 PER-1
Reason:	This proposed 115m ² dwelling exceeds the 10m ² permitted threshold for a new building or structure and relocated building within a River Flood hazard area.
Rule:	NATC-R1 PER-1
Reason:	Plans show the proposed building location breaches the minimum 26m setback required from the boundary of a river (the Awanui River to the west of this site).
Rule:	Northland Regional Plan – C.6.8.3 Earthworks <i>Note: Resource Consent approval from Northland Regional Council will be required.</i>
Reason:	These proposed works are within the River Flood Hazard Zones (10 Year Extent) and (100 Year CC Extent). The proposed earthworks volume has not been provided to confirm compliance with the more restrictive 50m³ of moved or placed earth in any 12 month period , in the High-risk flood hazard area (10 year extent).

Please note there may be other rule breaches found during the Resource Consent process. It is your responsibility to ensure the Resource Consent approved plans match the Consented approved plans.

The application form can be downloaded from www.fndc.govt.nz and submitted to Council's (Planning Department) with the appropriate documentation and instalment fee.

If you have any queries, please contact the Duty Planner on Duty.Planner@fndc.govt.nz or 0800 920 029.

Nāku iti nei, nā



Lysigna Mare

PIM Officer

Delivery and Operations

Emailed to: tylerkharissa@gmail.com

FORM 4
Certificate attached to
PROJECT INFORMATION MEMORANDUM

Section 37, Building Act 2004

Building Consent Number: EBC-2027-67/0

**RESTRICTIONS ON COMMENCING BUILDING WORK UNDER
RESOURCE MANAGEMENT ACT 1991**

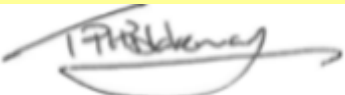
The building work referred to in the attached Project Information Memorandum is also required to have the following **Resource Consent(s)** under the Resource Management Act 1991:

- **Resource Consent – REQUIRED**
- **Northland Regional Council Resource Consent - REQUIRED**

As the above Resource Consent(s) will affect the building work to which the Project Information Memorandum relates, until this has been granted no building work may proceed.

Failure to comply with the requirements of this notice may result in legal action being taken against you under the Resource Management Act 1991.

Signature:



Trent Blakeman
Manager - Building Services –
Delivery and Operations
Far North District Council (Building Consent Authority)
11 September 2026

Position:

On behalf of:

Date:

FORM 4
BUILDING CONSENT NO : BC 940042

(Section 35, Building Act 1991)



Issued by : FAR NORTH DISTRICT COUNCIL

Refer to Project Information Memorandum No: PIM940042

APPLICANT

Name: DONNA JEAN DEEPAK Telephone: 3657973
Mailing Address: 25/B HORN BROOK STREET, OPAWA, CHRISTCHURCH
Builder: MALCOLM MORNING Telephone: -
Address: 74 PUKEPOTO ROAD, KAITAIA
Contact Person: AS ABOVE Telephone:
Address:

PROJECT

☐ [N] New building	Area : .00 m ²	Intended Use(s) : Single family Description of work: DEMOLITION OF BURNT OUT HOUSE Intended life: ☒ [Y] Indefinite but not less than 50 years ☐ [] Specified as 0 years
☐ [N] Relocated building	Area : .00 m ²	
☐ [N] Alteration	Area : .00 m ²	
☐ [Y] Demolition	Area : .00 m ²	
☐ [N] Plumbing/Drainage only		

PROJECT LOCATION

Street Address : 11B TERRY PLACE KAITAIA BOROUGH
Legal Description : LOT 117 DP 85220
Area: .09460 H Valuation No: 00200-046-27 Ward: NORTHERN

This building consent is a consent under the Building Act 1991 to undertake building work in accordance with the attached plans and specifications so as to comply with the provisions of the Building Code. It does not affect any duty or responsibility under any other Act nor permit any breach of any other Act. Please see reverse side for requirements of consents.

This building consent is issued subject to the conditions specified in the attached 1 pages headed "Conditions of Building Consent No 940042".

Signed by for and on behalf of the Council :

Name : [Signature]

Position : Building/Plumbing Inspector Date : 16 / 3 / 94

COPY

FOR COUNCIL USE

The Council's total charges payable on the uplifting of this consent in accordance with the attached details, are : \$ _____

Building Research Levy : \$ _____

Building Industry Authority Levy : \$ _____

TOTAL VALUE OF WORK: \$

TOTAL : \$ 75.00.

Date Received: 10.2.94. Receipt No: 455972

2

ATTACHMENT TO FORM 4

CONDITIONS OF BUILDING CONSENT NO: 940042.

DISCONNECTIONS FROM ALL COUNCIL SERVICES
TO BE MADE IN A TRADESMAN LIKE MANNER.
SEWER TO BE CAPPED READY FOR RECONNECTION
STORMWATER " " " " "
ROADSIDE CROSSING SUBJECT TO COUNCIL
INSPECTION AFTER REMOVAL OF ALL
MATERIALS.

FORM 10
CODE COMPLIANCE CERTIFICATE NO: _____

(Section 43(3), Building Act 1991)

Issued By: FAR NORTH DISTRICT COUNCIL

Building Consent No : BC 940042

Applicant : DONNA JEAN DEEPAK

Builder : MALCOLM MORNING

PROJECT			
[N]	New building	Area :	.00 m ²
			Intended use(s): Single family
[N]	Relocated building	Area :	.00 m ²
			Description of work: DEMOLITION OF BURNT OUT HOUSE
[N]	Alteration	Area :	.00 m ²
			Intended life:
[Y]	Demolition	Area :	.00 m ²
			[Y] Indefinite but not less than 50 years
			[] Specified as 0 years (conditions on Building Consent)
			Being stage _____ of an intended _____ stages
[N]	Plumbing/Drainage Only		

PROJECT LOCATION		
Street Address :	11B TERRY PLACE KAITAIA BOROUGH	
Legal Description :	LOT 117 DP 85220	
Area: .09460 H	Valuation No: 00200-046-27	Ward: NORTHERN

This is

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

☐ an interim code compliance certificate in respect of part only of the building work under the above building consent, as follows: _____

☐ This interim certificate is issued subject to the conditions specified on the reverse.

Signed for and on behalf of the Council :

Name : _____

Position : _____

Date : ____ / ____ / ____

Inspector: M

File No.

Receipt No.

Date Permit Issued

17/7/85

OWNER

Name

P. + D. J. Leefe

Mailing Address

23 South Rd
Kaitaia

BUILDER

Name

Keith Hay Homes Ltd

Mailing Address

79 Manga Kahia Rd
Kaikohe

FILE

Date

Initials

PROPERTY ON WHICH BUILDING IS TO BE ERECTED/DEMOLISHED

SITE

Street No.

11 B

Street Name

Terry Crescent
Kaitaia

Town/District

Riding

LEGAL DESCRIPTION

Valuation Roll No.

200/46/27

Lot

117

D.P.

85220

Section

Block

Survey District

DESCRIPTION OF PROPOSED WORK AND MAIN PURPOSE OF USE

dwelling
(transportable)

FLOOR AREA

DWELLING UNITS

Whole
Sq. Metres

83

Number
Erected

1

ESTIMATED
VALUES
\$

Building
Plumbing
Drainage
TOTAL

40,000
2000
3000
45,000

NATURE OF PERMIT (TICK BOX)



NEW BUILDING

- exclude domestic garages and domestic outbuildings



FOUNDATIONS ONLY



ALTERED, REPAIRED, EXTENDED

- include conversions and resited buildings



NEW CONSTRUCTION

OTHER THAN BUILDINGS - include demolitions



DOMESTIC GARAGES

AND DOMESTIC OUTBUILDINGS

FEES APPLICABLE

Building Permit \$ 220 -
Street Damage Deposit .. \$ 150 -
Building Research Levy .. \$ 45 -
Plumbing \$ 160 -
Drainage \$ -
Sewer Connection \$ 50 -

Water Connection \$ 120 -
Vehicle Crossing Levy ... \$ -
M.S. Plumbing \$ -
S.W. \$ 20 -
TOTAL: \$ -

Receipt No. 13178
Date of Payment 17/7/85
Authorised Officer [Signature]

Special Conditions:

N.B.

Keith Hay Homes application did not indicate whether the owner, contractor or Council was to attend to the roadside crossing. The Council has not charged for the required crossing therefore the responsibility remains with the owner.

Date Inspected

REMARKS (e.g. stage reached with work)

11-2-86

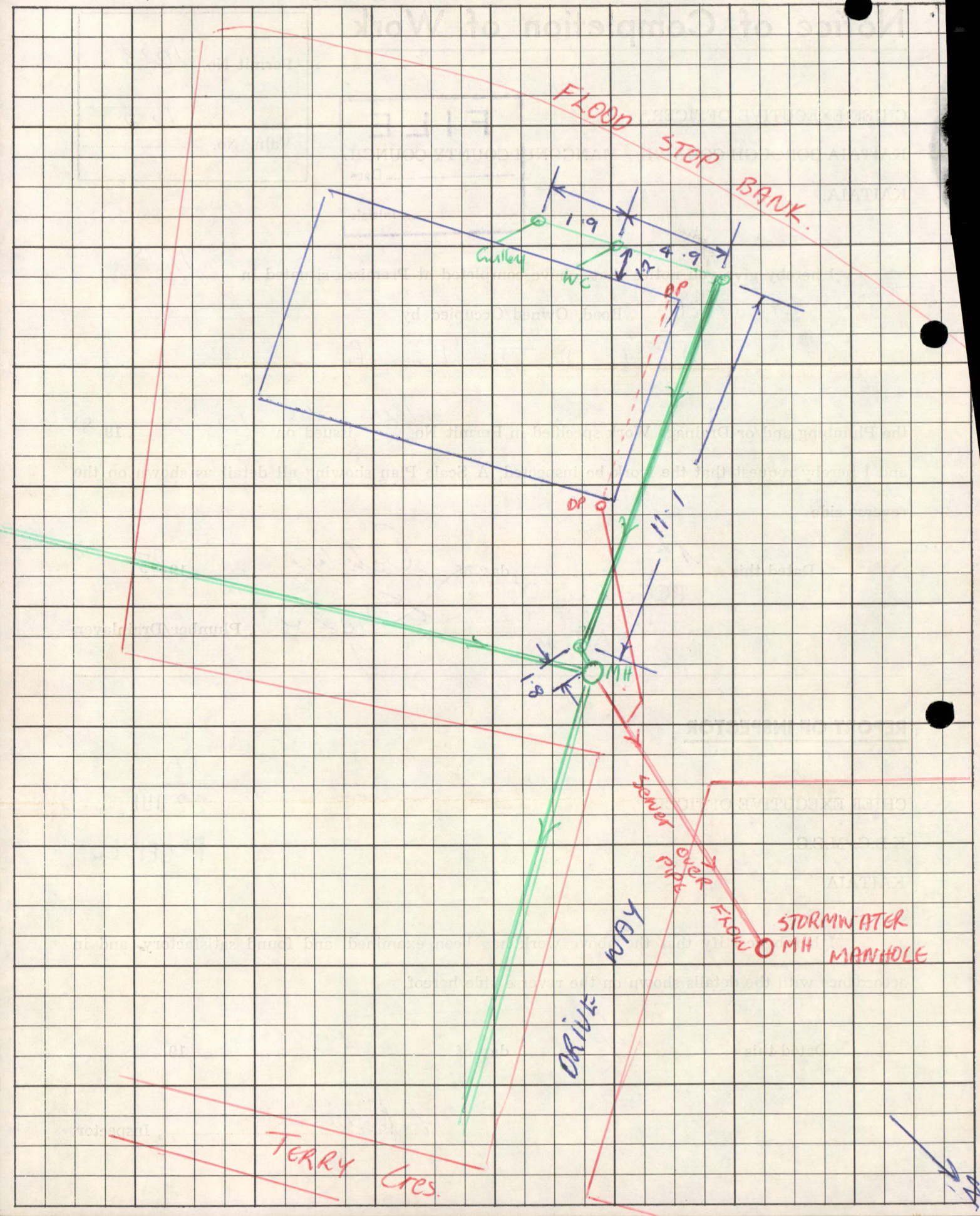
Dwelling complete e/f [Signature]

Date Inspected

Vehicle Inspected on 1/1/20

COMPLETED (Signature) _____ Date ____ / ____ / ____

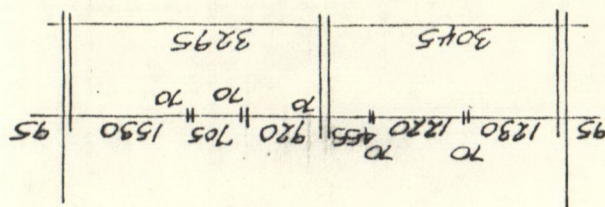
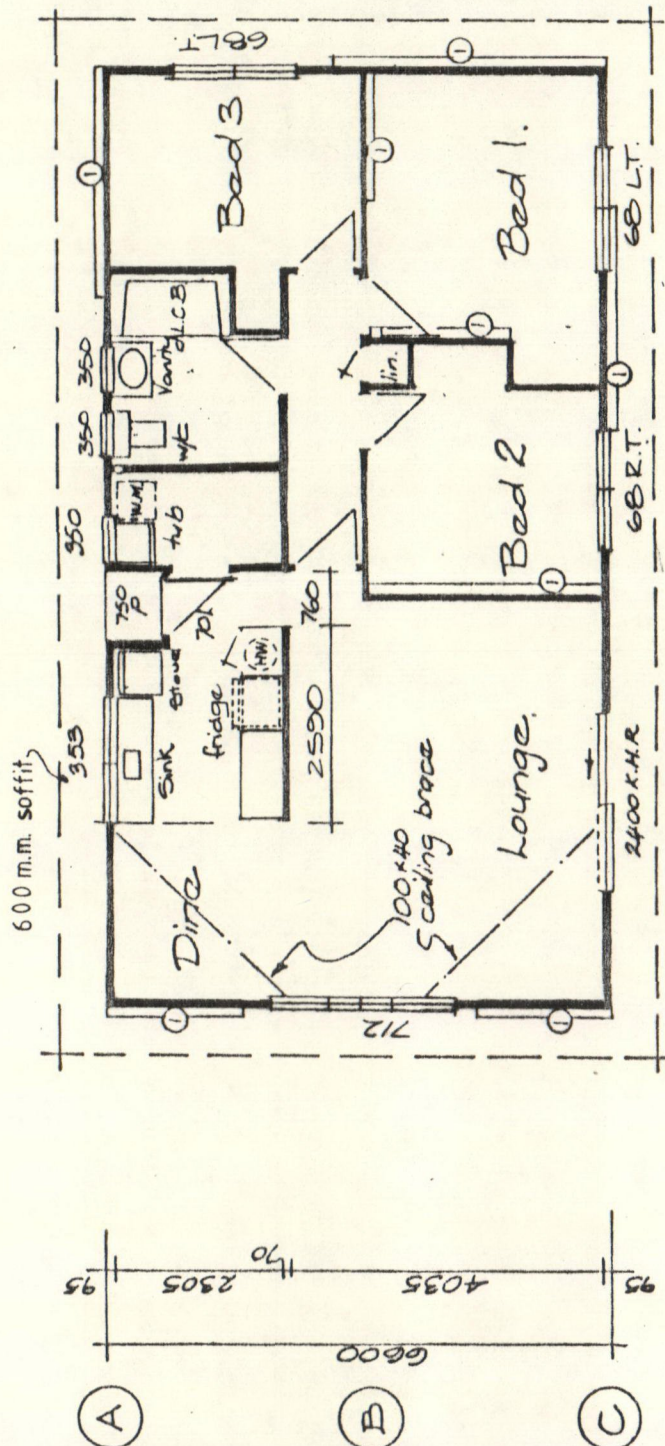
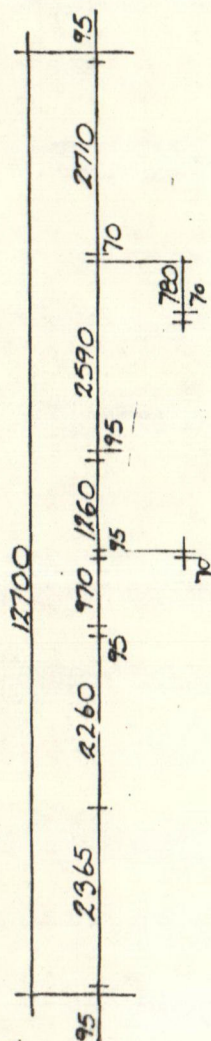
NOTE: For drainage work a scale plan in ink showing road line, section boundaries, buildings in outline, lines of drains, inspection pipes, etc, **MUST** be supplied. Give all dimensions. (metric)



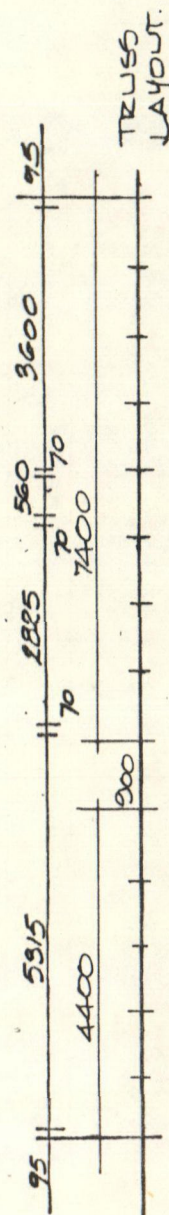
7

BASED ON A 400mm.

MODULE



BCPLA



TRUSS
LAYOUT:

Signed: p.p. CONTRACTOR Signed: EMPLOYER

SCALE 1:100

AREA: 83.82 m²

DRAWN:

NAME: P & DJ LEEFE

KEITH HAY HOMES LIMITED

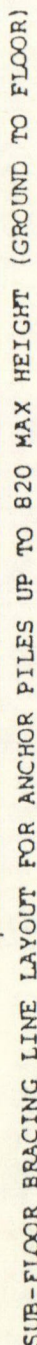
COPYRIGHT 198

DESIGNED TO N.Z.S. 3604

DATE: 22.2.85

PLAN REF.

T.C.S.



EARTHQUAKE ZONE _____

WIND AREA _____

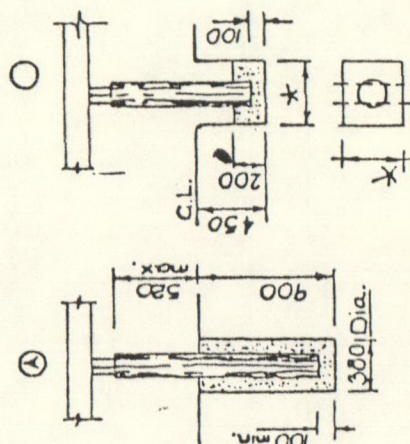
NOTE: All levels to underside of floor (Not underside of bearer)

Joists 150 x 50 continuous @ 450 & Cantilever joists 225 to sides
solid blocking between each pair of joists @ 1800¢ over & bearer

Bearers may be cantilevered up to 300mm

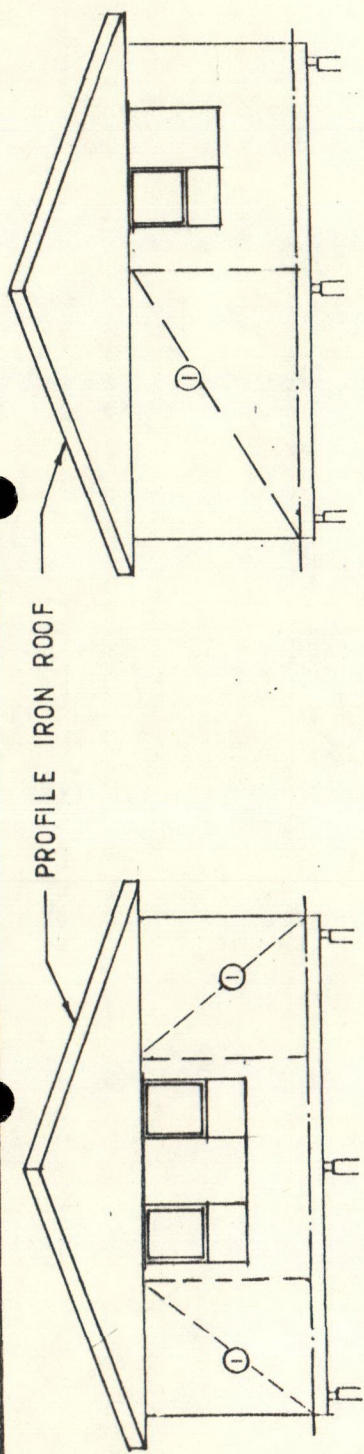
ENGINEERS DESIGN COVERS

1. Bearers composite 2/150 x 50
continuous over 2 or more spans
up to 2000mm.
2. Footing sizes:- Standard Design:
all 380mm (X)



NOTE: Diaphragm Floor System

EARTHQUAKE Table One		WIND AREA Table Five	
A	6	H	6
B	6	M	4
C	4	L	4



End Elevation.

End. Elevation.

20° Pitch
trusses at 900mm centres

Fibreglass insulation to
ceatings (15m²q/w-Type A)

600mm soffits

Aluminium windows

20mm H.D. particle
board flooring

Double sided sigilation
421 under floor (5m²q/w)

140 s.e.d. timber
anchor pile

Fibreglass insulation to
exterior walls (15m²q/w)

150x50 joists at 450°
225mm cantilever

NOTE: foundations as
per attached sub-
floor plan.

BEDROOM 3

BEDROOM 1

2400

140 s.e.d. timber
Anchor pile

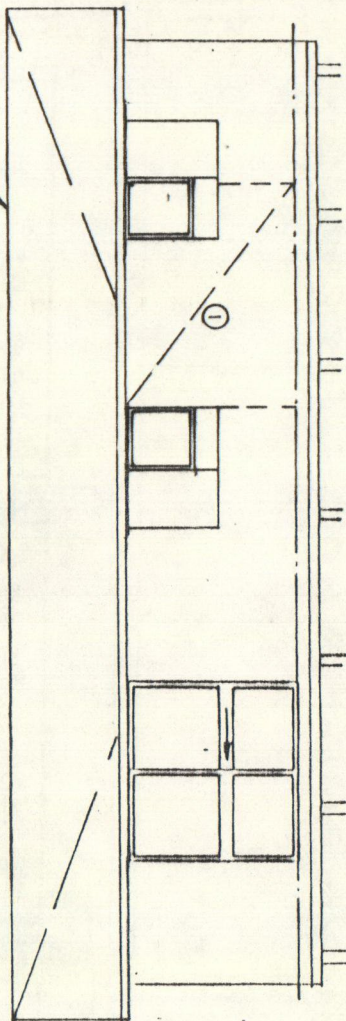
140 s.e.d. timber
Ordinary pile

Signed: p.p. CONTRACTOR Signed: EMPLOYER

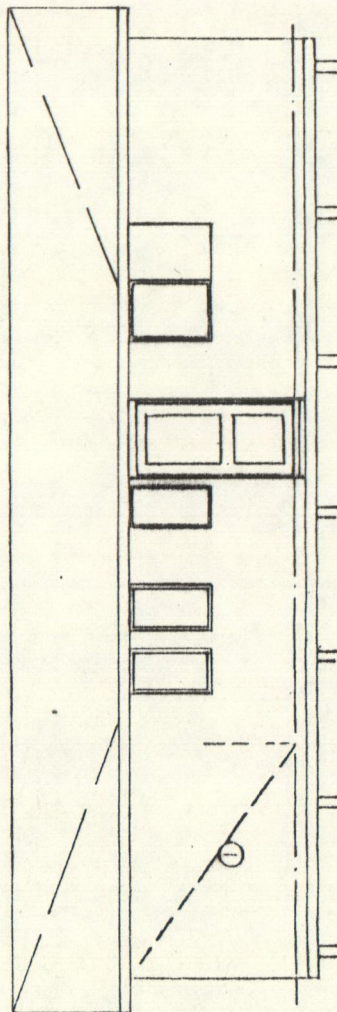
SCALE 1:100 AREA: m² DRAWN: NAME: P4 DJ LEEFE

KEITH HAY HOMES LIMITED COPYRIGHT 198 DESIGNED TO N.Z.S. 3804 DATE: 15-1-85 PLAN REF. T.C.S.

20° PROFILE IRON ROOF



Front Elevation



Rear Elevation

Signed: p.p. CONTRACTOR Signed: EMPLOYER

SCALE 1: 100

AREA:

m²

DRAWN:

NAME:

KEITH HAY HOMES LIMITED

COPYRIGHT 198

DESIGNED TO N.Z.S. 3004

DATE: 5.1.85

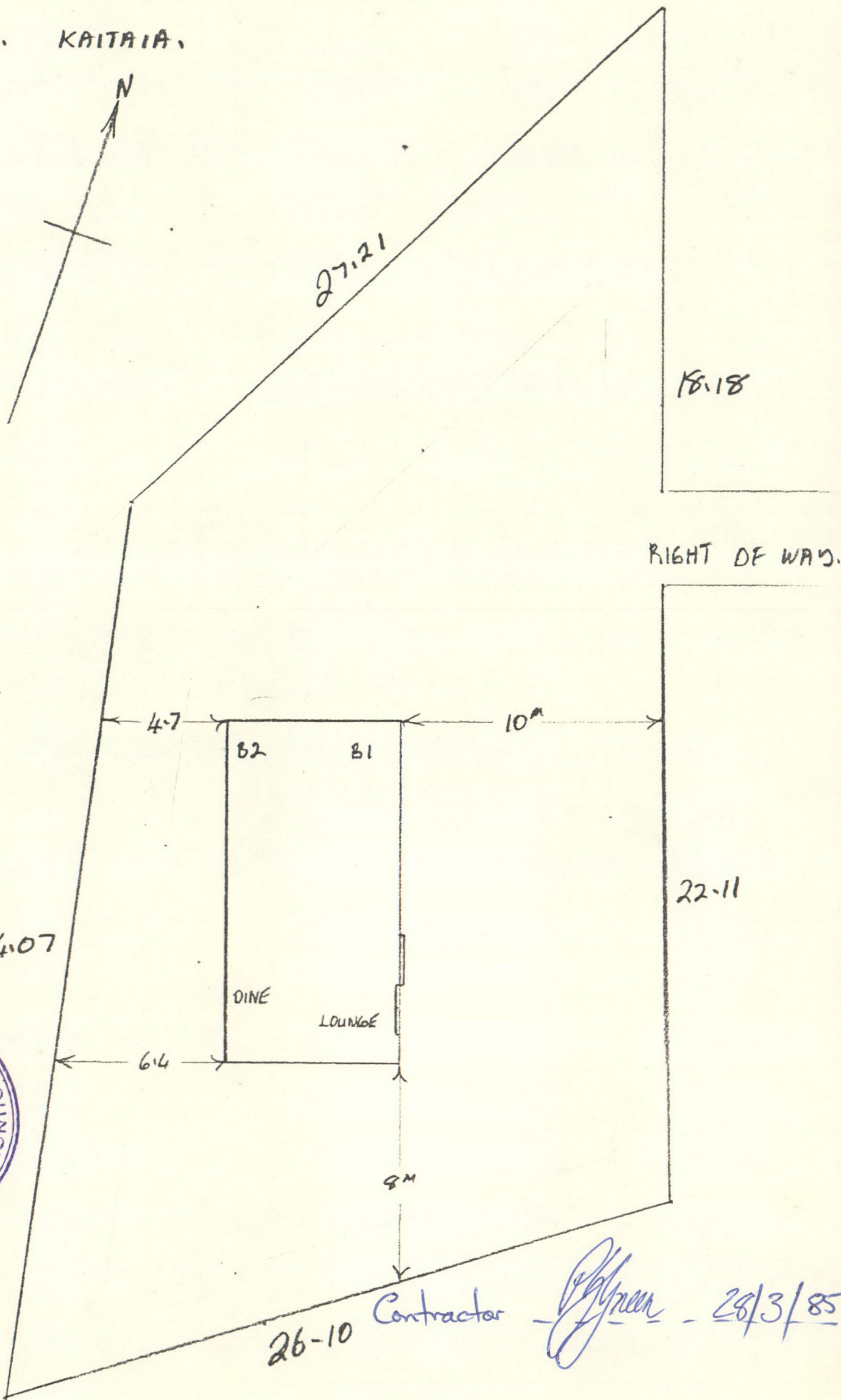
PLAN REF.

T.C.S.

LOT 117 DP 85220 CT 41-1909.

TERRY CRESC. KAITAIA.

946 m²



EMPLOYER: _____

Attachment 4

SITE NOTES:
11a Terry Cres, Parkdale, KAITAIA

LEGAL DESCRIPTION
LOT 117
DP DP 85220
VALUATION NUMBER:
TOTAL LAND AREA: 946m2

SITE COVERAGE
PROPOSED BUILDING AREA: 115m2
PROPOSED PAVED AREAS: 181m2
PROPOSED ROOF TOTAL AREA: 145m2
TOTAL AREA OF IMPERMEABLE SURFACES: 326m2
TOTAL % OF IMPERMEABLE SURFACES: 36%

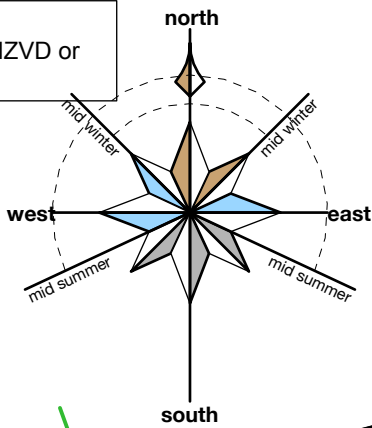
FNDC ZONE RESIDENTIAL
SETBACK TO BOUNDARIES 1200

EARTHQUAKE ZONE 1
EXPOSURE ZONE C
CLIMATE ZONE 1
WIND REGION A
WIND ZONE HIGH

All dimensions to be checked on site prior to commencement of work.
Work only to figured dimensions, in the event of a discrepancy contact the Designer.
Do not change any details without prior consent from the Designer.
Building Contractor to check all levels, dimensions, connections & manufacturers specifications before beginning or manufacturing any work to ensure that all materials & labour necessary to complete the project has been allowed for, whether inferred, drawn on plans or not.
Liability will not be accepted by Designer for any materials or labour not shown on drawings or required by council or during construction.

Beard Online Architecture 106 Arawhata Road Kaingaroa 0483 E: beardarc48@gmail.com
D M Beard Structural LTD Doug: 022 454 9863 Tyler: 021 247 7232 Kirsty: 022 161 8900

100 year river
flooding-14.0 NZVD or
less



11a Terry Cres-Kaitaia

Metal drive way

NEW Water Meter box
ennection

Existing council SW
drain

New S/W Connection

NEW CONNECTION
MH

Existing council SS drain

50 year river
flooding-13.5 NZVD or
less

Flood Hazard / Foundation Note:
The dwelling is proposed to be supported on an open timber piled foundation system, with the final pile sizes, depths and layout to be confirmed by the structural engineer. The open piled subfloor construction will allow flood flows to pass beneath and around the dwelling, rather than creating a continuous solid obstruction to overland flow. Associated earthworks will be shaped to maintain existing flood flow paths as far as practicable and avoid creating bunding or other continuous barriers to floodwater. On this basis, the proposed dwelling, foundations and associated earthworks are not expected to materially obstruct or divert flood flows or increase flood effects on neighbouring properties.

NRC MAPPED 1-IN-10-YEAR RIVER
FLOOD HAZARD EXTENT
PROPOSED DWELLING LOCATED
CLEAR OF MAPPED EXTENT

CLIENT: D.KEHELY
PROJECT: 11a TERRY CRES, KAITAIA
DWG SITE PLAN

DATE # 08/07/2025
SCALE @ A3 1:200
DRAWN KB/TB/DB
CHKD KB/TB/DB

PROJECT #
DK-0726

DWG #

A01



DRAWINGS ARE NOT TO BE SCALED. USE ONLY FIGURED DIMENSIONS. ALL DIMENSIONS AND LEVELS ARE TO BE CHECKED ON SITE PRIOR TO THE COMMENCEMENT OF WORK.

REV

DATE

BY

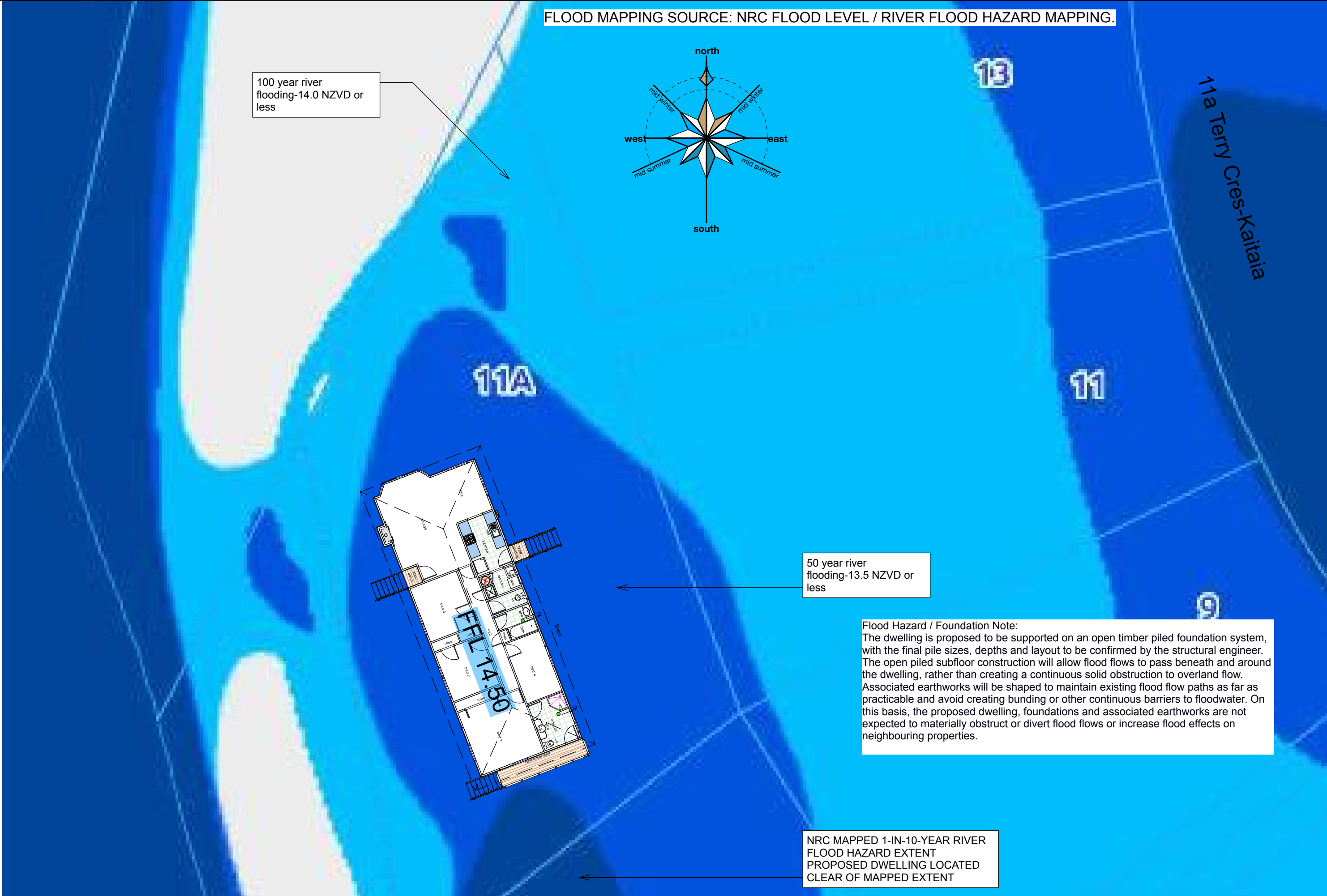
REVISION AMENDMENTS

DESCRIPTION

DATE

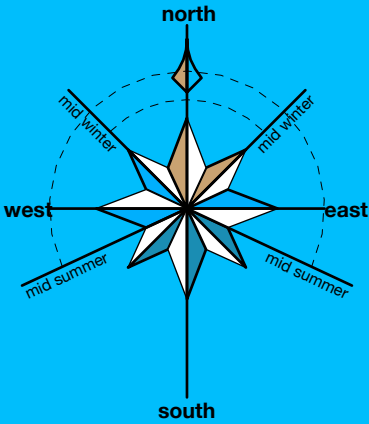
ISSUE NO.

DRAWINGS ARE NOT TO BE SCALED. USE ONLY FIGURED DIMENSIONS. ALL DIMENSIONS AND LEVELS ARE TO BE CHECKED ON SITE PRIOR TO THE COMMENCEMENT OF WORK.



FLOOD MAPPING SOURCE: NRC FLOOD LEVEL / RIVER FLOOD HAZARD MAPPING.

100 year river
flooding-14.0 NZVD or
less



50 year river
flooding-13.5 NZVD or
less

Flood Hazard / Foundation Note:
The dwelling is proposed to be supported on an open timber piled foundation system, with the final pile sizes, depths and layout to be confirmed by the structural engineer. The open piled subfloor construction will allow flood flows to pass beneath and around the dwelling, rather than creating a continuous solid obstruction to overland flow. Associated earthworks will be shaped to maintain existing flood flow paths as far as practicable and avoid creating bunding or other continuous barriers to floodwater. On this basis, the proposed dwelling, foundations and associated earthworks are not expected to materially obstruct or divert flood flows or increase flood effects on neighbouring properties.

NRC MAPPED 1-IN-10-YEAR RIVER
FLOOD HAZARD EXTENT
PROPOSED DWELLING LOCATED
CLEAR OF MAPPED EXTENT

CLIENT:	D.KEHELY	PROJECT #	DK-0726
PROJECT:	11a TERRY CRES, KAITAIA	DATE #	08/07/2025
DWG	SITE PLAN-FLOOD	SCALE @ A3	1:200
		DRAWN	KB/TB/DB
		CHKD	KB/TB/DB
		DWG #	A01/F



ISSUE NO.	DATE	DESCRIPTION	REVISION AMENDMENTS	BY	DATE	REV

DRAWINGS ARE NOT TO BE SCALED. USE ONLY FIGURED DIMENSIONS. ALL DIMENSIONS AND LEVELS ARE TO BE CHECKED ON SITE PRIOR TO THE COMMENCEMENT OF WORK.



CLIENT:	D.KEHELY			PROJECT #	DK-0726
PROJECT:	11a TERRY CRES, KAITAIA			DATE #	08/07/2025
				SCALE @ A3	1:200
DWG	SITE PLAN-AREIAL			DRAWN	KB/TB/DB
				CHKD	KB/TB/DB
					DWG # A01/A



DRAWINGS ARE NOT TO BE SCALED. USE ONLY FIGURED DIMENSIONS. ALL DIMENSIONS AND LEVELS ARE TO BE CHECKED ON SITE PRIOR TO THE COMMENCEMENT OF WORK.

NOTE:
PILE LOCATIONS SUPPORTING THE EXISTING BUILDING MAY BE VARIED TO COINCIDE WITH LAPS/JOINS TO BEARERS PROVIDED THAT ANY BEARER SHALL NOT SPAN MORE THAN 1650 C/C
ALL CONCRETE FOUNDATION PILES ARE TO BE 460Ø x 1100 DEEP INTO GROUND, REFER TO ENGINEERS DRAWINGS AND CALCS.
ALL TIMBER PILES ARE TO BE 125 X 125 H5.

New 2/140 x 45 SG8
H3.2 Bearer

90 x 90 H3.2 balustrade
posts @ 1000 crs.
Refer to sheet M02
140 x 45 SG8 H3.2 deck
stringer.
M12 SS bolts @ 1200
max. crs.
Allow H3.2
packing/spacers @ bolts
to achieve 12mm
clearance from wall
cladding

2/140 x 45 SG8 H3.2
boundary joists

140 x 45 H3.2 nogs @
400 crs.

FOUNDATION PILE EARTHWORKS:
59 No. x Ø460 x 1100mm deep = 10.8m³ total excavation.

New 140 x 45 SG8 H3.2
porch floor joists @ 400
crs.
New Joist/stringer are to
clear the existing wall
cladding by 12 min. Use
H3.2 packing @ bolts

140 x 45 SG8 H3.2
Porch Joist Stringer.
M12 SS bolts @ 1200
crs. max.
Use H3.2 packing @
bolts

Existing 2/90 x 70
bearers on edge

Note:
Braceline wall brace.
Double joist under or 90
x 45 H1.2 nogs @ 600
crs

New 140 x 45 SG8 H3.2
porch floor joists @ 400
crs.
New Joist/stringer are to
clear the existing wall
cladding by 12 min. Use
H3.2 packing @ bolts

140 x 45 SG8 H3.2
Landing Joist Stringer.
M12 SS bolts @ 1200
crs. max.
Use H3.2 packing @
bolts.

REFER TO ENGINEERING FOR FOUNDATION

NOTE:
1. THE SITE SUITABILITY REPORT IS BASED ON A MAXIMUM OF 4 SCALA-PENETROMETER TEST SITES.
2. ALL PILE FOOTINGS/FOUNDATIONS ARE TO BE EXCAVATED TO THE DEPTHS AS DIMENSIONED OR NOTED ON THE FOUNDATION PLAN AND DETAILS.
3. THEY SHOULD BE AT LEAST 450mm INTO "GOOD GROUND" AS DETERMINED IN NZS3604:2011.
4. IF FOR ANY REASON DURING PILE/FOOTING EXCAVATION SOFT GROUND IS OBSERVED/ENCOUNTERED THEN THE DESIGNER SHOULD IMMEDIATELY BE CONTACTED PRIOR TO ANY FURTHER PILE EXCAVATION SO THAT FURTHER INVESTIGATION CAN BE CARRIED OUT AND THIS MAY MEAN THAT A REGISTERED STRUCTURAL ENGINEER WILL BE REQUIRED TO BECOME INVOLVED.
5. THE SITE SUITABILITY REPORT IS A GENERAL ASSESSMENT (BASED ON NZS3604:2011) OF THE EXPECTATIONS OF WHERE "GOOD GROUND" SHOULD BE ENCOUNTERED, HOWEVER THERE COULD BE PILE EXCAVATIONS THAT MAY NEED BE DEEPER TO ENCOUNTER GOOD GROUND AS PER NUMBER 4. ABOVE.

Beard Online Architecture 106 Arawhata Road Kaingaroa 0483 E: beardarc48@gmail.com
D M Beard Structural LTD Doug: 022 454 9863 Tyler: 021 247 7232 Kirsty: 022 167 9900

NOTE ALL DIMENSION MUST BE CONFIRMED ON SITE PRIOR TO SETTING OUT PILES

CLIENT:	D.KEHELY	PROJECT #	DK-0726
PROJECT:	11a TERRY CRES, KAITAIA	DWG #	
DWG	FOUNDATION/BRACING PLAN	DATE #	08/07/2025
		SCALE @ A3	1:75
		DRAWN	KB/TB/DB
		CHKD	KB/TB/DB



REV

DATE

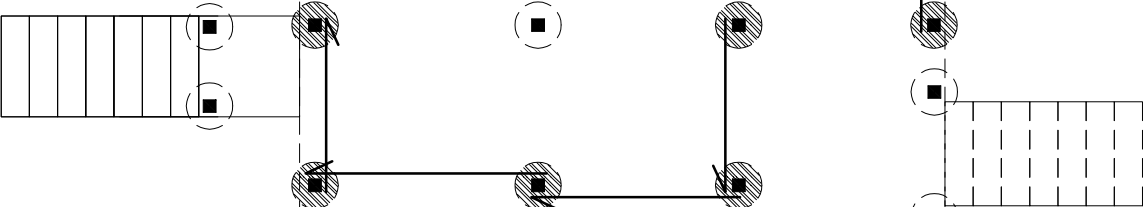
BY

REVISION AMENDMENTS

DESCRIPTION

DATE

ISSUE NO.



GENERAL:

- THESE DRAWINGS ARE NOT TO BE SCALED. REFER TO ARCHITECT'S DRAWINGS FOR DETAILED DIMENSIONS.
- THESE DRAWINGS ARE TO BE READ IN CONJUNCTION WITH ALL RELEVANT ARCHITECTURAL AND STRUCTURAL DRAWINGS.
- CONTRACTOR TO CONFIRM ALL DIMENSIONS ON SITE PRIOR TO CONSTRUCTION.
- ALL DISCREPANCIES IN REGARD TO THE FOUNDATIONS SHALL BE REFERRED TO THE ARCHITECT FOR DECISIONS BEFORE PROCEEDING.
- ALL PROPRIETARY PRODUCTS TO BE INSTALLED AS PER MANUFACTURERS' RECOMMENDATIONS.

CONCRETE:

- ALL MATERIALS AND WORKMANSHIP SHALL BE IN ACCORDANCE WITH NZS3109 AND NZS3101 SUBJECT TO RELEVANT SECTIONS OF THE SPECIFICATIONS.
- NO CONCRETE SHALL BE PLACED UNTIL THE ENGINEER HAS HAD THE OPPORTUNITY TO OBSERVE THAT THE DRAWINGS AND SPECIFICATIONS HAVE BEEN COMPLIED WITH.
- MINIMUM 28TH DAY CONCRETE COMPRESSIVE STRENGTH AS DEFINED IN NZS3109 SHALL BE 20MPa.
- ALL CONCRETE SUPPLY AND PRODUCTION SHALL BE IN ACCORDANCE NZS 3104.
- SIZES OF CONCRETE ELEMENTS DO NOT INCLUDE THICKNESS OF APPLIED FINISHES.

TIMBER:

- T1: ALL CONSTRUCTION SHALL BE AS PER NZS 3604:2011 TIMBER FRAMED BUILDINGS (NON-SPECIFIC) AND NZS3603 TIMBER STRUCTURE STANDARD.
- T2: ALL TIMBER GRADE SHALL BE SC8 UNLESS NOTED OTHERWISE

NOTE: THE DWELLING IS LOCATED WITHIN THE 1 IN 100 YEAR RIVER FLOOD HAZARD ZONE BUT OUTSIDE THE 1 IN 10 YEAR RIVER FLOOD ZONE. IT IS RECOMMENDED THAT NO SUBFLOOR CLADDING IS INSTALLED TO ALLOW THE FLOOD WATER TO JUST FLOW THROUGH THE SUBFLOOR AREA UNOBSTRUCTED SO AS NOT TO INTRODUCE ADDITIONAL STRESSES TO THE SUBFLOOR STRUCTURAL FRAMING.

125x125 H5 SGR POSTS, ON 4500 x 1100MM DEEP 20MPA CONCRETE
FOOTING. USE 12KN BEARER TO POST FIXING.

125x125 H5 SGR POSTS, ON 4500 x 1100MM DEEP 20MPA CONCRETE
FOOTING. USE 6KN BEARER TO POST FIXING.

90x70 H3.2 SGR DIAGONAL BRACING FIXED TO POSTS W/ 1-M12 SS
BOLT AT BOTH ENDS.

			Supervised	
			Designed	
			Drawn	
1	Final Issue	20 Sep 2026		
No.	Revisions	Date	Reviewed	Approved

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11A TERRY CRESCENT, KAITIAA
PROPOSED HOUSE

FOUNDATION PLAN & DETAILS

Drawing Status		CONSENT
Project No.:	078-FND-26SD	Drawing S01
Scale	1:75 (A3)	Revision 1

DRAWINGS ARE NOT TO BE SCALED. USE ONLY FIGURED DIMENSIONS. ALL DIMENSIONS AND LEVELS ARE TO BE CHECKED ON SITE PRIOR TO THE COMMENCEMENT OF WORK.



East Wall	Risk Severity				Sub Totals
	Low	Medium	High	Very High	
Wind Zone	0	0	1	2	1
Number of Storeys	0	1	2	4	0
Roof/Wall junctions	0	1	3	5	3
Eave width	0	1	2	5	5
Envelope complexity	0	1	3	6	0
Decks	0	2	4	6	0
				Total Risk Factor	9

A EAST WALL ELEVATION



North Wall	Risk Severity				Sub Totals
	Low	Medium	High	Very High	
Wind Zone	0	0	1	2	1
Number of Storeys	0	1	2	4	0
Roof/Wall junctions	0	1	3	5	3
Eave width	0	1	2	5	5
Envelope complexity	0	1	3	6	0
Decks	0	2	4	6	0
				Total Risk Factor	9

B NORTH WALL ELEVATION

Flood Hazard / Foundation Note:
The dwelling is proposed to be supported on an open timber piled foundation system, with the final pile sizes, depths and layout to be confirmed by the structural engineer. The open piled subfloor construction will allow flood flows to pass beneath and around the dwelling, rather than creating a continuous solid obstruction to overland flow.
Associated earthworks will be shaped to maintain existing flood flow paths as far as practicable and avoid creating bunding or other continuous barriers to floodwater. On this basis, the proposed dwelling, foundations and associated earthworks are not expected to materially obstruct or divert flood flows or increase flood effects on neighbouring properties.

This architectural elevation drawing shows a single-story house with a gabled roof. The house is elevated on stilts. Key features include a chimney on the left side of the roof, a central entrance door with a small porch, and several windows of varying sizes. The drawing includes dimension lines indicating a total height of 2000 units and a roof slope of 14.5°. A red line indicates a 1000-unit height for a specific section. The drawing is oriented horizontally, with the house's length extending from left to right.

West Wall	Risk Severity				Sub Totals
	Low	Medium	High	Very High	
Wind Zone	0	0	1	2	1
Number of Storeys	0	1	2	4	0
Roof/Wall junctions	0	1	3	5	3
Eave width	0	1	2	5	5
Envelope complexity	0	1	3	6	0
Decks	0	2	4	6	0
				Total Risk Factor	9

C	WEST
WALL	ELEVATION

140 x 20 H3.2 Base Cladding
with 20mm spacing.



South Wall	Risk Severity				Sub Totals
	Low	Medium	High	Very High	
Wind Zone	0	0	1	2	1
Number of Storeys	0	1	2	4	0
Roof/Wall junctions	0	1	3	5	0
Eave width	0	1	2	5	0
Envelope complexity	0	1	3	6	0
Decks	0	2	4	6	0
				Total Risk Factor	

D	SOUTH
WALL	ELEVATION

FFL
14.5

Flood Hazard / Foundation Note:
The dwelling is proposed to be supported on an open timber piled foundation system, with the final pile sizes, depths and layout to be confirmed by the structural engineer. The open piled subfloor construction will allow flood flows to pass beneath and around the dwelling, rather than creating a continuous solid obstruction to overland flow.
Associated earthworks will be shaped to maintain existing flood flow paths as far as practicable and avoid creating bunding or other continuous barriers to floodwater. On this basis, the proposed dwelling, foundations and associated earthworks are not expected to materially obstruct or divert flood flows or increase flood effects on neighbouring properties.

Attachment 5

11A Terry Crescent, Kaitaia

Site Investigation Report

Prepared for Dave Kehely



Job No.	FNR1074, Rev A
Report Author	Andrew van der Linden
Report Approver	Manu Burkhardt Macrae
Date	29/06/2026

Document Approval				
Action	Name	Qualification	Signed	Date
Author	Andrew van der Linden	BE (Hons) Civil Engineering		29/06/2026
Reviewer	Tess Allen	BE (Hons) Civil Engineering		29/06/2026
Approver	Manu Burkhardt Macrae	BE Environmental Engineering, CPENG NZ, 253797		29/06/2026

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Executive Summary

FNR Consulting was engaged to complete a site investigation report for the property at 11A Terry Crescent, Kaitaia. The site is a residential property with a proposed new dwelling with an approximate floor area of 127 m².

The site is mapped as Mangakahia silt loam and clay loam (MF) according to the New Zealand Land Inventory, underlain by Late Pleistocene to Holocene aged unconsolidated to poorly consolidated sand, mud, peat, and shell deposits of estuarine, lacustrine, swamp, alluvial, and colluvial origins (Q1a) of the Karioitahi Group (GNS Geological Map).

FNR Consulting undertook geotechnical testing within the proposed building footprint of approximately 127 m². A total of six scala penetrometer tests and one hand auger borehole were completed across the site to assess the in-situ ground conditions in accordance with NZS 4402:1988 and NZS 3604:2011.

Scala penetrometer testing confirms that the in-situ soils beneath the proposed building footprint met the "Good Ground" criteria of NZS 3604:2011 at depths between approximately 0.95 m and 1.55 m below existing ground level. Refusal interpreted as very dense sandstone was encountered between approximately 1.1 m and 1.70 m below existing ground level. The site has been conservatively classified as Site Class S in accordance with AS 2870:2011, indicating slightly reactive ground conditions.

A review of the regional liquefaction hazard information identifies the Far North District as having a low seismic risk. Although the site is currently classified as having an undetermined liquefaction vulnerability due to the absence of site-specific mapping, the cohesive clay soils, underlying dense sandstone, and absence of groundwater indicate that the overall liquefaction vulnerability is considered to be low. The site is also located within the mapped River Flood Hazard Zone associated with the Awanui River, and consideration should be given to establishing an appropriate finished floor level during the detailed design and consenting process.

Overall, the site is considered suitable for the proposed development, subject to foundation design in accordance with NZS 3604:2011 and the recommendations contained within this report. Bored or driven pile foundations founded within the underlying sandstone layer are recommended. Further geotechnical assessment is recommended if the proposed building location changes significantly or subsurface conditions encountered during construction differ from those described in this report.

Site Description

The site at 11A Terry Crescent is a residential property located in the northeastern part of Kaitaia (refer to Figure 1). The property comprises a predominantly grassed section that has been cleared of vegetation, with trees located along the northern and southern boundaries. The ground surface has a moderate slope, and is bounded by the Awanui River to the west and neighbouring residential properties to the east and south. The subject property has an area of approximately 946 m² and is legally described as Lot 117 DP 85220.

At the time of inspection, no permanent dwelling was present on the site. The property had previously been developed with a dwelling, which has since been demolished prior to 2003 based on historical Google earth imagery. There were no obvious issues with surface drainage across the site and no evidence of surface ponding, ground instability or erosion within the inspected area.

Vehicle access to the property is provided directly from Terry Crescent via a narrow metalled accessway located between 11 and 13 Terry Crescent.

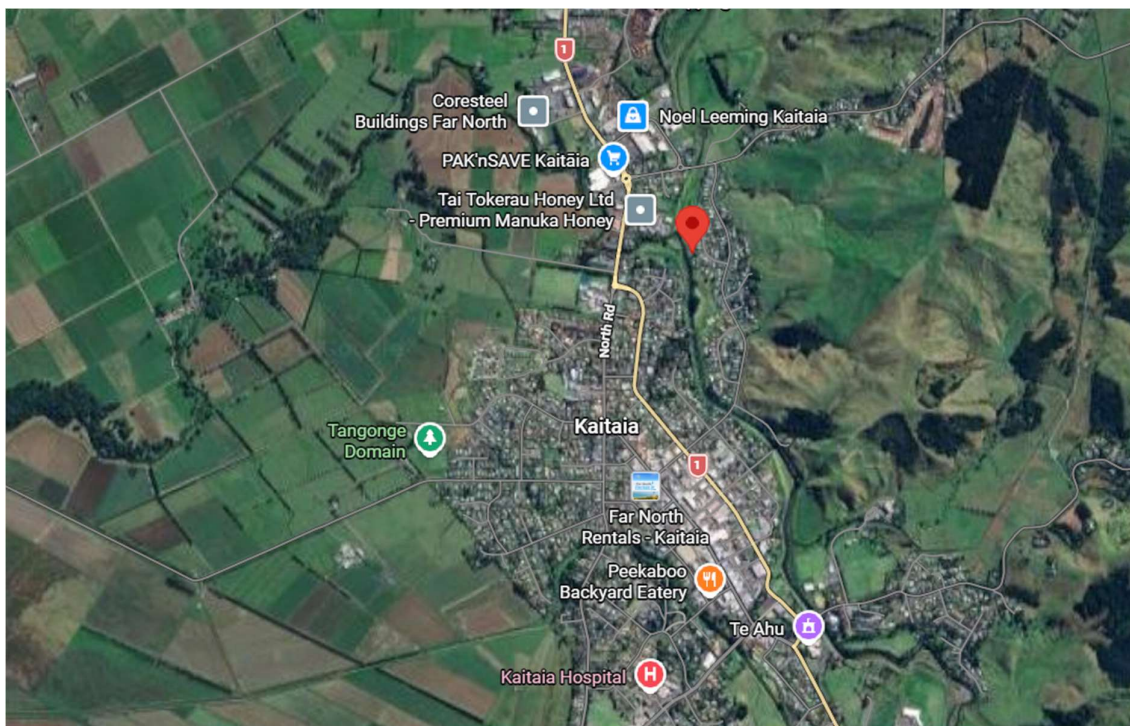


Figure 1 – Location Plan (Google Maps)

Published Geology

The New Zealand Land Inventory soil map “Soil Types Kaitaia Rawene” 1:100,000 scale describes the soils at this site as: **Mangakahia silt loam and clay loam (MF)** belonging to the Soils of the Flood Plains and are categorised as well to moderately well drained.



Figure 2 – New Zealand Land Inventory Soil Map

The GNS Geological Map “Geology of the Kaitaia area” 1:250,000 scale shows the site is underlain by Late Pleistocene to Holocene aged soil consisting of *“Unconsolidated to poorly consolidated sand, mud, peat, and shell deposits of estuarine, lacustrine, swamp, alluvial, and colluvial origins (Q1a)”* of the Karioitahi Group. Refer to Figure 3 below.



Figure 3 – Institute of Geological & Nuclear Sciences Geological Map

Subsurface Testing

FNR Consulting carried out a geotechnical investigation to assess the in-situ ground conditions at the proposed building site. No site plan was provided prior to the site visit, and the test locations were selected based on the proposed building footprint marked out on site by the client. Based on the marked out building footprint, the proposed dwelling has an approximate floor area of 127 m².

A total of six scala penetrometer tests and one hand auger borehole were undertaken within the proposed building footprint, located at the building corners and central area.

Scala penetrometer testing was undertaken in general accordance with NZS 4402:1988, to assess the in-situ soil's compliance with NZS 3604:2011. Soil descriptions from the hand auger logs are in general accordance with the New Zealand Geotechnical Society's (NZGS) "Field Description of Soil and Rock". The test locations are shown in Appendix A, with the corresponding scala test results, borehole logs, and photographs included in Appendix B.

Test Results

The scala penetrometer testing (refer to Appendix B) indicated that the in-situ soils beneath the proposed building footprint achieved "Good Ground" (as defined by NZS 3604:2011) in all the test locations at depths ranging between approximately 0.95 m and 1.55 m below the existing ground level. Refusal (> 10 blows per 50 mm), was also encountered in all of the test locations between approximately 1.10 m and 1.70 m below the existing ground level. An additional scala penetrometer test (SP1-A) was undertaken adjacent to SP1 following early refusal at that location, to confirm the subsurface conditions were representative of the proposed building footprint.

Refusal encountered at all test locations is interpreted to represent a very dense sandstone layer (commonly referred to as hardpan). The occurrence of refusal at similar depths across the site suggests that the sandstone layer is laterally continuous beneath the proposed building platform. The thickness of the sandstone layer and the characteristics of the underlying materials could not be confirmed, as the refusal encountered prevented investigation.

Two shear vane tests were undertaken within the hand auger borehole at depths of 0.5 m and 1.0 m below existing ground level. The undisturbed shear strength ranged between 194 – 206 kPa, while the remoulded shear strength ranged from 94 – 121 kPa. Sensitivity ratios calculated from shear vane testing range from 1.6 to 2.2, consistent with a slightly to moderately sensitive classification in accordance with the NZGS Field Description of Soil and Rock.

Site Observations & Soil Description

The proposed building site is located on moderately sloping ground. Based on visual observations, the proposed dwelling is positioned within undisturbed natural ground rather than fill material.

The site soils encountered were generally consistent with the description provided in the NZLI Soil's Map. The upper soil profile comprised a thin layer of dark brown clayey topsoil, transitioning to light brown clay, which was generally firm to stiff and had a high plasticity. The clay was assessed as slightly - moderately sensitive based on shear vane testing undertaken at depths of 0.5 m and 1.0 m below existing ground level. At approximately 1.2 m depth, the clay transitioned to a light brown, well graded sand comprising rounded to subrounded particles. Refusal was encountered at approximately 1.4 m below existing ground level, and was inferred to be sandstone. The soil profile was moist throughout, with no groundwater encountered within the investigation depth of 1.4 m. Refer to the hand auger borehole log in Appendix B for the full soil profile.

Slope Stability Assessment

There were no visual signs of slope instability in the vicinity of the proposed building site. Based on the moderate slope of the site, the location of the building does not appear to pose a risk in terms of slope stability.

Expansive Soil Classification

The site reactivity classification, in accordance with AS2870:2011 Table 2.1 has been assessed as **Class S – Slightly reactive clay sites, which may experience only slight ground movement from moisture changes**. This assessment is based on the presence of relatively shallow firm to stiff clay overlying sandstone, together with visual site observations and our knowledge and experience with similar soils. In the absence of laboratory testing, detailed subsurface investigation, and quantified ground movement data, this classification should be considered indicative only.

Environmental Constraints

Liquefaction Risk

A desk-top assessment of liquefaction vulnerability has been undertaken for the site. Liquefaction occurs when saturated sands and non-plastic silts temporarily lose strength and behave like a fluid when subjected to rapid loading, such as earthquake shaking. Far North District Council has undertaken a liquefaction vulnerability assessment for the Far North District, which provides guidance on the potential liquefaction susceptibility in the district.

“The area of Northland is identified to be at low risk of seismic hazard. There are no active faults known in the Far North. Small earthquakes will give short duration shaking that may not have enough cycles to cause liquefaction. Microzoning studies

are probably not required as the hazard is low (GNS 2004)” - Regional Liquefaction Vulnerability Assessment – Far North District, prepared by Vision Consulting for FNDC 20/01/2023.

According to the above referenced report and associated mapping, the Liquefaction Vulnerability Category for this site is currently “undetermined”, which means that a liquefaction assessment has not been undertaken for this area, or there is not enough information to determine the appropriate category. The approximate site location relative to the liquefaction vulnerability mapping is shown in Appendix C.

Several site-specific factors act to significantly reduce the potential for liquefaction at this site. Liquefaction requires the presence of loose, saturated, non-plastic soils to occur. The upper soil profile comprises of cohesive soils exhibiting clay like behaviour, which transitions to a very dense sandstone (hardpan). In addition, groundwater was not encountered during the subsurface investigation, indicating that the soils are unlikely to be saturated under normal conditions and reducing the likelihood of liquefaction.

Based on the above assessment, the liquefaction vulnerability of the site is considered to be low. However, no site-specific liquefaction assessment has been undertaken for this area.

Flood Risk

A review of the Far North District Council (FNDC) Hazard Map and Northland Regional Council (NRC) Hazard Map indicates that the subject property is located within the mapped River Flood Hazard Zone associated with 10 year, 50 year, and 100 year flood events (refer to Appendix C). The Awanui River is located approximately 15 m to the west of the site, with an existing flood bank situated between the river and the property.

Consideration of minimum finished floor levels and site drainage is recommended as part of the design and consenting process for the proposed development. In accordance with FNDC requirements, a minimum finished floor level above the applicable design flood level is recommended as a minimum freeboard height. A specific assessment of flood levels and the determination of minimum finished floor levels is outside the scope of this report.

Foundation Recommendations

Overall, the site is considered suitable for the proposed dwelling, subject to foundation design in accordance with NZS 3604:2011 and the recommendations contained within this report. Given the ground conditions encountered and the likelihood that the finished floor level will need to be raised to satisfy the flood hazard requirements, it is recommended that either bored or driven pile foundations are adopted for the proposed dwelling. The pile depths should be embedded to the underlying sandstone layer, encountered at depths ranging between 1.1 m and 1.7 m

below the existing ground level. Prior to finalising the foundation design, a minimum finished floor level with reference to the FNDC Flood levels is required, as this will directly influence the required pile heights and overall foundation design.

If a shallow foundation system is preferred, a specifically engineered foundation should be adopted. All topsoil and any soft or unsuitable material should be undercut, and replaced with suitable engineered hardfill, such as GAP40 or GAP65, compacted in layers not exceeding 150 mm. Where hardfill exceeds 600 mm in depth, compaction testing shall be carried out, with certification provided in the form of a Producer Statement – Construction Review (PS4).

Three Waters

Based on a review of the Water Services layer within the Far North Atlas Map, the site is connected to the Far North District Council wastewater, stormwater, and water supply network. An FNDC wastewater manhole is located in the subject property near the accessway.

Uncontrolled stormwater may result in erosion, potential ground instability, and adversely affect foundation performance. Accordingly, all stormwater from roofed and paved areas, together with any subsoil drainage, should be collected and discharged to the council stormwater network in accordance with the relevant FNDC requirements. Stormwater should not be allowed to discharge or pond adjacent to the proposed building footprint.

The location of the existing wastewater manhole and associated pipelines should be confirmed prior to construction. The proposed building location should maintain the minimum clearance requirements specified by FNDC, unless written approval is obtained.

Any site-specific stormwater management and or wastewater disposal system design is outside of the scope of this report.

Limitations

This report has been prepared for the use of Dave Kehely with respect to the brief outlined to us. This report may be utilised in the preparation of resource consent and building consent applications with the relevant local authorities. The information and opinions contained in this report shall not be used for any other purpose without prior review and agreement by FNR Consulting Limited.

Recommendations in this report are based on visual observations and subsoil testing at discrete locations. Actual soil conditions between these points may vary. If the in-situ soil encountered during construction differs from those outlined in the report, or the foundations break through the pan layer, it is recommended that FNR Consulting is engaged to confirm the in-situ soils meet the design requirements.

The proposed dwelling footprint had not been marked with survey pegs at the time of the site inspection. Accordingly, the test locations were selected based on the site areas marked out by the client. Should the proposed dwelling location be relocated prior to construction, additional geotechnical investigation is recommended to confirm that the subsurface soil conditions and bearing capacity at the revised location are consistent with those encountered during this investigation.

Appendix A – Site Plan and Test Locations

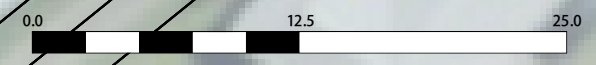
Appendix B – Testing Results

Appendix C – FNDC Hazard Maps

Appendix A: Site Plan and Test Location



Notes:
 1.) Boundaries are sourced from LINZ Data Service and should be treated as indicative only. Should boundary locations be critical then further guidance should be sought from a licensed cadastral surveyor.
 2.) Background image sourced from LINZ Data Service and should be used for visualization purposes only. Graphical and geometric alignment may vary.
 3.) Dimensions shown are based on the building location marked out on site and measured from the fence.



Title: **Site Plan**

1:250 @ A3

Client: Dave Kehely			
Location: 11A Terry Crescent, Kaitia			
Project Name: Proposed new dwelling			Project Number: FNR1074
Drawn: Andrew van der Linden	Date: 21/06/2026	Sheet: 1 of 1	Version: V1

Appendix B: Testing Results

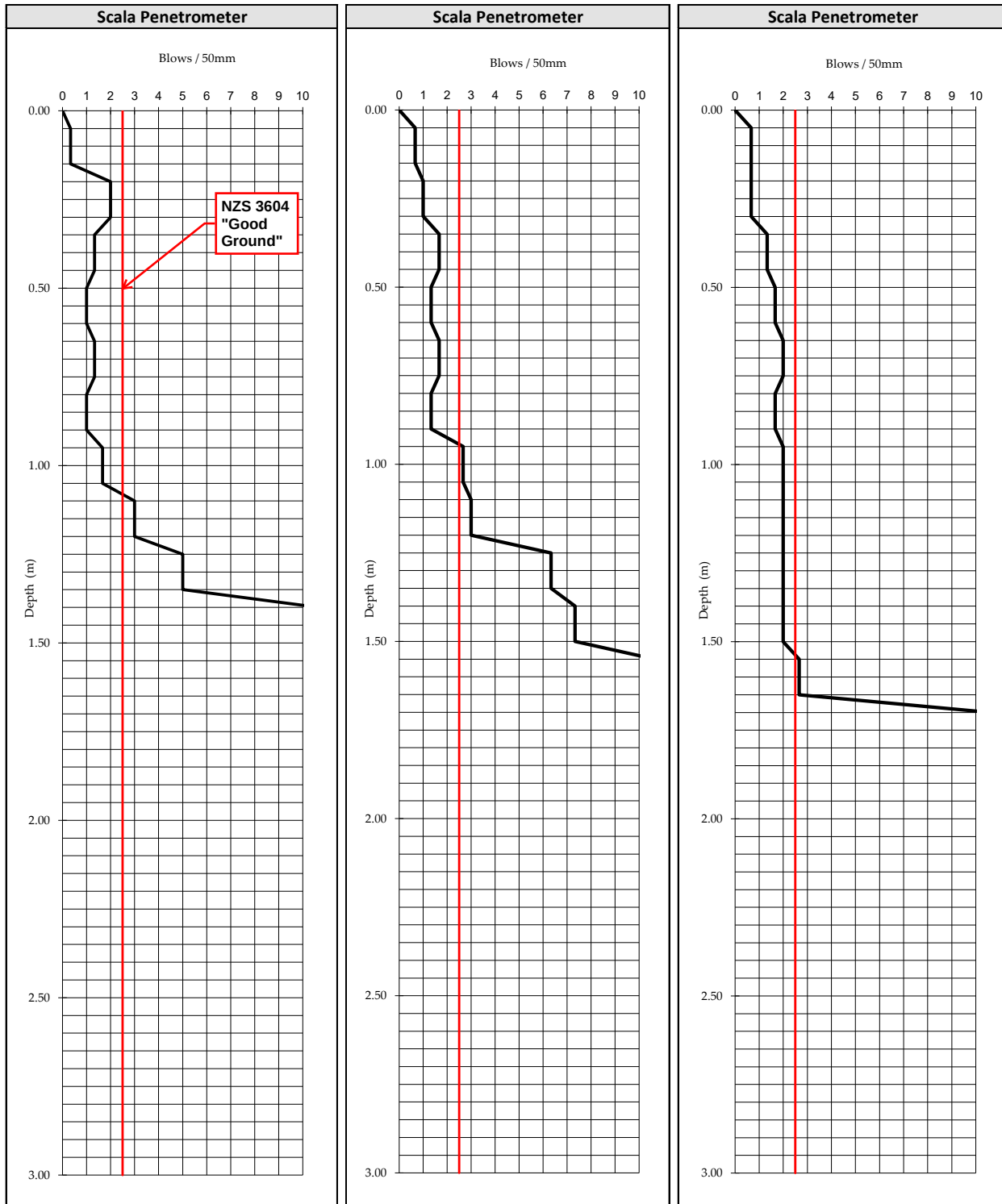


SCALA PENETROMETER TEST REPORT

Project : Proposed relocatable dwelling
 Location : 11A Terry Crescent, Kaitaia
 Client : Dave Kehely
 Contractor : N/A
 Test number : SP1
 GWL : N/A
 Reduced level : Ex. GL

Test number : SP1-A
 Water level : N/A
 Reduced level : Ex. GL

Test number : SP2
 Water level : N/A
 Reduced level : Ex. GL



Test Methods

Determination of Penetration Resistance of a Soil, NZS 4402 : 1988, Test 6.5.2
 Water determined by presence of water on the scala rod

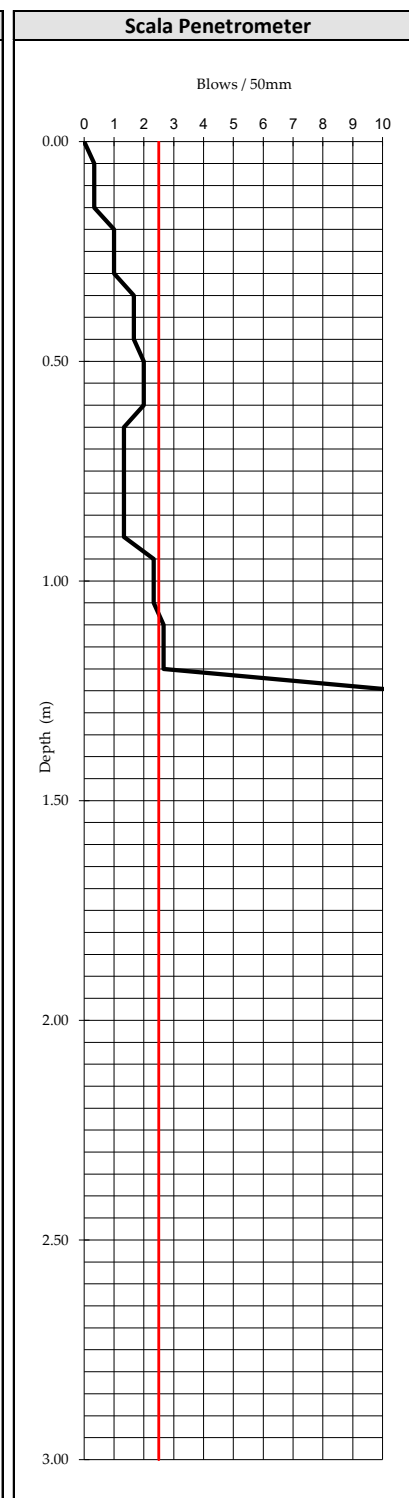
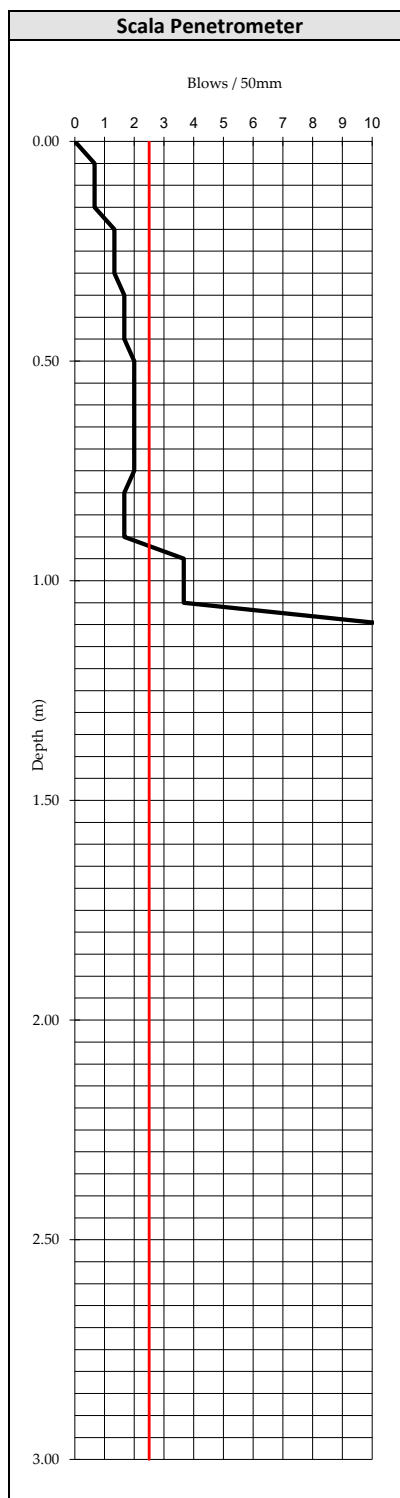
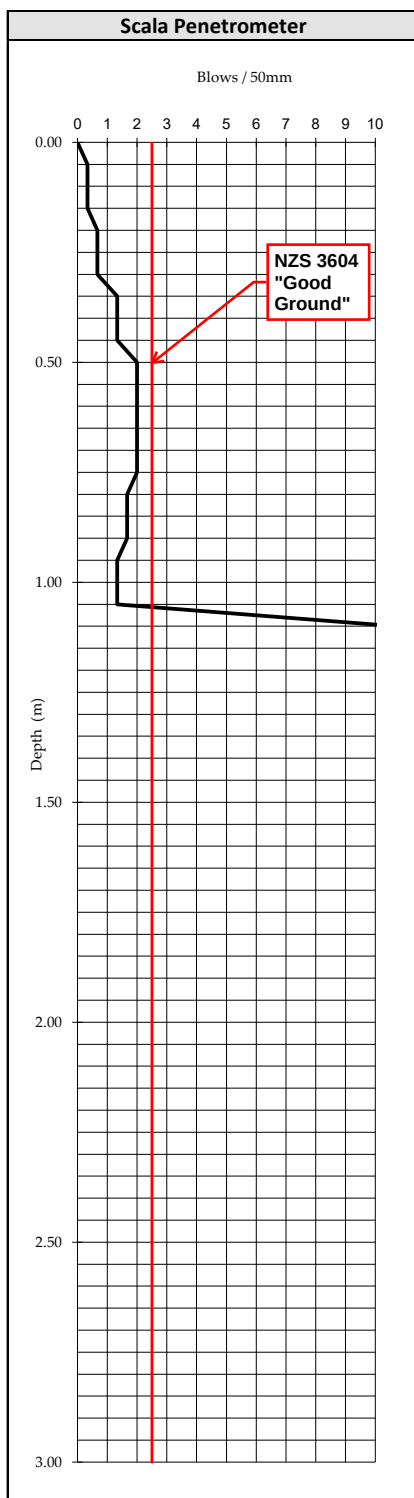
Date tested : 17/06/26
 Date reported : 20/06/26

Tested by: AVDL
 Reported by: AVDL

Project : Proposed relocatable dwelling
 Location : 11A Terry Crescent, Kaitaia
 Client : Dave Kehely
 Contractor : N/A
 Test number : SP3
 GWL : N/A
 Reduced level : Ex. GL

Test number : SP4
 Water level : N/A
 Reduced level : Ex. GL

Test number : SP5
 Water level : N/A
 Reduced level : Ex. GL



Test Methods

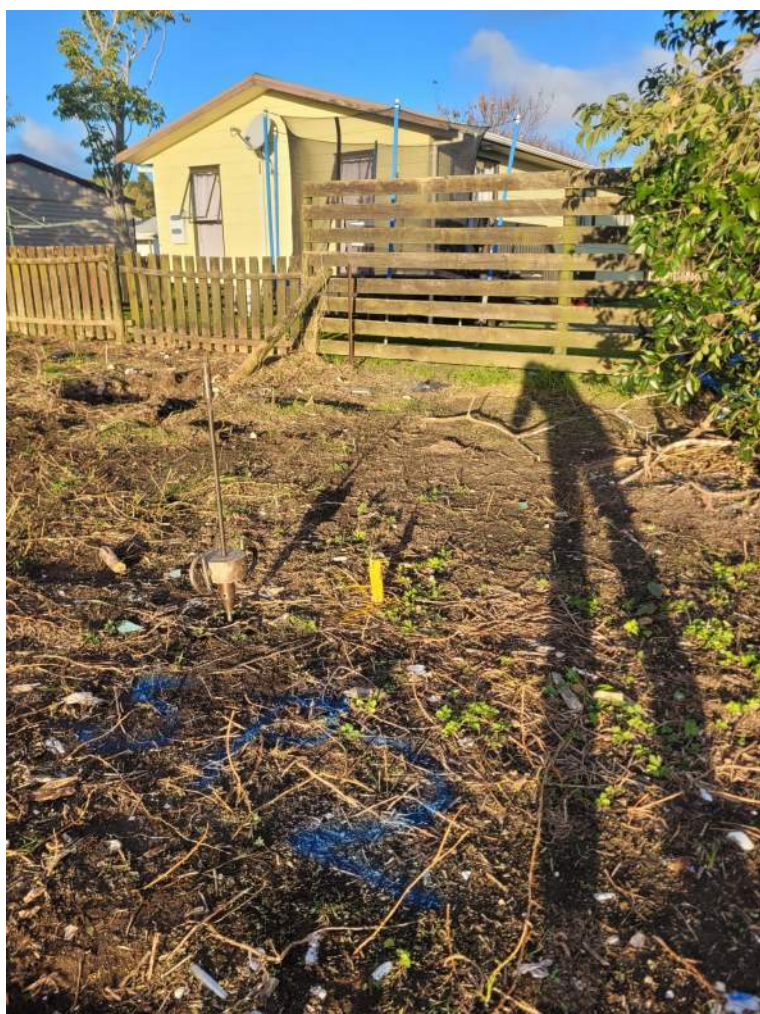
Determination of Penetration Resistance of a Soil, NZS 4402 : 1988, Test 6.5.2

Water determined by presence of water on the scala rod

Date tested : 17/06/26
 Date reported : 20/06/26

Tested by: AVDL
 Reported by: AVDL

Scala Test Locations 1 - 3



Scala Test Locations 4 - 5

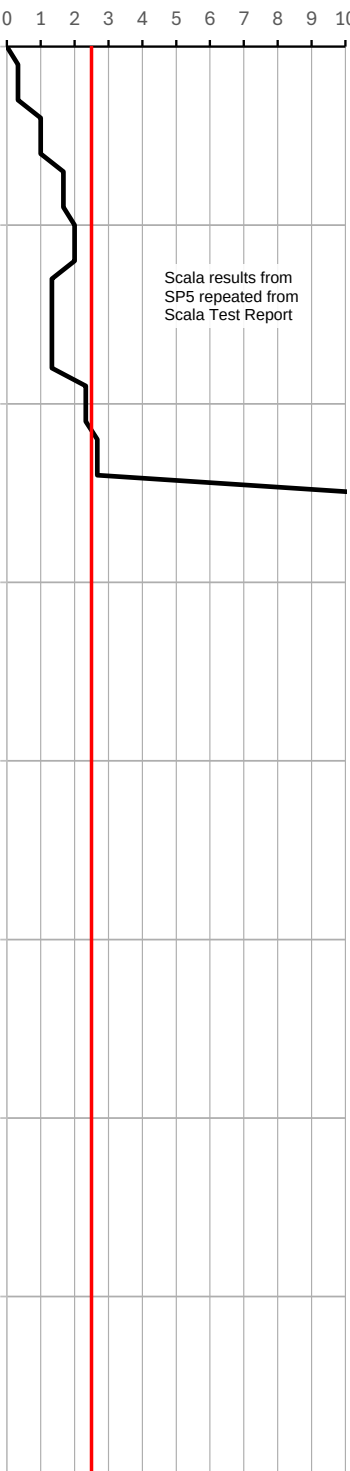


Hand Auger Borehole Log

Test No: HA5
 Job No: FNR 1074
 Sheet: 1 of 1

Project: Proposed new dwelling
Client: Dave Kehely
Location: 11A Terry Crescent, Kaitaia
Tested By: Andrew van der Linden

Vane ID: 2712
Coordinates: N/A
Reduced Level: N/A
Test Date: 17/06/2026

Depth (m)	Graphic Log	Material Description	Geology	G.W.L	Scala Penetrometer (blows / 50mm)	Shear Vane Strength (kPa) Peak/Residual
0.5		clayey TOPSOIL, dark brown, moist	Karioitahi Group	No groundwater observed		194 / 121
0.6m		CLAY, light brown, medium dense, firm, high plasticity, moderately sensitive, moist				
1.0		0.6m: stiff				
1.0m		1.0m: firm				
1.5		fine to medium SAND, light brown, rounded to subrounded, well graded, moist				
1.5		Auger terminated (refusal with auger scrapping)				206 / 94
2.0						
2.5						
3.0						
3.5						
4.0						

Remarks:

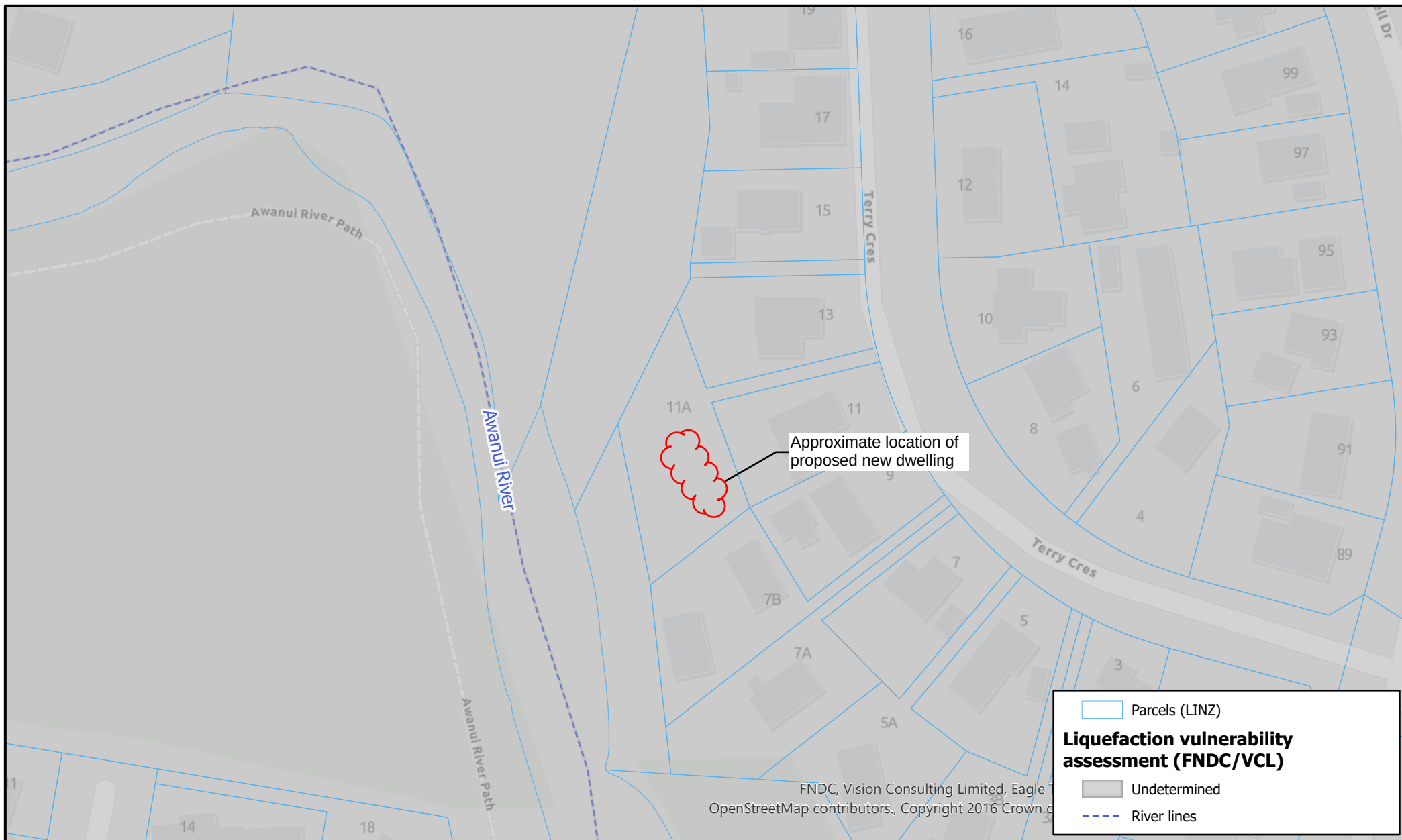
- The subsurface data described above has been determined at this specific test location (refer to site plan). The data will not identify any variations away from this location.
- Material described in general accordance with NZGS Field Description of Soil and Rock (2005).
- Drill Method 50mm hand auger.
- UTP - Unable to penetrate

- ▼ Standing Water Level
- ◁ Inflow
- ▷ Outflow
- Scala Results
- NZS 3604 Good Ground

Soil Profile for HA5 until Refusal



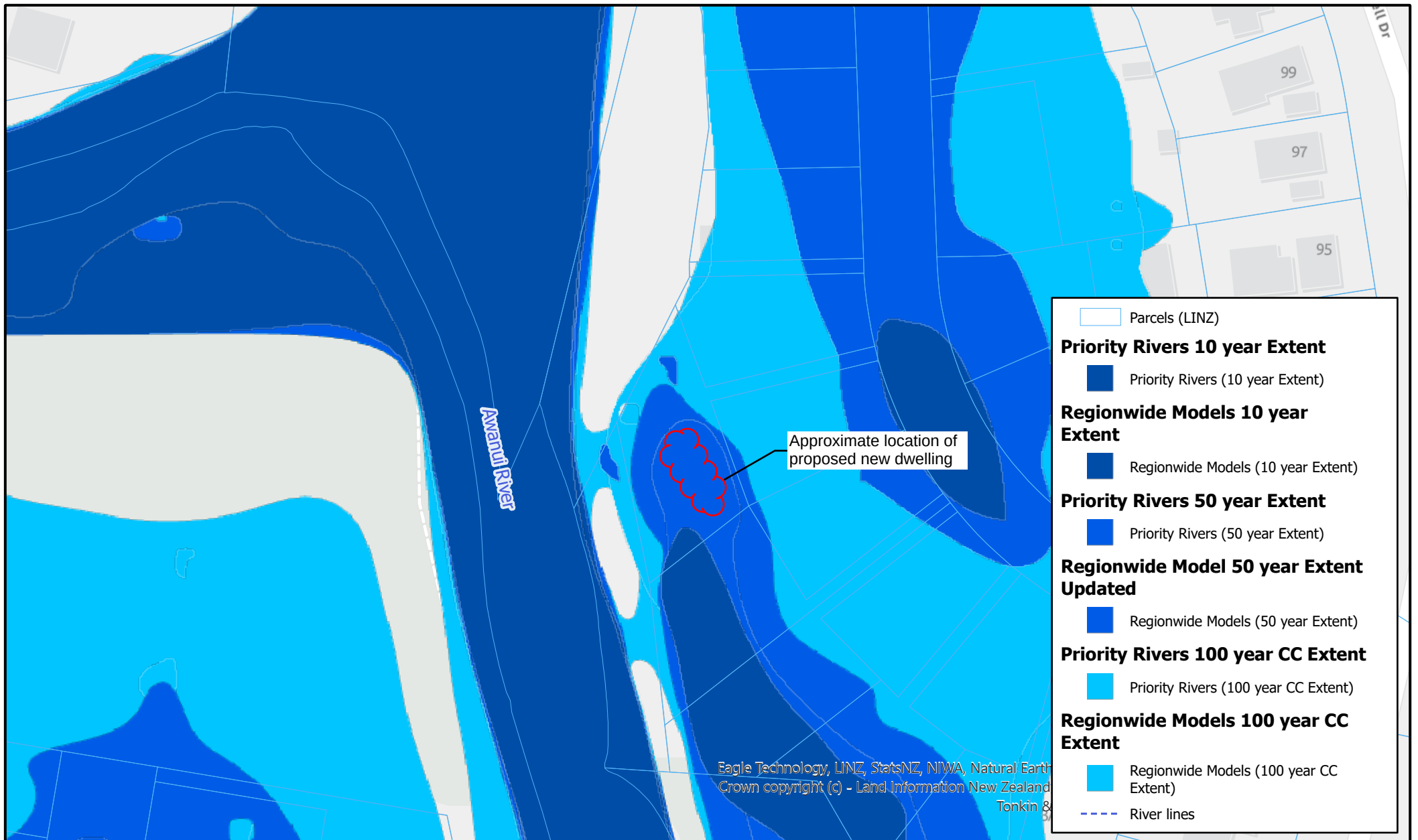
Appendix C: FNDC Liquefaction Risk Map



DISCLAIMER:

While the Far North District Council strives to keep the data in this service current, it may not be the most recent or most accurate data available. No reliance on the information contained on this map by any person is permitted. FNDC will not be liable for any omissions or errors of information contained on this map. FNDC recommends that persons seek specific advice on individual properties from FNDC and other specialist organisations which may hold more up to date or accurate information.

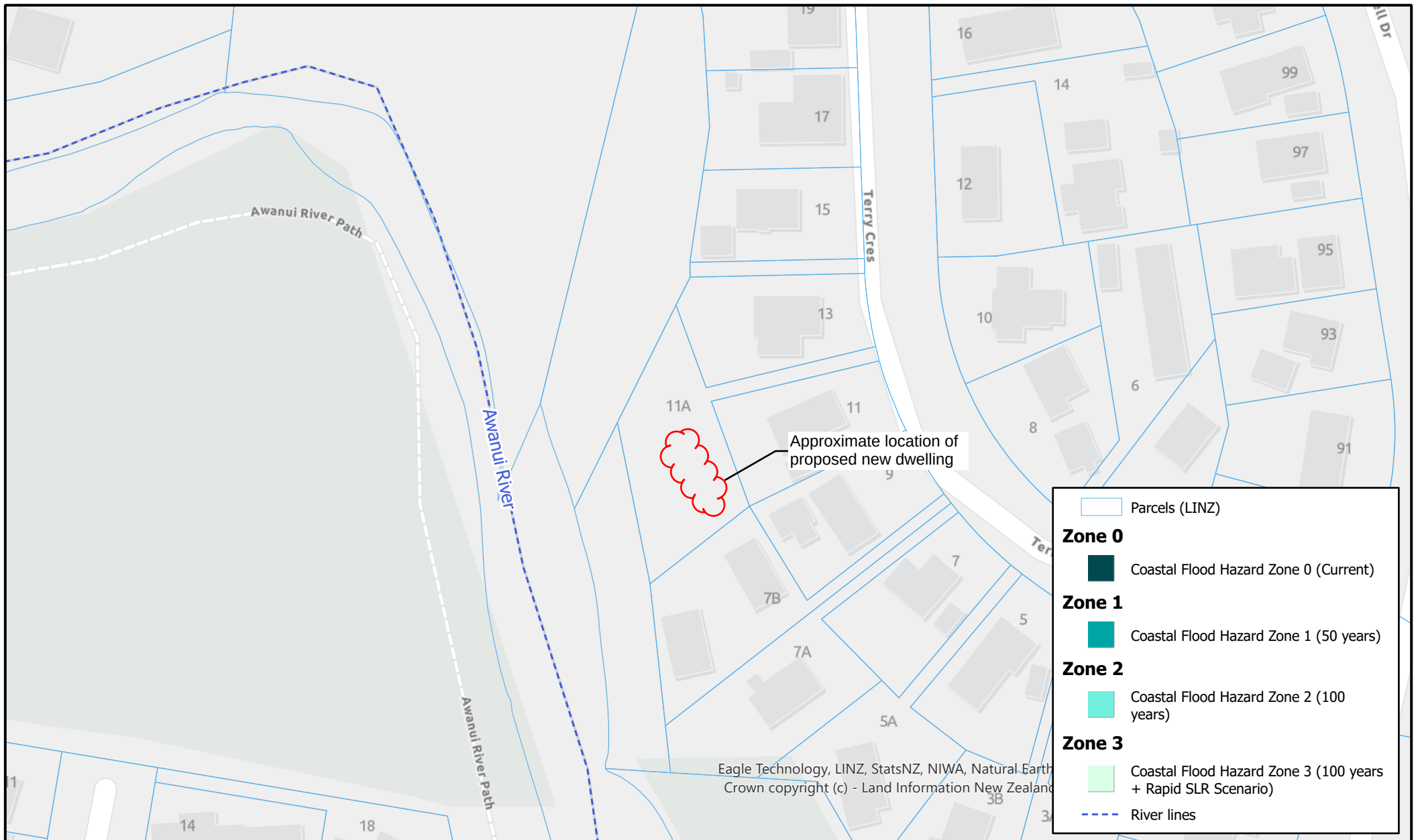
FNDC River Flood Map



DISCLAIMER:

While the Far North District Council strives to keep the data in this service current, it may not be the most recent or most accurate data available. No reliance on the information contained on this map by any person is permitted. FNDC will not be liable for any omissions or errors of information contained on this map. FNDC recommends that persons seek specific advice on individual properties from FNDC and other specialist organisations which may hold more up to date or accurate information.

FNDC Coastal Flood Map



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25th September 2026

Dave Kehely

c/- Beard Online Architecture (Attn: Tyler Beard Bleakley)

cc: Neil Mumby, Cable Bay Consulting

Dear Dave,

11A TERRY CRESCENT, KAITAIA (LOT 117 DP 85220) – RIVER FLOOD HAZARD ADDENDUM TO SITE INVESTIGATION REPORT FNR1074

Scope & Purpose

FNR Consulting Ltd (FNR) has been asked to review the final plans for the proposed relocated dwelling at 11A Terry Crescent against the Northland Regional Council (NRC) river flood hazard mapping. This letter is an addendum to our Site Investigation Report FNR1074 Rev A, dated 29 June 2026 (the SIR). The SIR is the report referred to in recent correspondence as the “Site Suitability Report”.

The SIR identified that the property is within the mapped River Flood Hazard Area and noted that determining the minimum finished floor level (FFL) was outside its scope. This letter addresses that matter. It is provided to support the resource consent application, which we understand is assessed under Proposed District Plan (PDP) rule NH-R7. Standard NH-S1 requires an application within a mapped River Flood Hazard Area to be accompanied by an engineer’s report.

Building consent has already been granted and is not affected by this letter. The planner has confirmed that flood modelling is not required, and none has been undertaken.

Background Information

I have been supplied with, and have reviewed, the following information:

- FNR Site Investigation Report FNR1074 Rev A, 29 June 2026.
- Beard Architecture drawings for project DK-0726: A01 Site Plan, A01.1 Surveyed Levels Plan (N. Wilkinson survey, 2 June 2026, NZVD2016), A01/F Site Plan – Flood, A01/A Site Plan – Aerial and A03 Foundation/Bracing Plan.
- T&A Structures Ltd drawing 078-FND-26SD S01 Rev 1, Foundation Plan & Details, 20 September 2026.
- NRC river flood hazard mapping, as reproduced on drawing A01/F.
- Email correspondence from Beard Architecture and Cable Bay Consulting, 18–24 September 2026.

Site and Flood Hazard

The site is on the Awanui River floodplain. The river lies approximately 15 m west of the property, with an existing flood bank between the river and the site. The dwelling is about 26 m from the river bank (drawing A01/A).

Surveyed ground levels across the dwelling footprint range from 13.17 to 13.30 m NZVD2016, rising to about 13.5 m towards the eastern boundary and right-of-way. The mapped flood hazard at the dwelling is summarised below.

Flood event	Mapped level (m NZVD2016)	Dwelling position	Approx. depth over footprint
1 in 10 year (10% AEP)	Extent only	Outside; the extent lies immediately south of the dwelling	–
1 in 50 year (2% AEP)	≤ 13.5	Within	Up to 0.3 m
1 in 100 year (1% AEP)	≤ 14.0	Within (whole site)	Up to 0.8 m

The proposed FFL is 14.50 m NZVD2016. The dwelling is a relocated timber-framed building supported on 59 timber piles (125 × 125 H5 posts on 450–460 mm Ø × 1100 mm deep concrete footings), designed by T&A Structures.

The note on T&A Structures drawing S01 describes the dwelling as within the 1 in 10 year River Flood Hazard zone. This conflicts with drawings A01 and A01/F, which show it clear of that extent. My review of A01/F agrees with the architectural drawings, and the S01 note should be corrected (Recommendation 1).

Assessment

Dwelling location: The SIR tested a footprint of approximately 127 m² marked out on site by the client, with six scala penetrometer tests and one hand auger borehole. Comparing boundary offsets, the final dwelling (approximately 115 m²) sits within about 1 m of the tested footprint and within the area covered by tests SP1–SP4 and SP/HA5. The change in position is not significant, and the SIR findings and recommendations continue to apply. The further investigation the SIR recommends for a relocated dwelling is therefore not required.

Finished floor level: The FFL of 14.50 m NZVD2016 is 500 mm above the mapped 1 in 100 year flood level of 14.0 m. This meets the 500 mm freeboard required for vulnerable activities under PDP NH-R7. The underside of the floor framing is estimated at about 14.2 m, so the floor structure also sits above the 1 in 100 year level. I consider the FFL acceptable for the identified flood hazard.

Foundation: An open piled foundation is an appropriate response to the site conditions and is consistent with the SIR, which recommended bored or driven piles because of the flood hazard. Floodwater can pass beneath the dwelling with minimal restriction, and the building does not rely on fill. The SIR found good ground at 0.95–1.55 m and very dense sandstone at 1.1–1.7 m below ground level. Piles should be founded into the sandstone as the SIR recommends, which may require footings deeper than 1100 mm in places (Recommendation 3).

Effects on neighbouring properties: The proposal is unlikely to materially obstruct, divert or worsen flood flows onto neighbouring properties. The piles below the 1 in 100 year level displace less than 1 m³ of floodplain storage, which is negligible. This relies on the subfloor staying open and on no filling or bunding across the flow path.

Access and egress: The right-of-way and Terry Crescent are also within the mapped flood area and are expected to be under shallow water in a 1 in 100 year event. Awanui River floods typically build over several hours, so occupants should leave early on a flood warning rather than rely on vehicle access during the peak.

Overall risk: The likelihood of the floor being inundated is low, as the FFL is 500 mm above the 1 in 100 year level. Consequences are limited by the open subfloor and early evacuation. I assess the residual flood risk to the dwelling and its occupants as low, and the effect on others as negligible.

Conclusions

Subject to the recommendations below, the proposed dwelling location and FFL of 14.50 m NZVD2016 are acceptable for the identified flood hazard. The open piled foundation is appropriate and will allow floodwater to pass beneath the building, and the development is unlikely to materially worsen flood effects on neighbouring properties. The site remains suitable for the proposed dwelling, as set out in the SIR.

Recommendations

1. Amend the note on T&A Structures drawing S01 to state that the dwelling is within the 1 in 100 year River Flood Hazard Area and outside the 1 in 10 year extent, consistent with drawings A01 and A01/F.
2. Construct the dwelling with an FFL of not less than 14.50 m NZVD2016, confirmed by an as-built survey.
3. Found all piles into the dense sandstone layer, in accordance with the SIR. Where sandstone is not reached at the design depth of 1100 mm, extend the footing in consultation with T&A Structures. FNR should be engaged to inspect the pile excavations.
4. Keep the subfloor open. Do not install solid subfloor cladding, skirting, perimeter walls or storage that would obstruct flood flow.
5. Maintain existing ground levels. No filling, bunding or raised landscaping within the flood hazard area, other than minor grading of the driveway and paths to match existing levels.
6. Locate the switchboard, hot water cylinder and other services at or above FFL. Any services below floor level should be flood-resilient.
7. Discharge stormwater from roofed and paved areas to the Council network, as recommended in the SIR.
8. Occupants should register for NRC and Civil Defence flood alerts and leave the property early on a flood warning.

Limitations

This assessment relies on the NRC river flood hazard mapping as reproduced on drawing A01/F, including the performance of the existing flood bank as represented in that mapping, and on the

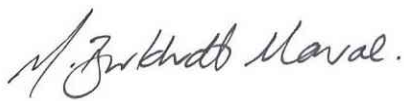
survey levels on drawing A01.1. I have not verified the mapping, undertaken flood modelling or assessed flood velocities. If the NRC mapping is revised, or a higher design level including climate change is required, the FFL and these conclusions should be reviewed.

This letter addresses flood hazard and site suitability only. Structural design of the foundation and superstructure, including flood actions, is the responsibility of T&A Structures. This letter has been prepared for Dave Kehely for the resource consent application for this site, and should be read together with the SIR.

Author's qualifications

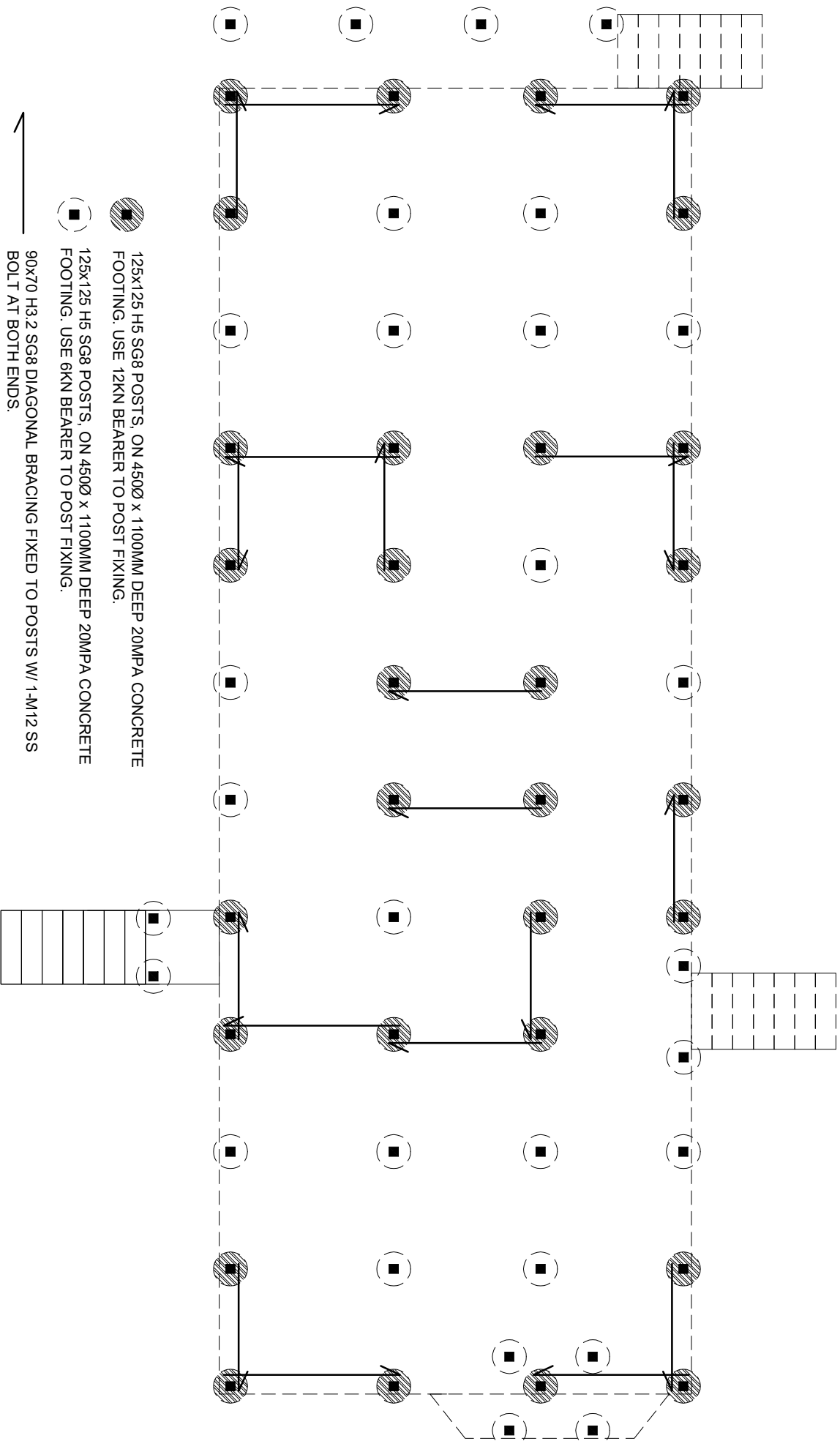
I am a Chartered Professional Engineer (CPEng 253797) with experience in site investigation and flood hazard assessment in the Far North. I consider myself suitably qualified and experienced to provide this report for the purposes of PDP standard NH-S1.

Yours Sincerely

A handwritten signature in black ink, reading "Manu Burkhardt Macrae". The signature is written in a cursive, flowing style.

Manu Burkhardt Macrae

BE (Environmental), CPEng, CMEngNZ, FEngNZ



TECHNICAL SPECIFICATIONS

GENERAL:

- G1. THESE DRAWINGS ARE NOT TO BE SCALED. REFER TO ARCHITECTS DRAWINGS FOR DETAILED DIMENSIONS.
- G2. THESE DRAWINGS ARE TO BE READ IN CONJUNCTION WITH ALL RELEVANT ARCHITECTURAL AND STRUCTURAL DRAWINGS.
- G3. CONTRACTOR TO CONFIRM ALL DIMENSIONS ON SITE PRIOR TO CONSTRUCTION.
- G4. ALL DISCREPANCIES IN REGARD TO THE FOUNDATIONS SHALL BE REFERRED TO THE ARCHITECT FOR DECISIONS BEFORE PROCEEDING.
- G5. ALL PROPRIETARY PRODUCTS TO BE INSTALLED AS PER MANUFACTURERS RECOMMENDATIONS.

CONCRETE:

- C1: ALL MATERIALS AND WORKMANSHIP SHALL BE IN ACCORDANCE WITH NZS3109 AND NZS3101 SUBJECT TO RELEVANT SECTIONS OF THE SPECIFICATIONS.
- C2: NO CONCRETE SHALL BE PLACED UNTIL THE ENGINEER HAS HAD THE OPPORTUNITY TO OBSERVE THAT THE DRAWINGS AND SPECIFICATIONS HAVE BEEN COMPLIED WITH.
- C3: MINIMUM 28TH DAY CONCRETE COMPRESSIVE STRENGTH AS DEFINED IN NZS3109 SHALL BE 20MPA.
- C4: ALL CONCRETE SUPPLY AND PRODUCTION SHALL BE IN ACCORDANCE NZS 3104.
- C5: SIZES OF CONCRETE ELEMENTS DO NOT INCLUDE THICKNESS OF APPLIED FINISHES.

TIMBER:

- T1: ALL CONSTRUCTION SHALL BE AS PER NZS 3604:2011 TIMBER FRAMED BUILDINGS (NON-SPECIFIC) AND NZS3603 TIMBER STRUCTURE STANDARD.
- T2: ALL TIMBER GRADE SHALL BE SGL UNLESS NOTED OTHERWISE.

T2: ALL TIMBER GRADE SHALL BE SG8 UNLESS NOTED OTHERWISE.

NOTE: THE DWELLING IS LOCATED WITHIN THE 1 IN 100 YEAR RIVER FLOOD HAZARD ZONE BUT OUTSIDE THE 1 IN 10 YEAR RIVER FLOOD ZONE. IT IS RECOMMENDED THAT NO SUBFLOOR CLADDING IS INSTALLED TO ALLOW THE FLOOD WATER TO JUST FLOW THROUGH THE SUBFLOOR AREA UNOBSTRUCTED SO AS NOT TO INTRODUCE ADDITIONAL STRESSES TO THE SUBFLOOR STRUCTURAL FRAMING.

		Survived	
		Designed	
		Drawn	
1	First Issue	20 Sep 2026	
No.	Revisions	Date	
②	APPROVED: This drawing must not be copied, stored, reproduced or disposed of by any means without the written permission of TSA Structures		
		Reviewed	
		Approved	

11A TERRY CRESCENT, KAITIAA
PROPOSED HOUSE

Sheet Title

FOUNDATION PLAN & DETAILS

Drawing Status	
CONSENT	
Project No.:	078-FND-26SD
Scale	1:75 (A3)
Drawing	S01
Revision	1

Attachment 6

Operative District Plan development control check

11A Terry Crescent Kaitaia | Relocated dwelling | Residential Zone

Chapter and rule	Assessment for 11A Terry Crescent
7.6.5.1.1 Relocated buildings	Complies - conditions of consent can address this standard.
7.6.5.1.2 Residential intensity	Complies – only one dwelling proposed.
7.6.5.1.3 Scale of activities	Complies - standard single-household residential use.
7.6.5.1.4 Building height	Complies – Less than maximum height limit of 8 metres.
7.6.5.1.5 Sunlight	Complies – due to distance from boundaries. Please refer to HIRTB control shown on plans.
7.6.5.1.6 Stormwater management	Complies - maximum impermeable area 50% of gross site area (473 m ²) is provided for as a permitted activity. Plans state 326 m ² (145 m ² roof plus 181 m ² paved), equal to 34.5% of gross site area.
7.6.5.1.7 Boundary setbacks	Complies – exceeds 1.2 m from boundaries.
7.6.5.1.7(c) Road-front landscaping	Complies – as the site is a rear site. .
7.6.5.1.8–1.10 Screening, outdoor activity, visual amenity	Complies – proposal is for a standard residential activity.
7.6.5.1.11 Transportation	See Chapter 15 entries below.
7.6.5.1.12–1.16 Other zone standards	Complies - Non-residential site intensity and hours, kennels/catteries, and helicopter landing areas are not proposed. Normal residential activity will meet the zone noise limits in 7.6.5.1.15; construction noise standard also applies.
7.6.5.1.17 Building coverage	Complies - Maximum 45% of gross site area (425.7 m ²) provided for as a permitted activity and 115 m ² / 12.2% is proposed.
12.7.6.1.1 River setback	Infringes - Buildings and impermeable surfaces must be 26 m from the boundary of a river with average bed width of three metres or wider in the Residential Zone. and will infringe this standard by a maximum depth of 4.2 metres and a maximum horizontal distance of 18.29 metres.
12.3.6.1.3–1.4 Earthworks and fill	Complies - Residential Zone permitted threshold: no more than 200 m ³ excavation/fill per 12 months and no cut or filled face above 1.5 m. Only 10.8m3 of earthworks proposed for the piles.

Chapter and rule	Assessment for 11A Terry Crescent
15.1.6A Traffic intensity	Complies - A single dwelling is proposed.
15.1.6B Parking	Complies – Carparking minimums have been removed under the NPS :UD
15.1.6C.1.1–1.4 Panhandle access	Complies - For an urban private accessway serving no more than four units, a 3 metre wide formation width and 4 m overhead clearance with less than 60 metres length. The access is 3.06 metres wide some 36 metres long with flat gradient.
15.1.6C.1.6–1.7 Crossing and manoeuvring	Complies - the crossing and access are existing.
Other district-wide provisions	Complies - there are no historic heritage, indigenous vegetation, coastal/other hazard and designation overlays illustrated on the operative planning maps.

Attachment 7

Proposed District Plan development control check

11A Terry Crescent Kaitaia | General Residential zone

Chapter / Rule	Compliance Statement
GRZ-R1 Relocated building	Complies - the relocated dwelling is provided for as a permitted activity in the General Residential zone where GRZ-S1 to S6 are met. The applicable building standards are assessed below.
GRZ-R2 Impermeable surface coverage	Complies with PER-1. The stated 326 m ² of impermeable surface is 34.5% of the 946 m ² site, below the 50% maximum. A new connection to the Council stormwater system is proposed.
GRZ-R3 Residential activity	Complies - one detached dwelling is proposed on a 946 m ² site.
GRZ-R4 Visitor Accommodation	N/A
GRZ-R5 Home Business	N/A
GRZ – R6 Educational Facility	N/A
GRZ-R7 Supported Residential Care	N/A
GRZ – R8 Conservation Activity	N/A
GRZ – R9 Multi Unit Development	N/A
GRZ – R10 Retirement Village	N/A
GRZ – R11 Community Facility	N/A
GRZ – R12 Place of Assembly	N/A
GRZ- R13 Emergency Services Facility	N/A
GRZ – R14 – Activities Not Otherwise Listed	N/A
GRZ – R15 – Industrial Activity	N/A
GRZ – R16 – Commercial Activity	N/A
GRZ – R17 Primary Production	N/A
GRZ – R18 Rural Industry	N/A
GRZ – R19 Hospital	N/A
GRZ – R20 Offensive Trade	N/A
GRZ – R21 Commercial Composting	N/A
GRZ – R22 Community Corrections Facility	N/A
GRZ – R23 Cleanfill or Landfill	N/A
GRZ-S1 Maximum height	Complies – the dwelling is less than the 8 m maximum height.
GRZ-S2 Height in relation to boundary	Complies – the applicable recession planes are 55° at the northern boundary, 45° at eastern and western boundaries, and 35° at the southern boundary, each measured from 2 m above ground level.
GRZ-S3 Boundary setbacks	Complies with the 1.2 m side and rear setbacks as indicated on the site plan.
GRZ-S4 Façade	Complies – all road adjacent fencing exists.
GRZ-S5 Outdoor living space	Complies – the dwelling has extensive open land around it sufficient for a 40 m ² ground-level space with a 5 m minimum dimension.
GRZ-S6 Outdoor storage	Does not apply. No outdoor storage or stockpiling area is proposed.
NATC-R1 Buildings in river margins	Infringes - Restricted discretionary activity as a residential dwelling is not one of the permitted activities in NATC-R1 PER-1.
NATC-R2 Earthworks in river margins	Complies as earthworks meet NATC PER – 2 and NATC – S2
NATC – S1 Maximum Height	Complies – as maximum height of dwelling above ground level is 4.85 metres.
NATC-S2 – Earthworks or indigenous vegetation clearance	Complies – only 10.8m ³ of earthworks are proposed for the house piles.
NH-R1 - Infrastructure	N/A
NH-R2 – Alterations to existing buildings	N/A
NH-R3 – New Buildings	Infringes – Restricted discretionary activity consent as the dwelling has a floor area of 115m²
NH – R4 – New Buildings other than dwellings for farming activities	N/A
NH-R5 – Wild Fire – new buildings for a vulnerable activity	Complies – fire hydrant some 65 metres from access.
NH – R6 Wildfire – extensions and alterations to buildings for a vulnerable activity	N/A

Chapter / Rule	Compliance Statement
NH-R7 Relocated building in River Flood Hazard Area	Infringes - Restricted discretionary activity as complies with RDIS-1 to RDIS-4 and as per supplied engineering report.
NH-R8 Change in Use	N/A
NH – R9 New Structures	N/A
NH-R10 New Structural Mitigation Assets	N/A
NH-R11 – Activities not otherwise provided for	N/A
NH-S1 Flood hazard information	Complies – refer to attached engineering report.
TRAN-R1 Parking	Complies - No minimum number of car parking spaces is required. Any spaces provided will meet the applicable design dimensions in TRAN-S1.
TRAN-R2 Vehicle crossing and private access	Complies - TRAN-R2 only applies to a new or altered access.
TRAN-R3 – Pedestrian Access	N/A
TRAN-R4 – Vehicle Crossings near Railway Level Crossing	N/A
TRAN – R5- New Buildings near Railway Level Crossing	N/A
TRAN – R6 – Maintenance of Transport Infrastructure	N/A
TRAN - R7 – Upgrading of Transport Infrastructure	N/A
TRAN - R8 – Electric Vehicle Charging Stations	N/A
TRAN-R9 Trip Generation	Complies. One residential unit is well below the TRAN-Table 12 threshold of 20 residential units.
TRAN - R10 Cycle Trail Upgrade	N/A
TRAN - R11 – New Sections of Cycle Trail	N/A
TRAN - R12 – New Roads within Unformed Paper Roads	N/A
TRAN - R13 – Crossings on a State Highway or LAR	N/A
TRAN – R14 – Activities not otherwise provided for	N/A
TRAN - S1 – Requirements for Parking	Complies
TRAN – S2 – Vehicle Crossings	N/A
TRAN – S3 – Passing Bays	N/A
TRAN – S4 – Road Design	N/A
TRAN – S5 – Railway Crossing Sightlines	N/A
TRAN Tables 1-6	Complies

Attachment 8

11A Terry Crescent, Kaitaia

PDP / ODP Appeals Reference Table

An appealed PDP rule still has legal effect, but it is not treated as operative under s86F while the appeal remains unresolved; the corresponding ODP provision therefore also needs to be considered.

Provision	Appeal status	Effect of Rule	Implication for 11A Terry Crescent / ODP treatment
PDP NATC-R1 New buildings / relocated buildings on wetland, lake and river margins	APPEALED Orange dashed appeal border visible.	Ordinary new or relocated buildings within a defined wetland, lake or river margin do not fall within the limited PER-1 list. Where PER-1, PER-2 or PER-3 is not met, activity status is Restricted Discretionary.	NATC-R1 has legal effect but is appealed. The 115 m ² dwelling is within the defined 26 m river margin and does not qualify as a permitted building under PER-1. Restricted discretionary consent is required under NATC-R1. Because the corresponding PDP rule remains appealed, ODP Rule 12.7.6.1.1 also applies; see the ODP row below. The AEE addresses both plans.
PDP definition: WETLAND, LAKE AND RIVER MARGINS	NOT APPEALED	In the General Residential Zone, the river margin is land within 26 m of a river greater than 3 m average width. For rivers smaller than 3 m average width, the margin is 10 m. Width is measured relative to the bed.	The Awanui River is more than 3 m wide at this location, so the PDP definition identifies a 26 m margin. The definition informs NATC-R1; it does not itself replace the ODP river setback rule while NATC-R1 is appealed.
PDP NH-R3 New buildings or structures and relocated buildings in River Flood Hazard Areas	APPEALED Orange dashed appeal border visible.	Permits only limited small buildings/structures (principally up to 10 m ²), certain decks, boardwalks/stairs and specified structures. An infringement of this rule means that new buildings are considered under NH-R7.	The 115 m ² dwelling does not meet NH-R3 PER-1. The rule directs the proposal to NH-R7. Although NH-R3 is appealed, no corresponding ODP building rule has been identified for this mapped flood hazard; the ODP natural hazards objectives and policies remain relevant to the overall assessment however.
PDP NH-R7 New buildings / relocated buildings increasing GFA in River Flood Hazard Areas	NOT APPEALED	Restricted discretionary if NH-R7 RDIS-1 to RDIS-4 are met. Failure of RDIS-1 is non-complying; failure of RDIS-2, RDIS-3 or RDIS-4 is discretionary.	The dwelling is shown outside the 1-in-10-year River Flood Hazard Area, so RDIS-1 is met. Restricted discretionary consent is triggered under NH-R7. NH-R7 is not appealed and is treated as operative under s86F; no corresponding ODP flood-building rule has been identified for this site. ODP natural hazards objectives and policies remain relevant for the s.104 assessment however.
PDP NH-S1 Information requirements	APPEALED Orange dashed appeal border visible.	Requires an application within a mapped River Flood Hazard Area to include a suitably qualified and experienced engineer's report.	Please refer to attached engineering report.
ODP Rule 12.7.6.1.1 Waterbody setback	ODP RULE / applies alongside appealed NATC-R1	Requires buildings and impermeable surfaces in the Residential Zone to be set back 26 m from a qualifying river (average riverbed width at least 3 m), subject to listed exemptions. A specific exemption exists for an intervening legally formed and maintained road.	The land between the site and the Awanui River is not a legally formed and maintained road. The river is greater than 3 m wide and the proposed dwelling is within the 26 metre setback. ODP Rule 12.7.6.1.1 remains applicable because the corresponding PDP NATC-R1 remains appealed. The AEE identifies discretionary consent under the ODP.

Attachment 9

Fourth Schedule Assessment under Resource Management Act 1991

Compliance Check for Information Required

11A Terry Crescent, Kaitaia

Clause 2 Information Required in all applications	
<i>(1) An application for a resource consent for an activity must include the following:</i>	
<i>(a) a description of the activity:</i>	Refer Paragraphs 2.1 to 3.1 of this Planning Report.
<i>(b) an assessment of the actual or potential effect on the environment of the activity:</i>	Refer to Paragraphs 3.11 to 3.22 of this Planning Report.
<i>(b) a description of the site at which the activity is to occur:</i>	Refer to Paragraphs 1.3 to 1.17 of this Planning Report.
<i>(c) the full name and address of each owner or occupier of the site:</i>	This information is contained in the Form 9 attached to the application.
<i>(d) a description of any other activities that are part of the proposal to which the application relates:</i>	Refer to Paragraphs 1.3 to 1.17 of this Planning Report. No other breaches of the ODP or PDP have been identified.
<i>(e) a description of any other resource consents required for the proposal to which the application relates:</i>	Consent is being sought for land use consent, under the FNDC ODP & PDP.
<i>(f) an assessment of the activity against the matters set out in Part 2:</i>	Refer to Paragraphs 6.0 to 6.5 of this Planning Report.
<i>(g) an assessment of the activity against any relevant provisions of a document referred to in section 104(1)(b), including matters in Clause (2):</i> <i>(2) The assessment under subclause (1)(g) must include an assessment of the activity against—</i> <i>(a) any relevant objectives, policies, or rules in a document; and</i> <i>(b) any relevant requirements, conditions, or permissions in any rules in a document; and</i> <i>(c) any other relevant requirements in a document (for example, in a national environmental standard or other regulations).</i> <i>(3) An application must also include an assessment of the activity's effects on the environment that—</i> <i>(a) includes the information required by clause 6; and</i> <i>(b) addresses the matters specified in clause 7; and</i> <i>(c) includes such detail as corresponds with the scale and significance of the effects that the activity may have on the environment.</i>	Refer to Paragraphs 4 to 5.19 of this Planning Report.

Clause 3. Additional Information Required in Some Applications

An application must also include any of the following that apply:

a. if any permitted activity is part of the proposal to which the application relates, a description of the permitted activity that demonstrates that it complies with the requirements, conditions, and permissions for the permitted activity (so that a resource consent is not required for that activity under [section 87A\(1\)](#)):

Refer to paragraphs 1.3 to 1.17 and attachment six & seven.

b. if the application is affected by [section 124](#) or [165ZH\(1\)\(c\)](#) (which relate to existing resource consents), an assessment of the value of the investment of the existing consent holder (for the purposes of [section 104\(2A\)](#)):

There is no existing resource consent. Not applicable.

c. if the activity is to occur in an area within the scope of a planning document prepared by a customary marine title group under [section 85](#) of the Marine and Coastal Area (Takutai Moana) Act 2011, an assessment of the activity against any resource management matters set out in that planning document (for the purposes of [section 104\(2B\)](#)).

The site is not within an area subject to a customary marine title group. Not applicable.

Clause 4 Additional Information required in application for subdivision consent

An application for a subdivision consent must also include information that adequately defines the following:

- (a) the position of all new boundaries:*
- (b) the areas of all new allotments, unless the subdivision involves a cross lease, company lease, or unit plan:*
- (c) the locations and areas of new reserves to be created, including any esplanade reserves and esplanade strips:*
- (d) the locations and areas of any existing esplanade reserves, esplanade strips, and access strips:*
- (e) the locations and areas of any part of the bed of a river or lake to be vested in a territorial authority*
under [section 237A](#):
- (f) the locations and areas of any land within the coastal marine area (which is to become part of the common marine and coastal area under [section 237A](#)):*
- (g) the locations and areas of land to be set aside as new roads.*

N/A

Clause 6: Information required in assessment of environmental effects

(1) An assessment of the activity's effects on the environment must include the following information:

(a) if it is likely that the activity will result in any significant adverse effect on the environment, a description of any possible alternative locations or methods for undertaking the activity:

The activity will not result in any significant adverse effect on the environment.

(b) an assessment of the actual or potential effect on the environment of the activity:

Refer to Paragraphs 2.1 to 3.1 and paragraphs 3.11 to 3.22 of this Planning Report.

(c) if the activity includes the use of hazardous installations, an assessment of any risks to the environment that are likely to arise from such use:

Not applicable as the application does not involve hazardous installations.

(d) if the activity includes the discharge of any contaminant, a description of—

The application does not involve any discharge of contaminant.

<i>(i) the nature of the discharge and the sensitivity of the receiving environment to adverse effects; and</i> <i>(ii) any possible alternative methods of discharge, including discharge into any other receiving environment:</i>	
<i>(e) a description of the mitigation measures (including safeguards and contingency plans where relevant) to be undertaken to help prevent or reduce the actual or potential effect:</i>	Refer to paragraphs 3.1 to 3.22 of this planning report.
<i>(f) identification of the persons affected by the activity, any consultation undertaken, and any response to the views of any person consulted:</i>	Refer to Paragraphs 7.0 of this planning report. No affected persons have been identified.
<i>g) if the scale and significance of the activity's effects are such that monitoring is required, a description of how and by whom the effects will be monitored if the activity is approved:</i>	No monitoring is required as the scale and significance of the effects do not warrant it.
<i>(h) if the activity will, or is likely to, have adverse effects that are more than minor on the exercise of a protected customary right, a description of possible alternative locations or methods for the exercise of the activity (unless written approval for the activity is given by the protected customary rights group).</i>	No protected customary right is affected.

Clause 7: Matters that must be addressed by assessment of environmental effects	
<i>(1) An assessment of the activity's effects on the environment must address the following matters:</i>	
<i>(a) any effect on those in the neighbourhood and, where relevant, the wider community, including any social, economic, or cultural effects:</i>	Refer to Paragraphs 3.11 to 3.22 of this planning report and to the assessment of objectives and policies in paragraphs 5 to 5.19 of this planning report.
<i>(b) any physical effect on the locality, including any landscape and visual effects:</i>	Refer to paragraphs 1.3 to 3.22 of this planning report. The site has no high or outstanding landscape or natural character values.
<i>(c) any effect on ecosystems, including effects on plants or animals and any physical disturbance of habitats in the vicinity:</i>	Refer to paragraphs 1.3 to 3.22 of this planning report. The development has no effect on ecosystems or habitat.
<i>(d) any effect on natural and physical resources having aesthetic, recreational, scientific, historical, spiritual, or cultural value, or other special value, for present or future generations:</i>	The site has no aesthetic, recreational, scientific, spiritual or cultural values that will be adversely affected by the act of subdividing.
<i>(e) any discharge of contaminants into the environment, including any unreasonable emission of noise, and options for the treatment and disposal of contaminants:</i>	The development will not result in the discharge of contaminants, nor any unreasonable emission of noise.
<i>(f) any risk to the neighbourhood, the wider community, or the environment through natural hazards or hazardous installations.</i>	The site is within a mapped flood hazard area but has been assessed in the engineering report which is contained in Attachment 5 for ease of reference. The proposal does not involve hazardous installations.

Attachment 10

Operative District Plan objectives and policies

11A Terry Crescent Kaitaia

7.3 OBJECTIVES

- 7.3.1 To ensure that urban activities do not cause adverse environmental effects on the natural and physical resources of the District.
- 7.3.2 To enable the continuing use of buildings and infrastructure in urban areas, particularly where these are under-utilised.
- 7.3.3 To avoid, remedy or mitigate the adverse effects of activities on the amenity values of existing urban environments.
- 7.3.4 To enable urban activities to establish in areas where their potential effects will not adversely affect the character and amenity of those areas.
- 7.3.5 To achieve the development of community services as an integral and complementary component of urban development.
- 7.3.6 To ensure that sufficient water storage is available to meet the needs of the community all year round.

7.4 POLICIES

- 7.4.1 That amenity values of existing and newly developed areas be maintained or enhanced.
- 7.4.2 That the permissible level of effects created or received in residential areas reflects those appropriate for residential activities.
- 7.4.3 That adverse effects on publicly-provided facilities and services be avoided or remedied by new development, through the provision of additional services.
- 7.4.4 That stormwater systems for urban development be designed to minimise adverse effects on the environment.
- 7.4.5 That new urban development avoid:
 - (a) adversely affecting the natural character of the coastal environment, lakes, rivers, wetlands or their margins;
 - (b) adversely affecting areas of significant indigenous vegetation or significant habitats of indigenous fauna;
 - (c) adversely affecting outstanding natural features, landscapes and heritage resources;
 - (d) adversely affecting the relationship of Maori and their culture and traditions with their ancestral lands, water, sites, waahi tapu, and other taonga;
 - (e) areas where natural hazards could adversely affect the physical resources of urban development or pose risk to people's health and safety;
 - (f) areas containing finite resources which can reasonably be expected to be valuable for future generations, where urban development would adversely affect their availability;
 - (g) adversely affecting the safety and efficiency of the roading network;
 - (h) the loss or permanent removal of highly productive and versatile soils from primary production due to subdivision and development for urban purposes.
- 7.4.6 That the natural and historic heritage of urban settlements in the District be protected (refer to Chapter 12).
- 7.4.7 That urban areas with distinctive characteristics be managed to maintain and enhance the level of amenity derived from those characteristics.
- 7.4.8 That infrastructure for urban areas be designed and operated in a way which:
 - (a) avoids remedies or mitigates adverse effects on the environment;
 - (b) provides adequately for the reasonably foreseeable needs of future generations; and
 - (c) safeguards the life-supporting capacity of air, water, soil and ecosystems.
- 7.4.9 That the need for community services in urban areas is recognised and provided for.

7.6.3 OBJECTIVES

These objectives supplement those set out in Section 7.3.

- 7.6.3.1 To achieve the development of new residential areas at similar densities to those prevailing at present.
- 7.6.3.2 To enable development of a wide range of activities within residential areas where the effects are compatible with the effects of residential activity.
- 7.6.3.3 To protect the special amenity values of residential sites on the urban fringe, specifically Lot 1 DP 28017, Lot 1 DP 46656, Lot 1 DP 404507, Lot 1 DP 181291, Lot 2 DP 103531, Lot 1 DP 103531, Lot 2 DP 58333, Pt Lot 1 DP 58333 (and any sites created as a result of a subdivision of these lots), and those having frontage to Kerikeri Road between its intersection with SH10 and Cannon Drive.

7.6.4 POLICIES

These policies supplement those set out in Section 7.4.

- 7.6.4.1 That the Residential Zone be applied to those parts of the District that are currently predominantly residential in form and character.
- 7.6.4.2 That the Residential Zone be applied to areas which are currently residential but where there is scope for new residential development.
- 7.6.4.3 That the Residential Zone be applied to areas where expansion would be sustainable in terms of its effects on the environment.
- 7.6.4.4 That the Residential Zone provide for a range of housing types and forms of accommodation.
- 7.6.4.5 That non-residential activities only be allowed to establish within residential areas where they will not detract from the existing residential environment.
- 7.6.4.6 That activities with net effects that exceed those of a typical single residential unit, be required to avoid, remedy or mitigate those effects with respect to the ecological and amenity values and general peaceful enjoyment of adjacent residential activities.
- 7.6.4.7 That residential activities have sufficient land associated with each household unit to provide for outdoor space, planting, parking and manoeuvring.
- 7.6.4.8 That the portion of a site or of a development that is covered in buildings and other impermeable surfaces be limited so as to provide open space around buildings to enable planting, and to reduce adverse hydrological, ecological and amenity effects.
- 7.6.4.9 That sites have adequate access to sunlight and daylight.
- 7.6.4.10 That provision be made to ensure a reasonable level of privacy for inhabitants of buildings on a site.
- 7.6.4.11 That the built form of development allowed on residential sites on the urban fringe, specifically Lot 1 DP 28017, Lot 1 DP 46656, Lot 1 DP 404507, Lot 1 DP 181291, Lot 2 DP 103531, Lot 1 DP 103531, Lot 2 DP 58333, Pt Lot 1 DP 58333 (and any sites created as a result of a subdivision of these lots), and those with frontage to Kerikeri Road between its intersection with SH10 and Cannon Drive remains small in scale, set back from the road, relatively inconspicuous and in harmony with landscape plantings and shelter belts.

12.1.3 OBJECTIVES

- 12.1.3.1 To protect outstanding landscapes and natural features from inappropriate, subdivision use and development.
- 12.1.3.2 To protect the scientific and amenity values of outstanding natural features.
- 12.1.3.3 To recognise and provide for the distinctiveness, natural diversity and complexity of landscapes as far as practicable including the complexity found locally within landscapes and the diversity of landscapes across the District.
- 12.1.3.4 To avoid adverse effects and to encourage positive effects resulting from land use, subdivision or development in outstanding landscapes and natural features and Maori cultural values associated with landscapes.

12.1.4 POLICIES

- 12.1.4.1 That both positive and adverse effects of development on outstanding natural features and landscapes be taken into account when assessing applications for resource consent.
- 12.1.4.2 That activities avoid, remedy or mitigate significant adverse effects on both the natural and the cultural values and elements which make up the distinctive character of outstanding natural features and landscapes.
- 12.1.4.3 That the cumulative effect of changes to the character of Outstanding Landscapes be taken into account in assessing applications for resource consent.
- 12.1.4.4 That the visibility of Outstanding Landscape Features, when viewed from public places, be taken into account in assessing applications for resource consent.
- 12.1.4.5 That the adverse visual effect of built development on outstanding landscapes and ridgelines be avoided, remedied or mitigated.
- 12.1.4.6 That activities avoid or mitigate adverse effects on the scientific and amenity values associated with outstanding natural features.
- 12.1.4.7 That the diversity of outstanding landscapes at a District-wide and local level be maintained and enhanced where practicable.
- 12.1.4.8 That the trend is towards the enhancement rather than the deterioration of landscape values, including the encouragement of the restoration of degraded landscapes.
- 12.1.4.9 That the high value of indigenous vegetation to Outstanding Landscapes be taken into account when assessing applications for resource consents.
- 12.1.4.10 That landscape values be protected by encouraging development that takes in account:
 - (a) the rarity or value of the landscape and/or landscape features;
 - (b) the visibility of the development;
 - (c) important views as seen from public vantage points on a public road, public reserve, the foreshore and the coastal marine area;
 - (d) the desirability of avoiding adverse effects on the elements that contribute to the distinctive character of the coastal landscapes, especially outstanding landscapes and natural features, ridges and headlands or those features that have significant amenity value;
 - (e) the contribution of natural patterns, composition and extensive cover of indigenous vegetation to landscape values;
 - (f) Maori cultural values associated with landscapes;
 - (g) the importance of the activity in enabling people and communities to provide for their social, economic and cultural well-being.

12.7.3 OBJECTIVES

- 12.7.3.1 To avoid, remedy or mitigate the adverse effects of subdivision, use and development on riparian margins.
- 12.7.3.2 To protect the natural, cultural, heritage and landscape values and to promote the protection of the amenity and spiritual values associated with the margins of lakes, rivers and indigenous wetlands and the coastal environment, from the adverse effects of land use activities, through proactive restoration/rehabilitation/revegetation.
- 12.7.3.3 To secure public access (including access by Maori to places of special value such as waahi tapu, tauranga waka, mahinga kai, mahinga mataitai, mahinga waimoana and taonga raranga)

to and along the coastal marine area, lakes and rivers, consistent with Chapter 14 - Financial Contributions, to the extent that this is compatible with:

- (a) the maintenance of the life-supporting capacity of the waterbody, water quality, aquatic habitats, and
- (b) the protection of natural character, amenity, cultural heritage, landscape and spiritual values; and
- (c) the protection of public health and safety; and
- (d) the maintenance and security of authorised activities (but acknowledging that loss of privacy or fear of trespass are not valid reasons for precluding access).

In some circumstances public acquisition of riparian margins may be required and managed for purposes other than public access, for example to protect significant habitats, waahi tapu or historic sites, or for public recreation purposes.

- 12.7.3.4 To provide for the use of the surface of lakes and rivers to the extent that this is compatible with the maintenance of the life supporting capacity of the water body, water quality, aquatic habitats, and the protection of natural character, amenity, cultural heritage, landscape and spiritual values.
- 12.7.3.5 To avoid the adverse effects from inappropriate use and development of the margins of lakes, rivers, indigenous wetlands and the coastline.
- 12.7.3.6 To protect areas of indigenous riparian vegetation:
 - (a) physically, by fencing, planting and pest and weed control; and
 - (b) legally, as esplanade reserves/strips.
- 12.7.3.7 To create, enhance and restore riparian margins.

12.7.4 POLICIES

- 12.7.4.1 That the effects of activities which will be generated by new structures on or adjacent to the surface of lakes, rivers and coastal margins be taken into account when assessing applications.
- 12.7.4.2 That land use activities improve or enhance water quality, for example by separating land use activities from lakes, rivers, indigenous wetlands and the coastline, and retaining riparian vegetation as buffer strips.
- 12.7.4.3 That adverse effects of land use activities on the natural character and functioning of riparian margins and indigenous wetlands be avoided.
- 12.7.4.4 That adverse effects of activities on the surface of lakes and rivers in respect of noise, visual amenity of the water body, life supporting capacity of aquatic habitats, on-shore activities, the natural character of the water body or surrounding area, water quality and Maori cultural values, are avoided, remedied or mitigated.
- 12.7.4.5 That activities which have a functional relationship with waterbodies or the coastal marine area be provided for.
- 12.7.4.6 That public access to and along lakes, rivers and the coastline be provided as a consequence of development or as a result of Council (see Method 10.5.19) or public initiatives except where it is necessary to restrict access or to place limits on the type of access, so as to:
 - (a) protect areas of significant indigenous vegetation and/or significant habitats of indigenous fauna or
 - (b) protect cultural values, including Maori culture and traditions; or
 - (c) protect public health and safety;to the extent that is consistent with policies in Chapter 14.
- 12.7.4.7 That any adverse effects on the quality of public drinking water supplies from land use activities, be avoided, remedied or mitigated. (Refer to Commentary and Methods 12.7.5.6 and 12.7.5.7.)
- 12.7.4.8 That the Council acquire esplanade reserves, esplanade strips and access strips in accordance with Chapter 14 - Financial Contributions and Method 10.5.10 of the Plan.
- 12.7.4.9 That riparian areas in Council ownership be managed so as to protect and enhance the water quality of surface waters.

- 12.7.4.10 That historic buildings erected close to, or over, water bodies be protected and provision be made for new buildings where this form of development is in keeping with the historic pattern of settlement.
- 12.7.4.11 That the extent of impervious surfaces be limited so as to restore, enhance and protect the natural character, and water quantity and quality of lakes, rivers, wetlands and the coastline.
- 12.7.4.12 That provision be made to exempt activities on commercial or industrial sites from the need to be set back from the coastal marine area, and from the need to provide esplanade reserves on subdivision or development, where the location of the commercial or industrial site is such as to be particularly suited to activities that cross the land-water interface, or have a close relationship to activities conducted in the coastal marine area. Refer also to Rule 14.6.3.
- 12.7.4.13 That provision be made to exempt activities on particular sites as identified in the District Plan Maps as adjacent to an MEA from the need to be set back from the coastal marine area where those activities on that site have a functional relationship with marine activities and cross the line of Mean High Water Springs (MHWS).
- 12.7.4.14 That the efficient use of water and water conservation be encouraged.
- 12.7.4.15 To encourage the integrated protection and enhancement of riparian and coastal margins through:
- (a) planting and/or regeneration of indigenous vegetation;
 - (b) pest and weed control;
 - (c) control (including, where appropriate, exclusion) of vehicles, pets and stock.
- Note: The Regional Coastal Plan for Northland and Regional Water and Soil Plan for Northland contain policies, rules and other methods to protect and enhance wetlands, lakes, rivers and the coastal marine area. Vehicle, pet and stock control is particularly important in areas and at times when birds are nesting.

12.7.7 Assessment Criteria

The matters set out in s104 and s105, and in Part II of the Act, apply to the consideration of all resource consents for land use activities.

In addition to these matters, the Council shall also apply the relevant assessment matters set out below:

- (a) the extent to which the activity may adversely affect cultural and spiritual values;
- (b) the extent to which the activity may adversely affect wetlands;
- (c) the extent to which the activity may exacerbate or be adversely affected by natural hazards;
- (d) the potential effects of the activity on the natural character and amenity values of lakes, rivers, wetlands and their margins or the coastal environment;
- (e) the history of the site and the extent to which it has been modified by human intervention;
- (f) the potential effects on the biodiversity and life supporting capacity of the water body or coastal marine area or riparian margins;
- (g) the potential and cumulative effects on water quality and quantity, and in particular, whether the activity is within a water catchment that serves a public water supply;
- (h) the extent to which any proposed measures will mitigate adverse effects on water quality or on vegetation on riparian margins;
- (i) whether there are better alternatives for effluent disposal;
- (j) the extent to which the activity has a functional need to establish adjacent to a water body;
- (k) whether there is a need to restrict public access or the type of public access in situations where adverse safety or operational considerations could result if an esplanade reserve or strip were to vest.

Attachment 11

Proposed District Plan objectives and policies

11A Terry Crescent Kaitia

General residential zone

Objectives

- GRZ-O1 The General Residential zone provides a variety of densities, housing types and lot sizes that respond to:
- a. housing needs and demand;
 - b. the adequacy and capacity of available or programmed development infrastructure;
 - c. the amenity and character of the receiving residential environment; and
 - d. historic heritage.
- GRZ-O2 The General Residential zone consolidates urban residential development around available or programmed development infrastructure to improve the function and resilience of the receiving residential environment while creating well-functioning urban environments.
- GRZ-O3 Non-residential activities contribute to the wellbeing of the community while complementing the scale, character and amenity of the General Residential zone.
- GRZ-O4 Land use and subdivision in the General Residential zone is supported where there is adequacy and capacity of available or programmed development infrastructure.
- GRZ-O5 Land use and subdivision in the General Residential zone provides communities with functional and high amenity living environments.
- GRZ-O6 Residential communities are resilient to changes in climate and are responsive to changes in sustainable development techniques.

Policies

- GRZ-P1 Enable land use and subdivision in the General Residential zone where:
- a. there is adequacy and capacity of available or programmed development infrastructure to support it; and
 - b. it is consistent with the scale, character and amenity anticipated in the planned residential environment.
- GRZ-P2 Enable a range of residential developments within the General Residential zone, including terraced housing and apartments, where there is adequacy and capacity of available or programmed development infrastructure.
- GRZ-P3 Enable non-residential activities that:
- a. do not detract from the vitality and viability of the Mixed Use zone;
 - b. support the social and economic wellbeing of the community;
 - c. are of a residential scale; and
 - d. are consistent with the scale, character and amenity of the General Residential zone.
- GRZ-P4 Provide for a diverse range of housing and care options that are suitable for the particular needs and characteristics of older persons such as retirement villages where they:
- a. complement the character and amenity values of the surrounding area, whilst recognising that delivering a range of housing and care options may mean different densities provided within a retirement village development;
 - b. do not adversely affect road safety or the efficiency of the transport network; and
 - c. d. can be serviced by adequate development infrastructure.
- GRZ-P5 Encourage and support the use of on-site water storage to enable sustainable and efficient use of water resources.
- GRZ-P6 Encourage energy efficient design and the use of small-scale renewable electricity generation in the construction of residential development.

Natural hazards

Objectives

- NH-O1 The risks from natural hazards to people, property, infrastructure and the environment are managed, including taking into account the likely long-term effects of climate change, to ensure the health, safety and resilience of communities.
- NH-O2 Land use and subdivision does not increase the risk from natural hazards or risks are mitigated, and existing risks are reduced where there are practicable opportunities to do so.
- NH-O3 New infrastructure is located outside of identified natural hazard areas unless:
- it has a functional or operational need to be located in that area;
 - it is designed to maintain its integrity and function, as far as practicable during a natural hazard event; and
 - adverse effects resulting from that location on other people, property and the environment are mitigated.
- NH-O4 Natural defences, such as natural systems and features, and existing structural mitigation assets are protected to maintain their functionality and integrity and used in preference to new structural mitigation assets to manage natural hazard risk.

Policies

General

- NH-P1 Map or define areas that are known to be subject to the following natural hazards, taking into account accepted estimates of climate change and sea level rise:
- flooding;
 - coastal erosion;
 - coastal inundation; and
 - land instability.
- NH-P2 Consider the following matters, where relevant, when assessing natural hazard risk for land use and subdivision:
- the nature, frequency and scale of the natural hazard;
 - not increasing natural hazard risk to other people, property, infrastructure and the environment beyond the site;
 - the location of building platforms and vehicle access;
 - the use of the site, including by vulnerable activities;
 - the location and types of buildings or structures, their design to mitigate the effects and risks of natural hazards, and the ability to adapt to long term changes in natural hazards;
 - earthworks, including excavation and fill;
 - location and design of infrastructure;
 - activities that involve the use and storage of hazardous substances;
 - aligning with emergency management approaches and requirements;
 - whether mitigation results in transference of natural hazard risk to other locations or exacerbates the natural hazard;
 - reduction of risk relating to existing activities; and
 - whether the activity has a functional need or operational need to be within an identified natural hazard area and there is no practicable alternative location for the activity.
- NH-P3 Take a precautionary approach to the management of natural hazard risk associated with land use and subdivision.
- NH-P4 Manage land use and subdivision so that the functionality and long-term integrity of existing structural mitigation assets are not compromised or degraded.

- NH-P5 Require an assessment of risk prior to land use and subdivision in areas that are subject to identified natural hazards, including consideration of the following:
- a. the nature, frequency and scale of the natural hazard;
 - b. the temporary or permanent nature of any adverse effect;
 - c. the type of activity being undertaken and its vulnerability to an event, including the effects of climate change;
 - d. the consequences of a natural hazard event in relation to the activity;
 - e. any potential to increase existing risk or creation of a new risk to people, property, infrastructure and the environment within and beyond the site and how this will be mitigated;
 - f. the design, location and construction of buildings, structures and infrastructure to manage and mitigate the effects and risk of natural hazards including the ability to respond and adapt to changing hazards;
 - g. the subdivision/site layout and management, including ability to access and exit the site during a natural hazard event; and
 - h. the use of natural features and natural buffers to manage adverse effects.

River flood hazard

- NH-P6 Manage land use and subdivision in river flood hazard areas to protect the subject site and its development, and other property, by requiring:
- a. subdivision applications to identify building platforms that will not be subject to inundation and material damage (including erosion) in a 1 in 100 year flood event;
 - b. a minimum freeboard for all buildings designed to accommodate vulnerable activities of at least 500mm above the 1 in 100 year flood event and at least 300mm above the 1 in 100 year flood event for other new buildings;
 - c. commercial and industrial buildings to be constructed so they will not be subject to material damage in a 1 in 100 year flood event;
 - d. buildings within a 1 in 10 Year River Flood Hazard Area to be designed to avoid material damage in a 1 in 100 year flood event;
 - e. storage and containment of hazardous substances so that the integrity of the storage method will not be compromised in a 1 in 100 year flood event;
 - f. earthworks (other than earthworks associated with flood control works) do not divert flood flow onto surrounding properties and do not reduce flood plain storage capacity within a 1 in 10 Year River Flood Hazard area;
 - g. the capacity and function of overland flow paths to convey stormwater flows safely and without causing damage to property or the environment is retained, unless sufficient capacity is provided by an alternative method; and
 - h. the provision of safe vehicle access within the site.

Coastal hazard

NH-P7 Manage new land use and subdivision in coastal hazard areas so that:

- a. new subdivision avoids locating building platforms within High Risk Coastal Hazard areas and building platforms should be located outside other coastal hazard areas where alternative locations are available and it is practicable to do so;
- b. new buildings containing vulnerable activities are not located within High Risk Coastal Hazard areas unless:
 - i. there is no other suitable location available on the existing site;
 - ii. hazard risks can be mitigated without the need for hard protection structures.
- c. where a building or building platform is located with a coastal hazard area, it should be designed and constructed such that:
 - i. the building platform will not be subject to inundation and / or material damage (including erosion) over a 100-year timeframe; and either
 - ii. the finished floor level of any building accommodating a vulnerable activity must be at least 500mm above the maximum water level in a 1 percent AEP flood event plus 1m sea level rise; or
 - iii. the finished floor level of any other building must be at least 300mm above the maximum water level in a 1 percent AEP flood event plus 1m sea level rise.
- d. hazard risk is not transferred to, or increased on, other properties;
- e. buildings, building platforms, access and services are located and designed to minimise the need for hard protection structures;
- f. safe vehicle access within the site is provided; and
- g. services are located and designed to minimise the risk of natural hazards.

Land instability

NH-P8 Locate and design subdivision and land use to avoid land susceptible to land instability, or if this is not practicable, mitigate risks and effects to people, buildings, structures, property and the environment.

Wildfire

NH-P9 Manage land use and subdivision for vulnerable activities that may be susceptible to wildfire risk by requiring:

- a. setbacks from any contiguous scrub or shrubland, woodlot or forestry;
- b. access for emergency vehicles; and
- c. sufficient accessible water supply for firefighting purposes.

Infrastructure

NH-P10 Provide for the operation, maintenance, and upgrading of existing infrastructure in identified natural hazard areas.

NH-P11 Allow the establishment of new infrastructure in identified natural hazard areas where:

- a. there is a functional or operational need to locate in the hazard area and there is no practicable alternative;
- b. it has been designed to maintain its resilience, integrity and function during a natural hazard event recognising that some hazard events may be of a scale that results in temporary disruption to the function of that infrastructure;
- c. risks to other people, property, infrastructure and the environment are mitigated; and
- d. consideration has been given to the ability to respond and adapt to long term effects such as sea level rise and climate change.

Defences against hazards

- NH-P12 Protect existing natural systems and features that buffer or protect development from the adverse effects of natural hazards by:
- a. avoiding the modification, alteration or loss of natural systems and features that compromises their function, including as a defence against long term effects such as sea level rise and climate change; and
 - b. promoting restoration and enhancement of such natural systems and features.
- NH-P13 Consider new hard protection structures to protect existing development and existing and new infrastructure only where:
- a. natural systems and features will not provide adequate protection from the natural hazard;
 - b. the design is suitable for the location and does not transfer the risk and effects of natural hazards to other locations;
 - c. any hard protection structures considered necessary to protect private assets are not located on public land unless there is significant public or environmental benefit in doing so;
 - d. alternative responses to the hazard (including soft protection measures, restoration or enhancement of natural defences against coastal hazards and abandonment of assets) are demonstrated to be impractical or have significantly greater adverse effects on the environment; and
 - e. they are the only practical means to protect:
 - i. existing infrastructure or new infrastructure that has a functional or operational need to be in the location; or
 - ii. existing settlements of vulnerable activities.
- NH-P14 Enable the upgrading and maintenance of existing regional and district council flood management schemes and manage the development of new schemes where they are required to minimise the risks to people, property, infrastructure and the environment from natural hazard events.

Natural character

Objectives

- NATC-O1 The natural character of wetland, lake and river margins is preserved and protected from inappropriate land use and subdivision.

Policies

- NATC-P1 Avoid significant adverse effects and avoid, remedy or mitigate other adverse effects of land use and subdivision on the characteristics, qualities and values of the natural character of wetland, lake and river margins.
- NATC-P2 Identify or assess the natural character of wetland, lake and river margins in accordance with the natural character of wetland, lake and river margins assessment criteria in APP1- Mapping methods and criteria.
- NATC-P3 Provide for indigenous vegetation removal and/or earthworks within wetland, lake and river margins where it is the minimum necessary for:
- a. the repair or maintenance of lawfully established activities;
 - b. safe and reasonable clearance for existing overhead powerlines;
 - c. health and safety of the public;
 - d. biosecurity reasons; or
 - e. it is for the sustainable non-commercial harvest for rongoā Māori;
 - f. the harvesting of indigenous timber approved under the Forests Act 1949 via either a registered sustainable forest management plan, a registered sustainable forest management permit or a personal use approval for the harvesting and milling of indigenous timber from the Ministry of Primary Industries.

- NATC-P4 Provide for buildings or structures, and extensions to existing buildings or structures on wetland, lake and river margins where:
- a. there is a functional or operational need for a building or structures location;
 - b. public access, customary access and recreational use can be protected or enhanced;
 - c. the effects on natural character are in accordance with policy NATC-P1; and
 - d. natural hazard risk will not be increased, taking into account the likely long term effects of climate change.
- NATC-P5 Encourage the restoration and enhancement of wetland, lake and river margins where it will achieve improvement in natural character values.
- NATC-P6 Consider the following matters where relevant when assessing the effects of land use and subdivision on the characteristics, qualities and values of natural character:
- a. the presence or absence of buildings, structures or infrastructure;
 - b. the temporary or permanent nature of any adverse effects, including cumulative effects;
 - c. the location, scale and design of any proposed development;
 - d. any means of integrating the building, structure or activity into the wider landscape;
 - e. the ability of the environment to absorb change;
 - f. the need for and location of earthworks or indigenous vegetation clearance and proposed mitigation measures;
 - g. the operational or functional need of any infrastructure to be sited in the particular location;
 - h. any viable alternative locations for the activity or development;
 - i. any historical, spiritual or cultural association held by tangata whenua, with regard to the matters set out in Policy TW-P6;
 - j. the likelihood of the activity exacerbating natural hazards;
 - k. the opportunity to enhance public access and recreation;
 - l. the ability to improve the overall water quality;
 - m. effects on the indigenous biodiversity values of riparian areas, including linkages with other habitats and ecosystems; and
 - n. any positive contribution the development has on the characteristics, qualities and values of natural character.

NATC-R1 – New buildings or structures and relocated buildings or extensions or alterations to existing buildings or structures

Matters of discretion are restricted to:

- a. effects on the characteristics, qualities and values of natural character
- b. the matters in NATC-P6
- c. the positive effects of the activity

NATC-P6

Consider the following matters where relevant when assessing the effects of land use and subdivision on the characteristics, qualities and values of natural character:

- a. the presence or absence of buildings, structures or infrastructure;
- b. the temporary or permanent nature of any adverse effects, including cumulative effects;
- c. the location, scale and design of any proposed development;
- d. any means of integrating the building, structure or activity into the wider landscape;
- e. the ability of the environment to absorb change;
- f. the need for and location of earthworks or indigenous vegetation clearance and proposed mitigation measures;
- g. the operational or functional need of any infrastructure to be sited in the particular location;
- h. any viable alternative locations for the activity or development;
- i. any historical, spiritual or cultural association held by tangata whenua, with regard to the matters set out in Policy TW-P6;
- j. the likelihood of the activity exacerbating natural hazards;
- k. the opportunity to enhance public access and recreation;
- l. the ability to improve the overall water quality;
- m. effects on the indigenous biodiversity values of riparian areas, including linkages with other habitats and ecosystems; and
- n. any positive contribution the development has on the characteristics, qualities and values of natural character.

NH-R7 – New buildings, and extensions, and relocated buildings or alterations that increase the GFA of existing buildings (excluding buildings ancillary to farming activity)

Matters of discretion are limited to:

- a. the effects of flood hazards on the integrity of the building to the extent that such effects are not appropriately managed by the building consent process under the Building Act 2004;
- b. whether the works are likely to accelerate, worsen or result in material damage to that land, other land or any building or structure through inundation;
- c. the effects of the development, including earthworks, on overland flow paths and flood depths, velocity or frequency within the site or on surrounding sites;
- d. the ability to relocate the building or structure or adapt to the flood hazard over time or in response to direct effects of the hazard;
- e. the extent to which the risk to people and property from the flood hazard is avoided or managed;
- f. the nature of the activity being undertaken and its vulnerability to the potential effects of flooding;
- g. provision of safe access and egress to the building or structure during a flood event;
- h. whether there is a functional or operational need for the building, structure or activity to be located within the flood hazard area;

- i. the proposed use of, necessity for and design of engineering solutions (soft or hard) to mitigate the hazard;
- j. the resilience of the buildings or structures to the effects of the hazard; and
- k. the methods provided to manage activities and uses within the site, including safe egress from buildings or structures or the site and the management of people and property during a flood event.

Attachment 12

Northland Regional Policy Statement – Objectives and Policies

11A Terry Crescent, Kaitaia

Objective 3.13 - Natural Hazard Risk

The risks and impacts of natural hazard events (including the influence of climate change) on people, communities, property, natural systems, infrastructure and our regional economy are minimised by:

- (a) Increasing our understanding of natural hazards, including the potential influence of climate change on natural hazard events;*
- (b) Becoming better prepared for the consequences of natural hazard events;*
- (c) Avoiding inappropriate new development in 10 and 100 year flood hazard areas and coastal hazard areas;*
- (d) Not compromising the effectiveness of existing defences (natural and man-made);*
- (e) Enabling appropriate hazard mitigation measures to be created to protect existing vulnerable development; and*
- (f) Promoting long-term strategies that reduce the risk of natural hazards impacting on people and communities.*
- (g) Recognising that in justified circumstances, critical infrastructure may have to be located in natural hazard-prone areas.*

7.1.1 Policy – General risk management approach

Subdivision, use and development of land will be managed to minimise the risks from natural hazards by:

- (a) Seeking to use the best available information, including formal risk management techniques in areas potentially affected by natural hazards;*
- (b) Minimising any increase in vulnerability due to residual risk;*
- (c) Aligning with emergency management approaches (especially risk reduction);*
- (d) Ensuring that natural hazard risk to vehicular access routes and building platforms for proposed new lots is considered when assessing subdivision proposals; and*
- (e) Exercising a degree of caution that reflects the level of uncertainty as to the likelihood or consequences of a natural hazard event.*

Attachment 13